

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,
JUNE 13, 1983, commencing at 4:30 p.m.

- (1) Confirmation of the minutes of the May 24, 1983 regular meeting, and the minutes of the Public Hearing, May 16 at Memorial Centre.

PUBLIC HEARINGS

A Public Hearing will be held concerning Bylaw 2672/E-83, commencing at 7:00 p.m. in the Council Chambers, City Hall.

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COMMITTEE OF THE WHOLE MEETING

- 1) Possible Land Acquisition
- 2) Legal Opinions

UNFINISHED BUSINESS

1.

NO. 1

May 26, 1983.

TO: City Council
FROM: City Clerk

RE: Wei's Western Wear Ltd.
Rezoning Request
Venture Plaza, 6721 Gaetz Ave.

The attached application received from Wei's Western Wear Ltd. requesting Council to amend the Land Use Bylaw as same applies to Venture Plaza, 6721 Gaetz Ave., was placed on the Council agenda of May 24, 1983. However, as Council was unable to consider the matter at a time convenient to the applicant, the applicant requested the matter be set over to the next meeting of Council.

Accordingly, Council agreed that the matter be tabled for three weeks and thus the matter is brought forward at this time for Council's consideration.

R. Stollings
City Clerk

RS/ds
Encl.



WEY'S WESTERN WEAR LTD.

2.

5115 GAETZ AVENUE

RED DEER, ALBERTA

T4N 4B3

May 11, 1983

City of Red Deer
Red Deer, Alta

Mayor, Members of City Council;

We are requesting a change in city zoning that would see the mall at 6721 Gaetz Ave. (Venture Plaza) go from a C4 to a C2 zoning. We feel this would help decrease the vacancy problem that has been plaguing us because of the C4 zoning restrictions. Most of the malls (Parkland, The Village) enjoy full occupancy because of their C2 zoning stature. If the change is successful, we feel this will enhance our chances of renting out the bays and may also increase the longevity of our present tenants. It can also be advantageous to the city in that a retail store can booster the economy by striking up more business and therefore putting more money back into the city. Since most of the adjoining malls are all under C2 zoning, we hope we can also be blessed with this priviledge.

PHONE
347-3149

May 12, 1983

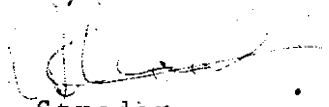
TO: City Clerk

FROM: Development Officer/Building Inspector

RE: Venture Properties - Rezoning

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

The vacancy rate which is a problem for the owners of the above site, is also apparent in the C1 and C2 districts. It would seem that by adding to the C1 and C2 district, not only land but developed buildings the existing districts would be adversely effected. We do support this request because of its likely effect on the existing C1 and C2 districts.



R. Strader
Development Officer/
Building Inspector

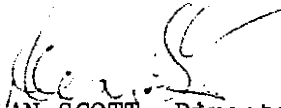
RS:cmd

May 16, 1983

TO: MAYOR & MEMBERS OF COUNCIL
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: REZONING REQUEST, VENTURE PLAZA

I would oppose a rezoning of this site to C-2 at this time, as I feel it would create a further hardship on the leasing of buildings in the downtown area.

Respectfully submitted,


ALAN SCOTT, Director
Economic Development

AVS/gr

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R1M9

5.

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

May 16, 1983

Mr. C. Sevcik,
Assistant City Clerk
City of Red Deer
Box 5008
Red Deer, AB. T4N 3T4

Dear Sir:

Re: Redesignation Request - Venture Plaza

Wei's Western Wear Ltd., is requesting a redesignation of the Venture Plaza located at 6721 Gaetz Avenue, from C4 to C2.

The Red Deer General Municipal Plan distinguishes three commercial categories; the downtown area, strip commercial areas, and pre-determined shopping centre facilities. These categories are reflected in the City's Land Use Bylaw where strip commercial areas are designated C4 and shopping centres are shown as C2.

The request is for a redesignation as a shopping centre. The purpose of a shopping centre is to serve planned neighbourhoods or to function on a regional basis. In either case, such facilities are to be located on a predetermined basis as stated in the General Municipal Plan.

The existing shopping centres, designated C2, are situated at pre-determined locations. Three of them, Parkland Mall, The Village Mall, and Bower Place, serve a regional trade population and are located along Gaetz Avenue, a major arterial. Two other, Highland Green and the Eastview Mall serve neighbourhoods and are situated central to these neighbourhoods. Thus, all the existing shopping centres meet the intent of the C2 District.

The Venture Plaza does not conform to the purpose of the C2 District and was not originally developed to be a shopping centre but rather to accommodate major arterial commercial uses. The facility is not of sufficient size to serve as a regional shopping centre and is not situated to provide a neighbourhood service.

pg. 2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDOEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIOSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STEITLER—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 ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLINWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14

C. Sevcik

Re: Redesignation Request - Venture Plaza

pg. 2

An additional problem with the Venture Plaza is access. It is located close to a very busy intersection, with access from a service road. However, the facility does not have direct access from Gaetz Avenue or from 67th Street. Proper access is from Gaetz Avenue via the service road, which requires backtracking if north-bound or turning at Piper Drive if south-bound. Presently, the most common access is from 67 Street across the Ponderosa Steak House property, which is not a proper or a guaranteed continual access. A shopping centre should have convenient, if not direct access from an arterial road. This access is presently inconvenient and will possibly be more inconvenient if and when the Gaetz Avenue and 67th Street intersection is grade separated as planned.

A third point that should be considered, is that there are four other plazas similar to the one in question, located along Gaetz Avenue. They are presently designated C4 and serve a similar function. Redesignating one could very well set a precedent for the others and destroy the specific purpose of having a C2 Shopping Centre District which differs considerably from the purpose of the C4 District.

For the above reasons, the City Planning Section recommends that City Council deny the application for redesignation to C2, and that the property remain as C4.

Yours truly,



Vernon Parker
Associate Planner
City Planning Section
/cc

Commissioners' Comments

We could not support the requested zoning change nor a change to the existing zone to allow this use.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

May 26, 1983.

TO: City Council

FROM: City Clerk

RE: Proposed Regional Plan April 1983

The attached correspondence from the Regional Planning Commission concerning the above topic was placed on the May 24, 1983, Council agenda and at which meeting it was agreed that consideration of said matter be deferred to the next meeting of Council.

Accordingly, the matter is once again placed on Council's agenda for consideration. If any member of Council wishes to review the plan, copy of same is available at City Clerk's Department.

R. Stollings
City Clerk

RS/ds

Encl.

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

8.

DIRECTOR:

NO. 5

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

April 27th, 1983

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

Dear Sir,

RE: Proposed Regional Plan April 1983

In a letter dated October 4th, 1983 the Commission informed you that it would be holding public hearings in November and December of 1982 on the Proposed Regional Plan September 1982. At that time the Commission invited each municipal council, school board, hospital board and drainage district board to make suggestions and representations at a public hearing.

The Members of the Red Deer Regional Planning Commission have considered the representations made at these public hearings and in doing so have revised the Proposed Regional Plan September 1982. Two copies of the revised document, entitled Proposed Regional Plan April 1983, are enclosed herewith.

Because of the municipal elections in the fall, the Commission strongly desires to have a regional plan adopted by the middle of August. However, the Commission would still like to give each municipal council an additional opportunity to review the proposed regional plan prior to official notification being sent to all local authorities in the region indicating the Commission's intention to adopt the Proposed Regional Plan as the Regional Plan. As such notification is required by the Planning Act to be at least 30 days prior to the meeting to adopt a regional plan, the Commission proposes to issue this notice on July 6th, 1983.

Therefore, in order to meet this schedule, the Commission requires the comments of your Council on the Proposed Regional Plan April 1983 by no later than June 15th, 1983. This will allow Commission Members time to consider further revisions, if necessary, and to revise the current proposed plan. The revised document, likely entitled the Proposed Regional Plan July 1983, will be attached to the notice of July 6th.

.... /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 STETTLE—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 ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLAND—SUMMER VILLAGE OF ROCKY SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No 14
COUNTY OF MOUNTAIN VIEW No 15—COUNTY OF SOUTHERN No 16—COUNTY OF RED DEER No 23—COUNTY OF STETTLE No 6—IMPROVEMENT DISTRICT No 10

April 27th, 1983

Page two

Even though additional changes to the proposed plan may still be made following this notification by means of amending motions, these changes do become very time-consuming and costly in light of the fact that the Planning Act does require that formal re-notification be given to all local authorities in the region of any changes to the document. This means that the proposed amendments would have to be circulated to more than 70 local authorities giving a further 30 days' notice of the Commission's intention to adopt the proposed regional plan as the regional plan.

Because this also takes valuable time from the busy schedules and commitments of municipal councils and other local authorities, the Commission is hopeful of circulating a proposed plan, with the July 6th notice, that reflects as best as possible the many diverse interests within the region and fairly treats the concerns expressed in light of these diverse interests. Only through your suggestions by June 15th, 1983 can the Commission consider the necessary changes to allow the proposed regional plan to be in this form.

The Commission certainly appreciates your continued interest in its regional plan program and looks forward to receiving your comments and suggestions.

Yours truly,

W. G. A. Shaw, MCIP
Senior Planner
Regional Planning and
Research Section

WGAS/lt

Enclosures

Commissioner's Comments

I would suggest Council defer consideration of this matter to the next meeting of Council. In the meantime if any member of Council wishes to review the plan a copy of same is available in the City Clerk's Dept.

"R.J. MCGHEE"
Mayor

NO. 3

June 7, 1983

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: JIMRAY HOLDINGS - REQUEST TO PURCHASE
NORTHLAND INDUSTRIAL PARK

At the April 11th, 1983 meeting of Red Deer City Council, permission was given Jimray Holdings, to purchase Lot 23MR in Northland Industrial Park. At the May 24th meeting, Jimray was turned down on a request to lease an adjacent utility right-of-way, and to berm City property at the rear of the lot.

Since that meeting, the City Engineer has re-examined the property, and has agreed to allow the berm on City land, subject to the conditions contained in his report.

We would therefore recommend that Council approve Jimray's request, and that the conditions contained in the City Engineer's report be incorporated into the land sale agreement.

Respectfully submitted,

ALAN V. SCOTT, Director
Economic Development

AVS/gr

June 7, 1983

TO: Economic Development Director

FROM: City Engineer

RE: Jimray Holdings - Application to Use Public Reserve

When Jimray's request came before Council it was refused. Although Jimray can accept the refusal to lease them the utility right-of-way, they are appealing the decision to not allow them use of the Public Reserve. What they want to do is raise their property right out to their property line and use the public reserve area as slope for their fill. We have looked at the area again and since no trees are involved, we can agree with certain conditions.

1. Sloping must not be steeper than 3:1. The fill must be well compacted.

2. Parking lot drainage must be to the street, to avoid oil spills, etc. getting onto public reserve, and to avoid slope erosion.

3. The chain link fence will be carefully removed and replaced on property line after filling is complete. Any damaged portions must be replaced.

4. Filling over the utility right-of-way (to the south of Jimray) will not be allowed.

5. The finished slope will be seeded to grass.

6. Any future failure of the slope will be promptly repaired and seeded by the Developer. The fence will be kept in good repair.

7. All work described above is subject to inspection and approval of the Engineering Department. The Developer must notify the Engineering Department when work is undertaken.

All of the above will be the responsibility of Jimray Holdings or its successor.

For your consideration.

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

Commissioner's Comments

In light of the comments, we can see no reason why Jimray Holdings could not utilize the public reserve for the work as outlined and with any work under the direction of the Engineering Dept.

"R.J. MCGHEE"
Mayor

NO. 4

June 1, 1983

TO: City Council

FROM: City Clerk

RE: Proposed Barricade Changes
64 Ave. Sylvan Lake Trail

At the Council meeting of May 24, 1983, a report from the City Engineer concerning the above matter was considered by Council and at which meeting the following resolution was introduced.

Moved by Alderman Oldring, seconded by Alderman Lawrence

"RESOLVED that Council of the City of Red Deer having considered report dated May 12, 1983 from the City Engineer re: temporary 64 Avenue connection - Grant Street to 77 Street, hereby agree that recommendations number 5 and 6 as proposed in the City Engineer's report above noted be implemented and that costs of said implementation be charged back to the subdivision."

Prior to voting on the above motion, the item was tabled until the next meeting of Council in order that Council's intention to make changes be advertised for further community input.

We are reproducing hereafter the report of the City Engineer dated May 12, 1983, which appeared in the last agenda, along with a copy of the ad which appeared twice in the local newspaper.

R. Stollings
City Clerk

NO. 2

May 12 , 1983

TO: City Clerk

FROM: City Engineer

RE: Temporary 64 Avenue Connection - Grant Street to 77 Street

At the Council meeting of December 6, 1982, consideration was given to a petition requesting the closure of the existing 59 Avenue access point north of Dentoom's Nursery to the temporary 64 Avenue roadway and re-opening the original paved 64 Avenue south of Grimson Street.

Council passed the following resolution with regard to the petition.

"RESOLVED that Council of the City of Red Deer having considered petition requesting Council to consider closing the existing entrance of 59 Avenue to the new temporary roadway and re-opening the original paved 64 Avenue and having considered correspondence from Jean and Harry Dentoom dated November 23, 1982, and from James and Deborah McCloy in opposition to said petition, hereby agree that there be no further changes at this time in order to allow for a more appropriate trial period of four to six months prior to the moving of any more barricades."

Approximately five (5) months have past, therefore, we are submitting another report for Council's consideration. For reasons of clarity and brevity we are submitting our comments in point form.

1. It would appear from an inspection completed by the Engineering Department April 19, 1983 that the route is generally operating satisfactorily particularly for heavy and bypass traffic.
2. There is some repair required to the oiled surface in the curved areas which will be properly repaired in the early summer by the contractor.
3. The Engineering Department has received no complaints or inquiries regarding the alignment, barriers or access restriction since December 1982. We have received some complaints regarding the potholes in the oiled driving surface which we have attempted to minimize during the winter with limited maintenance until the contractor can properly remix the problem portions of the temporary roadway.

4. The traffic volumes in the area have been measured and recorded on three (3) occasions as follows:

DATE	LOCATION	WESTERLY DIRECTION	EASTERLY DIRECTION
Sept 20/82	Nolan St - east of Northey Ave	2163 vpd	2401 vpd
Nov 22/82	Nolan St - east of Northey Ave	1855 vpd	1873 vpd
April 26/83	Nolan St - east of Northey Ave	2128 vpd	2270 vpd
Sept 20/82	77 St - west of Northey Ave	N/A roadway not opened (opened Oct 21, 1982)	N/A
Nov 22/82	77 St - west of Northey Ave	583 vpd	896 vpd
April 26/83	77 St - west of Northey Ave	1184 vpd	1015 vpd

5. Assuming that the present configuration stays as is, there could be some improvement to the general area made possible by removing some of the precast concrete barriers on the paved portion of 64 Avenue south of Grimson Street. The costs would be minimal (\$500.00 +) and could be charged to the subdivision with City Treasurer approval. There is no guarantee, however, that some barrier replacement will not be necessary during the next winter season to prevent short cutting by motorists.
6. Assuming that the present layout is not adequate for the area residents, we recommend that the petition be granted closing the existing 59 Avenue access point to the temporary 64 Avenue and re-opening the paved portion of 64 Avenue connecting to 59 Avenue. This action will require the passing of a bylaw closing the existing access point to the temporary 64 Avenue. This change could be affected at relatively low cost (\$4,500.00 +) and again possibly chargeable to the subdivision.

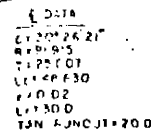
This report is submitted for further consideration of Council. Perhaps those signing the petition should be contacted by your office and advised of the date this matter will be before Council.

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

KGH/emg
cc - RDRPC
cc - Fire Chief
cc - RCMP City Detachment
attach

[illegible]

SYLVAN LAKE TRAIL



Commissioners' Comments

This is submitted for the information of Council and we would recommend there be no change at this time.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

THE CITY OF RED DEER

19.



P. O. BOX 5008
RED DEER, ALBERTA
T4N 3T4
Telephone 342-8111

PUBLIC NOTICE

"PLAN"

ATTENTION GLENDALE RESIDENTS

COUNCIL OF THE CITY OF RED DEER is proposing to make changes to the barricades at 64th Avenue and Sylvan Lake Trail (59th Avenue), as indicated in the above noted plan.

Council of the City of Red Deer is inviting your comments on the proposal which will be discussed on Monday, June 13, 1983 in the Council Chambers, of City Hall, at 7:00 p.m.

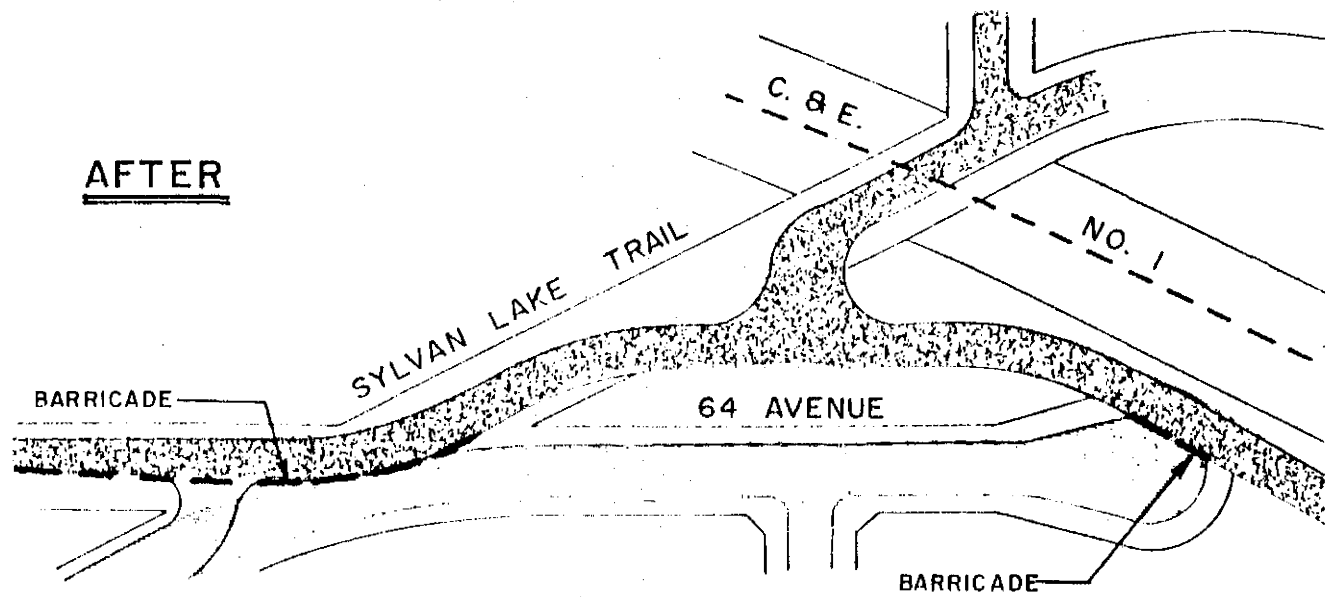
Verbal representation may be made at the meeting by any person or persons, the public at large, or group of residents or property owners.

No written representation or petitions shall be heard by Council of the City of Red Deer unless :-

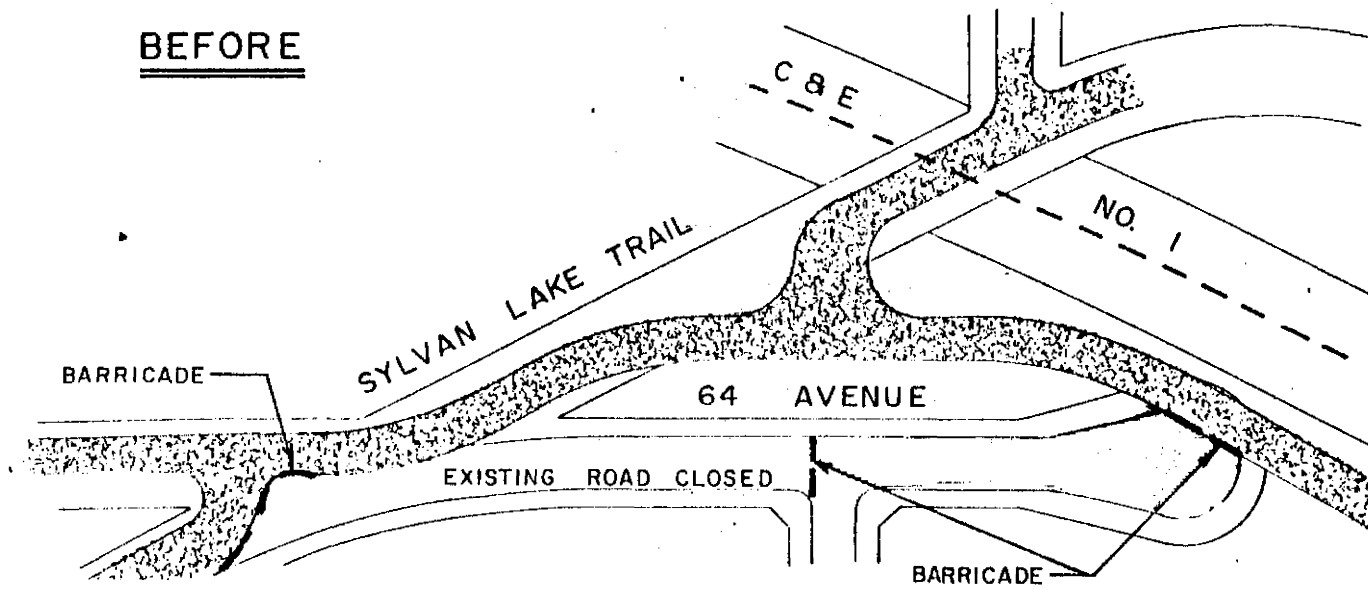
- a) such representation or petition is filed with the City Clerk no later than 4:30 p.m. on Monday, June 6th, 1983, one week prior to the date of the meeting,
- b) it contains the names and addresses of all persons making the representation, and
- c) it states the name and address of the person authorized to represent a group of persons or public at large.

R. Stollings,
City Clerk

AFTER



BEFORE



Bob and Gwen Philip
51 Gish Street
Red Deer, Alberta

City of Red Deer
June 6, 1983

Gentlemen

As residents of Glendale, we are in favor of removing the barricades and realigning according to the new plan as proposed in the advertisement in the Red Deer Advocate.

Glendale was designed to allow traffic to exit from the N.W. corner onto a direct arterial road without having to travel within the subdivision as we are presently doing. Present barricades have us using roads not designed to carry heavy volumes of traffic. We also find because of the present barricades, we are using Nolan Street which gives us direct route onto Gaetz Avenue rather than traveling throughout all of Glendale.

It is unfortunate that some people will be affected to a greater extent than others, but before the houses were purchased, the road was in place and the future road alignments were being discussed along with railway relocation.

Present homeowners opposed to the opening of the barricades should have recognized that they were on a feed road and perhaps purchased elsewhere if they were concerned about traffic. We do not believe that our traffic flow will increase greatly or that we will have heavy truck traffic taking a shortcut due to the design of our subdivision. Proper directional signs can and will direct traffic onto proper roads.

As for the public schools access road into the new school area, it should be allowed as school traffic will only be of limited capacity such as buses and teacher's vehicles. The Dawe Center area residents have accommodated a much busier school, and I'm sure our area can do the same. If only for one reason, and that is safety of students being bused in, we should allow access through Sylvan Lake Trail cul de sac in place of 64 Avenue extension as some have suggested.

June 6, 1983
City of Red Deer
Page 2

Glendale subdivision, in our eyes, was very well designed and park areas accessible. Major feed roads are within short distance from most houses without being major race ways as Nolan Street residents are finding out. But because of present barricades, the N. W. corner of Glendale is being penalized and being forced to travel throughout the subdivision. We are sure the corner of Gunn Street and Sylvan Lake Trail has doubled or possibly tripled in traffic flow due to the barricades. According to the long term plans, Gunn Street will extend to 64 Avenue for access to Taylor Drive and only residential traffic will exit to Glendale and the only people to use the barricaded roads will be Glendale residents in the N. W. corner and school traffic. Also, with school traffic in the area, speed limits should be in the 30 km range.

Sincerely

Bob and Gwen Philip

We the undersigned are strongly opposed to the removal of the barricades
on 59 ave. and or any changes to 59 Ave. - 64 Ave extention

NAME ADDRESS SIGNATURE

LEA TUTTY 58 GRIMSON ST. The Tutty

SHIRLEY TUTTY 58 GRIMSON ST. Mrs. Shirley Tutty

JOAN HALL 54 GRIMSON ST. Mrs. Joan Hall

JOE HALL 54 GRIMSON ST. J. Hall

M. ROFFEY 33 GRIMSON ST. Marilyn Roffey

LEE ROFFEY 33 GRIMSON ST. Lee Roffey

KEVIN JOLL 46 GRIMSON ST. Kevin Joll

CINDY JOLL 46 GRIMSON ST. Cindy Joll

JEFF BOYCE 50 GRIMSON ST. Jeff Boyce

JENNIFER BOYCE 50 GRIMSON ST. Jennifer Boyce

PAUL SCOTT 92 GOODALL AVE. Paul Scott

Debbie McClell 88 Goodall Ave Debbie McClell

Shane Young 76 Goodall Ave. Shane Young

Connie Young 76 Goodall Ave. Connie Young

James Young 76 Goodall Ave. James Young

James Young 76 Goodall Ave. James Young

James Young 76 Goodall Ave. James Young

James Young 76 Goodall Ave. James Young

MAYOR Mc Gee
City Council

24.

We the Undersigned Are strongly opposed to the removal of the barricades
on 59 Ave and or any changes to 59 Ave - 64 Ave extention

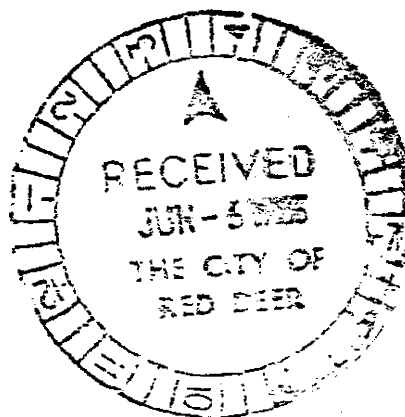
NAME ADDRESS SIGNATURE

Arvid Popovic 80 Goodall Ave. *Arvid Popovic*
PJ Latta 92 Goodall Ave. *PJ Latta*
Bob Brock 54 Goodall Ave. *Bob Brock*

Spokesperson

Len Tutty
Debbie M cCloy

243 - 1089



Mr. & Mrs P. J. Scott,
92 Goodall Avenue,
Red Deer, Alberta.

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

In regards to your moving the barricades behind Goodall Avenue on 59th Avenue, we strongly object. We did not want the "proposed temporary 64th Avenue extension" in the first place because we feared it would only cause problems in the future. Obviously it has started already.

The barricades City Council settled upon have diminished our problem temporarily like they were supposed to, and we thank you for them. To move them you will be increasing traffic and traffic noise to the point of not being able to enjoy an evening in our own homes.

We assume that the people who object to the present location of the barricades do not have anything other than the occasional car, residential traffic at best, going past their homes, and do not realize the inconvenience they are asking others to suffer for the sake of driving one block further to get out of the residential area.

As residents directly concerned with the barricades, we ask you again not to move them.

Thank you

Fay & Pat Scott,



DENTOOM'S GREENHOUSES & NURSERY LTD.

R.R. #1, Box 9141 — 75 Street & 59th Avenue, Red Deer, Alberta T4N 5E1

Telephone: (403) 347-4714

Residence: (403) 346-6308

"Growers of Potted Plants since 1954"

"Wholesale and Retail"



26.

bedding
plants,
inc.

June 6, 1983

Mayor & City Council
City of Red Deer
Red Deer, Alberta

Dear Sirs:

With respect to proposed changes of Barricades at junction of 59th Avenue & 64th Avenue as outlined in Public Notice May 31st of the Red Deer Advocate.

Since 1956 our Business location has been between 59th Avenue & 64th Avenue. At all times throughout the year we generate a certain amount of commercial traffic for delivery and pick-up of wholesale shipments. During the spring bedding plant sales, May 15 to June 15, we generate a lot of customer traffic from the north and the south. At the moment we cause the least amount of inconvenience to any of our adjoining neighbours because the traffic is using both 64th Avenue & 59th Avenue.

If this traffic is restricted to 59th Avenue, where our entrance is located, the results may very well be undesirable. Since the traffic now entering 64th Avenue on the north side, will then have to meander through the Glendale subdivision, or traverse 59th Avenue to Grant & Nolan where there are already numerous complaints.

For reasons as outlined above, we as a business, are opposed to any changes in the traffic pattern.

Yours very truly,
DENTOOM'S GREENHOUSES & NURSERY LTD.

.....
A. Dentoom

May 31st, 1983

Mayor & City Council
City of Red Deer
Red Deer, Alberta

Dear Sirs:

With regard to proposed changes of Barricades at junction of 59th Avenue & 64th Avenue as outlined in Public Notice, May 31st of the Red Deer Advocate.

The location of our home is directly south of the junction, and also directly in the centre of the two roads. At present the heavy truck and commercial traffic on 64th Avenue is such that the enjoyment and use of our home back yard is severely curtailed because of it. Residential traffic on 59th Avenue is average at the moment, and would compare to other residential areas.

The re-opening of 59th Avenue as a feeder road into Glendale subdivision would greatly increase the residential traffic on this Avenue; and would place us in a very uncomfortable position with heavy road noises on both sides of our home. In other areas of the City the utmost is done to eliminate traffic and noise levels. By allowing the removal of these barricades and the closing of access from 59th Avenue on the 64th Avenue we would then be faced with a steady flow of traffic on both sides.

As residents most affected by the traffic pattern, we are opposed to any changes until such time as the final realignments are in place.

Yours very truly,

.....
Jean Dentoom

.....
Harry Dentoom
7510 - 59th Avenue
Red Deer, Alberta

June 3, 1983

His Honor, Mayor Magee
City Commissioner Mike Day
City Council Members

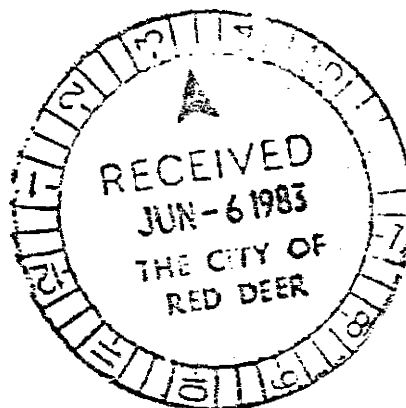
We, the residents on the corner of Greig Drive and Goodall Avenue, wish to express our support in favor of the proposed changes to the barricades at 64th Avenue and Sylvan Lake Trail as indicated in the plans printed in The Advocate newspaper of the week of May 30th, 1983.

Our reasons being -

1. Increased traffic up 100% or more. This is a residential street and residents of Goodall, Gish and Grinson has made it into a major thoroughfare.
2. Numerous pre-school children in area are endangered by vehicles rarely slowing down to turn corners.
3. Winter driving hazardous on two incline roads (Gunn and Goodall) due to slick conditions and lack of sanding (unless complained about).
4. Vehicles driving over lawns due to icy roads and spraying gravel on lawns and at houses during stunting at the T-intersection.
5. Littering (i.e. beer bottles) due to increased traffic.
6. Noise level up due to increased traffic at all hours of the day or night.

Residents' signatures backing this letter are on Page Two. Spokesperson is Dr. Claude Caldwell.

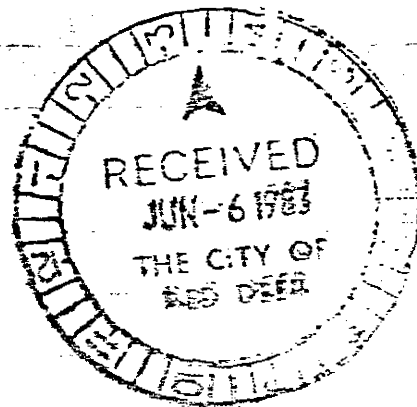
Thank you for your valuable time.



Anticipation - D. Claude Caldwell

29

NAME	ADDRESS	SIGNATURE
Michael D. Caldwell	31 Goodall Ave.	[Signature]
Lynn Caldwell	169 Greig Dr.	[Signature]
H. Noreen Fischer	2 Goodall Avenue	H. Noreen Fischer
Barry L. Fischer	2 Goodall Ave.	Barry L. Fischer
Dallas McDonald	10 Goodall Ave.	D. McDonald
Paula McDonald	10 Goodall Ave.	P. McDonald
Colin Tettersehl	26 Goodall Ave.	C. Tettersehl
Pauline Tettersehl	26 Goodall Ave.	Pauline Tettersehl
D. Palmer	18 Goodall	D. Palmer
S. Purcell	18 Goodall Ave.	S. Purcell
Aline Skinner	39 Goodall Ave.	A. Skinner
W. Albert Skinner	39 Goodall Ave.	W. Albert Skinner
Janet Fleming	162 Greig Drive	Janet Fleming
Steve Fleming	162 Greig Drive	[Signature]



June 6/1983
 To the Mayor, Council Members
 and Commissioners Mike Day.

The letter is in regard to removing the barrier on Dylan Lake Trail. As a result of this barrier we residents on Dunn Street have had to put up with an excess amount of traffic.

With the street having the incline that it does and with the amount of traffic on it this last winter it was glaze ice most of the time. It had to be sanded regularly otherwise cars attempting to go up it should never make it, especially if they turned on to Dunn Street from Hwy 49. We who is not to say that if the barrier was removed the ice problem would disappear completely but it would definitely reduce the problem.

If the reason that the barrier was put up was because someone on Dylan Lake Road complained of too much traffic what makes their complaints any more serious than ours?

This subdivision was planned with that street there so why not keep it open and keep the traffic flow more evenly distributed.



Wm + Mrs Nick Chait
 53 Dunn Street
 Red Lake

Re: Hon. the Mayor Matthew
City Commission Mike Day
City Council Members

A road mapping of residents' taxpayer of N.W. Glendale signed the petition to the closing of the existing 59th Ave access point to the temporary 64th Ave connecting to 59th Ave and reopening the paved portions of 64th Ave connecting to 59th Ave.

We petitioned approximately 115 homes, on June 2, 1983. Eighty homes were in agreement, 12 homes disagreed, 3 homes felt it didn't matter, 16 homes - there was no answer and 4 homes are empty.

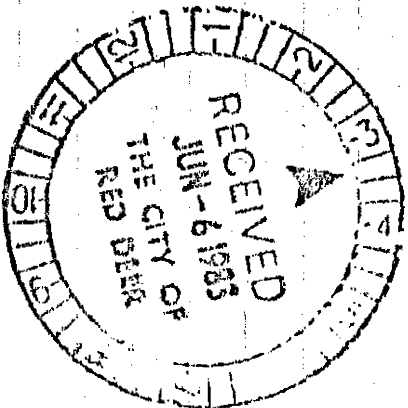
We would like to point out to city council that the use of Glendale, means driving extra far to or exit from Glendale, means driving past more than 70 homes. When the lane closures are removed we will again drive past the same (approximately) seven homes, so we did before the lane closures were erected in Nov. 1982. We receive no complaints from these homes before Nov. 1982, in regards to traffic. Since the lane closures have created a quiet well-behaved neighborhood are reluctant to see it disappear even though it means reopening the access points (59th Ave to Glendale.

As we recall, the original petition from those young opposing the construction of 64th Ave resulted in a revised alignment, with which we agree was the best solution for those most directly affected. Council then went one step further, leaving access to 64th Ave temporary

and meeting. Councils on 59th Ave, both of which we had agreed with the owner plan of the area we gave the engineering department proposals, without notifying the entire community of Glendale.

In view of the fact, that after advertising, to the entire community of Glendale, the relocation of the Councils and the reopening of 59th Ave, ~~we~~ now stand 75% of the homes are in agreement, far less than 15% are in disagreement; approximately 10% are unrepresented, we respectfully petition that City Council remove the Councils' proposition as per our original petition.

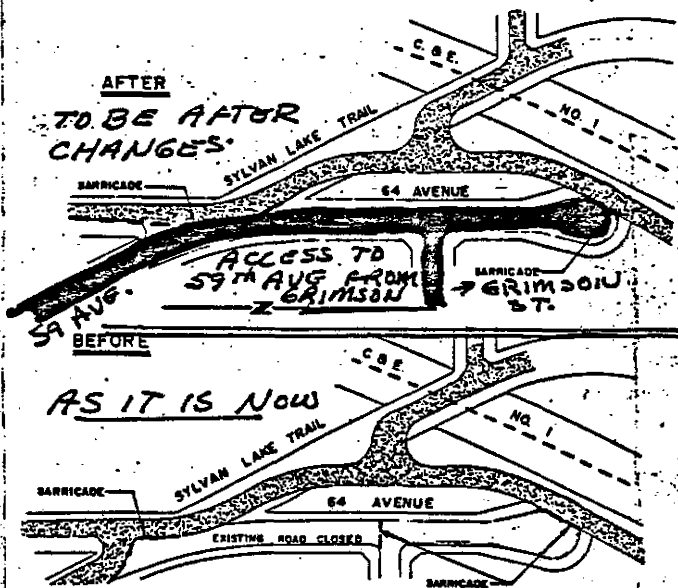
Attest
per - Marilyn E. Ebert



ATTENTION GLENDALE RESIDENTS

PAGE ONE
OF NINE

33.



