

## A G E N D A

For the Meeting of RED DEER CITY COUNCIL, to be held in the Council Chambers, City Hall, MONDAY, SEPTEMBER 28, 1981, commencing at 4:30 p.m.

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- (1) Confirmation of the September 14, 1981 Regular Council Minutes and the Minutes of the Special Meeting of September 16, 1981

### PUBLIC HEARINGS

Public Hearings will be held at 7:00 p.m. in respect to Bylaws 2672/R-81, 2672/S-81, 2672/T-81, and 2672/U-81, and disposal of public reserve p. 49

- (2) UNFINISHED BUSINESS

- |   |       |
|---|-------|
| 1) City Clerk - RE: Pines Subdivision - Bylaw 2736/81 | .. 1  |
| 2) Recreation Board - RE: Tennis Court Project        | .. 4  |
| 3) City Clerk - RE: Bylaw 2732/81                     | .. 5  |
| 4) City Clerk - RE: Mr. & Mrs. J. Ferguson            | .. 6  |
| 5) City Clerk - RE: Lemkeo Industries Ltd.            | .. 25 |

- (3) REPORTS

- |  |       |
|--|-------|
| 1) Civic Recognition Committee - RE: Volunteers on Committees                    | .. 32 |
| 2) City Engineer - RE: Industrial Trunk Services Phase II                        | .. 33 |
| 3) Senior Planner - RE: Parcel R-4, Plan 5828 M.C.<br>S.E. Corner of Oriole Park | .. 35 |
| 4) Recreation Supt. - RE: Energy Study   | .. 37 |
| 5) Recreation Board - RE: Provincial Recreation Grants                           | .. 38 |
| 6) Recreation Board - RE: Proposed Policy Change on Fee Schedule                 | .. 39 |
| 7) Recreation Board - RE: Tom Thumb Hockey Association                           | .. 41 |

8)	City Clerk - RE: Red Deer College Board of Directors	.. 42
9)	Transit Review Committee - RE: Route & Bus Stop Changes	.. 43
10)	City Clerk - RE: Public Hearings	.. 49
11)	City Engineer - RE: Alberta Municipal Water Supply and Sewage Treatment Grant Program and Community Services Program Bylaw 2737/81	.. 57
12)	E.L. & P. Supt. - RE: Electrical Rate Increase - Bylaw 2085/B-81	.. 58
13)	Associate Planner - RE: Bylaws 2672/W-81 & 2672/X-81	.. 59
14)	Red Deer Transit - RE: Route Change #2, 55 St. - 45 Ave.	.. 60
15)	City Engineer - RE: Gaetz Ave. - 49 Ave. Bridge Widening Bylaw 2738/81	.. 61
16)	City Treasurer - RE: Possible Overexpenditure - Water Treatment Plant	.. 71
17)	Parks Supt. - RE: Overexpenditure - Turf Maintenance	.. 74
18)	City Engineer - RE: 1981 Operating Budget Crown Paving Over Expenditure	.. 76
19)	City Engineer - RE: Residential Development - South East Red Deer Stormwater Management	.. 80
20)	City Treasurer - RE: Purchase of Kinex	.. 81
21)	City Clerk - RE: Time Air - application to discontinue air service to Red Deer	.. 84

(4) WRITTEN ENQUIRIES

(5) CORRESPONDENCE

1)	Downtown Redevelopment Group - RE: Zoning Regulations	.. 85
2)	Senior Planner - RE: Proposed Regional Plan	.. 96
3)	Manufactured Housing Association of Alberta - RE: Northwoods Estates & Carma	.. 102
4)	Northwest Motors (Red Deer) Ltd. - RE: Rezoning Request	.. 106
5)	Senior Planner - RE: Disposition of Public Reserve Lot R-4, Plan 782-1439, S.E. 1/4 32-38-22-4	.. 113

6)	R.D.R.P.C. Director - RE: Municipal Participation in Building Program	.. 115
7)	7-Eleven Food Stores - RE: Rezoning Request	.. 117
8)	Red Deer Public Library - RE: Fire Hall	.. 122
9)	County of Red Deer - RE: Lot 1, Block 9, Plan 708 M.C.	.. 123
10)	Senior Planner - RE: Deer Park Subdivision Design N.E. ¼ 11-38-27-4	.. 126
11)	Parkland Mall - RE: Bus Route & Bus Stop	.. 128

(6) PETITIONS & DELEGATIONS

(7) NOTICES OF MOTION

1)	Alderman Pimm - RE: Amendment to Garbage Bylaw	.. 138
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(8) BYLAWS

1)	2085/B-81 - Utility Bylaw Amendment - 3 readings - p. 58
2)	2672/W-81 - Land Use Bylaw Amendment - 1st reading - p.59
3)	2672/X-81 - Land Use Bylaw Amendment - 1st reading - p. 59
4)	2732/81 - Debenture Bylaw - 2nd and 3rd readings - p. 5
5)	2736/81 - Closure of Street - p. 1
6)	2737/81 - Alberta Municipal Water & Sewage Grant Program - 3 readings - p.57
7)	2738/81 - Debenture Bylaw - Gaetz Ave. & 49 Ave. Bridges - 1st reading - p. 61

COMMITTEE OF THE WHOLE

1)	Utility Servicing Systems
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UNFINISHED BUSINESSNO. 1

September 22, 1981.

TO: Council

FROM: City Clerk

RE: Bylaw 2736/81

In order to fulfill the requirements of the Council resolution respecting traffic in the Pines Subdivision, it is necessary to pass a Bylaw to formally close the portion of the lane east of Parke Ave.

A draft bylaw (2736/81) attached will achieve this purpose and should be given 1st reading by Council after which we will advertise same and notify the property owners affected, as required under the Municipal Government Act.

Respectfully submitted,

"R. Stollings,"  
City Clerk

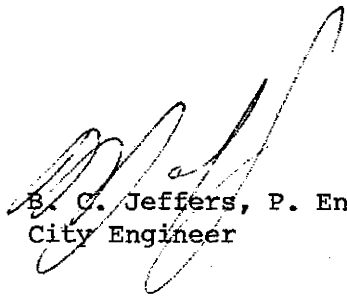
RS/ds

September 14, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Proposed Closure of Lane East of Parke Avenue and North of  
Phelan Crescent  
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The lane closure as referred to above and shown on the attached copy, may be described as follows.

"That portion of the 20.0 foot (6.096 metres) wide lane east of Parke Avenue with the north boundary of the lane being 159.6 feet (48.646 metres) and bordering on Lot R-1, Block 8, Plan 752-0506 and the south boundary of the lane being 167.44 feet (51.036 metres) and bordering on Lots 85 and 86, Block 8, Plan 752-0506."



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

✓FLL/emg

attach

cc - Fire Department

cc - R.C.M.P. City Detachment

cc - Transit Supt.

CK. CH.  
381.25

N 0° 00' 30" W

AVENUE

72.03

110.0

110.0

N 0° 00' 30" W

CK. CH. 601.70  
1.101

PARKE

380.7

BLOCK  
R-1

CRESCENT

PHELAN

Reserve  
1.43 Acres

Lot R-1

PAGE

AVENUE

R-15  
L-15  
N 89°

L-14  
N 8

File: R-16791

NO. 2


September 16th, 1981

MEMORANDUM

TO: MAYOR AND COUNCIL  
FROM: RECREATION BOARD  
RE: TENNIS COURT PROJECT

This will confirm that the Recreation Board have endorsed the decision of Council to proceed as outlined in the report of the Recreation Superintendent, however, I wish to urge Council to pursue recovery of the funds necessary to effect this work from Ron Davies and Associates, Town and Country Paving and Ace Fencing.

Respectfully,



Bill Clark, Chairman  
Recreation Board

DM:pw

Commissioners' Comments

*The above is submitted for information only.*

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 3

September 22, 1981.

TO: Council  
FROM: City Clerk

RE: Bylaw No. 2732/81

We have now received the L.A.B. Order in respect of the above Bylaw and it is in order for Council to proceed with 2nd and 3rd readings of this Bylaw.

The Bylaw in question provides for the borrowing of \$78,000.00 to complete construction of storm sewers on 65 Ave. in the Golden West Industrial Subdivision.

"R. Stollings"  
City Clerk

RS/ds



NO. 4

September 17, 1981.

TO: Council  
FROM: City Clerk

RE: Correspondence from Mr. & Mrs. J. Ferguson

At the meeting of Council, September 14, 1981, Council gave consideration to correspondence received from Mr. & Mrs. J. Ferguson of 23 Newcombe Crescent, a copy of which appears hereafter and a resolution was introduced by Council as follows:

"RESOLVED that Council of the City of Red Deer having considered correspondence dated August 17, 1981, from John & Eileen Ferguson re flooding problem, July 15, 1981, hereby agree with the comments of the administration and as presented to Council, September 14, 1981."

Prior to voting on the above motion, Council agreed this matter be tabled for a period of two weeks and accordingly, same is brought forward for Council consideration at this time.

/

"R. Stollings"  
City Clerk

RS/ds  
Encl.

August 17, 1981

To the Mayor and City Council  
City of Red Deer

Dear Sir and Council

The letter is addressed to you, as our elected representatives, as a plea for assistance and advice in regards to all disaster that occurred to our family on July 14, 1981.

The flooding that occurred on July 30th in Red Deer is well known in Central Alberta, but do you know about the damage caused by flooding in south Red Deer in July 14th? The Alberta Disaster Service has a program in action at present that will presumably offer financial assistance to victims of all July 30th flood. It would appear that a disaster is only a disaster when many victims are involved. I am aware you that our local constitutes a disaster. We have been informed that we cannot pursue a claim to the A.D.S. because we were in the wrong flood.

Upon receiving instructions from various offices of City Hall, we proceeded with a claim according to advice from the City. We have taken every required step as laid out to us by the City, the Insurance Companies and some outside advisors.

Because of the inability of a power system to handle surges in a rain storm our home sustained an excess of \$10,000.00 damage as laid out in the attached damage claim. The Insurance accepted this calculation and indicated to me that we were likely overcompensated in our estimate.

At the time the loss occurred, we asked about A.D.S. assistance and the matter was left with the City. We submitted our claim to the City within 24 hours according to their instructions. It was pointed out that we had to show negligence on the part of the City in order to gain compensation.

The City's response took 4 1/2 weeks in coming and the Engineering Department has submitted that their services are adequately designed and the flood is not their responsibility. The service are designed for a one in three year rainfall and you were hit by a one in fifteen year storm. The other flood occurred in a one in fifty year storm and yet our home was not flooded in the second rainfall. Your property however, and should not be expected to handle a sewer flood that put 2000 cubic feet of water into my home in six minutes.

If we moved a pool and it was constructed according to design criteria and was subjected to an uncontrollable water flow which caused the pool to fail, had that failure flooded the basement properties, I would still be liable for damages even though I had done everything necessary to satisfy the rules and criteria. But when the sewer system subjected to the same

situation. Fair and flexible adjustment  
property, the City apparently is not  
sensible. This always is they and  
my consideration.

When we do know in this.  
My family and I are good  
upholding, moral members of the  
community. We have supported the  
City, its services and programs much  
time, effort and financial support  
wherever asked. We've never asked  
for help with our problems before  
because we feel each individual  
has a responsibility to bear the  
burden in society by spending every  
effort to help ourselves before  
expecting help.

This time however, the loss  
is too great for us to bear. The A.D.S.  
say they will not help us. The Engineering  
Dept. will not accept the responsibility for  
the power failure. As a result, you,  
as my elected representatives, will have  
been entrusted with my tax money,

my protection and my rights as a citizen, are the only avenue of help left open to me. We cannot hope to pay the damages incurred. Someone must help me and assume the responsibility for our protection. We as individuals of Germany are there and want to protect ourselves from the type of disaster that we are confronted with in the form of federal, provincial and state taxes to, in part, provide relief and compensation for the kind of occurrence.

I would appreciate the opportunity to appear before you at any time convenient to you, to answer any questions you may have and provide you with the information you may require. We as a family hope that our rights as individuals can be protected. We need to know that by doing everything we should to be good citizens means something and that we are important when we are one family as compared

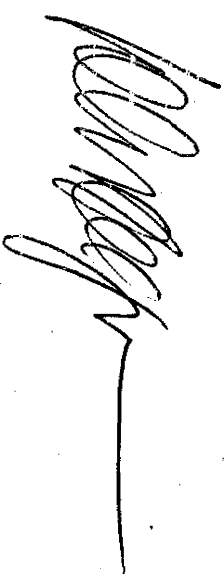
6.

12.

to many in times of disaster.  
Our problem is in your hands. We  
have no further advice but to wait  
and see if our system and our  
protection as provided by that  
system means anything.  
We desperately need your help  
and advice.

Respectfully yours,

JOHN TILLEN FERGUSON  
AND FAMILY



ph. 343-3230  
343-1800

John Ferguson 13.

23 NEWLANDS CR.

CITY CLERK: DID STAMPS

RED DEER. ACTA

CITYHALL

TAP 174.

CITY OF RED DEER

RE: SEWER FLOODING & SUBSEQUENT DAMAGE.

DEAR SIR,

ON JULY 14TH 1980 @ 2:10 PM OUR HOME WAS INUNDATED BY A WAVE OF WATER WHICH DEVEDGED BECAUSE OF A TOTALLY INADEQUATE AND IMPROPER SEWER DESIGN. INSTALLED, MAINTAINED AND DESIGNED BY THE CITY OF RED DEER.

THIS IS THE THIRD TIME IN LESS THAN FOUR YEARS THAT THE SEWERS ON OUR STREET HAVE HAD TO BE INADEQUATE IN A HEAVY RAINFALL. THE PREVIOUS TWO TIMES CAUSED MINOR DAMAGE AND WE AS TAXPAYERS OF THE CITY OF RED DEER TOOK IT UPON OURSELVES TO REPAIR THE DAMAGE. WE REPORTED BOTH PREVIOUS INCIDENTS AND THE CITY FAILED TO RECTIFY THE PROBLEM, IN FACT THEY ALLOWED DEVELOPMENT OF A NEW SUBDIVISION TO THE NORTH OF NEWLANDS. WITH THE DEVELOPMENT OF GREATER ESTATES THE INFRASTRUCTURE REMAINING OF 40 YEARS CAUSED A TOTAL FAILURE OF STORM SEWER IN FRONT OF 23 NEWLANDS CR.

AT THE ABOVE CREST OF THE SEWER WATER WAVE THE WATER WAS MEASURED AT 15" ABOVE THE CITY SIDEWALK. AT THIS POINT THE WATER BREACHED OUR LANDSCAPE BERMING AND SENT A 24" WAVE OF WATER



AROUND OUR HOUSE. THE WATER ENTERED OUR BASEMENT ENTRY AND SMASHED THE DOOR OPEN. WITHIN 10 MINUTES 2600 CUBIC FEET OF WATER ACCUMULATED IN OUR BASEMENT. AT THIS POINT THE WATER LEVEL MAINTAINED ITSELF AT TWO FEET OF DEPTH FOR APPROXIMATELY 45 MINUTES. DURING A PORTION OF THIS TIME A WHIFFERBAIL OF SEWER FLOWED INTO OUR BASEMENT. WE CAN ONLY SPECULATE THAT THE WATER LEVEL DID NOT INCREASE BECAUSE OF OUR SEWER LINES AND THE SUBSIDENCE OF SURROUNDING GROUND BEHIND DETAINING THE WATER AT THE SAME RATE AS THE INFLOW.

WE COMMENCED PUMPING THE WATER IMMEDIATELY. THE DAMAGE TO OUR HOME, PROPERTY, AND BELONGINGS IS GREAT AND AS A RESULT WE CANNOT POSSIBLY ABSORB THE COSTS. THE ENTIRE SITUATION WAS CAUSED BY A FAILURE OF A CITY SERVICE FOR WHICH WE AS HOMEOWNERS PAY FOR AND SUPPORT. THIS IS AN OBLIGATORY SUPPORT AND AS A RESULT WE ARE NOT IN A POSITION TO DESIGN, MODIFY, MAINTAIN OR DEVELOP A SYSTEM THAT WILL FUNCTION. WE WISHED, WITH THE HELP OF FRIENDS AND NEIGHBORS FOR 11 HOURS STRAIGHT TO SAVE WHAT WE COULD AND TO PROTECT FROM FURTHER DAMAGE AND WE COULD. OUR HOME AND BELONGINGS ARE A STAMMEL.

THE FIRST REAL HOLIDAY WE'VE HAD IN 10 YEARS IS NOW IMPOSSIBLE AND THE MOST HEART RENDERING EXPERIENCE OF THIS CATASTROPHIC WAS SEEING A FOUR YEAR OLD CRY BECAUSE OF THE DESTRUCTION OF HIS BOOKS, TOYS AND CHRISTMAS DECORATIONS.

AS CITIZENS AND TAXPAYERS OF THE CITY OF RED DEER WE ARE MAKING THIS OFFICIAL STATEMENT OF CLAIM FOR COMPENSATION OF ALL DAMAGES AND THE REPAIRMENT OF ALL DESTROYED ITEMS CAUSED SOLEY AND DIRECTLY BY THE SEWER FAILURE, BECAUSE OF INADEQUATE SIZING AND DESIGN OF THE SYSTEM AND WORSENERD BY THE DEVELOPMENT OF THE GLENDALE PARK ESTATES SUBDIVISION IN THE CITY OF RED DEER. FOLLOWING IS A LIST OF ITEMS DAMAGED AND OR DESTROYED AS A RESULT OF THE SEWER FAILURE.

WE ONLY THANK GOD THAT OUR FOUR YEAR OLD WHO WAS PLAYING IN FRONT OF THE DESTROYED DOOR ONLY 5 MINUTES BEFORE THE WALL OF WATER BURST IT OPEN AND DECIDED TO GO AWAY WITH THE BABY SITTER AND OUR 10 MONTH OLD BABY.

JOHN SEVEN FERGUSON  
23 NEUTONBEE CRE.  
RED DEER, ALBERTA

TAP 179

*John Seven Ferguson*

LISTING OF DAMAGE & EXPENSES AS A RESULT OF SEVERE  
FIRE AT 23 NEWCOMBE CR. ON JULY 14, 1981

HOURS OF WORK SINCE 8:20 PM JULY 14, 1981  
TO JULY 15TH 3 AM. (SIX PEOPLE)

CENTRAL EXPENSE: (RUMI)

38 HOURS  
\$9.00

	NEW COST	REPAIR OR REPLACEMENT	AGE NEW	NET.
58 MAGAZINES (TECHNICAL AGENCIES)	72.50		NEW	72.50
8 CANVAS ART CARDS	24.00	NEW 24.00	NEW	24.00
6 PICTURE FRAMES	38.00	48.00	NEW	38.00
10 PEE'S RHYTHM SCHEDULES	20.00	20.00	NEW	20.00
85 PEE'S MISC. SIZE BALSAMWOOD (36")	127.50	148.00	UN USED	148.00
3. TREAD CUSHIONS	30.00	30.00	3 1/2 YRS	30.00
1- SCATTER RUG	15.00	19.00	3 YRS	19.00
1- 3X17" ELECTRIC SANDER	45.00	45.00	1 YR	45.00
1- HEAVY DUTY SCREWS	125.00	168.00	2 YR	125.00
2- BRIERCASES	35.00	45.00	3 YRS	45.00
3- RADIO CONTROL AIRCRAFT KITS	318.00	160.00	NEW	160.00
2- MITRE BOXES	10.00	10.00	2 YRS	10.00
2- HAND SAWS	36.00	46.00	2 YRS	36.00
2- WOOD PLANES	36.00	48.00	2 YRS	18.00
1- CARBIDE SIDE GRINDER	138.00	175.00	6 YRS	138.00
1- 26" CEILING TV SET	790.00	1200.00	7 YRS.	790.00
2- CAMPS	50.00	10.00	9 YRS	10.00
2- END TABLES	<del>50.00</del> 60.00	80.00	NEW	60.00
1- COFFEE TABLE	40.00	40.00	NEW	40.00
1- LOUCH	600.00	1000.00	NEW	100.00
1- COUCHSET	500.00	100.00	NEW	100.00
1- BEAUMONT ROCKER	100.00	20.00	1/2	20.00
1- CHAIRS ROCKER	30.00	10.00	1/2	10.00
1- SEVEN WHEELER COUCH	700.00	100.00	1/2	100.00

1 STATE BUMPER POOL TABLE  
 1 CATHAN'S BED & MATTRESS  
 1 3PC SUITCASE SET  
 1 - OVERNIGHT CASE  
 1 - LARGE SUITCASE CASE  
 1 - DOUBLE BOX SPRING & MATTRESS  
 1 - BEDROOM DRESSER & MIRROR  
 1 - BEDROOM BUREAU  
 1 - SEWING CABINET & STEEL  
 1 - FREEZER  
 1 - WASHING  
 1 - DRYER  
 1 - HOT WATER TANK  
 1 - FURNACE  
 1 - CARPET CLEANING MACHINE  
 COMPLETE SET 1971 TO 1981 NAT'L GEOGRAPHICS  
 30 - DRESS PATTERNS  
 1 - 12 STRING GUITAR & CASE  
 100 YDS OF FABRIC (WOOL, COTTON ETC)  
 MISC. SEWING MATERIALS  
 1 PAIR CADDIES SIZE 7 WINTER BOOTS  
 1 PAIR CHILDREN'S WINTER BOOTS  
 1 PAIR NEW CADDIES SHOES  
 1 PAIR CHILDREN'S SLIPPERS  
 CHRISTMAS DECORATIONS  
 1 ARTIFICIAL CHRISTMAS TREE  
 1 - 5 CABINETS  
 8 BOWLS VINYL AMLC COVERING  
 1 1/2 BOXES OF TIDE DETERGENT  
 7 - CHILD'S EDUCATION BOOKS (UNIFORMS)  
 13 - CHILDREN'S BOOKS

COST	LIQUID OIL	NET
400.00	50.00	50.00
250.00	285.00	285.00
35.00	125.00	125.00
20.00	30.00	30.00
85.00	100.00	100.00
156.00	198.00	198.00
205.00	390.00	205.00
125.00	25.00	25.00
250.00	75.00	75.00
250.00	100.00	100.00
275.00	350.00	100.00
900.00	150.00	150.00
199.98	75.00	75.00
120.00	120.00	120.00
45.00	55.00	55.00
175.00	375.00	375.00
500.00	500.00	500.00
50.00	75.00	75.00
28.00	60.00	60.00
22.00	8.00	8.00
30.00	38.00	38.00
8.00	8.00	8.00
200.00	250.00	250.00
150.00	50.00	50.00
400.00	150.00	150.00
96.00	140.00	96.00
14.00	14.00	14.00
30.00	32.00	32.00
16.25	16.25	16.25

19. CART BOOKS (MAGNETIC ETC.)
2. NEEDLE POINT KITS.
1. WEDDING ALBUM
30. PHOTOGRAPHS
- 60 - SLIDES

TOTALS

Cost	REPAIRS or REPAIRS	18. Net
13.25	13.25	13.25
20.00	10.00	10.00
15.00	25.00	25.00
15.00	15.00	15.00
22.00	25.00	25.00
		\$5,652.00

THIS LIST DOES NOT INCLUDE PERSONAL MOVEMENTS AND  
ITEMS DESTROYED WHICH CANNOT BE REPAIRED

# 1 - METAL FILE CABINET

## DAMAGE TO STRUCTURE:

STAINING OF WALLS  
 STAINING & WATERMARKS ON INTERIOR FINISHED CONCRETE  
 DESTRUCTION OF REAR CEDAR DOOR  
 DESTRUCTION OF BUDS & FINISHING MATERIAL  
 TOTAL SUBSIDENCE OF FLOOR APPROX 3" SOUTHERLY SIDEWARD  
 DAMAGE TO THE FLOORCOVERINGS. (CEMENTING  
 UNDETERMINED DAMAGE TO REMAINING WEEDS (CEMENTING)  
 UNDETERMINED DAMAGE TO INSULATION  
 UNDETERMINED DAMAGE TO CONCRETE FLOOR  
 UNDETERMINED DAMAGE TO ELECTRICAL  
 UNDETERMINED DAMAGE TO PLUMBING.  
 UNDETERMINED DAMAGE TO RAISED FLOOR.

TOTAL. 5017.60

THIS TOTAL REPRESENTS REPAIR & REPLACEMENT,  
 BUT THERE IS NO WAY TO ACCURATELY ASSESS  
 DAMAGE WITHOUT QUANTIFYING THE CONTRIBUTION TO  
 DETERMINE EXTENT.

THE PRESENCE OF BACTERIA, MILDRED AND ROT COULD  
 PRESENT A HEALTH HAZARD AND THE EXTENT IS  
 ONLY DETERMINABLE WITH TIME!

TOTAL MATERIAL LOSS \$5,652.00  
 TOTAL LOSS TO STRUCTURE DAMAGE \$5017.60  
 GRAND TOTAL \$10,669.60  
 THIS TOTAL MAY NOT REPRESENT ALL LOSSES DETERMINING ON BACTERIA!!

REPAIR OR  
 REPLACE

250.00
350.00
200.00
350.00
100.00
600.00
283.60
5283.20
600.00
500.00
300.00
300.00
600.00
5017.60

August 24, 1981

TO: City Clerk

FROM: City Engineer

RE: John & Eileen Ferguson  
23 Newcombe Crescent  
-----

Attached please find a report prepared by the Assistant City Engineer - Sewer & Water. Mr. Ferguson's flooding problem of July 15, 1981 is the result of lot grading. Mr. Ferguson has constructed his house such that the finished grade around the house is lower than both the front street and back lane.

In response to the individual points raised in Mr. Ferguson's letter, the Engineering Department has the following comments.

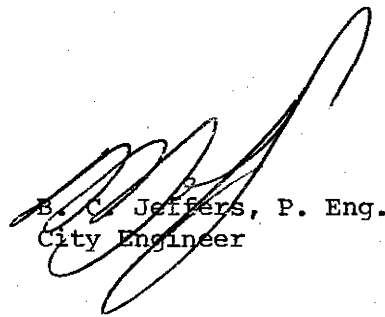
1. Mr. Ferguson advises that he has had problems on two (2) previous occasions and reported same to the City. The Engineering Department has no record of these previous problems.
2. Mr. Ferguson refers to landscape berming. There does not appear to be any berm in the front yard, nor was same removed by the "wall of water" as the grass is still in place.

In discussions with Mr. Ferguson, he expressed concern that his property damage occurred as a result of the July 15, 1981 storm which is not claimable through Alberta Disaster Services. In addition he noted that the July 30, 1981 storm was far more severe and yet he suffered no damage. The latter storm (July 30, 1981) was indeed more severe, however, the high intensity rains and associated damage were primarily confined to east Red Deer. A plan showing areas damaged during the July 30, 1981 storm is attached hereto.

With respect to east Red Deer, a substantial amount of damage was caused by water entering the weeping tile and overflowing the sump. Residents who had sump pumps, pumped the water into the sanitary sewer. This caused the sanitary sewer system to surcharge with the result that many "downstream" houses were flooded with sanitary sewerage. It is important to note that this situation developed after the storm had passed as there is a lag time between the storm event and the weeping tile response. Residents were requested to use as little water as possible in order to reduce the load on the sanitary sewer system. The City has revised this policy due to the presence of high ground water tables in new subdivisions (eg. new policy - storm sewer connection for weeping tile).

