

A G E N D A

For the Regular Meeting of Red Deer City
Council held in Council Chambers, MAY 18th,
1972, commencing at 7:00 P.M.

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UNFINISHED BUSINESSNO. 1

DATE: May 15, 1972

TO: City Commissioner
FROM: City Treasurer
SUBJECT: Increase In Loan Amount - Red Deer Public Housing
Project 843-PH-1

A Certificate of Final Costs and an application for increased loan in respect of the City's first Public Housing Project was filed with Central Mortgage and Housing Corporation and Alberta Housing Corporation on 14 February 1972.

The original application and agreement for our Public Housing Project set the loan at \$306,311.00. The final loan required totalled \$314,158.00.

The variance resulted from our failure to include interest on progress advances from C.M.H.C.

Copies of letters confirming approval of an increased Loan from Alberta Housing Corporation and Central Mortgage and Housing Corporation are attached.

Because of an increase in loan we ~~are~~ required to either arrange for a new mortgage based on the revised final loan and discharge the original mortgage or as an ~~alternative~~, prepare an additional mortgage in an amount equal to the difference between the original estimated loan and the final approved loan (\$7,847.00).

The legal fees to register either a new mortgage or an additional mortgage are a charge to the City. It will be more economical for the City to register an additional mortgage.

It is therefore recommended that Council approve the registration of an additional mortgage in the amount of \$7,847.00 and that Council authorize the Mayor and City Clerk to initial amendments to the mortgage amount in the Central Mortgage and Housing Agreement.

"C.N. SCHILBERG"
City Treasurer

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Commissioners concur with recommendations of Treasurer.

"R.E. BARRETT" Mayor

"M.H. ROGERS" City Commissioner

CENTRAL MORTGAGE AND HOUSING CORPORATION
P.O. Box 606
Suite 202, 5013 - 50th Ave.
Red Deer

May 5, 1972

Mr. C.N. Schilberg
City Treasurer
The City of Red Deer
City Hall
RED DEER, Alberta

Dear Sir:

RE: 843-PH-1
Public Housing Project
City of Red Deer, Alberta

The Certificate or Final Costs pertaining to the construction of the project covered by the above referenced loan has now been reviewed and found acceptable, therefore we are pleased to inform you that your request for an increase in loan has been approved. The increase amounts to \$7,847.00 for a new total loan of \$314,158.00 and you should amend the commitment letter dated November 12, 1970, to reflect the higher loan, otherwise all other terms and conditions contained therein remain unchanged.

However the question arises as to the method you now wish to use to provide us with mortgage security to take into account the loan increase. It seems there are only two methods by which this can be done. The first is to have a new mortgage drawn covering the full amount of the loan to replace the currently registered mortgage and following registration we would arrange to have the former mortgage discharged. The second is to have another mortgage drawn covering only the amount of the increase and have it registered as a second charge against the titles to the properties involved. Since the City of Red Deer will be required to pay the legal fees and costs which will be incurred to accomplish the new registration, it is suggested that the second method would be less costly. Either of the methods is acceptable to this Corporation so that your advice at an early date will enable us to instruct the solicitor acting on our behalf accordingly.

For information, the interest adjustment date and first payment date already determined and set out in the mortgage will be repeated in the new mortgage so that only one combined annual mortgage payment would be required if the second method is used to provide the additional security. The annual payment on the amount of increase based on the same interest rate and amortization period as that set in the mortgage will be \$672.54 for a total annual payment of \$26,925.23 on a total loan of \$314,158.00.

I shall look forward to hearing from you in due course.

Yours very truly,

"G.B. WOOD"

Manager

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ALBERTA HOUSING CORPORATION

The Stanley Building
11810 Kingsway Ave.
Edmonton

March 28, 1972

Mr. C.N. Schilberg
City Treasurer
City of Red Deer
RED DEER, Alberta

Dear Sir:

RE: 24 Units of Public Housing
City of Red Deer
CMHC Ref: 843-PH-1

Further to your letter of March 10, 1972 therein requesting approval of an increased loan amount for the above captioned project, Alberta Housing Corporation is pleased to approve the loan in the amount of \$314,158.00 based on the Certificate of Final Costs form supplied by your office, dated February 2, 1972.

Central Mortgage and Housing Corporation in Red Deer will be advised of the approval by copy of this letter.

Yours truly,

"D.C. MCCOLL"

Assistant Executive Director

NO. 2

May 15th, 1972

TO: City Council

FROM: City Commissioners

RE: ALTERNATIVES FOR DISPOSAL OF SEWAGE

In the light of the unexpectedly high tenders received in respect of the Secondary Sewage Treatment Plant, the Commissioners felt that we should determine just what is involved in the alternative proposed by the Fish & Game Association, which has been researched by Mr. Henry Lembicz. This alternative, which is the spray irrigation of sewage effluent was discussed at a meeting attended by Mr. H. Lembicz, Mr. C. Hood, Mr. B. Bourk (the latter had received information on a system at Vernon while visiting there last Fall), Mr. P. Lawson and Mr. B. Vickerman of Reid, Crowther and Partners (the latter has been intimately involved in a spray irrigation system developed at Taber), Mayor Barrett, City Commissioner, M. Rogers and Acting City Engineer, R. McGhee. Our discussion and subsequent inquiries have led to conclusions that may be summarized under the following headings:

GENERAL CONSTRAINTS

- 1) The Provincial Board of Health, in an Order dated April 8th, 1971, required that the City have a system in operation by June 1st, 1973 which would limit the maximum Biochemical Oxygen Demand (B.O.D.) on the River to 1500 pounds per day. This deadline had already been extended from an earlier deadline but it would be wrong, in our opinion, to presume a continuing elasticity in meeting the requirements demanded by the Provincial Board of Health.
- 2) The tenders for the General Contract on the Secondary Sewage Treatment Plant were opened May 4th, 1972. Council's acceptance or otherwise, should be decided before the end of May (the Tenders are good for 30 days only). While it could be argued that certain benefits could accrue from retendering, we doubt that these would compensate for the rapidly escalating wage rates in the construction industry, which would be reflected in the final cost.
- 3) Whichever system is developed for disposal of sewage, it must be capable of further expansion and refinement to meet the City's needs beyond 1983, or four million gallons per day, and any subsequent demands from the Government to meet higher standards of treatment.

- 4) The cost must be within the City's capability of financing.

SPECIFIC CONSTRAINTS ON THE SPRAY IRRIGATION PROPOSAL

In addition to the items outlined above, the following would appear to be critical in respect of this alternative:

- 1) Our ability to assemble land suitable for this method and extensive enough to meet all demands under local climatic conditions.
- 2) Public acceptance - by its very nature this method of disposal of sewage could be assumed to be unpopular unless it is fully understood and adjacent property owners are satisfied that problems such as odor and contamination of ground water have been properly accommodated.
- 3) The land selected for such a system would have to be accessible to the City's sewage lagoons, yet relatively isolated so as to not interfere with other land use activities and transportation routes, etc.

GENERAL BENEFITS OF SPRAY IRRIGATION

- 1) It introduces water into an area that may be in need of it, particularly during dry seasons.
- 2) If adequate land is available, it could keep all sewage effluent out of the River, which, in the end, is the only way of retaining maximum purity of River water.
- 3) Under certain conditions, such a method of disposal can be less costly than Secondary Sewage Treatment.
- 4) Experiments conducted by the Pennsylvania State University have shown substantial increases in vegetation growth.

PRELIMINARY DESIGN PARAMETERS FOR SPRAY IRRIGATION SYSTEM

These have been submitted by Reid, Crowther and Partners and are substantially different from those thought to be necessary by the Fish and Game Association.

Nevertheless, they are listed here so that Council may gain a better comprehension of what may be involved. They are divided into two parts, Schemes I and II, which are based on either some discharge to the River during periods of peak flow or no discharge to the River with all sewage effluent disposed of on the land.