PETITION OF GLENDALE RESIDENTS

We the undersigned agree, with the Council of the City of Red Deer, to the closing of the existing 59 Avenue access point to the temporary 64 Avenue and re-opening the paved portion of 64 Avenue connecting to 59 Avenue as per attached diagram.

Authorized Representative is:

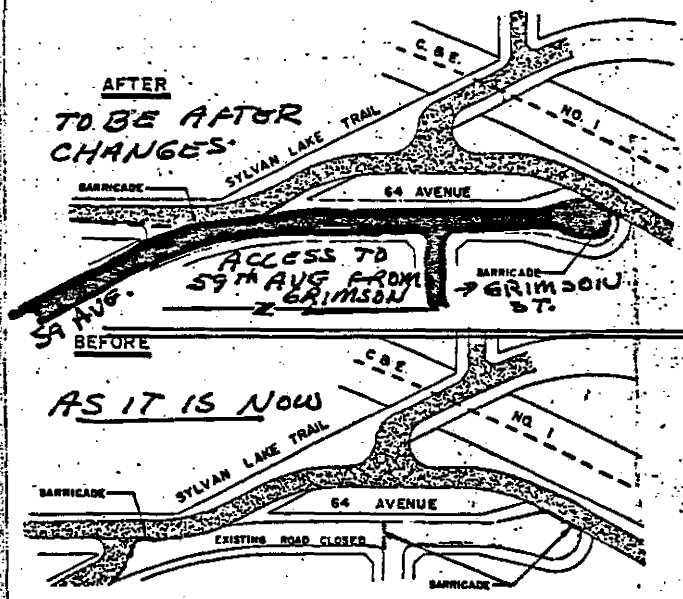
Marilyn Ellertson
13 Grimson Street
Red Deer, Alberta
343-1139

#	NAME	ADDRESS	SIGNATURE
1	John Green	51 Grimson St	John Green
2	Don Hurd	4 Grimson St	Don Hurd
3	Jo Ann Richards	29 Grimson St	Jo Richards
4	Tom Richards	29 Grimson St	Tom Richards
5	Walter Peterson	77 Goodall Ave	Walter Peterson
6	Corretta Hagen	73 Goodall Ave	Corretta Hagen
7	Robbie Cairns	65 Goodall Ave	Robbie Cairns
8	Sandy Moore	55 Goodall Ave	Sandy Moore
9	Walter Skinner	39 Goodall Ave	Walter Skinner
10	Arline Skinner	39 Goodall Ave	Arline Skinner
11	Anna Hendricks	35 Goodall Ave	Anna Hendricks
12	Wendy	31 Goodall Ave	Wendy
13	Steve Friedman	112 Goodall Ave	Steve Friedman
14	Janet Thomas	112 Goodall Ave	Janet Thomas
15	Jane Stevens	165 Goodall Dr	Jane Stevens

ATTENTION GLENDALE RESIDENTS

PAGE 1
OF NINE

34.



PETITION OF GLENDALE RESIDENTS

We the undersigned agree, with the Council of the City of Red Deer, to the closing of the existing 59 Avenue access point to the temporary 64 Avenue and re-opening the paved portion of 64 Avenue connecting to 59 Avenue as per attached diagram.

Authorized Representative is:

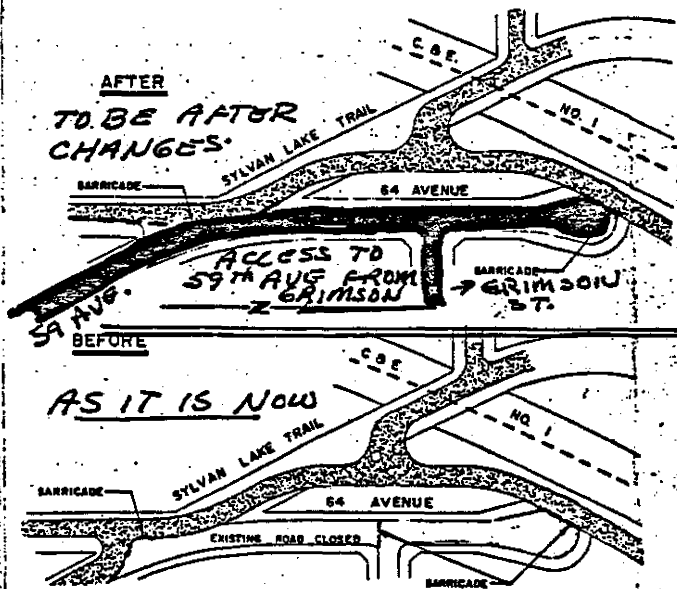
Marilyn Ellertson
13 Grimson Street
Red Deer, Alberta
343-1139

#	NAME	ADDRESS	SIGNATURE
1	Walter Lunn	26 Grimson St.	Walter Lunn
2	Terry Lunn	2 Grimson St.	Terry Lunn
3	Walter Baile	56 Gordall Ave	W.A. Baile
4	BRENDA BAILIE	56 Gordall Ave	Brenda Baile
5	Brenda Cooper	56 Gordall Ave	Brenda Cooper
6	Leslie Ann Fitch	46 Gordall Ave	Leslie Ann Fitch
7	Calvin Fitch	46 Gordall Ave	Calvin Fitch
8	Leslie Ann Fitch	36 Gordall Ave	Leslie Ann Fitch
9	James Collant	34 Gordall Ave	James Collant
10	Elvin Tettersehl	26 Gordall Ave	Elvin Tettersehl
11	PAULINE TETTERSELL	26 GORDALL AVE	Pauline Tettersehl
12	Doris Standing	36 Gordall Ave	Doris Standing
13	Walter Baile	56 Gordall Ave	Walter Baile
14	Helen Noreen Fischer	2 Gordall Ave	H. Noreen Fischer
15	BARRY L. FISHER	2 Gordall Ave	Barry L. Fisher

ATTENTION GLENDALE RESIDENTS

PAGE NINE
OF NINE

35.



PETITION OF GLENDALE RESIDENTS

We the undersigned agree, with the Council of the City of Red Deer, to the closing of the existing 59 Avenue access point to the temporary 64 Avenue and re-opening the paved portion of 64 Avenue connecting to 59 Avenue as per attached diagram.

Authorized Representative is:

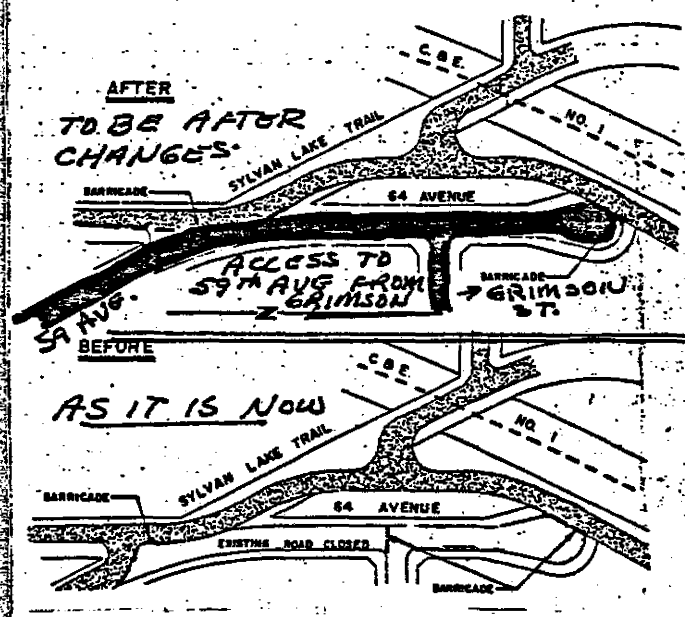
Marilyn Ellertson
13 Grimsom Street
Red Deer, Alberta
343-1139

#	NAME	ADDRESS	SIGNATURE
1	Wendy Kamm	2 GRIMSON ST.	W. Kamm
2	Lenore Radcliffe	6 GRIMSON	L. Radcliffe
3	Bob Coffey	22 GRIMSON	B. Coffey
4	Ernie Sn	30 GRIMSON	Ernie Sn
5	W. P. Sn	30 GRIMSON ST.	W. P. Sn
6	Don Berrigan	42 GRIMSON ST.	Don Berrigan
7	D. B. BERRIGAN	42 GRIMSON ST.	D. Berrigan
8	Cynthia Black	57 Goodall Ave	Cynthia Black
9	John Ellertson	64 Goodall Ave.	John Ellertson
10	Ray Pass	62 Goodall	Ray Pass
11	Donna Moore	52 Goodall	Donna Moore
12	THANNE WILKIE	48 Goodall	Thanne Wilkie
13	M. KRAUSE	44 GOODALL	M. Krause
14	Colthrust	22 GOODALL	Colthrust
15	H. Colthrust	22 Goodall	H. Colthrust

ATTENTION GLENDALE RESIDENTS

PAGE 5
OF NINE

36.



PETITION OF GLENDALE RESIDENTS

We the undersigned agree, with the Council of the City of Red Deer, to the closing of the existing 59 Avenue access point to the temporary 64 Avenue and re-opening the paved portion of 64 Avenue connecting to 59 Avenue as per attached diagram.

Authorized Representative is:

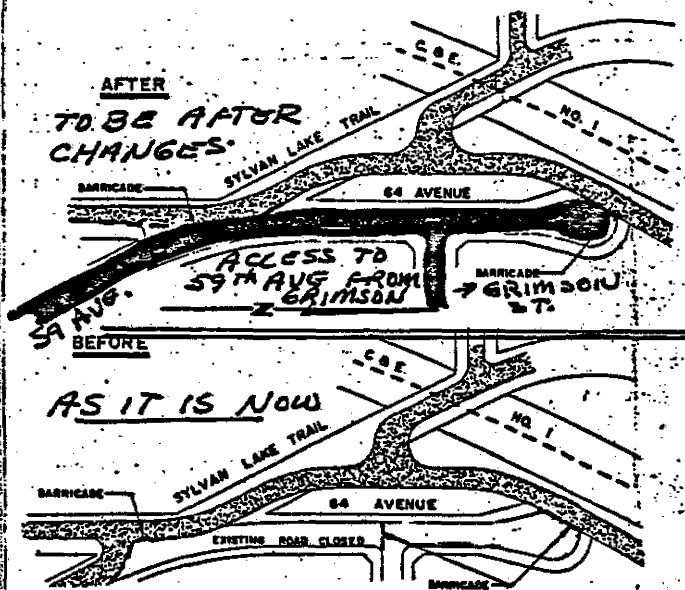
Marilyn Ellertson
13 Grimson Street
Red Deer, Alberta
343-1139

#	NAME	ADDRESS	SIGNATURE
1	Dugger Harding	165 Greig Dr	Dugger Harding
2	G. TURNER	165 GREIG	G. Turner
3	Lynn M. Caldwell	169 Greig Dr.	Lynn M. Caldwell
4	CLAUDE D. CARDUEN	169 GREIG DR	C. D. Carduen
5	Shirley Spooner	177 Greig Dr	S. Spooner
6	Marlene Martin	165 Greig St	Marlene Martin
7	R. Shiver	78 - Gish St.	R. Shiver
8	B. Adams	74 Gish St.	B. Adams
9	B. Alabaker	70 GISH ST	B. Alabaker
10	Cliff Piquette	63 Gish St.	Cliff Piquette
11	Lynn Mox	10 GISH ST	Lynn Mox
12	G. Watson	18 Gish St	G. Watson
13	Hazel Reising	26 Gish	Hazel Reising
14	Gert Zabel	30 Gish	Gert Zabel
15	Lynn Cox	34 Gish	Lynn Cox

ATTENTION GLENDALE RESIDENTS

PAGE FIVE
OF NINE

37.



PETITION OF GLENDALE RESIDENTS

We the undersigned agree, with the Council of the City of Red Deer, to the closing of the existing 59 Avenue access point to the temporary 64 Avenue and re-opening the paved portion of 64 Avenue connecting to 59 Avenue as per attached diagram.

Authorized Representative is:

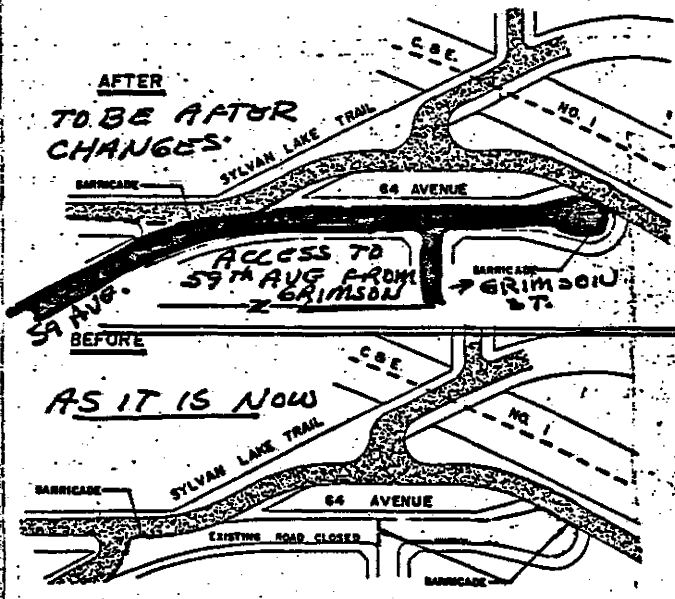
Marilyn Ellertson
13 Grimson Street
Red Deer, Alberta
343-1139

#	NAME	ADDRESS	SIGNATURE
1	E H Mathison	70 Gunn ST	E H Mathison
2	E BRADY	74 GANN ST	E Brady
3	P BRADY	71 GANN ST	P Brady
4	L ACKERMAN	73 GUNN ST	Linda Ackerman
5	L TAIT	57 GUNN ST	Laurie Tait
6	GRANT GIBSON	161 CREEGOR	Grant Gibson
7	M. WIECZOREK	87 GISH	M. Wiczorek
8	B J KAYE	75 GISH ST	Barb Kaye
9	L. French	71 GISH ST	L. French
10	B GUMMAY	67 GISH ST	B. Gummey
11	J. Philby	51 Gish St	Juan Philby
12	Mr & Mrs Pat Kieck	39 Gish Street	Pat Kieck
13	Memeth	11 Gish St	Memeth
14	D. Simanson	14 GRIMSON	D. Simanson
15	M. J. Johnston	7 Gish	M. J. Johnston

ATTENTION GLENDALE RESIDENTS

PAGE SIX
OF NINE

38.



PETITION OF GLENDALE RESIDENTS

We the undersigned agree, with the Council of the City of Red Deer, to the closing of the existing 59 Avenue access point to the temporary 64 Avenue and re-opening the paved portion of 64 Avenue connecting to 59 Avenue as per attached diagram.

Authorized Representative is:

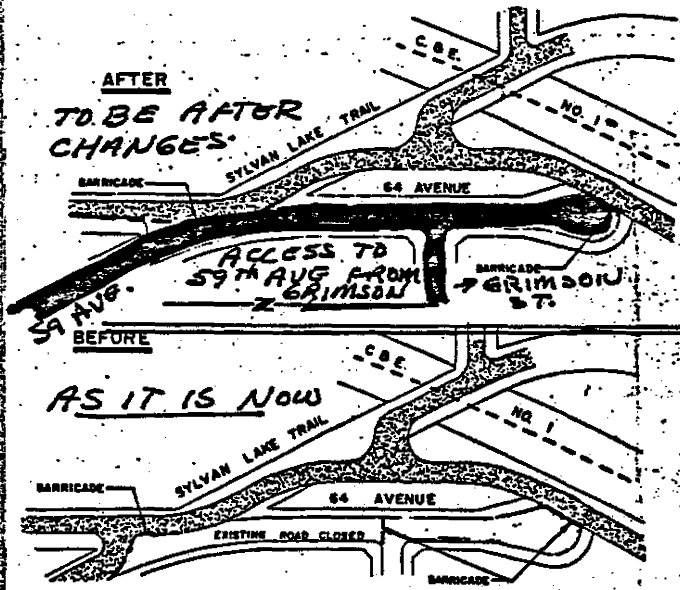
Marilyn Ellertson
13 Grimson Street
Red Deer, Alberta
343-1139

#	NAME	ADDRESS	SIGNATURE
1	SHARON TORCELL	18 GOODALL AVE	<i>S Torcell</i>
2	DAVE PALMER	18 Goodall	<i>Dave Palmer</i>
3	TERRY RAY	#6 GOODALL	<i>Terry Ray</i>
4	MAXINE FRISEN	58 GUNN ST	<i>Maxine Friesen</i>
5	DALE FINK	58 Gunn St.	<i>Dale Fink</i>
6	ETHEL SUAREZ	66 GUNN ST	<i>Ethel Suarez</i>
7	Dorothy Reppe	82 GUNN ST.	
8	Les Reppe	82 Gunn St	
9	Marg Wilkie	69 Gunn St	<i>M.O. Wilkie</i>
10	Don Hill	53 Gunn St.	<i>Don Hill</i>
11	Corrie Hopkin	53 Gunn St	<i>Corrie Hopkin</i>
12	Frank Jones	38 Dick St	<i>Frank Jones</i>
13	Bob Phillips	51 Good St.	<i>Bob Phillips</i>
14	Don Ruff	6 Grimson St.	<i>Don Ruff</i>
15	BEV SIMONSON	14 GRIMSON ST	<i>B. Simonson</i>

ATTENTION GLENDALE RESIDENTS

PAGE SEVEN
OF NINE

39.



PETITION OF GLENDALE RESIDENTS

We the undersigned agree, with the Council of the City of Red Deer, to the closing of the existing 59 Avenue access point to the temporary 64 Avenue and re-opening the paved portion of 64 Avenue connecting to 59 Avenue as per attached diagram.

Authorized Representative is:

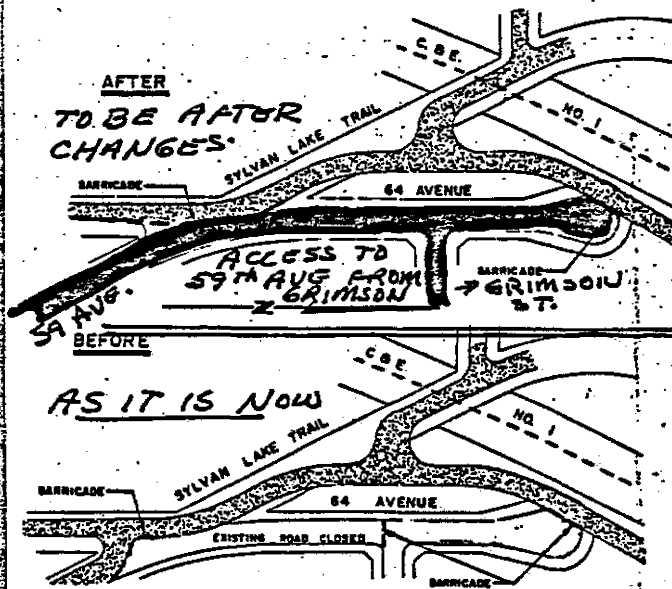
Marilyn Ellertson
13 Grimson Street
Red Deer, Alberta
343-1139

#	NAME	ADDRESS	SIGNATURE
1	Lawrence Viennet	17 Grimson St.	Lawrence Viennet
2	Denise Viennet	17 Grimson St.	Denise Viennet
3	William B. Fisher	25 Gunson St.	W.B. Fisher
4	Dale Mellott	Penhold	Dale Mellott
5	Judy Ricker	25 Grimson St.	J. Ricker
6	Norman Mellott	Penhold	Norman Mellott
7	Herman Jans	27 Grant St.	H. Jans
8	Marilyn Ellertson	13 GRIMSON ST.	Marilyn Ellertson
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ATTENTION GLENDALE RESIDENTS

PAGE EIGHT
OF NINE

40.



PETITION OF GLENDALE RESIDENTS

We the undersigned agree, with the Council of the City of Red Deer, to the closing of the existing 59 Avenue access point to the temporary 64 Avenue and re-opening the paved portion of 64 Avenue connecting to 59 Avenue as per attached diagram.

Authorized Representative is:

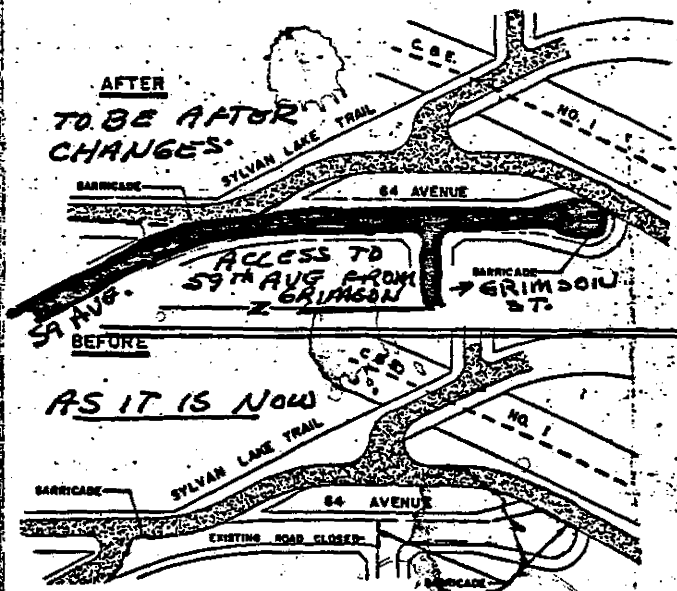
Marilyn Ellertson
13 Grimson Street
Red Deer, Alberta
343-1139

#	NAME	ADDRESS	SIGNATURE
1	Sharon Jane	27 Trent St.	Sharon Jane
2	James Brunner	17 Munce Res.	James Brunner
3	B.D. Kidal	#14-3916 500 AVE	B.D. Kidal
4			
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ATTENTION GLENDALE RESIDENTS

PAGE NINE
OF NINE

41.



PETITION OF GLENDALE RESIDENTS

We the undersigned agree, with the Council of the City of Red Deer, to the closing of the existing 59 Avenue access point to the temporary 64 Avenue and re-opening the paved portion of 64 Avenue connecting to 59 Avenue as per attached diagram.

Authorized Representative is:

Marilyn Ellertson
13 Grimson Street
Red Deer, Alberta
343-1139

#	NAME	ADDRESS	SIGNATURE
1	LINDA BOHN	43 GILLESPIE CR	Linda Bohn
2	DOREEN MACDONALD	4013 39 St	Doreen MacDonald
3	BRUCE COLBERT	4233 41 Ave Red Deer	Bruce Colbert
4	Karen Colbert	4233 41 Ave R.D.	Karen Colbert
5	DORIS LAYDEN	1102 4902-37 ST RD	Doris Layden
6	RANDY LAYDEN	1102 4902-37 ST RD	Randy Layden
7	DARLENE SEPT	10 GRIMSON ST.	D. A. Sept.
8	Orva / SEPT	10 GRIMSON ST.	Orva / Sept
9	LOIS EATON	18 GRIMSON ST	Lois Eaton
10	BOB JOY	84 GILLESPIE	Bob Joy
11	ANDREW WALKER	44 GILLESPIE CR	A. E. Walker
12			
13			
14			
15			

THE CITY OF RED DEER

42.



Office of:
CITY CLERK
342-8132

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

NO. 5

June 1, 1983

TO: CITY COUNCIL

FROM: CITY CLERK

Re: Peavey Industries Ltd.

The following correspondence appeared upon the April 25, 1983 Council agenda and at which meeting the following resolution was introduced.

Moved by Alderman Lawrence, seconded by Alderman Pimm

"RESOLVED that Council of the City of Red Deer having considered correspondence dated March 31, 1983 from Peavey Industries Ltd. requesting a reduction in the Land Sales Agreement penalty clause pertaining to Lot 21C, Block 9, Plan, 812-2206, hereby agree that the said application be not approved.

Council further agree that if Peavey Industries Ltd. proceeds with their relocation plans within the next two years that the entire sum of \$93,605.40 be applied to the then purchase price of whatever City land Peavey Industries Ltd. selects for development and as recommended to Council April 25, 1983 by the Commissioners."

This item was tabled for two weeks to obtain the observations of Peavey Industries Ltd. and the Land Banking Committee. The matter was placed again on the May 9, 1983 Council agenda along with comments from the Land Banking Committee, however at the request of Peavey Industries Ltd., the matter was tabled for a further period of four weeks.

We are reproducing hereafter all of the material as same appeared on the May 9, 1983 agenda for Council's further consideration.

R. STOLLINGS
City Clerk

CS/cc

NO. 4

March 31, 1983

His worship the Mayor and Members of Council:

Your Worship:

I refer to the land sales agreement between Peavey Industries and the City of Red Deer on Lot 21C Block 9 Plan 812-2206.

Economic conditions across the country are depressed as you are well aware. It was in our judgement, not an appropriate time for us to proceed with an expansion of this magnitude.

We have from the outset, operated in good faith with the city and while the cooperation and assistance of council and city staff is both recognized and appreciated, we do feel that the penalty of \$93,605.40 is onerous.

It is therefore requested that council review this penalty with the view of returning \$45,605.40 which is the amount over and above the original option payment.

Thanking you in advance.

Yours truly,



K.N. Nilsson

Vice President & General Manager

April 12, 1983

44.

TO: CITY COUNCIL

FROM: CITY ASSESSOR

RE: Lot 21C, Block 9, Plan 812-2206
Peavey Industries Limited

With reference to the attached letter from Peavey Industries Limited requesting that Council review the penalty levied when the above property was returned to the City.

- November 23/81 - City Council considered plans from Peavey Industries for development of Lot 21C, and approved same.
- February 15/82 - City Council agreed to grant Peavey Industries Limited a 180 day option for 10% of purchase price (\$48,000.00) option to commence November 23/81.
- February 19/82 - Peavey accepted City Councils terms by letter dated February 19/82.
- March 1/82 - City Council approved the sale of Lot 21C to Peavey Industries.
- March 9/82 - \$48,000.00 option payment and signed agreement received.
- May 18/82 - Payment of \$112,006.24 received. This payment plus \$48,000.00 equals 1/3 total purchase price.
- September 20/82 - Second 1/3 payment of \$160,009.24 received.
- January 14/83 - Received notification from City Commissioners office that Peavey Industries Limited planned not to proceed with development.
- February 14/83 - Payments refunded to Peavey less penalty of \$93,605.40 and taxes of \$203.24. As per the land sale agreement clause F5 the penalty is based on 1½% of the total purchase price times the number of months from date of agreement to date of default (January 14/83).
- April 12/83 - Received attached letter from Peavey Industries Limited.

D.J.WILSON, A.M.A.A.

April 6, 1983

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

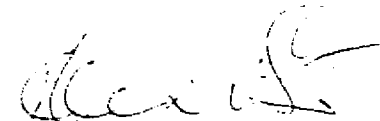
RE: REQUEST FROM PEAVEY INDUSTRIES LIMITED FOR
REDUCTION IN LAND SALES AGREEMENT PENALTY CLAUSE

On January 13th, 1983, Peavey Industries advised the City of Red Deer that due to economic conditions, they were not in a position to proceed as intended, with construction of their new facilities in Northland Industrial Park. Peavey Industries' original intention was to sell their existing operation on the South Hill, and relocate their Head Office and retail operation to Northland Industrial Park. In addition, longer range plans called for the redevelopment of a distribution centre in an industrial sector of the City. In discussions with Peavey Industries since the decision was made not to proceed, it is obvious that should their existing property sell and/or economic conditions improve, it would be their intention to proceed with relocation and development plans. Certainly when that occurs, Peavey Industries will be in touch with the City in an effort to acquire suitable land for development.

The Option and Land Sales Agreement stipulates that the City may impose a penalty of up to 1½% per month for each month the agreement is outstanding. In the case of Peavey Industries, the agreement was outstanding for 13 months, resulting in a penalty of \$93,605.40. In 1982, Spartacus Developments Limited applied to the City for a rebate in full of payment made on a Land Sales Agreement in the Bower Special Use Area. Council agreed to make a full rebate in that particular case, based upon the feeling that at no time had Spartacus Developments intended to tie up land and not proceed with their development. It was simply a matter of economic conditions dictating that the development could not proceed in the form originally proposed. While I do not feel that the City should change their policy and rebate penalty fees as a general rule, I feel that Peavey Industries Limited should get some consideration with respect to a rebate. It was not their intention to take land off the market and hold it without plans to proceed with a development, and when economic conditions improve, it would be Peavey's intention to relocate and establish new and larger premises within the City of Red Deer.

Perhaps Council would consider rebating the portion of the penalty requested by Peavey Industries of \$45,605.40. In addition, I would like to suggest that Council offer as an incentive to Peavey Industries Limited a further rebate of the \$48,000.00 option fee, should Peavey Industries acquire City land within the future and redevelop their facility. Perhaps a time limit could be placed on this offer, which would act as an incentive to Peavey Industries Limited.

Respectfully submitted,



ALAN SCOTT, Director
Economic Development

AVS/gr

Commissioners' Comments

The attached application from Peavey Industries is for a rebate of approximately 1/2 of penalties associated with the land sales agreement on Lot 21C, Block 9, Plan 812-2206. In the attached report from the Economic Development Director, it is recommended that Council agree to this rebate citing the case of Spartacus Developments Ltd. as precedent. We do not agree that this is the case. In the case of Spartacus Developments, they were prepared to proceed, with a revised and scaled down development which proved unacceptable to Council in the special use area for a number of reasons. In view of this Council believed it was appropriate that a full rebate be granted in this instance.

In the case of Peavey Industries, however this is not the case as they find themselves unable to proceed at all. While we can sympathize with Peavey Industries in not being able to proceed because of the current economic climate, equally, the City has proceeded with servicing land for industry which now must be carried until circumstances change and accordingly, we cannot recommend any rebate to Peavey Industries. However, we believe that the other suggestion by the Economic Development Director does have some merit in current circumstances and could be a means by which Council could assist such industries during the economic downturn. We would therefore recommend that while Council not grant any rebate, as an alternative, as the economy is beginning to recover, if Peavey Industries proceeds with their relocation plans within the next two years that the entire \$93,605.40 be applied to the then purchase price of whatever City land they may select for development.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

May 3, 1983.

TO: City Council
FROM: Landbanking Review Committee

RE: Peavey Industries Ltd.

Council will recall that the following resolution which was introduced at the Council meeting of April 25, 1983, concerning the above topic was tabled for two weeks to obtain the views of Peavey Industries Ltd. and of the Landbanking Review Committee, particularly as same pertains to the penalty clause of the Land Sale Agreement.

"RESOLVED that Council of the City of Red Deer having considered correspondence dated March 31, 1983, from Peavey Industries Ltd. requesting a reduction in the Land Sales Agreement penalty clause pertaining to Lot 21C, Block 9, Plan 812-2206 hereby agree that the said application be not approved.

Council further agree that if Peavey Industries Ltd. proceeds with their relocation plans within the next two years that the entire sum of \$93,605.40 be applied to the then purchase price of whatever City land Peavey Industries Ltd. selects for development and as recommended to Council, April 25, 1983, by the Commissioners."

The above matter was considered at a meeting of the Landbanking Committee held on Monday, May 2, 1983, and at which meeting the following resolution was passed.

"That the present penalty stipulation of the Land Sales Agreement remain unchanged."

While passing the above noted resolution, it should be noted that the Landbanking Committee is undertaking a general review of the City's policy on Land Sales and specifically the matter of the option fee and penalty amount provided for in the Land Sales Agreement will also be reviewed and the recommendations of the Landbanking Committee in this regard will be submitted to Council in due course in the overall report.

In regard to the specific resolution on the table with regard to Peavey Industries Ltd., the Landbanking Committee agreed to support the resolution in this particular case. The Landbanking Committee, however, would recommend that the resolution be amended in the second paragraph by adding after the word, "City", the word, "owned"; and by adding after the words, "selects for", the words, "industrial or commercial". The recommended changes in this instance simply clarify that the land which Peavey Industries Ltd. selects is in fact City owned land and that it must be for industrial or commercial development.

Respectfully submitted,

Mayor R.J. McGhee, Vice-Chairman
Landbanking Committee

'83 MAY 32 P3:28

June 1, 1983

His Worship the Mayor, and Members of Council

Re: Lot 21, Block 9, Plan 812-2206

Gentlemen:

In your letter dated May 9, 1983, you requested Peavey Marts' comments with regard to resolution of the \$93,605.40 penalty retained by The City of Red Deer from funds paid by Peavey Marts on the above referenced property. I understand that it will be proposed to the Council of The City of Red Deer that the matter be resolved by granting a credit to Peavey Marts for all amounts now held with The City of Red Deer which can be applied to any land purchased from it within the next two years.

Peavey Marts still hope to go forward with new facilities in Red Deer during the next two years; therefore, we are willing to accept your proposal provided that the following are understood to apply to it:

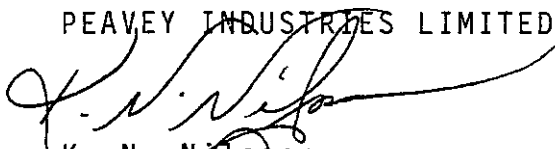
1. The agreement to purchase land could be entered into at any time up till June 1, 1985, and The City of Red Deer extends to Peavey Marts terms similar to those being offered to other perspective purchasers; and

2. "Peavey Marts" is the operating name used by Peavey Industries Limited, the name to utilize the credit would extend to Peavey Industries Limited and would be assignable by Peavey Industries Limited to any other corporation or entity operating Peavey Marts.

Thanking you for your consideration.

Yours truly,

PEAVEY INDUSTRIES LIMITED



K. N. Nilsson
Vice President & General Manager

June 7, 1983

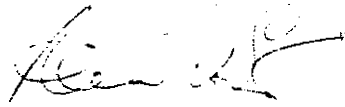
TO: CITY CLERK, R. STOLLINGS

FROM: ECONOMIC DEVELOPMENT DIRECTOR, A. SCOTT

RE: PEAVEY INDUSTRIES LTD.,
Lot 21, Block 9, Plan 812-2206

It would appear from the resolution passed by Council with respect to the above parcel of land, that the requests contained in Peavey Industries Ltd.'s letter of June 1, 1983, are consistent with that resolution. The one exception is the date upon which the agreement would expire. The resolution of Council was passed at the meeting of April 25th, 1983. The request from Peavey Industries Ltd. is asking that the two year period expire on June 1st, 1985. I would not see anything wrong with this extension of the date, as I believe that our prime concern is to ensure that a development occurs, which will in turn offer employment to citizens of Red Deer and the surrounding area.

Respectfully submitted,


ALAN SCOTT, Director
Economic Development

AVS/gr

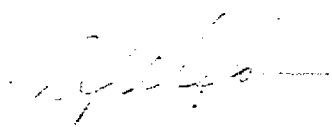
June 6, 1983

TO: CITY CLERK
FROM: CITY ASSESSOR

Re: Peavey Industries Ltd.

Further to your memo of June 2, 1983.

We agree with the request from Peavey Industries subject to City Council approval.


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

c.c. Economic Director
City Treasurer

Commissioner's Comments

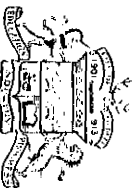
We concur with the comments of the City Assessor and Economic Dev. Director.

"R.J. MCGHEE"
Mayor

THE CITY OF RED DEER

51.

NO. 6



P. O. BOX 5008

TRANSIT DEPARTMENT

RED DEER, ALBERTA

T4N 3T4

TELEPHONE [REDACTED]

June 2, 1983

TO: City Commissioner

FROM: Transit Supt.

RE: Change in Route #4 into the Dawe Centre

As the result of the 1981 Transit Study conducted by AESL in 1981, it was recommended the bus routes be designed and changed from a door to door taxi type service, that was operated in the past, to a radial system, direct to the downtown core, from all the subdivisions.

The radial system traded off door to door convenience for speed and directness for the majority of users.

The walking distance of 450m that was recommended in the study is a common factor adopted by most cities throughout North America.

The Study also cautioned not to regress through area resident requests and pressures that would lead to the same type of situation that on caused the large deficit and other problems experienced by the Transit System by dipping and diving into small areas and pockets along each route.

1. The present walking distance to the Dawe Centre is 193m, which is well within the recommended walking distance.
2. Holt Street, leading to the Dawe Centre from 59th Avenue, is not a collector street and has only 12" gravel base with 2" asphalt surface and may not stand up to the heavy bus traffic of a bus route. A further report from the City Engineering Department could clarify this question.
3. The schedule timing at present on #4 route is not adequate to add 2 more bus stops & another 2 minutes of travel time to the north leg, without deleting some of the loop that is planned in the Glendale area.