To reduce the risk of future flooding, Mr. Ferguson should establish a berm in the front yard. He also advises that he intends to eliminate the rear entrance. He has been requested to obtain neighbors opinions with respect to the City constructing a small berm on the west boundary of the close to trap some of the water on the close. If the neighbors are agreeable perhaps the City could construct same and charge the construction to the Normandeau Subdivision.

It should be noted that neither Mr. Ferguson's neighbors reported any flooding problems. Both neighbors have constructed their houses with proper attention to drainage. I would concur with the observations of Mr. Parker in that the storm sewer is adequate and the design is consistent with good engineering practices. Our Public Works crews were in no way negligent in the maintenance of this system. Consequently, I cannot support any payment whatsoever with respect to this claim.



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

RKP/emg  
cc - City Treasurer



August 11, 1981

Crosland Peacock Red Deer Ltd.  
304-4820-50 Avenue  
RED DEER, ALBERTA

ATTENTION: MR. N. CLARK

Dear Sir:

RE: 23 Newcombe Crescent  
Claim - J. Ferguson  
-----

Please accept my apology for the delay in preparing this report. The Engineering Department has reviewed the entire storm sewer system from Glendale Meadows to a point downstream from the flooding. The calculations, drainage plans and lot details are attached hereto. Please feel free to xerox any of the material that you wish, however, we would appreciate it if you would return the drainage plans for our file. Please note that the "Quantity C.F.S." on the storm sewer design sheet which is the calculated flow or design flow, is always less than the capacity of the storm sewer pipe which has been installed. The system is totally adequate based on standard City of Red Deer storm sewer design. We design the storm sewer to handle a "one in three year" rainfall. The rainfall that caused the damage was approximately a "one in fifteen year" rainfall and as such the storm sewer could not handle it. Storm sewers in other parts of the City were similarly effected. Should Mr. Ferguson dispute this matter, he is welcome to hire a professional engineer to review our calculations.

The reason for the flooding is as a result of poor judgement on the part of the builder. As can be seen on the lot elevation plan, the residence is set lower than both the front sidewalk or lane. This is contrary to lot grading recommendations by Central Mortgage and Housing Corporation and all engineering firms with which I have had dealings over the past eight (8) years.

When a storm sewer is flowing full excess water has to pond on the streets for a short period of time. In this instance, the low area is located in front of Mr. Ferguson's residence.

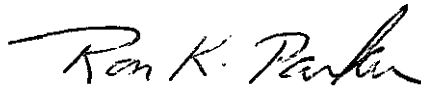
Our Public Works section have advised that the catch basin in the lane was partially covered by grass clippings and sod. A letter has subsequently been sent to the residents at 35 and 31 Newcombe Crescent advising them to cease the practice of placing grass clippings on City property. I do not feel that our crews were negligent with respect to the maintenance of this particular catch basin. It is impossible for our crews to ensure that every catch basin is fully operable prior to each storm. Mr. Ferguson should be advised to ensure that this catch basin is not plugged with debris and should report any violators to this department. It is our understanding that very little water entered from the lane and that most of the damage was caused by water entering from the front street.

Our Building Inspection Department have advised that at the time of building his residence, Mr. Ferguson complained that the existing adjacent dwellings were "too" high. In viewing same it appears that the adjacent dwellings are at normal elevation and Mr. Ferguson's residence is set too low.

In summary, the storm sewer is adequate and consistent with good engineering practice. Our Public Works crews were in no way negligent in the maintenance of this system. I, therefore, cannot support any payment whatsoever with respect to this claim.

Should you so desire, I am prepared to review the design and findings of this report with yourself and/or Mr. Ferguson.

Yours truly,



Ron K. Parker, P. Eng.  
Assistant City Engineer  
Sewer & Water.

RKP/emg

cc - P. Shaw, Executive Assistant  
cc - City Clerk  
cc - City Treasurer  
cc - P. W. Supt.

Commissioners' Comments

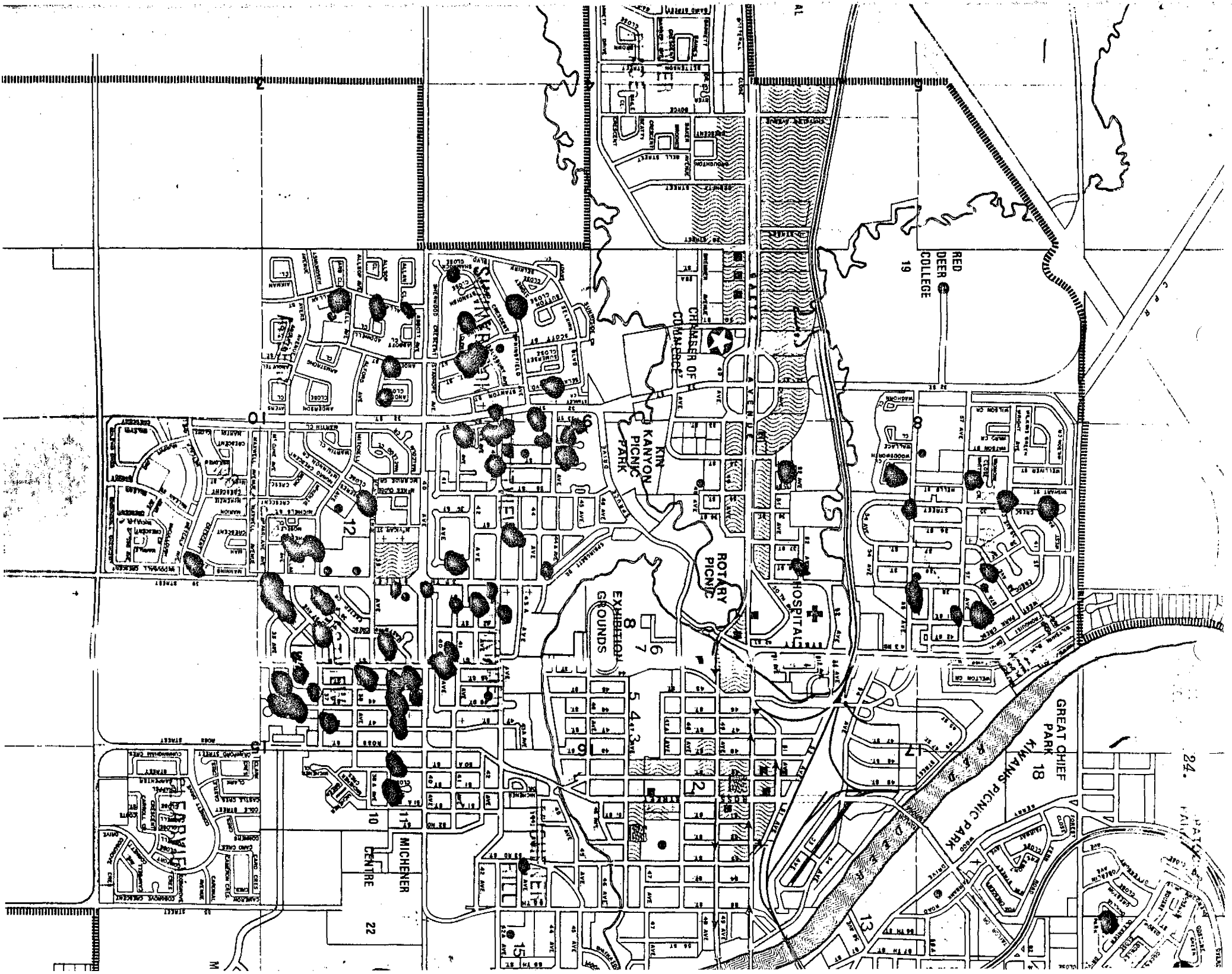
*All claims against the City are forwarded to the City's Insurers for settlement and as such all decisions should be left with them.*

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner



NO. 5

September 17, 1981.

TO: Council  
FROM: City Clerk

RE: Lemkeo Industries Ltd.

The following correspondence appeared upon the September 14, 1981, Council agenda and was tabled for a period of two weeks at the verbal request of the applicant. Prior to tabling this matter, a resolution was introduced by Council as follows:

"RESOLVED that Council of the City of Red Deer having considered correspondence dated September 3, 1981, from Lemkeo Industries Ltd. re application for annexation and industrial or residential rezoning of the S 1/2 of Section 2/38/27/4 to the City of Red Deer, hereby agree that the said application be denied as the annexation of this land would be premature at this time and as recommended to Council, September 14, 1981, by the administration."

It is our understanding that a representative of Lemkeo Industries Ltd. will appear before Council, September 28.

"R. Stollings"  
City Clerk

RS/ds

Encl.



# LEMKCO INDUSTRIES LTD.

6767 GOLDEN WEST AVENUE

RED DEER, ALBERTA T4P 1A7

**SUBSIDIARIES:**

LEMKCO WELL SERVICING LTD.  
M.E.R. TRUCKING LTD.  
LEMKCO DRILLING CO.  
LEMKCO RENTALS LTD.

September 3, 1981



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

Attention: Mayor and Councillors

RE: Application for Annexation and Industrial OR Residential Re-zoning  
of S 1/2 of 2 - 38 - 27 - W4th to the City of Red Deer by Lemkco  
Industries Ltd.

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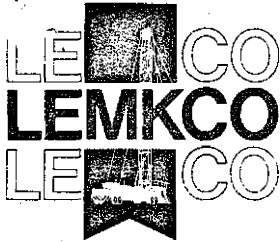
Dear Sir:

In regards to the above subject, we the undersigned, M.J. Kahanyshyn and Emil Lajeunesse, owners of Lemkco Industries Ltd., which owns the above described property are submitting for your consideration an application for annexation of this territory to the City of Red Deer, Red Deer, Alberta.

The basis of this request for annexation is as follows:

1. The council of the City of Red Deer had petitioned in February, 1979, for the annexation of fifteen quarters but had successfully annexed only ten quarters of those petitioned.
2. The territory namely the South Half of Section 3 and the East Half of the South East Quarter of Section 4 included in the 1979 Petition for annexation projected for Industrial was refused. The subject property is adjacent to this territory.
3. The subject property was included as Industrial Development in "The East Hill Concept Plan", a long range planning by the Red Deer Regional Planning Commission.
4. Lemkco Industries Ltd., is a well established solid firm engaged in the Oilfield industry in Canada and the United States with subsidiary companies Lemkco Drilling Ltd., M.E.R. Trucking Ltd., and Lemkco Rentals Ltd. Due to the steady growth of this firm, it is required that they re-locate to larger facilities namely the subject property.

.....2



# LEMKCO INDUSTRIES LTD.

27.

6767 GOLDEN WEST AVENUE

RED DEER, ALBERTA T4P 1A7

## SUBSIDIARIES:

LEMKCO WELL SERVICING LTD.  
M.E.R. TRUCKING LTD.  
LEMKCO DRILLING CO.  
LEMKCO RENTALS LTD.

- 2 -

5. The City of Red Deer EL & P Department have already completed construction of their services on a West Easement on this property therefore could make these services available.
6. Lemkco Realty & Development Ltd. would further develop the property on a controlled - restricted basis and regulated to accommodate the market requirements.
7. Several clients located in Calgary and Edmonton have expressed interest in locating in the Red Deer area due to its central location.
8. To eliminate the time element involved in processing this application should the market require industrial OR residential parcels in a relatively immediate future.

We trust you will give this application your most thorough consideration and would be pleased to submit any other information required or meet with you anytime at your convenience.

Yours very truly,

LEMKCO INDUSTRIES LTD.

M.J. Kahanyshyn,

Emil Lajeunesse.

cc.

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

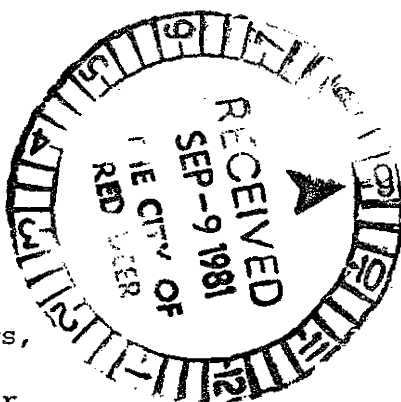
**DIRECTOR:**

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_



September 9, 1981

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

Dear Sir:

Re: Application for Annexation and Industrial or Residential  
Rezoning; Lemkco Industries Ltd., S. ½ of 2-38-27-4

The applicant is requesting City Council to give consideration to the annexation and possible rezoning of two quarter sections of land located in the southeast direction of the City.

The area in question is located north of the Delburne Road, one mile east of 40th Avenue Drive-In, or, two miles east of the intersection of Gaetz Avenue and Delburne Road.

We are not in favour of the application for annexation of this half section of land at this time, our reasons are as follows:

- 1) The Engineering Study of 1975 indicates that this area is outside the servicing by gravity system planned for the East Hill area of the City. For this reason, this half section of land was not included in the City's annexation application of 1979.
- 2) Even if this area can be serviced by other methods rather than gravity system (not recommended) the logical direction of development should be from north (55th Street) to south (Delburne road) or possibly west to east.

In any case there are a number of undeveloped quarter sections of land that have to be passed to reach this half section of land. This may prove to be very expensive as the developers have to front end the entire extension of services.

- 3) As far as industrial land is concerned, there is enough land zoned or designated for industrial use in North Red Deer which is planned to be serviced in an orderly manner. Recently the City Council authorized the acquisition of two more quarter sections to be added to City Industrial land inventory to the north.

pg. 2

## MEMBERS OF COMMISSION

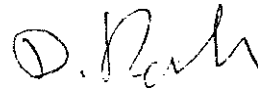
CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE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

- 4) The applicant has mentioned the possibility of area development for residential uses. As it was mentioned, the order of development is from the north to the south. This order insures that schools, playgrounds, local shopping etc., are available in the adjacent areas until the area becomes self supporting.

This is not the case in isolated residential areas, such as the one proposed by the applicant.

Based on the points mentioned above, this application is premature at this time, and we recommend that City Council not support the annexation or rezoning application at this time.

Yours truly,

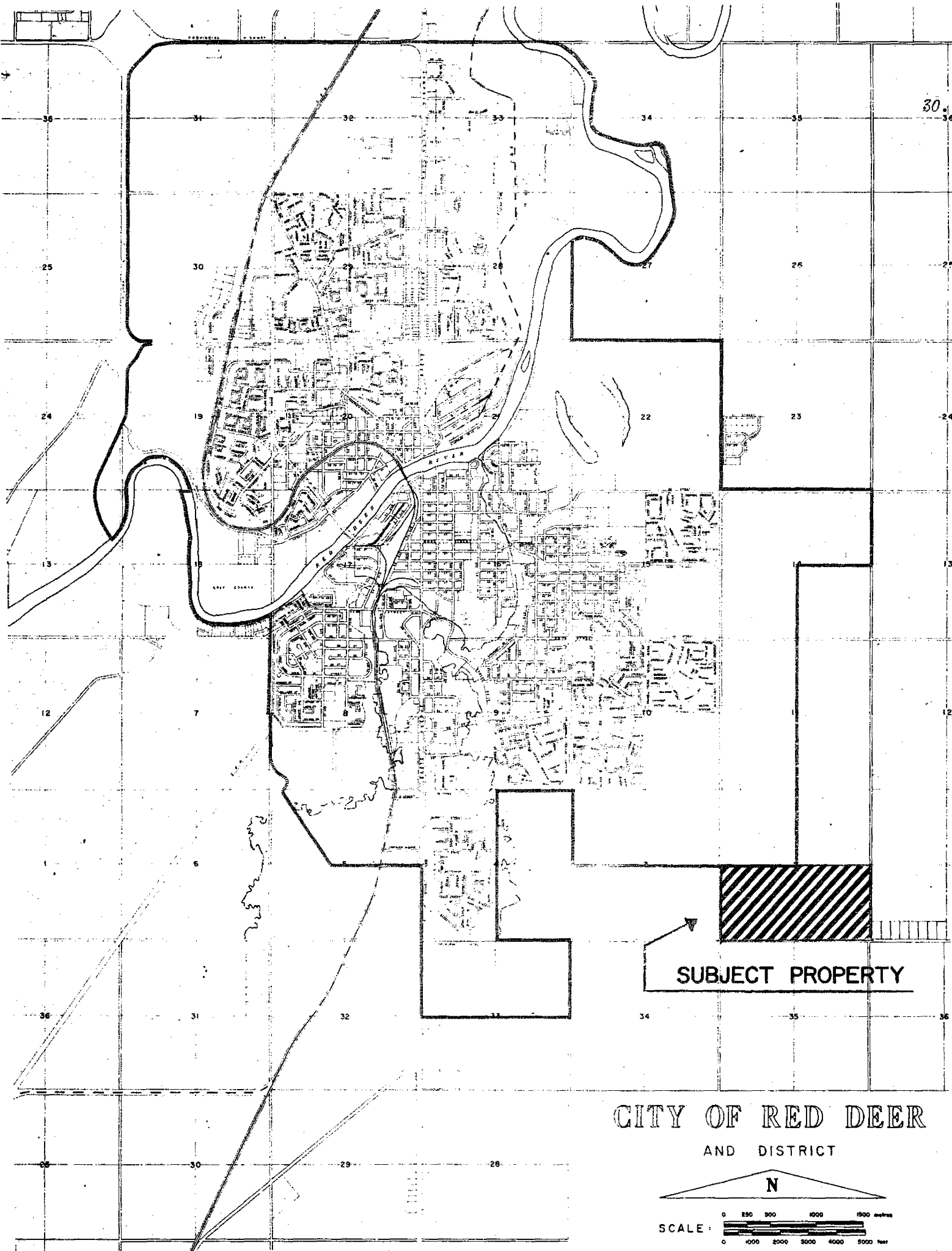


D. Rouhi, MCIP  
SENIOR PLANNER  
CITY SECTION

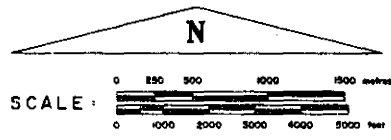
DR/cc

copy to: - City Assessor  
- City Engineer  
- Economic Development Officer





CITY OF RED DEER  
AND DISTRICT



September 8, 1981

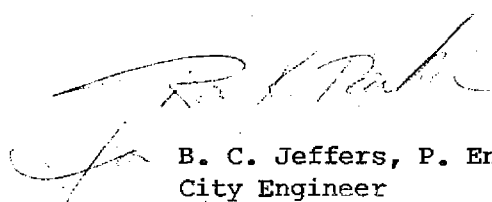
TO: City Clerk

FROM: City Engineer

RE: Lemkco Industries Ltd.

The Engineering Department would consider annexation of this land to be premature at this time. The land in question does not border on City land. The applicant makes reference to land the City tried to annex in 1979.

Until such time as this land is also annexed we would not consider it prudent to annex the land in question. The City could be pressured to provide servicing both utility and road. It would be necessary for this servicing to go through County land. It should be noted that this land does not fall within the service basin of the trunks presently being developed, therefore, it is not readily serviceable..

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

BCJ/emg  
cc - City Assessor  
cc - City Treasurer  
cc - RDRPC

Commissioners' Comments

We would concur with the comments that the annexation of this land would be premature at this time for the reasons outlined. Recommend this request be denied.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

REPORTSNO. 1

September 23, 1981

TO: CITY COUNCIL

Re: Civic Recognition Committee

The Committee has for some time considered a means to recognize the volunteers serving on Council appointed committees.

After consideration to what has been undertaken in the past and to new suggestions, it is the Committees' recommendation that a supper be held in this regard. This event is anticipated to take place every two years and recognize two years of committees. It is also the recommendation of the committee to recognize former members of Council at the dinner on a one time basis, and for the two year time period. The first dinner would cover the 1979/80 and 1980/81 years only.

The Committee has acted on their recommendation and the first dinner will be held on October 21st, 1981.

To cover the additional costs for the first dinner, Council is requested to increase the Mayor's Public Relations account by an amount of \$7,000.00. We believe this expenditure is more than justified for the many hours of work volunteered by many of our citizens on Council appointed committees.

Your support would be appreciated.

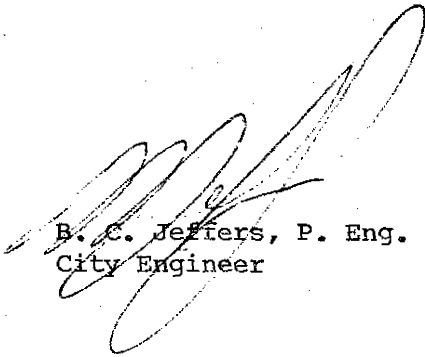
Councillor Dennis Moffat  
for Councillor Irene Shandera  
Chairman, Civic Recognition Committee

NO. 2

September 21, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Industrial Trunk Services  
Phase II - East Sector  
-----

Tenders for the extension of storm and sanitary sewer trunks along Kennedy Drive (58 Avenue) from 77 Street to 64 Avenue were opened in Council Chambers on September 18, 1981. A tender analysis by Underwood McLellan is attached hereto. We concur with their recommendations and, therefore, respectfully request that Council award this tender to the low bidder Northside Construction Ltd. of Red Deer in the amount of \$1,232,276.00. The tender amount is well below the consultants estimate of \$1,600,000.00. Flint Engineering and Construction Ltd. is currently nearing completion of the first phase along 77 Street. The third phase of this project which will involve extension of services to the National Supply site will be tendered towards the end of this year.



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

RKP/emg

Commissioners' Comments

*We concur with the recommendations and award the low tender to Northside Construction Ltd. subject to the necessary approvals.*

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

SUMMARY OF TENDERS  
FOR THE

Closing Date: 2:00 p.m.  
September 18th, 1981

CITY OF RED DEER

INDUSTRIAL TRUNK SERVICES PHASE II EAST SECTOR 1981

Job No.: 2102-62-18

	SCHEDULE "A"	SCHEDULE "B"	SCHEDULE "C"	SCHEDULE "D"	TOTAL	DAYS TO COMPLETE	CONDITIONS
Northside Construction Ltd.	\$ 59,150.00	\$ 302,397.00	\$ 773,929.00	\$ 96,800.00	\$1,232,276.00	90	NIL
Elsan Industries Ltd.	\$ 60,475.00	\$ 344,155.30*	\$ 723,840.00	\$ 115,700.00	\$1,244,170.30*	June 15/82	NIL
Flint Engineering Construction Ltd.	\$ 48,660.00	\$ 252,599.30*	\$ 905,048.26*	\$ 72,353.46*	\$1,274,461.02*	80	NIL
Raywait Construction Co. Ltd.	\$ 61,950.00	\$ 158,963.00	\$ 938,068.00	\$ 133,520.00	\$1,292,501.00	70	NIL
Whissell Enterprises Ltd.	\$ 46,960.00	\$ 432,705.20	\$ 771,503.30	\$ 137,840.00	\$1,389,008.50	270	Cost of drying backfill material over 5% shall be an extra
Patrick Pipeline Ltd.	\$ 44,500.00	\$ 367,174.00	\$ 833,590.00	\$ 156,200.00	\$1,401,464.00	50	NIL
John de Vries Construction Ltd.	\$ 46,750.00	\$ 433,348.50	\$ 928,959.00	\$ 126,500.00	\$1,535,557.50	120	NIL
Bell & Fountain Contractors Ltd.	\$ 96,225.00	\$ 419,879.50	\$ 968,932.30*	\$ 99,500.00	\$1,584,536.80*	120	NIL
Batra Construction Ltd.	\$ 47,400.00	\$ 560,781.00	\$1,096,956.00	\$ 145,400.00	\$1,850,537.00	June 30/82	Compaction based on in situ moisture conditions. If additional easement required for work area, owner shall obtain

NOTE: \* indicates Price changed due to error

35.

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

NO. 3

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

September 23rd, 1981

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

Dear Sir:

RE: Parcel R-4, Plan 5828 M.C.  
S.E. Corner of Oriole Park

Part of City Council resolution of May 25th, 1981 reads:

"1) Public access be provided from Otterbury Avenue to the park area to the south between Lot 25 and the first newly created lot to the east."

We would like the City Council's permission to move public access one lot to the east. This would facilitate the survey of the area, otherwise the city have to start negotiations to acquire a corner of private property. The move of public access one lot further east have no effect on the overall plan (see the revised plan).

We would recommend the City Council agree to change of public access as mentioned above.

Yours truly,



D. Rouhi, M.C.I.P.  
SENIOR PLANNER  
City Planning Section

DR/lt

Enclosure

Commissioners' Comments

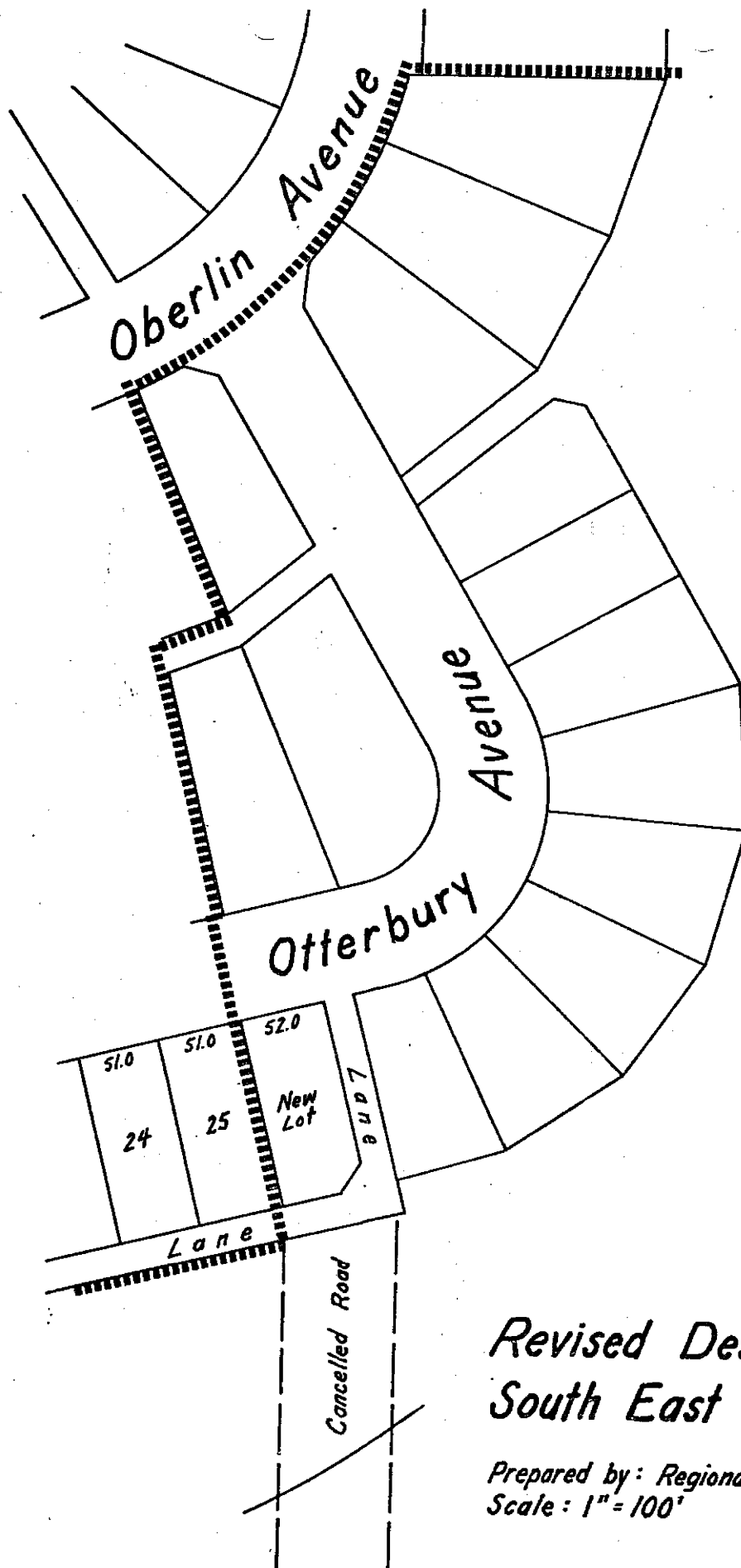
*We concur with the recommendations.*

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DISEBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
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SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—IMPROVEMENT DISTRICT No. 10



## Revised Design South East Oriole Park

Prepared by: Regional Planning Commission  
Scale: 1" = 100'  
September 22/81

NO. 4

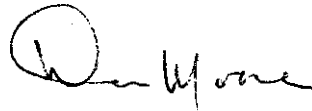
September 2nd, 1981

MEMORANDUM

TO: CITY CLERK  
FROM: RECREATION SUPERINTENDENT  
RE: ENERGY STUDY

The preliminary energy audit and study has now been completed and a detailed report will be ready for examination very shortly. The consultants are now in a position to report to City Council and in speaking to Mayor McGhee, he has agreed that they be given thirty minutes, commencing at 4:30 p.m. on September 28th during the City Council Meeting for a brief presentation on their findings.