	SCHEME I (Discharge to River)	SCHEME II (No Discharge to River)
Design Flow - Mgd	4.0	4.0
Annual Flow - Acre Feet	5,500	5,500
Annual Discharge to River - Acre Feet	2,200	0
Annual Amount for Spraying - Acre Feet	3,300	5,500
Area Required, Net - Acres	3,300	5,500
Area Required - Gross - Acres	3,600	6,100
Number of Sections	6	10
Winter Storage Required - Acre Feet	2,600	2,900
Storage Lagoons, Net - Acres	170	190
Storage Lagoons, Gross - Acres	210	240

ADAPTABILITY OF THE "LIVING-FILTER" SYSTEM

One of the research papers prepared by the Pennsylvania State University, and lent to us by Mr. Lembicz, suggests that although there will be variations in the adaptability of an irrigation system to different soil types, climates and crops, it should be useable wherever the following conditions exist:

"Infiltration capacity of the soil can accommodate irrigation water at all season of the year to minimize ponding and run-off and at the same time retain water long enough to allow interaction with plants and microbes.

The soil has a high exchange capacity to temporarily fix and store effluent constituents for use by plants and microbes and to prevent the migration of contaminants to the groundwater reservoir, especially in the winter months when root systems are inactive.

The top layers of soil are permeable enough to permit vertical drainage of the renovated effluent and thus maintain aerobic conditions.

The soil mantle - the layer between surface and bedrock - is thick enough to insure renovation of the effluent before recharge to the groundwater reservoir."

GOVERNMENT ACCEPTANCE

Government acceptance of a Secondary Sewage Treatment Plant or its alternative is a critical ingredient, but it should not be presumed that we could not persuade the Minister to give a real hard look at something that is not initially acceptable, provided that we are convinced in our own minds that such a system would be beneficial. We have not officially approached the Government in this matter, since our examination has left us unconvinced that the alternative is practical within the constraints outlined.

Commissioners' Conclusions

Reid, Crowther and Partners have estimated that the cost of Scheme I (described above) with some discharge to the River, and involving six sections of land, would be in the order of $3\frac{1}{2}$ million dollars. This includes a main pumping station and a pipeline to convey the sewage from the existing lagoons for a distance of five miles; it also includes the cost of land, the building of storage reservoir and the supply of pumps and a pipe network for irrigation of the land. Under Scheme II, with no discharge to the River, and the assembly of ten sections of land, the estimated cost is in the order of $4\frac{1}{2}$ million dollars.

The storage reservoir is thought to be necessary because of the difficulties of freezing a slab of ice many feet thick so that, on the one hand, there is no run-off during the Winter and, on the other hand, there is rapid thawing in the Spring to minimize odor from the transition of an anaerobic to an aerobic biochemical reaction. This would not be a serious problem if the sewage had already been subjected to secondary treatment, but this is not inherent in this proposal which would be storing sewage from the existing lagoons during their period of minimal efficiency (half the summer efficiency). However, the estimated costs do not include revenues from the growth of trees or crops, nor do they include operational costs of pumping and irrigation.

It must be recognized that to meet a disposal capacity of four million gallons per year round, the irrigation method must be capable of handling in excess of eight million gallons per day during the Summer season. Furthermore, perhaps the greatest difference between the optimism of the Fish & Game Association and the conservatism of Reid, Crowther and Partners, is the anticipated rainfall and length of Winter.

The Engineers must anticipate the worst combined conditions of a wet Summer following a long, cold Winter.

For this reason, the Consultants have excluded the irrigation of land as a practical proposition for 200 days of the year and they have assumed an absorption of a minimal 12" of sewage effluent into the ground. This is contrary to the experiments of the Pennsylvania State University which suggest an irrigation level of 2" over the ground every week; but it must be appreciated that the rate of evaporation is markedly different between Central Alberta and Pennsylvania, and the soil conditions that encourage Prairie sloughs suggest that over irrigation could lead to sterilization.

Perhaps the biggest single concern that we have is the assembly of an adequate land area. In examining the ownership of land throughout the North Easterly part of the County of Red Deer and the South Easterly part of the County of Lacombe, it appears that the best bet would be approximately six sections of land bounded by a wide bend of the Red Deer River; here there are six owners which is the least of any comparable acreage in the vicinity. The contours look reasonable though there is no immediate way of knowing whether the soil conditions are acceptable, nor whether the owners would voluntarily agree to sell.

Another concern is that such an area would only meet the immediate needs of the City and would have to be substantially expanded as the volume of sewage is increased. Also, without the power of compulsory acquisition, the City could be faced with spiraling land costs as the scheme develops, but, a move towards compulsory acquisition would only exaggerate the complexity of public relations with the concerns that the City would be imposing upon its neighbors.

HAVING WEIGHED ALL THESE FACTORS MOST CAREFULLY, THE COMMISSIONERS RECOMMEND TO COUNCIL THAT PROVISIONAL APPROVAL BE GIVEN TO PROCEED WITH THE CONSTRUCTION OF A SECONDARY SEWAGE TREATMENT PLANT AND THAT CONDITIONAL ACCEPTANCE BE GIVEN OF THE LOWEST TENDER, SUBJECT TO NEGOTIATED MODIFICATIONS WHICH WILL BE THE SUBJECT OF A REPORT BY MR. P. LAWSON AND WHICH COULD REDUCE THE COST BY APPROXIMATELY \$245,000. A SEPARATE REPORT WILL ALSO BE SUBMITTED VERBALLY BY THE CITY TREASURER, IN THIS REGARD.

If the time comes that the City is required to provide tertiary treatment, the Commissioners feel that the proposal of the Fish & Game Association would have a more practical application, comparable with the disposal methods for domestic sewage pertaining in Walla Walla, Washington and Vernon, B.C. - that is, irrigation after the sewage has been subjected to secondary treatment. This would minimize odors, particularly at the time of the year when the thawing of frozen sewage involves a change over from anaerobic to aerobic biochemical reaction. Furthermore, sewage in this state of purification could be safely discharged into the River during periods of peak flow to provide greater flexibility and economies in operation.

The Commissioners wish to express appreciation to Mr. Lembicz and the Fish & Game Association for their continuing keen interest in this development.

"R.E. BARRETT" Mayor

"M.H. ROGERS" City Commissioner

REID, CROWTHER & PARTNERS LIMITED
 7410 Blackfoot Trail S.E.
 CALGARY 9

May 16, 1972

Mr. R.J. McGhee, P. Eng.
 Acting City Engineer
 The City of Red Deer
 City Hall
 RED DEER, Alberta

Dear Mr. McGhee:

SEWAGE TREATMENT PLANT

Tenders were received as follows on May 4th for the two construction contracts for the Sewage Treatment Plant.

General Contract

Cana Construction Co. Ltd.	\$2,528,000.00
Commonwealth Construction Co. Ltd.	2,586,751.00
Janin Western Contractors Ltd.	2,643,535.00
Poole Construction Ltd.	2,862,478.00

Difference between low and high tender - 13%

Industrial Trunk Sewer Contract

Patco Construction Ltd.	\$ 64,699.55
Richter McLeod Construction Ltd.	72,836.00
Mission Engineering Construction Ltd.	74,000.00
Borger Construction Ltd.	74,156.05
de Vries Bros. Construction Ltd.	77,092.00
Cunningham & Shannon Ltd.	83,000.00
Cana Engineering Ltd.	94,900.00

Difference between low and high tender - 47%

Based on the low tenders the total cost of the project, including equipment contracts, land, engineering and miscellaneous City costs would be \$3,100.00. Our estimate, as set out in our September 1971 Report was \$2,250.000 low by some 27 percent.

We have met with the low contractors and compared their tendered prices with our estimate. There is no specific area of difference, rather our estimated costs are below their prices in most instances.

The estimate, made in September 1971, was based on the single concept drawing. It was based on costs from similar type projects escalated to include price increases to tenders to be made in May 1972. We had, apparently, made an insufficient allowance for such price escalations, which appear to be accelerating at present following relative stability in a period of low construction volume when profit margins had been squeezed.

In discussion with the contractor we have examined all areas of possible savings and where modifications could be made to the design to effect savings. In general no significant items have been found.