... / 2

Page two

4. To route the bus west on Holt Street to the Dawe Centre would route the bus farther away from a large number of multi family dwellings east of 59th Avenue on both sides of 65th Street, as far as 58th Avenue and would effect bus patrons as far east as Halladay Avenue, who use the #4 route.



DON PROUDLER

Transit Supt.

DP:sp

Commissioner's Comments

We would recommend no change in the #4 route.

"R.J. MCGHEE"
Mayor

REPORTS

NO. 1

May 18, 1983

TO: City Clerk

FROM: City Engineer

RE: Issuing of Parking Tickets

In their November 22, 1982 meeting, Council passed the following resolution:

"RESOLVED that Council of the City of Red Deer having considered report dated November 4, 1982, from the Parking Commission regarding issuing of parking tickets in the downtown core hereby agree that the Commissionaires cease to issue parking tickets in the downtown core after 4:30 P. M. as recommended to Council, November 22, 1982 on a trial basis for six (6) months with a report to come back to Council from the Engineering Department."

To this date, the Engineering Department has received no complaint and has experienced no problem with the implementation of the above resolution.

Comments from the Development Officer/Building Inspector with regard to the implementation of the above resolution is attached.

Respectfully submitted.

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

CYL/emg
attach
cc - Development Officer

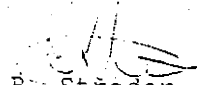
April 25, 1983

TO: C. Y. Lee

FROM: R. Strader
Development Officer/
Building Inspector

RE: Issuance of Parking Tickets

We have experienced no problems with the above other than 1983 revenue should be less than 1982 as mentioned to Council at budget time.



R. Strader
Development Officer/
Building Inspector

RS:cmd

Commissioner's Comments

Recommend that the present procedures be continued.

"R.J. MCGHEE"
Mayor

NO. 2

June 1, 1983.

TO: City Council

FROM: City Clerk

RE: Alto Reste Memorial Gardens
Field of Honor

It has been drawn to our attention by the Parks Supt. that the City of Red Deer Cemetery Bylaw No. 2379 provides that the City shall set aside in Red Deer Cemetery an area which shall be known as the "Field of Honor". He indicates that there is no reference made to the Alto Reste Memorial Gardens and suggests the Bylaw should be changed to apply to both cemeteries.

Accordingly, we have prepared a Bylaw amendment, Bylaw No. 2379/O-83, for Council's consideration.

R. Stollings
City Clerk

CS/ds

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

56.

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

TELEPHONE: (403) 343-3384

Your File No.

Our File No.

NO. 3

June 1, 1983

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

Dear Sir:

Re: Land Use Amendment 2672/G-83
Glendale Schools Lot 6 M.R. Plan 822 2393

I am enclosing herewith proposed land use designation required for the construction of the two schools on the above site.

The proposed land use amendment to P.S. would permit the school use, as well as recreational and sport facilities planned for the site.

It is recommended that City Council give the first reading to this bylaw.

Yours truly,

D. Rouhi, MCIP
SENIOR PLANNER
CITY SECTION

DR/cc

c.c. R. Strader, Development Officer

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 OIDSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLOS—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 ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14

NO. 4

18 May 1983

TO: CITY COUNCIL

FROM: CHAIRMAN, RED DEER INDUSTRIAL AIRPORT COMMISSION

RE: RED DEER TRAP & SKEET CLUB

At the Airport Commission meeting of May 17th, 1983, consideration was given to a draft of a lease agreement between The City of Red Deer and the Red Deer Trap & Skeet Club regarding location of the Red Deer Trap & Skeet Club at the Airport, and the following motion was passed.

"That the Red Deer Industrial Airport Commission recommend to Red Deer City Council the location of the Red Deer Trap & Skeet Club at the Airport subject to:

- (1) Access via the County road to the north
- (2) Negotiation with Crop Leaseholder
- (3) Article 4.1, subsection (ii) being deleted
- (4) Deletion of Section 23(i) & (ii)
- (5) Lease to commence July 1st, 1983 to June 30, 1988
- (6) The City of Red Deer retaining the right to lease out the portion for crop purposes
- (7) The agreement being satisfactory to the City Solicitor."

Attached is a copy of the draft lease agreement for the information of Council.

Respectfully submitted,

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

attach.

10 May 1983

TO: CHAIRMAN & MEMBERS OF THE RED DEER INDUSTRIAL
AIRPORT COMMISSION

FROM: RECREATION SUPT., D. MOORE

I am pleased to attach a draft of a lease agreement between The City of Red Deer and the Red Deer Trap & Skeet Club. The agreement appears to adequately protect the interests of both parties, however, there are some minor matters to be attended to, they are as follows:

- (1) Schedule "A" as outlined in article 2, is currently being prepared and will be available in draft form for the Commission meeting.
- (2) The commencement and termination dates should be discussed and agreed to for insertion in article 2.
- (3) The City Solicitor has incorporated reference to caveats under article 23 and the intent of this clause should be clarified.
- (4) The renewal of lease should be discussed and appropriate insertions made in article 28.

Mr. R. Hall, President of the Red Deer Trap & Skeet Club, and myself will be in attendance to answer any questions Commission members may have.

D. MOORE,
Recreation Supt.

attach.

NO. 5

June 2, 1983

TO: City Clerk

FROM: City Engineer

RE: Gaetz Avenue Major Continuous Corridor Functional Study

Since the public information meetings held in January 1983, the Engineering Department has reviewed the concerns of the public presented at that time and over the past four (4) months worked with the Consultant, GCG Engineering Partnership and Alberta Transportation to modify the initial design proposals to alleviate the concerns and still meet the transportation requirements of the City to the year 2001.

In this regard, we are submitting for Council's consideration, the final document termed "The Red Deer Corridor Study Implementation Report" which has been condensed to illustrate the final design, costs and staging.

Alberta Transportation has, in writing, recommended support for the widening of Gaetz Avenue to six (6) lane divided facility from the Delburne Road to Highway #11. They will not support interchanges at 32 Street, 60 Street or 67 Street at this time but have indicated that the interchange alternative should be retained for the 67 Street location so the government can reconsider this item when the Red Deer Corridor agreement is being prepared for funding. Also approved by Alberta Transportation is the inclusion of the following items which are described in the report but highlighted here for easier reference:

1. 32 Street widening at grade
2. pedestrian grade separation structure near 36 Street
3. downtown computerized signal system
4. 60 Street at grade
5. pedestrian grade separation structure near 63 Street
6. 67 Street both alternatives of "at grade" or grade separated
7. center median opening and traffic lights at 78 Street

Alberta Transportation has also indicated that no funds are available to the City in 1983 and that it may be 1985 before the Province is willing to consider additional corridor projects.

Considering the final study document and the above information, we are recommending that Council review the report in detail and endorse the contents confirming that the City wishes to pursue the project as soon as possible. Of particular concern from a technical point of view is the current capacity of the 67 Street intersection particularly when the 67 Street bridge crossing the Red Deer River is contemplated for construction in the years 1985 - 87.

It is our intention, upon Council's approval, to forward copies of the report together with the resolution of Council to Alberta Transportation and formally make application for the corridor project as soon as funds are available.

Although we have made several changes and improvements to the original design, there are a few citizens and/or businesses known to us that remain concerned about the access impacts of the proposals in the study. They are:

1. Black Knight Inn Mr. D. Bianco
2. Capri Centre - Mr. Pasutto
3. Yui Holdings Ltd. - represented by Mr. Sisson of Foster, Sisson and Warren
4. Wei's Western Wear - also represented by Mr. Sisson
5. Bank of Commerce - Mr. T. Blackman
6. Baier Meats - Mr. K. Baier

In view of this, we suggest Council table the report until the June 20, 1983 Council meeting. The above have received a copy of this report and the Corridor Document has been made available to them. We would respectfully recommend that they be able to make representation at the June 20, 1983 meeting. We have tentatively arranged to have Mr. K. Foster, P. Eng., of GCG Engineering Partnership, attend the June 20, 1983 Council meeting to address any concerns members of Council or the public may have.

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

KGH/emg
attach
cc - K. Foster, GCG

Commissioner's Comments

We concur with the comments of the City Engineer and that Council be prepared to hear representatives at the Council meeting of June 20, 1983.

"R. J. MCGHEE"
Mayor

NO. 6

June 1, 1983.

TO: Red Deer City Council
FROM: The Ad Hoc Historical Preservation Committee

RE: Historic Walking Tour Presentation

Members of City Council are advised that the Ad Hoc Historical Preservation Committee in conjunction with the Historical Resources Branch, Historic Sites Services, Alberta Culture, wish to make an official presentation of the "Walking Tour" brochure to Red Deer City Council at their June 13, 1983 meeting.

Members of this Committee and Officials of Alberta Culture will be present in the Council Chambers at that time.

Respectfully submitted,

Lm Pecknold
for Alderman L. Pimm, Chairman
Ad Hoc Historical
Preservation Committee

GP/ds

NO. 7

May 31, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: DEBENTURE BYLAW FOR PURCHASE OF THE LUPAL PROPERTY

At the May 24, 1983 Council meeting Council agreed to the purchase of Lot A, Plan 4411 H.W. from Mr. Lupal. The total cost including appraisal and survey fees is estimated at \$100,000.

I had recommended the purchase be financed by a debenture bylaw. Due to a change in the bylaw approval process, described in a separate report to Council, the approval process could take over 4½ months or at least 3½ months.

The amount of \$100,000 is small in comparison with normal debenture borrowings. An alternative method of financing would be from the operating budget contribution to the Seven Year Plan. Because of the small amount involved, and the additional time required to get a debenture bylaw approved, it is recommended financing be provided from the operating budget contribution to the Seven Year Plan.

In the event Council would still want to issue a debenture bylaw a bylaw is attached.



AW/jm

cc: Assistant Treasurer

A. Wilcock, B. Comm., C.A.
City TreasurerCommissioner's Comments

We would support the recommendation of the City Treasurer of financing through the operating budget contribution to the 7 Year Plan. When the road project proceeds these costs would then be assigned as part of the total project costs.

"R.J. MCGHEE"
Mayor

NO. 8

June 1, 1983

TO: Council
FROM: City Clerk

RE: PUBLIC HEARING

Council are hereby advised that a public hearing scheduled for Monday, June 13, 1983 at 7:00 p.m. has been properly advertised in respect to the following Land Use Bylaw Amendment, described as noted hereunder.

- (1) Bylaw 2672/E-83 - to amend Section 4.13 (1) of the Land Use Bylaw to permit the uses, "Service Station, Car Wash and Drive-in Food Establishments with the approval of M.P.C." to be situated on the site at the S.E. corner of 55th Avenue and 43rd Street (Lot 1-B, Plan 1396 M.C.) to accommodate a Texaco Canada self-serve, free-standing gas bar.

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

"R. Stollings"
City Clerk

NO. 9

May 31, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: DEBENTURE BYLAW APPROVALS

As you are aware, until the Local Authorities Board grants a final certificate for a debenture bylaw no tenders can be awarded and signed nor can any work commence (other than design and site investigation).

To obtain a final certificate the following steps must be followed:

<u>Step No.</u>	<u>Procedure</u>	<u>Estimated Passage Of Time Since Prior Step</u>
1.	First reading by Council of the debenture bylaw.	N/A
2.	Request a Board Order from the Local Authorities Board.	21 days
3.	Advertise the bylaw if it is not an addition to an existing facility or extension of a utility system.	28 days
4.	Apply to Local Authorities Board to have second and third reading.	7 days
5.	Council have second and third reading of the bylaw.	7 days
6.	Apply for final certificate from the Local Authorities Board.	<u>14 days</u>
Total		<u><u>77 days</u></u>

If the bylaw does not need to be advertised, steps 3 and 4 can be deleted.

...2

It should be noted the 77 days for final approval of an advertised bylaw is the minimum period. The period is frequently extended if all documentation (ie. written confirmation of grants) is not available.

The Local Authorities Board has now changed their procedure for approval of bylaws. This is the result of Section 349(3) of the Municipal Government Act that states:

"(3) No certificate shall be granted while any action or proceeding in which the validity of the by-law is called in question or by which it is sought to quash it is pending, nor until 2 months after the final passing of the by-law unless notice of the application is given in the manner and to the persons, if any, that the Board may direct."

This section of the Act has existed for many years. The Local Authorities Board has only recently received legal advice to follow Section 349(3) and allow two (2) months after final reading of a bylaw before a final certificate is given. The result of this change is that Step 6 is extended to probably 70 days minimum (if mailing time is provided). This means the minimum time for an advertised bylaw from first reading to final certificate would be 133 days or about 4½ months. A bylaw that does not need to be advertised would take a minimum of 98 days or 3½ months.

The City of Red Deer has three debenture bylaws presently in process:

<u>Bylaw No.</u>	<u>Description</u>	<u>Stage of Completion</u>
2796/82	College Fine Arts Center	Final Reading was on April 11th. Final Certificate will not be issued until June 10th.
2817/83	Recreation Center Renovations	First reading held. Waiting for confirmation of Provincial grant before issue of a Board order.
2819/83	Local Improvements	First reading held on May 24, 1983. Submitted for a Board Order.

When final reading is given to bylaws 2817/83 and 2819/83 a sixty (60) day waiting period would be required before the issue of a certificate by the Local Authorities Board. This could result in a construction start late in the season.

...3

The Board is considering an alternative to the two month waiting period. If the Board advertises in the local paper notice of intention to issue a final certificate, only a one month waiting period may be required. It appears the Board will be making this alternative available where required.

Requested Action

The purpose of this report explaining the change in Local Authorities Board procedure is to bring the problem to Council's attention. It is recommended that Council approve a letter to the Hon. Julian Koziak, Minister of Alberta Municipal Affairs expressing Council's concern with the change. The letter should request the Act be amended as early as possible to delete the requirement for a waiting period in issuing a certificate after final reading of a bylaw.



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

AW/jm

Commissioner's Comments

We strongly support the line of action as outlined by the City Treasurer.

"R.J. MCGHEE"
Mayor

THE CITY OF RED DEER

67.



P.O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

NO. 10

DATE: May 26, 1983

TO: City Clerk

FROM: Personnel Officer

RE: ADDENDA TO COLLECTIVE AGREEMENT BETWEEN THE CITY OF
RED DEER AND THE CANADIAN UNION OF PUBLIC EMPLOYEES,
LOCAL 417

The attached report and copies of addenda were presented to the Personnel Committee on May 18 with the following resolution being approved:

"That the three addendums be recommended to City Council for approval."

This is now submitted to City Council for their consideration in accordance with the resolution of the Personnel Committee.

JM:lgm
Attach.

THE CITY OF RED DEER

68.



P.O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

DATE: May 9, 1983

TO: Personnel Committee

FROM: John MacLean, Personnel Officer

RE: ADDENDA TO THE 1982-83 COLLECTIVE AGREEMENT--
THE CITY OF RED DEER AND CUPE, LOCAL 417

In reviewing our operations and in staff consultations, the Administration have determined that improved service or working conditions can be achieved at no additional cost to the City by changing the current shift schedules at the Water Treatment Plant, Sewage Treatment Plant, and for the Telecommunications Operators with the RCMP City Detachment.

All of these changes require relaxation of the terms of the CUPE Collective Agreement. These relaxations can only be obtained through addenda to the Agreement authorized by both parties to the Agreement and duly signed by the appropriate signatories.

The addendum necessary for the Water Treatment Plant Operators is because article 5.3. of the Collective Agreement restricts shift rotation to a four-week period (the proposed shift rotation will be over a twenty-six week period). All Operators agree to the shift.

The addendum necessary for the Sewage Treatment Plant Operators and the Telecommunication Operators is because they wish to go onto a compressed work week working twelve hours per day. This requires relaxation of several contract clauses which are covered in the addenda.

The proposed changes will be of benefit to both employees and management, are agreed to by the employees, and are initially for a six month trial period. The Department Heads and the Personnel Officer recommend approval to the Personnel Committee.

JM:lgm
Attach

ADDENDUM TO THE 1982-1983 COLLECTIVE AGREEMENT

- between -

69.

THE CITY OF RED DEER

- and -

THE CANADIAN UNION OF PUBLIC EMPLOYEES, LOCAL 417

The following provisions shall apply to Telecommunication Operators in the Police office upon implementation of a composite twelve (12)/eight (8) hour shift schedule. Unless otherwise specified, clauses in the main Agreement shall continue to apply. Clauses in this Addendum which have the same numerical designation as clauses in the main Agreement shall supersede those clauses of the main Agreement. Where conflict or differences exist between the clauses contained in the Addendum and the clauses contained in the main portion of the Collective Agreement, the specific provisions contained in this Addendum shall prevail.

5. HOURS OF WORK

5.4. Variations

5.4.4. Telecommunication Operators

- 5.4.4.1. Subject to the specific provisions of this Addendum, employees shall work an average of seventy-five (75) hours in each bi-weekly pay period over the length of a shift rotation schedule.
- 5.4.4.2. Telecommunication Operators shall be assigned to a rotating shift schedule which provides twenty-four (24) hour coverage on a compressed work week basis of twelve (12) and eight (8) hour shifts, including the time off for lunch.
- 5.4.4.3. The hours of work stated in this section are stated solely for the purpose of calculating overtime and shall not be construed as a guarantee of any minimum.
- 5.4.4.4. Telecommunication Operators shall receive a minimum of three (3) calendar days' notice of a change of their off day or shift schedule and eight (8) hours' rest between shifts.
- 5.4.4.5. In the event that the requisite notice of change is not given to the employees concerned, they shall receive overtime for the first shift worked.
- 5.4.4.6. Shift trades that result in an employee working two (2) consecutive twelve (12) hour shifts will not be permitted.

5.4.4.7. Provisions for Reversion from Compressed Work Week

The compressed work week established in 5.4.4.2. and the conditions related thereto in this Addendum shall remain in effect for six (6) months from date of implementation. The compressed work week will be reviewed at that time and either of the parties may decide to revert from the compressed work week. At the end of the six (6) month trial either party, through written notice to the other, may require a further six (6) month trial. If neither party wishes reversion or wishes extension of the trial period at the end of the first six (6) month period, the compressed work week shall be considered established.

6. TIME OFF

6.1. Annual Vacations

6.1.1. Telecommunication Operators shall be entitled to vacation with pay as outlined below:

120 hours' vacation after 1 year of service.
160 hours' vacation after 8 years of service.
200 hours' vacation after 18 years of service.
240 hours' vacation after 24 years of service.

6.2. Holidays

6.2.2. Telecommunication Operators required to work on a holiday shall be paid double (2x) time for all hours worked on the holiday.

6.2.3. A day in lieu for each holiday shall be included in the shift schedule.

6.3. Sick Leave

In this article entitlements shall be on the same basis as eight (8) hour employees. Accumulation shall be at the rate of one and one-half (1½) days (12 hours) and one-half (½) day (4 hours) per month up to a maximum of one hundred and twenty (120) days (960 hours) and two hundred (200) days (1600 hours). Deductions shall be based on actual sick time used. Bonuses are hourly equivalents (1 week equals 40 hours).

9.3. Shift Premium

9.3.1. A premium of six percent (6%) of the employee's regular hourly salary will be paid for all hours worked at regular rate between the hours of 0400 p.m. and 0800 a.m. or for all hours worked between Friday midnight and Sunday midnight.

SIGNED this

day of

, 1983.

71.

THE CITY OF RED DEER

CUPE, LOCAL 417

- between -

THE CITY OF RED DEER

- and -

THE CANADIAN UNION OF PUBLIC EMPLOYEES, LOCAL 417

The following provisions shall apply to employees at the Sewage Treatment Plant upon implementation of a twelve (12) hour shift schedule. Unless otherwise specified, clauses in the Main Agreement shall continue to apply. Clauses in this Addendum which have the same numerical designation as clauses in the Main Agreement shall supersede those clauses of the Main Agreement. Where conflict or differences exist between the clauses contained in the Addendum and the clauses contained in the main portion of the Collective Agreement, the specific provisions contained in this Addendum shall prevail.

5. HOURS OF WORK

Delete the existing provisions in the Hours of Work Section under 5.4.2. and replace with the following.

5.4. Variations

5.4.2. Sewage Treatment Plant Operators

- 5.4.2.1. Subject to the specific provisions in this Addendum, employees shall work an average of eighty (80) hours in each bi-weekly pay period over the length of a shift rotation schedule.
- 5.4.2.2. Except as provided in 5.4.2.3., all employees shall be assigned to a rotating shift schedule which provides twenty-four (24) hour coverage on a compressed work week basis of twelve (12) shifts, including the time off for lunch. *11:00*
- 5.4.2.3. Employees not assigned to a shift which rotates in accordance with a shift schedule but who are engaged in a shift which commences between 0700 and 0830 hours inclusive shall work any eight (8) consecutive hours, including time for lunch with pay.
- 5.4.2.4. The hours of work stated in this section are stated solely for the purpose of calculating overtime and shall not be construed as a guarantee of any minimum.
- 5.4.2.5. Except for employees working under 5.4.2.3., employees shall receive a minimum of three (3) calendar days' notice of a change of their off day or shift schedule and eight (8) hours' rest between shifts.

5.4.2.6. In the event that the requisite notice of change is not given to the employees concerned, they shall receive overtime for the first (1st) shift worked.

5.4.2.7. Shift trades that result in an employee working two (2) consecutive twelve (12) hour shifts will not be permitted.

5.7. Provisions for Reversion from Compressed Work Week

5.7.1. The compressed work week established in 5.4.2.2. and the conditions related thereto in this Addendum shall remain in effect for twenty-four (24) weeks from date of implementation. The compressed work week will be reviewed at that time and either of the parties may decide to revert from the compressed work week. At the end of the twenty-four (24) week trial either party, through written notice to the other, may require a further twenty-four (24) week trial. If neither party wishes reversion or wishes extension of the trial period at the end of the first twenty-four (24) week period, the compressed work week shall be considered established.

5.8. Spare Operator on Plant Help

5.8.1. The Spare Operator may work the day shift under 5.4.2.3., twelve (12) hour shifts noted in the shift schedule or other twelve (12) hour shifts or parts thereof to cover for absenteeism (vacation, sickness, or other leaves).

5.8.2. Spare Operators on the day shift may be required to extend that eight (8) hour shift to twelve (12) to provide coverage or may be required during the day shift to return home to rest in order to provide coverage for another shift.

5.8.3. Spare Operators shall receive overtime rates for those hours worked in excess of eighty (80) in a bi-weekly pay period. Spare Operators are not subject to 5.3.1.

5.8.4. If a Spare Operator, because of shift changes, will foreseeably work less than eighty (80) regular hours in a bi-weekly pay period, he will be given the opportunity to make up the difference at his regular rate of pay within the same pay period.

6. TIME OFF

6.1. Annual Vacations

6.1.1. Permanent, provisional and temporary employees who have completed the equivalent of twelve (12) months work, two thousand and eighty-eight (2088) hours, within a period of three (3) years, and who have not been on lay off for twelve (12) or more consecutive months during this period shall be entitled to vacation with pay as outlined below:

120 hours' vacation after 1 year of service.
160 hours' vacation after 8 years of service.
200 hours' vacation after 18 years of service.
240 hours' vacation after 24 years of service.

6.2. Holidays

6.2.2. Employees required to work on a holiday shall be paid double (2x) time for eight hours in addition to any other entitlement to a day's pay (eight (8) hours).

6.2.5. If during a period of sick leave a work day is coincident with a statutory holiday, the employee on the compressed work week shall receive eight (8) hours of such day paid as a statutory holiday and the remaining time shall be paid from his sick leave accumulation.

6.3. Sick Leave

In this article entitlements shall be on the same basis as eight (8) hour employees. Accumulation shall be at the rate of one and one-half ($1\frac{1}{2}$) days (12) hours and one-half ($\frac{1}{2}$) day (4 hours) per month up to a maximum of one hundred and twenty (120) days (960 hours) and two hundred (200) days (1600 hours). Deductions shall be based on actual sick time used. Bonuses are hourly equivalents (1 week equals 40 hours).

9.3. Shift Premium

9.3.1. A premium of eight percent (8%) of the employee's regular hourly salary will be paid for all hours worked at regular rate between the hours of 8:00 p.m. and 8:00 a.m. or for all hours worked between Friday midnight and Sunday midnight.

SIGNED this _____ day of _____, 1983.

THE CITY OF RED DEER

THE CANADIAN UNION OF PUBLIC EMPLOYEES, LOCAL 417

ADDENDUM TO THE
1982-1983 COLLECTIVE AGREEMENT

- between -

THE CITY OF RED DEER

- and -

THE CANADIAN UNION OF PUBLIC EMPLOYEES, LOCAL 417

Notwithstanding the provision of Article 5.3. of the Collective Agreement between The City of Red Deer and the Canadian Union of Public Employees, Local 417, it is agreed that the shift system to be operated in the Water Treatment Plant will rotate over a twenty-six (26) week period.

SIGNED this _____ day of _____, 1983.

THE CITY OF RED DEER

CANADIAN UNION OF PUBLIC
EMPLOYEES, LOCAL 417

NO. 11

May 30, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: DISASTER ASSISTANCE JULY 29 and 30th, 1981 RAINSTORMS

As you are aware, the City of Red Deer and its citizens experienced significant damage to property as a result of the heavy rainstorms that occurred on July 29 and 30th, 1981.

The City of Red Deer made application to the Province for recovery of \$123,814.77 of costs incurred to repair damage to City property.

In January, 1983 the City received \$52,633.63 reimbursement for the costs claimed. In discussions with Provincial Officials it was determined that no further funds were to be received. The funds that were received were for work the City paid to other parties. Costs such as for City equipment and City labour were not reimbursed. The reason for this is the regulations do not allow payment of costs considered to be a normal operating expenditure of the City.

The Mayor made a direct appeal to the Minister in Charge of Alberta Disaster Services on April 12, 1983 to try and recover additional funds. The Minister's response was sent on May 9, 1983 denying any additional assistance.

This report is submitted for the information of Council. A reserve of \$71,181.14 had been provided in the 1982 accounts for a possible non-recovery. As a result, no additional provision for the unrecovered expenditures is required.



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

AW/jm

THE CITY OF RED DEER



77.

P. O. BOX 3008

RED DEER, ALBERTA

T4N 3T4

NO. 12

DATE: May 26, 1983

TO: City Clerk

FROM: Personnel Officer

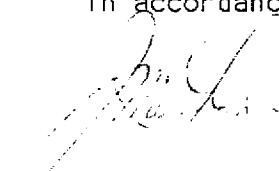
RE: EXTENSION OF EMPLOYEE BENEFIT PLANS TO ALDERMEN

The Personnel Committee, at their meeting of May 18, 1983, considered the matter of extension of employee benefit plans that would provide health benefits to Aldermen.

The following motion was approved by the Committee:

"That all eligible Aldermen have access to City employee benefit plans."

This is now submitted to City Council for their consideration in accordance with the resolution of the Personnel Committee.


JM:lgm

NO. 13

June 2, 1983

TO: City Clerk

FROM: City Engineer

RE: Construction of 32 Street - 57 Avenue to 60 Avenue

As Council may be aware, Alberta Transportation has tentatively agreed to construct the above noted portion of roadway within the City limits to a four (4) lane divided standard as part of their interchange work on Highway #2. In return for this generous contribution to the City's transportation network, the City has been requested to install some storm sewer work to drain the new roadway as well as the landscaping and some miscellaneous items to complete the project. The exact nature and extent of the work has not been determined yet but in view of an anticipated July 1, 1983 commencement date or thereabouts, we are requesting Council's permission to charge the anticipated costs of \$50,000 to the West Park Subdivision. This type of cost is normally chargeable to the adjacent subdivision against the Major Thoroughfare Levy that has been collected for the City's contribution towards the cost of arterial road construction. There are sufficient funds remaining in this subdivision to cover the expenditures.

We do not anticipate any further costs on the City's behalf and intend to complete the required work by City forces on an actual cost basis. Therefore, we request Council's approval to spend up to a maximum of \$50,000 chargeable to the West Park Subdivision.

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

KGH/emg
cc - City Treasurer

Commissioner's Comments

Concur with the request and recommend Council authorize the expenditure as noted.

"R.J. MCGHEE"
Mayor

May 24, 1983

TO: City Clerk

FROM: Bill Hazlett, Chairman
FCSS BoardRE: R.R.A.P. Program
Contracted Workers

At the May 17, 1983 meeting of the Family and Community Support Services Board we discussed a report from the FCSS Director outlining some difficulties with the contract positions in the R.R.A.P. Program.

As persons under contract with the City of Red Deer the workers are unable to obtain coverage under the Unemployment Insurance Program because they are self-employed. The FCSS Director discussed this matter with the Personnel Officer and with the City Solicitor's office and concluded with his report to us.

After discussing the matter at our Board meeting, it is our view that the necessary steps should be taken to make the R.R.A.P. workers permanent, part-time workers, for the City of Red Deer for the following reasons:

1. It will allow the FCSS Department to continue to provide the same level of service that has been provided in the program to date.
2. The City would be able to provide these workers with greater security by way of Unemployment Insurance coverage, and other fringe benefits.
3. The cost of the Program will likely be less if the workers are employees of the City.

The option to making these workers employees is to make major changes in the contractual relationship between them and the City. This would require the workers to incorporate and operate out of a facility other than City Hall. It is our view that this option would change the service being offered to residents of the City and the City of Red Deer would lose its identification with the program.

We would recommend that Red Deer City Council endorse the proposal that the R.R.A.P. workers be made permanent, part-time employees of the City of Red Deer.

Yours truly,

Bill Hazlett, Chairman
RED DEER & DISTRICT
FAMILY & COMMUNITY SUPPORT SERVICES BOARD

RA/rl

cc: Personnel Officer

THE CITY OF RED DEER

80.



P.O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

TELEPHONE 347-4421

DATE: May 31, 1983

TO: Bob Stollings, City Clerk

FROM: John MacLean, Personnel Officer

RE: RRAP PROGRAM CONTRACTED WORKERS

The proposal of the FCSS Board to make the RRAP Program workers permanent part-time employees of The City of Red Deer will require determination of the following:

- (1) The range of responsibilities required of the positions for the development of job descriptions.
- (2) The evaluation of the job descriptions to determine appropriate salaries.
- (3) Would the positions be within the scope of the Union, specifically CUPE, Local 417?

The information that I currently have on the RRAP work is limited but would appear to make the positions, if approved as City positions, come within the scope of the Certificate for CUPE, Local 417.

The RRAP workers will, I presume, continue under the direction of the FCSS Director. Therefore it will be necessary for him to develop in detail the responsibilities of the positions and, in conjunction with the Personnel Department, prepare job descriptions. The Collective Agreement between The City of Red Deer and CUPE, Local 417, Article 9.1.2., requires the City and Union to negotiate the salary range within 30 days of the date of establishment of the position.

In view of the foregoing it is apparent that two factors have a bearing on the salary the RRAP workers will get (a) the development of the position description and (b) the salary range negotiated.

Therefore there is no way at this point in time that the salaries of these workers can be determined nor can an accurate determination of the cost implications of the change be made.

The RRAP Program came in as a government-funded program of a temporary nature and, in view of this, the City decided not to establish staff positions but rather contract the service. It appears that now the FCSS Board is viewing the program as long-term warranting establishment of permanent staff positions. Should the City be reasonably assured that this is a long-term program, then I would concur with the creation of permanent staff positions.

May 31, 1983

TO: CITY CLERK
FROM: CITY TREASURER
RE: R.R.A.P. PROGRAM
CONTRACTED WORKERS

The R.R.A.P. workers have been employed under individual contracts with the City of Red Deer rather than as employees. The F.C.S.S. Board is now requesting Council approval to add permanent positions to the F.C.S.S. department for these individuals.

The rates paid the workers under their contracts was set to reimburse them for providing their own benefits. If they are now to become City employees, the Personnel department would have to determine a rate of pay for the positions. This rate of pay would presumably be less than what they are presently receiving because they would receive employee benefits in addition to the hourly pay.

I am unable to comment on the Chairman's statement that the costs would 'likely be less' until a rate of pay is determined.



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

AW/jm
cc: F.C.S.S. Director
Personnel Officer

Commissioner's Comments

If Council agree in principle to the proposal a more detailed analysis could be brought back to Council. If the projected costs are equal or less than the present contract costs then we would assume this matter would not have to be brought back to Council.

"R.J. MCGHEE"
Mayor

May 24, 1983

TO: City Clerk


FROM: Bill Hazlett, Chairman
FCSS Board

RE: Capital Funding
Red Deer Day Care Centre

The Day Care Management Board has requested permission to spend \$5,530 on improvements to the Red Deer Day Care Centre as required by provincial health regulations. Council will recall that updated provincial regulations required the purchase of commercial appliances at the Normandeau Day Care facility but this regulation made provision for updating appliances at other day care facilities by July 1, 1983. During discussions with the local health authorities the Day Care Management Board has managed to reduce the requirement somewhat. Attached is related correspondence.

The FCSS Board reviewed this matter at its last regular meeting on May 17, 1983 and agreed with the request from the Day Care Management Board. It is our understanding that there is in excess of \$13,000 still available in the day care capital reserve account established by Red Deer City Council some years ago and therefore this cost could be covered through an allocation from that account. We would recommend Council approval of this request as it is a provincial requirement and makes good sense to the Day Care Management Board and the FCSS Board.

Yours truly,


Bill Hazlett, Chairman
RED DEER & DISTRICT
FAMILY & COMMUNITY SUPPORT SERVICES
BOARD

RA/rl

cc: City Treasurer
Alice Hogan, Chairperson
Day Care Management Board

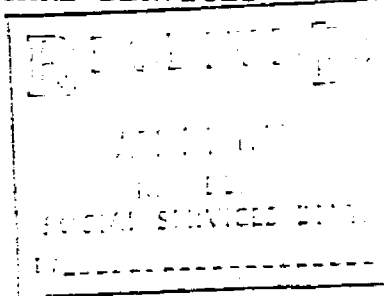
Attachments

THE CITY OF RED DEER

83.



DAY CARE SERVICES



P.O. BOX 246

RED DEER, ALBERTA

T4N 5E8

TELEPHONE 347-7973

F.C.S.S.
c/o City of Red Deer,
Box 5008,
Red Deer, Alta.

Dear Mr. Hazlett;

As you can see by the attached letters, we have been informed by the Red Deer Health Unit that commercial appliances and kitchen renovations at the Red Deer Day Care must be completed by June 30th, 1983. This request is the result of recent changes in licensing regulations for day care centres.

The Day Care Management Board, at its October 1982 meeting, passed a motion calling for the submission of a request to your Board to permit the use of Day Care Capital Reserve funds to cover the necessary costs.

"Resolved that the Red Deer Day Care Management Board hereby recommend that the cost to upgrade commercial appliances and kitchen facilities effective June 30, 1983, according to Provincial health regulations, in the amount of approximately \$8,590, be derived from the Day Care Capital Reserve account."

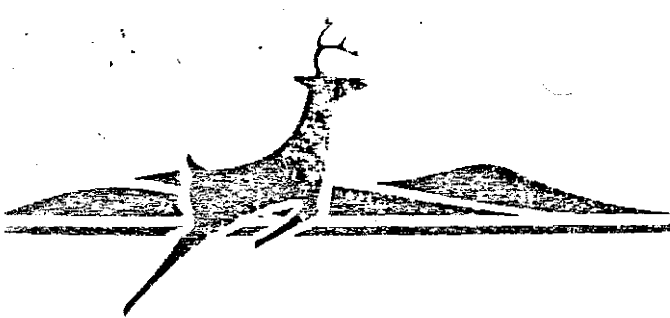
The revised estimated cost is as follows:

Stage 1 - Kitchen Renovations	\$1,395.00
Stage 2 - Comm. Fridge	\$2,500.00
Stage 3 - Possible Wall	\$1,635.00
	<hr/>
	\$5,530.00

We await your response and are available for further discussion if required.

Yours truly,

Alice Hogan, Chairman of
Day Care Management Board



Red Deer Health Unit

84.

PROVINCIAL BUILDING
4920 - 51 STREET
RED DEER, ALBERTA T4N 6K9

TELEPHONE
HEALTH UNIT (403) 343-5340
DENTAL/SPEECH (403) 343-5330

February 7, 1983

Red Deer Day Care
Lindsay Thurber Comprehensive High School
4204 - 58 St.
Red Deer, Alberta
T4N 2L6

Dear Sir or Madame:

RE: Commercial Equipment -
Day Care Centres

Environmental Health Services of the Red Deer Health Unit has reconsidered the matter of commercial ranges in Day Care facilities and is now prepared to relax their requirements. This decision was made in view of the concern expressed by several directors, administrators and management board members.