Would you please place this as an item of business on the Council Agenda.



DON MOORE

DM:pw

c.c. Harold Jeske



September 16th, 1981

MEMORANDUM

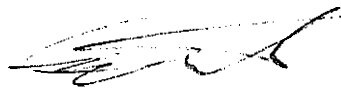
TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: PROVINCIAL RECREATION GRANTS

At the September meeting of the Recreation Board, it was noted that Alberta Recreation and Parks had increased only one aspect of the Project Co-operation Grant and had apparently done so primarily because of increased operational costs in this area, but also as an attempt to keep abreast of inflation.

The Recreation Board would like City Council's authority to prepare a resolution for consideration of the Alberta Union of Municipalities, and also the Alberta Recreation and Parks Association urging the Government to increase all Recreation grants on an annual basis by a percentage equal to the inflation factor.



Bill Clark, Chairman  
Recreation Board

DM:pw

Commissioners' Comments

*Should Council wish to support such action a resolution should be prepared for Council's consideration and if approved could be submitted for the 1982 A.U.M.A. Convention.*

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

File: R-16794

September 16th, 1981

NO. 6MEMORANDUM

TO: MAYOR AND COUNCIL  
FROM: RECREATION BOARD  
RE: PROPOSED POLICY CHANGE ON FEE SCHEDULE

The attached report from the Recreation Superintendent was considered by the Recreation Board at their September 15th meeting. The Recreation Board would recommend adoption of these changes.

Respectfully,



Bill Clark, Chairman  
Recreation Board

DM:pw  
Attachment  
c.c. Harold Jeske

August 17th, 1981

MEMORANDUM

TO: RECREATION BOARD

FROM: RECREATION SUPERINTENDENT

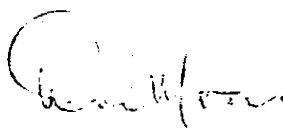
With recent increases in operational costs and subsequent changes in user fees, it has become apparent that certain opportunities may be beyond the reach of some of the people who could benefit most.

This is particularly true of programs for Senior Citizens, and therefore we would encourage the Recreation Board to discuss this issue and consider the following recommendations.

1. That we continue to offer recreation programs for Senior Citizens at a subsidized rate, on the assumption that a high percentage are on a fixed income and would be deprived of the opportunity.
2. That the reduced rate for public swimming, public skating, lawn bowling and golfing be maintained and that we also offer facilities at the youth rental rate as opposed to the normal rental rate in order to maintain continuity in our approach.
3. That when we feel this subsidy still does not afford reasonable access to all persons, that we solicit community service support as a further form of subsidy.

In initiating this policy, it would be our intention not to call for proof of age, but rather to offer the opportunity as a service to Seniors, on the assumption the privilege would not be abused. Should we find that there are abuses, a review of this policy might be necessary.

We would recommend that the subject be thoroughly discussed and that the recommendations if found acceptable, be forwarded to City Council for their approval and implementation as soon as possible.

  
DON MOORE

DM:pw

c.c. Harold Jeske  
John Simpson  
Kathleen Runer

Commissioners' Comments

*We would recommend this matter be discussed at 1982 Budget deliberations.*

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

File: R-16790

September 16th, 1981

NO. 7MEMORANDUM

TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: TOM THUMB HOCKEY ASSOCIATION REQUEST FOR PERMISSION TO UTILIZE VOLUNTEERS  
AT THEIR CHRISTMAS HOCKEY TOURNAMENT

The above request was placed before the Recreation Board at their September 15th meeting. During the past number of years, the Recreation Board and City Council have approved this request and although we understand that it is contrary to City Policy, we would once again recommend approval on a year to year basis.

Respectfully,

Bill Clark, Chairman  
Recreation Board

DM:pw

Commissioners' Comments*We concur with the recommendations.**"R.J. MCGHEE"*  
Mayor*"M.C. DAY"*  
City Commissioner

NO. 8

September 18, 1981.

TO: Council

FROM: City Clerk

RE: MEETING WITH MEMBERS OF THE RED DEER COLLEGE BOARD OF DIRECTORS

As Council will recall the Red Deer College Board of Governors have requested a meeting with members of Council shortly after 7:00 p.m., Monday, September 28.

Following is a tentative agenda of items which the Board wish to discuss.

1. Introduction of Board members
2. The contribution the College is making to the Community in addition to the academic programs
3. Fine & Performing Arts Centre - current position
4. Request for Council representative on the Building Committee for the Arts Centre
5. An update on major construction projects at the Red Deer College
6. Discussion of four joint projects currently under way
7. What additional joint projects do Council foresee in the next 10-15 years
8. Any other business proposed by Council.

" R. Stollings "  
City Clerk

RS/ds

NO. 9

September 18, 1981

TO: CITY COUNCIL

FROM: TRANSIT REVIEW COMMITTEE

The Transit Review Committee has given consideration to the various letters and petitions received from potential users of transit, and as a result a number of route and bus stop changes are being recommended. The numerous letters and petitions received have been gathered together in one file and are summarized hereafter for Council's information.

The following recommendations of the Transit Review Committee have been reached following considerable deliberations and are submitted hereunder for Council's ratification.

A. REGARDING THE ROUTES

- Route 1 - no change to the route as recommended by the consultants except that the stretch between 76 Street and 77 Street on the North Hill is to be deleted. As there appears to be some confusion concerning the direction of flow in the Bower Subdivision, the Committee agrees with the recommendations of the consultant that the flow be counter clockwise.
- Route 2 - include a loop in Fairview on Fir Street, Fairway Avenue, Fern Road and back to Kerrywood Drive.
- Route 3 - delete Spencer Street, Anders Street and Alford Avenue and instead continue south on Springfield Avenue to Selkirk Boulevard thence east on Selkirk Boulevard to 40 Avenue thence north on 40 Avenue to Allan Street thence east on Allan Street to Ayers Avenue thence north on Ayers Avenue to 32 Street and thence west on 32 Street to continue the route as recommended in the study.
- Route 4 - delete 69 Street Drive and instead continue south on Northey Avenue to Nash Street thence west on 68 Street to 59 Avenue;  
- include 44 Street and 43 Avenue on the eastern loop of the route thereby deleting 40 Avenue and a portion of 50 Street from the route.

B. RE: BUS STOPS

Many requests were received pertaining bus stop locations and the Transit Review Committee is recommending that there be no change in the bus stop locations as proposed, except as hereunder noted:

Route 1 - add bus stops at the following locations:

1. Pamley Avenue and Patterson Crescent (as in previous location).
2. Gaetz Avenue and 71 Street.
3. 51 Avenue and 36 Street.
4. Barrett Drive and Bell Street.

- Route 2 -
1. relocate bus stop on Oliver Street to the northwest corner of Oliver Street and Odell Green.
  2. relocate bus stop in front of Nyman's Art Marks further to the northeast.
  3. relocate bus stop on Kerrywood Drive at Taylor Drive northeast approximately 50 feet.
  4. add bus stop at Metcalfe Avenue and Manning Street.

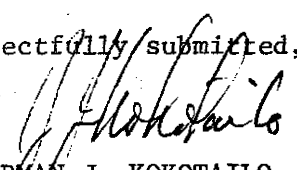
- Route 3 -
1. relocate bus stop in front of McMullen's on 43 Street to the west side of 54 Avenue.
  2. relocate bus stops on 43 Avenue north of 33 Street, south to previous locations.

- Route 4 -
1. locate 2 bus stops on 44 Street in vicinity of St. Leonard's Anglican Church.
  2. locate 2 bus stops on 43 Avenue in vicinity of 46 Street.

C. IMPLEMENTATION DATE

It is suggested by the Transit Review Committee that all final changes be implemented on November 2, 1981. The route map, schedules and general information is to be printed and made available for distribution in advance of the implementation date. It is further recommended by the Transit Review Committee that once final changes have been implemented, no further changes be made to the system in order to promote stability in the operation. In addition, it is recommended by the Transit Review Committee, that once the system is stabilized, a review be commenced with regard to a program of providing adequate bus bays and sidewalks to all bus stops.

Respectfully submitted,

  
ALDERMAN J. KOKOTAILO, Chairman  
Transit Review Committee

CS/cc

## SUMMARY OF LETTERS AND PETITIONS

45.

RECEIVED RE: TRANSIT SYSTEM

FILE NO.	BRIEF DESCRIPTION OF CONTENTS OF LETTER OR PETITION	SIGNED BY (Number of persons)
1.	requests relocation of bus stop on Metcalf Avenue	1
2.	requests relocation of bus stop at Barrett Drive and Baird Street	1
3.	inadequate bus service to Mountview area	1
4.	request route change from Oliver Street to Overdown Drive	4
5.	requests route change to include Upper Fairview	1
6.	Too far to walk to catch a bus	1
7.	inadequate bus service to trailer court northside of 67 Street, too far to walk	1
8.	request a bus stop at Bell Street & Barrett Drive	2
9.	no bus service to Upper Fairview	2
10.	requests a bus stop on Metcalf Avenue at McDougall Crescent	1
11.	protest against bus route change in the Fairview District	1
12.	request to reinstate bus service in Mountview and Grandview area	1
13.	inadequate service to Upper Fairview	1
14.	no bus service to Upper Fairview	1
15.	request to relocate the bus stop north side of 43 Street west of 52 Avenue	1
16.	complaint re: bus route on Kerrywood Drive, too far to walk	1
17.	request to relocate bus stop west side of 47A Avenue south to 46 Street	2
18.	inadequate service to Grandview area	1
19.	inadequate service to Upper and Lower Fairview	1



FILE NO.	BRIEF DESCRIPTION OF CONTENTS OF LETTER OR PETITION	SIGNED BY (Number of persons)
20.	inadequate bus service to Fairview	1
21.	requests relocation of bus stop on 43 Avenue north of 33 Street	1
22.	requests relocation of bus stop on Springfield Avenue and Spencer Street	2
23.	requests a bus stop on West side of 40 Avenue at 44 Street	1
24.	too far to walk to bus stops, request a bus stop on 44 Street between 40 and 37 Avenues	1
25.	objects to the discontinuance of the No. 5 bus route, large area between 59 Avenue and Gaetz not serviced, must travel downtown to go to the Parkland Mall	1
26.	too far to bus stops, suggests a bus stop at Mothers Pizza	1
27.	inadequate service to Fairview	1
28.	requests reconsideration of bus stop location on 43 Avenue north of 33 Street	1
29.	inadequate service to Fairview, bus stops toofar apart	1
30.	too far to bus stops, Parkside Estates and immediate vicinity adversely affected by changes	1
31.	no bus service to Upper Fairview	1
32.	complains of recent cut backs in service, suggests service be increased and properly promoted	1
33.	would like to see a return to the old system	1
34.	not in favor of the cut backs in service, prefers a return to the previous bus service including late night service	1
35.	complains of decision to eliminate bus service after 10:00 p.m. also not pleased with manner changes to the system are made; inadequate publicity, old bus stop signs, benches not moved promptly, etc.	1
36.	inadequate service for students attending Eastview Junior High School	1
37.	inadequate service to Fairview	1

FILE NO.	BRIEF DESCRIPTION OF CONTENTS OF LETTER OR PETITION	SIGNED BY (Number of persons)
38.	requests service be reinstated to Upper Fairview	1
39.	complains of change in service to Upper Fairview	1
40.	complaint re: location of bus stop on Oliver Street	Not Signed
41.	unhappy with present West Park route, too much time from downtown and Park- land Mall to West Park	146
42.	request a return to old routes and that all buses meet at Gaetz & Ross on the hour and half hour. That buses keep running on Northey and Nash	110
43.	request Council to reverse decisions to cut back service and that service be restored to former hours and former levels on routes of proven ridership	116
44.	concerned about distance between bus stops on 51 Avenue - south hill	12
45.	dissatisfied with proposed bus route and distance to bus stops from Grandview and Mountview residents	38
46.	request change in bus route on south hill with bus stops at Centennial Courts and Canyon View	82
47.	request that buses run at usual schedules and if possible run mini buses in the afternoons when there is no peak rush and in the evenings until 12:00 a.m.	31
48.	requests Council to reverse decision to cut back Transit service, that service be restored to former hours (6:00 a.m. to midnight), that freq- uency of service be restored to former levels on routes of proven ridership, that Council arrange to use Transit buses and operators to move school children in all instances when it is not practical for students to use the regular transit service	787

## THE CITY OF RED DEER

48.



TRANSIT DEPARTMENT

RED DEER, ALBERTA

T4N 3T4

September 24th, 1981

TO: Mr. Bob Stollings,  
City Clerk,  
City Hall.

FROM: Mr. Murray C. Nadeau,  
General Manager of Operations,  
Red Deer Transit

SUBJECT: Bus Route Changes Costing Of:

Please be advised that the total cost for the proposed changes are estimated at four thousand (\$4,000.00) dollars. The cost includes three thousand (\$3,000.00) dollars for twenty five thousand (25,000) revised route maps, five hundred (\$500.00) dollars for bus zone replacements and approximately four hundred (\$400.00) dollars for advertising. The advertising would be the route map being inserted into the local newspaper. The Transit Department will also make map delivery to all major outlets e.g. City Hall and Red Deer College.

We have been advised that delivery date for the route maps would be a ten (10) day minimum delivery which gives the operation department ample time for the suggested implementation date of November 2nd, 1981. All proposed changes would also be revised prior to that date.

RECEIVED

81 SEP 24 AM 10:06

CITY OF  
RED DEER

MCN/vk

NO. 10

September 21, 1981.

TO: Council

FROM: City Clerk

RE: Public Hearings

Council are advised that public hearings, scheduled for Monday, September 28, 1981, have been advertised in respect to the following Bylaws, as described hereunder:

- (1) Bylaw 2672/R-81 - Redesignation of Pt. Lot R-4, Block 4, Plan 782-1624 from P.1 = Parks and Recreation District to P.S. = Public Service (Institutional or Governmental) District in order to accommodate a public school (elementary) in the Bower Place Subdivision.
- (2) Bylaw 2672/S-81 - to amend Schedule B of the Land Use Bylaw: Director Control District No. 2 - DC(2) is amended by adding the following to Section D.C 2.1.1 after clause (e):  
 "(f) Area 3(i) In addition to uses listed in item (e) a self-serve gas bar is permitted".
- (3) Bylaw 2672/T-81 - redesignation of Lot 1, Block 2, Plan 792-0572 (5823 - 70 Street Drive) from A.1 = Future Urban Development District to R.3 = Residential (Multiple Family) District in order to accommodate a proposed 110 unit Townhouse development by Springer Development Corporation Ltd.
- (4) Bylaw 2672/U-81 - to amend Land Use Bylaw Section 6.3.1.3, Discretionary Uses, by adding the following after Clause (12)  
 "(13) Sale of large trucks over 10,000 kg., heavy construction equipment and machinery".
- (5) Disposal of Public Reserve - all that portion of Lot R, Block 17, Plan 5480 M.C. containing 2.24 acres more or less.

As of this date, two letters of objection have been received regarding item (5) Public Reserve Disposal, as attached. A petition against proposed Bylaw 2672/T-81 has also been received and a copy of same is attached.

"R. Stollings"  
 City Clerk

September 21, 1981

Members of Council  
City of Red Deer

Re: Mountview School and Park Rezoning

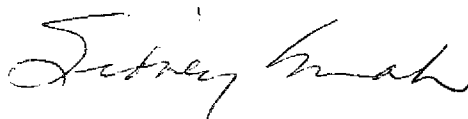
Ladies and Gentlemen:

Back in 1963, when I chose the site (3202 - 43 Avenue) to build my house, the City Administration informed me that the land immediately south of the school was designated as a park in the land use by-law. I find it hard to believe that the average taxpayer can no longer depend upon the bylaw. There are numerous sites which are perhaps better than the one selected. Namely \* "The Special Use Area", or along Gaetz Avenue.

Furthermore, since 80% of major fires have occurred in commercial and industrial areas, the idea of locating a fire station in one of the mentioned areas seems more feasible. Another problem that must be dealt with would be the children commuting to and from school. It would be terrible if an accident involving a child and a ambulance or fire engine were to result.

I, therefore, strongly disagree with the Mountview Site rezoning and urge the Council to reconsider the sites which I have pointed out.

Yours truly,



RECEIVED

57.

'81 SEP 16 P2:14

3206 - 43 Avenue,  
Red Deer, Alberta  
T4N 3A9

CITY OF  
RED DEER

September 15, 1981

R. Stollings,  
City Clerk - City of Red Deer,  
City Hall,  
Red Deer, Alberta

Dear Sir:

I wish to submit my objection to the rezoning of "That portion of Lot R, Block 17, Plan 5480 M.C. containing 2.24 acres more or less between 43 and 44 A Avenue on 32nd Street."

Following are my reasons for objecting:

- (a) This land was originally zoned as park land at time of sub-division and should be left as such
- (b) This land is too close to a school and a busy thoroughfare in a reasonably quiet neighborhood
- (c) The notice does not specify what this land is to be used for specifically.

For your information, please.

Yours sincerely,

W.R. Dobson

*W.R. Dobson*

September 21, 1981

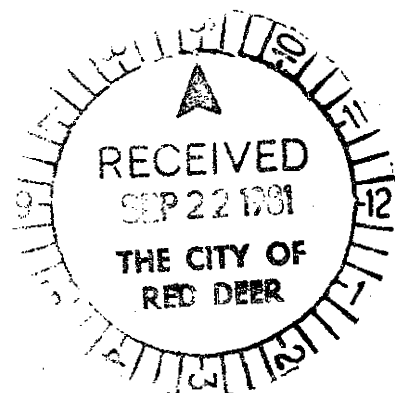
Dear Mayor Magee,

We sincerely feel that the land west of Northey Avenue and east of 70 Street Drive, and north of Niven Street and south of Grant Street should not be changed to R3 (multiple family).

The areas surrounding this particular block of land are already quite densely populated. There are duplexes on Grant Street and Northey Avenue and apartments on 59 Avenue and just north of Nolan Street. More are planned for Glendale only a few blocks from this location. Much of the traffic generated from this land will use 59 Street Drive where Aspen Heights School is situated or Nolan Street where many children cross to attend Normandeau School. By changing this land to multiple family use you will surely add to the dangers of children attending these two schools.

Nolan Street already has traffic problems that you are well aware of. Please solve these problems - don't add to them.

Concerned citizens



NAME

ADDRESS

53.

Ann King	48 Norwest Close
Teng Denoeia	44 Norwest Close
JOSEPHINE BAKER	44 Norwest Close
Harry Albert	40 Norwest Close
Michael Hargrett	32 Norwest Close
Marjorie Lawrence	36 Norwest Close
<del>Edith</del> Williams	20 " "
Hans Smithers	16 " "
Oliver Skopar	4 Norwest Close
Ernest Skipton	16 Norwest Close
Maurice Coleman	19 Nolan Street
Marjorie Lamb	107 Nolan Street
John Jay Beck	107 Nolan St.
Marlene Walsh	99 Nolan St.
Dina Belline	95 Nolan St.
Alfred Bell	95 Nolan St.
M. W. Leahy	87 Nolan St.
Agnes Murphy	75 Nolan St.
Gertrude Kennedy	71 Nolan St.
Edna C. Cook	71 Nolan St.
Ernest	67 Nolan St.
Marjorie	67 Nolan St.



C. Wall	63 Nolan St.
W. Stungland	59 Nolan St.
M. Smith	115 Nolan St.
Orel Paulana	39 Nolan St.
Marlene Long	3 Nolan Street
Gene Mosler	11 Nolan St.
W. D. Long	15 Nolan Street
W. H. Long	19 Nolan Street
W. H. Long	19 Nolan St.
John A. Long	33 Nolan St.
Ray St. Hugh	29 Nolan St.
W. H. Long	35 Nolan St.
Henry Smith	47 Nolan St.
Carol Duck	51 - Nolan St.
W. H. Long	51 - Nolan St.
A. Leamont	59 Nolan St.
W. H. Long	61 Nolan St.

Mr. Mrs. Stan H. Holm	125 MIAMI ST.
W. McKenry	117 Miami St.
J. A. Manning	121 Miami St.
J. O. Manning	121 Miami St.
J. Smith	109 Miami St.
Mrs. Mrs. S. K. K. K. K.	106 Miami St.
James Smith	110 Miami St.
Mr. & Mrs. A. T. T.	118 Miami St.
W. J. Taylor	73 Northey Ave.
Anna & Phillips	73 Northey Ave.
T. C. Taylor	75 Northey Ave.
J. C. Taylor	81 NORTHLEY AVE.
John Taylor	81 Northey Ave.
J. C. Taylor	83 NORTHLEY AVE
W. Taylor	85 Northey Ave.
W. Taylor	85 Northey Ave.
W. Taylor	87 Northey Ave.
W. Taylor	91 Northey Ave.

NAME	ADDRESS
Helen Seiden	81 Northern Ave.
Wm. Blaney	93 Northern Ave.
Sam. Blaney	93 Northern Ave.
Ed. Blaney	95 Northern Ave.
George Smitten	95 Northern Ave.
Marion Grant	97 Northern Ave.
Mr. & Mrs. Dick Bue	135 Nolan St.
George Blunk	123 Nolan St.
Wm. Blunk	123 Nolan St.
Henry M. Artin	9 George Crescent
Mr. & Mrs. George Jant	85 George Crescent
Debra Steele	39 George Crescent
Robert J. Hall	10 George Crescent
John Boyd	9 George Crescent
James Boyd	5836 - 71 St
Quincy M. Roberts	5838 - 71 St
M. Decker	5827-71 St.
Frederick Decker	5830-71 St
Joe Gunning	5830-71 St
Stone Hall	5835 70 St Dr.
George Lanning	5844 69 St Dr.
Lucas Lanning	5848 - 69 St Dr.
Russell Lanning	5854 - 69 St Drive
William Lanning	5864 - 69 St Drive
Mr. & Mrs. Art Grinch	5864 - 69 St
George Blunk	5868 - 69 St Drive
123 Nolan Street	
- Apoloperson	

NO. 11

September 15, 1981

TO: City Clerk

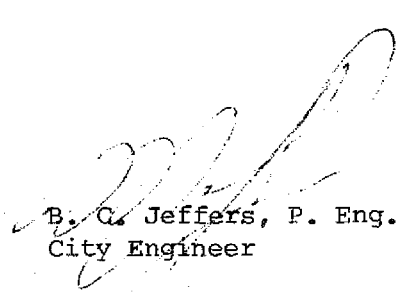
FROM: City Engineer

RE: Alberta Municipal Water Supply and Sewage Treatment Grant Program  
and Community Services Program - East Red Deer Storm and Sanitary  
Sewer Trunks Phase III, East Red Deer Storm Sewer Trunk Phase IV

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The Standards and Approvals Branch of Alberta Environment have advised that the City of Red Deer is eligible for approximately \$130,000.00 of residual funds from the Community Services Program. This program was originally administered by CMHC and then transferred to the provincial government. The program has since been cancelled by the federal government.

Enclosed please find a copy of the bylaw authorizing the agreement between the City and the Minister of the Environment. We respectfully request that Council proceed with three (3) readings of the bylaw at its regular meeting of September 28, 1981.



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

RKP/emg  
cc - City Treasurer  
cc - J. Pallo  
cc - T. Kelemen

Commissioners' Comments

*We would concur with recommendation of the City Engineer and that Council give 3 readings to the Bylaw as requested.*

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

TO: City Clerk (For Council Agenda Sept. 28/81)

DATE: 1981 09 17

FROM: E. L. & P. Supt.

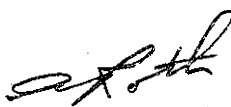
Re: Electrical Rate Increase

Pursuant to an application by TransAlta Utilities Corporation for an interim rate increase, the Alberta Public Utilities Board granted approval on September 14, 1981. The increase seen by the City of Red Deer at the wholesale supply level will be 15.8%. The effective date is October 1, 1981 with respect to consumption on or after September 1, 1981.

The effect of the increase over the September 1 - December 31, 1981 period is an additional cost to the City of Red Deer projected to be \$343,860. This is equivalent to a 1981 Budget overexpenditure of 5.24% on the Power Purchase account.

To recover the additional costs passed on to the City, the City of Red Deer electrical rates will have to be increased by 8.66%. This increase would be applied for all billings mailed after October 3, 1981 which would generally apply to all consumption since September 1, 1981.

It is recommended that the additional cost be recovered through a general rate increase. The necessary forms for amending Bylaw 2085 are included in this agenda.

  
A. Roth,  
E. L. & P. Supt.

AR/jjd

Commissioners' Comments

*We would concur with the E.L. & P. Supt. and agree Council give 3 readings to the Bylaw.*

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

NO. 13

September 23rd, 1981

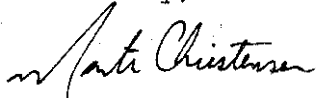
Mr. R. Stollings  
City Clerk  
City Hall  
Red Deer, Alberta

Dear Sir:

RE: Land Use Bylaw Amendments

Further to Council's decision on September 14th regarding additional use in the C.4 Commercial (Major Arterial) District and "day care facilities" in the R.3 District, the attached amending bylaws numbered 2672/W-81 and 2672/X-81 have been prepared for Council's consideration.

Yours truly,



Monte Christensen  
ASSOCIATE PLANNER  
City Planning Section

MC/lr

Enclosures

RECEIVED

'81 SEP 23 AM 1:27

CITY OF  
RED DEER

## MEMBERS OF COMMISSION

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

RECEIVED  
THE CITY OF RED DEER

Please Quote Our File No. \_\_\_\_\_

60.

'81 SEP 23 AM 11:20



TRANSIT DEPARTMENT  
CITY OF  
RED DEER

RED DEER, ALBERTA  
T4N 3T4

September 23rd, 1981

NO. 14

TO: Mr. B. Stollings,  
City Clerk,  
City Hall.

FROM: Mr. Murray C. Nadéau,  
General Manager of Operations,  
Red Deer Transit.

SUBJECT: Route Change #2  
55th Street - 45th Avenue

A request is being submitted regarding the above to change the number two route structure as noted above to have route two proceed north bound on 44th Avenue rather than 45th Avenue. Bus zones to be installed on 44th Avenue north of 55th Street and on 58th Street east of 44th Avenue.