We have reconsidered alternatives previously rejected and, in particular, the subject of disposal of sewage by spray irrigation, on which a separate report is being prepared by the City Commissioners.

Some modifications considered have been the deletion of certain process units but as these would have to be added at a later date at increased cost, or would compromise the process, we cannot recommend these as being in the City's best interest.

After careful consideration, we recommend the following changes:

1)	Reduce Prime Cost Allowance to delete centrifuges, some furnishings, etc.	\$ 85,000
2)	Minor modifications to roofing, finishes, landscaping, etc.	50,000
3)	Modify aeration tank design to reduce flexibility	90,000
		<hr/>
		\$225,000
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With regard to our engineering fees, the agreement provides that these are to be on the basis of a percentage of the construction cost. Originally, we had suggested that these be subject to an upset minimum or maximum amount but this was not adopted. We would be prepared to revert to this maximum upset amount if Council so wishes and, in exchange, would ask that any engineering time involved in the modifications to the aeration tanks be paid at our actual cost. This will result in a saving to the City of approximately \$20,000.

The estimated total project cost, with all the foregoing reductions, will then amount to \$2,860,000.

Accordingly, we recommend that, subject to receipt of Provincial and CMHC approvals:

- 1) Council award the Industrial Trunk Sewer Contract to Patco Construction Ltd. in the amount of \$64,699.55.
- 2) Council give authorization for you to apply to the CMHC and Provincial authorities for financing for the additional \$610,000.
- 3) Council authorize the City Commissioners to award the General Contract following conclusions of satisfactory negotiations resulting in the total project cost not exceeding \$2,850,000 at this time.

Yours very truly,

"P.D. LAWSON" P. Eng.
Project Manager

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COMMISSIONERS COMMENTS:

The Commissioners concur with the recommendations for reduction in cost of the secondary sewage treatment plant, proposed by Reid, Crowther and Partners, including the suggested re-definition of the fee schedule which will effect a total saving on this development of \$245,000 over that anticipated from the tenders.

We would, however, draw to Council's attention that a reserve bid was placed in the Commissioners hands by the Acting City Engineer on the morning of May 4th, 1972, prior to the opening of tenders at 4:30 p.m. that same day, in the amount of \$55,900. for construction of the industrial trunk sewer by City work forces. This is \$8,800 less than the low tender.

"R.E. BARRETT"
Mayor

"M.H. ROGERS"
City Commissioner

NO. 3RE: Proposed Zoning By-law 2011/3-U

The above proposed By-law has been reviewed by the Planning Director and Solicitor since the last meeting of Council. As a result a revised by-law has been prepared and is attached hereto.

The Planner will be available to answer any questions Council may have regarding the revised version.

"R. STOLLINGS"
City Clerk

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NO. 4RE: Proposed Development of Apartment on
Michener Hill Site

At the May 8th meeting of Council the above item was tabled to enable the developer, adjacent residents, planner and the Commissioners to explore alternate proposals which may be acceptable to all parties.

A meeting was held May 16th attended by three of the residents from Michener Hill together with the owner and architect for the apartment development, the Director of the Red Deer Regional Planning Commission, the Acting City Engineer and the City Commissioners.

It was a useful discussion but nothing was resolved, and it was suggested that this matter remain on the table pending a further meeting of those involved.

"M.H. ROGERS"
City Commissioner

NO. 1

TO: City Council
FROM: Twinning Committee

We have now received word from the Secretary of State, Mr. Gerard Pelletier, that we will receive a grant of \$5500.00 for this years Student Exchange with Cap-de-la-Madeleine.

We have received applications from 33 students to take part in this years program. The selection of the 20 successful applicants will be done as soon as possible.

While I am on Holiday, Mr. L. Peltier, Vice-Chairman of the Twinning Committee, will look after arrangements and will be able to answer any questions.

"ALDERMAN MRS. A. PARKINSON, Chairman

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NO. 2

May 11, 1972

Mr. M. Rogers, Commissioner
City of Red Deer
RED DEER, Alberta

Dear Sir:

RE: Morrisroe Subdivision

Further to our last residential land inventory, may we advise that the last lot in this subdivision has now been sold. At the time of our last inspection there were 32 lots available for building on.

We expect to have lots available for sale in West Park by mid June.

Yours truly,

"D. WILSON"
City Assessor

NO. 3

RECYCLING OF PAPER
recommendations to
RED DEER CITY COUNCIL

b y

Mr. R. Dale, Alderman, Red Deer City Council, C.
Soper, B. MacDonald, and G. Fabris, Instructors, Red Deer College.

May 15, 1972

In order to quickly start the operation of a suitably located depot for collecting paper for recycling, we would like Red Deer City Council to consider the following recommendations:

- (1) That the covered loading ramp adjacent to the brewery be made available for storage and transfer of paper until September 1, 1972.
- (2) That the approach to the ramp be cleaned by city crews.
- (3) That a sum of up to \$100. be spent by the City to properly inform the public of the operation of the depot and of its exact location.

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Agree the above recommendations on the condition the use of this building may be terminated if the building is leased to another tenants.

"R.E. BARRETT"

Mayor

"M.H. ROGERS"

City Commissioner

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NO. 4

May 12th, 1972

TO: City Council

FROM: Chairman of the Red Deer and District
Social Service Board

On Thursday, May 11th, 1972 the Red Deer and District Social Service Board held its regular monthly meeting. Two items are being referred to Council at this time for their consideration as a result of this meeting.

1) Annual Meeting of the Red Deer Family Service Bureau

This meeting is being held on Wednesday, May 24, 1972 commencing at 8:00 p.m. and to be held at the Gaetz Memorial United Church - Pioneer Hall, 4752 Ross Street. The Social Service Board wishes all members of Council to be aware of this event and would encourage all members to attend if possible.

2) Youth Hostel

Council will recall that at their Budget Meeting on April 20th, 1972 the following resolution was passed by Council.

"Council of the City of Red Deer agree the sum of \$1,000.00 be provided in the 1972 Budget to assist in financing the over-night accommodation of transient youth but that the funds not be released until a definite proposal is made to and approved by Council for the operation of the hostel."

Mr. R. Salomons has submitted a proposal to establish a Youth Hostel in the residences at the Red Deer College. Attached to this agenda is a copy of this proposal. The members of the Social Service Board have agreed to the proposal and are recommending that Council likewise endorse the proposal. Approval is contingent, of course, upon the necessary clearance being received from the College Board of Governors and the Federal Government.

The following resolution pertaining to this matter was passed by the Social Service Board.

"The Red Deer and District Social Service Board do hereby recommend to Council of the City of Red Deer approval of the proposal of the Red Deer Hostel as submitted to the Social Service Board May 11th, 1972 and do hereby recommend that Council authorize City Commissioners to release money provided by Council in the 1972 Budget, subject to approval of the Youth Hostel proposal by the College Board of Governors and Federal Government."

Respectfully submitted,

"ALDERMAN R.L. DALE"

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NO. 5

MAY 16, 1972

TO: Council

FROM: Chairman of Red Deer Economic Development
Committee

At the May 9th meeting of the Economic Development Committee the suggestion that an "Industrial Appreciation Day" be held in the City of Red Deer was discussed with the result that all members were unanimous in recommending that Council issue a proclamation proclaiming such a day.

A member of the Committee will be present to answer any questions which may arise.

A special sub-committee has been appointed to pursue this matter further. In addition to the above, the Economic Development Committee has received the resignation of Mr. R. Cunning in view of his transfer to the Coast. The Committee would recommend that Mr. R. Pederson be appointed to the Cocommittee to fill the unexpired term of Mr. Cunning.

"S. LAIRD" Chairman

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NO. 6

TO: City Council

FROM: Chairman of the Civic Development Board

At a Civic Development Board meeting of May 10th, 1972 further consideration was given to the matter of a policy for giving recognition to the citizens who have brought recognition to the City of Red Deer.

Because of the complexity of this matter, the broad scope that is encompassed and the unsimilar circumstances associated with various forms of achievement, the following general policy is being recommended to Council by the Civic Development Board.