Our position on the use of commercial refrigerators and dishwashers has not changed. The relaxation on the need of commercial ranges is conditional on the understanding that:

1. The domestic range and associated venting system adequately meets the regulations.
2. The number of meals prepared and the type of meals prepared are adequately handled by the domestic range.

The District Public Health Inspectors will still have the discretionary authority in these matters.

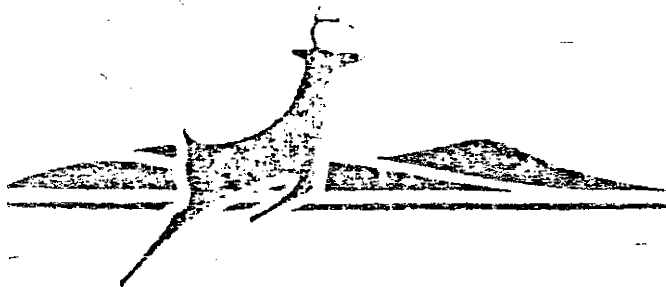
We trust that this change in policy is satisfactory to all concerned. Please do not hesitate to call us for any clarification.

Yours truly,

S.A. Dyrland

Director Environmental Health Services

SAD/bf



85.

Red Deer Health Unit

PROVINCIAL BUILDING
4820 - 51 STREET
RED DEER, ALBERTA T4N 6K6

TELEPHONE
HEALTH UNIT (403) 343-5340
DENTAL/SPEECH (403) 343-5330

October 12, 1982

Miss Kathy Barnhart
Administrator
Day Care Services
Box 246
Red Deer, Alberta

Dear Miss Barnhart,

Re: Red Deer Day Care Centre
4204 - 58 St.
Red Deer, Alberta

This letter is to confirm our conversation on October 12, 1982, regarding upgrading the above mentioned day care facilities.

1. Domestic fridge, domestic exhaust hood, and domestic range should be replaced by commercial ones.
2. Ceiling tiles above the food preparation area have to be smooth, impervious and easily cleanable.
3. Wallpaper behind range area should be replaced by more durable material which is smooth, impervious and easily cleanable.
4. All overhead lighting units in food preparation area should be equipped with explosion guards.

All the above items should be rectified before June 30, 1983. If you have further questions, please phone me at 343-5340.

Yours truly,

J. H. H.
Public Health Inspector

May 31, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: CAPITAL FUNDING - RED DEER DAY CARE CENTER

There is approximately \$13,000 left in the Day Care Capital reserve that is uncommitted. If Council so agree \$5,530 of the reserve could be authorized by resolution to be spent on the requested expenditures.



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

AW/jm

Commissioner's Comments

Concur with the recommendation of the City Treasurer.

"R.J. MCGHEE"
Mayor

NO. 16

June 1, 1983

TO: City Clerk

FROM: City Engineer

RE: Engineering Progress Report - April 30, 1983

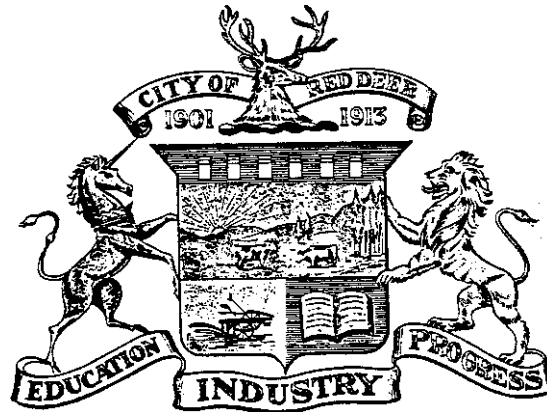
Attached please find the Engineering Department's First Progress Report for 1983 submitted for Council's information.

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

/emg
attach

File

CITY OF RED DEER



ENGINEERING DEPARTMENT

PROGRESS REPORT

APRIL 30, 1983

CITY OF RED DEER
ENGINEERING DEPARTMENT
PROGRESS REPORT
APRIL 30, 1983

INTRODUCTION

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

STREETS AND ROADS

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

WATER AND SEWER

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

PARKS DIVISION

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

CONCLUSION

This is the Engineering Department's first report of the year. For a variety of reasons it is being presented to Council later than usual. We apologize for that. We would be pleased to answer any questions Council may have.

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

BCJ/emg
attach

APPENDIX 'A'

May 18th, 1983

TO: City Engineer

FROM: Assistant City Engineer - Roads

RE: FIRST PROGRESS REPORT - APRIL 1983

Attached is a list of all projects known to date to be undertaken by the roads section of the Engineering Department in 1983. The volume of work is much reduced from the 1982 construction year, which corresponds to the slow down in the general economy. In addition to the summary of costs provided for in Section F, the following analysis can be made:-

	<u>1982</u>	<u>1983</u>
<u>Construction</u>		
(a) City Forces	\$ 1,462,500	\$ 270,600
(b) Contractor Forces	\$ 21,676,550	\$ 2,035,000
<u>Maintenance</u>		
(a) City Forces	\$ 1,926,585	\$ 1,884,360
(b) Contractor Forces	\$ 762,675	\$ 371,760
<u>Design</u>		
(a) City Forces	N/Avail	\$ 634,000
(b) Consultant Forces	N/Avail	\$ 1,233,900
	<u>\$ 25,828,310</u>	<u>\$ 6,429,620</u>

It can be noted that for 1983 the construction work will be mainly done by private industry and the majority of the maintenance work will be completed by City Forces. The overall dollar value for 1983 is only 24.8% of the value undertaken in 1982. Accordingly adjustments have been made in staff requirements to handle the reduced work load. In 1982 we employed temporary staff in the road section, as follows:-

April - 22
 May - 39
 June - 39
 July - 31
 August - 25
 September - 21

(all temps laid off at the end of September)

(Continued.....)

In 1983 we anticipated hiring reduced numbers of temporary people each month depending on the tasks involved. For maintenance items such as spring clean-up, crackfilling and pothole repair, we must supplement our permanent staff numbers as these operations are continuing around the City concurrently. Due to staff rotation and reduced work load, we can reduce our last year's requirements to:-

April - 3

May to September - 9 to 12

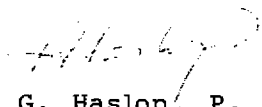
Temporary staff must also be hired to replace approximately 25 of our 36 permanent employees who will be taking annual vacation through the May to September period.

The technical part of the roads section of the Engineering department will be heavily involved in the following major areas:-

- 1) Rail Relocation
- 2) Gaetz Avenue Major Continuous Corridor
- 3) 32 Street/CPR road/rail overpass design
- 4) 45 Street/CPR road/rail overpass design improvements
- 5) 67 Street/Red Deer Bridge - bridge location and design
- 6) Alberta Transportation miscellaneous studies and administration of the various financial assistance programs
- 7) Monitoring and administering the 1.8 million dollar annual maintenance program
- 8) One to two development agreements

In addition to the above, our Traffic Section has provided a summary of the anticipated work load for the 1983 year. Mr. Lee's report is attached hereto.

Hopefully this information will provide Council with an informative and accurate representation of the work to be undertaken this year.


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

KGH/jrt
attach

SECTION A - PROJECTS CARRIED FROM 1982

SECTION A - PROJECTS CARRIED FROM 1982								COSTS TO
PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST EST	% COMPL.	DATE OR FINAL COSTS
1.	Rosedale Stage II	Gravel Lane	Border	Subd	100	\$ 700,000	75	\$ 492,000
2.	Edgar Close	Gravel Roads	Border	Subd	100	250,000	25	73,000
3.	Gaetz Avenue Corridor Study	Feasibility Study	GCG	Budget	90	150,000	90	135,000
Sub Total						\$1,100,000		\$ 700,000

SECTION B - NEW PROJECTS - PUBLIC WORKS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST EST	CONSTRUCTION		
							%	COMPL	FINAL
1. Parking Lot	51 Ave. & 47 St.	minimal upgrading	City	Budget	0	\$ 3,000	0	\$	---
2. Gaetz Avenue	North of 32 Street	Lengthen left turn bay	City	Budget	0	\$ 4,500	-	\$	---
3. Taylor Drive	Kerry Wood Drive	Island mod- ification	City	Budget	100	\$ 1,500	0	\$	---
4. Slope Failure	South side of 67 St. at CPR Overpass	temporary slope repairs	City	Budget	0	\$ 10,000	0	\$	---
5. Clearview	East of Cardinal Ave. North of Cornett Drive	Lane	City	Work Order (Miller)	0	\$ N/Avail	0	\$	---
Sub Total						\$ 19,000		\$	---

SECTION C - NEW LOCAL IMPROVEMENT PROJECTS - PUBLIC WORKS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST EST	CONSTRUCTION		
							% COMPL	FINAL	
1. West of 49 Avenue	33 Street to 35 Street	Sidewalk Replacement	City	7 Year	100	\$ 58,700	0	\$	---
2. East of 43 Avenue	37 Street to 39 Street	Sidewalk Replacement	City	7 Year	0	\$ 37,200	0	\$	---
3. East of 42 Avenue	37 Street to 39 Street	Sidewalk Replacement	City	7 Year	0	\$ 17,300	0	\$	---
4. North of Ross St.	40 Avenue to 41 Avenue	Sidewalk Replacement	City	7 Year	0	\$ 28,000	0	\$	---
5. North of Ross St.	Church to 47 Avenue	Sidewalk Replacement	City	7 Year	0	\$ 63,300	0	\$	---
6. North of Ross St.	39 Avenue to 41 Avenue	Curb Replacement	City	7 Year	0	\$ 16,800	0	\$	---
7. West of 47 Avenue	Ross St. to 53 Street	New Sidewalk	City	7 Year	0	\$ 30,300	0	\$	---
Sub Total.....						\$ 251,600		\$	---

SECTION D - NEW CONTRACT PROJECTS - PROJECTS / INSPECTION SECTION

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST EST	CONSTRUCTION	
							% COMPL	FINAL
1. Rosedale Stage III		Roads & Lanes	Contract	Subd	100	\$ 850,000	0	\$ ---
2. Old Exhibition Site	47 Avenue	Gravel 1983	Contract	Subd	25	\$ 800,000	0	\$ ---
	46 A Avenue	Pave. 1984						
	44 Street							
						Sub Total	\$1,650,000	\$ ---

SECTION E - DESIGN PROJECTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST EST	CONSTRUCTION % COMPL	FINAL
1. 45 Street Overpass		New ramps (functional & detailed)	Consultant	7 Year	0	\$ 93,300	0	\$ ---
2. 32 Street / CPR		New Bridge (detailed)	Consultant	7 Year	0	\$ 226,900	0	\$ ---
3. 67 Street Bridge and roads, including Riverside Drive		Red Deer River (functional & detailed)	Consultant	7 Year	0	\$ 898,700	0	\$ ---
4. 64 Avenue		Land Acquisition	Land & Tax	7 Year	0	\$ 500,000	0	\$ ---
5. 30 Avenue	32 Street to South City Limits		City	7 Year	20	\$ 134,000	0	\$ ---
Sub Total						\$1,852,900		\$ ---

SECTION F - BUDGET MAINTENANCE ACCOUNTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST EST	CONSTRUCTION	
							% COMPL	FINAL
1. Asphalt Patching			City	Budget		\$ 100,930	0	\$ Nil
2. Crackfilling			City	Budget		\$ 90,130	10	\$ 9,000
3. Lane Grading			City	Budget		\$ 70,000	15	\$ 11,000
4. Sidewalk Repairs			City	Budget		\$ 129,470	0	\$ Nil
5. Wheelchair Crossings			City	Budget		\$ 10,000	0	\$ Nil
6. Frost Boil Repairs			City	Budget		\$ 132,210	0	\$ Nil
7. Bridge Maintenance			City	Budget		\$ 39,480	10	\$ 4,000
8. Snow & Ice Control	- Misc.	\$ 59,990	City	Budget		\$ 850,000	50	\$ 200,000
	- Sanding	233,730						
	- Plowing	148,310						
	- Removal	327,150						
	- Sidewalk	50,340						
	- Stand By	30,480						
9. Sweeping	- Spring Cleanup	\$ 180,000	City	Budget		\$ 280,000	15	\$ 42,000
	- Normal	100,000	City	Budget				
10. Flushing			City	Budget		\$ 30,800	15	\$ 4,000
11. Oiling	(a) Budget Items		Contractor	Budget		\$ 117,460	0	\$ Nil
	(b) North of 76 St. to National Supply		Contractor	Subd.		\$ 63,000	0	\$ Nil
12. Miscellaneous Road Repairs			City	Budget		\$ 208,760		
13. Street Painting			City	Budget		\$ 49,100	0	\$ Nil
14. Sign Maintenance			City	Budget		\$ 108,660	15	\$ 20,000

(Continued.....)

SECTION F - BUDGET MAINTENANCE ACCOUNTS - (Continued).

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	FUNDS	DESIGN %	COST EST.	CONSTRUCTION % COMPL	FINAL
15. Surface Drainage Maintenance			City	Budget	\$	69,060	10	\$ 7,000
16. Thawing Catch Basins			City	Budget	\$	32,760	70	\$ 20,000
17. Crown Paving - Lane Behind Eastview I.G.A.			Contractor	Budget	\$	105,300	0	\$ Nil
- Waskasoo Crescent				Budget				
- 55 St. - 47 Ave. to 42 Ave.				Budget				
- Bremner Avenue				Subd.		86,000	0	Nil
- Maxwell Avenue				Subd.				
				Sub Total	\$	2,573,120		\$ 317,000

FIRST PROGRESS REPORT - APRIL 1983

C O S T S U M M

Section A - Carry Over

B - New Projects - Public Works

C - Local Improvements - Public Works

D - Contracts - Project/Inspection Group

E - Design Projects

F - Maintenance Budget

GRAND TOTAL ...

M A R Y

Estimated Cost	Amount Spent	Amount Remaining
\$ 1,100,000	\$ 700,000	\$ 400,000
19,000	Nil	19,000
251,600	Nil	251,600
1,650,000	Nil	1,650,000
1,852,900	Nil	1,852,900
2,573,120	317,000	2,256,120
..... \$ 7,446,620	\$ 1,017,000	\$ 6,429,620

May 17th, 1983

TO: Assistant City Engineer - Roads

FROM: Traffic Engineer

RE: FIRST PROGRESS REPORT - APRIL 1983

The number of complaints received by the Traffic Advisory Committee appear to continue its five year decline since 1979. The time spent in discussing the problems during the Committee meetings has also decreased from an average of 1 hour 45 minutes in 1979 to an average of 36 minutes this year.

The Urban Signing Program which involves the installation of over 1,000 signs for motorists' guidance at an estimated cost of \$82,000 has received approval for 90% provincial funding assistance. The City Meter & Sign Division is undertaking the manufacturing and installation of most urban guide and information signs. The project is to be completed by the end of 1984.

The bulk of this year's pavement marking work will be in painting undertaken by City forces, although two permanent marking contractors will be repairing warranty items and finishing last year's carryover projects.

The City Signal Study Report is being finalized with comments from various related city departments.

The Parking Token Program was approved by Council and the specification for the "token" is being prepared for tendering.

Year 1982 registered an overall average traffic decrease of + 5%, the first significant traffic decrease recorded by the City since 1965.

This corresponds with a peak period occupancy decrease in downtown public parking facilities from 80% in 1981 to 73% in 1982 (reported in 1982 Year End Report).

The reduction in new road construction projects in 1983 is anticipated to reduce 1 1/2 man-months work in pavement marking design and contract supervision. The introduction of a new set of traffic survey equipment at the latter half of this survey season will also reduce manpower requirement by 1 1/2 man-months.

Other operation projects (i.e., signal, signing, parking, etc.) undertaken by the Traffic Section are anticipated to maintain a steady or increased workload during 1983. Anticipated increase workloads include:-

- a) An expanded area for the CBD peak period parking occupancy monitoring due to further spreading out of downtown business locations and additional public parking facilities.

(Continued.....)

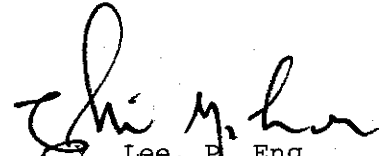
May 17th, 1983

- b) The implementation of the Urban Signing Project which has to be completed by the end of 1984 for Provincial cost sharing.
- c) The undertaking of signal intergreen, saturation flow and headway studies to improve the service provided in signal operation.

Attached hereto is a list of Traffic Section projects and their status as of April 1983. For easy reference, the projects undertaken are categorized as follows:-

- (A) Traffic and Transportation Planning
- (B) Signing
- (C) Pavement Markings
- (D) Signals
- (E) Parking
- (F) Public Information.

Submitted for your information.


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

CYL/jrt

Attach.

A. PROGRAM: TRAFFIC AND TRANSPORTATION PLANNING

PROGRAM STATUS:

- 1) The 1982 Average Summer Daily Traffic (ASDT) Data Analysis was completed.
 - The 1982 Average Summer Weekday Traffic (ASWT) map was issued.
 - The 1981/82 traffic volume changes for all survey locations were analyzed.
 - Historical traffic growth pattern for 14 Master Locations were analyzed.

The 1982 ASWT survey indicated the first significant traffic decrease in the City since 1965.

Overall traffic decrease in the City for 1981/82 was in the order of 5%, in contrast with a ± 10% per annum average increase in the past five years.
- 2) The 1983 Average Summer Daily Traffic (ASDT) survey schedule was prepared for 110 locations. The survey program will start on April 25th.
- 3) A road network analysis for the proposed Anders Extension Subdivision design was conducted.
- 4) The Transit Department Gaetz Avenue Transit Mall proposal was analyzed and cost estimates updated.
- 5) Vehicle trip generation analysis was conducted for two senior high schools, five junior high schools, 19 elementary schools, six residential subdivisions and one shopping centre. Some of the results were provided for reference in the City Growth Study.
- 6) A driver observance study was conducted for the Page Avenue "Bus Only" Lane. The result of the Study was submitted for the reference of the City RCMP for enforcement planning.
- 7) Five applications of parades and/or races on City streets were reviewed.
- 8) The Transportation Systems Bylaw has received first and second reading by City Council, reviewed by Alberta Transportation, advertised and is scheduled for public hearing on May 9th, 1983.
- 9) Emergency Snow Route public awareness program was conducted. Due to favorable weather conditions, emergency snow routes were not declared in winter 1982.
- 10) Intersection traffic turning movement analysis was conducted at nine locations for the Major Continuous Corridor Study.

B. PROGRAM: SIGNINGPROGRAM STATUS

- 1) Urban Signing Program - The program was approved for 90% provincial funding assistance. The program consists of the installation of 967 urban guide and information signs at an estimated cost of \$42,000 and numerous parks, recreation and tourist attraction signs at an estimated cost of \$40,000. The Engineering Department is proceeding with manufacturing most of the urban guide and information signs. The Recreation Department will co-ordinate the implementation of the proposed parks, recreation and tourist attraction signs.
- 2) Eighty-nine regulatory sign changes were effected by Commissioners' Orders. A breakdown of the types of regulatory sign changes are as follows:

<u>Types of Regulatory Sign Changes</u>	<u>Total Year to Date</u>	
	<u>April 1982</u>	<u>April 1983</u>
No Parking	7	3
Stop Signs	5	1
Yield Signs	6	4
Directional Signs	2	3
School Zones	0	36*
Playground Zones	0	33*
One Way Signs	0	0
Loading Zones	0	9
Bus Zones	0	0
Total	20	89

* Existing signs without Commissioners' Orders on file.

- 3) The following sign designs were completed:-

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

C. PROGRAM: PAVEMENT MARKINGS

PROGRAM STATUS:-

- 1) Pavement marking design was completed for 59 Avenue between Holt Street and Graham Drive. This work will be added to the Annual Pavement Marking Program.
- 2) The Annual Pavement Marking (Painting) drawings were updated and issued for the 1983 painting program.
- 3) Thermoplastic Program

M.L.E. Industries will be returning early in the season to complete warranty work relating to the 1980 and 1981 Thermoplastic Road Marking Contract.

Lafrentz Road Marking Services Limited returned to Red Deer in April to complete the 1982 contract that was carried over due to poor weather conditions late last fall. Marking was completed on the following roadways:-

- Gaetz Avenue between 77 Street and 78 Street
- 77 Street between Gaetz Avenue and 53 Avenue
- 49 Avenue and Gaetz Avenue Bridge Approaches
- * - 55 Street Between 49 Avenue and Gaetz Avenue
- * - Gaetz Avenue Between 35 Street and 37 Street

* Added to the contract as extras in 1983.

A small number of isolated markings and groove filling which requires warmer temperatures will be completed later in the summer.

- 4) A Pavement Marking Guidelines manual has been completed in rough draft. This manual will be used to set standards for all pavement marking in Red Deer.

D. PROGRAM: SIGNALSPROGRAM STATUS

- 1) City Traffic Signal Study: A draft report of the Study was reviewed by the Fire Department, the Transit Department, the RCMP and the E. L. & P. Department. The Consultant is in the process of reviewing the comments from various departments and finalizing the Study Report.
- 2) Status for signal timing update for various intersections is as follows:-

a) 36 Street & Gaetz Avenue	Timing implemented
b) 43 Street & 55 Avenue	Timing reviewed
c) 60 Street & 54 Avenue	Timing design completed
d) 77 Street & Gaetz Avenue	Timing design completed
e) 63 Street & Gaetz Avenue	Timing design completed
f) Taylor Drive & 54 Avenue	Timing design completed
g) 67 Street & 59 Avenue	Timing design completed
h) 67 Street & 64 Avenue	Timing design completed
i) Ross Street & 49 Avenue	Timing design completed
j) Ross Street & 48 Avenue	Timing design completed
- 3) Status for signal warrant analysis for various intersections is as follows:-

a) 59 Avenue & Holt Street	Analysis in process
b) 28 Street & Bremner Avenue	Data collection scheduled
c) 51 Street & 49 Avenue	Data collection scheduled
d) 71 Street & Gaetz Avenue	Data collection scheduled
e) 43 Street & 54 Avenue	Data collection scheduled
f) 67 Street & 67 Avenue	Data collection scheduled
g) Delburne Road & Westerner Access	Data collection scheduled
- 4) Status for signal display and configuration design for various intersections are as follows:-

a) 32 Street & 54 Avenue	Completed
b) 49 Street & 47 Avenue	Completed
c) Horn Street & 64 Avenue	Completed
- 5) Vehicle detection designs are in process for the following intersections:-

a) 49 Street & 48 Avenue
b) 49 Street & 47 Avenue
c) 32 Street & Spruce Drive
d) 32 Street & 54 Avenue
e) 36 Street & Gaetz Avenue
f) 45 Street & 48 Avenue

E. PROGRAM: PARKING

PROGRAM STATUS:

- 1) A new parking ticket dispenser was installed at the Turbo Parking Lot. After some initial adjustments and fine-tuning, the ticket dispenser appears to be operating satisfactorily.
- 2) Parking Ticket Program: At the request of the Civic Parking Commission, a survey of current practices of Parking Token program in Canada was conducted, the design of the parking token was completed, a proposed specification for the Parking Token was drafted and is being circulated to other related departments and parties for comment prior to tendering.
- 3) Five alternative layouts of City Employee / RCMP / Sports World public parking lot were drafted for discussion.
- 4) For year to date, nine parking meters were added in Downtown Red Deer.

F. PROGRAM: PUBLIC INFORMATIONPROGRAM STATUS:

- 1) One hundred and four (104) complaints/requests were reviewed by the Traffic Advisory Committee in 1982. A breakdown of the nature of complaints/requests are listed as follows:-

<u>Complaint/Request</u>	<u>Total Year to Date</u>	
	<u>April 1982</u>	<u>April 1983</u>
1) Parking Removal	9	4
2) Parking Meters	-	-
3) Replace Parking	2	-
4) Stop Signs	9	4
5) Yield Signs	3	1
6) Speed Limit Signs	2	-
7) Traffic Directional Signs	6	1
8) School Zone Signs	-	-
9) Playground Zone Signs	-	-
10) Traffic Control Signal Lights	1	-
11) Traffic Signal Phasing	-	-
12) Pedestrian Traffic Control Lights	1	2
13) Pedestrian Crosswalks	-	1
14) Roadway Visibility	-	2
15) Loading & Unloading Zones	2	3
16) Enforcement Problems	1	2
17) Snow Routes	-	-
18) Truck Routes	-	1
19) Lane Closures	-	-
20) Bus Zones	-	-
21) One Way	-	-
22) Change Radii	-	-
23) Miscellaneous	-	1
Total Number of Complaints/Requests	36	22

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

- Transportation System Bylaw (Clerks Dept.)	Newspaper
- Truck Route Changes	Newspaper
- Temporary Truck Route (43 Street)	Newspaper
- Major Continuous Corridor	Pamphlets
	Newspaper
	Public Meetings

APPENDIX 'B'

May 18th, 1983

TO: City Engineer .
FROM: Assistant City Engineer -
Sewer & Water
RE: ENGINEERING DEPARTMENT PROGRESS REPORT

A. WATER SUPPLY

Construction of the new Water Treatment Plant is nearing completion. It is anticipated that the new plant will be operational approximately July 15th, 1983. Plants of this size and complexity can require several weeks to commission and as such a firm completion date cannot be established. The original contract completion date of May 1st, 1983, has been extended to May 31st, 1983 as a result of general changes to the project.

The building, with its exposed aggregate finish and curved lines is, in my opinion, one of Red Deer's finest looking structures. The landscaping which is currently underway will tend to accentuate the appearance of the building. Until such time as the new plant is operational, the even-odd water restriction will remain in place.

B. CONSTRUCTION AND DESIGN

1. Rosedale

Utility construction is now complete in all four (4) phases of the Rosedale Subdivision with the exception that service connections have not been installed in Phase IV. This work will be delayed until such time as lot sales dictate that Phase IV be completed. The Engineering Department is currently preparing a tender for the construction of paved roads, sidewalks, curb & gutter and lanes in Phase III. Roadwork will likely commence in June and be completed by September to allow for a fall sale. Roadwork in Phase IV will be delayed until 1984 or later depending on the demand for lots.

Servicing of Phase III with A.G.T. requires that lines be extended through Phase IV. The Subdivision Committee has opted to have A.G.T. install a temporary overhead line to Phase III through Phase IV rather than installing the service connections and electric light and power in Phase IV.

Video inspection of the storm sewer system has revealed a significant amount of cracked clay tile pipe in Phase IV. This matter is currently under investigation.

(Continued.....)

2. Deerpark

This quarter-section has been leased for the current crop year. Design work will commence in June once a boundary survey is complete. Construction is not anticipated until 1984 and will be geared to lot demand in Rosedale.

C. DEVELOPMENT AGREEMENTS

No new development agreements have been prepared since the last report. We anticipate that Nu-West may do some additional servicing in Eastview Estates and Springer may proceed with the first phase of development immediately east of the existing Anders Subdivision.

D. GENERAL

Last year the Sewer & Water Section operated with approximately 32 permanent staff and 15 temporary staff. This year, as of May 2nd, with the addition of four personnel the Sewer & Water Section will have 27 permanent staff and no temporary staff. Two individuals, including a foreman, are currently working with the Roads Section.

Completion of the treatment plant will see revised shift schedules being adopted at both plants. Staff at the Sewage Treatment Plant have opted for a twelve hour shift schedule. This schedule will be implemented subject to obtaining all necessary approvals, for a six month trial period. Staff at the Water Treatment Plant will be utilizing a revised eight hour schedule that will provide for a minimum of two staff twenty-four hours per day.

In January of this year, proposals were called for the provision of laboratory services and waste sampling at the Sewage Treatment Plant. A review of the two proposals submitted resulted in the work being awarded to Hardy Associates (1978) Limited for a one year period.

An analysis of various project costs is appended hereto.

R.K. Parker,
Assistant City Engineer
Sewer & Water

RKP/jrt

Attachs.

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	% Construction Complete	Costs (Final*)	Remarks
Water Treatment Plant	Plant	Deb.		AESL	100	\$19.34 M	PCL	90%	\$ 17,927,300	
Sewage Treatment Plant	Plant	Deb.		RC&P	100	\$18.3 M	Piggot	99%	\$ 17,272,700	
Sludge Lagoons	Lagoons	Deb.		RC&P	100	\$1,736,370	Northside	28%	\$ 496,530	
Riverside Watermain	Waterline	Deb.		City	100	\$ 210,000	City	15%	\$ 47,880	
Rosedale	Utilities Phase IV	Subd.		City	100	\$ 541,800	City	70%	\$ 478,225	
Edgar	Utilities	Subd.		UML	100	\$ 999,680	City	95%	\$ 1,002,600	
64 Avenue	Water Line	Subd.		UML	100	\$ 400,000	City	95%	\$ 412,500	
Great Chief Park	Servicing	Third Party		RC&P	100	\$ 110,000	City	57%	\$ 62,435	

APPENDIX 'C'

May 27th, 1983

TO: City Engineer

FROM: Parks Superintendent

RE: 1983 PARKS CONSTRUCTION PROJECTS

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

Major work falls into three general categories:-

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

The work will be accomplished by two parks construction crews, extensive use of hired equipment and operators, plus public works equipment when available. Contractors will be used for the special jobs, and to undertake certain sod laying and tree planting.

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

The parks field crews will experience a very busy year in construction, and we are hoping to complete a lot of outstanding work which will more or less bring our construction program up to date if summer weather is good.

I have personally been very heavily involved in the planning and construction stages of the Waskasoo Urban Park which is being developed under the Provincial grant. The planning will be ongoing and in addition we are

(Continued.....)

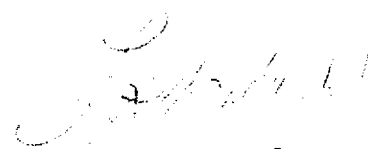
City Engineer

- 2 -

May 27th, 1983

into the early construction of certain phases this year. While this does not affect our work crews at this point, it does take a lot of my time. It is a very exciting project. Later, when this large park comes on stream, there will be additional maintenance and operational responsibilities which must be assumed. While it is not yet certain how this will be managed, it will certainly result in additional responsibilities for the Parks Division.

Submitted for information.


L.A. McMurdo,
Parks Superintendent

LAMc/jrt

Attach.

A. CARRIED OVER FROM 1982

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	Construction Complete	Costs (Final*)	Remarks
32 Street, 57 to 60 Avenue	Landscaping Blvds. 7 Yr. Plan Rural Section		2	City	100	\$ 7,270	City Forces	0		Pending 32 St./ Hwy. 2 Grade Sep. (1983)
Utility Lot East Gaetz Avenue - 74 to 76 Street	Stage 1 - Landscaping	Prepaid	1	City	100	\$ 6,330	City Forces	80	\$ 4,860	Delayed by Utility Construction
McRee/Swell Subdivision	Seeding of 52 Ave. Berm	Prepaid	2	City	100	\$ 21,000	City & Hired Equipment	0		Developers com- pletion date extended
77 Street & 58 Avenue	Stage 1	Government Shared & Prepaid	4	City	100	\$ 64,860	City & Hired Equipment	0		
						\$ 99,460				

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

Project From-to	Type of Work	Program	Const. Time (crew) (weeks)	Designer	% Design Complete	Cost Estimate	Construction By	Construction Complete	Costs (Final*)	Remarks
<u>C. 1983 PROJECTS - CHARGED TO OTHERS</u>										
Riverview Avenue	Repair U/G Cable installation	A.G.T.	1/2	City	100	\$ 1,200	City	10		
Utility Right-of-Way- Adjacent to N. Gaetz	Light Topsoil Seeding	1982 Roads	1	City	100	\$ 1,800	City & Rented Equipment	90	\$ 1,860	
Gaetz Avenue - 76 to 77 Street	Boulevard construction	1982 Roads	1	City	100	\$ 9,460	City & Rented Equipment	25	\$ 3,600	
Bridge Widening 49 Avenue & Gaetz	Repairs	Government sharing	2	City	100	\$ 23,000	City & Rented Equipment	70	\$ 15,255	
Parcel 4 (M.R.) Oriole Park	Level & 2 Landscaping	Prepaid Oriole Park	2	City	0	\$ 37,000	City & Rented Equipment	0		Hold off, pending sale of lots
Easements, blvds., perimeter, reserves Morrisroe Extension	Level 1 & 2 Landscaping	Prepaid Subdivision	8	City	100	\$141,000	City & Rented Equipment	40	\$ 61,200	School site done by others
62 Street - 47 A to 48 Avenue	Boulevard Construction	1982 Roads	1	City	100	\$ 2,200	City & Rented Equipment	80		Included in road costs
East Blvd. - 30 Ave. - 39 St. to Ross Street	Level 1 - Landscaping	Deerpark Prepaid	1	City	100	\$ 5,000	City & Rented Equipment	0		
Glendale Reservoir	Landscape - Level 1 & 2	Government Sharing	2	City	100	\$ 10,000	City	90		Included in total costs
Edgar Industrial Park	Level 1 - Landscaping	Prepaid Subdivision	3	City	0	Unknown	City & Rented Equipment	0		Hold off pending land sales
#3 Firehall	Level 1 & 2 Landscape	Debenture Bylaw	3	City	100	\$ 10,000	City & Rented Equipment	100	\$ 12,500	Some extra work, some sodding
54 Avenue Truck Route	Level 2 Landscape	Debenture Bylaw	3	City	100	\$ 15,000	City & Rented Equipment	0		Included in total costs

(Continued.....)

67 Street Sidewalk - 59 Avenue to Pamelý	Landscape - Level 1	Prepaid Subdivision	1/2	City	100	\$ 3,500	City	90%	Included in total costs
32 Street & Gaetz Ave.	Landscape - Level 1	Government Shared	1/2	City	100	\$ 4,280	City & Rented Equipment	60%	
Rosedale Subdivision - Stage 1 and 2 Only	Landscape Level 1 & 2	Prepaid Subdivision	8	City	0	\$161,000	City & Rented Equipment	0%	
32 Street & Spruce Drive	Landscape - Level 1	Debenture Bylaw	1/2	City	100	\$ 1,640	City Equipment	80	\$ 1,200
Bower Berm	Landscaping - Level 1	Prepaid Subdivision	1	City	100	\$ 7,600	City Equipment	80	\$ 6,000

TOTAL A + B + C = \$99,460 + \$11,650 + \$435,480 = \$546,590

NO. 17

June 1, 1983

TO: City Clerk

FROM: City Engineer

RE: Rosedale Stage 3 - Roads and Lanes Contract

The above noted contract was advertised on May 7, 11 and 14, 1983 with the tender closing Thursday, May 26, 1983. A total of five (5) tenders were received with results as follows:

1. Border Paving Ltd.	\$ 900,881.00
2. W. A. Cook & Son Ltd.	\$ 979,355.40
3. Carmacks Construction Ltd.	\$1,067,757.40
4. Western Bitulithic Ltd.	\$1,132,267.46
5. Everall Construction Ltd.	\$1,143,459.50

The pretender estimated cost of construction was \$1,319,430.00. This estimate was calculated using 1982 tender prices plus ten percent (10%).

It is the intent of this contract to complete the paving of streets and the first stage of lane construction in Stage 3 by September 15, 1983, with the final stage of lane construction being completed in spring 1984.

The low bidder has supplied the necessary tender documents, including bid bond and consent of surety.

Based on tenders recieved, and the contractor's past experience, it is our recommendation that the tender be awarded to the low bidder, Border Paving. Ltd..

SS/emg

B. C. Jeffers, P. Eng.
City EngineerCommissioner's Comments

Concur with the recommendation of the City Engineer.

'R.J. MCGHEE'
Mayor

TO: RED DEER CITY COUNCIL

FROM: AD HOC HISTORICAL PRESERVATION COMMITTEE

RE: FUTURE USE OF THE SNELL HOUSE

DATE: 3rd JUNE 1983

1. The historic Snell House on the corner of Ross Street and 48th Avenue is owned by the Province. The building was identified in a priority list of historic buildings in Red Deer presented to Council in August 1982, and will become an important feature along the Red Deer Walking Tour prepared by Alberta Culture.
2. The question of possible designation of the building as a Municipal Historic Resource was considered by Council at its meeting on 16th August 1982 when the following resolution was adopted:
"RESOLVED that Council of the City of Red Deer having considered a report from the Committee for Historical Preservation, hereby agree that the Committee be authorized to approach the Province to obtain their comments regarding the possible designation of the Michener Centre Administration Building, the Snell House and the J. J. Gaetz House as Municipal Historic Resources".
3. The Committee approached the Province in this regard and Alberta Culture appointed Great Plains Research Consultants to undertake a Historical Resources Impact Assessment (H.R.I.A.) of the building. (copy attached). The completed H.R.I.A., dated 30th November 1982, concludes that the building has considerable historical significance and recommends that it be declared a Registered Historic Resource, under the provisions of the Historical Resources Act.
4. The future use of the building was considered by the Historical Preservation Committee at its meeting on 3rd May 1983. The Alberta Land Surveyors Association approached Alderman Pimm to obtain his reaction to the Association leasing the Snell House for use as its head office.