Transit coaches are experiencing extreme difficulty in executing the required left turn from 55th Street on 45th Avenue due to heavy traffic congestion and pedestrian flow. Poor safety conditions exist due to the narrow surface of 45th Avenue. Parking congestion relating to the general store on the corner of 45th Avenue and 55th Street is also a safety factor for transit coaches.

Commissioners' Comments

The above was inadvertently missed from the recommendation of the Transit Committee. This was discussed at a Transit Review Committee meeting and agreed to at that time as a recommendation to Council. We concur with this recommendation.

"R. J. McGHEE"  
Mayor  
"M. C. DAY"  
City Commissioner

*per MCN/vk*

NO. 15

September 22, 1981

TO: City Clerk

FROM: City Engineer

RE: Gaetz Avenue-49 Avenue Bridge Widening

Attached hereto is a letter from Delcan the consultants for the above project. The letter is clear and indicates a recommended course of action. With respect to the three (3) recommendations made we would offer the following comments.

1. We would recommend to Council that the contract be awarded in the amount of \$5,292,755.00 to Smith Engineering. This is the price given for Alternate A which provides for keeping two (2) lanes open on the bridge throughout the construction period, with the exceptions noted in #3 below. The extra cost of keeping two (2) lanes open versus keeping one (1) lane open is only \$26,000.00. This is in our opinion money well spent.
2. We would recommend Council give the administration the authority to provide a commitment to Smith Engineering so that they may in turn instruct Dominion Bridge to order the necessary steel. This commitment would be prior to us receiving the final certificate from L.A.B.. In the very unlikely event that this project did not proceed, the cost to the City would not be large. A figure is not available at the time of writing, but will be available at the meeting of Council.
3. This matter, (of complete bridge closure), has been given careful and extensive thought by the Engineering Department. While there would undoubtedly be some inconvenience to the motoring public if the Gaetz Avenue Bridge was totally closed at night, we believe the disruption would be minimal. We have attached a summary sheet indicating traffic flows on the Gaetz Bridge throughout the day. We would recommend that the hours of closure be restricted to 10:00 p.m. to 6:00 a.m.. This allows them an eight (8) hour work shift and it takes place during a period of relatively low traffic flow. We would recommend Council give this favorable consideration. Aside from this, only occasional and short term closures



will occur for unloading of various construction materials.

Prepared and submitted for Council's information and consideration.



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

BCJ/emg  
cc - City Treasurer  
attach

September 21, 1981

Our Ref: 08-520-00

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

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

Dear Sir:

Re: Gaetz Avenue and 49th Avenue Bridge  
Widening and Associated Roadworks

At the closing of tenders on September 17, 1981, for the above project, four tenders were received. We have reviewed the tenders submitted and enclose a copy of the tender review summary.

Smith Engineering Ltd, from Calgary, Alberta, low tenderer for the project, provided a letter of clarification, a copy of which is attached. The letter indicates that a commitment to the structural steel supplier will be required by October 15, 1981 in order to meet the final completion date. In addition, it would be necessary to have intermittent night closure of the Gaetz Avenue Bridge to permit structural steel erection. These requirements became evident recently and were reviewed with the expected tenderers and steel suppliers.

As a result of a current strong demand for steel plate, the rolling mills have placed suppliers on an allocation basis. Most suppliers have already committed their fourth quarter 1981 allocation to other projects. The sub-contractor named by the tenderers on this project, Dominion Bridge, has indicated they only have a small tonnage available from their fourth quarter allocation and the remainder of the structural steel would have to be supplied from first quarter 1982 rollings. Dominion Bridge will only be able to secure the fourth quarter material and book supply from a rolling in early 1982 if a commitment is received by October 15, 1981. Failure to obtain material early in 1982 would jeopardize the completion of the Gaetz Avenue structure before October of 1982.

The need for steel girder erection from the existing Gaetz Bridge deck is directly related to the supply problem noted above. It was originally intended to erect girders from berms in the river before Spring break-up. With the delay in steel supply and fabrication, the erection of steel will not take place until after river break-up, thus requiring the use of the bridge for this activity. The low bidder, Smith Engineering, indicated that 12 nights would be required to perform the work. The hours of closure and nights would be subject to the approval of the City.

Cana Engineering Ltd. and KVN Contracting Ltd. also provided a letter of qualification again indicating the need for a commitment to the steel supplier by October 15, 1981 and requirement for closure of Gaetz Avenue for steel erection. Cana's tender had two minor errors in extension which when corrected did not change the order of tender prices.

Pitts Engineering Construction Ltd. did not note any problem with steel supply or erection although this was discussed with them prior to tender and they have nominated Dominion Bridge as supplier of structural steel.

After review of the tenders we wish to recommend the following:

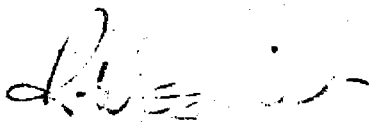
1. That the low bidder, Smith Engineering Ltd., be awarded the contract for the tendered price of \$5,292,755.00 for Alternative A or \$5,266,276.00 for Alternative B, whichever is in the best interest of the City.

Both total tender prices were below our pretender estimate of \$5,599,277.70, and we consider that Smith Engineering Ltd. and nominated sub-contractors are capable of performing the work.

2. Contingent upon the award to Smith Engineering Ltd. by Council, the City provide a commitment to the nominated steel supplier, Dominion Bridge Ltd., to secure the necessary material for the work. Such commitment to be extended to material supply only, with fabrication to proceed only on formal notice to proceed to Smith Engineering Ltd. This commitment is required before October 15, 1981.
3. That a review of traffic flow and detour requirements be made to ascertain the impact of night closure of Gaetz Avenue for the purpose of steel erection.

We trust you find the above in order. Should you require any further information please advise.

Yours very truly,



R.P. Wozniak, P. Eng.  
Vice President  
Manager, Northern Alberta

AJS/bh

## SMITH ENGINEERING LIMITED

TELEPHONE: 252-5528

#5 - 6143 - 4th STREET S.E.  
CALGARY, ALBERTA  
T2H 2H9

September 17, 1981

City Clerk  
City of Red Deer

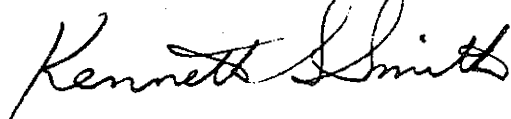
Dear Sir:

Our tender is clarified as follows:

1. For the erection of structural steel on the Gaetz Avenue Bridge it will be necessary to have a complete traffic closure for 12 nights.
2. In order to meet the completion date a commitment must be made by October 15, 1981, to the structural steel sub-contractor to enable them to place an order to the mill for the steel.
3. Our tender includes for painting of the quantities listed in Addendum #2 plus or minus 10%.
4. Value of materials on which tax is refundable is \$400,000.00.

Yours very truly,

SMITH ENGINEERING LIMITED



Kenneth S. Smith, P. Eng.  
Manager

# SUMMARY SHEET HOURLY AUTOMATIC TRAFFIC COUNT

66.

DATE TIME	HOLIDAY	WEEK DAYS					AVERAGE WEEKDAY TRAFFIC A.W.T.	SAT 16/5/81	SUN 17/5/81	AVERAGE DAILY TRAFFIC A.D.T.
		MON 18/5/81	TUE 19/5/81	WED 20/5/81	THUR 21/5/81	FRI 22/5/81				
A.M.	12-1	258	162	254	259	237	223	389	347	271
	1-2	141	78	112	123	156	123	272	289	175
	2-3	77	52	78	61	69	65	189	212	110
	3-4	59	56	49	42	58	46	102	113	66
	4-5	31	39	24	52	37	41	61	68	49
	5-6	44	97	91	111	98	98	71	54	86
	6-7	193	457	441	411	438	429	231	152	350
	7-8	168	1237	1260	1149	1117	1191	242	118	854
	8-9	288	1768	1782	1785	1779	1779	574	253	1324
	9-10	483	1583	1477	1371	1390	1415	946	472	1173
	10-11	701	1609	1477	1511	1680	1569	1236	775	1381
	11-12	962	1725	1619	1587	1925	1712	1513	682	1507
P.M.	12-1	1069	1949	1761	1862	2030	1901	1607	818	1671
	1-2	1118	1852	1849	1883	2002	1897	1663	779	1671
	2-3	1130	1652	1729	1731	2044	1789	1762	784	1617
	3-4	1075	1734	1746	1670	2050	1800	1620	791	1602
	4-5	1107	2036	1989	2238	2398	2165	1491	788	1823
	5-6	1028	1944	1966	2069	2096	2017	1454	786	1718
	6-7	1046	1481	1577	1723	1496	1569	1230	796	1384
	7-8	1023	1175	1449	1535	1553	1428	1079	724	1253
	8-9	1007	969	1032	1270	1290	1140	1053	833	1075
	9-10	877	851	836	1078	1152	979	837	709	911
	10-11	679	655	689	608	680	658	544	509	614
	11-12	347	407	433	435	525	450	442	392	439
24 HOUR TOTAL		14,911	25,348	25,694	26,548	28,300	24,474	20,606	12,242	23,124
12 HOUR TOTAL 7AM-7 PM										
PEAK HOUR	TIME						4-5 PM			
	VOL.						2165			
LOCATION NUMBER		LOCATION						DIRECTION		NO. of LANES
		GAETZ AVENUE BRIDGE						ONE WAY SOUTH		

September 23, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: DEBENTURE BYLAW-RECONSTRUCTION OF GAETZ AVENUE AND 49TH AVENUE  
BRIDGES

Attached is a letter from the City Engineer requesting a debenture bylaw for the above project.

At the present time it does not appear the Province has confirmed the level of funding for the project or even when such funding will be available. Accordingly, it will be necessary to proceed with a debenture bylaw for the total project cost of \$6,400,000.

When the City begins to incur expenditures for the project the Provincial share of such expenditures will have to be funded by the City until Provincial funds are made available. The interest costs incurred on such expenditures will not be reimbursed by the Province. These interest costs could be substantial if Provincial funds are delayed for a period of months. Such costs would be a direct charge to property taxes.

It should also be brought to Council's attention that if the City share of the project is 10% or \$640,000 the Seven Year Plan only provided \$450,000 as follows:

	<u>City Share</u>
1981	\$200,000
1982	<u>250,000</u>
	<u>450,000</u>

The \$190,000 not provided for will have to appear in the 1983 portion of the Seven Year Plan.



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

AW/jm  
Att.

September 22, 1981

TO: City Treasurer

FROM: City Engineer

RE: Debenture Borrowing Bylaw  
Reconstruction of Gaetz Avenue and 49 Avenue Bridges and  
Associated Road Works

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Would you please initiate a bylaw based on the General Benefit section of the 7 Year Plan covering the above noted construction. In order to meet the contract award period of sixty (60) days or November 16, 1981, it is essential that the bylaw receive first reading September 28, 1981 and second and third readings at the November 9, 1981 Council meeting.

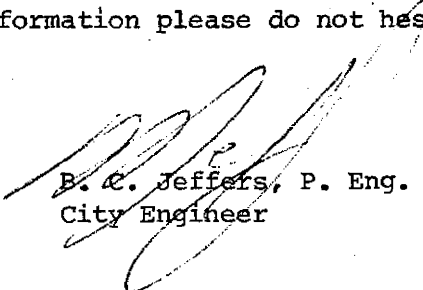
The tender has closed with the low bid being \$5,292,755.00.

We suggest that the bylaw be prepared in accordance with the following breakdown.

1) Contract amount	\$ 5,300,000
2) Engineering fees	\$ 540,000
3) Materials testing fees	\$ 40,000
4) Utility relocations - AGT, EL&P,	\$ 200,000
- NUL	\$ 20,000
5) City forces - landscaping, etc.	\$ 50,000
6) Contingency - 5%	\$ 250,000
 TOTAL	 \$ 6,400,000

The project, we anticipate, will be fully cost shareable in 1982 with Alberta Transportation under the City's Major Corridor Program. The City's share will be ten percent (10%) or \$640,000.00. Attached is a copy of the letter received from Alberta Transportation in this regard.

Should you require further information please do not hesitate to contact us.

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

KGH/emg  
attach  
cc - City Clerk

ALBERTA

69.

TRANSPORTATION

Room 3

Transportation B

9630 - 106

Edmonton, Alberta, C

150

427-51

June 26, 1981

Commissioner H.M.C. Day  
City Commissioner  
City of Red Deer  
4914 - 48 Avenue  
Red Deer, Alberta  
T4N 3T4

THE CITY OF RED DEER  
ENGINEERING DEPARTMENT

RECEIVED

6-20

June 29/81

Amgaur

Dear Commissioner Day:

RE: RED DEER CORRIDOR

Further to your letters of December 5, 1980 and June 4, 1981, the Province hereby concurs with your designation of the Gaetz Avenue/49 Avenue one-way couplet from Highway 11 to Highway 2 as your major corridor route.

Under the terms of the Major Continuous Corridors program, funding will be contingent upon finalization of an acceptable functional plan for the Corridor and upon Provincial and City budgeting for their share of the Corridor.

I anticipate that the Province will be able to provide funding for the Corridor commencing in the 1982-83 fiscal year. The exact level of funding available will not be known until April 1, 1982, or thereabouts; however, for 1982-83, we hope to be able to contribute substantially to the upgrading/reconstruction of the two bridge projects.

To facilitate the Corridor project, your staff should work with Mr. Freeman-Marsh to complete the functional plan. As well, if I can be of any assistance please feel free to call me.

Yours truly,

APPROVED SIGNED BY  
M. M. DUNCAN

(Ms.) M. M. Duncan  
Administrator  
Urban Transportation

cc: Mr. B. C. Jeffers  
Mr. J. Freeman-Marsh



Commissioners' Comments

We concur with the recommendation of the City Engineer and we also recommend Council authorize pre-ordering of the necessary steel as outlined in Delcan's letter. Information will be available at the Council meeting regarding cancellation penalties if any, should the project not proceed. We feel this is a remote possibility, but Council should be aware of same.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 16

September 23, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: POSSIBLE OVEREXPENDITURE - WATER TREATMENT PLANT

The attached report projects an overexpenditure of \$7,439 for pumping operations and maintenance.

Council approval of the overexpenditure is respectfully requested.



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

AW/jm  
Att.

September 10, 1981

TO: City Treasurer

FROM: Assistant City Engineer  
Sewer & Water

RE: Possible Over Expenditure - Water Treatment Plant  
Pumping Operation and Maintenance  
Account #2-4107-0000

---

Attached please find a brief report from R. Bayne, Treatment Plants Superintendent, which outlines a possible over expenditure in the above mentioned account. As mentioned the over expenditure is directly attributable to unusually high turbidity in the river this year. Low lift pumps #1 and #3 have required repairs and we anticipate repairing low lift pump #2 when the opportunity presents itself.

The following table indicates the present status and anticipated over expenditure.

	Budget	Aug 31/81 Expend.	Approx.. Additional Expend.	Approx. 81 Total
2-4107-0000-120 Hr. Wage Personnel	\$ 3,070	\$ 2,195	\$ 2,500	\$ 4,695
122 Hr. Wage Part Time	\$ ---	\$ 106	\$ ---	\$ 106
265 Equip. Rental Ext.	\$ 700	\$ 664	\$ 300	\$ 964
279 Contracted Service	\$ 4,800	\$ 9,309	\$ 1,200	\$ 10,509
461 City Utilities	\$115,800	\$ 60,000	\$ 55,000	\$115,000
463 Equip. Rental Int.	\$ 800	\$ 1,235	\$ 300	\$ 1,535
530 Const. Mtce. Sup.	\$ 5,500	\$ 1,300	\$ 4,000	\$ 5,300
	\$130,670	\$ 74,009	\$ 63,300	\$138,109

Anticipated Over Expenditure = \$138,109 - \$130,670 = \$7,439 - 5.7%

You may wish to request Council's approval for the anticipated over expenditure.

*Ron K. Parker*

Ron K. Parker, P. Eng.  
Assistant City Engineer  
Sewer & Water

RKP/emg  
cc - R. Bayne  
attach

September 1, 1981

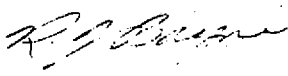
TO: Assistant City Engineer - Sewer and Water  
 FROM: Treatment Plants Superintendent

Please note the following costs for pump maintenance to August 31, 1981.  
 All totals are approximate.

Labour	\$2200
Low Lift Pump #1	960
Low Lift Pump #3	2080
Equipment Rental - External	1860
Equipment Rental - Internal	1230
Pump Parts	2970
Well Cleaning - to date	4260
Well Cleaning - required	\$2500
Allowance for #2 Pump Repair	1500

Over expenditure is a direct result of high turbidity in the river. During 1981 the turbidity was up for a total of 60 days in the 45 to 350 range as compared to 31 days in the 45 to 240 range in 1980.

The wells required two complete and one partial cleaning to date. There is approximately 6' of sand in the wells at this time which will have to be removed before the river freezes. Low Lift Pump #2 will have to be overhauled at the end of the busy season.

  
 R. Bayne  
 Treatment Plants Superintendent

Commissioners' Comments

Recommend Council approve the requested over-expenditure as outlined.

"R.J. MCGHEE"  
 Mayor  
 "M.C. DAY"  
 City Commissioner

NO. 17

September 23, 1981

TO: City Engineer  
FROM: Parks Superintendent  
RE: Over Expenditure - Turf Maintenance

As of August 31, 1981 our operating account for turf maintenance is eighty-four percent (84%) spent.

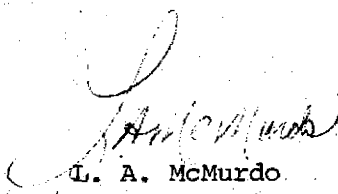
Budget	\$175,580
Spent	\$147,796
Remaining	\$ 27,784

In the month of August we spent + \$41,000, and even though we did cut the level of maintenance in September, it is likely that by the end of September we will have spent all of the budget. This past summer has produced exceptional grass growth and we have had to schedule overtime work to keep up. While we do intend to undertake only very necessary turf maintenance for the remainder of the season, it is clear that we'll be faced with an over expenditure of + \$10,000.

The total Parks Operating Budget, approximately one million dollars, is under control with the exception of this one account series. Although there may possibly be under expenditures which will become evident by years end, I cannot at this point anticipate where they may be.

May we have Council's approval of a \$10,000 over expenditure to the Turf Maintenance operating account.

Submitted for your consideration.

  
L. A. McMurdo  
Parks Superintendent

LAM/emg

September 23, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Over Expenditure - Turf Maintenance

The attached memorandum from the Parks Superintendent is self explanatory.

Problems were experienced this past summer because weather conditions promoted unusual turf growth, as Mr. McMurdo states. While maintenance measures can be reduced for the remainder of the season, it is not reasonable to completely terminate turf care without risking damage to established turf. We recommend Council's approval of an over expenditure of \$10,000.00.



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

LAM/emg  
attach

Commissioners' Comments

*We concur with the recommendation of the Engineer and Parks Supt.*

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 18

September 23, 1981

TO: City Clerk  
FROM: City Engineer  
RE: 1981 Operating Budget  
Crown Paving Over Expenditure

Attached is a report which outlines a serious over expenditure which has occurred in our Crown Paving Program. In reviewing the report it is evident that the over expenditure was a result of two (2) items.

The first is an over expenditure of some \$42,070.00. This is a result of more asphalt being required than originally estimated. This expenditure (approximately fifteen percent (15%) of the estimate) is significant but is, in my opinion justifiable, and the accuracy is within normal allowances. It was not known about before over expenditure because of the contractor's method of billing. We received one lump sum final invoice, not a series of invoices as the various projects proceed. In the past this has worked satisfactorily, but in this instance has caused a problem in that we were not aware of an over expenditure until after the fact. We will attempt to rectify this in future contracts.

The second and larger over expenditure is due to an error within our department. The matter has been discussed with the staff involved. Through an oversight the cost of permanent marking was estimated but not included in the budget document. Council may recall that crown surfacing and permanent marking were discussed at budget time.

I can offer no other comment other than to apologize for the error. We have indicated that surpluses will occur this year that enable us to counter balance the over expenditure. This is fortunate but does not excuse the error. I apologize to Council for the error and will take all possible steps to ensure it does not occur again.

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

BCJ/emg

September 23, 1981

TO: City Engineer

FROM: Assistant City Engineer - Roads

RE: 1981 Operating Budget  
Crown Paving Over Expenditure

The crown paving account was approved by Council with a total budget of \$281,900.00. Through an oversight on our part, this account has been significantly over spent primarily due to the installation of the permanent pavement markings which are presently visible on many of our major arterial roadways. The expenditure breakdown appears as follows.

(A) MATERIALS AND LABOR

PROJECT	LIMITS	EST TONNAGE	EST COST	ACTUAL TONNAGE	ACTUAL COST
32 St	Gaetz Ave to 51 Ave	96	\$ 6,210	209	\$ 8,414.60
Gaetz Ave	63 St to bridge	780	\$ 29,669	1134	\$ 45,304.69
49 Ave	63 St to bridge	685	\$ 26,015	685	\$ 26,146.45
49 Ave	45 St to 55 St	1112	\$ 42,276	1760	\$ 73,953.87
55 St	50 Ave to 47 Ave	520	\$ 19,789	501	\$ 20,166.54
55 Ave	32 St to 35 St	466	\$ 17,728	456	\$ 18,381.03
50 St	41 Ave to 40 Ave	182	\$ 15,000	171	\$ 6,930.39
35 Ave	44 St to 37 Ave	298	\$ 11,327	270	\$ 10,925.55
32 St	Spruce to Sifton	741	\$ 28,164	714	\$ 28,859.02
67 St	64 Ave to Gaetz Ave	<u>2,256</u>	<u>\$ 85,719</u>	<u>2,095</u>	<u>\$ 84,885.10</u>
TOTALS		7,136	\$281,900	7,995	\$323,967.24
OVER RUN	\$ 42,067.24				

(B) PERMANENT PAVEMENT MARKINGS

49 Ave	60 St to 63 St	\$ 11,000
49 Ave	45 St to 55 St	\$ 29,500
Gaetz Ave	67 St to 59 St	\$ 24,400



78.

PROJECT	LIMITS	ACTUAL COST
67 St	Gaetz Ave to 64 Ave	\$ 20,000
55 Ave	32 St to 35 St	\$ 5,000
55 St	49 Ave to 47 Ave	\$ 8,500
32 St	Spruce to 40 Ave	\$ 8,000
TOTAL		\$106,400

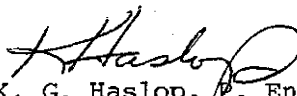
From the above, the total expenditure is \$430,367.24 which represents an over run of \$148,467.24.

With regard to the \$42,070.24 over run on section (A) Materials and Labor, the extra cost occurred due to the necessity of extending the crown paving approximately fifty (50) to seventy-five (75) feet on most cross streets along 49 Avenue and at the intersection of 32 Street/51 Avenue and Gaetz Avenue/59 Street. This extra quantity was not allowed for in the estimates as it is nearly impossible to determine in the fall what the intersections condition will be in the following summer. It is also difficult to determine whether asphalt tapers will be required until the actual pavement is installed on the major street.

Regarding the \$106,400.00 over run for section (B) Permanent Pavement Markings, we had intended to include this contract amount in the 1981 Budget but due to an oversight on our part, it was not included.

We have reviewed other accounts within the Engineering Department Budget and have located surpluses in the "Frost Boil Repair" and "Bridge Maintenance" Accounts. In the Frost Boil account we have one (1) known project remaining on the west Gaetz Avenue Service Road north of 71 Street. Due to a fluctuating water table we are proposing to delay the installation of perforated drainage until another freeze thaw cycle has occurred, to confirm the length of repair. A temporary asphalt patch will be installed for this winter. An amount of \$65,000.00 will be surplus. In the Bridge Maintenance account, through workload problems, our consultant was not able to prepare the necessary design drawings and contract documents in time to complete the concrete repair work by freeze up and, therefore, the work is recommended to be delayed to 1982. The work is very temperature sensitive and the delay will not jeopardize either public safety or bridge integrity. An amount of \$83,000.00 will be surplus in this account.

In summary, it would appear that there will be surpluses available in other portions of the budget to offset the crown paving account over run. We submit this item as information only and will endeavor to see that it does not occur again.

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

KGH/emg  
cc - City Treasurer

Commissioners' Comments

We recommend Council approve the over-expenditure noted and agree same be off-set from surpluses in other accounts as outlined in the Asst. Engineer's report; i.e., Frost Boil Repair and Bridge Maintenance.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 19

September 23, 1981

TO: City Clerk

FROM: City Engineer

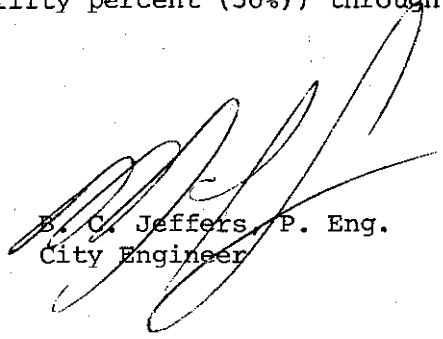
RE: Residential Development - South East Red Deer  
Stormwater Management

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The City of Red Deer has only one (1) quarter remaining to develop after Rosedale that forms part of the drainage basin that drains north to the Red Deer River. The remaining area will require a storm system that drains to Piper Creek south of Sunnybrook.

As this creek is very sensitive to rapid changes in flow as a result of rain storms or thaws, we intend to investigate the feasibility of stormwater management through retention/detention ponds. This is a method of stormwater control that restricts or limits the amount of stormwater that enters the creek. It has proven to be very effective in other major centres of Canada. The City has designed and constructed a detention pond on the Westerner site.

In this regard we request Council's authority to commission a consultant at an estimated cost of \$15,000.00 to investigate this matter. The cost would be charged to the subdivision involved in the system. There is also a possibility of additional funding (fifty percent (50%)) through the Red Deer Regional Planning Commission.



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

BCJ/emg  
cc - City Treasurer

Commissioners' Comments

We recommend Council approve the study being undertaken as outlined by the City Engineer.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 20

September 23, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: PURCHASE OF KINEX

As you are aware Bylaw No. 2670/80 has received all approvals for the purchase of the Kinex building from the Westerner for \$160,000.

The agreement regarding the purchase has been under negotiation for some months. It originally provided that the Westerner would pay the City rental of \$15,000 per year plus interest at the effective debenture rate charged the City. This was based on the assumption the principal balance would be \$160,000 and \$15,000 per year of principal would have been paid off by the Westerner until they vacated the building.

Attached is a request from the Westerner that the agreement be amended so that the rental is only for the interest. The \$15,000 principal reduction would no longer be made.

Council direction is requested as to whether the \$15,000 principal payment should be deleted from the proposed agreement. A copy of the amended proposed agreement is attached for Council's information.



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

AW/jm  
Att.

## THE WESTERNER EXPOSITION ASSOCIATION

September 23, 1981

Mr. Alan Wilcock, Treasurer  
City of Red Deer  
City Hall  
RED DEER, Alberta

Dear Mr. Wilcock:

RE: Kinex Agreement

We are writing to request an amendment to the draft agreement between the Westerner and the City with respect to the issuing of a debenture by-law for the City in the amount of \$160,000 to refinance the Westerner's loan to Alberta Treasury Branch for the Kinex Building.