"The Civic Development Board do hereby recommend to Council of the City of Red Deer that the following policy be instituted in regards to giving recognition to persons who have brought recognition to the City of Red Deer.

- 1) That an advertisement be placed in the local newspaper requesting citizens to nominate persons who they feel are worthy of Recognition.
- 2) That all submissions received be considered by the Civic Recognition Committee as to whether an award be granted.
- 3) That all persons worthy of an award be given recognition in the form of a certificate."

While the resolution specifies the award of a certificate in each case, it was the general feeling that in the event of an extraordinary achievement deserving a more worthy form of recognition, that the nature of any specific recognition in such cases could be determined at that time in the light of the individual circumstances.

Respectfully submitted,

"J. KOKOTAILO"

NO. 7

May 16th, 1972

TO: City Council

FROM: City Commissioners

RE: APPOINTMENT OF CITY ENGINEER

Further to the appointment of Mr. Robert McGhee as Acting City Engineer at the Council Meeting of December 6th, 1971 and a subsequent report of the Commissioners dated December 31st, 1971 proposing that the position of Director of Engineering and Utilities not be filled, the Commissioners would now recommend to Council that Mr. R. McGhee be appointed City Engineer commencing June 1st, 1972. His performance has been quite satisfactory and we have no hesitation in making this recommendation.

"R.E. BARRETT"
Mayor

"M.H. ROGERS"
City Commissioner

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NO. 8

May 16, 1972

Mr. M. Rogers,
City Commissioner,
City of Red Deer,
RED DEER, Alberta.

Dear Sir:

RE: Proposal to establish a shopping centre in conjunction with the second stage of the Murray Hill development located on 32 Street immediately east of the Royal Canadian Legion Site

I am in receipt of your letter and accompanying correspondence and plans from the developer on the above matter, requesting our comments on the rezoning request for the consideration of City Council.

The property in question is zoned R2B and was planned to be developed for row housing as Stage 2 of a low dividend housing project.

Therefore, while the revised plan proposes 40 units of housing, which is allowed as a conditional use subject to meeting the Zoning By-law, etc., the property is not zoned to accommodate any commercial use of any type.

It will be noted from reading the developer's submission that his proposal is for the specific development of 4800 square feet of commercial uses (convenience store 2,000 sq. ft., bank 2,000 sq. ft. and 800 sq. ft. for a doctor's office) on a 0.43 acre of land and no mention is made of the type of rezoning requested to allow the development proposed. While the City Zoning By-law has established six commercial zones (two downtown zones, one neighborhood shopping zone, one local corner store zone and two highway commercial zones) it appears to me that based on the aim and objectives of the Zoning By-law and the objective of the development for a "type of centre for the convenience of the residences local to the area" that the developer would have in mind rezoning to a neighborhood shopping centre zone (C.3) or a local corner store zone (C.4).

Also, the developer uses the term convenience store in his submission and while this is an all embracing term in its meaning, I assume he has in mind a grocery-confectionery type of operation.

In considering the request the following facts must be considered:-

- (1) Map A illustrates the General Plan for the south section of the City Area and from a study of this map the following main points should be noted:-
 - (a) The City as a planning and zoning principle has agreed to permit one Neighborhood Shopping Centre on the East Hill area to serve an existing population of 9,400 persons and a potential population of 12,000. This site is marked C.3 on the attached map and is conveniently located in the centre of its catchment area.
 - (b) The City has also accepted as a planning and zoning principle the development of three local corner stores (not to exceed 2,400 square feet) approximately one-half a mile apart and these local corner stores are marked C.4 on the attached plan and were developed to serve the same population by the neighborhood centre but with extended store hours to act as a convenience store to the residences in the area.
 - (c) The South Hill area has a total population of approximately 2,400 persons and a potential population of 2,600 persons and is served by one local corner store zoned C.4., which in this case exceeds the limitation of 2,400 square feet, as the use has been in operation prior to the passing of the Zoning By-law. The South Hill confectionery also serves the travelling public using Gaetz Avenue as Highway 2A as well as persons journeying to and from work from the south side of the City.

(d) The West Park subdivision is served with a convenience located neighborhood shopping centre (C.3) which serves an existing population of 3,100 persons and a potential population of 4,700 persons. While this is zoned C.3 it is actually operated as a C.4 operation at the present time.

(2) In general, planning studies related to local corner stores and neighborhood shopping centres in urban centres reveals that for a local corner store confectionery operation an operator needs a catchment area of at least 3,000 persons; whereas a neighborhood shopping centre needs a catchment area of 9,000 to 13,000 persons. As a result, every effort has been made by the City in the development of the south section of the General Plan for the City to locate commercial land it has sold for C.3 and C.4 uses so as to meet the needs of the area they serve and to ensure that a viable unit of commercial activity could be developed and maintained.

NOTES: (a) Similar requests to enlarge a corner store area to accommodate a bakery and to develop land in the Andres' quarter section for a major shopping centre were not endorsed by the City.

(b) It is anticipated that a local corner store may be needed in conjunction with the Andres' quarter section when it is opened up and developed for residential use.

(3) The introduction of 4,800 additional square feet of commercial facilities on the South Hill at 32 Street is intended to serve as an amenity centre for the convenience of the residences local to the area and while this objective may be true, to be an economic viable commercial unit, the development, in my opinion, must also draw customers and traffic (vehicles and pedestrians) from outside the local area thus encroaching within the catchment areas already served by existing C.3 and C.4 commercial sites now located on the south and east hill of the City.

(4) Besides the points already mentioned above, the site selected for development of a shopping centre has the following problem areas:-

(a) As an internal site on a divided major thoroughfare without street parking, customer vehicular traffic must develop conflicting traffic movements to enter or leave the site, not to mention the fact the external traffic from the area planning to use the facilities may have to enter the housing project to the east to obtain access to the stores.

- (b) Pedestrian movement of traffic back and forth across the block in this area defeats the purpose of the major thoroughfare and any proposal to introduce lights in such a location to accommodate pedestrian movement across the road would be contrary to sound traffic engineering principles.
- (c) Problems associated with points 4(a) and 4(b) above with the introduction of a future grade separation at Gaetz Avenue and 32nd Street will make this section of the major thoroughfare dangerous in my opinion and thus defeat the purpose of a major thoroughfare in the first place.
- (d) 32nd Street in the future will connect to Highway #2 and thus its importance as a major thoroughfare must be protected from unsatisfactory vehicular and pedestrian traffic movements.
- (5) A close study of the developer's proposal against C.3 and C.4 zoning standards reveals that the developer's proposal does not meet standards adopted and employed by the City Zoning By-law for either of these zones. See Appendix for details.