O: Red Deer City Council

June 3rd, 1983

Page two

The Committee agreed that the Province should be encouraged in every possible way to favour the Association application, and the following resolution was adopted:

"That the Historical Preservation Committee having considered the disposition of the Snell House, and its potential use as a head office of the Alberta Land Surveyors Association, hereby recommend that Alberta Public Works be encouraged to favour the Association's application to sublet the Snell House, subject to seeking assistance and support from Red Deer's M.L.A. and City Council for the reasons outlined hereunder:

- (1) Excellent and most appropriate use of the site.
- (2) Important Historical connection between the former owner, Charles Snell, Surveyor par excellence.
- (3) Economic viability and historical preservation.
- (4) Potential headquarters for the establishment of a Provincial Association (Alberta Land Surveyors Association)."

5. It is therefore recommended that City Council support the use of the historic Snell House as a head office for the Alberta Land Surveyors Association.

PROPOSED COUNCIL RESOLUTION

"RESOLVED that Council of the City of Red Deer having considered a report from the Committee for Historical Preservation dated 1st June 1983 hereby support the use of the Snell House as the head office of the Alberta Land Surveyor's Association, as recommended to Council, June 13th 1983 by the City Commissioner."



Red Deer and District Archives Committee

Box 762, Red Deer, Alberta T4N 5H2
Phone 343-6844

92.

6 5 2 4 7 4 '5

Stories of Long Ago

June 1, 1983

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

Your Worship and Members of Council,

Re: The Snell House

The Red Deer and District Archives Committee, at its regular meeting of May 11, 1983, passed a resolution of support for the proposal of the Alberta Land Surveyors' Association to lease the Snell House as its provincial headquarters. The Committee felt that this would be a reasonable and practical use of the building.

Yours truly,

Archivist, on behalf
of the Red Deer and
District Archives
Committee.

Commissioner's Comments

4 20 20
We would support the proposal by the Alta. Land Surveyors Association to use this site and would recommend Council give their support to such use.

"R.J. MCGHEE"
Mayor

NO. 19

June 2, 1983

TO: City Clerk

FROM: City Engineer

RE: Noise Complaint - Mrs. Becker, 3533-54 Avenue Crescent

In response to Mrs. Becker's request for \$9,421.00 from the City for renovations to resolve a noise problem, we enclose the following information:

- (1) A summary of the events that have occurred to date.
- (2) A copy of our previous report to Council dated September 16, 1982.
- (3) A copy of the comments received from the City Assessor relative to house purchase and resale.
- (4) A copy of the supplementary budget detail sheet considered by Council January 10, 1983.

The Engineering Department has no further comments to offer beyond those previously made in our September 16, 1982 report. Without the benefit of a noise study, it is difficult to determine how serious the problem referred to by Mrs. Becker is. Therefore, it remains our opinion that every reasonable effort has been extended in controlling noise generated by the 54 Avenue construction. Should Council feel that further action is necessary, the next logical step would be to determine the twenty-four (24) hour noise levels actually measured in the field.

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

KGH/emg
attach
cc - City assessor

EVENTS TO DATE

94.

54 AVENUE NOISE COMPLAINT

August ?, 1981

Phone call from Mrs. Becker indicating her concern for excessive traffic noise upon completion of 54 Avenue.

August 24, 1981

Letter to Entek Engineering to investigate Mrs. Becker's complaint and discuss the matter directly with her on site.

September 23, 1981

Follow up letter to Entek regarding west side berm design in general as well as specific attention to the Becker complaint.

September 30, 1981

Letter from Entek indicating they had met with Mrs. Becker and determined that she is concerned with exposure to a higher noise level than they had previous to 54 Avenue construction. Three (3) areas of concern are:

- (1) 32 Street traffic
- (2) rail traffic
- (3) 54 Avenue traffic

particularly during the night hours.

Entek recommended a 1.8 m to 2.4 m high fence supplemented by trees. Cautioned that City involvement may precipitate similar requests from area home owners.

October 2, 1981

Letter from Entek indicating they would take no further action on the Becker complaint other than possible berming to the height permitted by existing power lines, unless instructed to do so by the Engineering Department.

June 15, 1982

Phone call from Mrs. Becker indicating that berm wasn't high enough to be effective.

June 15, 1982

Memo to Parks Superintendent requesting investigation of possible tree, hedge planting and/or some type of low maintenance fencing to screen the Becker residence.

June 28, 1982

95.

Memo from Parks Superintendent indicating that board fences were not preferred due to maintenance and appearance problems but indicated fairly large evergreens could be planted at \$50 to \$100 per lineal metre.

July 30, 1982

Letter from Entek indicating that Border Paving Ltd. had regraded the berm south of Mrs. Becker's property to provide some noise abatement. The berm was not finished as we determined the same waste material from the 32 Street/Gaetz Avenue intersection widening would be available to add to the berm height. This material was eventually deposited on the berm to increase the height to the maximum allowable considering slope stability and power line clearance.

July ?, 1982

Engineering Department discussed the matter with the Mayor and Commissioner and was directed to proceed with the \$3,000 tree planting.

September 10, 1982

Letter from Mrs. Becker to Council indicating that berm work was not satisfactory and noise problem persists. Requested further action.

September 16, 1982

Letter from Engineering Department to Council outlining the work to date and suggested that a noise study be undertaken to assess the validity of the complaint after the installation of the trees.

September 27, 1982

Council passed the following resolution:

"RESOLVED that Council of the City of Red Deer having considered correspondence dated September 7, 1982 from E. Becker of 3533-54 Avenue Crescent, hereby agree to the planting of 15 spruce trees, 10-12 feet in height, spaced every 10 feet on top of a berm behind 3533-54 Avenue Crescent at an estimated cost of \$3,000.00 as outlined in the report dated September 16, 1982 from the City Engineer and as recommended to Council September 27, 1982 by the City Commissioners."

January 10, 1983

Supplementary detail budget sheet discussed with Council which recommended the noise study for \$3,000 and suggested a provision in the budget of either of the following depending on effectiveness:

- (1) construct a board fence to supplement the trees - \$4,000

(2) move the existing garage to the east to block the bedroom windows from the source of traffic noise - \$7,000

(3) construct a noise attenuation fence from metal or concrete - \$10,500

This supplemental request was turned down by Council during budget deliberations.

April ?, 1983

Phone call from Mrs. Becker indicating that landscaping left some ponding water at their rear property line and that berm and trees are still not satisfactory.

April 7, 1983

Memo to Parks Superintendent to repair ponding water problem in spring when frost is out of the ground.

May 13, 1983

Parks completed the ponding repairs to Mrs. Becker's satisfaction.

May 30, 1983

Meeting with Mayor, Commissioner and Mrs. Becker regarding noise renovations to alleviate the noise problem.

KGH/emg

September 16, 1982

TO: City Clerk
 FROM: City Engineer
 RE: Noise Complaint Adjacent to 54 Avenue Extension
 L. Becker - 3533-54 Avenue Crescent

Representatives of the Engineering Department have discussed this matter on several occasions with Mrs. Becker during the course of construction. The previous noise protection referenced to in her letter (hill to north and old rail berm to the south) was required to construct the road subgrade. In an effort to attenuate the anticipated noise generated by the road extension, earth berms were constructed between the roadway and the West Park subdivision. In most areas, excepting Mrs. Becker's, we were able to construct the berm from unsuitable road building material, high enough to alleviate the noise concern. In Mrs. Becker's case, the house is very high relative to the top of the bank and the two (2) roadways referred to (32 Street and 54 Avenue). It is not possible to construct the earth berm any higher in an effort to cut off the line of sight from the bedroom windows to the roadways. In addition to significant cost for more earth fill, there is a problem of maintaining the required clearance to an existing overhead power line, the matter of slope stability, and the maintenance of such a large slope.

During construction, we have endeavored to consider the noise impact as much as possible. The Parks Department will be planting fifteen (15) spruce trees (10-12 feet in height) spaced every ten (10) feet, on top of the berm behind Mrs. Becker's lot. This work was not originally included in the Park's budget and will involve an approximate \$3,000 over expenditure.

After completion of the landscaping and tree planting, should the noise level still be of concern to Mrs. Becker, Council could consider the following courses of action:

1. Do nothing more as there are other residences in a similar position and a reasonable effort has been extended in protecting this residence.
2. Retain a noise specialist such as Wimpey Laboratories, Edmonton, to complete a twenty-four (24) hour noise monitoring report. (cost approximately \$3,000). The acceptable noise level is 65 dBA.

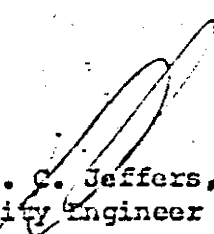
This study would record the actual noise levels over the twenty-four (24) hour period and compare them to the accepted standard.

3. If the 65 dBA is surpassed, Council may want to consider the installation of either more trees, a metal wall or a precast concrete environment wall. We have checked current market prices and have determined the following:

- a) additional 10'-12' spruce trees - \$70/lin. m
- b) metal environment wall - \$200/lin. m
- c) precast concrete environment wall - \$150/lin. m

The distance required to have any effect appears to be in the order of 30 m but should be verified by a noise specialist.

It is our opinion that every reasonable effort has been extended within the current budget limits, in controlling the noise generated by the 54 Avenue extension. We would like Mrs. Becker to defer any further action until such time as the tree planting is complete. This work may be enough to satisfy her concerns.


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

RGL/eng
cc - Parks Supt.

June 6, 1983

TO: Assistant City Engineer "Roads"
K. Haslop

FROM: City Assessor
D. J. Wilson

Re: Noise Complaint
Mrs. Becker - 3533 - 54 Ave. Cres.

To purchase this property and attempt to resell same in the present economic climate, could result in a financial loss of more than the \$10,000.00 estimated renovation costs.

We question whether these renovations are being proposed to cure structural deterioration or for a more efficient floor plan.

An inhouse analysis of 1982 sales of comparable bungalows in the area of this property indicates a price range of \$60,000.00 to \$79,900.00 resulting in an average value of \$70,000.00.

For re sale purposes the property would have to be at the lower range.

We recommend that no compensation, or damages be paid for injurious affection unless they can be clearly connected with the construction or present traffic noise of the 54 Avenue by pass..



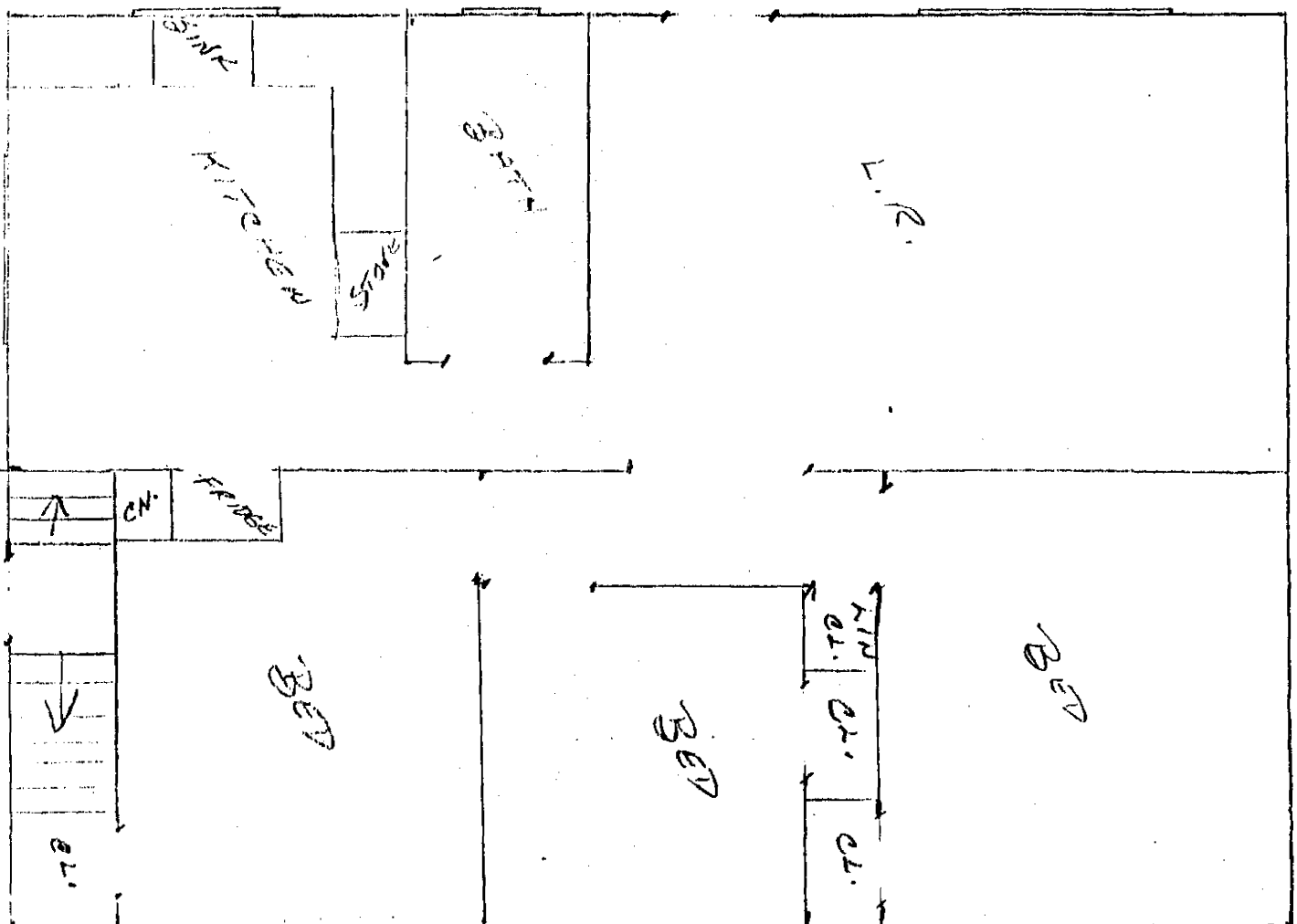
D. J. Wilson, A.M.A.A.

PROGRAM: ROAD TRANSPORT		TYPE	NEW <input type="checkbox"/>	EXISTING <input type="checkbox"/>
DESCRIPTION	ACCOUNT NO.	DESCRIPTION	AMOUNT	
To investigate noise levels on 54 Avenue near 35 Street and take appropriate measures to attenuate the noise level should it be determined to exceed 65 dBA .	2-3208-0900-XXX	Noise Study	\$3,000	
* Construct Board Fence \$4,000 OR Move Existing Garage \$7,000 OR Construction Metal Fence \$10,500	2-3208-0900-XXX	*See alternatives Construct Concrete Fence	\$14,000	
EFFECT ON OBJECTIVES -		NET COST		\$17,000
CONSEQUENCES OF NOT FUNDING -		REVIEW ONLY - DO NOT FILL IN		
IMPACT ON FUTURE BUDGETS -		RANKING		
		VALUE		

DELETE

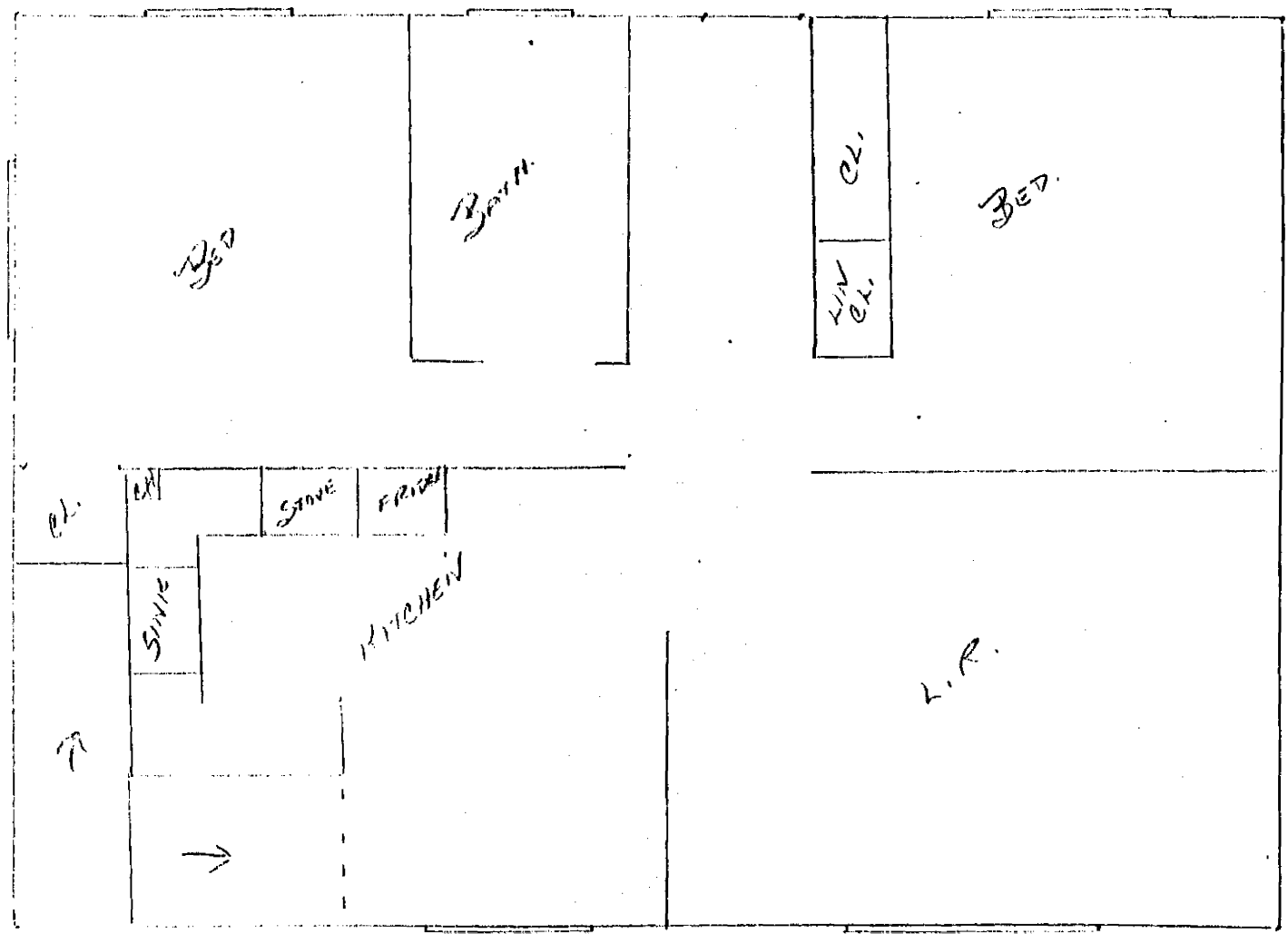
2566-471 Av. COSENTA

350



PRESENT
Floor Plan

3555 - 54th AVE. COUSNET.
 Proposed LAYOUT.



4000.00	-	Walls removed new walls put in ready to paint
460.00	-	plumbing
600.00	-	electric
800.00	-	carpets
75.00	-	paint
250.00	-	move furnace
1200.00	-	patching & painting stucco
2000.00	-	cupboards
<u>36.00</u>	-	Building permit
9421.00		Total

Commissioner's Comments

We cannot support any further monies being expended in this instance.

"R.J. MCGHEE"
Mayor

File: R-20116

NO. 20

June 1st, 1983

MEMORANDUM

TO: MAYOR AND COUNCIL
FROM: RECREATION BOARD
RE: TENDERS FOR CENTRAL YARD AND SHOPS

As directed by Council resolution of March 28th, the drawings for this project were modified and the project was retendered. Attached is a summary of bids received. It will be noted that three items were bid separately. The separate price was called for on deletion of the public washrooms and separate prices were also called for on the addition of painting of the ceiling and the addition of painting of the steel structure.

The Recreation Board, having reviewed the report of the Architect, would recommend to City Council that the public washrooms not be deleted because they can be utilized as a facility to serve that section of the Waskasoo Park and it is further recommended that the low bid of Timcon Construction be accepted in the amount of \$241,400.00 and that the extras for painting also be approved in the amount of \$2,777.00.

The projected total cost for this project is now as follows:

Low bid of Timcon Construction, including painting	\$244,177.00
Architect's Fees	25,640.00
Survey and Soils Testing	1,320.00
Purchase of Butler Building	<u>20,000.00</u>
	<u>\$291,137.00</u>

A total of \$302,000.00 has been appropriated for this project and it is recommended that this sum be left in place to cover possible contingencies.

for *B. Nestransky*
BLAIR NESTRANSKY, Chairman
Recreation Board

DM:pw
Attachment

CITY OF RED DEER RECREATION DEPARTMENTGENERAL STORAGE AND ZAMBONI ROOM ADDITION

	<u>BASE BID</u>	<u>WASHROOMS</u>	<u>CEILING PAINT</u>	<u>STEEL PAINTING</u>	<u>TOTAL</u>
Timcon Construction	\$234,200.00	\$ 7,200.00	\$1,727.00	\$1,050.00	\$244,177.00
A. Grieb Construction Co.	\$238,480.00	\$11,500.00	\$1,570.00	\$ 954.00	\$252,504.00
Sabenco Construction	\$257,400.00	\$12,500.00	\$1,590.00	\$ 990.00	\$272,480.00
Sandquist Construction	\$256,872.00	\$11,845.00	\$ 570.00	\$ 954.00	\$270,241.00
Shunda Consulting	\$282,410.00	\$10,150.00	\$1,570.00	\$ 954.00	\$294,704.00

Commissioner's Comments

Concur with the recommendation of the Recreation Board.

"R.J. MCGHEE"
Mayor

File: R-20131

NO. 21

June 7th, 1983

MEMORANDUMTO: BOB STOLLINGS, CITY CLERKFROM: PAT GRAINGER, CONSTRUCTION CO-ORDINATOR
DON MOORE, RECREATION SUPERINTENDENT

At the last meeting of Red Deer City Council, Commissioner Day agreed to provide a report with respect to the City of Red Deer use of the bid depository system in respect of construction programs involving sub-trades.

Since Commissioner Day expected to be absent for the next Council Meeting, we were requested to prepare a report on his behalf.

In attempting to determine when the current City policy was established, we reviewed Council records and found that on June 5th, 1972, the following resolution was passed:

It was moved by Alderman Donald and seconded by Alderman Dale that:

"Council of the City of Red Deer agree that the City of Red Deer shall use the bid depository of the Red Deer Construction Association in respect to construction programs involving sub-trades. Council further agreed that at the end of one year the Administration shall submit a report on the evaluation of the use of this particular facility."

There was no record of the review which was contemplated one year after this resolution was passed, however, Council did authorize one phase of the Dawe project to be bid direct to the Contractor as opposed to using the bid depository.

The issue has arisen due to problems that occurred with respect to the Equestrian Visitor Centre where the Architect expressed the opinion that the bids received would be significantly lower had the bid depository not been utilized. He noted that due to circumstances at the time, competitive bidding among the sub-trades did not occur. There were only one or two bids received for some trades even though there were six General Contractors bidding and with the current state of the economy, many more had been expected.

The City Commissioner subsequently obtained City Council's

File: R-20131

- 2 -

June 7th, 1983

permission to retender this project by-passing the bid depository and approval was also obtained to revise the procedure for the Great Chief Park/Bower Ponds Pavilion and the Park washroom warming huts.

In discussing the matter further with Mr. Maynard Thorsell of the Red Deer Construction Association, and with the two Architects currently working on the project and a number of Contractors, we have concluded that Council may wish to adopt a policy wherein the City Commissioner would have authority to by-pass the bid depository on projects estimated to be under \$500,000.00 in value, when in his considered opinion and on the advice of the Consultants involved, there was advantage to the City to do so. This suggestion is based on the attached summary of advantages and disadvantages of use of the bid depository system.


PAT GRAINGER
DON MOORE

DM:pw
Attachment

Commissioner's Comments

Recommend Council support the suggested change in policy as outlined in the above report.

"R.J. MCGHEE"
Mayor

SUMMARY OF ADVANTAGES AND DISADVANTAGES OF USE OF THE
BID DEPOSITORY SYSTEM IN CONSTRUCTION PROGRAMS REQUIRING SUB-TRADES

Advantages

1. The system is convenient for the General Contractor. There is less work involved and no shopping around for sub-trade prices is necessary. Sub-trade prices are submitted two days prior to the close of tenders and represent a written commitment by the sub-trade to the successful low bidder.
2. There is advantage to the General Contractor and the owner in that all sub-trades on contracts of \$25,000.00 or over must be bonded. This protects the General Contractor and indirectly protects the owner should problems arise during construction.
3. The bid depository trade definitions clearly define what each sub-trade is responsible for and theoretically eliminates overlap or double bidding.
4. The system protects the sanctity of bidding. The sub-trade has one chance only to submit his best price and pressure cannot be applied.

Disadvantages

1. The most competitive price may not be obtained if only one or two bids are received and the General Contractor does not have the opportunity to "shop" for additional prices.
2. The General Contractor does not have the opportunity to aggressively pursue competitive sub-trade bids and does not have the opportunity to work with the sub-trades of his choice who he may have greater confidence in.
3. The smaller sub-contractors are unable to bid due to the bonding requirement.
4. There is less opportunity for the General Contractor to undertake some of the work normally done by sub-trades.
5. Despite the general acceptability of the trade definitions, double bidding can occur.

NO. 22

June 1, 1983

TO: City Clerk
FROM: City Engineer
RE: Solid Waste Disposal Site - Rate Structure

Attached is a report from Mr. W. E. Higgins, the Sewer & Water Superintendent. The report is self explanatory. In summary, it states that at our present rate structure we predict a deficit in the order of \$170,000 for 1983.

If the recommended rates are implemented July 1, 1983, we will have a 1983 deficit of approximately \$80,000. A deficit of \$34,000 was budgeted for, this means we will be \$46,000 over budget.

A summary of the rates follow:

	<u>PRESENT</u>	<u>PROPOSED</u>
Demolition	\$2.50/tonne	\$6.00/tonne
Liquid Waste	\$4.50/tonne	\$12.00/tonne
Solid Waste	\$7.50/tonne	\$12.00/tonne

These are rates similar to those recommended at the beginning of the year. Council at that time reduced the rates from what was recommended to lessen the shock to industry.

Council's direction is requested.

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

BCJ/emg
attach

May 25, 1983

TO: Bryon Jeffers
City Engineer

FROM: Bill Higgins
Superintendent
Water and Sewer

RE: Rate Structure at the Solid Waste Disposal Site

Please find attached copies of the weekly reports, also a summary sheet showing revenue and expenditures at the Solid Waste Disposal Site during the first 19 weeks of 1983.

After 19 weeks of operation using the scale for weighing each load, and with the new rate structure implemented January 1, 1983, we show a deficit of \$65,726.67. Should we continue with the present rate structure, we can anticipate a deficit of \$173,242 for 1983.

We recommend the following rate increases effective July 1, 1983.

	<u>Present Rate</u>	<u>Proposed Rate</u>	<u>Lethbridge</u>	<u>Calgary</u>
Demolition	\$2.50 per tonne	\$ 6.00 per tonne	\$ 5.00	\$ 6.35 (\$ 2.90 if taken to dry landfill site
Liquid Waste	\$4.50	\$12.00	\$10.00	\$12.70
Solid Waste	\$7.50	\$12.00	\$10.00	\$ 6.35
Clean Fill	Free	Free	Free	Free

The following shows data gathered over the first 19 weeks of 1983 with the existing rate structure and the proposed rate structure along with the projected revenue.

cont'd.....

- 2 -

	TONNES	EXISTING RATE	EXISTING REVENUE	PROPOSED RATE	PROJECTED REVENUE	EXPENDITURES
Demolition	1573.60	\$ 2.50	\$ 3,935.57	\$ 6.00	\$ 9,442	
Liquid	1135.27	\$ 4.50	\$ 5,109.45	\$12.00	\$13,624	
Residential Shu-Pack	3684.55	\$ 7.50	\$27,633.42	\$12.00	\$44,215	
Commercial Front End	5246.19	\$ 7.50	\$39,341.42	\$12.00	\$62,954	
Commercial Roll-Off	3002.29	\$ 7.50	\$22,519.15	\$12.00	\$36,028	
Commercial & Residential	1226.64	\$ 7.50	\$ 9,209.94	\$12.00	\$14,719	
Private - City & Residential	1339.34	-	-	-	-	
County - County Residential	321.44	\$ 7.50	\$ 2,410.80	\$12.00	\$ 3,857	
			\$110,159.75		\$184,839	\$174,400

We recommend that the sewer bylaw be ammended to reflect the proposed rates effective July 1, 1983, realizing that our deficit will be approximately \$80,000 for 1983.

W. E. Higgins
W. E. Higgins
Superintendent
Water and Sewer

WEH/fm
attach.
c.c. L. Gillespie
R. Wardner
A. Wilcock

Commissioner's Comments

Council will recall these particular rates were discussed in detail at budget time. The proposed rates at that time were based on an estimated break even point. It was Council's decision to reduce certain rates to lessen the impact to the private industry. An evaluation now completed indicates a substantial deficit for the site operation. In order to reduce this deficit rates should be increased as recommended.

"R.J. MCGHEE"
Mayor

NO. 23

June 7, 1983

TO: City Clerk
FROM: City Engineer
RE: Capital Project Over Expenditures

The Engineering Department has been advised by the City Treasurer that over expenditures have occurred on three (3) projects as follows:

- | | |
|--|--------------|
| 1. Bylaw 2718/81 - 54 Avenue Extension
32 Street to 43 Street | \$ 36,615.30 |
| 2. Bylaw 2671/80 - Ross Street Bridge
Waskasoo Creek | \$ 24,065.60 |
| 3. Storm Sewer Replacement
40 Avenue - 45 Street to 47 Street | \$ 30,470.59 |

A view of our files yields the following information:

1. Bylaw 2718/81

The over expenditure is due to two (2) reasons. One (1) is an increase in the final contract quantities payable to Border Paving Ltd. and due to an increase in landscaping costs incurred by the Parks Department. Extra topsoil and topsoil distribution on two (2) steep hillsides on the project lead to the increased costs. In addition, Council had approved a \$3,000 expenditure for tree planting for the Becker residence which forms part of the expenditure.

2. Bylaw 2671/80

The over expenditure is due to late receipt of a claim from AGT to relocate their major cable facilities from the old bridge to the new bridge. The claim was \$52,546.30 but \$24,480.70 was surplus in the project funds leaving the \$24,065.60 as an over expenditure. This amount was not encumbered by purchase order as the responsibility for payment of the claim by the City was under investigation by the City Solicitor.

We are now advised that the City is responsible for payment.

In view of the above, the approval of Council is requested to charge these amounts to the 1983 operating budget as an over expenditure and as recommended by the City Treasurer.

3. 40 Avenue Sewer Replacement

This project was originally estimated by the Engineering Department at \$39,150 and by Public Works at \$44,817. The primary reason for the over expenditure was the fact that the asphalt repair had to be done twice. The City was partially responsible for the cost due to poor compaction. As a compromise, City forces removed the initial asphalt patch and Silver Asphalt replaced the entire patch. Extra costs were also incurred as a valve that was leaking in the immediate area was repaired. In addition, three (3) wheelchair sidewalk crossings were installed. The work actually should not have been charged to this project. The over expenditure was not noticed until this year when asphalt costs were distributed to the various projects. The Engineering Department has discussed this matter with the Public Works Section to ensure that over expenditures of this magnitude do not reoccur unless properly authorized.

As Council may recall, the Engineering Department undertook an extensive outfall repair program last year comprised of six (6) projects.

The estimated cost of these repairs was \$200,000 of which approximately \$140,000 was spent. The project was funded by a debenture borrowing bylaw of \$70,000 and an incentive grant from the Province for \$130,000.

The Engineering Department respectfully requests Council's approval to charge the over expenditure to the surplus funds from the incentive grant.

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

KGH/RKP/emg
cc - City Treasurer

Commissioner's Comments

Over the years a number of projects are undertaken and in some cases costs do exceed the estimated amount, but the reverse is also true where some projects are under budget.

Concur with recommendation to use surplus funds to off-set part of the over-expenditures outlined.

"R.J. MCGHEE"
Mayor

CORRESPONDENCE

114.

NO. 1

75 Bettenson Street
Red Deer, Alberta

May 18, 1983

Ms. Alice Hogan, Chairman
Red Deer Day Care Management Board
3529 - 44th Avenue
Red Deer, Alberta T4N 3H2

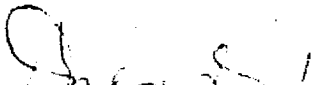
Dear Alice:

I am regretfully tendering this letter as my resignation from the Red Deer Day Care Management Board.

My tenure has afforded me many rewarding experiences; however, due to my transfer to Edmonton, I am no longer able to serve on your Board.

I would like to express my thanks and appreciation to those people with whom I have had the pleasure to work with; in particular, Kathy Barnhart, Day Care Administrator, for her able assistance. I would also like to encourage the Red Deer Day Care Management & Society Boards to continue their admirable pursuit of the much needed community programs.

Yours truly,


George A. Lensen

c.c. City Clerk
City of Red Deer

Society Board

Red Deer Day Care Society
Red Deer, Alberta
May 25, 1983

The Mayor & City Council
c/o City Clerk's Department
City Hall, Red Deer, Alberta

Dear Sirs & Mesdames:

The Red Deer Day Care Society would like to respectfully submit to Council our recommendation that our representative, Pam Clarke, be appointed to the Day Care Management Board, to complete the unexpired term of office being vacated by George Lensen. This term expires December 31, 1984.

We appreciate your consideration of this submission.

Yours truly,

Erna Soderberg
President
Red Deer Day Care Society

SNELL & OSLUND SURVEYS (1979) LTD.

116.

SUBDIVISION MUNICIPAL DISTRICT
SURVEYS AND REPORTS

SPECIAL ATTENTION TO URBAN,
RURAL AND OILFIELD SURVEYS

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

GILLIS OSLUND, A.L.S., P. ENG.
RALPH BUNTING, A.L.S.
LEONARD OLSON, A.L.S.

OFFICE PHONE 342-1255
G. OSLUND, RES. 346-6342
R. BUNTING, RES. 347-6731
L.R. OLSON, RES. 343-2473

P. O. Box 610
Lower Fir., 4826 - 47 St.
Red Deer, Alberta
T4N 5G6

NO. 2

May 10, 1983
File No. 25-015

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

ATTENTION: Bill Lees

Dear Sir:

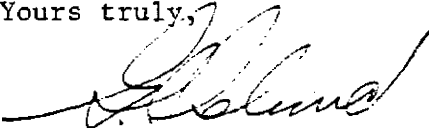
Re: Taylor Drive
Red Deer

Please be advised Land Titles Office requires a motion for the disposal of those portions taken from reserve, described as follows:

1. All that portion of Reserve Lot R-10 lying to the south of the production, northwesterly of the northeasterly boundary of Lot 8, Block 6, all as shown on plan 3824 T.R., containing 0.759 hectares, more or less.
2. All that portion of Reserve Lot R-3 as shown on plan 762 1616 lying to the north of the production westerly of the north boundary of Reserve Lot R, Plan 1034 K.S., containing 0.022 hectares more or less.
3. All that portion of Reserve Lot R as shown on plan 1142 N.Y. included in subdivision plan 832 _____ and containing 0.244 hectares more or less.

Thank you for your attention in this matter.

Yours truly,



G. Oslund, A.L.S., P. Eng.

GO/gp

May 18, 1983

TO: ASST. CITY CLERK

FROM: CITY ASSESSOR

RE: Taylor Drive, Red Deer

The resolution requested by Snell & Oslund is required for the registration of the proposed road plan for Taylor Drive.

D.J. WILSON,
City Assessor

DJW/gr

PANDER



REALTY LTD.

2 Moon Crescent
Red Deer, Alberta T4N 0H4

(403) 342-1100

NO. 3

CITY OF RED DEER
4914 - 48 AVENUE
RED DEER, ALBERTA

MAY 11, 1983

118.

ATTENTION: THE MAYOR & CITY COUNCILLORS

RE: 7464 - 50 AVENUE
LOT 9 BLOCK 3 PLAN 782-0350

The subject property is on the same site as the Parkland Inn just south of Sleepy's Inn on 50 Avenue. It is zoned C-4 COMMERCIAL(MAJOR ARTERIAL) DISTRICT and is presently occupied by the following businesses:

- Red Deer Sail - 772 sq.ft. marine sales and sporting goods.
- Nino's Salon - 768 sq.ft. unisex hair salon.
- Elf Laundromat - 800 sq.ft. coin laundry.
- Mariglenn Communications - 800 sq.ft. communication paging service.
- Dave's Pizza - 800 sq.ft. take-out pizza restaurant.
- Red Deer Prosthetic and Orthotic Laboratory - 1200 sq.ft. artificial limb manufacturing, fitting and servicing business.
- Build Master - 400 sq.ft. manufacturer of furniture for the handicapped, toys and cabinets.
- Genie Arcade - 800 sq.ft. family amusement centre.

The property contains a 12,800 sq.ft. building which is located perpendicular to 50 Avenue with glass store fronts facing south onto the parking lot between it and the Parkland Inn. It is finally serving a useful purpose after being unoccupied for over four years and we have only 1228 sq.ft.(114.08 sq. meters) left to lease.

One of our firm prospects includes a convenience store and we believe it would blend in with the existing tenants very well. However the Municipal Planning Commission and the Development Appeal Board have decided that this use(as well as gift store, travel agent, photo studio) should not be allowed on this site. We believe that they have made a mistake but felt we could not afford the \$5000.00 - \$7000.00 cost to appeal it to the Provincial Board of Appeal.

The convenience store use is a natural for the subject property: it is located in an area visible and quite accessible to the travelling public; it is in great demand from the short term residents of the nearby motels(Sleepy's Inn, Parkland Inn), and from residents of the Normandeau community and workers in the Northland Industrial Park. Interestingly enough there is sufficient traffic from visitors alone to support this proposed new business so it will not affect the shopping centre that has been contemplated for over three years at Glendale. And the proposed Glendale Shopping Centre is not well situated to service the travelling public who enter Red Deer on Gaetz Avenue North, nor is it convenient to the hotel-motel patrons, and people employed in Northland Industrial Park.

Residential - Acreages - Farms - Commercial Sales

Property Management - Commercial Leasing

Our Bylaw includes as a discretionary use "convenience grocery not exceeding 235 sq. meters(2529.6 sq.ft.) of gross floor area in conjunction with a gasoline sales outlet". But this factor played no bearing in approving Mac's to locate in the new London Drugs shopping centre located South of Canadian Tire on Gaetz Avenue South. The ownership and operation of the Mac's convenience store is not connected to the proposed Petro-Canada Service Station. Nor did the bylaw prevent Red Rooster from locating in the Pines Shopping Centre again without it being in conjunction with gasoline sales.

We are enclosing the agenda from the recent Appeal Board hearing as well as our letters to the MPC & DAB for your reference.

We therefore request that you review this matter at an early date to enable us to introduce another new business to Red Deer in a location that fairly shouts with reasons why such a request is reasonable.

Your consideration will be most appreciated.

Sincerely, for
PANDER REALTY LTD.

Per: WAYNE PANDER

WP/cp
Encl.

11
APPEAL NO. 5/83

month 3/83

120.

Pander Realty Ltd.
2 Moon Crescent
Red Deer, Alberta

Re: Lot 9, Block 3, Plan 782-0350
7464 - 50 Avenue, Red Deer

We hereby give Notice of Appeal in respect of the February 7, 1983 decision of the Municipal Planning Commission to deny our request that the M.P.C. permit the subject property to be used as premises for a 1600-2400 square foot convenience store, travel agency (400-600 sq.ft.) photography studio (400-800 sq. ft.), gift and card shop (400-1200 sq. ft.), ceramic workshop (400-800 sq. ft.) and dance studio (800-2000 sq. ft.).

The subject property is located between the Parkland Inn and Sleepy's Inn, and on the same property as the Parkland Inn. The site is zoned C-4 and is situated on the West side of 50 Avenue.

The proposed uses would blend nicely with the existing tenant uses and are all uses one would not only expect to find in a C-4 zone, close to or included with motels, but which meet with the general purpose of the zone.

Your consideration will be most appreciated.

SECRETARY'S COMMENTS

- 21 Prop errors not. put
- no objections

DEVELOPMENT OFFICER'S COMMENTS

A P P E A L 5/83

This is a request for reversal of the February 7, 1983 decision of the Municipal Planning Commission which reads as follows: "That the Municipal Planning Commission deny the following uses from the site at 7464 - 50 Avenue (Lot 9, Block 3, Plan 782-0350), as they do not comply with the Land Use Bylaw requirements:

- 3) Convenience Store
- 4) Ceramic Workshop
- 5) Dance Studio
- 6) Photography Studio
- 7) Travel Agency."

In our opinion this appeal has been received within the time limit mentioned in the Planning Act and is within the jurisdiction of the Board to hear.

Our comments are: The Municipal Planning Commission considered each use contained in Mr. Panders submission separately and after due consideration, the above decision was made. Our written comments to the Municipal Planning Commission are attached, however it should be noted that Items 1 and 2 referenced to in these comments were approved by Municipal Planning Commission. The uses mentioned in Mr. Panders appeal were not considered as permitted in a C4 district or as similar to the use of a portion of the site as a motel, which was the reason for approval of the laundromat and beauty salon.

It is our opinion these uses as submitted by Mr. Pander are more suitable for the C1 district and therefore we recommend the appeal be denied.

R. Strader
Development Officer/
Building Inspector

RS/lS

requests approval of use from the site at 7464 - 50 Avenue (Lot 9, Block 3, Plan 782-0350) - zoned C4, See Map #2. The attached letter indicates the various uses and some details on them. We will give our recommendations on these in the order shown in the letter.

1. Laundromat - The use is neither permitted nor discretionary in a C4 district, however, it was a discretionary use in the previous Bylaw, therefore there has been one located on the south hill. We recommend this application be denied.
2. Beauty Salon/ Barber Shop - is neither a permitted nor discretionary use in C4 district. They have however been approved by Municipal Planning Commission as ancilliary to the principle use of the site where they were proposed in a hotel complex (eg) The Capri Centre. It was felt that in these locations the primary use of the shop is for the clients of the hotel. In our opinion, the circumstances in this instance are different; the proposed location is in a building separate from the motel. We recommend the application be denied.
3. Convenience Stores - are considered a discretionary use in C4 Districts only when in conjunction with a gas outlet. The locations noted in Mr. Pander's letter are mostly C3 Districts. Mohawk is operating in conjunction with a gasoline outlet and the Pines Plaza had all uses approved by Council. Recommend application be denied.
4. Ceramic Workshop - Municipal Planning Commission approved a similar application as a discretionary use "Commercial Recreation" however, we still do not recommend its approval.
5. Dance Studio - This type of application has not been considered approved as a discretionary use in C4 Districts. Similar applications have been approved in I1 Districts (eg. gymnastics club have a dance class approved).

SIMILAR TO COMMERCIAL RECREATION.

In our opinion this proposed use does not fit the intent of the Bylaw and we recommend it be denied.

6. Photography Studio - This use is not permitted or discretionary in a C4 District although one was allowed for a temporary period of time by the Development Appeal Board. Recommend this application be denied.
7. Travel Agency - Our remarks for Item 2 would carry forward to this application. We recommend this application be denied.

It is our opinion that Mr. Pander should, if he wishes, approach City Council to have the site re-designated as the uses he wishes to locate on the site do not conform to the C4 District uses.

DEER REGIONAL PLANNING COMMISSION

2630 BRENNER AVENUE

RED DEER, ALBERTA, CANADA T4R1M9 123.

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

TELEPHONE: (403) 343-3394

Your File No.

February 24, 1983

Our File No.

PLANNER'S COMMENTS

Mr. G. Pecknold,
Secretary
Red Deer Development Appeal Board
City of Red Deer
Box 5008
RED DEER, Alberta
T4N 3T4

Dear Sir:

Re: Appeal No. 5/83
Lot 9, Block 3, Plan 782-0350
7464 - 50th Avenue, RED DEER

The appellant, Panda Realty Ltd., is appealing the decision of the Municipal Planning Commission which denied their application to locate a convenience store, travel agency, photography studio, gift and card shop, ceramic workshop and a dance studio at the above premises, located on the same property as the Parkland Inn. The site is a C4 District on the west side of 50th Avenue.

The purpose of the C4 District is:

- (a) to provide for commercial, industrial and other services for people using major arterial routes; and
- (b) to provide sites for services that require a high degree of visibility and accessibility.

Convenience stores are not a permitted use in the C4 District. A specific District, C3, has been set up to accommodate such uses within or near residential areas. Convenience stores are also allowed in the C1 and C2 Districts.

The C4 District does provide for the sale of convenience goods accessory to a gas outlet, wherein the sale of gas is the principal use, such as Mohawk. The Pines Plaza is an exception within the C4 District where all the uses were approved by Council.

. . . /2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIOSBURY—TOWN OF ECKVILLE
TOWN OF 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 ELDORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF MORRIS—SUMMER VILLAGE OF FUCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No 14

Mr. G. Pecknold,
Page 2
February 24, 1983

Travel agencies, photography studios and gift and card shops are not permitted or discretionary uses in the C4 District. They are permitted in the C1 (City Centre) District and in the C2 (Shopping Centre) District. They are normally found in the City Centre and in regional shopping centres where they cater to the city wide population.

Ceramic workshops and dance studios would generally be located in the C1 District and have been permitted within the I1 Industrial (Business Service) District. Neither of these uses serve the traveling public nor do they require a high degree of visibility and accessibility compared to other commercial uses.

But these ceramic related are
As I stated in a previous submission to the D.A.B., there is a danger of the C4 District becoming a "catch all" area which not only defeats the purpose of this District, but also defeats the purpose of having other commercial districts within the City. The above variety of uses are a clear example. They are all proposed for the same building, but have very little, if anything, in common and do not comply with the main purpose of the C4 Commercial (Major Arterial) District. Each of these proposed uses would be better located within the specific district which is intended to accommodate it.

The City Planning Section recommends that the decision of the Municipal Planning Commission be upheld and that the appeal be denied.

Yours truly,



VERNON PARKER
ASSOCIATE PLANNER
CITY PLANNING SECTION

VP/mp

CITY OF RED DEER - DEVELOPMENT APPEAL BOARDNOTICE OF HEARING

125.

Pursuant to Section 2.8 of the Development Appeal Board Bylaw 2589/78.

TO:

February 18, 1983

Pander Realty Ltd.
2 Moon Crescent
Red Deer, Alberta
T4N 0H4

RE: APPEAL NO. 5/83

You are hereby given Notice that the Red Deer Development Appeal Board will hear this appeal at its meeting to be held in the COUNCIL CHAMBERS, located on the Second Floor of the City Hall, Red Deer, commencing at 7:00 P.M. on Thursday, the 3 day of March A.D. 1983.

Pursuant to Section 2.9 of the Development Appeal Board Bylaw, I am required to inform you:

- 2.9.3 that the Appellant and the objectors, or the original Applicant or the persons who may be affected by the subject of the appeal, as the case may be, will have an opportunity to be heard, to present evidence and to hear the evidence of others at the hearing and,
- 2.9.4 if the parties to whom the notice of the hearing is sent, do not appear personally, or by agent at the hearing, the Board may proceed to decide the matter during their absence.

The foregoing appeal relates to a decision of the Municipal Planning Commission dated February 11, 1983 which is as follows:

"That the Municipal Planning Commission approve the following items as similar in character and purpose to the uses of the site as a motel at 7464 - 50 Avenue (Lot 9, Block 3, Plan 782-0350):

- (1) Laundromat
- (2) Beauty Salon/Barber Shop.

Said approval being subject to the decision of the Commission being advertised in a local newspaper and no appeal against said decision being successful."

RED DEER DEVELOPMENT APPEAL BOARD

Per:

Jim Pecknold

N O T I C E O F A P P E A L

126.

Red Deer Development Appeal Board

Appeal No.

Pursuant to Section 2.4 of the Development Appeal
Board Bylaw 2589/78File No.
Receipt No.

(to be prepared in triplicate)

TO: The Secretary
 Red Deer Development Appeal Board
 City Hall, RED DEER, Alberta

I/We PANDER REALTY LTD.

of mailing address 2 MOON CRESCENT, RED DEER, ALBERTA

(which is my/our address for service of any notice in connection therewith) hereby give Notice of Appeal in respect of the (give particulars) Feb.7,1983 decision of the Municipal Planning Commission to deny our request that the M.P.C. permit the subject property to be used as premises for a 1600-2400 sq.ft. convenience store, travel agency (400-600 sq.ft.), photography studio(400-800 sq.ft.), gift and card shop(400-1200 sq.ft.), ceramic workshop(400-800 sq.ft.), and dance studio(800-2000 sq.ft.).

The subject property is located between the Parkland Inn and Sleppy's Inn, and on the same property as the Parkland Inn. The site is zoned C-4 and is situated on the West side of 50 Avenue.

The proposed uses would blend nicely with the existing tenant uses and are all uses one would not only expect to find in a C-4 zone, close to or included with motels, but which meet with the general purpose of the zone.

Your consideration will be most appreciated.

The land affected by the subject matter of this appeal is:

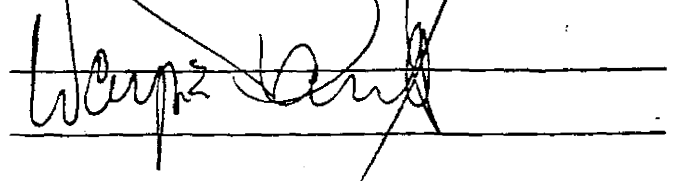
Lot 9 , Block 3 , Plan 782-0350

Municipal address or location: 7464 - 50 Avenue, Red Deer, Alberta

Enclosed herewith are relevant site plans, elevation plans etc. to clearly indicate subject of appeal. Forms to be submitted in triplicate.

Date: Feb.14, 19 83.

Signature (s) of Appellant (s)



THE CITY OF RED DEER



127.

11 February 1983

PANDER REALTY LTD.
#2 Moon Crescent
RED DEER, AB

RED DEER, ALBERTA
T4N 3T4

Dear Sir or Madam:

The decision of the Municipal Planning Commission at their meeting of 7 February 1983, in regards to use from the site at 7464 - 50 Avenue (Lot 9, Block 3, Plan 782-0350) was as follows:

"That the Municipal Planning Commission approve the following items as similar in character and purpose to the uses of the site as a motel at 7464 - 50 Avenue (Lot 9, Block 3, Plan 782-0350):

- (1) Laundromat
- (2) Beauty Salon/Barber Shop

Said approval being subject to the decision of the Commission being advertised in a local newspaper and no appeal against said decision being successful."

"That the Municipal Planning Commission deny the following uses from the site at 7464 - 50 Avenue (Lot 9, Block 3, Plan 782-0350), as they do not comply with the Land Use Bylaw requirements:

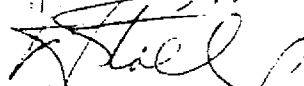
- (3) Convenience Store
- (4) Ceramic Workshop
- (5) Dance Studio
- (6) Photography Studio
- (7) Travel Agency."

NOTE: Any person affected by this decision may appeal same within fourteen (14) days of the date the decision is issued by paying the required appeal fee, and by filing an appeal in writing against the decision with the Red Deer Development Appeal Board, City Hall, Red Deer, Alberta. Appeal forms are available at City Hall. An appeal may be lodged by one person or by a group of persons.

If you have any questions pertaining to this decision, please do not hesitate to contact this office.

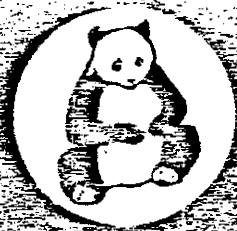
Issued this 11 day of February 1983.

Yours truly,


City Clerk

File J. Wayne

PANDER



REALTY LTD.

2100A Crescent
Red Deer, Alberta T4N 0N4

(403) 342-1100

128.

CITY OF RED DEER
4914 - 48 AVENUE
RED DEER, ALTA.

FEB. 1, 1983

ATTENTION: MR. RYAN STRADER

Proposed
REY APPROVAL OF APPROVED USES @
ALADDIN PLAZA 7464 - 50 AVENUE
LOT 9 BLOCK 3 PLAN 782-0350

*for Photo copy only -
do not send original*

We are nearing completion of our leasing project at the subject address and have received inquiries relative to leasing the balance of the available floor area. To accommodate a more rapid occupancy we request prior approval of use for the following types of tenancies at locations to be decided within the project:

A. TYPE OF USE <u>PROPOSED</u>	APPROX. <u>FLOOR AREA</u>	<u>OTHER COMMENTS</u>
✓ 1. Laundromat coin operated	800+ sq.ft. 74.32+ sq.m.	To include installation of 3 video games, coin operated
✓ 2. Beauty salon &/or barber shop	600-800+ sq.ft. 55.74-74.32 sq.m.	To also include skin care & cosmetic advice, manicuring, sun tan, etc.
3. Convenience store	1600-2400+ sq.ft. 148.64-222.96 sq.m.	Similar to Macs, 7-Eleven, Red Rooster, etc.
4. Ceramic workshop, instruction	400-800+ sq.ft. 37.16-74.32 sq.m.	Would include sales of accessory items (greenwares, paints) to students
5. Dance studio	800-2000+ sq.ft. 74.32-185.8+ sq.m.	Instructions, lessons
6. Photography studio	400-800+ sq.ft. 37.16-74.32 sq.m.	

B. APPROVALS would be subject to building and occupancy permits being issued, prior to occupancy.

C. EXISTING TENANT USES

The existing tenants approved for this project include Aladdin Catering & Banquet Hall (Bay 11-16), Daddy Jack's Family Gathering Centre (Arcade-#9), Build Master, Red Deer Prosthetic & Orthotic Laboratory Co. Ltd. (#7 & 8), Dave's Pizza (#6), Mariglenn Communications (#5), and of course Parkland Inn.

D. BUILDING PROPERTY OWNERSHIP

Project (including Parkland Inn on same site) is owned by Lichfield Investments Ltd., contact Mr. Afzal Rajan c/o Sleepy's Inn 343-0955, 346-2011

E. EXISTING ZONING IN RELATION TO PROPOSED USES

a) The project is zoned C-4 commercial (major arterial) district, the general purpose of which is to 'provide sufficient land for commercial, industrial, and other services for people using major arterial routes; and to provide sites that require a high degree of visibility and accessibility'.

Thus the convenience store is a discretionary use (with gasoline sales) according to the list on Page 58 of the Land Uses By Law. There are also two known convenience stores in C-4 areas (Mohawk in Bower Plaza and Red Rooster in Pine's Plaza). We would suggest that is also a use that one would expect to be on a major roadway, near a hotel and that it should be approved with ~~or~~ or without gasoline sales; travellers to our city would look for this use on 50 Avenue, Ross Street, 32 Street, 67 Street and 49 Avenue..... it requires a 'high degree of visibility and accessibility'.

Denier

b) The Laundromat does not appear to be a discretionary nor a permitted use, however there are two laundromats in the South Hill C-4 area, and this is a use that would be included in the general purpose description of the C-4 area, and is also a use that travellers would expect to be offered at motels and campgrounds.

A Approved

c) Beauty salons do not appear in the C-4 use table as existing or permitted uses, but should be interpreted as included in the general purpose of the zone. There are beauty salons in the North Hill Inn, Quality Inn, as well as in a C-4 project at 3301 - 50 Avenue.

Approved

d) Ceramic workshops and dance studios should be approved on the same basis as the MPC approved an earlier application for a ceramic shop at 7711 - 50 Avenue (Pat's House of Ceramics), interpreted as being a commercial recreation establishment.

Denier

e) Photography studios again are not mentioned in the C-4 use table, but one would expect to find same at a motel, or at least on major highways. One has operated at the Lodge and at the Black Knight Inn.

Denier

Please note that we do not have space available for all the above use types. We are however almost certain to sign a lease this week for an 800 sq.ft. laundromat and a 768 sq.ft. beauty salon. The time to physically develop the space is almost one month from the date of signing and if we had to wait a further three - four weeks for zoning approval it means loss of revenue, and in some cases, loss of tenants who would rather locate in a spot where they can immediately commence business operation? And if a use is not going to be approved, we may as well know it in advance and tell our contacts that that use would not be allowed.

Your consideration and earliest reply would be most appreciated.

Sincerely, for
PANDER REALTY LTD.

Wayne Pander
Per: WAYNE PANDER

WP/cp

Encl (one floor plan -
Aladdin Plaza)

convenience store is not detailed from Aladdin Plaza

May 24, 1983

TO: CITY CLERK

FROM: R. STRADER,
DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RE: 7464 - 50 Avenue
Lot 9, Block 3, Plan 782-0350

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

The site in question is designated as C4, in which "Convenience grocery not exceeding 235 m² of gross floor area in conjunction with a gasoline sales outlet" is listed as a discretionary use. A discretionary use is defined in the Land Use Bylaw as "means a use of land, building or other structure that may be permitted by the Municipal Planning Commission after due consideration is given of the impact of that use upon neighbouring land and of the public need for that particular use at that particular location; such a use includes accessory and similar uses and all uses listed as discretionary within the use districts of this Bylaw." Section 2.2.5.3 of the Bylaw states that Municipal Planning Commission may approve, refuse or approve subject to conditions applications for approval of discretionary uses. In this case after due consideration, a request for a convenience store on the above location was denied. Later the Development Appeal Board upheld the Municipal Planning Commission decision. The deciding factor in our recommendation to both of these bodies, that the application be denied, was not the lack of the gas bar but the location of existing and planned convenience stores. At present, convenience stores are located in the Village Shopping Centre, Pines Plaza, Highland Green Shopping Centre, the North Red Deer Store, Mustang Acres Store. As well, a C3 site is planned for the Glendale/Normandeau subdivision.

The reference made by Mr. Pander to the Mac's store on the South hill must be looked at bearing in mind the existing convenience store sites. These are the Mohawk site directly north of this site, Red Rooster on 32 Street, Hillcrest Lucky Dollar store, and the Eastview Shopping Centre. The areas served by these stores was taken into account before approval was granted. The store in the Pines Plaza was approved a few years ago by Council as part of package of use approvals that involved the entire site.

Given the number of stores already serving the north side of Red Deer additional sites are not required at this time, therefore, we do support the application as submitted.

R. Strader
Development Officer/
Building Inspector

RS/ls

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.

June 1st, 1983

Our File No.

Mr. C. Sevcik
 Assistant City Clerk
 City of Red Deer
 Box 5008
 RED DEER, Alberta
 T4N 3T4

Dear Sir:

Re: Request to Allow a Convenience Store
at 7464 - 50 Avenue

Pander Realty Ltd. is requesting Council to allow a convenience store to locate at 7464 - 50 Avenue which is designated C-4 Commercial (Major Arterial) District. As indicated by Mr. Pander, convenience stores are a discretionary use in conjunction with a gasoline sales outlet in the C-4 District. The proposed site does not include a gasoline sales outlet.

The Land Use Bylaw includes a gasoline sales outlet with a convenience store to ensure that the main purpose of such facilities in the C-4 District is to serve people using major arterial routes. The primary function of such facilities is the gasoline sales with the sale of convenience goods being complementary and secondary. The Bylaw provides another separate district, C-3, specifically for accommodating convenience stores within or near residential areas to serve local neighbourhoods. The purposes of these two districts are different as reflected in the Land Use Bylaw.

Previously, Pander Realty Ltd. applied to the Municipal Planning Commission on February 7th, 1983, for approval of a convenience store at the proposed site. M.P.C. denied the application which was appealed to the Development Appeal Board on March 3rd. The Board, in upholding the M.P.C. decision, confirmed that a convenience store (without a gasoline sales outlet) is "neither permitted nor discretionary in a C-4 District and does not appear to fit within the general purpose as defined in the use table of the Land Use Bylaw."

For Council's information, there are five convenience stores on the north side of the river plus the Highland Green Shopping Centre. They are located within 0.5 to 1.0 mile of each other and serve residents within 1.5 miles of their respective locations. In addition to serving the Pines neighbourhood, the convenience store at the Pines Plaza also serves the arterial traffic on

MUNICIPALITIES WITHIN COMMISSION AREA

. . . /2

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 OLOS—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 ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
 SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
 COUNTY OF MOUNTAIN VIEW No. 17 COUNTY OF SAINTPATRICK No. 18 COUNTY OF RED DEER No. 21 COUNTY OF STETTLER No. 6 IMPROVEMENT DISTRICT No. 10

Gaetz Avenue because of its location. The Glendale Shopping Centre is proposed to serve the north end of the area and subsequent new residential development.

In relation to some of the points raised by Mr. Pander, patrons of the two motels are within less than a mile of the convenience store at the Pines Plaza. This is comparable with the residential populations served by these stores. The proposed Glendale Shopping Centre will be within 1.5 miles of all parts of the Northland Industrial Park and is only 0.5 miles from this site under consideration. Thus, all areas north of the river will be adequately served by the existing convenience facilities and the planned neighbourhood shopping centre.

Although they are under separate ownership and operation, the new London Drugs shopping centre has provided for a gasoline sales outlet as well as the convenience store, thus complying with the Bylaw. The Pines Plaza was approved by Council prior to the present Land Use Bylaw coming into effect.

As indicated above, the future Glendale Shopping Centre is planned to serve the northernmost residential areas and the Northland Industrial Park. Allowing unplanned convenience commercial uses in the C-4 (Major Arterial) District will reduce the incentives for development of planned shopping centres such as the one in Glendale.

The City Planning Section recommends that City Council deny the request for a convenience store in the C-4 District.

Yours truly,



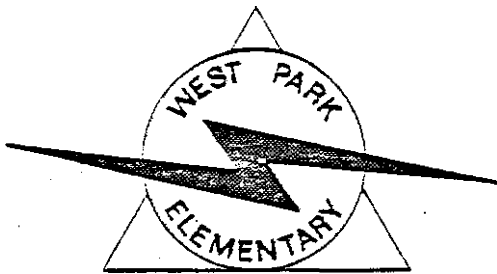
Vernon Parker
ASSOCIATE PLANNER
CITY PLANNING SECTION

VP/vl

Commissioner's Comments

We recommend Council not support the application. A number of reasons for not supporting the request are outlined in the attached reports from the Development Officer and Planners.

"R.J. MCGHEE"
Mayor



RED DEER PUBLIC SCHOOL DISTRICT No. 104

WEST PARK ELEMENTARY SCHOOL

A. Loughheed
Principal

3814 - 53th AVENUE
RED DEER, ALBERTA
T4N 4N3

134.

PHONE:
343-1838
343-1854

A. Cooper
Vice-Principal

NO. 4

May 25, 1983

Mr. Bob Stollings,
City Clerk,
City Hall,
Red Deer.

Dear Sir:

We are writing to request permission to appear before council in order to make three brief (2 minutes each) presentations concerning the spraying of chemical pesticides in and around the City of Red Deer.

Our grade 5 and 6 classes have been involved in an investigative project for the past three and a half months. Each student after careful research and consideration, has declared a position for him/herself on the issue.

We would like to have three individuals who represent a larger group, each make a presentation to council that we hope will assist council in making a decision on this controversial issue.

- one person will speak in favour of a major chemical spray program for Red Deer
- one person will speak against chemical spraying of any kind and will not want tax dollars spent on mosquito control
- one person will speak in favor of tax dollars being spent on increasing natural biological controls of mosquitoes.

Due to the age of the students would it be possible to have us on the agenda 20 - 30 minutes after your meeting begins? We would also appreciate knowing in advance the date that we are on the agenda. We thank you in advance for allowing our students to participate first-hand in the democratic process.

Sincerely,

Don Taylor & Rick Moore.

DT/RM/dg

83 MAY 25 PM 4:07

Commissioner's Comments

Over the past few months we have received a number of letters both for and against an expanded mosquito control program. For the present these have been kept on file only. The request from the West Park School is to appear before Council in regards to a research project that they have undertaken.

"R.J. MCGHEE"
Mayor

Eventide Funeral Chapels Ltd.

136.

FUNERAL DIRECTORS AND ADMINISTRATORS

RED DEER, ALBERTA

TAN 2G8

PHONE 347-2222

1 STREET

May 20, 1983

NO. 5

Office of the City Clerk
City Hall
Red Deer, Alberta

Dear Sir:

From our experience last spring and summer, and again this spring, we wish to ask if the City would consider spraying both cemeteries for mosquitoes.

The bereaved families find the interment service very uncomfortable with the added presence of mosquitoes, and we have had many remarks regarding this problem.

We have also had many comments on how beautiful and well kept our cemeteries are, but again people who wish to visit the burial areas of their family and friends find it is almost impossible to do so in the summer months.

We do appreciate the excellent co-operation we have had with the Assistant City Clerk, and also the caring way in which the cemetery staff do their work.

We would ask that this letter, regarding the mosquito problem, be brought before Council for their immediate attention. Thank you.

Very truly yours

EVENTIDE FUNERAL CHAPELS LTD.

Kenneth S. Schmelke, President

KSS:ms

June 2, 1983

TO: City Clerk

FROM: City Engineer

RE: Request for Mosquito Control at Cemeteries

It has not been the City's policy to attempt to control mosquitoes at the cemeteries. We have never had a complaint from the public as to mosquitoes being a problem in the cemeteries, although certainly there will be some at times.

Spot control of mosquitoes is largely ineffective. Unless a widespread community program is in place, there is little to be gained by doing isolated locations unless perhaps it were done on a daily basis.

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

LAM/emg

Commissioner's Comments

We cannot support the request before Council.

"R.J. McGHEE"
Mayor

May 25, 1983

138.

City Clerk
Box 5008
Red Deer, Alta.

Dear Sir:

"ON PREMISE SIGNS ARE YOUR MOST EFFECTIVE
AND EFFICIENT MEANS OF COMMERCIAL COMMU-
NICATION BECAUSE THEY ARE INEXPENSIVE,
AVAILABLE, PRACTICAL, EASY TO USE AND AL-
WAYS ON THE JOB "

The captioned quote was taken from the U.S. government agency of Small Business Administration in April, 1977. Portable signs have definitely proved themselves to be an effective marketing tool at a very reasonable cost.

Evergreen Mobile signs commenced business in March, 1983 in response to an evergrowing need for portable signs within the City of Calgary. The holding company for Evergreen Mobile Signs also owns two retail outlets and we were finding it extremely difficult to acquire a sign when required.

Therefore, after acquiring a manufacturing contact, we decided to become involved in the promotion of the BEE-LINE Sign. We are enclosing a brochure for your reference indicating the models which are produced.

The foregoing gives you a brief background of our company and leads us to the subject of this writing. After visiting your good city on numerous occasions, we have been fortunate in having discussions with several of your merchants who have given us a very positive response to our signs. We are aware that the City of Red Deer, at present, does not allow temporary signs on the retail premises and are abreast of your concerns that the placing of advertising could get out of hand and Cause considerable controversy.

We hereby request permission to rent and sell our signs providing we stay within certain strict guidelines. To assist you in developing these guidelines, we propose the following:

A) LOCATION

- i) Portable signs shall not be allowed on residential sites
- ii) Not more than one portable sign at a time may be placed at a location address.
- iii) There will be no limit to the number of permits issued to an advertiser in a year, however, each sign permit shall be

~~iii)~~ continued

limited to a maximum of ninety(90) days for any location address of the advertiser and once expired another permit shall not be issued until a period of thirty (30) days has elapsed.

- iv) The use of a portable sign on a lot shall not exceed a cumulative total of 270 days in a calendar year for every 30 meters or portion thereof of the lot frontage.
- v) No portable sign shall be permitted to locate or remain on a site without a permit, whether the sign displays any advertising or not.
- vi) Portable signs shall not be located in such a manner so as to restrict the view of a traveller on any street from obtaining a clear view of approaching vehicles for a distance of 75 meters along a street.
- vii) All parts of a portable sign including electrical cords are prohibited
 - 1) on a city right of way
 - 2) on a city boulevard
 - 3) on a city sidewalk
- vii) No permit shall be issued where a portable sign may be located within 30 meters of another portable sign.
- ix) All portable signs must be located within the property lines of the location address shown on the sign permit
- x) The name of the owner of the sign and an identifying serial number shall be permanently attached in a conspicuous location on every portable sign.

B ILLUMINATION

- i) Portable signs shall contain continuously illuminated lighting and not employ any flashing or intermittent lights.
- ii) All portable signs must be double faced and shall be directly or internally illuminated.

C APPLICATION

- i) The company owning a portable sign shall be responsible for obtaining a permit of the Licensing Department of the City of Red Deer.

D STRUCTURE

- i) The trailer frame or structure upon which a portable sign is attached shall not exceed 3.5 meters in length, excluding the trailer hitch.
- ii) The portable sign face shall not exceed a horizontal dimension of 3 meters and a vertical dimension of 1.7 meters
- iii) All components of a portable sign excluding the trailer frame will be CSA approved or shall require the approval of the Electrical Protection Branch for the Province of Alberta
- iv) All portable signs shall be equipped with a ground fault circuit interrupter to be connected between the male end of the sign power supply cord and the lessee's electrical power source.

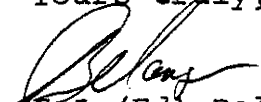
E PENALTY CLAUSE

- 1) Any person who contravenes any provision of the stated by-laws, is guilty of an offence and is liable on summary conviction to a crime resulting in a fine of not less than fifty (50) dollars for each day the offence continues.

We sincerely hope the guidelines noted above will alleviate the concerns expressed by your City Council on similar application. The increased revenue for sign permits together with strict adherence to the by-laws should be satisfactory to both the City and ourselves. While the cost of a permit varies depending upon localities, we suggest, perhaps, a three month permit fee of fifty (50) dollars whether or not a perspective lessee requires the sign for a whole three month period.

Your favourable consideration to allowing Evergreen Mobile Signs to place their product within your City is requested and it would be most appreciative if you could notify us when the application will be heard in order that we might be in attendance and answer any questions the council may have.

Yours truly,


E.L. (Ed) Belanger
General Manager

June 03, 1983

141.

TO: City Clerk

FROM: R. Strader
Development Officer/
Building Inspector

RE: On Premises Signs

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

The subject of portable signs has been discussed in front of Council on several occasions as the City Sign Bylaw does not permit this type of sign. These signs, because they are mobile and are intended to attract attention rather than to identify a location become a real problem from an enforcement point of view. We have had signs of this nature located on City Boulevards and streets and have observed similiar locations being utilized in other Cities. The regulations suggested by the applicant would prohibit such occurances, however the problem would be one of enforcement. If the business was even moderately successful, enforcement of permits, locations etc. would occupy a great deal of staff time. Other Cities have not been successful in controlling the location of these signs, therefore I would expect we would have similiar problems.

We cannot support a change to the bylaw.

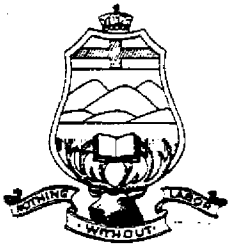
R. Strader
Development Officer/
Building Inspector

RS:cmd

Commissioner's Comments

We cannot support the request and concur with the comments of the Development Officer.

"R.J. MCGHEE"
Mayor



RED DEER PUBLIC SCHOOL DISTRICT NO. 104

4747 - 53rd Street

Phone 343-1405

RED DEER, ALBERTA

142.

T4N 2E6

BOARD OF TRUSTEES

R.E. SCHNELL

Chairman

MRS. P.J. ANDERSON

MRS. F.J. CRAIGIE

S.A. DYMIANIW

L.E. GODDARD

C.D. HOLMES

W.J. REED

NO. 7

May 30, 1983

ADMINISTRATIVE STAFF

K.A. JESSE

Superintendent of Schools

MRS. D.F. SOLTY

Assistant Superintendent

D.A. SLACKER

Assistant Superintendent

R.E. CONGDON

Assistant Superintendent
(Business Services)

His Worship Mayor R. J. McGhee
and Members of the Red Deer City Council
City of Red Deer
City Hall
Red Deer, Alberta
T4N 3T4

Dear Sirs:

RE: Glendale Junior High School Site

CO-ORDINATORS

A. BURLEY

DR. W.B. HANDLEY

E.M. KULMATYCKI

R.R. LANG

D.R. NEWTON

R.W. PAWLOFF

L.N. PELTIER

A.J. SCHAUFERT

The Board of Trustees of the Red Deer Public School District No. 104 hereby request City Council to give further consideration to access to the above school site.

Attached please find a brief outlining two alternatives for Council's consideration.

We would request the opportunity to speak to this matter at the June 13, 1983 Council meeting.

The Board is endeavoring to take advantage of the present economic conditions by completing design of the school for tendering in the fall of 1983. Any further delay will result in tendering being deferred until spring of 1984 resulting in increased costs.

Thank you for your co-operation in dealing with our proposal.

Yours sincerely,

R. E. Schnell
Board Chairman

RES:clw
Enclosure

B R I E F

TO

CITY OF RED DEER COUNCIL

RE: GLENDALE JUNIOR HIGH SCHOOL SITE

JUNE 1983

1) School Site Selection

During the development of the concept plan for north-west Red Deer both School Boards worked with the planning Commission in selection of possible school sites to accommodate future city growth. The selected sites are shown on Page 2.

One of the sites agreed upon was located south of 77th Street and east of 64th Avenue. This was to be a joint site for both the Catholic and Public Boards.

Growth in student numbers now require both Boards to proceed with construction of schools on this site for occupancy by September 1, 1984.

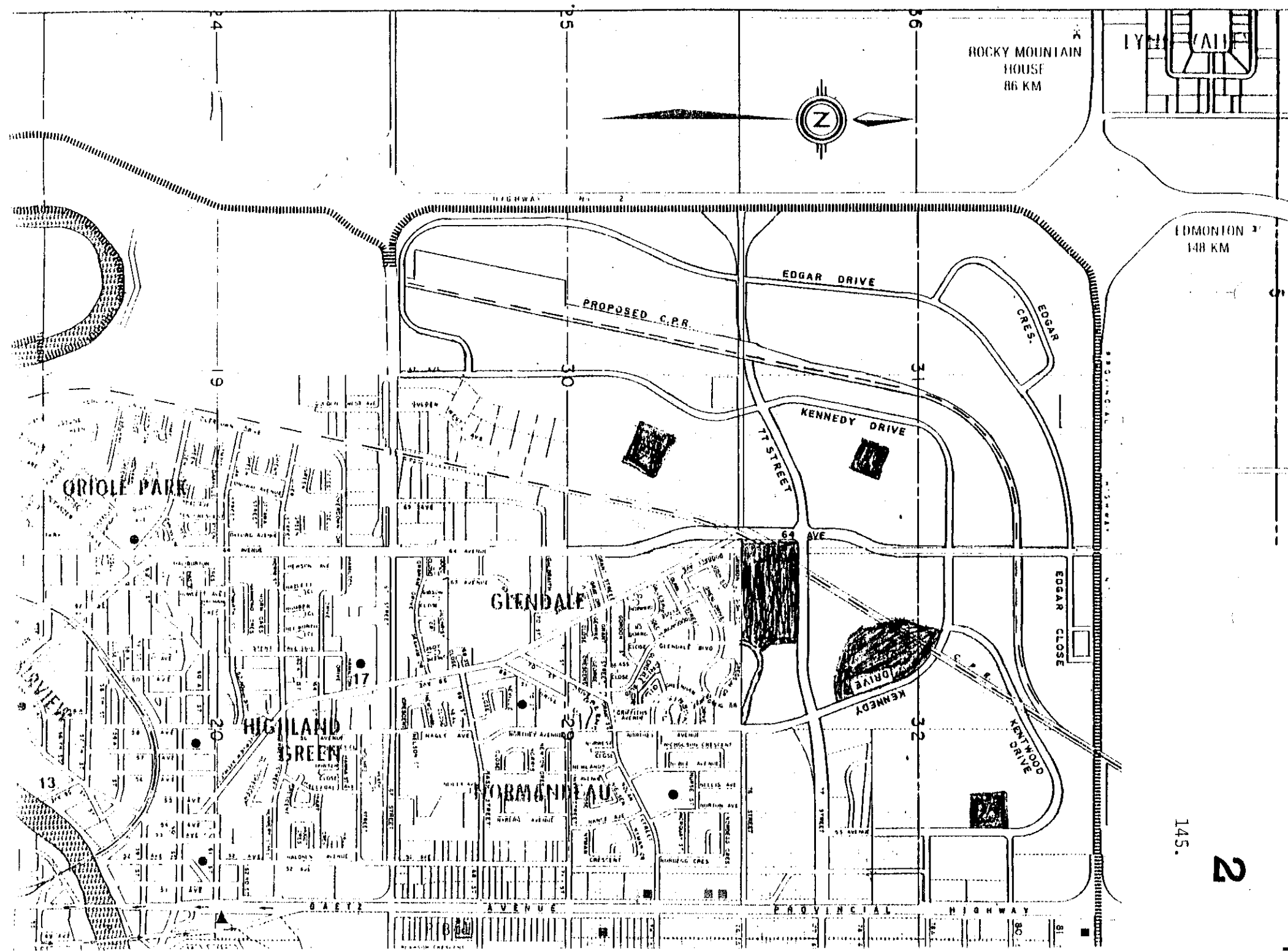
2) Proposed School Facilities

The Public School Board has received approval for a 4560 m² school to accommodate a maximum of 540 pupils. Initial construction will be 3810 m² with a 340 pupil maximum. Relocatable classrooms will be added as required. The school will be a junior high school covering grades seven through nine.

The Catholic School Board has received approval for a 3850 m² school to accommodate a maximum of 500 pupils. Initial construction will be 3100 m² with a 300 pupil maximum. Relocatable classrooms will be added as required. The school will open as a kindergarten through grade six with provision to eventually include up to grade nine.

3) Attendance Area

The proposed school is intended to serve the area west of Gaetz Avenue and north of 67th Street plus the Pines. The junior high student population in this area is presently approaching 300.



ROCKY MOUNTAIN
HOUSE
86 KM

EDMONTON
148 KM

B. PROBLEMS

146.

1) Site Access

The planned road configuration around the site is as follows:

- a. North - 77th Street - 4 lane arterial road with no access permitted
- b. South - Utility right-of-way - No access
- c. West - 64th Avenue - 4 lane arterial road with no access
- d. South-east - Glendale boulevard. Residential collector road with only 102 metres of street frontage

Attached is a site plan showing the above (Page 4).

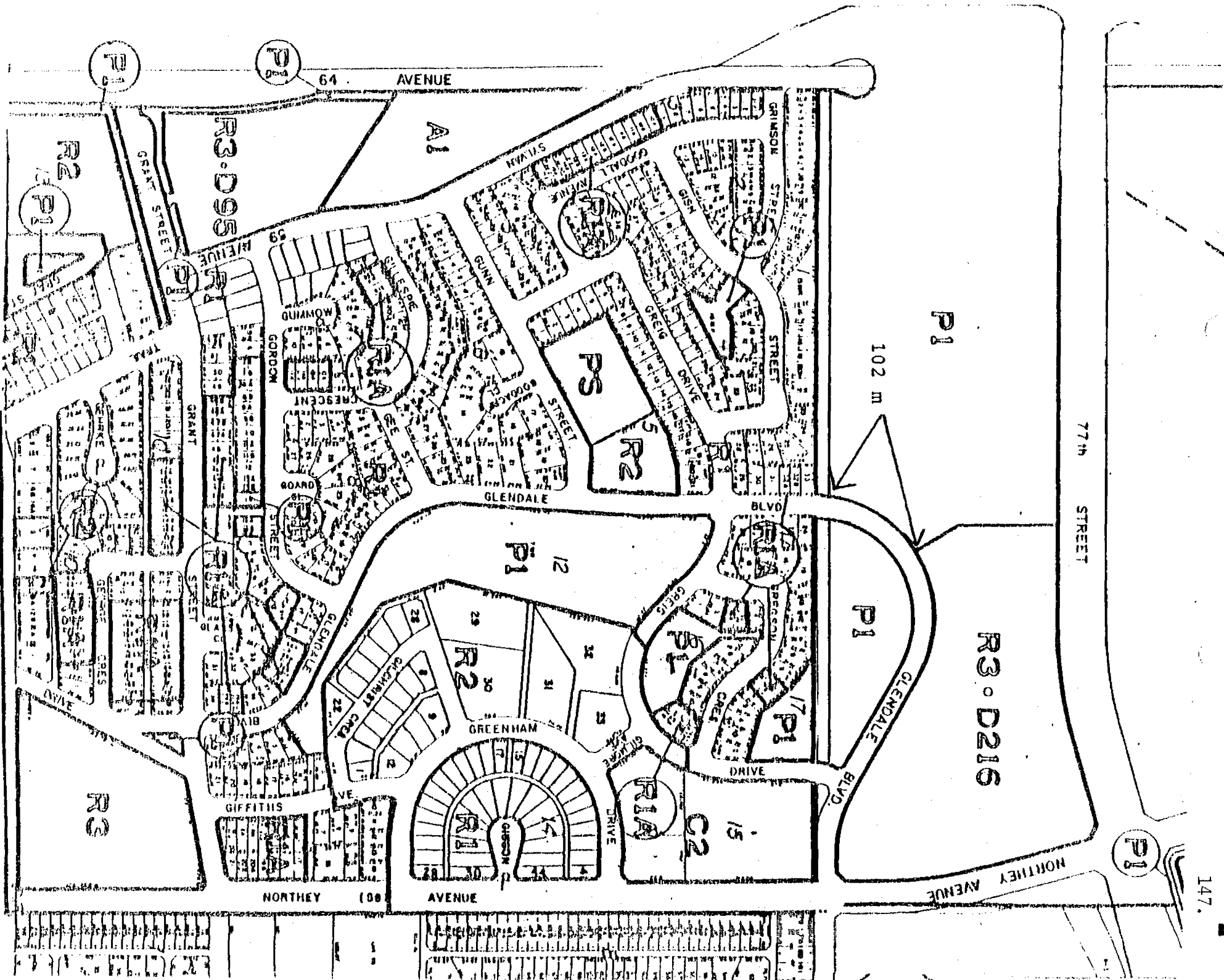
2) Soil Conditions

A detailed soils analysis of the original site revealed poor soil conditions in the area proposed for the school (Page 5).

The following are the estimated premium costs for construction of a school in the above location:

Remove trees and loam	\$52,308
Filter Cloth & pit run base	112,627
Piling and structural slab	91,021
Dewatering	15,000
Weeping tile	28,578

TOTAL	\$299,534
-------	-----------





C. PROPOSED ALTERNATIVES

149.

The Board of Trustees of the Red Deer Public School District No. 104 are proposing that they be granted access to the school site from either of the following:

1) Access from 59th Avenue Cul-de-Sac

During the period prior to railway relocation access to the school be from the temporary road connecting 64th Avenue and 77th Street as shown on Page 8.

After completion of railway relocation and realignment of 64th Avenue access be from the 59th Avenue Cul-de-Sac as shown on Page 9.

2) Access from 77th Street

During the period prior to railway relocation it is proposed that access to the school be from the temporary road connecting 64th Avenue and 77th Street as shown on Page 8.

After completion of railway relocation and realignment of 64th Avenue access be from 77th Street as shown on Page 10.

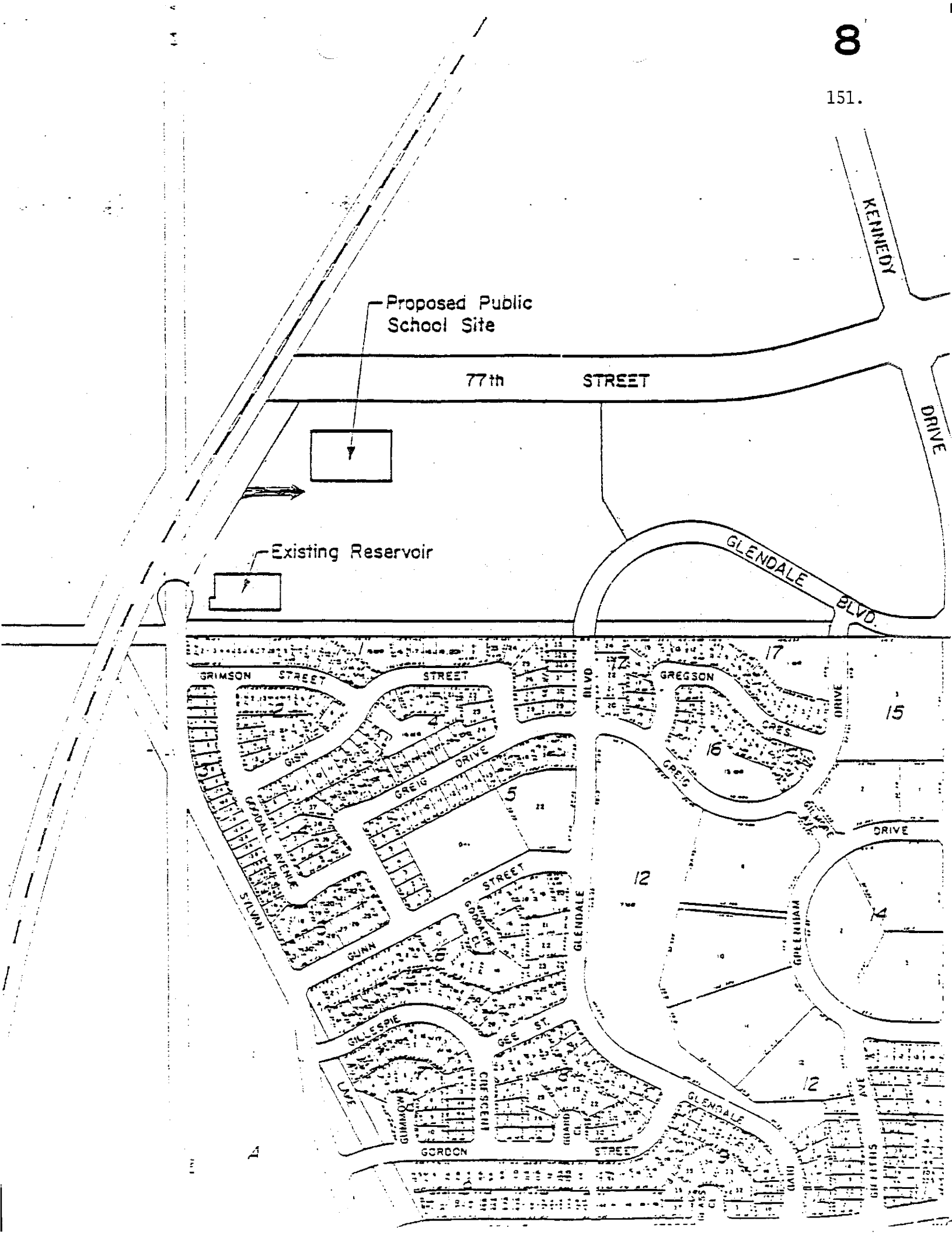
Approval of this request would result in the following:

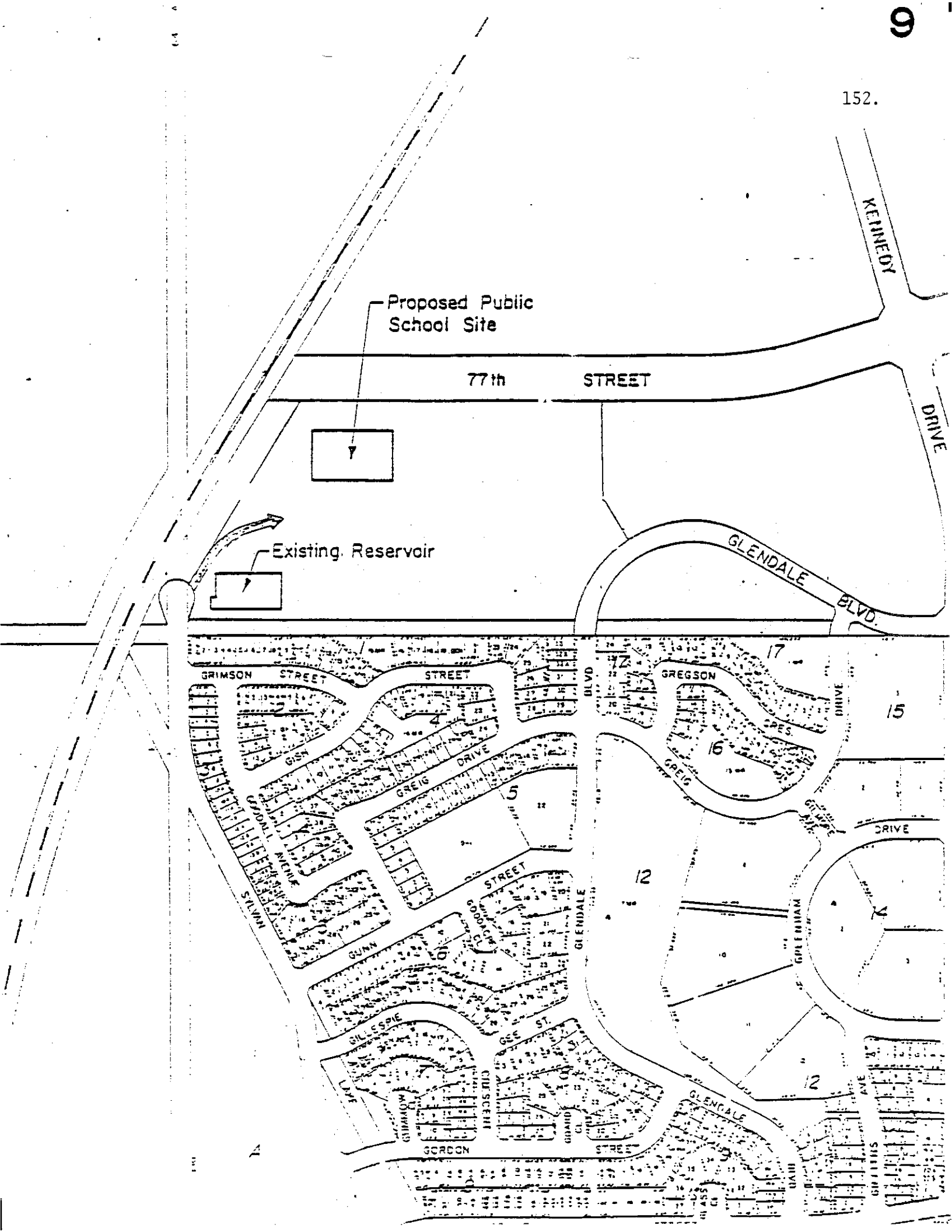
a. Capital Cost Reduction

Relocation of the school to the north west corner of the site as shown on Page 8 would eliminate the premium costs associated with poor soil conditions (\$299,534). There would be additional utility services and roadway costs of \$150,000. The net saving to the taxpayers of Red Deer would be in the area of \$150,000.

b. Traffic and Pedestrian Distribution

The Board is concerned about safety of a potential 1000 students per day accessing two schools with a street frontage of only 102 metres. Both schools will be required to provide some busing of students. Access to the public school from the west side of the site will allow for a more equal distribution of traffic and result in less congestion on Glendale Blvd. and other residential streets in the immediate area.





153.

— Proposed Public
School Site

77th STREET

Existing Reservoir

37 MSON 5726

1000

17

SECRET

DRIVE

12

3.

15)

D. GENERAL1) Concerns of Glendale Residents

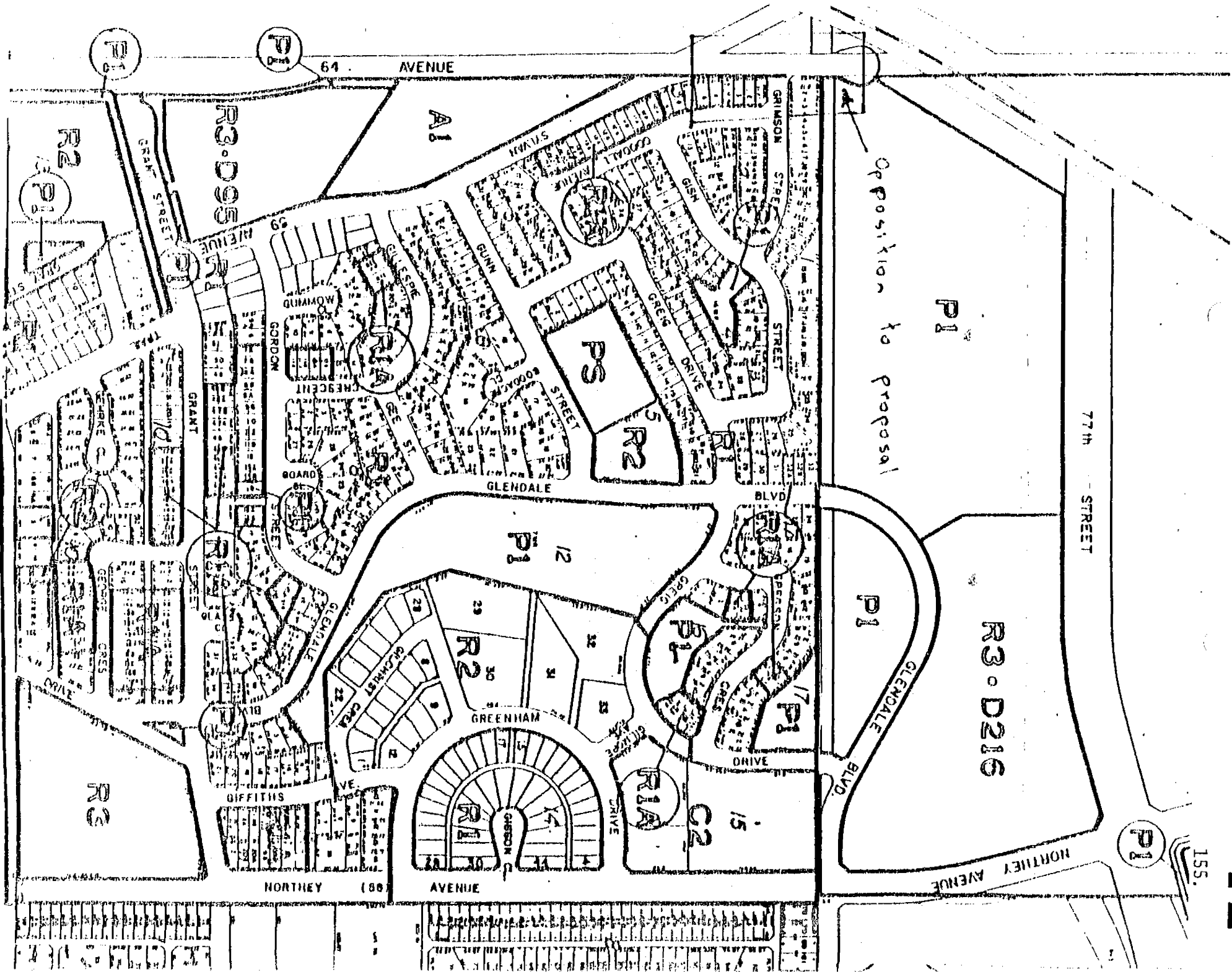
Both opposition and support has been expressed for our proposal. The opposition comes from those people living on the west side of Goodall Avenue and western portion of Grimson Street as indicated on Page 12.

Their concerns appear to be the possibility of a substantially increased vehicle traffic past their residences. The City Engineering Department have estimated the school would generate between 150 and 200 vehicles per day. A good percentage of this traffic would be school staff arriving in the morning and leaving after school. Of the residents concerned with our proposal only one would have traffic pass directly in front of his home. One other would have it pass by his side yard while in all other cases it passes by the rear of the residential lots.

Present plans call for development of a small parking area adjacent to the water reservoir to accommodate parking for persons making use of the proposed recreational facilities. Under present circumstances people wishing to use these facilities are required to use Grimson Street and Goodall Avenue thereby passing the front of all residences on these streets.

2) Catholic School Board

The Catholic School Board which shares the site with the Public Board supports our request as indicated in the attached letter (Page 13 & 14).





Administration Offices
3827 - 39 STREET
RED DEER, ALBERTA
T4N 0Y6

May 26, 1983

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

Gentlemen:

The Red Deer Catholic Board of Education notes that an application by Red Deer Public School District No. 104 has been denied. The application was for road access to their school site located in Glendale.

This Board of Education would have the Mayor and City Council kindly reconsider their decision for the following reasons:

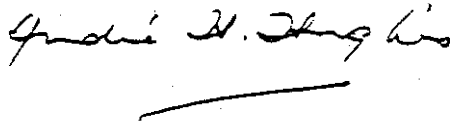
1. Development of schools on this site will include recreational facilities for use by the community. It is a normal expectation that users of field facilities will park their vehicles in a way that allows the shortest walking distance. Restricted roadways adjacent to the playfields can be expected to endure many vehicles vying for limited parking. Rather than alleviating traffic, terminating the western access with a cul-de-sac will exacerbate rather than relieve periodic congestion in the residential area adjacent to the school site.
2. Any alternate proposal for access indicates relatively long roadways to be constructed by the Public School District. As Council well knows, a proper roadway is extremely expensive, and anything less leads to high maintenance costs. Such roadways are not eligible for financial support from Alberta Education; therefore the required funds are securable only from ratepayers. We appreciate the concern expressed by Council for the ever increasing school taxes. If Council denies the Public School District the desired access, the Council causes that school board to requisition additional tax dollars for the expensive roadway.

3. Council is aware that the Catholic Board of Education intends to build a school on the northeast corner of this property. If the only access to the west side of the property is through the entire site, then, not only is there the expense of an extended roadway, but the hazard of vehicular traffic coincident with the movement of young children through the grounds.
4. In summation, if the requested access is granted the Public School Board, the benefits to be realized are superior traffic control, reduced costs to the ratepayers, and increased safety for the 1000 students potentially to be attending these schools.

The Catholic Board of Education appreciates and understands Council's position, but nevertheless encourages Council to review the factors and grant the requested access to the Public School District.

Thank you.

Yours truly,



A. Hughes
Chairman
Red Deer Catholic
Board of Education

AH/la

Red Deer Catholic Schools



158.

(403) 343-1055

Administration Offices
3827 - 39 STREET
RED DEER, ALBERTA
T4N 0Y6

May 26, 1983

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

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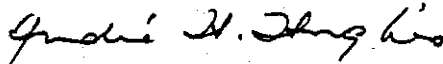
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3. Council is aware that the Catholic Board of Education intends to build a school on the northeast corner of this property. If the only access to the west side of the property is through the entire site, then, not only is there the expense of an extended roadway, but the hazard of vehicular traffic coincident with the movement of young children through the grounds.
4. In summation, if the requested access is granted the Public School Board, the benefits to be realized are superior traffic control, reduced costs to the ratepayers, and increased safety for the 1000 students potentially to be attending these schools.

The Catholic Board of Education appreciates and understands Council's position, but nevertheless encourages Council to review the factors and grant the requested access to the Public School District.

Thank you.

Yours truly,



A. Hughes
Chairman
Red Deer Catholic
Board of Education

AH/la

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

160.

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

June 6, 1983

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

Dear Sir:

Re: Glendale Junior High School Site

The Public School Board is requesting City Council to consider one of the two vehicular accesses to their proposed Junior High School site.

- 1) A temporary access from the road connecting 64th Avenue to 77th Street. The access will be moved to 64th Avenue cul-de-sac once the railway is relocated.
- 2) To allow vehicular access from 77th Street or from the north to the public school site.

Of the two alternatives, we favour alternative number 1), for the following reasons.

- (a) For a number of years, or until the railway is relocated, the vehicular access from the temporary road has no effect on 64th Avenue cul-de-sac.
- (b) When the railway is relocated, the access is expected to move to 64th Avenue cul-de-sac. This access will be used for one school and some recreational facilities. It is estimated that the total impact at that time would be in the order of 150-200 extra vehicles per day, which is well within the guide lines for this type of road.
- (c) The school is planned to serve mainly the area south of 77th Street, Glendale Boulevard or 64th Avenue cul-de-sac are the preferred access to the site.

pg. 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 OLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELDORA—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 NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTFARH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLER No. 5 —IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings

Re: Glendale Junior High School Site

pg. 2

- (d) The original plan calls for access from 64th Avenue cul-de-sac to the water reservoir and parking for recreation area such as tennis courts. The addition of one school would not increase the traffic to any noticeable degree.

The 77th Street access is not recommended for the following reasons:

- (a) 77th Street will be built as a major thoroughfare under the provincial standard. The standard is the distance of about 800 meters between the two intersections for safe driving. This rules out any access from the north.
- (b) The city is planning a pedestrian overpass over 77th Street linking the two areas together; if a break in the median is permitted, then the city cannot justify the construction of an overpass.
- (c) The school's main catchment area is to the south and the access from 77th Street would give indirect access to the site.

Summary and Recommendation

The vehicular access to the two schools site from Glendale Boulevard has been discussed and accepted by the two School Boards, based on the overall plan of the area. The Public School Board is seeking an alternative site because of the expense involved in their planned site development. If the school is moved to the west, then a longer access road is required from Glendale Boulevard with higher costs being involved.

Although we still feel the access should come from Glendale Boulevard, we are prepared to support the alternative, that is to say, the temporary access from existing 64th Avenue and 77th Street until the railway is relocated then move the access to 64th Avenue cul-de-sac.

Yours truly,

D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION

DR/cc

c.c. B. Jeffers, City Engineer

D. Wilson, City Assessor

June 2, 1983

TO: City Clerk

FROM: City Engineer

RE: Glendale Junior High School Site
Submission from the Red Deer School Board

Our comments regarding the brief to Council pertain to access only. As per our May 2, 1983 report to Council, we concur that alternate site access is desirable to alleviate congestion at the Glendale Boulevard location.

We again support the access arrangement #1 listed on page 6 of the Board's submission as it can be easily and economically installed with little interference to arterial road traffic. The additional one hundred and fifty (150) to two hundred (200) vehicles per day generated by the school site should have little impact on 59 Avenue which is designed and built as a collector roadway. We believe the opposition expressed by the few citizens mentioned in the brief should not be given sufficient emphasis to jeopardize access to recreational and school areas for a complete subdivision. The City has an expensive investment in the construction of 59 Avenue (\$275,650.00) for a roadway which is not being used as planned.

Regarding the second choice suggested in the brief, planning of the areas north and south of 77 Street was such that direct access to 77 Street at the quarter (1/4) mile point was unnecessary. Major intersections are planned at 77 Street and 64 Avenue and 77 Street and Northey Avenue spaced one half (1/2) mile apart with the acknowledgement that when adjacent development occurs and when the other two (2) lanes of the four (4) lane divided arterial are built that a pedestrian overpass would probably be required at the mid-point linking the two (2) recreational areas. This facility would be applied for under the Provincial Arterial Roads Financial Assistance package.

In addition, the Province has published access control directives which stipulate for financial assistance on major arterials such as 77 Street, that the intersection spacing be extended to 800 m (\pm one half (1/2) mile) in outer residential areas. The relevant pages of the

directive are attached herewith for the information of Council. It was on this basis and on the desires of the City planners that the current intersection spacing along 77 Street was prepared. Any deviation from this spacing would require the approval of Alberta Transportation. From the regulations, it is apparent that a center median opening would not be permitted. They also indicate that in newly developing areas the subdivision layout must provide adequate access from the internal roadway system. We would, therefore, surmise that even a right in/right out only access would not be approved even with auxiliary acceleration/deceleration lanes as these are only considered when direct accesses exist.

In view of the above, the Engineering Department as previously mentioned, supports alternative #1 as presented by the School Board.

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

KGH/emg
attach
cc - RDRPC
cc - City Assessor

LIBRARY TITLE		REFERENCE		
		A. ID.	CH. SEC. SUB.	PAGE
ADMINISTRATIVE PROCEDURES MANUAL - URBAN TRANSPORTATION ASSISTANCE PROGRAM PACKAGE		AP	04 01 04	1 of 1
CHAPTER	SECTION	SUB-SECTION		
POLICY DIRECTIVES	ACCESS CONTROL	POLICY		

164.

POLICY

Control of access on arterial streets assists in optimizing the conflicting but necessary functions of local and through traffic served by this roadway category. In order to attain uniformity of roadway standards and service levels in Alberta's urban areas, policies adopted by the Province in this regard include:

1. Access control on arterial roadways should be uniformly applied and maintained in urban areas to reduce congestion and traffic delay, and to encourage safety and economy of the transportation system.
2. Access control should address the varying needs and functions of each arterial roadway section, which will depend on: abutting land use type, existing and proposed development, density of development, and relative urban location. For example, more frequent intersection spacing with some direct access will likely be necessary in central business areas (due to existing development), whereas in outlying residential areas, there should be no direct access and intersections should be spaced at least 800 m. apart.
3. All functional planning and preliminary design of arterial roadways should assess the ramifications of access accommodation to all abutting property parcels and developments (existing and proposed), in conjunction with projected traffic volumes and operating speed.
4. To overcome operational problems on existing arterial roadways, access control should be exercised following an assessment of existing and potential accident rates and vehicle delay, and prediction of the effects of access control techniques.
5. Each municipality should exercise its authority to control access on arterial roadways. Such control can be applied and maintained by adopting set standards, by making developers and planners aware of arterial roadway standards, and by working with the private sector to ensure suitable land access.

LIBRARY TITLE		REFERENCE		
		IB. ID.	CH. SEC. SUB.	PAGE
ADMINISTRATIVE PROCESSES MANUAL - URBAN TRANSPORTATION ASSISTANCE PROGRAM PACKAGE		AP	04 01 05	1 of 3
CHAPTER	SECTION	SUB-SECTION		
POLICY DIRECTIVES	ACCESS CONTROL	GUIDELINES AND TECHNIQUES		

165.

GUIDELINES AND TECHNIQUES

Partial Access Control

Intersection Spacing

- the recommended spacing of intersections on arterial roadways, for each land use or urban development category is as follows:

central business
district (CBD) 200 - 400 m
fringe area 400 - 800 m
outlying business
district 400 - 800 m
residential area 800 - 1600 m

* see Definitions (040101 - 1 of 2)

Raised Median Treatment

- to limit the conflict caused by left-turning traffic exiting or entering an arterial roadway, raised median treatment is recommended. At intersections, medians should be of sufficient width to accommodate left-turn bays which provide shelter areas and storage for left-turning traffic.


Median Openings

- median openings are allowed only at public roadways and major traffic generators (such as shopping centres), subject to the recommended intersection spacing criteria. If direct access is provided to a major traffic generator, the internal roadways must be of sufficient length to avoid interference of exiting traffic with through traffic on the arterial roadway.



LIBRARY TITLE		REFERENCE		
ADMINISTRATIVE PROCESSES MANUAL - URBAN TRANSPORTATION ASSISTANCE PROGRAM PACKAGE		IB. ID.	CH. SEC. SUB.	PAGE
		AP	04 01 05	2 of 3
CHAPTER	SECTION	SUB-SECTION		
POLICY DIRECTIVES	ACCESS CONTROL	GUIDELINES AND TECHNIQUES 166.		
<p>Frontage/Service Roads - development of frontage roads (service roads) is recommended for replacement of existing direct accesses, as in the case of strip commercial development. In newly developing areas, the subdivision layout should make provision for adequate indirect access from an internal roadway system.</p> <p>Access Removal through Redevelopment - when redevelopment of property abutting an arterial roadway occurs, the municipality should make every possible effort to remove existing direct access.</p> <p>Auxiliary Lanes - when direct accesses exist, and the construction of a service road is impractical, an auxiliary lane should be constructed to serve for acceleration and deceleration movements associated with exit and entry to and from the direct access point locations.</p> <p>New Development Access - direct access to new private or commercial development is not permitted, except in cases where alternate indirect access is not feasible at a reasonable cost. If direct access is deemed necessary, only right-in/right-out access is allowed. Otherwise, access should be gained from collector or local streets intersecting the arterial roadway.</p> <p>Conflicting Movement Reduction - direct access in the vicinity of left-turn or right-turn storage bays at intersections is not permitted for safety and capacity reasons in order to eliminate the conflicting impact of local traffic on through traffic movements.</p>				
URBAN TRANSPORTATION BRANCH		DATE ISSUED	REV. NO.	REPLACING
		MAY 1982	0	

LIBRARY TITLE		REFERENCE			
ADMINISTRATIVE PROCEDURES MANUAL - URBAN TRANSPORTATION ASSISTANCE PROGRAM PACKAGE		LIB. ID.	CH. SEC. SUB.	PAGE	
		AP	04 01 05	3 of 3	
CHAPTER	SECTION	SUB-SECTION			
POLICY DIRECTIVES	ACCESS CONTROL	GUIDELINES AND TECHNIQUES 167.			
Common Access Point	-	where two (2) adjacent properties require direct access, a common access point should be provided to accommodate the needs of both properties.			
Parking Restrictions	-	in order to maximize roadway capacity and safety, parking on major arterial roadways should be discouraged, especially during the peak-hour traffic periods.			
Geometric Design Features	-	where direct access is provided (near intersections, lanes, private driveways, etc.), the geometric design features chosen (turning radii, access width, profile, sight distance) should be thoroughly checked to ensure that they will adequately handle the vehicle types known to be the major users at these access locations. Such design encourages efficient exit and entrance movements, thereby minimizing the impact of local traffic on through traffic.			



URBAN TRANSPORTATION BRANCH

DATE ISSUED

REV. NO. REPLACING

LIBRARY TITLE ADMINISTRATIVE PROCEDURES MANUAL - URBAN TRANSPORTATION ASSISTANCE PROGRAM PACKAGE		REFERENCE		
		B. ID.	CH. SEC. SUB.	PAGE
		AP	04 01 06	1 of 1
CHAPTER	SECTION	SUB-SECTION		
POLICY DIRECTIVES	ACCESS CONTROL	LEGAL ASPECTS		

168.

LEGAL ASPECTS

Although the owner of property abutting an arterial roadway normally has right to access from roadways, that access does not necessarily mean direct access between the arterial roadway and the abutting property.

With this in mind, a city may designate controlled streets* and make bylaws to control access to and from such streets or roadways. In this regard, specific reference should be made to the City Transportation Act, Part 3, Sections 23 - 31 inclusive. Similar authority is granted to an urban municipality by the Public Highways Development Act, Part 2, Section 23 - 37 inclusive. Authority for subdivision regulation (building setbacks, offset, right-of-way dedication) is granted under the Planning Act .

* Controlled streets include all roadways forming part of a city's transportation system pursuant to the City Transportation Act, Part 1, Section 4.

Commissioner's Comments

The Public School Board is requesting Council reconsider their decision of May 24th, which did not support the Board's request for access from the west side of the site.

"R.J. MCGHEE"
Mayor

THE WESTERNER

exposition association

170.

NO. 8

Tuesday May 31, 1983

Mr. Bob Stollings
City Clerk Department
City of Red Deer
Box 5008
RED DEER, Alberta
T4N 3T4

Attention: Mr. Bob Stollings, City Clerk

Dear Bob,

The Board of Directors of the Westerner Exposition Association would like the Mayor and City Council to consider covering the costs of signage directing the motorist once he is off the Highway to The Westerner Exposition Grounds.

The Provincial Department of Transport has agreed to provide signage at their cost to direct the motorist off Highway #2 from both the North and South directions.

We have discussed the City Signage with Ken Haslop of the City Engineering Department and the cost of the City Signs would be between \$500.00 to \$600.00.

The Westerner is finding one of the most on going problems with the new location is the fact that people coming from outside the City cannot find our new grounds. The Westerner has hosted a number of Horse Shows where exhibitors pulling trailers have come close to serious accidents when they have missed a turn to the new grounds. Patrons coming to some of the new events in our facilities have been completely lost and have passed their comments on to the persons renting the buildings. The tenants have then met with Westerner Officials and voiced their unhappiness with the lack of signage to the new grounds.

Since all these new events at our facilities are bringing new people to our City who are spending money at other businesses as well as the Westerner, the Exposition Board is very concerned that we keep those new found patrons happy and at the same time avoid any possible serious accidents. Therefore we ask the Mayor and City Council that they give this item their utmost consideration so the signs can be installed as soon as possible.

.../2

We would like to thank you at this time for bringing this item to the attention of the Mayor and City Council.

Sincerely,

THE WESTERNER EXPOSITION ASSOCIATION.

Larry Johnstone
General Manager

/kdv

June 6, 1983

TO: City Clerk

FROM: City Engineer

RE: Signage - Westerner Exposition Park

The Engineering Department has met with the Westerner Exposition Association and Alberta Transportation and agreed to sign message and location, however, the Engineering Department has no funds available in the budget.

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

KGH/emg

Commissioner's Comments

It has been the policy of Council that where signs have been approved by Council, all related costs are born by the applicant, i.e. Y.M.C.A., Canyon Ski Hill, etc. and we believe this policy should continue.

"R.J. MCGHEE"
Mayor

**Red Deer Housing Authority****#12, 5550 - 45 Street**
Red Deer, Alberta
T4N 1L1 343-2177NO. 9

May 20, 1983

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

Re: Solid Waste Disposal Charges

Would you please forward the following request to City Council for their decision. The Red Deer Housing Authority would like to request we be exempted from charges for hauling miscellaneous waste to the City Landfill Site for the following reasons:

1. The miscellaneous debris that is hauled to the landfill site in our Housing Authority vehicle belongs to our tenants who pay their individual City Utility bills which includes a monthly payment for garbage.
2. If each of our tenants disposed of their own miscellaneous debris by taking it personally to the landfill site, they would not be charged by the City.
3. The Housing Authority is in effect only removing the miscellaneous items on behalf of the tenants who are unable to provide a truck of their own, at that time.
4. The Red Deer Housing Authority is not a commercial enterprise.

Therefore, it seems the Housing Authority and our tenants are both being charged for the service of disposing of the same debris.

Your consideration in this matter is appreciated.

Yours truly,

RED DEER HOUSING AUTHORITY

Stella Keller
Housing Administrator

May 26, 1983

TO: City Clerk
FROM: City Engineer
RE: Red Deer Housing Authority
Solid Waste Disposal Charges

We have reviewed the correspondence from the Red Deer Housing Authority.

In response to Ms. Keller's first comment about their tenants paying for garbage service on their utility bill; this is entirely true. This charge, however, is for garbage collection not disposal at the landfill site.

We had discussed this matter previously with Ms. Keller and indicated that the function they were performing, (not withstanding the fact that they are not a commercial enterprise), is that of a landlord. Landlords of rental facilities are charged when refuse is hauled from their apartments to the site. It should be noted that we are not talking about domestic garbage but rather old beds, sofas, or other such furniture as may be left behind by tenants.

While we cannot quote figures, it is our recollection that the costs incurred by the Authority would not exceed \$10 - \$20 per month. We do not feel this is an unreasonable sum to pay for the convenience of having a facility available for disposal of such material.

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

BCJ/emg
cc - City Treasurer
cc - Development Officer

May 25, 1983

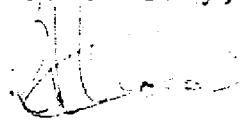
TO: CITY CLERK

FROM: R. STRADER, DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RE: SOLID WASTE DISPOSAL CHARGES

The cost of maintaining existing landfills and the purchase of new ones has led most landfill operators to charge for any refuse brought in with no reduction or elimination of charges for residents. While Western Canada has not been effected to the same degree, perhaps now would be the time to examine our rate structure and exemptions to deal with our increased charges.

Yours truly,



R. Strader
Development Officer/
Building Inspector

RS/lis

Commissioner's Comments

I would concur with the comments of the City Engineer.

"R.J. MCGHEE"
Mayor

Our File No.:

Your File No.:

6th Floor, Melton Building, 10310 Jasper Avenue, Edmonton, Alberta, Canada T5J 2W4

NO. 10

May 5, 1983

City Clerk
City of Red Deer
4914 48 Avenue
Red Deer, Alberta
T4N 3T4

Dear Sir/Madam;

Re: Assistance to Other Police Forces
and Jurisdictions

Enclosed is a draft agreement for "Assistance to Other Police Forces and Jurisdictions". We would ask that you review this and advise my office by June 10, 1983 of any comments or concerns that you may have.

The two main areas of this draft agreement are that it provides the necessary authority for one municipal police force to assist another jurisdiction without first obtaining the Alberta Solicitor General's authority. The second area is that it is between the two urban municipalities to settle on any costs, expenses or liability incurred by the urban municipality whose police force renders assistance.

Your co-operation in this matter is appreciated.

Yours truly,

G.E. Witherden
Director of Law Enforcement

encl.

THIS AGREEMENT MADE

BETWEEN:

(hereinafter " ")

OF THE FIRST PART

- and -

(hereinafter " ")

OF THE SECOND PART

- and -

Her Majesty the Queen in the Right of
Alberta as represented by the Solicitor
General (hereinafter "the Solicitor
General").

OF THE THIRD PART

WHEREAS:

1. _____ and _____ are urban municipalities in the Province of Alberta each having a municipal police force;

2. and and the
Solicitor General recognize the need for each municipal police force
to render assistance to one another or to the provincial police
service provided by the RCMP from time to time to provide adequate and
efficient policing within the urban municipality;

3. The Solicitor General desires to provide a direction to each member of each municipality's police force to serve outside its respective boundaries, for the purpose of rendering assistance to the other municipality's police force or to the provincial police service provided by the RCMP from time to time to provide adequate and efficient policing.

178.

WITNESSETH THIS AGREEMENT:

1.
 - (1) Each Municipality as a party to this Agreement agrees from time to time its respective municipal police force shall render such assistance as may be required by the other, in accordance with the usual practice of call for and rendering assistance.
 - (2) Each Municipality agrees from time to time its respective municipal police force shall render such assistance to the provincial police service provided by the RCMP as may be required in accordance with the usual practice of calling for and rendering assistance.
 - (3) Without limiting the generality of Section 1(1), each Municipality agrees that this Agreement shall be deemed to constitute the consent as may be required under Section 31(3) of the Police Act to facilitate the assistance contemplated by this Agreement.
2. Each Municipality as a party to this Agreement acknowledges
 - (1) the "advance direction" provided by the Solicitor General under Section 4 of this Agreement shall be deemed to be a direction from time to time as may be required by the provisions of Section 31(3) of the Police Act;
 - (2) the "advance direction" is being provided to facilitate the purpose of effecting adequate and efficient policing within the boundaries of each Municipality.
3. Each Municipality as a party to this Agreement agrees
 - (1) any costs or expenses incurred by the Municipality whose police force renders assistance shall be fully indemnified by the other upon rendering an account for such services; But in the case of assistance to the provincial police service provided by the RCMP, the municipality whose police force renders assistance shall bear such costs and expenses.

(2) waives as against the Solicitor General all claims, demands, actions or suits which the Municipality may have against the Solicitor General by reason of any assistance being rendered pursuant to the provisions of the Agreement. Without limiting the generality of the foregoing the waiver shall include any claim, demand, action or suit by reason of the provisions of Section 31(4) of the Police Act.

4. The Solicitor General undertakes to provide a direction in advance (in this Agreement "the advance direction") to each member of the municipal police force of each Municipality to render such assistance as may be required from time to time to the other or to the provincial police service provided by the RCMP and that such advance direction shall be deemed to be in compliance with the provisions of Section 31(3) of the Police Act.
5. The parties hereto agree to execute such other documents or agreements as may be necessary to give effect to this Agreement.
6. This Agreement shall be governed by the laws of the Province of Alberta.
7. This Agreement shall inure to the benefit of the parties hereto, their successors and assigns.
8. For purposes of this Agreement, if the municipal police force is comprised of RCMP under contract with the municipality, such police force shall be deemed to be a municipal police force.

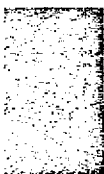
This Agreement has been duly executed by the parties hereto, under Seal, as at the day and year first above written.

SIGNED, SEALED AND DELIVERED

SIGNED, SEALED AND DELIVERED

SIGNED, SEALED AND DELIVERED

SOLICITOR GENERAL



Royal Canadian
Mounted Police

General
600-555-5555

180.

83 MAY 26

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

Dear Sir:

Re: Draft Agreement
Assistance to Other Police Forces

Your memorandum dated 83 MAY 24 with attached correspondence from the Director of Law Enforcement of the Alberta Solicitor General's Department refers.

As you are aware, the City of Red Deer is policed by the R.C.M.P. under contract per memoranda of agreement signed by the Lieutenant Governor in Council on December 2, 1981 and ratified by City Council on January 18, 1982.

Section 8 of the said agreement makes provision for the supplying of municipal members on a temporary reciprocal basis (under thirty days) to other locations within and/or outside the province in emergency situations.

The draft agreement referred to in the attached letter from the Director of Law Enforcement goes beyond emergency situations, and is seemingly designed to cover assistance on an everyday situation. As our Municipal (R.C.M.P. City) Detachment is a composite part of the R.C.M.P., we already enjoy the full advantages of an everyday working relationship and reciprocal co-operation with not only all other R.C.M.P. Detachments and Units and Police Departments within the Province, but internationally with all police departments in Canada and the U.S.A., without the benefit of an agreement such as is envisaged here. Because the City is policed under contract to the R.C.M.P., I question there is either a need or advantage in entering into an agreement such as this. By the same token, there would not be any harm in doing so as it would only affirm what we are already doing in practice.

Yours truly,

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

/clm

Canada

Commissioner's Comments

Recommend Council support the form of agreement should another municipality wish to have this type of cooperation with the City of Red Deer.

"R.J. MCGHEE"
Mayor

NO. 11

May 31, 1983

Dear Sir or Madam:

182.

Executive Home Building Supplies Ltd.

7894-48 Ave.

Red Deer, Alberta T4P 2B2

Regarding our application to purchase and develop Lot 12B, Block 14, Plan 802-1596 in the Bower Special Use Area that we presented to Council Tuesday, May 24, 1983, and that Council respectfully denied.

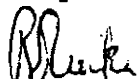
We would, upon reviewing the concerns of council members and that of the officers of the City of Red Deer, like to propose a revised development plan which we feel meets your concerns.

It is felt that our first proposal was a little vague as to our actual intent and that a lot of false comparisons and assumptions may have been made. A lot of time and planning went into this design with much emphasis placed on the appearance of the building and the detail of the parking and landscaping. The area was studied from every aspect and our intent is to build a Home Centre that is unique in design and gives our customers a feeling of shopping in a home. Every effort will be made to keep this Home Centre from getting the image of a typical lumberyard. Therefore, we propose:

- 1) The site would be completely landscaped in the front with the exception of the driveway. A considerable amount of landscaping would also be done in the parking area and on the SW side lot.
- 2) No parking in the front is required, but we do feel that side parking would be acceptable to the city and to us. It was noted that every business in that area has side parking and that in every case the side lots were the areas being used.
- 3) Outside Storage. We have added an 8000 square foot warehouse attached to the store on the north property line. We have also added a cold storage building on the east and north property lines and another cold storage building on the west side facing the parking lot, for a total of approximately 7500 square feet of cold storage. The west building would be unique in that it would be designed to match the store. It also would have an eight foot wide landscape area running the entire length of the building. (Please see attached drawing layout)

A Home Centre of this calibre would not only be a benefit to the city but would complement and complete Bremner Avenue. We trust you will give this new proposal your utmost consideration.

Respectfully submitted,



Richard Rurka

30th

Street

183.

HOME
HARDWARE
HOME
CENTRE

Red Deer
Advocate

future parking

future parking

C.K.R.D.

R.D.R.P.C.

Canadian
Legion

Avenue

Bremner

A.M.A.

garage

A.L.C.B.

28th A Street

Sims
Furniture

28th

Street

June 7, 1983

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: APPLICATION OF EXECUTIVE HOME BUILDING SUPPLIES LIMITED
BOWER SPECIAL USE AREA,
LOT 12B, BLOCK 14, PLAN 802-1596

The Economic Development Department supported the original application by Executive Home Building Supplies Limited to develop a home improvement centre on the above parcel of land. This most recent proposal offers some attractive improvements over the original submission which would result in an even more suitable development.

The Department of Economic Development therefore continues to offer its support to the applicant, and would recommend that Council give its approval to the submission. There is no mention in the most recent submission of the price that the applicant is prepared to pay for the land. In the original submission, the developer was offering \$170,000.00 for the site, which amounts to \$89,474.00 per acre. The current selling price of the parcel is \$173,580.00 per acre, based on a land appraisal which was completed twelve months ago. We would recommend that the parcel be re-appraised and that a new selling price be established for the applicant's consideration. Should Council approve of the submission, the approval should be conditional upon agreement being reached on a sale price.

Respectfully submitted,



ALAN SCOTT, Director
Economic Development

AVS/gr

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9 185.

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

June 6th, 1983

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

Dear Sir:

Re: Executive Home Building Supplies Ltd.

Please refer to our letter dated May 16th, 1982 regarding the
above use. Our comments remain the same.

Yours truly,



D. Rouhi, M.C.I.P.
SENIOR PLANNER
CITY PLANNING SECTION

DR/vl

- c.c. -- City Assessor
- City Engineer
- Development Officer
- Economic Development Director

MUNICIPALITIES WITHIN COMMISSION AREA

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

CITY OF BEAVER-TOWN OF BLACKBAND-TOWN OF BOWEN-TOWN OF CRESTA-RIDGE-TOWN OF EASTPORT-TOWN OF DEERHORN-TOWN OF DISCOVERY-TOWN OF ECKVILLE
 TOWN OF EMERALD-TOWN OF FARMINGTON-TOWN OF GLENVIEW-TOWN OF HAWKINS-TOWN OF HILLMAN-TOWN OF HUNTER-TOWN OF JEFFERSON-TOWN OF KENTON-TOWN OF LAKESIDE
 VILLAGE OF ALBANY-VILLAGE OF BENTLEY-VILLAGE OF BIG VALLEY-VILLAGE OF BOYNA-VILLAGE OF CARLETON-VILLAGE OF CHATEAU-VILLAGE OF CHIMNEY-VILLAGE OF DELBURN
 VILLAGE OF DONALD-VILLAGE OF ELMORA-VILLAGE OF GARDNER-VILLAGE OF HAWKINS-VILLAGE OF HERRING-VILLAGE OF HERRING-VILLAGE OF HERRING-VILLAGE OF HERRING
 SUMMER VILLAGE OF HALF MOON BAY-SUMMER VILLAGE OF HERRING-VILLAGE OF HERRING-VILLAGE OF HERRING-VILLAGE OF HERRING-VILLAGE OF HERRING-VILLAGE OF HERRING
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Mr. Alan Scott

Re: Bower Special Use Area

pg. 2

A Home Centre is not a special use, this use is allowed in the C1, C2, C4 and I1 Districts. We do not favour the Home Centre on Bremner Avenue because of the appearance, the front parking requirements, outside storage of materials and movements of trucks.

We therefore recommend that the request be denied.

Yours truly,

D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION

LR:cc

c.c. - D. Wilson, City Assessor
- R. Strader, Dev. Officer
- S. Jeffers, City Engineer

30th

Street

188.

Red Deer
Advocate

future parking

future
parking

C.K.R.D.

R.D.R.P.C.

Canadian
Legion

Avenue

Bremner

Proposed
Property

28th A Street

A.L.C.B.

Sims
Furniture

28th

Street



June 6, 1983

TO: CITY CLERK
FROM: CITY ASSESSOR

Re: Executive Home Building Supplies Ltd.

Further to your memo of June 1, 1983 we advise that our comments remain as submitted to the May 24, 1983 meeting of City Council.

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

May 16, 1983

TO: DIRECTOR OF ECONOMIC DEVELOPMENT,
A. SCOTT

FROM: CITY ASSESSOR,
D. WILSON

RE: Lot 12B, Block 14, Plan 802-1596

As you are aware, this subdivision was to be a special purpose area and on that basis I could not support the application submitted for a Home Centre.

The offer of \$170,000.00 for 1.9 acres (\$89,473.00 per acre or \$2.05 per square foot) in my opinion is not indicative of current land values and I would recommend that the City engage an appraiser to submit an estimate of today's value.

D.J. WILSON,
City Assessor

DJW/gr

June 02, 1983

TO: City Clerk

FROM: R. Strader
Development Officer/
Building Inspector

RE: Home All Building Centre

Our comments on the previous applications were based on use, therefore we have no changes to make on them.

R. Strader
Development Officer/
Building Inspector

RS:cmd

May 12, 1983

TO: Director of Economic Development

FROM: Development Officer/Building Inspector

RE: Bower Special Use Area

The purpose of the above area as stated in the Land Use Bylaw is quoted from Section 7.3.1 Page 81 of the bylaw.

Section 7.3.1: "General Purpose of the District"

"The purpose of this district is to provide for innovative developments which in the opinion of Council, require specific regulations unavailable in other land use districts. This district is not intended to be used in substitution of any other land use district in this Bylaw that could be used to achieve the same result."

A home centre is a use that could be located in a C1, C2, C4, or I1 district which means the specific use should not be considered as an innovative use of this site. Locating a home centre on the south side of the City would be of benefit to the City, however, there appears to be sufficient land in areas zoned for this use available in the general areas.

It would seem appropriate to have some land in reserve for uses that could be more closely identified with the general purpose of this district.

R. Strader
Development Officer/
Building Inspector.

RS:cmd

Commissioner's Comments

This application was considered at the May 24th meeting of Council. It appeared that Council's main objection in refusing the application was the outside storage of building materials. A new application has now been made wherein all material has been placed in a building of similar design to the main building. M.P.C. will be required to approve final layout and appearance. Although we think this is a very worthwhile project we still cannot support this as a special use in this area.

"R.J. MCGHEE"
Mayor

NO. 12

May 18, 1983

His Worship
Mayor R. J. McGhee
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor McGhee:

Re: Gaetz Lake Sanctuary

Further to your letter of March 29, 1983 to Mr. Tom Smith of Red Deer, I am pleased to enclose the sell-back Memorandum of Agreement in triplicate.

I would appreciate if the enclosed documents were duly signed and sealed by officials of the City of Red Deer indicate their official capacity and returning all copies to this office for final execution. Once the Memorandum of Agreement is signed, the required recommendations to the Executive Council of the sale of this land will be made.

Yours truly,



C. R. Bachand, Head
Special Land Dispositions Section
Public Lands Division

CRB/ew

MEMORANDUM OF AGREEMENT

194.

BETWEEN:

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.
4. 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.

7. 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

A P P E N D I X "A"

All that parcel or tract of land, situate, lying, and being in the Province of Alberta, Canada, and being composed of:

Lot one (1), Block one (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 Number 792 1758, containing ninety and eight hundred sixty-four thousandths (90.864) hectares (224.53 acres), more or less.

(Pt. W $\frac{1}{2}$ 22 - 38 - 27 - W4th Mer.)

Reserving thereout all mines and minerals and the right to work the same.

Commissioner's Comments

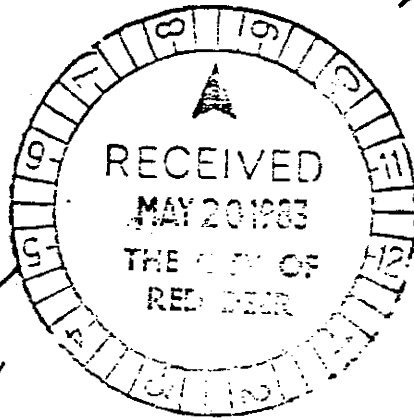
Recommend Council authorize the acquisition of the land in question for the sum of \$1.00.

"R.J. MCGHEE"
Mayor

May 13, 1983

198.

NO. 1



The City of Red Deer
City Hall
Red Deer, Alberta

Attention: Red Deer City Council

We the undersigned hereby request that the City implement regulations to enforce cat owners to contain and control the movements of their animals, for the following reasons:

1. Damage to yards, trees & flower beds
2. Damage to vehicles
3. Damaging contained garbage
4. Damaging window screens
5. Unnecessary noise throughout the night

We further request that this be enforced as quickly as possible.

Sincerely,
Sharon Pontius
#35 Beatty Cres.

Alice Stevens (89 Bell St.)
Theresa Donnelly (91 Bell St.)
Maude L. Gundy 31 Beatty Crescent
Norma Galloway 22 Beatty Cres.
Evelyn Fairbrother 27 Beatty Cres.
Maurice D. Edwards 17 Beatty
Heather Ferguson #3 Beatty Cres

Gail Duncan 43 Beatty Cres.
Mrs. M. Venge 19 Beatty Cres.
Fred Cardwell 15 " "
Rick Horne 55 Beatty
Gladys 431 Bennett St.
Rm Forest 435 Bennett St.

Shuler R. and St.
 459 Barrett House
 Mrs. Mrs. Bob Patterson 455 Barrett Drive.
 Mr. & Mrs. Edith Wickham 459 Barrett Dr. R. & D.
 Mr. & Mrs. Tony Bue 101 Bell St.

There are only a brief list of names collected on morning but certainly indicate that we have a problem. Should further names be needed from other areas of the city I would be happy to comply.

May 27, 1983

200.

TO: City Clerk

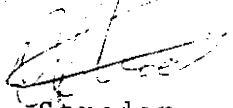
FROM: R. Strader
Development Officer/
Building Inspector

RE: Cats

It is our understanding that the City of Calgary is researching a bylaw to deal with the above animals. I would suggest that we monitor their efforts and report back to Council as soon as possible.

Another aspect of the situation is that if a bylaw to control cats is adopted, enforcement will be necessary to ensure compliance with the bylaw.

The present contrast for dog control would not provide sufficient personnel to accept the additional responsibility for control of cats. Assuming the same level of control is required, a budget (in 1983 terms) of \$82 300 per year should be considered.



R. Strader
Development Officer/
Building Inspector

RS:cmd

Commissioner's Comments

It would appear that the City of Red Deer does not have the legal authority to introduce control measures for cats similar to that for dogs.

We suggest the Development Officer maintain contact with the City of Calgary in regards to their investigations into this problem.

"R.J. MCGHEE"
Mayor

NO. 2

19 May 1983

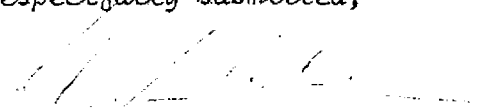
TO: CITY COUNCIL
FROM: CHAIRMAN, RED DEER PARKING COMMISSION
RE: FIRESTONE PROPERTY

At the May 18th, 1983 meeting of the Red Deer Parking Commission consideration was given to a report from the City Assessor and a petition submitted by downtown merchants recommending purchase of the Firestone Property and the adjoining 25' lot to the north of same for the purpose of increasing parking facilities as well as enhancing the possibility of a major firm rejuvenating the Eaton's Building, and the recommendation of the Commission is quoted hereunder for Council's consideration.

"That the Red Deer Parking Commission agree in principle to the purchase of the Firestone Property at 4902 - 50 Ave. (Lots 21-24, Block 10, Plan H)."

Attached is a copy of the petition referred to in this memo.

Respectfully submitted,


R.L. DALE, Chairman
Red Deer Parking Commission

attach.

'83 MAY 12 AS-17

April 28, 1983

City Council of Red Deer
City Hall
Red Deer, Alberta

Dear Sirs:

We, the undersigned merchants and property owners of downtown Red Deer, would like you to consider the purchase of the Firestone Building and the adjoining 25' lot to the North of same.

The purpose of this would be for the present, to increase the parking downtown and possibly enhance the chances of a major firm rejuvenating the Eaton Building.

This is the only major piece of property left in the downtown area that can be obtained without having to purchase a building with same. The building located on the property is of no value, so this would be a major saving.

The property has no basement and it has a cement floor. By removing the walls and roof it would already be, with a little work, ready made for parking.

Now is the time, we feel, when property values are at a low, to prepare for the future needs of the downtown area.

*Respectfully,
Chris Molnar - President BAY Co*

April 28, 1983

City Council of Red Deer
City Hall
Red Deer, Alberta

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Charles B.
YIU HOLDINGS LTD.
221 WASKAGOO HOTEL

Alberta
ALBERTA EQUESTRIAN RANCHES
R.D. RED DEER, L.T.N.
5015 GRETZ AVE. RED DEER, ALTA.
PH. 346-8080

Wah Hon Yee
WAH HON YEE
VALLEY COFFEE SHOP
5017 - 49 Street, Red Deer, Alta.

Wagon Hotel

April 28, 1983

City Council of Red Deer
City Hall
Red Deer, Alberta

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MINUTE MUFFLER RED DEER

HOLMES DRUGS LTD.

ROLLIS AGENCIES LTD.

BUFFALO HOTEL (1975) LTD.

April 28, 1983

City Council of Red Deer
City Hall
Red Deer, Alberta

Dear Sirs:

We, the undersigned merchants and property owners of downtown Red Deer, would like you to consider the purchase of the Firestone Building and the adjoining 25' lot to the North of same.

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The property has no basement and it has a cement floor. By removing the walls and roof it would already be, with a little work, ready made for parking.

Now is the time, we feel, when property values are at a low, to prepare for the future needs of the downtown area.

I have been thinking of you
and wondering how you are.
I hope you are well and happy.
I am still here, but I am
not doing much work now.
I am still interested in
the things we talked about,
but I am not doing much
about them at present.

Your friend,
John Doe

April 28, 1983

City Council of Red Deer
City Hall
Red Deer, Alberta

Dear Sirs:

We, the undersigned merchants and property owners of downtown Red Deer, would like you to consider the purchase of the Firestone Building and the adjoining 25' lot to the North of same.

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Now is the time, we feel, when property values are at a low, to prepare for the future needs of the downtown area.

F. P. Kovacs
R. W. Mutton

Halley Hotel
5017 49 ST. Ph. 346-2051
Red Deer, Alberta

C. J. Smith — *Don S. Munn* (S. Munn)
W. R. Service — *W. R. Service*

JEWELLERY WAREHOUSE RED DEER
GOODWILL STORE #34

April 28, 1983

City Council of Red Deer
City Hall
Red Deer, Alberta

Dear Sirs:

We, the undersigned merchants and property owners of downtown Red Deer, would like you to consider the purchase of the Firestone Building and the adjoining 25' lot to the North of same.

The purpose of this would be for the present, to increase the parking downtown and possibly enhance the chances of a major firm rejuvenating the Eaton Building.

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The property has no basement and it has a cement floor. By removing the walls and roof it would already be, with a little work, ready made for parking.

Now is the time, we feel, when property values are at a low, to prepare for the future needs of the downtown area.

with Vincent Baker
of Lakeview, Alaska
July 14, 1906

M. H. Brown

Robert

FURS

June 4, 1983

Red Deer City Council
City Hall
Red Deer, Alberta

Dear Members of Council:

In conjunction with the petition to purchase the old Firestone building for a parking lot in the downtown area, I would like to present the following for your consideration:

As you know, the present liquor store in the downtown area will be moved if the Detention Centre is approved. This, I believe, gives the presiding Council a unique opportunity to improve the downtown parking and the appearance of the area to the benefit of everyone. If the Provincial Government could be convinced that the Firestone location was what it wanted for the liquor store we might then suggest the following:

1. That they use the basement for an underground parking lot;
2. That the footings be built to enable multiple stories to be added to the structure sometime in the future;
3. That the Liquor Store be located on the ground floor;
4. That the roof be of concrete to enable cars to be parked on same forming the 1st floor of a future parkade; including ramps for the parkade on the main floor.

Some of the advantages would include location, due to traffic flow. This location borders on two soft streets rather on 49th Avenue or 51st Avenue, allowing the traffic to get in and out without interrupting the through traffic on the avenues.

Such an improvement at this location may also influence major company's consideration to locate at the Eaton building, 1/2 block away.

The initial cost to the City would be very limited compared to any other parking of equal advantage which is liable to become available.

.../2

Red Deer City Council
June 4, 1983
Page 2

There are probably other advantages that do not appear to me but the main one would seem to be that there is an opportunity to have the Provincial Government spend the money that will be allotted for the Liquor Store to both the Province's and City's advantage and hopefully, reduce the cost of a future parkade.

Yours sincerely,

Ted Sisson.

Commissioner's Comments

I recommend that before any final decision is made by Council that the City Assessor be authorized to undertake an appraisal of the property and report to the Parking Commission for their consideration and any further recommendation to Council.

"R.J. MCGHEE"
Mayor

BYLAW NO. 2379/0-85

Being a Bylaw to amend Bylaw No. 2379, the Bylaw for the control and regulation of the City of Red Deer Cemetery and Alto Reste Memorial Gardens.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA DULY ASSEMBLED ENACTS AS FOLLOWS:

1. Bylaw No. 2379 as amended is further amended as to Section 8, paragraph 1, by striking out the words, "Red Deer" as same appears in the first line thereof.
2. This Bylaw shall come into force upon the final passing thereof

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.

CITY CLERK

CITY CLERK

BYLAW NO. 2672/G-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 No. 3/83 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. 1985

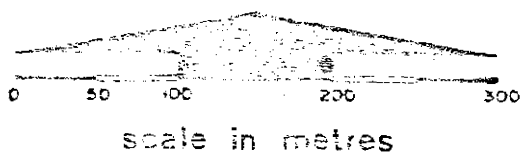
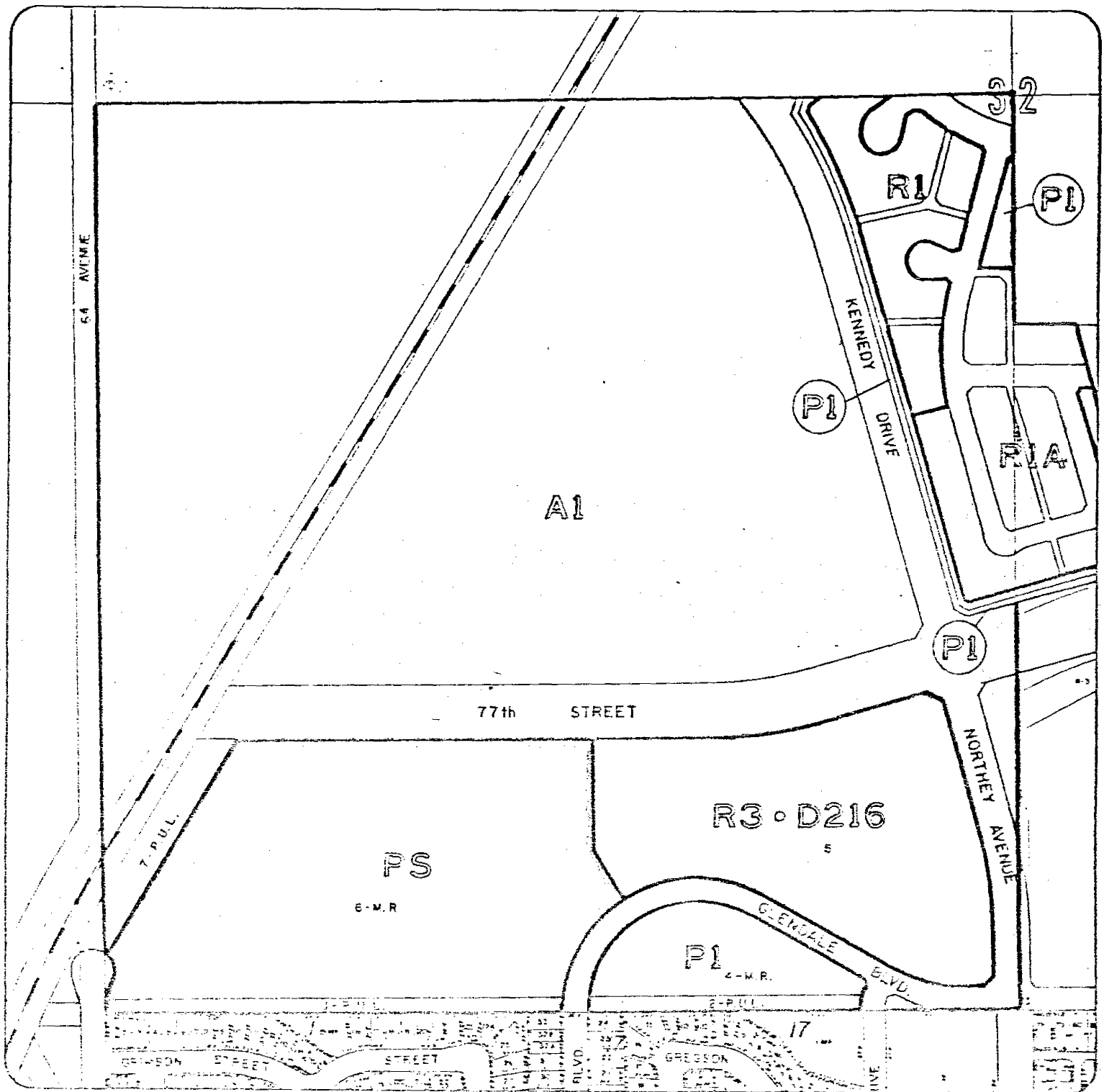
READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1985

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1985.

City of Red Deer --- Land Use Bylaw

Land Use Districts

E14



Revisions :

MAP NO. 3/83
(BY-LAW No. 2572/G-83)

Change from P1 to PS _____.

BYLAW NO. 2777/B-83

Being a Bylaw to amend Bylaw No. 2777/82, "The Garbage Bylaw" of the City of Red Deer.

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

1. Schedule "D" of Bylaw 2777/82 is amended as to subsection "2", thereof, by striking out the figure "\$7.50" under the column headed "Charge" and by substituting therefore the figure "\$12.00".
2. Schedule "D" of Bylaw 2777/82 is further amended as to subsection "5", thereof, by striking out the figure "\$4.50" under the column headed "Charge" and by substituting therefore the figure "\$12.00".
3. Schedule "D" of Bylaw 2777/82 is further amended as to subsection "4", thereof, by striking out the figure "\$2.50" under the column headed "Charge" and by substituting therefore the figure "\$6.00".

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.

MAYOR

CITY CLERK

of the
CITY OF RED DEER

A By-law 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 purchase of land within the limits of the Municipality for general City purposes.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 324 of The Municipal Government Act that the Council shall issue a By-law to authorize the purchase of Lot A, Plan 4411 H.W., .69 acres more or less within the limits of the Municipality for general City purposes.

AND WHEREAS an offer to sell the said land has been made for a value of One Hundred Thousand Dollars (\$100,000.00) inclusive of survey and appraisal fees.

AND WHEREAS in order to purchase the said property, it will be necessary to borrow the sum of One Hundred Thousand Dollars (\$100,000.00) on the credit of the City of Red Deer by issuing debentures 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 instalments, with interest not exceeding Twenty-five per centum (25%) 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 is \$75,193,150.69 no part of which is in arrears.

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

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER is hereby empowered and authorized to enter into contracts for the purpose of purchase of land as may be necessary for general City purposes within the limits of the Municipality.

2. That for the purpose aforesaid, the sum of One Hundred Thousand Dollars (\$100,000.00) 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 \$100,000.00 is to be paid by the City at large.

3. The debentures to be issued under this By-law shall not exceed the sum of One Hundred Thousand Dollars (\$100,000.00) and may be in any denomination not exceeding the amount authorized by this By-law and shall be dated having regard to the date of the borrowing.

4. The debenture shall bear interest during the currency of the debentures, at a rate not exceeding Twenty five per centum (25%) 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 agent 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 debentures 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 By-law 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 By-law shall take effect on the date of the final passing thereof.

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.

MAYOR

CITY CLERK