You will recall that another agreement between the Westerner and the City provides for the City to acquire the Kinex building from the Westerner at an amount equal to the Westerner's outstanding debt obligation on the Kinex building at the time the Westerner ceases to use the Kinex building. It was originally contemplated that that amount might be approximately \$160,000. The draft agreement for the Kinex building calls for rental payments of \$15,000 per year plus interest accrued on the City's proposed debenture. The \$15,000 payment was estimated to be the amount which the Westerner would pay against the principal outstanding on its loan for the Kinex building. However, the increase in interest rates has resulted in the Westerner's payments being largely applicable to interest, with lesser amounts being applied against the principal of the loan. Payments (including principal and interest) on the Westerner loan were increased to \$40,000 per year from \$35,000 per year in 1979.

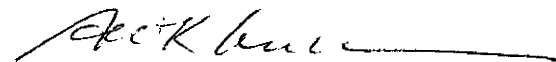
We are requesting that the draft agreement be amended to waive the \$15,000 annual payment, with the rental being restricted to the interest on the City's debenture, or approximately \$17,600 for the first year. This arrangement would have the effect of fixing the City's acquisition cost for the Kinex building at \$160,000, with no further reduction with respect to principal payments. You will note that the agreement acknowledges a current value of the Kinex building of approximately \$639,000.00.

If Council approves this amendment, the Westerner would pay out its current Kinex loan with the proceeds of the City's debenture plus a principal payment from the Westerner of approximately \$14,000.00.

Please let me know if you have any questions concerning this request.

Yours very truly,

THE WESTERNER EXPOSITION ASSOCIATION

  
A.W. Keith Anderson  
Finance Committee

Commissioners' Comments

The original intent of the agreement was for the City to acquire the Exhibition's interest in the Kinex when the Westerner finally relocated to the new site and had no further use for the building. The City would acquire this interest by assuming the Westerner's outstanding debt on the Kinex when they relinquished it. Subsequently, it was proposed by the Westerner and agreed to by Council that as the City would have to issue a debenture for this purpose, they do so immediately and the Westerner would pay an amount equal to the principal on their existing loan plus interest at the same effective rate as paid by the City or the City Debenture until such time as the facility was turned over to the City at which time the City would assume the total obligation. This would assist the Westerner in that they would not be paying prime plus on the outstanding loan for the remaining period of time before turning the building over to the City. For some reason this agreement was not ratified by the Westerner and they are now requesting that all they be required to pay is the interest and not the principal. As this was not the intent of Council when this agreement was originally negotiated, we cannot support this request.

"R. J. MCGHEE"

Mayor

"M. C. DAY"

City Commissioner

NO. 21

September 24, 1981.

TO: Council

FROM: City Clerk

RE: Time Air - Application to Discontinue Air Service to Red Deer

The Red Deer Industrial Airport Commission have prepared and forwarded to the Air Transport Committee a brief opposing Time Air's application to discontinue air service to Red Deer. Due to time constraints, the brief had to be postmarked no later than September 25th and accordingly, the Commission were unable to obtain Council approval prior to mailing.

A copy of the brief is enclosed with this agenda and if acceptable should be endorsed by Council. If the brief is not acceptable or if Council do not favour the action taken we can advise the Air Transport Committee that the City wish to withdraw said brief.

" R. Stollings "  
City Clerk

RS/ds

Commissioners' Comments

The Commissioners recommend Council endorse the action of the Airport Commission.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 1

September 14 , 1981

Mayor and Council:

It has been brought to the attention of the downtown business men that a relaxation of zoning regulations is a possibility in the future.

Such a development greatly concerns the downtown businesses and property owners.

If any more retail outlets leave the downtown area it will be very difficult for those remaining to attract enough traffic to make their businesses viable.

Included in this brief are some pictures showing what is happening to many core area locations.

The downtown business core is a major source of commercial tax revenue for the City. Successive city councils have said much but done little to maintain or upgrade the quality of the City's central core.

About ten years ago the Gelman Co. received approval for a "warehouse" development on Gaetz Avenue south and from the day it opened most of it was retail businesses despite the zoning.

Very much the same thing has been allowed in the Richfield development on the north hill.

City Hall showed little active support for the downtown redevelopment plan on which many hours were spent. Such a plan would have made Red Deer an example of how to take a leadership role in controlled development.

A large furniture store has been given permission to build in a "special use" area--thus taking it from the downtown, and it would appear that there will be surplus leaseable space in this building.

Members of City Council have expressed their support for the maintenance and redevelopment of the downtown core. As a demonstration of this concern, approval is requested for the following:

1. Discontinue the practice of relaxing present zoning by-laws of any more land outside the City core to allow retail or office use.



2. Request from the Department of Municipal Affairs a change in property assessment in the core area to reflect real values.
3. Alter the business tax--which is calculated on a formula dependent on rents, which are in turn affected by property assessment and taxes.
4. Obtain a commitment from Daon to honor its published promise to redevelop the Eaton's location.
5. Actively encourage the Bay to expand on their present site with the provision of a parkade or any other appropriate incentives.

The signatures accompanying this brief represent business people, professional people and property owners in the heart of the City and we all respectfully request your co-operation.

Downtown Redevelopment Group

Per: 

c.c.  
Encl.

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

September 21, 1981

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

Dear Mr. Stollings:

Re: Downtown Redevelopment Group

In response to the correspondence from the Downtown Redevelopment Group and recent discussion at the Council Meeting on September 14, 1981 and in the news media, we wish to make the following observations:

The plight of the downtown is recognized in the General Municipal Plan for the City of Red Deer. The following quotations are taken from the Background Report to the General Municipal Plan, Planned Urban Growth:

"2.3.4.2 Downtown Core

In the light of recent decisions which have been made, the function of the downtown core will be restricted, particularly from a retail shopping aspect. In view of recent trends in the retail market in cities in North America with major renewal of interest in downtown retail operations, it is considered desirable that the future policies for the downtown area must contain a degree of flexibility which will encourage the development of a strong retail base in the City.

The prime function of the downtown area, in the interim period until renewal of the retail sector occurs, will be in the business and administration area. The City has already taken steps to encourage this with amendments to the bylaw to prevent dispersion of this type of use out of the core....

. . . /2

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF 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 BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings  
Page 2  
September 21, 1981

#### 2.3.5 POLICY ANALYSIS

2.3.5.1 The overall provision of commercial facilities is complicated by diversity of economic and locational factors. The debate regarding the impact of large suburban shopping centers on the downtown has been well aired, if not statistically well documented. Nevertheless there can be little disagreement that the pattern of the city's growth is not unrelated to what happens to its downtown. Sprawling low density urban growth which reinforces the importance of the automobile and large suburban retail complexes which serve suburbia can no longer be thought of as somehow detached from other aspects of the city such as the decline in public transit usage and the threatened vitality of the downtown core.

It is not the purpose here however, to reopen the suburban shopping center versus downtown debate, but merely to state unequivocally that in the City of Red Deer the two forms of retail growth are inextricably related. It is nonsense for someone to suggest that suburban retail growth has no detrimental impact on the downtown core. The very magnitude of these regional shopping facilities further jeopardizes the opportunity for the successful redevelopment of the downtown core. The question is no longer whether shopping centre development impacts on downtown, but rather, how much do they impact on the downtown and what, if anything, should be done about it?.....

#### 2.3.5.3 Downtown

The policies stated in Section 2.3.1.2. relating to the downtown do differ from those expressed in past studies, but they seem to be consistent in some ways with each other and the overall direction of the plan.

Although the City can become directly involved in implementing these policies through land use controls, much more could be achieved by the introduction of innovative downtown management ideas from the private sector....."

Over the last five to six years, the City of Red Deer has invested significantly in the downtown. Projects such as the 51st Avenue bypass and the Gaetz Avenue parking mall have been built in keeping with the City Centre Study of 1972. As part of the policies related to parking, the City of Red Deer has acquired land and constructed parking lots. Upgrading and

Mr. R. Stollings  
Page 3  
September 21, 1981

improving the supply of electricity to the downtown core is a continuing program for the City's Electric, Light and Power Department.

As far as land use controls are concerned, the C.1 Commercial (City Center) District is not restrictive or prohibitive. All types of commercial and retail uses can be accommodated in the C.1 District.

Some experts on redevelopment of the downtown core see a four-part development scenario. The cyclic scenario is: "office development, retail growth, residential expansion and then overall business development." For Council's information, I have attached a short discussion of this scenario taken from the October, 1980, Downtown Idea Exchange, publication.

The first aspect of office development is now being experienced and encouraged. In the City of Red Deer, this office component must continue to be strongly supported: "... the office development is the catalyst. After that is started, the following steps are reinforcement for each other."

The second and third aspect of retail growth and residential expansion can be forthcoming with railway relocation and residential redevelopment of the old exhibition grounds. Although these aspects of the scenario are not dependent upon the relocation of the railway and exhibition grounds, such relocation will provide excellent opportunities for downtown revitalization.

Successful downtown revitalization requires the cooperative management efforts of the City of Red Deer and the downtown business community. The ideas expressed by the Downtown Redevelopment Group are noteworthy and should be investigated and pursued further as an initial step in a joint consultative process.

Yours truly,



MONTE CHRISTENSEN  
Associate Planner  
City Planning Section

MC/mp

ATTACHMENT

### Four-Part Downtown Development Scenario

After investigating the problems and opportunities for revitalizing downtowns, a four-step scenario was written up by the Regional Plan Association. This scenario shows a picture of the priority order in which RPA sees downtown action ought to take place -- to be successful -- in the numerous New Jersey central business districts.

Judgments about priority action are based both on what is feasible, and also on the order of action required by the economic nature of various kinds of development.

In the RPA scenario, the first step is to work on revival of office jobs downtown. This means working on filling vacancies, upgrading space, adding space and marketing office space downtown. But to make this happen, general conditions for employment and employees must also be upgraded so that downtown's advantages as an office location are increased. These improvements include better restaurants, public transit improvements, libraries, higher educational opportunities, entertainment, arts and cultural offerings. These are interactive with office space and workers; they support each other.

The second step is in retail enhancement. The existing residential market, plus the augmented employee market make this go. This involves work to improve the marketing, to service the shopping needs of the employees and generally to strengthen the shopping environment. Then it involves increasing the supply side -- the numbers and kinds of retailers -- to meet demands. RPA also comments on safety, reporting that "a sense of safety will depend on large numbers of shoppers, not on large numbers of police."

At this point, more office workers are interacting productively with more retail offerings, and both are functioning in an enhanced downtown environment.

The third aspect of the scenario now comes into play: attraction of greater numbers of in-town residents living near and in downtown. Again this is linked to the previously described improvements: they have made downtown better and more attractive for residences. Programs to conserve, rehab or build new housing can attract people. More people improve downtowns' market and they may also be interested in working downtown. As this evolves, according to the scenario, we have a larger physical area, enhanced and improved, where people live, work and shop. The improvements all support each other functionally and economically.

With these improved conditions, the forth step in the scenario becomes much more viable. It is the step of attracting more new businesses into the area. This is now much more feasible (in fact, it probably has been tending to happen all along). The key, at this point, according to RPA, is to eliminate the difficulties of entering business or doing development in center cities. They suggest concentration at this time on cutting red tape, vigorously seeking out businesses for downtown, helping put together sites, arranging financing, organizing an economic development corporation to assist new firms, and similar actions.

That's the scenario: office development, retail growth, residential expansion and then overall business development -- all in a rejuvenated downtown environment.

As always, note that this is a cycle: the office development is the catalyst. After that is started, the following steps are reinforcement for each other.

September 23, 1981

TO: CITY CLERK  
FROM: DEVELOPMENT OFFICER  
RE: DOWNTOWN REDEVELOPMENT GROUP

In response to your memo in respect to the concerns of the Downtown Re-development Group, we have the following comments for Councils consideration.

It appears that the areas of most concern to the Downtown business people is the C-4 Highway Commercial Districts adjacent to Gaetz Avenue. Our Department is not aware of too many zoning relaxations on the North and South Hill that would have basically effected the downtown core, other than the possible drug store and sporting goods facility.

We feel that with the re-development of the existing Exposition site and the re-habilitation of Parkdale area etc., that the revitalizing of the Downtown core will become a reality.

This Department would be only to pleased to meet with the Downtown Re-development Group to assist them in any matters of concern.



R. Strader  
Development Officer/  
Building Inspector

RS/lis

1981 09 22

TO: City Commissioner  
FROM: City Assessor

RE: Downtown Redevelopment Group

With reference to the letter dated September 14, 1981, from the Downtown Redevelopment Group, may I submit the following for the general information of City Council.

Item 2 of their letter requests a change in property assessment in the downtown core, to reflect real values.

The current assessments for the City of Red Deer are based on 45% of 1963 construction costs and 65% of 1974 land values. The Municipal Taxation Act was recently amended to allow assessments to be 65% of their value established in the year prior to any reassessment. Any reassessments must be for the total City and not applicable for a portion thereof.

The Assessing Department, in June of this year, embarked upon the reassessment of the City on the new basis and it is anticipated that it will be finalized in 1983.

Item 3 is a request to alter the business tax. The current method is to levy business tax based on rental values. The Downtown Group has not presented any alternatives to this method and therefore, we can recommend no change to the current practices. It is our intention to endeavor to keep the rental value assessments as current as possible to reflect any increase or decrease in rentals.

With respect to assessments, whether it be property or business, I would be pleased to meet with this group at their convenience, to discuss any aspect of this matter.

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

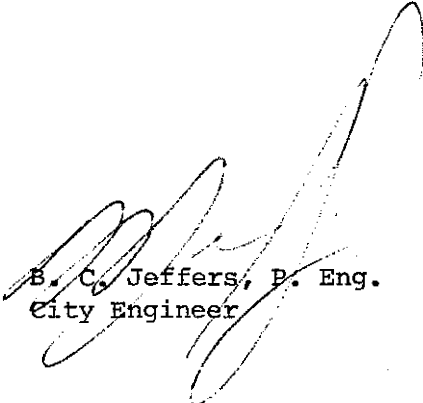
September 21, 1981

TO: City Clerk

FROM: City Engineer

RE: Downtown Redevelopment Group

Please be advised that the Engineering Department has no comments regarding the above noted.

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

/emg



September 18, 1981

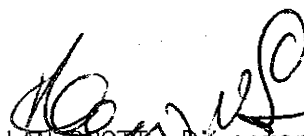
TO: CITY CLERK

FROM: ECONOMIC DEVELOPMENT DIRECTOR

RE: CORRESPONDENCE FROM THE DOWNTOWN REDEVELOPMENT GROUP

Unfortunately, I shall be away from the City on September 28th, when the Downtown Redevelopment Group appears before Council. The correspondence submitted to Council by this organization was received in the Economic Development Department too late for me to give any thought to possible redevelopment.

I have discussed the situation in the downtown area of Red Deer on several occasions, on an informal basis, with various downtown business people. I share their concerns for the future of the downtown area of Red Deer and would therefore offer the facilities of the Economic Development Department in any way which may assist their future plans.

  
ALAN SCOTT, Director  
Economic Development

Commissioners' Comments

*The attached submission outlines 5 areas which the Downtown Redevelopment Group suggest could assist the Downtown:*

*1. The administration has consistently in the past recommended against relaxing the Land Use Bylaw to allow many uses which were formerly confined to the downtown and major shopping centre zones. This issue was recently debated in respect to Council's request for a review of the C.4 district to ascertain whether this zone was too restrictive as claimed by the developers. Again the administrative recommendation approved by Council was for no substantive change in allowable uses for this area. We would support their recommendation No. 1.*

*2.3. Items 2 and 3 have been commented on by the City Assessor and we would not recommend any changes to his proposals which we believe answer the concerns expressed.*

*4. The current site is not in limbo and ongoing discussions are continually being held with Daon. Mr. Al Poettcker of Daon has indicated that he may be contacted in regard to the status of the site.*

*5. We will endeavor to contact the Bay and open up discussions if they so wish.*

Also, as outlined by the Planner, substantial redevelopment has occurred in the downtown core in the last 5 to 6 yrs. Currently the new court house is under construction and servicing should get started next year for the redevelopment of the old exhibition site. It is anticipated that further development in the downtown will occur in the coming months. We are very optimistic of the future in the downtown area and we will continue to work in this respect.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

NO. 2

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

September 2nd, 1981

To: the Administrators of all local authorities in the Commission Area

Dear Sir/Madam:

Re: Comments on Proposed Regional Plan

Further to our letter of May 12th, 1981 this letter is to remind municipal councils, school boards, hospital board and drainage district boards that their comments on the Proposed Regional Plan are due by no later than October 5th, 1981 as required and requested by this Commission pursuant to Section 47(3) of The Planning Act, 1977. The input of the views, criticisms and suggestions for improvement of local authorities for full consideration by the Red Deer Regional Planning Commission is very important to the process of formulating, and adopting, a regional plan which best meets the collective needs of the citizens of this region.

For your information, the Commission will hold a series of follow-up meetings to provide the public an opportunity to express their views on the proposed regional plan. The schedule for these meetings is attached hereto. Of course, attendance and participation by individuals, elected or employed, within your local authority is welcomed.

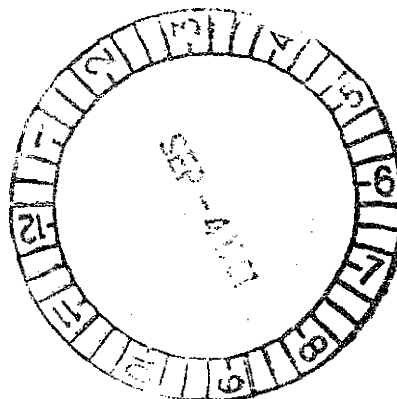
The Commission looks forward to the receipt of your comments.

Yours truly,



W. G. A. Shaw, MCIP  
SENIOR PLANNER  
Regional Planning and  
Research Section

WGAS/lt  
Enclosure



## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTARS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
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VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—IMPROVEMENT DISTRICT No. 10

Proposed Regional Plan  
Schedule of Follow-up Public Meetings

<u>Date</u>	<u>Time</u>	<u>Community</u>	<u>Location</u>
Tuesday, October 6, 1981	7:30 P.M.	Castor	Community Hall
Wednesday, October 7, 1981	7:30 P.M.	Red Deer	RDRPC Board Room 4910 - 59 Street
Thursday, October 8, 1981,	7:30 P.M.	Stettler	Masonic Lodge
Wednesday, October 14, 1981	7:30 P.M.	Rocky Mountain House	Legion Hall
Thursday, October 15, 1981	7:30 P.M.	Didsbury	Recreation Complex
Tuesday, October 20, 1981	7:30 P.M.	Lacombe	Memorial Centre

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

September 22, 1981.

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

Dear Sir,

Re: Comments on Proposed Regional Plan

This is in response to the letter of September 4th, 1981 from the Planning Commission, requesting the comments of the member municipalities on the Proposed Regional Plan.

The letter suggests that the comments may be made in two ways, first a letter by October 5, 1981 regarding general comments on the Plan and contents, and secondly, more detailed comments may be submitted during the public meetings, or soon after.

The letter requires comments on the following points:

- (a) General comments on Plan format and style.

The report discusses about 21 different regional planning concerns ranging from agricultural land, fringe development to lakeshore land management. Each item is discussed under the headings of Introduction, Policies and Implementation. The format is orderly and the contents are clear and to the point. It provides easy and interesting reading.

- (b) Strengths of the Plan.

The strengths of the Plan rely on discussion of all subjects influencing the future of this region. The areas of concerns are defined and solutions are offered in the policy statements of each section. The drawings at the end of the report provide interesting insight into the contents of the report.

Cont'd ...../2.

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL  
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SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 8—IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings,  
City of Red Deer.  
September 22, 1981.  
Page 2.

99.

(c) Weaknesses of the Plan.

As far as the City planning is concerned, we feel that the problem associated with the urban fringe development has not been fully discussed. The solution offered of joint planning has good intentions, but its practical application may prove to be difficult since it requires close co-operation and understanding between the two municipalities.

(d) Omissions from the Plan.

As mentioned under (c) above, we would have preferred to see greater emphasis put on the problems of fringe development, and the intent of the Subdivision Regulation on Sections 20(a) and 25(d) which clearly prohibit country residential as well as highway commercial uses within five miles of the City. Furthermore, the boundary of the fringe area of urban centres is not clearly defined.

(e) Suggestions for Improvements.

The rural/urban fringe is an area that concerns the City most. We are concerned about the harmful effects of fringe development on the City, whether it is commercial, industrial or country residence. In the absence of joint planning, the establishment of an agricultural zone around the City should be an essential part of the Plan.

(f) Any Other Comments You Would Care to Make.

We would make a detailed presentation after the public meeting regarding the sections on Urban Form, Rural Form and the Rural-Urban Fringe Development.

Yours truly,



D. Rouhi, MCIP  
Senior Planner  
City Planning Section

DR/hp

c.c. City Engineer  
City Assessor  
Development Officer  
Economic Development Director

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

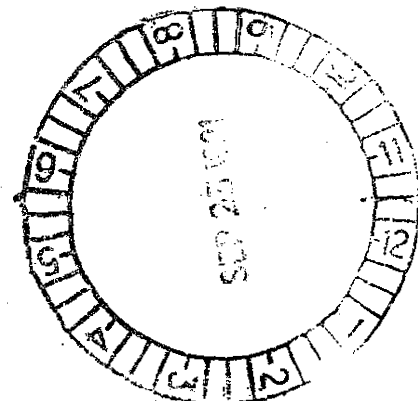
Our File No. \_\_\_\_\_

September 21, 1981

TO ALL LOCAL AUTHORITIES WITHIN THE REGION

Dear Sir/Madam:

Re: Deadline for Receipt of Comments  
on the Proposed Regional Plan



Pursuant to the requests of two municipalities to extend the October 5, 1981 deadline for comments on the Proposed Regional Plan, at the September 21 Commission meeting the members of the Commission revised the deadline to November 5, 1981. While we would appreciate the receipt of your comments as soon as possible, please be advised of this revised deadline. Your continued cooperation and interest in the Regional Plan Program is appreciated.

Yours truly,

W.G.A. Shaw

SENIOR PLANNER  
 Regional Planning  
 and Research Section

WGAS/hm

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DOSEBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL  
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 COUNTY OF PAINTEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—IMPROVEMENT DISTRICT No. 10

Commissioners' Comments

As Council's representative or the Planning Commission, I have attended the various meetings of the Commission and expressed our views. Should any member of Council have any comments or concerns they can be noted in three ways: 1) by contacting me prior to October 5/81 so that I may forward same or 2) your attendance at any of the Public Meetings where you would have an opportunity to state your views, 3) or any views you may wish to express at this Council meeting.

"R.J. MCGHEE"  
Mayor



# MANUFACTURED HOUSING ASSOCIATION OF ALBERTA

102.

~~XXXXXXXXXXXXXXX~~

RED DEER, ALBERTA

~~XXXXXXXXXX~~

PHONE (403) 347-8925

4920-52nd Street

T4N 2C8

NO. 3

Mr. Robert Stallings  
Recording Secretary  
City of Red Deer  
City Hall  
4914-48th Street  
RED DEER, Alberta

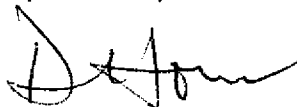
September 18, 1981

Dear Sir:

Pursuant to our letter to City Council of September 16th, regarding Northwoods Estates and Carma's proposed sale of land to the City, we are pleased that City Administration, Council and Carma omitted the Northwoods Estates as a condition of sale.

Because the above-mentioned letter is being placed before Council at their September 28th Meeting, we request Council pursue the issue of Northwoods Estates as an item on the Agenda. I will be in attendance to officially present the matter and to answer any questions Council may have.

Respectfully submitted,

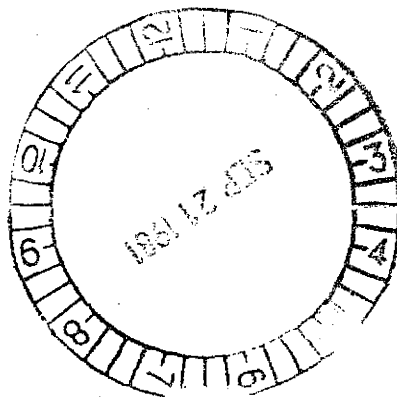


David J. Horner  
Executive Director

Enclo.  
DJH/gm

cc MHA of Alberta  
Board of Directors

PS I have forwarded to each Council Member individually, a copy of the magazine *Coming Home* and our Brochure, of which you are already in receipt of. A copy of our letter to the Aldermen is also attached.



## MANUFACTURED HOUSING ASSOCIATION OF ALBERTA

~~XXXXXXXXXXXXXXXXXXXX~~

RED DEER, ALBERTA

~~XXXXXX~~

PHONE (403) 347-8925

4920-52nd Street

T4N 2C8

HAND DELIVERED

Mr. R. Stallings  
 Recording Secretary  
 The City of Red Deer  
 City Hall  
 4914-48th Street  
 RED DEER, Alberta  
 T4N 3T4

Attention: The Honourable Mayor Robert McGee  
 and Members of Council

Dear Mayor and Members of Council:

RE: Northwoods Estates Mobile Home Park as included as a condition of sale in Carma Developer's Agreement for Sale of Land near Hwy. 2 and 67th Street, as presented to Council on September 1, 1981, for review and approval at Council's Regular Meeting, September 14, 1981.

We realize that the above-mentioned Agreement has been replaced with an amended version of which Carma requested a first reading at the September 4, 1981, Council Meeting. Because Council, in its wisdom, reserved approval subject to their review to occur on September 16th, this amended offer to sell has not yet been made public. We must, therefore, presume that provisions for a rezone request of Northwoods Estates as a condition of sale still exists, similar to paragraph 12 in their original draft agreement. Considering this to be the case, it is our hope and trust in Council that any agreement to purchase land from Carma Developers by the City, will not be influenced either formally or informally, by another unrelated property.

As a voice of the manufactured housing industry, including consumers who represent our primary concern, I will be in attendance at the Wednesday, September 16th Council Meeting. If requested by Council, I will express some of our concerns and answer any questions that may arise regarding Northwoods Estates and the manufactured housing market as a whole. During the interim, please consider the following:

RECEIVED  
 '81 SEP 16 P1:20  
 CITY OF  
 RED DEER  
 September 16, 1981

- A. The Manufactured Housing Association of Alberta is a province-wide organization, representing thirteen manufacturers and forty dealers. Associate Members include banks, planners and the Mobile Home Owners' Association of Alberta.
- B. Travelaire Trailer Company Ltd. recently entered the manufactured housing sector, which expresses confidence in this market. In Red Deer alone, combined employment between Travelaire and Fleetwood Homes of Alberta Ltd. total 300+ people, producing in excess of 1,180 homes per year.
- C. Increases in sales province wide, amount to nearly 12% - 1981 over 1980. Red Deer dealers alone have experienced an average of a 41% increase.
- D. Vacancy rates in Red Deer parks are nearly zero, yet Northwoods Estates remains unfilled. We believe the reasons for this are as follows:
- i) the interior of the park wasn't properly constructed, as evidenced by the continued sinking of some homes and subsurface water in some areas during the fall, spring and heavy rains;
  - ii) incomplete construction, as evidenced by the lack of electrical transformers in some areas of the easterly portion of the park, and by the incomplete north roadway;
  - iii) during its early years, it was a closed park being controlled exclusively by Mansion Mobile Homes, an Allarco subsidiary. This trade practice was questioned by the City during April, 1978;
  - iv) in May, 1978, the owner opened the park up to other local dealers, but required an \$1,800 entrance fee. This proved to be unacceptable to the dealer, customer and City as a whole, who asked Corporate Affairs Minister, Graham Harle to investigate;
  - v) in 1979, the owner reduced the entrance fee to \$400 as a means of financing the rebuilding of pads, as many homes were sinking in the mud. Dealers and owners again balked, refusing to pay for improvements they felt were the owners' responsibility; and
  - vi) in early 1980, the entrance fee was dropped entirely. Past history, after-sale servicing problems, apparent lack of upkeep and proper on-site management, and some consumer reluctance in locating their homes in Northwoods, led to disinterest in the park.

- E. As late as September 8th, rental applications into Northwoods have been refused by Carma Developer's subsidiary, Northwest Trust. Local dealers are now having to locate new-home buyers into parks as far north and south as Lacombe and Innisfail, taking consumer dollars away from Red Deer. Obviously for some, it is more economical to purchase a manufactured home and commute, than purchase a local conventional home.
- F. The Manufactured Housing Association of Alberta, on two separate occasions, offered to assist Carma Developers with their difficulties at Northwoods Estates. Our most recent correspondence, copy attached, is still unanswered. Our assistance is still being offered.

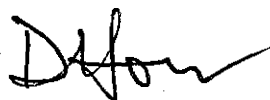
We wish to make it clear here, that the continuation of Northwoods Estates as a *Manufactured Housing Community* is a must. A sizable demand for the value that a manufactured home offers is very apparent. We will continue meeting this demand in Red Deer, but only if Northwoods Estates is made available to the public as agreed to between the City and Allarco (now Carma) in the passage of Bylaw 2011/R-77, dated September 12, 1977.

It is interesting to note, that during the same Council Meeting where the Bylaw was passed, Council also resolved to approve in principle the construction of a building to house a management office, shop, small laundromat, community centre and corner grocery store, subject to an appropriate amendment to the zoning bylaw. It never came to be.

In closing, we sincerely hope that Council will resolve to retain Northwoods Estates as a mobile home park, now and forever; that it will not be considered as a condition of sale in any circumstance, and that they will respectfully suggest to the current owners that they endeavour to improve, if not complete, the project as originally approved.

Thank you.

Yours very truly,



David J. Horner  
Executive Director

Enclo.  
DJH/gm

cc MHA of Alberta  
Board of Directors

Commissioners' Comments

The attached is submitted for Council's information and we would suggest a copy be forwarded to Carma.

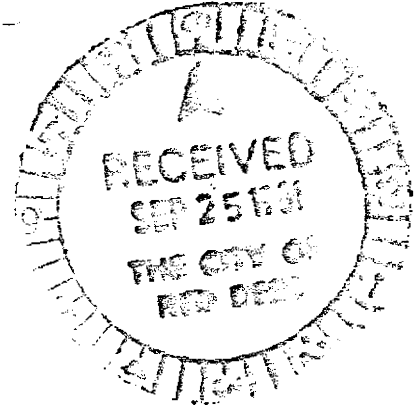
"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



Developers Ltd.  
Involving you...  
from the ground up.  
ICI DIVISION

CONFIDENTIAL



September 24, 1981

DELIVERED BY HAND

Office of the Mayor  
City of Red Deer  
City Hall  
Red Deer, Alberta

Attention: Mayor Bob McGhee

Dear Sir:

RE: Carma's Office Building Site  
51st Street and 49th Avenue  
Red Deer, Alberta

In light of our recent telephone conversation it seems appropriate to offer a brief comment on our progress to date with respect to Carma's proposed downtown office building in Red Deer.

After considerable work with our architects and consultants we have developed a practical floor layout and structural system utilizing much of the existing foundation work. It was felt that the parking entrance off 49th Avenue proposed by the former owners was not desirable and therefore effort was directed to achieving a rear laneway entry. We must thank Mr. Strader for his encouragement of this design alteration.

We are now preparing suitable leasing presentation material to solicit major tenant commitments. In view of current interest rates it is our intent to obtain tenant commitments for 20-30% of the building floor space prior to a construction start. This would appear to be possible over the next few months providing no new office projects are announced.

The vision of Carma Developers Ltd. is to create a prestigious office/retail landmark in Red Deer's downtown core which will contribute to the vitality of the central business district and serve as encouragement for further economic growth in this regard.

2 . . . .

Carma

Mayor Bob McGhee  
September 24, 1981  
Page 2

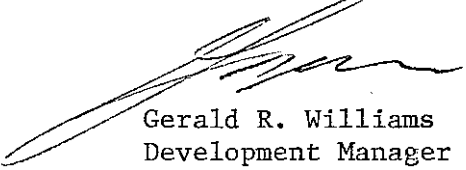
Upon request I would be most pleased to attend any future meetings to answer questions you or the council members might have on this development.

In conclusion, as mentioned on the telephone, our preference is to avoid media publicity on such developments until firm construction dates have been established. This may at times create the wrong impression that progress is not being made however as a policy we prefer directness rather than hypothesis.

I look forward to meeting you in the near future.

Yours very truly,

CARMA DEVELOPERS LTD.



Gerald R. Williams  
Development Manager  
Commercial & Shopping Centre Division

GRW/jd

COPY SENT TO  
COUNCIL  
CITY COM.  
BLOG INSPECTOR  
CITY ENG.  
D. ROOPE

SEPT 25/81

**NORTHWEST MOTORS (RED DEER) LTD.**  
**DODGE - CHRYSLER - DODGE TRUCKS**

NO. 4

3115 GAETZ AVENUE  
RED DEER, ALBERTA  
T4N 3X8

September 10, 1981.

Mr. Bob Stollings,  
City Clerk,  
City of Red Deer,  
48th Avenue & 50th Street,  
Red Deer, Alberta.

Dear Sir:

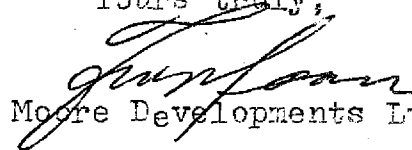
Please convey our request for rezoning to  
the proper committee:

We respectfully request that Lot K, Plan  
4213MC, formerly the Royal Canadian Legion  
property be rezoned from R-2 to C-4.

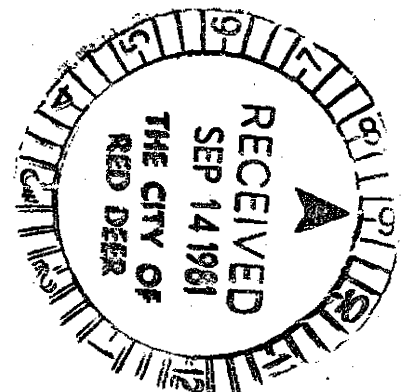
We would like to use the Legion property  
for new and used car - truck and recreation vehicle  
sales and service.

Thank you for your consideration.

Yours truly,

  
Moore Developments Ltd.

FWM:rm



## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

September 22, 1981

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

Dear Sir:

Re: Northwest Motors (Red Deer) Ltd.,  
Rezoning Request

The applicant is requesting land use amendment from R.2 (General Residential) to C-4 (Highway Commercial), to allow the Legion property site to be used for New and Used cars - trucks, and recreation vehicles Sales and Service.

Background

The existing Legion site is located at the south-east corner of 49th Avenue and 32nd Street. The site has an area of 0.35 hectares or 0.88 acre.

The existing building was originally built as a funeral home. The funeral home operation was not successful, and the Royal Canadian Legion took over the building and the site. The area East of the Legion was developed for housing and then Northwest Motors expanded to the east across 49th Avenue into Lot M. As I understand, the rezoning of Lot M to Highway Commercial, was on the assumption that eventually both sides of 49th Avenue would be developed for Highway Commercial uses.

In the new Land Use By-law, the highway designation for Lot M (Northwest Motors, South of the Legion) was removed and it was rezoned to R2 (General Residential). This was done on the basis that an isolated parcel for non residential uses should not be introduced into a residential area.

The Legion now had a new site, and Northwest Motors have indicated their intention to acquire the above mentioned site and use it as part of their operation.

pg. 2.

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNSFALL  
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 BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE  
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTHEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 8—IMPROVEMENT DISTRICT No. 10



pg. 2

The operation now carried out by Northwest Motors south of the Legion, is unsightly and very unsatisfactory. A large number of wrecked cars are parked together, with piles of used tires close to the east boundary of the site. If that is the type of operation proposed for the Legion site, we will surely be against the expansion of the use. If the expansion will result in clearing the area south of the Legion, of all wrecked cars and old tires, and generally improving the appearance of the site, then we will recommend approval, subject to the following conditions:

- 1) No access whatsoever to be permitted to 32nd Street.
- 2) The applicant should utilize the existing access to 49th Avenue, with no new vehicular access.
- 3) Both sites are to be paved with dust free hard surface.
- 4) No wrecked cars or tires to be stored on both sites. Both sites to be used only for parking of new or used cars.
- 5) A solid fence may be necessary between the site and the residential area to the east and south.

Yours truly,



D. Rouhi,  
SENIOR PLANNER  
CITY SECTION

DR/cc

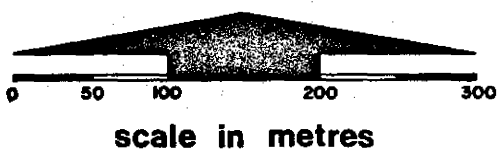
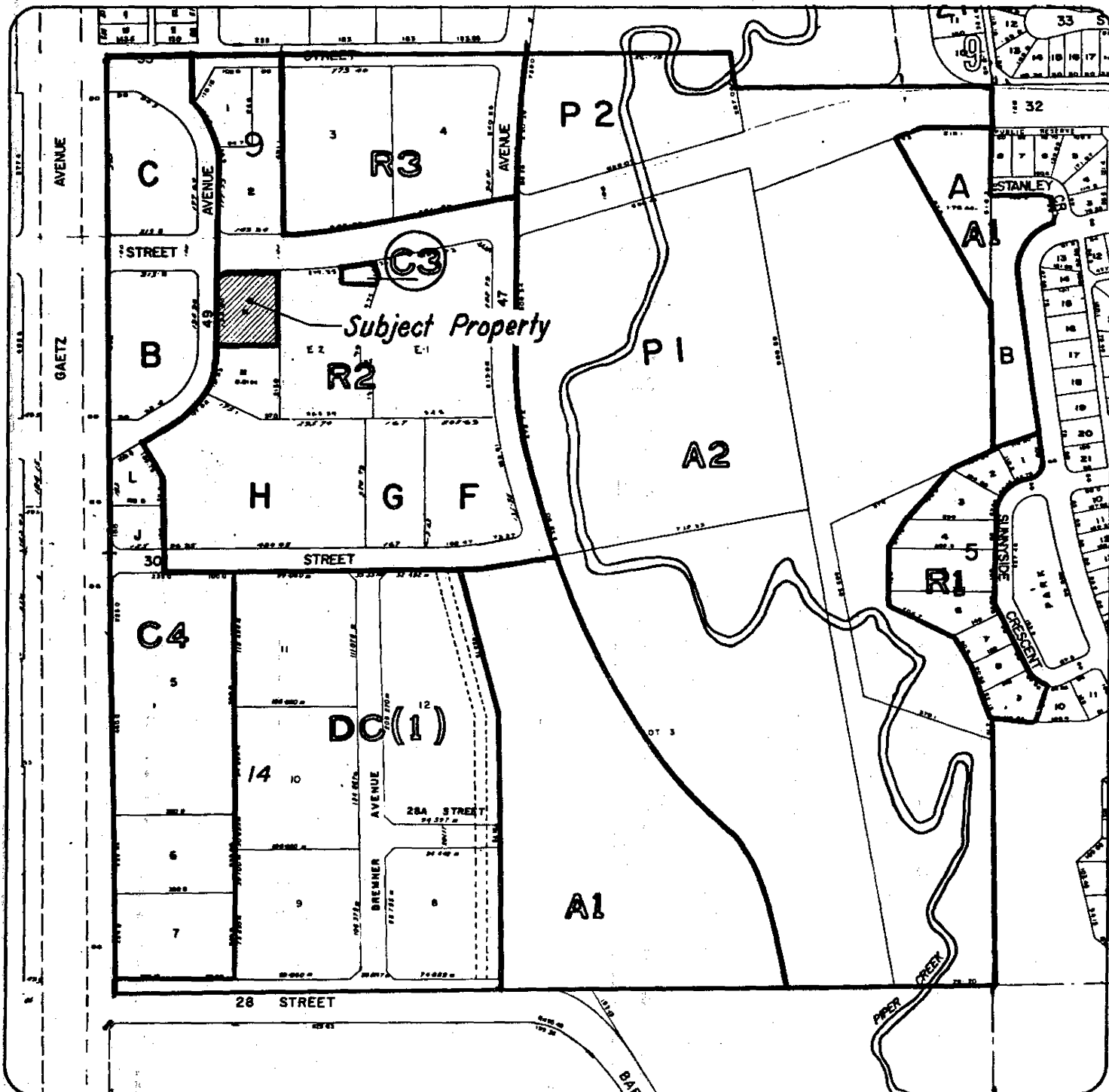
c.c. City Engineer  
City Assessor  
Development Officer  
Economic Development Director

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

**G6**

109.



### Revisions :

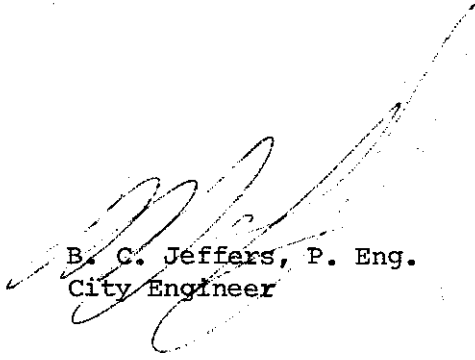
2672 / H - 80 (29/9/80)

September 17, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Northwest Motors Ltd. - Rezoning Request

This Department has no comment to the above rezoning request.

It should, however, be noted that the Engineering Department will strongly object to any increase to the number of access points that presently exist on the lot under consideration (Lot K, Plan 4213 M.C.). We would be strongly opposed to any access to 32 Street from this lot. Possible re-arrangement of access points would have to be considered when a more detailed layout plan is available.



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

/CYL/emg

cc - RDRPC  
cc - Economic Development Director  
cc - City Assessor  
cc - Development Officer

September 17, 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER

RE: NORTHWEST MOTORS (RED DEER) LTD.

Rezoning Request

3119 - 49 Avenue ( LOT K, PLAN 4213 M.C.)

In response to your memo in respect to the rezoning request for the above referenced property, we have the following comments for Councils consideration.

The applicants request for rezoning the referenced property from an R2 District is in order to operate a "Sales and Service" business in connection with new and used cars, trucks, and recreational vehicles, which is a "Discretionary" use within a C-4 Commercial District, subject to Municipal Planning Commission approval.

Areas of concern to this proposal would be the close proximity of the row-housing residential complex, immediately adjacent to the subject site. Consideration should be given to these existing residences as to open storage, noise pollution etc., for at this time complaints are being received as to the messy condition created by this type of operation, already existing on an adjacent site, to the south.

We would recommend this application be denied. In the event Council approve the re-zoning proposal we request that direction be given as to the treatment of the site for screening, open storage etc., for the Municipal Planning Commissions consideration.



*for* R. Strader  
Development Officer

September 15, 1981

TO: BOB STOLLINGS, CITY CLERK

FROM: A. SCOTT, ECONOMIC DEVELOPMENT DIRECTOR

RE: NORTHWEST MOTORS (RED DEER) LTD. - REQUEST FOR REZONING  
ROYAL CANADIAN LEGION SITE

The site in question is located immediately east of the existing Northwest Motors facility, and directly north of their car storage compound. The properties are bordered on the east and south by a high density multiple family development.

Certainly Northwest Motors would appear to have outgrown their existing location, and additional lands are required. The alternatives would appear to be a complete re-location of the facility, or an expansion onto the property in question.

I would support the request for a rezoning, subject to two conditions:

- 1) The existing automobile storage compound should be cleaned up substantially.
- 2) An adequate method of screening between the property in question, along with the present storage compound, and the adjacent residential areas, to be constructed.

Respectfully submitted,

  
 ALAN SCOTT, Director  
 Economic Development

AVS/gr

Commissioners' Comments

*We concur with the comments of the Economic Development Officer and the Planner. The site immediately south is owned by the applicant and therefore, we would suggest the two sites be consolidated. All accesses to 49 Avenue must receive approval from the Engineering Dept.*

"R.J. MCGHEE"  
 Mayor

"M.C. DAY"  
 City Commissioner

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

NO. 5

September 15, 1981

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

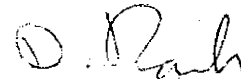
Dear Sir:

Re: Disposition of Public Reserve  
Lot R-4, Plan 782-1439,  
S.E. 1/4 32-38-22-4

The City Council approved the idea of land exchange between the City of Red Deer and Celebrity Investments. This would require disposition of existing reserve known as lot R-4 and consolidation of lot R-4 with the remaining area as one parcel.

City Council approval of the disposition of reserves, under Section 111 of the Planning Act is necessary to proceed with the land exchange.

Yours truly,



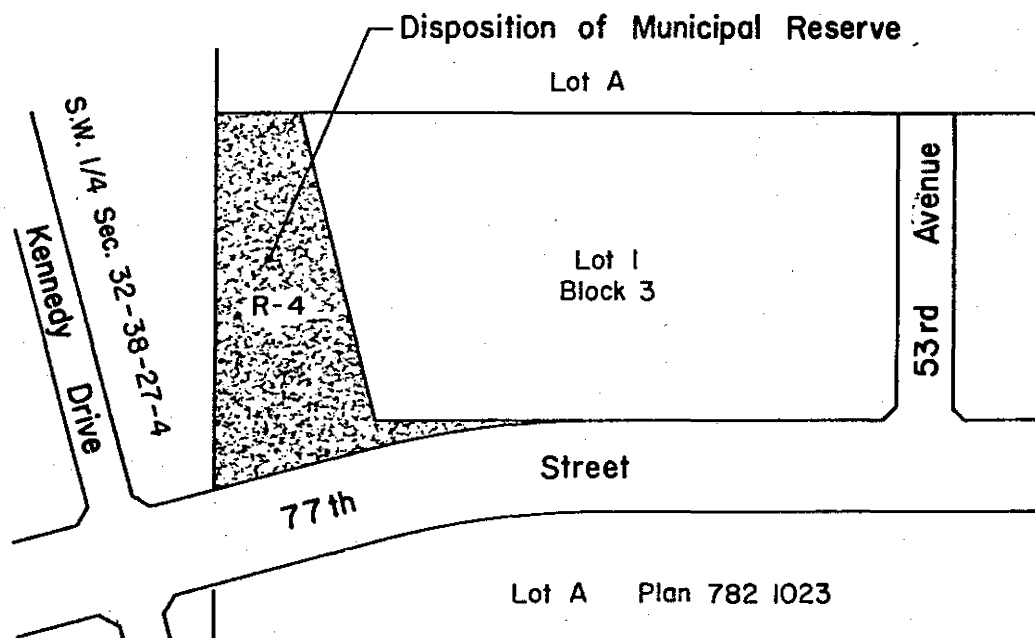
D. Rouhi, MCIP  
SENIOR PLANNER  
CITY SECTION

DR/cc

c.c. City Engineer  
City Assessor

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF 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 BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—IMPROVEMENT DISTRICT No. 10



Prepared by : Red Deer Regional Planning Commission  
 Scale : 1: 5000  
 September 11, 1981

175.

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA, T4N 5Y5.

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

September 14, 1981.

NO. 6

To: City and County Commissioners,  
Town Managers and Secretary-  
Treasurers of Municipalities  
located within the area of the  
Red Deer Regional Planning Commission

Dear Sir or Madam:

On May 19, 1981 the Chairman of the Commission wrote to all municipalities located within the area of the Commission requesting your financial support to our building program as outlined in his letter.

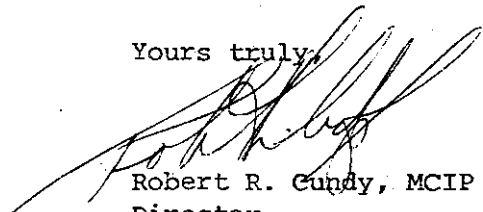
Enclosed is a sheet showing the amounts involved or needed, together with the action taken by the municipalities on the Chairman's request under the headings, "Approved, (letter or telephone reply), refused, (or other suggestions), and no reply".

As you can see the result of the Chairman's request has been very positive and we are sending a copy of this letter to you for your information, together with the request that for those municipalities who have not replied to our request, we would appreciate hearing from you, as soon as possible.

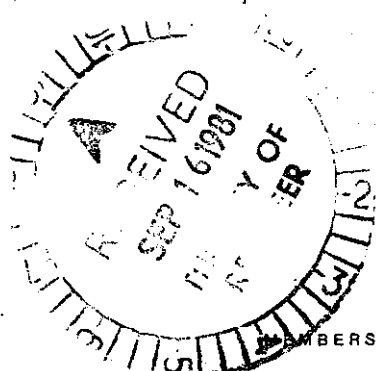
Naturally, we would appreciate those municipalities who have turned away our request, if they would reconsider their position in light of the information presented by the Chairman in his letter of May 21, 1981 and the positive results obtained to our request for funds.

Our building program has been approved by the Minister of Municipal Affairs and funding has been arranged which should allow us to proceed.

Yours truly,

  
Robert R. Cundy, MCIP  
Director

RRC/t  
Encl.



MEMBERS OF COMMISSION

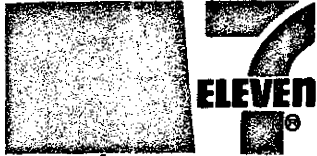
CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIOSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTNER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF AUX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE  
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SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTNER No. 6—IMPROVEMENT DISTRICT No. 10



Possible charges to Member Municipalities  
to cover the extra initial charges for the  
Commission to construct office facilities and  
off-street parking to accommodate its needs

226.

	Amount Needed \$47,000	Approved L... T.	Refused	No Reply
City of Red Deer	12,082	x		
County of Stettler	2,149	x		
County of Lacombe	4,885	x		
County of Mountain View	4,418		x	
County of Paintearth	2,570	x		
County of Red Deer	4,473	x		
Improvement District No. 10	5,368		x	
Town of Blackfalds	225		x	
Town of Carstairs	316	x		
Town of Castor	197	x		
Town of Coronation	209	x		
Town of Didsbury	649	x		
Town of Eckville	145			x
Town of Innisfail	1,498		x	
Town of Lacombe	1,379		x	
Town of Olds	1,396	x		
Town of Penhold	233	x		
Town of Rocky Mountain House	963	x		
Town of Stettler	1,228	x		
Town of Sundre	340	x		
Town of Sylvan Lake	989			x
Village of Alix	124			x
Village of Bentley	156	x		
Village of Big Valley	39			x
Village of Botha	24			x
Village of Bowden	208	x		
Village of Caroline	80		x	
Village of Clive	55			x
Village of Cremona	68			x
Village of Delburne	81	x		
Village of Donalda	29			x
Village of Elnora	38	x		
Village of Gadsby	7	x		
Village of Halkirk	16			x
Village of Mirror	87	x		
Summer Village of Birchcliff	74		x	
Summer Village of Gull Lake	61	x		
Summer Village of Half Moon Bay	27		x	
Summer Village of Norglenwold	62		x	
Summer Village of Rochon Sands	27			x
Summer Village of White Sands	25			x
TOTAL	<u>\$47,000</u>	38,164	7,295	1,54



7-ELEVEN FOOD STORES - WEST ZONE / 6025 - 6TH STREET S.E., CALGARY, ALBERTA T2H 1L8 (403) 253-1408

September 15, 1981

"HAND DELIVERED"

City of Red Deer  
Box 5008  
City Hall  
Red Deer, Alberta

Attention: Mr. R. Stollings  
City Clerk

Dear Sir;

RE: S.E. corner 55 Ave. @ 43 St.  
Municipal Address - 5431 - 43 St.  
Legal Description:  
Lot 1B  
Plan 1396 MC  
Red Deer

CITY OF  
RED DEER

81 SEP 16 AM 1:47

RECEIVED

Further to our recent discussion at your office, I am forwarding this letter in accordance with your instructions, as an application to have the zoning changed on the captioned property. Some time ago there was a Texaco Service Station on the property but due to a fire in the premises it has been vacated for some time. During this time, the new zoning by-law was introduced in Red Deer and because of the general area around the site and due to its vacancy, the zoning was changed from C-5 to I-1.

Our intention for the property is to construct a new 2453 square foot (61'4" x 40') 7-Eleven Food Store, with a full canopied, dual island self-serve gas bar attached. The self-serve consul would be situated at the sales counted inside the store and be operated by our sales staff. To accomplish this objective, we have been advised to pursue the C-3 zoning category.

The property in question measures 150' along 55 Avenue with 125' of depth which makes it more than adequate in size for this type of development, and the approval for the zoning change would result in a very attractive commercial establishment being constructed, where presently exists an eye-sore.

I understand that this proposal will be placed in front of the Red Deer City Council on September 28, and I would appreciate receiving your confirmation in this regard since I anticipate attending, should any further



DIVISION OF  
THE SOUTHLAND  
CORPORATION (CANADA) LTD.

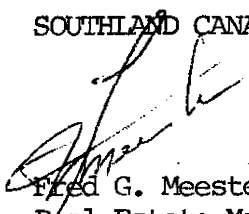
Con't.

118.

information be required.

Thank you for your cooperation in this matter, and I will look forward to hearing from you in this regard.

SOUTHLAND CANADA, INC.



Fred G. Meester  
Real Estate Manager  
Alberta Zone

FGM/st

cc. R. Storms  
M. Sugden  
D. Hogan

119.

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

**DIRECTOR:**

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

September 22, 1981

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

Dear Sir:

Re: Redesignation - 7-Eleven Stores  
Lot 1B, Plan 1396 MC  
5431 - 43rd Street

We have received your correspondence and the accompanying request to redesignate the above property in order to accommodate a 7-11 Store and self serve gas bar.

These uses can be classified as a convenience service to the surrounding industrial and residential area. As such, they can be accommodated by using the C.3 Commercial (Local Convenience) District.

A C.3 district at this location is not inconsistent with the General Municipal Plan policies regarding commercial development.

Since all uses in the C.3 district are discretionary, the development will still be subject to the approval of the Municipal Planning Commission.

We recommend that the request be granted.

Yours truly,



Monte Christensen  
ASSOCIATE PLANNER  
CITY SECTION

MC/cc

**MEMBERS OF COMMISSION**

CITY OF RED DEER—TOWN OF BLACKFALDS—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 BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
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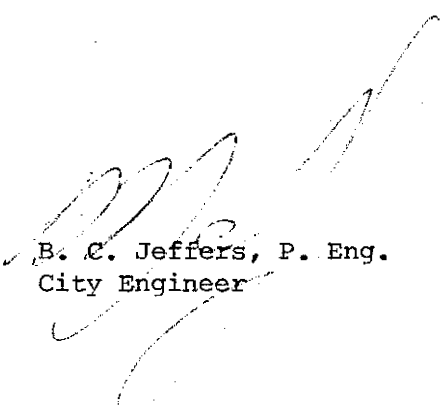
September 21, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Rezoning Request  
-----  
7 Eleven Food Store

The Engineering Department has no comments respecting the requested rezoning.

With respect to the use proposed we would not object. We would, however, wish to see the present access to the site in question altered.

At present there are two (2) accesses off of 43 Street and two (2) off of 55 Avenue. One (1) access on each thoroughfare is too close to the corner and these should be eliminated. The existing curb and gutter in this area is in poor shape. Where new curb and gutter is constructed we would wish to see one (1) access (all turns) on each thoroughfare away from the corner.

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

BCJ/emg  
cc - RDRPC  
cc - Development Officer  
cc - City Assessor

September 21, 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER

RE: REZONING REQUEST - 7-ELEVEN FOOD STORES  
Lot 1B, Plan 1396 MC (5431 - 43 Street

This department would have no objections to the above referenced property being re-zoned from I-1 to C-3. Our comments are restricted due to no details of the proposed development being submitted.



Ryan Strader  
 Development Officer

RS/lrs

Commissioners' Comments

*We believe to service the West Park area for this type of facility sufficient land has been set aside in the West Park Shopping Centre. We cannot support any additional areas being designated for this purpose and therefore would recommend the application be denied.*

"R.J. MCGHEE"  
 Mayor

"M.C. DAY"  
 City Commissioner

# Red Deer Public Library

222.

MacDonald Coleman, B.A., B.Ed., B.L.S., Director  
Paula Lefavre, B.A., M.L.S., Reference Librarian  
April Covey, B.A., M.L.S., Program Librarian

4818 - 49 Street  
RED DEER, Alberta, Canada T4N 1T8  
Phone (403) 346-4615  
Telex 03-83106

NO. 8

September 15, 1981.

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

Ladies and Gentlemen:

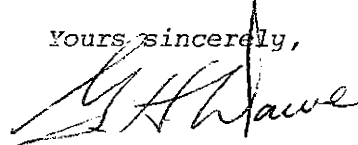
The Board of the Red Deer Public Library understands that there has been some discussion by Council of the future of the Fire Hall at 48 Avenue and 49 Street, if the Fire Department should vacate it in favor of a building elsewhere.

Because of the present Fire Hall's close proximity to the Centennial Library Building and the probable need sometime in the future for greater public-library space to meet the central needs for library service in a rapidly expanding City.

The Library Board should greatly appreciate notification of any definite plans to move the Fire Department elsewhere and the Library Board should like very much to be considered and to be involved in discussion of the disposal of the present building and/or site if and when the Fire Department vacates the building.

Thank you for your consideration of the Library Board's interest in this matter.

Yours sincerely,



G.H. Dawe,  
Secretary-Treasurer

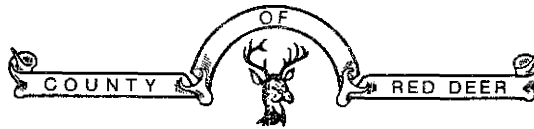
## Commissioners' Comments

We do not believe Council should make any commitment to the Library Board at this time as we do not know how long this site may be required for a fire station. Furthermore, the City Hall cannot be expanded further in height and therefore the fire hall site may be required for municipal purposes at some future date which conceivably could include facilities for a library within a municipal structure. We recommend the Library Board letter be acknowledged and the Board be advised of the above possibility.

Under no circumstances would we recommend sale of the fire hall site to a private developer or organization.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



123.

NO. 9

No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

RED DEER, ALBERTA T4N 5H3

September 21, 1981

Mr. D.J. Wilson, City Assessor,  
City of Red Deer,  
4914 - 48th Avenue,  
Red Deer, Alberta

Dear Sir:

Re: Lot 1, Block 9, Plan 708 M.C.

Your letter of August 26, 1981 indicating that the value on the above property has been appraised at \$99,450.00 was presented to County Council at its meeting held on September 15, 1981.

Please be advised that County Council has, by resolution, approved the purchase of this property at the appraised value.

Due to the financing arrangements Council wishes to use to purchase the property, they have indicated that they would prefer not to have this Lot consolidated with Lot 2, presently owned by the County.

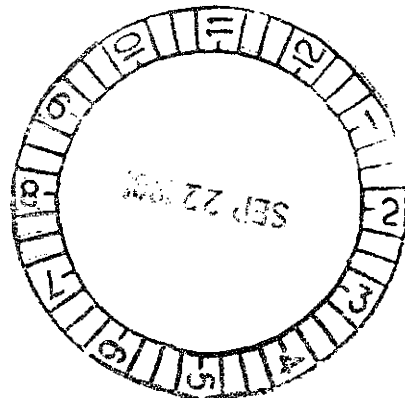
Please contact us if any further information is required relative to the sale of the property to the County.

Yours truly,

COUNTY OF RED DEER NO. 23

R.J. Stonehouse  
County Commissioner

/99





1981 09 22

TO: City Council  
FROM: City Assessor

RE: Lot 1, Block 9, Plan 708 MC

Further to City Council's resolution of August 4, 1981, pertaining to the sale of a small site located immediately north of the County of Red Deer office, may we advise that the County is agreeable to the purchase of the property for our inhouse appraisal value of \$99,450.00.

In discussion with Mr. R. J. Stonehouse, County Commissioner, I recommended that this site be consolidated with their existing lot. The County, after due consideration, wishes us to waive this provision.

I have no objections to the sale of the lot as requested and would ask City Council's confirmation to the sale and price.



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

Commissioners' Comments

*We would concur with the recommendations of the City Assessor provided that some assurance is received that the site in question will be used for County purposes only.*

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

Plan  
596 E.U.

GAETZ (50<sup>TH</sup>) AVENUE

I, Charles Henry Small of the City of Red Deer, A. 175 Land Surveyor,  
make oath and say: That the survey represented by this plan has  
been made by me in accordance with the provisions of the Alberta  
Surveys Act. That this survey was performed on April 23rd AD  
1960 and that this plan is correct and true and is  
prepared in accordance with the provisions of the Land  
Titles Act.

Sworn before me at the City of Red Deer in the  
Province of Alberta, this 12 day of May 1960.

*Ed Murray*

A Commissioner in and for the Province of Alberta

Harman van Sijfers Bower

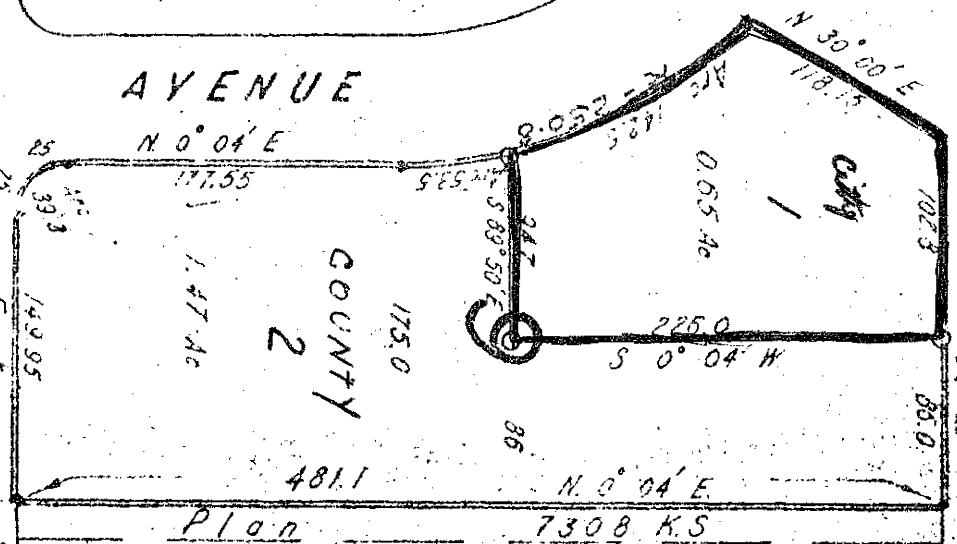
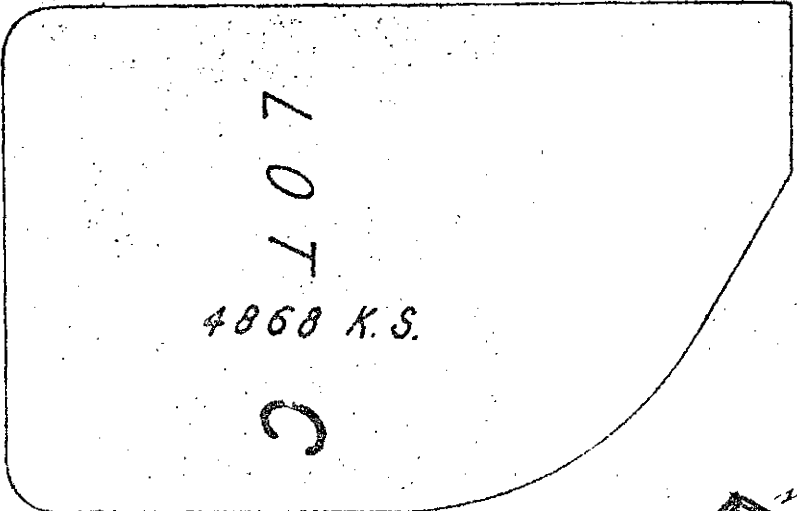
*C.H. Small*

A.L.S.

8	7	13
9	Plan	12
10	3935 H.W.	11

49<sup>TH</sup> AVE.

Plan	8
6637 H.W.	
LOT 3	



32<sup>ND</sup> STREET

STREET

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

NO. 70

September 14, 1981

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

Dear Sir:

Re: Deer Park Subdivision Design  
N.E.  $\frac{1}{4}$  11-38-27-4

I am enclosing herewith a tentative plan of subdivision for the approval of City Council.

The area is located south of 39th Street and East of 30th Avenue. The plan provides for a K-9 Separate School site, plus a portion (about a quarter) of a Senior high school site. The two schools are linked together and form part of a linear park concept planned for the East Hill area of the City.

As part of the plan, a shopping centre site of about 3.25 hectares (8.03 acres) is being provided. This shopping centre can be enlarged to a total area of 6 hectares (14.83 acres) if necessary. A church site is being tentatively planned for the north-west part of the school. If the church site should not be required, then the site could be used for senior citizens housing, day care centre or other type of housing.

There is a possibility that the south-east corner of this subdivision could be used as a lake forming part of surface drainage system. A further engineering study will be undertaken by the City Engineering Dept. to study the feasibility of such a project. Either way, the plan is designed to be flexible and could proceed with or without the lake.

The following table indicates the type of housing planned and the approximate number of lots.

DESIGN WITH THE LAKE

Type of Housing	Frontage Metre	Average Lot Fr'tg. M	No. of Units	Persons per Unit	Population
Single	6247	16.5	378	3.4	1285
Semi-detached	349	9.5	36	3.3	118
Fourplex	405	19.5	80	3.0	240
Multiple family	-	5.05 ha.	252	3.0	756
	7001	-	746	-	2399

CITY OF RED DEER—TOWN OF BLACKFALDS—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 BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE  
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 8—IMPROVEMENT DISTRICT No. 10

DESIGN WITHOUT LAKE

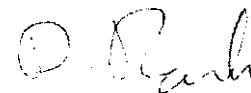
Type of Housing	Frontage Metre	Average Lot Fr'tg. M	No. of Units	Persons per Unit	Population
Single	7027	16.5	426	3.4	1448
Semi-detached	349	9.5	36	3.3	118
Fourplex	405	19.5	80	3.0	240
Multiple family	-	5.05 ha.	252	3.0	756
	7781	-	794		2562

The above calculations give some indication of the type of housing and the approximate number of lots planned for the area. The actual number of lots will depend on the final survey plan and possible changes such as provision of lake, etc.

The development of this area is expected to start when about 75% of the Rosedale subdivision is complete. This could happen late in 1982, and more realistically in 1983.

City Council approval of this plan is necessary in order to proceed with the survey plan.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY SECTION

DR/cc

- c.c. - City Engineer  
- City Assessor  
- E.L & P.

Commissioners' Comments

*We recommend Council approve the attached plan with the exception of the proposed lake area. Elsewhere on this agenda is a request to hire a consultant to study the S.E. storm drainage basin and if approved such study will include an evaluation of storm retention/detention ponds.*

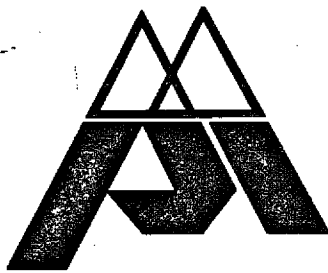
*With the completion of this study a further report will be brought back to Council regarding the S.E. corner of this 1/4 section.*

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner



# PARKLAND MALL

81 SEP 21 11:45

ADMINISTRATION OFFICE  
PARKLAND MALL  
4747 - 67TH STREET  
RED DEER, ALBERTA, CANADA  
T4N 6H3  
PHONE: (403) 343-8997

128.

NO. 11

CITY OF  
RED DEER

September 18, 1981

Mr. Bob Stallings,  
City Clerk,  
City of Red Deer,  
City Hall,  
Red Deer,  
ALBERTA.

Dear Mr. Stallings,

RE: PARKLAND MALL - BUS ROUTE & BUS STOP

Please find enclosed a site plan indicating a proposed bus route and bus stop on Parkland Mall property that we respectfully request Council to give consideration to, in order that Parkland Mall and the Parkland Mall Merchants Association can provide a service to its customers and citizens of Red Deer which they are requesting.

The proposal would allow for the City Transit buses to enter Parkland Mall property from the north west entrance, proceeding directly down to the entrance to Woolco. At that point we would remove a portion of the dividing curb between the entrance and exit lane to enable the bus to make an uninhibited left turn. On either side of the Woolco entrance we would provide a "Yield to Bus" sign for vehicles proceeding north, and the same type of sign for the vehicles proceeding south. We would also curb two exit and entrance lanes, which would eliminate vehicle stoppage in the immediate vicinity. We would provide a bus stop immediately north of the Woolco entrance, and designate it a "Bus Stop Area Only".

We will remove five parking stalls, running north and south, that now exist at the easterly portion of three parking stall areas, which would allow the extra wide lane between the Woolco side walk and the parking in that area. We would, in effect, create two-way traffic for vehicles entering and exiting from Parkland Mall property, plus the creation of a "Bus Lane Only" which would be curbed, with proper signage, to prevent other vehicle traffic from utilizing this lane. The bus would then be able to travel from the entrance of Woolco to a bus stop uninhibited, pick-up and drop-off, and proceed out of the north west Mall exit, make a right-hand turn and proceed to the entrance to the Pines.

/continued...

City of Red Deer

Page two

This would also then eliminate the existing bus pick-up and drop-off point immediately north of Woolco Auto Centre.

The above proposal should eliminate concerns from the Transit Department, and with a separate lane for buses only, ensure the restricted movement of the bus on Parkland Mall property, and also provide a solution, and satisfy the many many requests we have had from customers and staff at Parkland Mall.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Gary Seher', with a horizontal line extending to the right.

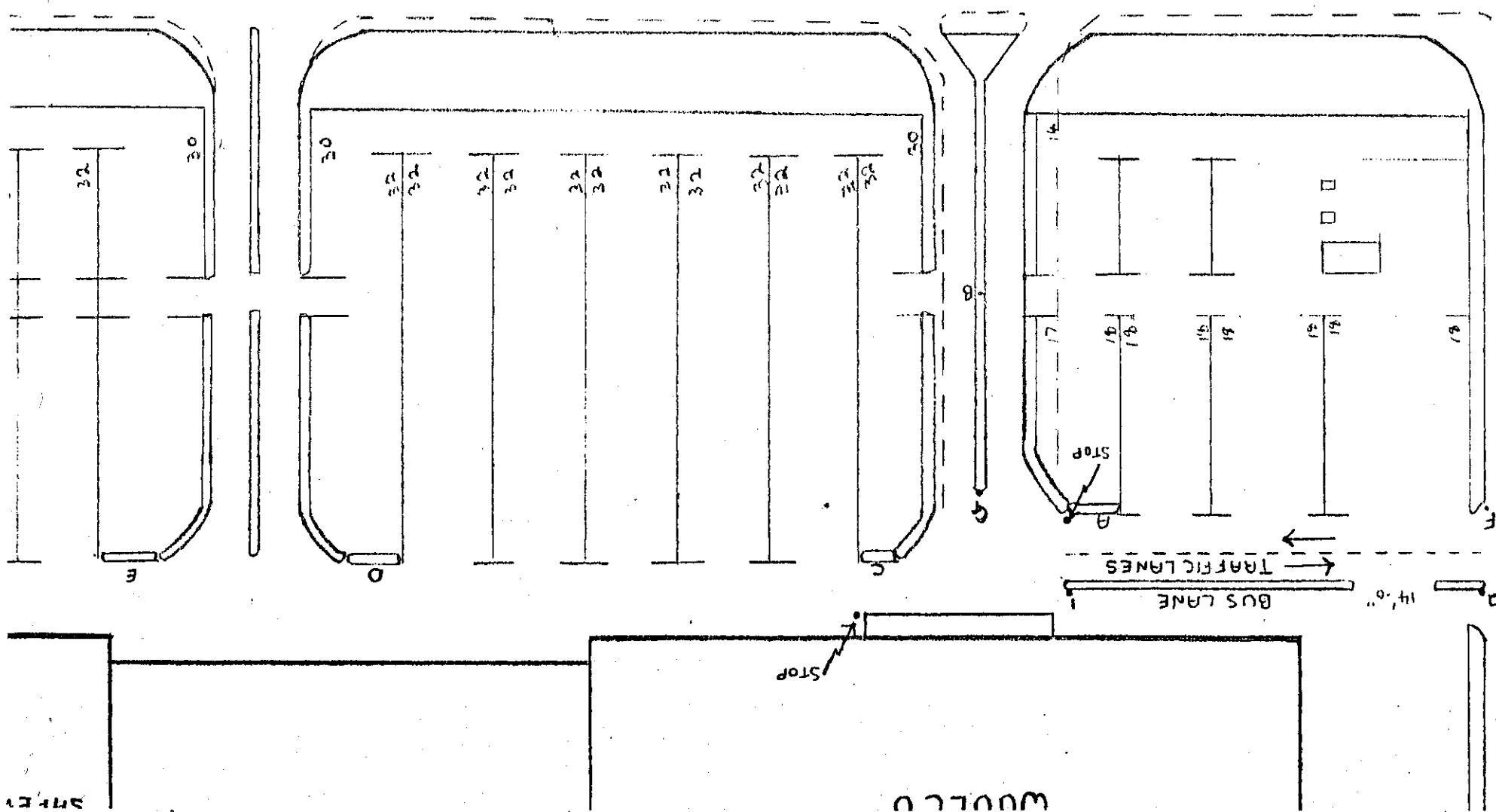
Gary Seher  
Manager  
PARKLAND MALL

SUGGESTED DIMENSIONS:  
- BUS LANE 16' - 0"  
- TRAFFIC LANES 12' - 0" each

PRINCIPAL AND ALL TRAFFIC  
GOING TO REVELATIONS (FOR BUS ROUTE)  
LIMB  
REVELATIONS IS DIRECTED BY MONITORING-DECE

230.

GAETZ AVE



September 23, 1981

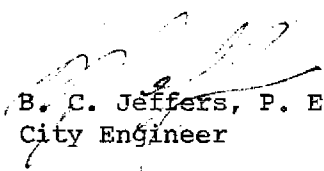
TO: City Clerk

FROM: City Engineer

RE: Parkland Mall - Bus Route and Bus Stop

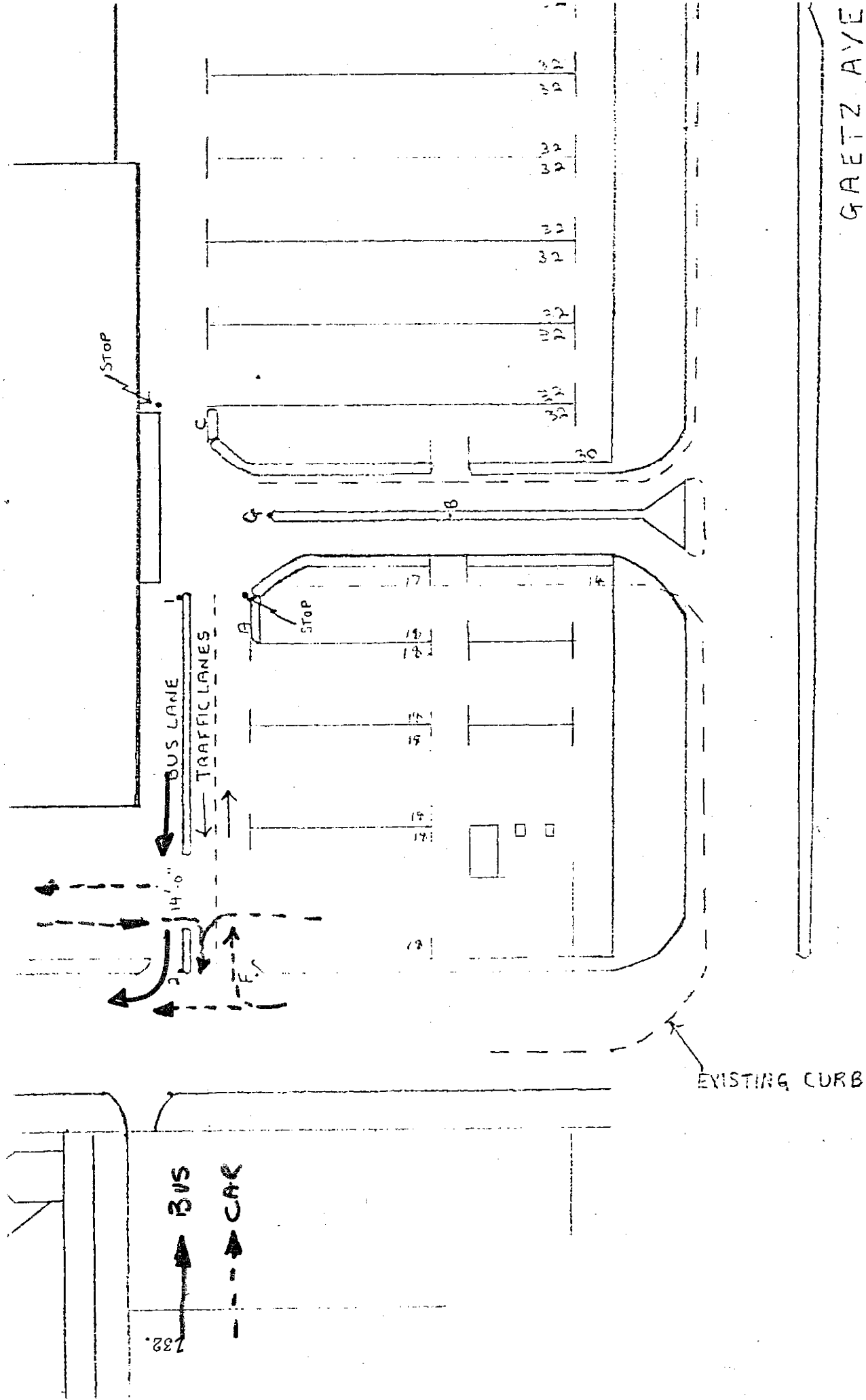
The Engineering Department has no comments regarding the movement of buses within the mall property; such comments would be better left to the Transit Superintendent.

We do recognize potential vehicle conflict at the north side where buses and cars may be attempting conflicting movements simultaneously (see attached diagram).

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

BCJ/emg  
attach





SUGGESTED DIMENSIONING:  
 - BUS LANE 16'-0"  
 - TRAFFIC LANES 12'-0" each

NOTE:  
 POINTS F&G: CURBS CUT BACK 10 FT.  
 POINTS A,B,C,D,E: CURB ADDITIONS  
 POINTS I&J: "HOUSE ENDS" 5' x 10'

# THE CITY OF RED DEER

133.



RED DEER, ALBERTA  
T4N 3T4

September 23, 1981

TO: CITY CLERK

FROM: TRANSIT SUPERINTENDENT

Re: Parkland Mall - Bus Route & Bus Stop

The Transit view point of routing our buses into the Parkland Mall has not changed since nearly the same proposal went to City Council May 25, 1981.

Since the change in the transit routing in August of this year, the route time has become more of a concern at the operational level than ever before. A minute or two would have to be cut elsewhere.

One of the Transit Department's concerns is should Council direct us to enter one mall parking lot; other malls may demand the same level of service. This would lead farther and farther away from the direct in and out service proposed to Council in the Transportation Study.

It is not the recommendation of the Transit Department that buses enter private property on a regular scheduled route.

DON PROUDLER  
Transit Superintendent

/cc



ASSOCIATED ENGINEERING SERVICES LTD

Thirty-Five Years Of Engineering Excellence

204 SKINNER CENTRE, 4711 - 51 AVENUE, RED DEER, ALBERTA, T4N 6H8  
TEL: (403) 343-8343

May 14, 1981

File: EP97

City of Red Deer  
City Hall  
Red Deer, Alberta  
T4N 3T4

Attention: Mr. D. Proudler,  
Transit Superintendent

Dear Sir:

Re: Transit Bus Access into Shopping Centre Parking Lots

This letter is to re-affirm our recommendations as discussed at the Transit Review Committee meeting held on April 30, 1981 at City Hall.

It is strongly recommended that buses refrain from entering shopping centre parking lots such as found at Parkland Mall for the following reasons:

- 1) Very high pedestrian/bus conflicts occur in the general parking lot area. Pedestrians usually do not have structured walkways to follow, but rather enter and exit the parking area in all directions. Pedestrian accidents would increase dramatically in these parking lots.
- 2) Very high car/bus conflicts occur in the parking lot areas. The highly concentrated volume of traffic in these parking lots often trying to find parking as well as exiting causes erratic vehicular movements in all directions. Motor vehicle/bus accidents would also increase dramatically.

...2

## ASSOCIATED ENGINEERING SERVICES LTD

May 14, 1981

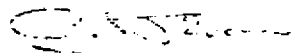
Mr. D. Proudler

-2-

- 3) The traffic flow both in and out of a parking lot is notoriously slow, with people waiting in their cars in the main traffic stream to spot available parking stalls. Turning and parking movements are often difficult for cars, as lots are rarely designed and operated for driver comfort, but more for capacity of vehicles. Bus schedules would be significantly jeopardized with parking lot traffic conflicts. Even lane use restricted to buses only within parking lots are often abused, thereby causing service interruption.
- 4) Shopping Malls inherently involve large walking distances between anchor stores such as Sears and Safeway or Woodward's and Eatons. Placement of the bus service within the parking lot at one end of the mall would not alleviate walking distance problems.
- 5) The geometrics of turning a bus on lanes within the parking lot are not usually suited to the large turning radius (12m or 40 ft.) required.
- 6) Experience at other shopping malls indicates that transit buses should not travel into shopping centre parking lots due to inherent conflicts and high accident ratings. One of the very few successful designs, has been to have an exclusive transit entrance together with a cul-de-sac type turnaround and exclusive exit. The cul-de-sac lanes are fenced to minimize pedestrian conflicts with this type of design.

Trusting that these comments assist you in your determination of transit bus travel into shopping centre parking lots.

Yours very truly,



G. A. Evans, P. Eng.  
Manager, Red Deer Office

GAE/lm

September 24, 1981

136.

TO: COUNCIL

FROM: CITY COMMISSIONER

The application by the Parkland Mall to have the Transit buses enter the Mall, is similar to their application dated May 11th, 1981, except that the proposal now contains a bus lane designated for the exclusive use of buses for a portion of the travel distance through the property; as shown on the attached plan.

The former application was not approved by Council for a number of reasons. Attached to this Agenda are some of the comments prepared for Council's consideration at that time. Of particular interest is the letter from Associated Engineering. Careful consideration of this letter will indicate that the proposed bus lane will solve very few of the problems we have encountered in the Mall. Our high accident statistics experienced in the Mall were almost all in areas where there were vehicle/bus conflicts. These two main areas, where the bus turns north from the entrance lane into the bus lane, and where the bus crosses the east/west vehicle lane providing access to the north of the Woolco Store, both remain.

When buses were first withdrawn from the Parkland Mall in early 1980, the solution proposed by Parkland Mall in this application was considered and rejected, because of the two conflict points just mentioned and the delays involved in the bus gaining access to 67th Street. Since the provision of the high speed turn off from Gaetz Avenue to 67th Street, the bus can no longer rely on a natural break in the traffic on 67th Street when the traffic lights are red. Traffic now flows from Gaetz Avenue onto 67th Street in a more continuous pattern, thereby causing much more significant delays in allowing the bus to egress from the Mall. At that time, it was agreed with the Parkland Mall that if the buses were to re-enter the Mall property the only feasible way was at the Pamely Avenue entrance, with the bus parking relatively close to the Sears Store, and egressing from the property directly onto Pamely Avenue where there is very little traffic conflict on 67th Street at present, and where there would be traffic lights in the future.

Since this former application a number of things have changed, most of which have been documented in the recent Transit Study.

First, we now have a reasonably accurate assessment of the number of people using the Transit System for shopping purposes. In general, only 14% of the users are on shopping trips and in particular, of 2,567 questionnaires issued, 2,077 were received with information regarding trips to and from work and/or for shopping purposes. Of this 2,077, in Zone 24, which is the area containing Parkland Mall, only 69 people, or 3.3% were travelling to this zone for shopping purposes, and only 61 people, or 2.9%, were travelling to or from work.

In accepting the recommendations of the Transit Study, Council accepted a change in the basic concept of operation of the Transit System. This concept was the provision of a much faster level of service at the expense of a somewhat

longer walking distance to access the bus. Council established for such walking distance 450 meters as a reasonable maximum, recognizing that in some 5 - 10% of the City this was not possible to achieve. In the case of Parkland Mall, the current walking distance is approximately 50 meters. The other aspect of this concept is the fast travel time, and the transfer point downtown. Currently, the Gaetz Avenue bus route is the one with the least amount of excess time, and any additional time built into this route could mean a loss of schedule and the consequent missing of connections at the transfer point. Transit is not able to accurately time this proposed change without the existence of the bus lane, but estimates an addition of at least 1½ to 2 minutes. On a route that is already tight, such an addition is significant.

Finally, of concern to the Transit System is the question of precedent. In the past, we have had requests for Transit buses to either enter or pass close by other shopping centres. If a request to enter one shopping centre is approved, it would make it difficult to refuse similar requests from others such as: the Village Shopping Centre, McLeods, the Plaza Shopping Centre, Bower Place etc. To enter such properties, is not, I believe, in keeping with Council's concept of the revised Transit System, and would in the long run, detract from the fast level of service currently offered, and seemingly well accepted by the public.

In view of the relatively small number of people affected and the relatively small walking distance involved, together with the other reasons cited above, I strongly recommend that Council deny this application.

H. MICHAEL C. DAY  
City Commissioner

NOTICES OF MOTION

138.

NO. 1

September 22, 1981.

TO: Council

FROM: City Clerk

RE: NOTICE OF MOTION

The following notice of motion has been submitted by Alderman Pimm, seconded by Alderman Webb.

"WHEREAS the City of Red Deer is desirous of operating the municipal landfill site in a safe and efficient manner, and

WHEREAS certain chemical wastes present a potential health hazard, and

WHEREAS the possibility exists that liquid wastes may travel beyond the confines of the waste disposal area by way of the ground water system,

THEREFORE BE IT RESOLVED that the Garbage Bylaw be amended to incorporate the following provisions:

1. The City of Red Deer develop a schedule of products for which regular disposal methods would be deemed unacceptable.
2. Secure storage be provided for the products referred to in Item 1 above.
3. The City of Red Deer investigate alternative methods of monitoring the components of liquid wastes.
4. The City of Red Deer institute a system of reporting and recording all liquid wastes disposed of at the municipal landfill site."

"R. Stollings"  
City Clerk

RS/ds

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

1. Bylaw 2085 as amended, is further amended by deleting therefrom Schedule A/81 and by substituting therefore Schedule A/81-2 attached hereto.
2. This Bylaw shall come into force on the third reading thereof and Schedule A/81-2 shall be effective for all utility billings mailed by the City of Red Deer after October 3, 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of  
A.D., 1981.



ELECTRIC LIGHT & POWER RATESGENERAL

KVA of Demand will be the highest demand recorded for any 15 minute period in any one month and will be used to calculate the demand portion of the billing in subsequent months until a higher demand is recorded.

The demand will be re-established if after twelve consecutive months the monthly demand readings remain less than the previously established maximum demand.

The KVA of Demand will be re-established on such shorter periods of time as designated by the Electric Light and Power Superintendent for the individual customer as warranted by that customer's changing load characteristics. In the event that the customer disagrees with the re-established demand, the dispute shall be referred to the Council of the City of Red Deer whose decision shall be final and conclusive.

Provincial Utility Discount is applied to all billings at the current rate based on the dollar total of the discount advanced by the Provincial Government.

When service is required at voltages other than standard voltages specified in the rate schedule, a contribution toward the cost of installation of special transformer etc. will be charged to the customer.

61. DOMESTIC RATE:

Applies to one family, dwelling units having a separate meter.

0 to 25 KWH per month ..... \$5.02  
Next 125 KWH per month at ..... 6.69¢ per KWH  
All over 150 KWH per month at 3.11¢ per KWH

Minimum charge \$5.02 per month  
Discount 10% for bills paid within ten days of issue.

62. REVENUE PRODUCING HOUSE RATE:

Applies to a building or a portion of a building used as a place of residence, having only one meter, and from which revenue is derived from one or more dwelling units or from the serving of meals.

0 to 25 KWH per month ..... \$5.02  
All over 25KWH per month at 6.57¢ per KWH

Minimum charge \$5.02 per month  
Discount 10% for bills paid within ten days of issue.

ELECTRIC LIGHT & POWER RATES63. COMMERCIAL RATE - SECTION 1:

Applies to commercial, business, industrial and most other nondwelling type installations plus the "house lights" services of apartment buildings where the demand is less than 50KVA and the energy consumed per month is not more than 7125 KWH.

Service to be taken at 120/240 volts, single phase, 3 wire;  
or 240 volts, three phase, 3 wire;  
or 208Y/120 volts, three phase, 4 wire;

0 to 25 KWH per month .....	\$5.77
Next 425 KWH per month per KWH .....	13.15
Next 1575 KWH per month per KWH .....	7.29
Next 5100 KWH per month per KWH .....	3.59

Minimum charge \$5.77 per month

Discount 10% for bills paid within ten days of issue.

64. COMMERCIAL RATE - SECTION 2:

Applies to commercial and industrial installations where service is taken at the voltages listed for rate 63 but where demand is 50KVA or more or energy consumed is more than 7125 KWH per month.

Customers with a demand of 50KVA or more will be charged with a minimum of 7125 KWH per month.

Customers using more than 7125 KWH per month will be charged with a minimum of 50 KVA demand.

First 20 hours x KVA demand at 11.47¢ per KVAH  
Next 20 hours x KVA of demand at 7.65¢ per KVAH  
All additional KWH per month at 3.55¢ per KWH

Minimum charge will be the greater of:

50 KVA and 7125 KWH ..... \$362.89 per month  
or \$5.40 per KVA of demand per month.

Discount 10% for bills paid within ten days of issue.

SCHEDULE "A/81-2"

BYLAW NO. 2085

Effective for all  
billings mailed after  
October 3, 1981

ELECTRIC LIGHT & POWER RATES

76. PRIMARY RATE - SECTION 1:

Applies where customer has supplied all transformers, switch gear etc.: service is taken at 4160 volts, balanced three phase; and the demand is not less than 100 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 hours x KVA of demand at 11.47¢ per KVAH

Next 20 hours x KVA of demand at 5.74¢ per KVAH

All additional KWH per month 3.11¢ per KWH

Minimum charge will be the greater of:

100 KVA and 7125 KWH ..... \$441.39 per month

or \$5.02 per KVA of Demand per month

Discount 10% for bills paid within ten days of issue.

77. PRIMARY RATE - SECTION 2:

Applies where 24,940 volts is available and customer has supplied all transformers, switch gear, etc., service is taken at 24,940 volts, balanced three phase, and the demand is not less than 300 KVA.

Customer will be charged with a minimum of 7125 KWH per month.

First 20 hours x KVA of demand at 11.47¢ per KVAH

Next 20 hours x KVA of demand at 5.62¢ per KVAH

All additional KWH per month at 2.99¢ per KWH

Minimum charge will be the greater of:

300 KVA and 7125 KWH ..... \$751.43

or \$5.02 per KVA of demand per month

Discount 10% for bills paid within ten days of issue.

SCHEDULE "A/81-2"

BYLAW NO. 2085

Effective for all  
billings mailed after  
October 3, 1981

ELECTRIC LIGHT & POWER RATES

78. OFF-PEAK RATE:

Applies where power is disconnected between the hours of 4:45 P.M. and 7:00 P.M.; where service is taken at the voltage listed for rate 63; and where the demand is not less than 50KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing a regular rates.

Customer will be charged with a minimum of 7125 KWH per month.

First 25 hours x KVA of demand at 10.04¢ per KVAH

Next 50 hours x KVA of demand at 3.94¢ per KVAH

All additional KWH per month at 2.75¢ per KWH

Minimum charge will be the greater of:

50 KVA and 7125 KWH ..... \$316.81 per month  
or \$3.77 per KVA of demand per month.

No discount allowed.

79. PRIMARY OFF-PEAK RATE:

Applies where power is disconnected between the hours of 4:45 P.M. and 7:00 P.M., where service is taken at 4160 volts, or 24,940 volts, balanced three phase; and where the demand is not less than 100 KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month.

First 25 hours x KVA of demand at 6.22¢ per KVAH

Next 25 hours x KVA of demand at 3.59¢ per KVAH

All additional KWH per month at 2.75¢ per KWH

Minimum charge will be the greater of:

100 KVA and 7125 KWH ..... \$303.69 per month  
or \$3.77 per KVA of demand per month

No discount allowed.

BYLAW NO. 2672/W-81

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. Section 6.2.4.3, Discretionary Uses, is amended
  - (i) by adding to clause (4) after item (c) the following:
    - (d) office furniture
    - (e) sporting goods;
  - (ii) by adding the following after clause (12)
    - (13) Day Care Facilities

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

READ A FIRST TIME IN OPEN COUNCIL THIS                      day of                      A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL THIS                      day of                      A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of  
A.D., 1981.

\_\_\_\_\_  
MAYOR

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

BYLAW NO. 2672/X-81

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. Section 6.6.3.2, Permitted Uses, is amended by adding after item  
(6) the following:

"(7) Day Care Facilities"

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

READ A FIRST TIME IN OPEN COUNCIL THIS      day of      A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL THIS      day of      A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this      day of  
A.D. 1981.

\_\_\_\_\_  
MAYOR

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

BYLAW NO. 2736/81

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*Being a Bylaw to close a portion of a Street in The City of Red Deer as described herein.*

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

1) *The following portion of Street in The City of Red Deer is hereby closed.*

*"That portion of the 20.0 foot (6.096 metres) wide lane east of Parke Avenue with the north boundary of the lane being 159.6 feet (48.646 metres) and bordering on Lot R-1, Block 8, Plan 752-0506 and the south boundary of the lane being 167.44 feet (51.036 metres) and bordering on Lots 85 and 86, Block 8, Plan 752-0506*

*Reserving thereout and therefrom all mines and minerals".*

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

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D., 1981

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D., 1981

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of  
A.D., 1981.

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MAYOR

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CITY CLERK

BYLAW NO. 2737/81

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A Bylaw to authorize the Municipal Council of the City of Red Deer to enter into agreements with Her Majesty, The Queen in the right of Alberta (represented by the Minister of Environment).

WHEREAS under the provisions of Section 119 of The Municipal Government Act, being Chapter 246 of the Revised Statutes of Alberta, 1970, (as amended), the Council may pass a Bylaw authorizing the making of an agreement with the Province of Alberta, or its agents, for the performance of any matter or thing considered by the Council and the Province or its agents to be a benefit to both parties; and

WHEREAS under The Environment Grant Regulations The Minister of the Environment may enter into an agreement with a local authority to provide for any work or undertakings; and

WHEREAS the Council of the City of Red Deer has made application to The Minister of the Environment under The Alberta Municipal Water Supply and Sewage Treatment Grant Program and The Community Services Program - Municipal Infrastructure Grant, for financial assistance for a project relating to the installation of a Sewage Trunk Line and Storm Trunk Line in the City of Red Deer

NOW THEREFORE THE MAYOR & COUNCIL DULY ASSEMBLED ENACTS AS FOLLOWS:

That the Mayor and City Clerk of the City of Red Deer be and is hereby empowered to execute agreements similar to the form attached and marked Exhibit "A", between the said Municipality and the Minister of the Environment relating to the Alberta Municipal Water Supply and Sewage Treatment Grant Program, and the Community Services Program - Municipal Infrastructure Grant.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of  
A.D., 1981.

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MAYOR

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CITY CLERK



GOVERNMENT OF THE PROVINCE OF ALBERTA

DEPARTMENT OF THE ENVIRONMENT

Agreement

ALBERTA MUNICIPAL WATER SUPPLY AND SEWAGE TREATMENT GRANT PROGRAM

and

COMMUNITY SERVICES PROGRAM - MUNICIPAL INFRASTRUCTURE GRANT

THIS AGREEMENT made in duplicate this \_\_\_\_\_ day of \_\_\_\_\_

BETWEEN the Parties:

HER MAJESTY THE QUEEN, in right of Alberta,  
as represented by the Minister of the Environment,  
hereinafter called the "Minister",

- and -

CITY OF RED DEER

in the Province of Alberta, hereinafter  
referred to as the "Local Authority".

RECITALS:

The Local Authority is the holder of a permit to construct works and to improve its water supply/sewage treatment system, and has requested the Minister to assist the Local Authority by providing funds under the Alberta Municipal Water Supply and Sewage Treatment Grant Program and the Government of Canada Community Services Program - Municipal Infrastructure Grant.

The Minister has considered the request of the Local Authority and is prepared to provide financial assistance to the Local Authority in accordance with this Agreement.

Under the provisions of the Environment Grant Regulations, being Alberta Regulations 51/76 as amended, the Minister is authorized to make grants and to enter into an agreement with respect to any matter relating to the payment of a grant.

Under section 119 of The Municipal Government Act, the Local Authority is authorized under Bylaw No. \_\_\_\_\_, dated \_\_\_\_\_, to enter into this Agreement.

THE PARTIES AGREE THAT:

1. The Schedules and Appendixes to this agreement are incorporated into and form part of this Agreement. The Schedules and Appendixes to this Agreement are:
  - ( i) Schedule of Definitions,
  - ( ii) Schedule of Terms and Conditions,
  - ( iii) Schedule of Payments,
  - ( iv) Appendix 1 - Financial Assistance Chart A and B.
2. In consideration of the Minister paying to the Local Authority the financial assistance and performing the obligations provided in the Agreement, the Local Authority, while this Agreement is in effect, will undertake its obligations in accordance with the provisions stated in this Agreement.

3. This Agreement continues in effect from its date of execution until the date of the final grant payment or such other date as the Minister may agree to in writing.
4. This Agreement inures to the benefit of and is binding upon the Parties to this Agreement and their respective successors and approved assigns.

THIS AGREEMENT is executed by the Parties as of the date shown on the first page of the Agreement.

HER MAJESTY THE QUEEN  
IN RIGHT OF ALBERTA

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Minister of the Environment

(Name of Local Authority) (seal)

CITY OF RED DEER

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Indicate signing authority)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Indicate signing authority)

SCHEDULE OF DEFINITIONS

to Agreement

ALBERTA MUNICIPAL WATER SUPPLY & SEWAGE TREATMENT GRANT PROGRAM

COMMUNITY SERVICES PROGRAM - MUNICIPAL INFRASTRUCTURE GRANT

BETWEEN: The Minister of the Environment - and - CITY OF RED DEER

dated \_\_\_\_\_

1. In this Agreement,

(a) "costs" means

( i) construction costs,

( ii) engineering fees,

( iii) land costs,

( iv) legal and audit fees,

( v) other costs authorized as necessary to complete the project,

(b) "Local Authority" means

( i) the corporation of the City (or Town, New Town, Village,  
summer Village, Municipal District or County) of \_\_\_\_\_

RED DEER, or

( ii) the Minister of Municipal Affairs, as representative of  
Improvement District (or Special Area) No. \_\_\_\_\_,

(c) "Municipality" means the area of the City (or Town, Village, New  
Town, Summer Village, Hamlet, or other residential subdivision),  
of RED DEER,

(d) "per capita" means in respect of each person of the population  
count of the municipality,

(e) "Population count" means the latest count of the population of the  
municipality approved by the Minister,

(f) "Permit" means a Permit to Construct as issued by Standards and  
Approval Division, Alberta Environment;

(g) "Approved Project" means the facilities for the supply, treatment, and distribution of water or the collection, treatment and disposal of wastewater in the municipality, including any facilities incidental thereto, or required in connection therewith described and identified as an approved project in the records of the Department of the Environment as follows:

"Approved Project": STORM SEWER TRUNK LINES, AND SANITARY SEWER TRUNK

Location: RED DEER:

Permit No.: \_\_\_\_\_

SCHEDULE OF TERMS AND CONDITIONS

TO

Agreement

ALBERTA MUNICIPAL WATER SUPPLY & SEWAGE TREATMENT GRANT PROGRAM

COMMUNITY SERVICES PROGRAM - MUNICIPAL INFRASTRUCTURE GRANT

BETWEEN: The Minister of the Environment - and - CITY OF RED DEER  
dated \_\_\_\_\_

1. The Local Authority hereby agrees to:

- (a) finance the entire cost of design and construction of the Approved Project,
- (b) construct the "Approved Project" and all parts or portions thereof at its sole risk in a proper and workman-like manner, complete in all respects in accordance with the plans and specifications for the "Approved Project" and as prescribed in the Permit granted to the Local Authority for construction of the "Approved Project" under The Clean Water Act and shall pay all costs and expenses relating thereto;
- (c) assume all liability for all damages of any nature whatsoever caused by the Local Authority, its servants, workmen, or agents, in the construction, use, operation, maintenance, repair and replacement of the "Approved Project", or any part thereof, and will indemnify and save harmless her Majesty in respect of all claims or demands or actions of whatever kind and nature that may be made against the Minister or his employees, workmen, or agents by reason of the financial assistance given to the Local Authority for the construction of the "Approved Project" under this Agreement,

- (d) to provide to the Minister, copies, certified in a manner satisfactory to the Minister, of any documents that the Minister may deem necessary for the purpose of this agreement.

2. The Minister hereby agrees:

- (a) that the Local Authority is eligible for a grant as provided by the Minister under this Agreement with respect to that portion of the total cost that is determined eligible under the Alberta Municipal Water Supply and Sewage Treatment Grant Program and the Community Services Program - Municipal Infrastructure Grant,
- (b) to calculate the amount of the total financial assistance to which the Local Authority is eligible for the "Approved Project" and shall complete Appendix I (Financial Assistance Chart A and B) by inserting the amounts calculated and such other information as is prescribed under the Alberta Municipal Water Supply and Sewage Treatment Grant Program and the Community Services Program - Municipal Infrastructure Grant.

3. The Local Authority and the Minister hereby jointly agree that:

- (a) if at the time of completion of construction of the Approved Project
  - ( i) the population count differs from that first indicated in Appendix I, or
  - ( ii) the actual cost of construction differs from that first estimated in Appendix I,

then the Minister shall recalculate the amount of the total financial assistance to which the Local Authority is eligible and shall complete a new Appendix I (A and B) by inserting the revised amounts calculated and such other information as is prescribed under the Alberta Municipal Water Supply and Sewage Treatment Grant Program and the Community Services Program - Municipal Infrastructure Grant and the final payment of grant monies to the Local Authority as provided in the Schedule of Payments shall be such that the total amount of financial assistance paid agrees with the recalculated amount in the revised Appendix I (A and B);

- (b) if the total amount of grant money as calculated under the provisions of this Schedule is less than the amount of monies previously paid to the Local Authority in accordance with the Schedule of Payments, the Local Authority shall repay to the Minister the amount deemed to be an overpayment within 90 days after the Local Authority receives a revised Appendix I from the Minister.
- (c) the population count of the municipality shown in Appendix I is correct;
- (d) the amounts and percentages calculated or fixed by the Minister in Appendix I are mutually acceptable;
- (e) the Minister appoints Financial Administration, Section head, Municipal Engineering Branch, Standards and Approvals Division, or such other person as he may from time to time designate in writing, as his representative to communicate with the Local Authority and to administer the provisions of this Agreement,
- (f) this Agreement supersedes any prior Agreement wherein or whereby the Minister has provided financial assistance to the Local Authority in respect of the repayment of debenture debts for water and sewage projects.



SCHEDULE OF PAYMENTS

TO

AGREEMENT

ALBERTA MUNICIPAL WATER SUPPLY & SEWAGE TREATMENT GRANT PROGRAM

COMMUNITY SERVICES PROGRAM - MUNICIPAL INFRASTRUCTURE GRANT

BETWEEN: The Minister of the Environment - and - CITY OF RED DEER

dated \_\_\_\_\_

1. The Local Authority shall:

- (a) submit to a professional accountant, either employed by the Local Authority in the official function of internal auditors or a firm of public accountants authorized by the Local Authority, a statement of costs incurred on approved projects, and the professional accountant shall attest in accordance with Generally Accepted Auditing Standards that the expenditures so submitted are for Approved Projects, are reasonable, and within the provisions as set out in this Agreement,
- (b) agree to allow the Province or its agents, including but not limited to, the Auditor General of Alberta, and representatives of Alberta Environment access to the project site; any engineering drawings or documents, any books of accounts relating to expenditures claimed under this Agreement, and other such project related documents as deemed necessary by the Province in performing an audit of the projects undertaken under this program.

2. The Minister shall:

- (a) upon receipt of a completed application form and evidence that the local authority has accepted a tender and has commenced construction, issue a grant of 50 per cent of the total grant estimated;
- (b) upon notification that 80 per cent of the construction has been completed, issue a further payment of 30 per cent of the total grant estimated,
- (c) upon receipt of a statement of final costs, attested to by a professional accountant, issue a final payment under this program.

BYLAW NO. 2738/81

OF THE

CITY OF RED DEER

A Bylaw to authorize the Municipal Council of The City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of reconstruction of Gaetz Avenue and 49th Avenue bridges and associated road works.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 338 of The Municipal Government Act that the Council shall issue a Bylaw to authorize the undertaking and completing the reconstruction of Gaetz Avenue and 49th Avenue bridges and associated road works.

AND WHEREAS plans, specifications and estimates for such work have been made by the City Engineer whereby the total cost of the said construction is estimated to be Six Million, Four Hundred Thousand Dollars (\$6,400,000.00).

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of Six Million, Four Hundred Thousand Dollars (\$6,400,000.00) 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 (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 \$259,338,380.00.

AND WHEREAS the amount of the existing debenture debt of The City of Red Deer is \$31,658,386.37.

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

1) NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER is hereby empowered and authorized to enter into contracts for the purpose of reconstruction of Gaetz Avenue and 49th Avenue bridges and associated road works.

2) That for the purpose aforesaid, the sum of Six Million, Four Hundred Thousand Dollars (\$6,400,000.00) 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 \$6,400,000.00 is to be paid by the City.

3) The debentures to be issued under this Bylaw shall not exceed the sum of Six Million, Four Hundred Thousand Dollars (\$6,400,000.00) and may be in any denomination not exceeding the amount authorized by this Bylaw and shall be dated having regard to the date of the borrowing.

4) The debentures 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 Bylaw shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an order of the Local Authorities Board.
- 12) This Bylaw shall take effect on the date of the final passing thereof.
- READ A FIRST TIME IN OPEN COUNCIL this       day of       A.D., 1981.
- READ A SECOND TIME IN OPEN COUNCIL this       day of       A.D., 1981.
- READ A THIRD TIME AND FINALLY PASSED this       day of       A.D., 1981.

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MAYOR

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CITY CLERK

*Ed Agenda*

THIS AGREEMENT made this            day of            , 1981

BETWEEN:

THE WESTERN EXPOSITION ASSOCIATION  
(hereinafter called "the Association")

OF THE FIRST PART

- and -

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

OF THE SECOND PART

WHEREAS the City and the Red Deer Exhibition Association pursuant to agreements dated the 22nd day of November 1968 provided for the construction and the mutual use of a building known as the "Kinex Building" constructed upon the following described lands namely:

Lot B, Plan 6566 N.Y.

pursuant to the terms of the said agreement, as amended by further agreement dated the 14th day of November, 1975,

AND WHEREAS the Association is the successor to the Red Deer Exhibition Association,

AND WHEREAS the parties acknowledge and agree that the Kinex Building has a present value of approximately "Six Hundred and Thirty-Nine Thousand" dollars and that the association has an equity in the said building equal to \$160,000.00, and desires to sell such equity to the City, and to continue to lease and use the said lands under the terms of the agreements hereinbefore recited, except as hereinafter amended.

AND WHEREAS the City, for the purpose of purchasing the equity of the Association in the said building proposes to pass By-Law No. 2670/80 and authorize the issuance of a debenture therefore, upon which the City will be obligated to make annual payments of principal and interest,

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the covenants and agreements herein contained, and in consideration of the sum of \$160,000.00 now paid by the City to the Association, receipt whereof is hereby acknowledged, the parties hereto covenant and agree together as follows:

1. The Association hereby absolutely assigns, transfers and conveys unto the City all of it's right, title, interest and equity in and to the Kinex Building and acknowledges that it has no further interest therein other than as a Lessee under the terms of this agreement, and the agreements hereinbefore referred to in the preamble hereto.
2. The Association covenants and agrees to continue to lease the Kinex Building from the City for the duration of the term of the lease as contained in the said agreements dated the 22nd day of November, 1968 and the 4th day of November, 1975, yielding and paying during each and every year hereafter commencing on January 1st 1982, an annual rental equal to the calculated interest based on the effective interest rate paid by the City under debenture issued under By-Law 2670/80 calculated from the date upon which the said sum of \$160,000.00 is paid by the City to the Association, to the date upon which the rental is paid in accordance with this agreement. The rental hereinbefore provided for shall be paid by the Association to the City on the 1st day of November, 1982, and on the 1st day of September in each and every year hereafter during the term that the Association continues to lease the Kinex Building.

3. The Association's liability to make payments of the rental as hereinbefore provided shall cease at the expiration of six (6) months from the date upon which the Association gives notice to the City that it no longer desires to use the said Kinex Building and abandons its tenancy thereof, and the rental for the year shall be adjusted as of the date that the Association ceases to use or occupy the said Kinex Building.

4. Except as aforesaid the aforesaid agreements of November 22nd, 1968 and November 4, 1975 are ratified and confirmed.

5. Time shall be of the essence of this agreement and shall enure to the benefit of, be binding upon and enforceable by the parties hereto, their respective administrators, successors and assigns.

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

THE CITY OF RED DEER

Per: \_\_\_\_\_

Per: \_\_\_\_\_

THE WESTERNER EXPOSITION ASSOCIATION

Per: \_\_\_\_\_

Per: \_\_\_\_\_