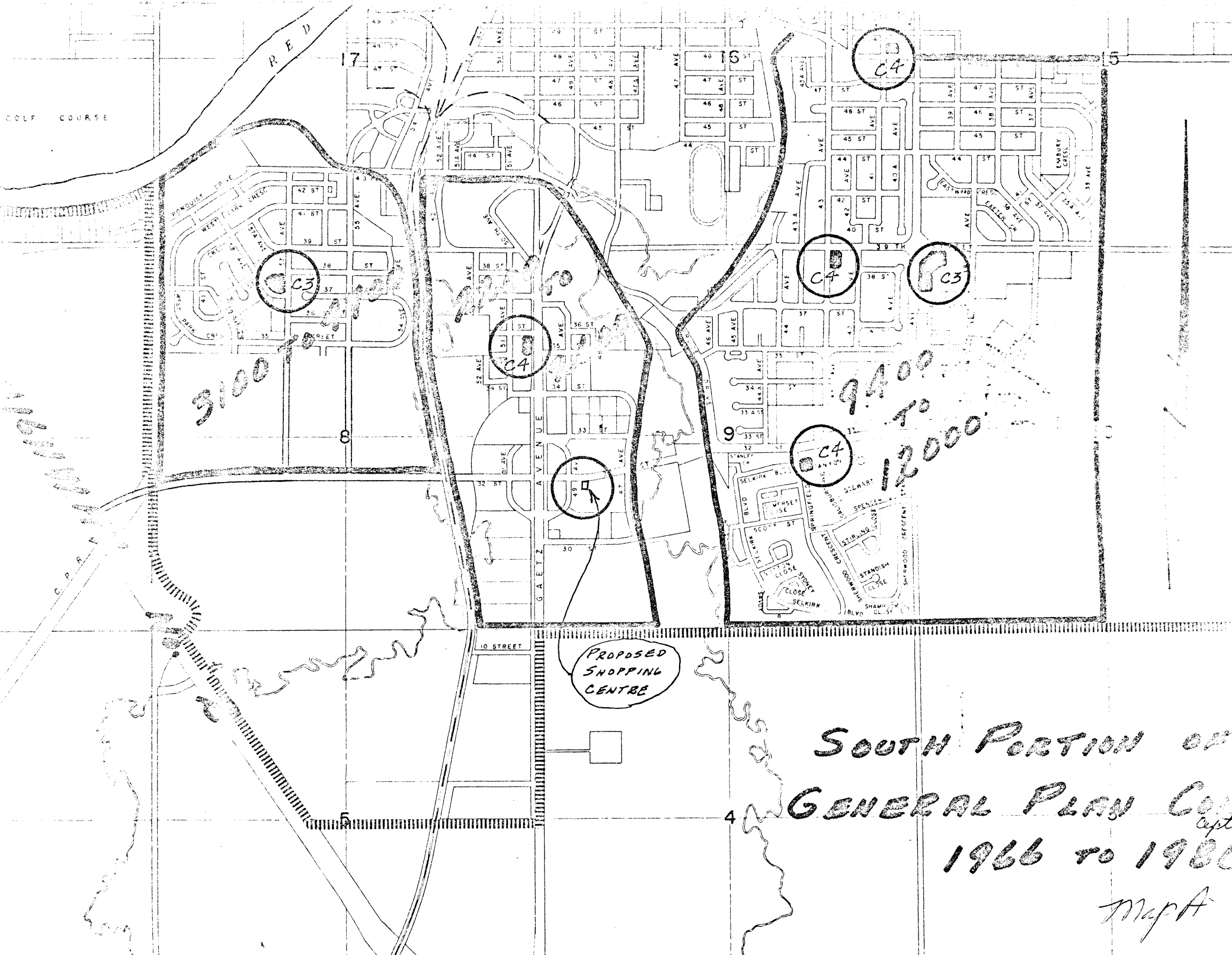
In conclusion, it will be seen from the above information that to rezone land in the area of 32nd Street to accommodate a further shopping centre would be contrary to the City Council's General Plan and Zoning By-law for the south section of the City. Also, the site selected on 32nd Street is in my opinion a most unsatisfactory location, and will create a number of traffic problems etc. as outlined above. Therefore, I strongly recommend to Council that the rezoning request be not approved and the developer be required to develop his property in accordance with his original plans for multiple family housing.

As requested, I hereby enclose the developer's sketches and plot plan for your records and information. Please note that the developer's plot plan has neglected to show a median strip within 32 Street - plan has been altered by this office to show information.

Yours truly,

"ROBERT R. CUNDY" MTPIC
Director

GOLF COURSE



SOUTH PORTION OF
GENERAL PLAN COM
1966 TO 1980
Map A

APPENDIXDeveloper's Proposal (4,800 sq. ft.)

	C.3 Zones (Neighborhood Shopping Centre)	C.4. Zone (Local Corner Store)
1. (Uses)	Within Standards	Bank and doctors offices are uses not allowed (Also exceeds 2,400 sq. ft.)
2. (Floor Area)	" "	Within standards
3. (Height)	" "	" "
4. (Yard Provisions)	Do not comply - short	Do not comply - short
5. (Parking spaces, etc.)	Short 18 stalls	Within Standards
6. (Site Area)	Short approx. 0.57 of an acre	Within Standards

NOTE: Proposal contravenes General Plan and Zoning By-law and is not a suitable site for commercial development.

May 15th, 1972

TO: City Commissioner
 FROM: Acting City Engineer
 RE: PROPOSED CONVENIENCE SHOPPING CENTRE -
 South side of 32 Street and East of 49 Avenue -
Murray Hill Developments

An access had previously been approved onto 32 Street in this area. This access is denoted on the plan as an easement road and was to serve the residential development only.

We cannot approve of any additional access points onto 32 Street, a major roadway. The additional traffic movements that would be generated by the Shopping Centre could seriously effect the flow of traffic on 32 Street. It might also be assumed that a request would be made to have openings constructed in the 32 Street median to accommodate vehicles wishing to enter the Centre from the North west-bound lanes.

It is our opinion that centres of this nature for this area should be located on the service roads adjacent to Gaetz Avenue and not be located in and immediately adjacent to residential areas.

"R. McGHEE" P. Eng.
 Acting City Engineer

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May 16th, 1972

TO: City Council
 FROM: City Commissioners
 RE: PROPOSED "CONVENIENCE" SHOPPING

The Commissioners appreciate the concerns expressed by the Director of the Regional Planning Commission and the Acting City Engineer but there is another side to the coin. It is debatable whether zoning should be concerned with restricting competition. While it may be agreed that over-zoning can lead to vacancies and demands for changes, perhaps to less appropriate land uses, it also implies that a selection of alternative facilities from which the public may choose, is not in the public interest.

It is observed that the proposed location is one-half mile distant from the Sunnybrook Grocery and a similar distance from the "Lucky Dollar" (Hillcrest Grocery), just as Sunnybrook Grocery is one-half mile from the Mountview Grocery and, indeed, the Eastview Centre was built considerably closer than one-half mile to the Mountview Grocery.

If there is real concern with the existing distribution of groceries in the City of Red Deer, it must also be observed that these were developed in anticipation of a continuing growth in areas such as Sunnybrook and West Park, perhaps at a greater pace than has been experienced in the last several years.

Questions have been raised with regard to pedestrian and vehicular access but it is observed that the isolation of the Murray Hill residential development south of 32nd Street has already created a problem for children getting to and from school and perhaps there is justification for requiring the developer, in conjunction with the "Convenience" Store, to share the cost of the installation of pedestrian activated traffic lights at this location. It is recognized that this is close to Gaetz Avenue but the problem of children crossing at this point won't go away. So far as vehicular traffic is concerned, there is no doubt that some east bound traffic will use the shopping facility but, with no provision for a lefthand turning bay or cut in the median, west bound traffic will be deterred from visiting this center.

The Commissioners can support the principle of providing "convenience" stores only where it can be demonstrated that these are capable of integration into the surrounding residential development with proper environmental controls. If Council is favorable to the proposed development, it is suggested that site standards, landscaping, access and control of signs, etc., be incorporated into a Development Agreement or caveat to the satisfaction of the Director of the Regional Planning Commission, in conjunction with a rezoning.

"R.E. BARRETT"
Mayor

"M.H. ROGERS"
City Commissioner

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NO. 9

May 17th, 1972

TO: City Commissioner

FROM: City Treasurer

Attached for submission and approval of Council are the 1972 Mill Rate By-law, the 1972 Grants By-law and the 1972 Budget Control resolution.

Also attached for Council's information is a schedule of the 1971 proposed mill rates as reflected by the above By-laws.

"C. N. Schilberg"
City Treasurer

NO. 10

TO: City Council
FROM: City Assessor
RE: COURT OF REVISION - LOCAL IMPROVEMENTS

In accordance with Sec. 177 (3) of the Municipal Taxation Act Council are required to set a date for the sitting of the Court of Revision for the purpose of hearing appeals against Local Improvements Assessments. The time and date and place suggested are June 28, 1972 at 1:30 P.M. in Council Chambers.

"D.J. WILSON"
City Assessor

WRITTEN INQUIRYNO. 1

Alderman Taylor submitted a written inquiry at the last meeting concerning enforcement of approval plans for development projects, landscaping, etc., and numbering of buildings throughout the City.

Time has not permitted us to prepare a full reply for this meeting. We anticipate a reply will be available for the June 5th meeting.

CORRESPONDENCENO. 1

RED DEER RUSTLERS HOCKEY CLUB
4440 - 34 Street

May 8th, 1972

Mayor Barrett and
City Council,
City Hall,
Red Deer, Alberta.

Dear Mayor Barrett:

The Red Deer Rustler Hockey Club wishes to express sincere thanks to yourself, City Council and the City of Red Deer for support given us throughout the past year.

It is with your support the Red Deer Rustler Hockey Club was able to give something to each Mayor in each City or Town during the playoffs.

We sincerely thank you.

Yours very truly,

"ALF CADMAN"
Manager-Coach.

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NO. 2

3422 - 43 Avenue
RED DEER, Alberta

May 6, 1972

Mayor Barrett,
Members of City Council

Dear Sirs:

I am angered and indignant at the action taken by your city dog-catcher toward our tiny pekingese pup, less than three months old.

There is no way of keeping a harness on this tiny bundle of fur, as a result he is confined to the house. Last Thursday night, May 4, at about 10:30 we let him into the backyard (if you have ever had a "not-yet house-trained" pup you will know the reason why). A few minutes later when we went to bring him in, there was no sign of him and we immediately went to look for him.

From then until after 1 a.m. we - plus the neighbours combed every street and back lane in the Mountview area. On Friday, as last resource, we phoned the dog pound, and learned that the pup had been picked up the night before on two charges:-

One - an unlicensed male dog running at large (I understand that they do not have to be licensed until six months of age)

Two - A complaint report of disturbance of the neighbourhood by chasing cats (I would like the authenticity of this charge checked by you)

How ridiculous! this tiny thing can not even bark yet!! If you want proof I invite the members of Council to spend a day in our home. I assure you that you will not leave in a starving state, nor with fleas and an injured leg - nor will it cost you \$17.00 a day!!

I would appreciate that we be reimbursed the \$17.00 (minus license fee) on the grounds of an over-zealous dog-catcher who used a tiny pup as a victim to gain his commission rather than battle the vicious brutes who are allowed to roam this City every night.

The fine was paid by our neighbour who picked up the pup from the pound for us, David Rideout. The receipt is in his name.

Yours truly,

(Mrs) Velma Garden

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NO. #

229 Legislative Building
Edmonton 6, Alberta

May 2nd, 1972

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

Dear Sir:

As Minister responsible for Northern Development and Indian-Metis Liaison, I am directing the following information to your attention with the hope of soliciting your reaction and comments.

It is my intention to introduce a bill, Bill No. 71 being an Act respecting the "Native Peoples Day", at the present sitting of the Legislature. This act may be cited as "The Native Peoples Day Act" and it will be proposed that the first Monday in August shall be designated as "Native Peoples Day" and that this day be set aside as an annual public holiday. The purpose of this day shall be in keeping of the recognition of the cultural contributions

and importance of Native People to the history and life of Alberta.

I am aware of the fact that this day is already set aside as a civic holiday and is generally recognized across Canada as well as by labour people who have negotiated statutory holidays, in their contracts of employment. The present procedure is for Mayors and Councils to proclaim this holiday and the day in itself carries a variety of names but is generally called "Civic Holiday".

My rationale in seeking designation of the first Monday in August is that if this day is designated provincially as Native Peoples Day, the holiday part is already built in and it could become recognized nationally. This would be in keeping with recognition of the multi-cultural aspects of our present society, and the preservation of the Indian culture in the same manner in which St. Patricks Day, Robbie Burns Day, etc. affords other ethnic groups the opportunity to celebrate their days on a national basis. It is my sincere belief that cultural days of this nature offer the greatest opportunity towards the creation of mutual respect and understanding of peoples of our great Province and Canada.

Preliminary to introduction of this Bill in the Legislature, I feel that your comments are of vital importance and therefore I would ask that you seriously consider this Day as being a Day set aside to honor the first citizens of Canada.

May I please hear from you at the earliest.

Yours sincerely,

"Al 'Boomer' Adair"
Minister Without Portfolio
Northern Development
Alberta Indian-Metis Liaison

NO. 4

May 3, 1972

Commissioner and City Council

Dear Sir:

The Red Deer Curling Club is planning some improvements to their Building, and also are making some long-range plans. The most important may be the cementing of the floor, which would make this a multi-purpose building.

The point which continuously holds us back from any major plans, is our lease with the City, which expires in October of 1983. If the City would return the favor we did for them in 1950 when we turned our property on 52nd Street over to them in return for our present lease plus some short term Tax relief, by giving us the deed to the present land we are situated on, this would enable us to do some long-term financing. Over the years, this would make no difference to the City as we already pay full Taxes in every way.

This deed could be returned to you, at no charge, if the City at some future date wished to acquire the Building and site according to our present agreement.

We would hope that Council could make an early decision on this subject, as any work we do must be done in the summer.

We also hope that Council would keep in mind that hundreds of people use our facilities in the Winter and we believe that we provide one of the major sports for the community.

Yours truly,

"J.P. MURRAY" President
R.R. 1, Red Deer

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DATE: May 15, 1972

TO: City Commissioner
FROM: City Treasurer
SUBJECT: Red Deer Curling Club

The following is a recap of the events in respect to the Curling Club agreements.

- (1) I am unable to confirm that the land on 52nd Street was ever owned by the Curling Club. However, if it was transferred to the City the Curling Club received a thirty year lease for compensation together with the use of an artificial ice plant at a minimum annual cost.
- (2) On 12 June 1956 the City Entered into a thirty year lease agreement for the land the Curling Club occupies and for an access and egress to the property. In addition provision was included in this agreement for shared use of an artificial ice plant and for sharing of maintenance and operating costs of the ice plant.
- (3) The original agreement was subsequently replaced by a new agreement dated 29 June 1962. The new agreement provided for a land lease for the remaining 21 years of the original 30 year lease (9 years expired under the original lease) and also provided for changes in the cost allocation for shared use of the artificial ice plant. In addition a condition in respect to disposition of the building on expiration of the lease was also included. The condition made provision for sale of the building or buildings to the City or the Exhibition Board at a fair actual value.

It is pointed out that the Curling Club building is owned by the Curling Club and that this facility is operated as a private club for the benefit of Club members. The building and the unexpired portion of the lease should be adequate as security for loans from a bank to undertake renovations or improvements. In addition the Club should explore other means of raising funds to undertake the renovations such as special fund raising projects, raising membership dues, issuing new shares to shareholders, raising funds from interest free loans from Club members and donations.

I suggest that the land ownership is not essential to undertake renovations and to provide the necessary long term financing for the renovations.

"C. N. SCHILBERG"
City Treasurer

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Commissioners concur.

"R.E. BARRETT" Mayor

"M.H. ROGERS" City Commissioner

BY-LAW NO. 2011/3-U

Being a by-law to amend By-law No. 2011,
of the City of Red Deer as amended, being the Zoning
By-law.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

(1) By-law No. 2011 of the City of Red Deer as amended
is hereby further amended by adding the following immediately after
section 4 of Part One.

- 1)"No person shall remove or cause, permit or allow
to be removed, from any lands in any A.1, A.2, A.3,
R.C, R.I, R.R., or T.C zone any trees or shrubs.
- 2) No person shall remove, or cause, permit or allow
to be removed, from any lands in a C.3, C.4, C.5,
C.6, I.1, I.2, I.3, P.P.1, P.P.2, P.P.3, P.P.4,
R.1, R.2, R.3, R.4, zone any tree the circumference
of any part of the trunk of which exceeds 20 inches.
- 3) Subsections 1) and 2) hereof do not apply to a person
who
 - a. prunes ~~trees~~ or shrubs so as to keep the same healthy,
regulate their growth or develop their full
qualities,
 - b. removes trees or shrubs which are dead,
damaged, diseased or dangerous to the
public,
 - c. removes trees, the removal of which has
been specifically approved of in conjunc-
tion with the approval of an application
for development,
 - d. removes trees or shrubs situate within 10
feet of the principal building erected or
to be erected on a site, or
 - e. removes trees or shrubs with the approval of
the Municipal Planning Commission

provided that the onus shall lie upon such person
to establish that he is entitled to the benefit of the
exceptions from the provisions of subsections (1) and
(2) hereof provided by clauses a. b. c. d. or e. of
this subsection."

(2) Table 3 of By-law 2011 as amended is further amended
by striking out all of section 3 thereof.

(3) This By-law shall come into force upon the final passing
hereof.

(2)

By-law 2011/3-U

READ A FIRST TIME IN OPEN COUNCIL this _____ day of _____ 1972.

READ A SECOND TIME IN OPEN COUNCIL this _____ day of _____ 1972.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS _____ day of
_____ 1972.

THE CITY OF RED DEER
1972 PROPOSED MILL RATE
AS AT MAY 16, 1972

TAXABLE ASSESSMENTS

SCHOOLS - Public	\$ 54,357,013 (1)
- Separate	7,147,787 (2)
	<hr/>
- Foundation	\$ 61,504,800 (3)
	<hr/>

<u>HOSPITALS</u>	\$ 61,504,800 (4)
	<hr/>

<u>MUNICIPAL</u>	\$ 61,504,800
Add Nursing Homes	431,790
	<hr/>
	\$ 61,936,590 (5)
	<hr/>

<u>FUNCTION</u>	<u>AMOUNT</u>	<u>MILL RATE</u>
<u>EDUCATION</u>		
(3) Foundation	\$ 1,547,620	25.162
(1) Supplementary - Public	529,210)	
(2) Supplementary - Separate	75,010)	9.824
	<hr/>	
	\$ 2,151,840	34.986
	<hr/>	
<u>HOSPITAL SUPPLEMENTARY</u>		
(4) General	\$ 155,410	2.527
(4) Auxiliary(-Reserve) ^{\$53,000} 3,960	49,040	.797
	<hr/>	
	\$ 204,450	3.324
	<hr/>	
<u>MUNICIPAL (5)</u>	\$ 1,622,120	26.190
	<hr/>	
TOTAL TAX	\$ 3,978,410	64.500
	<hr/>	
OTHER REVENUE	\$ 3,458,835	
	<hr/>	
TOTAL REVENUE	\$ 7,437,245	
	<hr/>	


C. N. Schilberg
City Treasurer

BY-LAW NO. 2389

A By-law of The City of Red Deer to assess and levy rates for Municipal, Hospital and School purposes for the year A.D. 1972.

WHEREAS the assessed value of the rateable property of the City of Red Deer for the year 1972, according to the last revised assessment roll, after allowing for all exemptions from taxation is the sum of \$61,936,590.00.

AND WHEREAS the assessed value of the rateable property of the City of Red Deer for the year 1972, liable for General Public School rates in respect of Red Deer Public School District No. 104 according to the last revised Assessment Roll after allowing for all exemptions from taxation, is the sum of \$54,357,013.00.

AND WHEREAS the assessed value of the rateable property of the City of Red Deer for the year 1972, liable for Separate School rates in respect of Red Deer Roman Catholic Separate School District No. 17 according to the last revised Assessment Roll, after allowing for all exemptions, is the sum of \$7,147,787.00.

AND WHEREAS the assessed value of the rateable property of the City of Red Deer, for the year 1972, liable for hospital rates in respect of Red Deer Municipal Hospital District No. 15, according to the last revised assessment Roll, after allowing for all exemptions, is the sum of \$61,504,800.00.

AND WHEREAS it is necessary and expedient that the sum of \$3,978,410.00 be levied and collected from the rateable property of the City of Red Deer, for Hospital, Municipal and School purposes for the year A.D. 1972.

AND WHEREAS it will require a levy of 2.527 mills on the dollar of the assessable property of The City of Red Deer, according to the last revised Assessment Roll to raise the sum of \$155,410.00 to meet the Supplementary Requisition costs of the said Hospital District for the current year.

AND WHEREAS it will require a levy of .797 mills on the dollar of the assessable property of The City of Red Deer according to the last revised Assessment Roll, to raise the sum of \$49,040.00 to meet the Supplementary Requisition costs of The Red Deer Auxiliary Hospital for the current year.

AND WHEREAS by virtue of the Provincial Education Act the City of Red Deer is required to levy 30 mills for Education purposes, based on an Equalized Assessment.

AND WHEREAS an assessment of 30 mills on an Equalized Assessment produces \$1,547,620 and requires an assessment of 25.162 mills on the taxable assessment of The City of Red Deer of \$61,504,800.00.

AND WHEREAS it will require a levy of 9.824 mills on the dollar of the assessable property of The City of Red Deer, according to the last revised Assessment Roll, to raise the sum of \$529,810.00 to meet the Supplementary Requisition costs of the said Public School District for the current year.

AND WHEREAS it will require a levy of 9.824 mills on the dollar of the assessable property of The City of Red Deer, according to the last revised Assessment Roll, to raise the sum of \$75,010.00 to meet the Supplementary Requisition costs of the said Separate School District for the current year.

AND WHEREAS it will require a levy of 26.190 mills on the dollar of the assessable property of The City of Red Deer, according to the last revised Assessment Roll, to raise the sum of \$1,622,120.00 to meet the requirements for Municipal purposes for the current year.

BE IT THEREFORE ENACTED BY THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER AS FOLLOWS:

1. That the sum of \$204,450.00 be and the same is hereby assessed and levied and shall be collected from the rateable property of The City of Red Deer, according to the last revised Assessment Roll for Hospital purposes as aforesaid and to meet the levy of the Red Deer Municipal Hospital District and Red Deer Auxiliary Hospital for the year 1972 by a levy of 3.324 mills on the dollar.
 2. That the sum of \$1,547,620.00 be and the same is hereby assessed and levied and shall be collected from the rateable property of The City of Red Deer for education purposes as aforesaid, by a levy of 25.162 mills on the dollar.
 3. That the sum of \$529,810.00 be and the same is hereby assessed and levied and shall be collected from the rateable property of The City of Red Deer according to the last revised Assessment Roll, to meet the Supplementary Requisition costs of the said Public School District for general Public School purposes for the year 1972 by levy of 9.824 mills on the dollar.
 4. That the sum of \$75,010.00 be and the same is hereby assessed and levied and shall be collected from the rateable property of The City of Red Deer, according to the last revised Assessment Roll, to meet the Supplementary Requisition costs of the said Separate School District for general Separate School purposes for the year 1972 by levy of 9.824 mills on the dollar.
 5. That the sum of \$1,622,120.00 be and the same is hereby assessed and levied and shall be collected from the rateable property of The City of Red Deer, according to the last revised Assessment Roll, to meet the requirements for Municipal purposes for the year 1972 by a levy of 26.190 mills on the dollar.
 6. And it is further enacted that the Tax Collector give the necessary notices and take all steps necessary to be taken to collect the sums hereby authorized to be levied and collected under this By-law, and that the same be collected by the Tax Collector in accordance with Eylaw No. 2247 and amendments.
- READ A FIRST TIME IN OPEN COUNCIL THIS _____ day of May A.D. 1972.
- READ A SECOND TIME IN OPEN COUNCIL THIS _____ day of May A.D. 1972.
- READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS _____ day of May A.D. 1972.

Mayor

City Clerk

BY-LAW NO. 2390

A By-law to provide for grants to certain associations, societies, institutions and charitable organizations.

WHEREAS Section 206 of The Municipal Government Act, provides that the Council may pass Bylaws, providing for grants to charitable organizations, welfare societies and such other organizations or associations as the Council deems to be entitled to such grants, and

WHEREAS the charitable organizations, welfare societies and other organizations hereinafter named have applied for grants pursuant to the said section of the Municipal Government Act, and the Council deems they are acting in the promotion of the general social welfare, and have approved of the grants as shown in the Schedule below.

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

"Grants for the year 1972, as specified in the following Schedules are hereby approved, said grants to be payable in the case of the grants listed in Schedule "A" in lawful money of Canada, to the association or charitable organization noted, and in the amount shown in the said Schedule and in the case of grants listed in Schedule "B" by way of the amounts shown therein, being set off against real property and local improvement taxes in the said Schedule."

Schedule "A"

Red Deer Youth Hostel	\$	1,000.00
Central Alberta Tourist Council		2,760.00
Victorian Order of Nurses		3,000.00
Salvation Army		700.00
Community Band Society		8,000.00
Red Deer College - Guest Weekend		500.00
Red Deer College - Scholarship Fund		600.00
The Red Deer Chamber of Commerce		5,510.00
Folk Festival		350.00
Howse Pass Highway Association		1,500.00
Knights of Columbus		400.00

Schedule "B"

The Red Deer Chamber of Commerce	\$	1,229.08
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READ A FIRST TIME IN OPEN COUNCIL THIS _____ day of May ____ A.D. 1972.

READ A SECOND TIME IN OPEN COUNCIL THIS _____ day of May ____ A.D. 1972.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS _____ day of May ____ A.D. 1972.

Mayor

City Clerk

BUDGET RESOLUTION

Moved by _____ Seconded by _____

THAT the Council of the City of Red Deer having considered the 1972 Budget recommendations as submitted by the City Commissioners, and amendments as set out in the minutes of the various meetings of Council sitting as a Committee of the Whole, do hereby adopt the following estimates as the 1972 Budget.

1. GENERAL REVENUE FUND

Estimated Expenditures 1972

General Government	\$ 599,990
Protection to Persons & Property	1,412,205
Public Works and Equipment Pool	523,185
Sanitation	1,760
Social Services and Health	496,755
Recreation	458,185
Community Services	314,620
Debt Charges	1,026,940
Utility Deficits and Levies	256,515
Special Expenditures	132,280
Miscellaneous Expenditures	42,970
Appropriations to Reserves	20,000
Education:	
School Foundation Program	\$ 1,547,620
Supplementary Costs - Public	
School	529,210
Supplementary Costs - Separate	
School	<u>75,010</u>
	<u>2,151,840</u>
TOTAL ESTIMATED EXPENDITURES	<u><u>\$ 7,437,245</u></u>

Estimated Revenue 1972

Taxation including Business and Frontages	\$ 4,672,700
Licenses, Permits, Rents, Concessions & Franchises	449,190
Earned Interest and Tax Penalties	68,850
Fines	116,100
Recreation	143,620
Service Charges & Miscellaneous Revenue	124,455
Contributions, Grants and Subsidies	1,001,200
From Surplus	48,300
From Reserves	<u>12,830</u>
TOTAL ESTIMATED REVENUES	<u><u>\$ 7,437,245</u></u>

2. UTILITY FUNDS

Estimated Utility Expenditures 1972

E.L. & P. Utility	\$ 2,317,360
Water Utility	668,970
Sewer Utility	435,285
Transit Utility	285,895
Airport	105,750
Garbage Utility	183,210
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	\$ 3,996,470
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Proposal of
THE RED DEER HOSTEL
as submitted to
The Red Deer College

The Red Deer Hostel

Red Deer, Alberta

Purpose & Objective:

The Hostel program, as established under the Federal Government under its Department of the Secretary of State, is designed to provide overnight accomodation and other back-up services to young travellers. Hostels have been established throughout Canada for the past three years and they have been providing low-cost overnight accomodation and some meals as well as providing information and referring young travellers in need to legal, medical, employment and counselling assistance. It is, also, designed to protect the property of young travellers and to protect the extremely young traveller from his or her peers.

Hostels, in Alberta, now exist in Medicine Hat, Lethbridge, Calgary, Banff, Edmonton, Jasper and High Prairie. Red Deer is the last major centre to consider the establishment of a Hostel.

Need:

The only information collected to date that can give any indication as to the need for a hostel in Red Deer was done last fall by Miss Deanna Erwin, Preventive Social Services Youth Worker, which was submitted to the Social Service Board of the City of Red Deer. The information collected was the number of young people that approached the Department of Social Development, the Y.M.C.A., the John Howard Society, the Salvation Army, and the R.C.M.P. for assistance for overnight accomodation. The figure was 504 young people. The estimated figure for this year will be the same or a slight decrease as the trend indicates a decreasing number of young travellers on the road, and

secondly, increasing numbers of young travellers in Canada in heading east instead of west.

The Proposal:

(a). Location - This proposal is requesting the approval by Red Deer College for the use of the Student Residences of Red Deer College in order that the services associated with the Federal Hostel program can be provided in, Red Deer. Separated quarters will be required for female travellers and for male travellers. Estimated maximum number of beds required are 12 each for male and for female travellers. Travellers will be expected to provide their own bed rolls.

(b). Staff - Two co-ordinators will be hired and their salaries of 100 dollars a week will be paid by the Federal Government. One male and one female co-ordinator will be hired and they will be required to live in the Residence. They will be responsible for the operation and supervision of the Hostel, maintenance and cleaning, book-keeping, and for providing information and referring the young travellers to legal, medical, employment and counselling services.

(c). Supervision - The two co-ordinators will report directly to and be responsible to the Director of Student Services of the College or his appointed representative. The entire program will, also, receive assistance from the Social Services Director and the District Youth Representative.

(d). Hours of Operation - It will operate, hopefully, from May 15 to September 15. The suggested hours of operation are from 4:00 p.m. to 10:00 a.m. The residence will be locked up in the off hours.

(e). Suggested Guidelines -

1. The hours of operation will be from 4:00 p.m. to 10:00 a.m. The Hostel will be closed during the day.
2. Registration forms for hostellers will follow a standard form as per attached sheet. Information from these forms will be used as a data base for projecting future service needs.
3. The hostel will develop close links with other services in the community and will be able to assist travellers in using these services.
4. Maximum stay is three (3) nights. In case of need, limited extension may be made at the discretion of the hostel operator.
5. Separate sleeping areas must be provided for male and female travellers.
6. Use of the hostel premises by local youth will be discouraged. The hostel will not be a drop-in centre.
7. The question of a user charge for hostel accomodation is left to the discretion of the operator, within the following guidelines:
 - a). Maximum charge of \$.50 (fifty cents)
 - b). No-one is to be refused accomodation if they are unable to pay the overnight fee.
8. Rules for hostel residents must include the following:
 - a). No drugs
 - b). No alcohol
 - c). No weapons
9. The hostel operation will conform to federal and provincial statutes and to municipal by-laws. This is especially important in the handling of juveniles.
10. Proper financial records must be kept, as they will be audited at the conclusion of the grant period.
11. A weekly score sheet on number of hostel users and amounts of expenditures and income will be submitted to the Social Services Director and the Secretary of State.

(f). Back-up Services -

1. Information and Referrals as related to legal, medical and counselling assistance will be coordination with the Information and Referral Centre operated under the National Health & Welfare Grant.

2. Employment assistance will be co-ordinated with the Student Employment Centre.

3. Arrangements will be made with The Department of Health and Social Development to be providing financial assistance for food. It is hoped a light evening meal and a breakfast of dry cereal, toast and coffee can be provided. The working arrangements will have to be worked out.

(g). Budget -

<u>Expenses</u>		<u>Income</u>	
Salaries	\$3600 (18 wks.)	User Charges	\$ 175
Rent (to R.D.C.)	1000 (\$250/mo.)	Mun. Grant	1000
Cleaning & other Supplies	125	Donations	<u>150</u>
Miscellaneous	125		1325
Money set aside for possible damages and theft.	<u>400</u>	Fed. Grant	<u>3925</u>
TOTAL	<u>\$5250</u>	TOTAL	<u>\$5250</u>

WEEKLY SCORE SHEET

NUMBER OF PERSONS: Male _____ Female _____

Nationalities: Canadian _____ U.S. _____ Others _____

NUMBER OF BED NIGHTS:

NUMBER OF MEALS SERVED: Breakfast _____

Lunch _____

Supper _____

REFERRALS:

(a) counselling _____

(b) employment _____

(c) medical _____

(d) legal _____

(e) _____

INCOME FROM OTHER SOURCES:

(a) travellers _____

(b) provincial
gov't. _____

(c) municipal
welfare _____

(d) _____

EXPENDITURES:

(a) staff
salaries _____

(b) rent _____

(c) other operational
expenses _____

PROBLEM AREAS:
