

A G E N D A

For the Regular Meeting of RED DEER
CITY COUNCIL to be held in the Council
Chambers, City Hall, MONDAY, OCTOBER
22nd, 1973, commencing at 4:30 P.M.

(1)

Confirmation of October 9th, 1973 minutes.

Oct 15, minutes

*** PUBLIC HEARING ***

A Public Hearing will be held at 7:00 P.M. in respect
of By-law 2011/5-W and By-law 2011/5-V.

(2)

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- | | |
|--------------------|--------------------------|
| 1) By-law 2011/5-X | first reading - |
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| 4) By-law 2011/5-V | second and third reading |
- Self service gas
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Assessment
Res.*

(8)

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October 12th, 1973

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

RE: PROVISION OF GARBAGE CONTAINERS

Further to Council's consideration of this matter on July 3rd, 1973, and a subsequent Notice of Motion by Alderman Mrs. Taylor, dated July 30th, 1973, the Commissioners would advise Council that we have received a very favorable response from several service clubs who have indicated an interest in providing garbage containers in one or other of the general locations proposed:

- Downtown, attached to parking meters and other posts.
- Located in shopping centres and in the vicinity of corner stores.
- Located next to school grounds and play areas.

However, although two service clubs have made tentative commitments, nothing definite has yet been obtained.

The Chief Building Inspector has also had a meeting with two of the corner store operators to obtain their observations on the kind of containers, use and maintenance that would be most successful in the vicinity of corner stores.

We are aware of the request by Council for a pilot project to be tried on or adjacent to the premises of one of the corner grocery stores, and, in the light of the observations of the corner store operators and the "feedback" from the service clubs, Mr. Jorgenson will be obtaining sample containers, will be working on suitable slogans and will be proceeding to prepare a trial project in co-operation with a corner store operator just as soon as he returns from his vacation and can make the necessary arrangements.

R. E. BARRETT,
Mayor

M. H. ROGERS,
City Commissioner

MHR/pml

$$\begin{array}{r} 1 \\ 25 \\ 30 \\ \hline \$750.00 \end{array}$$

October 15th, 1973

TO: City Clerk

RE: INFORMING THE PUBLIC OF MAXIMUM SPEED IN LANES

Three general areas were considered for the placement of these signs:-

- 1) At the entrance roads to the City.
- 2) General dispersement throughout the City.
- 3) Locations related to residential subdivisions.

To cover all three areas, approximately 25 signs would be required. The cost of manufacture and installation is approximately \$30 per sign. It would be unrealistic to carry out this density of signing. We would suggest that a maximum of six signs be installed at this time, at a budget figure for 1974 of \$200.

The following locations, in our opinion, would cover the majority of local traffic movements:-

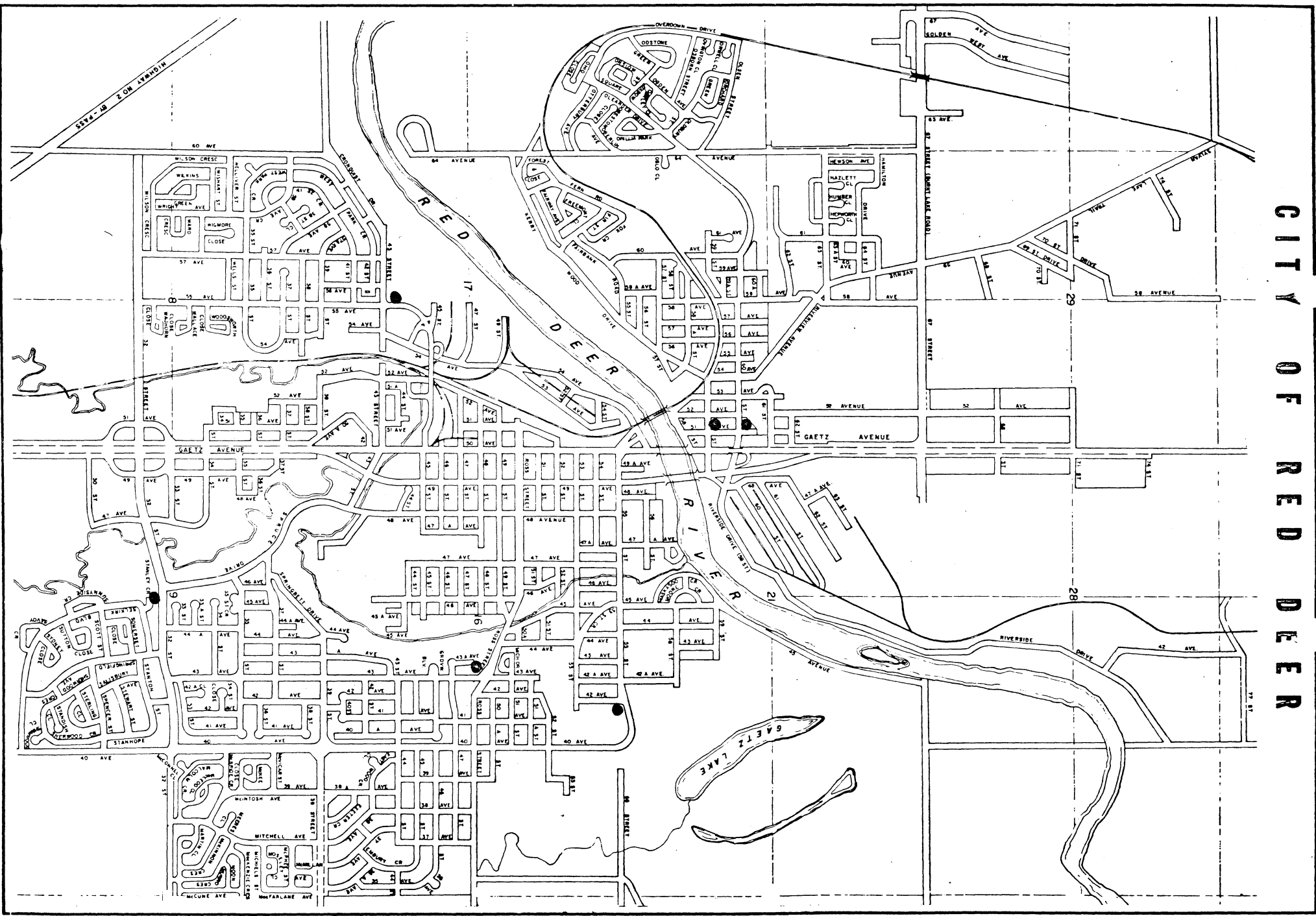
- 1) On 59 Street west of 51 Avenue - west bound traffic.
- 2) On 60 Street west of Gaetz Avenue - west bound traffic.
- 3) On 55 Avenue at north-west corner of 43 Street -
south and west bound traffic.
- 4) On 55 Street east of 42 Avenue - east bound traffic.
- 5) On Ross Street west of 43 Avenue -
east and south bound traffic.
- 6) On 32 Street east of Spruce Drive - east bound traffic.

Should Council agree to the installation of these signs, we would recommend that final approval would be given in the 1974 operating budgets.


R. J. McGHEE, P. Eng.
City Engineer

RJM/jt

CITY OF RED DEER



REPORTS

NO. 1

TO: Council

FROM: City Clerk

RE: Zoning By-law Amendment 2011/5-V and 2011/5-W.

A Public Hearing in respect of the above By-laws has been advertised for 7:00 P.M., Monday, October 22nd.

By-law 2011/5-V provides for the rezoning of a portion of Parcel D, Plan 528 H.W. from A2 to PP2 zoning. This site is located on 74th Street east of the Sylvan Lake trail and is intended to be used as an assessment residence for juvenile offenders.

By-law 2011/5-W provides for an amendment to Table 18 of the By-law by adding under heading "Conditional Uses" the words "Assessment Residence for Juvenile Offenders".

Comments of the Associate Planner in respect of the above By-laws are quoted hereunder.

"R. STOLLINGS"

City Clerk

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

Dear Sir:

RE: By-law No. 2011/5-W

With reference to the above amendment, this to advise that the form and content of the above appears to comply with the Planning Act.

It is trusted that the above paragraph of this letter will be read into the minutes of the Public Hearing.

Yours truly,

"D. Rouhi, MTPIC "
Associate Planner.

DR/jj

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

Dear Sir:

RE: By-law No. 2011/5-V

With reference to the above amendment, this is to advise that the form and content of the above appears to comply with the Planning Act.

However, we want to register our concern for permitting the location of a "residence for juvenile offenders" in this area for the following reasons:

1. Any subdivision of land in this general area may encourage further subdivision without an overall plan. This is contrary to sound planning principles.
2. Lack of City water and sewer systems may be acceptable for a dwelling located on a large acreage but for an institutional building, connection to City utilities appears necessary.
3. We have reservations about allowing this type of use in a residential area without proper protection for the neighboring residents.

<p>P.S. It is noted that there was no written comment requested from the Planning Commission office prior to the first reading of the By-law Amendment</p>	<p>Yours truly, "D. Rouhi, MTPIC" Associate Planner</p>
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NO. 2

October 16th, 1973

TO: City Council

FROM: City Assessor

RE: Annexation (Longacre and Bower)

May we advise that the City of Red Deer has received the final certificate from the Local Authorities Board for the acquisition of properties under By-laws 2417 and therefore it is now in order to apply for Annexation.

In order to comply with the Annexation Regulations, City Council is requested to pass a resolution requesting the annexation of the following described properties.

1. All that area which lies East of Easterly limit of Road as show on Plan 1596 E.U. and West of the East Boundary of the South-West Quarter of Section Four (4) Township Thirty-eight (38), Range Twenty-seven (27), west of the Fourth Meridian, and South of the North Boundary for the said south-west Quarter Section Four (4) and to the North of the north limit of road as shown on Road Plan 4719 M.C. excepting thereout firstly those portions shown as addition to highway on subdivision plan 4411 H.W. and secondly area taken for road as shown on plan 5745 L.Z.

2. All that area which lies east of the easterly limit of Road as shown on Plan 3932 E.U. and West of the East boundary of the South-west Quarter of Section Thirty-three (33) Township Thirty-eight (38), Range twenty-seven (27), West of the Fourth Meridian, and South of the North Boundary of the said South-west Quarter Section Thirty-three (33) and to the North of the South Boundary of the said South-west Quarter section Thirty-three (33).

NO. 3

October 11th, 1973

TO: City Clerk


RE: GOLDEN WEST INDUSTRIAL SUBDIVISION

The City entered into an agreement with the property owner for the development of this area, in providing certain improvements. One of the improvements was the construction of gravel roadways. The roadways are to be constructed as needed and as mutually agreed between the City and the property owner (developer). The agreement stipulates a per front foot charge the property owner is to prepay the City to undertake this construction.

The owner has requested the City to undertake the construction of 67 Avenue from north of 67 Street to the quarter section line. Part of 67 Avenue north from 67 Street was constructed in 1972-73. We have attached a plan on which we have outlined the proposed construction - approximately 1,900 feet in length.

The cost of construction has been estimated at \$34,000. Costs and recoveries would be applied as a prepaid item to this subdivision.

We would recommend this work be undertaken. It is further recommended that the project be under City supervision, utilizing city forces, sub-contractors and rented equipment as required.


R. J. MCGHEE, P. Eng.
City Engineer

RJM/jt

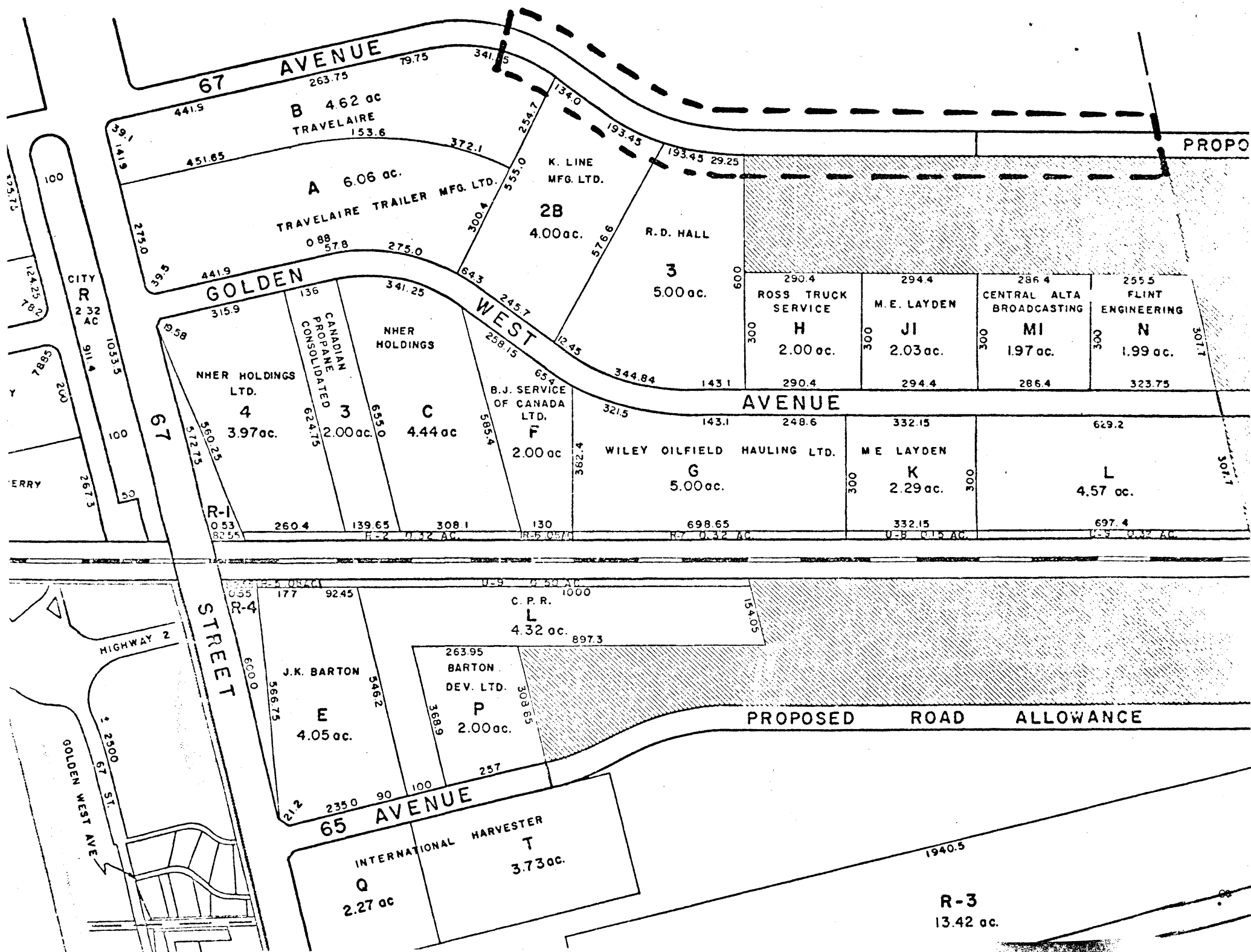
C.C. City Assessor

COMMISSIONERS COMMENTS:

The Commissioners concur with the recommendations of the City Engineer.

R. E. BARRETT,
MAYOR

M. H. ROGERS,
CITY COMMISSIONER



NO. 4

TO: City Council

FROM: City Commissioners

RE: Apartment Site - West Park Subdivision

The City Assessor has advised that following the City's advertisement requesting apartment proposals for development of a portion or all of the above described property, two submissions have been received - from Mr. P. C. Power on behalf of Mr. R. Ousta for a portion of the site, and from Hicke Real Estate Limited for the total site.

Copies of the submissions are attached, together together with the comments of the Red Deer Regional Planning Commission. The Building Inspection Department has pointed out that without the provision of lanes, internal arrangements would have to be made for driveways and parking. The 12 to 15 suites proposed by Hicke Real Estate Limited would be in excess of the number permitted by the site described in their submission.

The Hicke Real Estate proposal is more comprehensive in terms of provision of recreational space which, presumably, they would have to maintain, but in view of the limited number of submissions and the lack of detail, the City Commissioners would recommend that this matter be tabled with a view of the applicants getting together with the City Administrator to provide a workable and attractive joint development. *ion*

R. E. BARRETT,
MAYOR

M. H. ROGERS,
CITY COMMISSIONER

HOLMES, CROWE, POWER, JOHNSTON, MING & SCAMMELL

BARRISTERS, SOLICITORS, NOTARIES

JACK K. HOLMES, B.A., LL.B.
DOUGLAS L. CROWE, B.A., LL.B.
PETER C. G. POWER, B.COMM., LL.B.
J. MACDONALD JOHNSTON, B.SC., LL.B.
JAMES T. MAH MING, B.A., LL.B.
ROBERT H. SCAMMELL, B.A., LL.B.

AREA CODE 403
TELEPHONE 346-5591
TWX 610-841-5120
4TH FLOOR, ROYAL BANK BUILDING
4943 - 50TH STREET
RED DEER, ALBERTA
T4N 1Y1

IN REPLY PLEASE REFER TO:

P.C. POWER

September 26th, 1973.

The City of Red Deer,
Red Deer, Alberta.

Dear Sirs:

Re: Development of Apartments in
New West Park Area
Lot 45, Block 31, Plan 2886 T.R.
Our File No. 5370

We are solicitors for ~~Mr. Rudy Ousta~~ and hereby submit to the City of Red Deer a proposal to develop a portion of the above described land in the new area of West Park.

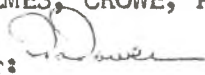
Our client is interested in developing 2 - 12 suite apartment buildings each building to contain 12 - 2 bedroom suites.

The plans for the development have been submitted to Mr. Ken Jorgenson and are on file for the consideration of City Council.

Our client is experienced in this field having erected similar buildings in the City of Red Deer which are of high quality and trust that the City Council will give this submission every consideration.

Yours very truly,

HOLMES, CROWE, POWER & COMPANY

Per: 
P.C. POWER

PCP/sjs

C.C. Mr. Rudy Ousta



HICKE REAL ESTATE Ltd.

5014 - 49 Street Red Deer, Alberta

NEW AND RESALE HOMES
INSURANCE

MORTGAGES
RENTALS

LOANS
PROPERTY MANAGEMENT

PHONE 346-6608

PHONE 346-6600

PHONES EVENING 346-5025 J. HICKE
346-2286 A. CADMAN

September 28, 1973.

City of Red Deer,
Red Deer, Alta.

Attention: Land Dept.

Dear Sir:

Re: Submission
Lot 45, Block 31, Plan 2886 TR West Park
Watson Street & 57 Avenue

Please accept the following as our proposal for the development of the above property.

We would propose 8 four-plexes with a frontage of 64 feet by 120 feet for seven lots and one lot 67 feet by 120 feet, with the frontage on 57 avenue. These units would be similiar to the enclosed photograph with the exception of an alternative design for the exterior of each second unit.

These proposed four-plexes will be considered for financing through C.M.H.C. with the understanding that one half of the units will be rented to senior citizens, under CMHC lending arrangement.

Balance of the property, with the frontage along Watson Street, approximately 74 feet, we would propose a 12 to 15 suite apartment block, which would also be subject to half the apartment building being rented to senior citizens or low income families. The balance of the property would be used as a recreational area and parking provided as required by city by-law. Parking would be provided also on the site for the four-plexes.

We would be pleased to meet with city officials to discuss this further and if we were assured of receiving this undertaking by the city, we would be pleased to provide an artists concept and working plan of this development,

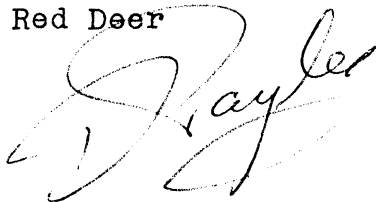
Cont'd -2-

which would be an asset to the city, as well as a prestige development to the West Park Community. We would also be providing an extremely needed accomodation for the low income group and the senior citizens.

Trusting the above will receive your consideration and that we may be made aware of any other stipulations that the above may require for this development.

Respectfully submitted,

HICKE HOMES
Red Deer

A handwritten signature in cursive script, appearing to read "Rayler", is written over the typed name "HICKE HOMES".

Encl.

AC/vm

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA
T4N 2N1

TELEPHONE: 346-3394

FILE No.

October 17, 1973

Mr. D. Wilson
City Assessor
City Hall
Red Deer, Alberta

Dear Sir:

Re: Westpark Multiple Family Site-
Lot 45, Block 31, Plan 2886 TR

We have reviewed the two submissions for the sale of City land for apartment development in the Westpark subdivision and the following are our comments:

- the first development proposal was submitted by the firm of Holmes, Crowe, Power and Company on the behalf of Mr. Rudy Ousta, for the construction of two 12 suite apartments utilizing 189 feet of frontage and a total of 549 feet.
- the second proposal was by Hicke Real Estate Ltd. for the subdivision and construction of eight fourplexes and one 12 to 15 suite apartment.

In evaluating a multi-family housing project, the City should be concerned about the quality of the proposed development and how it fits into the proposed location.

Any proposal for the development of this site must take the following points into consideration:

1. The apartment must be designed to fit this particular piece of land.
2. The whole site should be designed and possibly developed by one developer, otherwise four developers with four different designs will create an unattractive environment.
3. The development should try to create amenity and useable open space areas (e.g. tennis courts) to be used by all age groups residing in the apartments.
4. The design of landscaping treatment, fencing, parking, garbage collection containers to be of a high standard to create a sense of integrated development.
5. The external materials to be used and the elevations of the

MEMBERS

.... / 2

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF SETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

Mr. D. Wilson

-2-

October 17, 1973

- apartment should be of the highest standard available.
6. The apartment units should offer a variety of sizes from one to three bedroom units for different types of families.

After reviewing the two proposals and taking into consideration the points mentioned above, we recommend that City Council reject the two proposals and the whole matter be re-advertised in larger centres to attract the best possible proposal for this site.

City Council should insure that apartments are built to meet the best standards that have been evolved for such housing.

Yours truly,



D. Rouhi, MTPIC
Associate Planner

DR/jj

NO. 5

October 4th, 1973.

TO: Mayor and Council

FROM: Recreation Board

RE: Specialized Contracted Services.

The Recreation Board have been discussing a problem brought to light by the Recreation Superintendent in regard to the excessive cost of service for servicing heating systems including controls, boiler systems and ice plants etc.

It has been pointed out to us that when repair or service companies are called the cost to the City of Red Deer is in excess of \$100. before they arrive on the scene to affect the repair. This is caused by the fact they charge travel time for three to four hours to and from Red Deer, they charge up to 15¢ per mile for travel and we must assume the cost of overnight accommodation when necessary as well as meals. The staff is attempting to determine means by which these costs can be reduced, either by preventive maintenance or by having these companies locate representatives in Red Deer. However, the Board felt that there would be other situations where the same conditions prevail, and therefore, wish Council could be aware of the problem.

Respectfully,

MOB/dc

"MIKE O'Brien,"
Chairman of Recreation Board.

NO. 6

TO: Council

FROM: City Clerk

RE: By-law No. 2011/5-X

Council will recall at the last meeting that they authorized preparation of an amendment to the Zoning By-law to accommodate self service gas bars. An amending By-law to accommodate this particular type of operation is attached as By-law No. 2011/5-X. This By-law will receive first reading after which it will be necessary to advertise same.

R. STOLLINGS,
City Clerk.

RS:mt

NO. 7

TO: COUNCIL

FROM: CHAIRMAN, RED DEER INDUSTRIAL AIRPORT COMMISSION

At the October 16th meeting of the Industrial Airport Commission consideration was given to renewal of the Airport Management Contract between the City of Red Deer and D. H. Sutherland and Helen E. Sutherland. A new draft contract has been negotiated by the Commission in the form of the copy attached to this Agenda, and which draft is acceptable to the Commission and Mr. & Mrs. Sutherland. The Commission would, therefore, recommend to Council approval of the new contract as submitted.

In addition to the above Council will recall that the heating of Building No. 23 (garage complex) was deleted from the earlier heating tender awarded to F. M. Hayhoe and it was felt this particular item should be retendered on the basis of installation of a forced air furnace rather than steam heating equipment. Quotations have been received as follows:

1. F. M. Hayhoe Plumbing and Heating Limited - \$1135.
2. Parkland Boiler Service Limited - \$2496.

The Red Deer Industrial Airport Commission would recommend to Council acceptance of the tender by F. M. Hayhoe Plumbing and Heating Limited and in the amount of \$1135.00.

Respectfully submitted,

ALDERMAN J. DONALD,
Chairman, Red Deer Industrial Airport Commission

RS:mt

NO. 8

TO: Council

FROM: Mayor R. E. Barrett

RE: Committee Appointments

Since the last meeting of Council, I have received only one or two comments from members of Council as to changes they would like to see in connection with appointments to various committees and boards, etc.

In view of the above and the fact that time has not permitted us to thoroughly examine all appointments I would recommend this matter be set over until the November 5th, 1973 meeting of Council.

R. E. BARRETT,
Mayor

RS:mt

NO. 9

TO: Council

FROM: R. E. Barret, Mayor.

Following are two resolutions passed by Council in July of this year.

"Council of the City of Red Deer do hereby concur with the June 25th, 1973 resolution of the Parks Board that the Folk Festival Society and the Exhibition Board meet with City Council to discuss possible joint use of the Exhibition Site for Folk Festival and Exhibition Board developments."

"Council of the City of Red Deer do hereby concur with the June 25th, 1973 resolution of the Parks Board that a feasibility study be undertaken to determine a suitable Folk Festival Village, said feasibility study to be undertaken on the initiative of the Folk Festival Society with funds that have been offered to them."

With reference to the first resolution, would Council wish to establish a date on which to meet with the two groups concerned?

In connection with the second motion, we have not received any formal indication as to whether a feasibility study is underway or has been completed at this time.

R. E. BARRETT,
Mayor

NO. 10

October 19th, 1973

TO: CITY COUNCIL
FROM: CITY COMMISSIONERS

RE: APPLICATION BY BLUE BELL TAXI TO OPERATE
BUS SERVICE FOR BENEFIT OF A.S.H. AND THE
DEERHOME

It is understood that Blue Bell Taxi contemplates the use of a 40 passenger school bus to provide this specialized service during those hours when the City Transit System is not operating. Mr. Wright has made application to the Provincial Highway Traffic Board in accordance with the intent outlined in his letter, but the approval of the City Council is required before this application may be processed.

The Commissioners concur with the views expressed by Mr. Prior provided that Mr. Wright's application is amended to read "the Blue Bell service will not be operated during those hours when the City Transit System is operating".

It will be appreciated that this condition does not permit a total service for every shift at the Institutions, but the only alternative, without opening the door to a competing bus service, would be for Mr. Wright to make application to the Highway Traffic Board for a Class C Charter License, which would provide for the service to be operated under agreement with the Institutions rather than by cash payment of passengers. It is believed that Mr. Wright has declined this method of approach but he will be at the Council meeting to answer questions in this regard.

R. E. BARRETT,
Mayor

M. H. ROGERS,
City Commissioner

MHR/pml

Blue Bell Taxi,
5034 - Ross Street,
Red Deer, Alberta.

Commissioner Rogers,
Mr. Stollings,
City Hall.

Dear Sirs:

This letter is to inform you of the purpose and intentions of the proposed Blue Bell Bus Service.

The map enclosed indicates the route we have chosen tentatively, and our stops will be made at locations as close to the addresses we are attempting to serve, as it is reasonable to get. We do not intend to make use of the City Bus Stops.

Our approximate hours of operation will be 5:30 A.M.
- 8:00 A.M. and 10:30 P.M. - 12: M.N.

Our specific intentions are as follows:

A) To pick up and transport staff to A.S.H. and Deerhome in time for the regular day shift, which is 7:00 A.M.
- 3:30 P.M.

B) To pick up and transport staff to A.S.H. and Deerhome in time for the afternoon shift, which is 3:00 P.M. - 11:30 P.M. (This particular shift service will be available only on Sundays and holidays, due to the fact that City buses are in operation at that time).

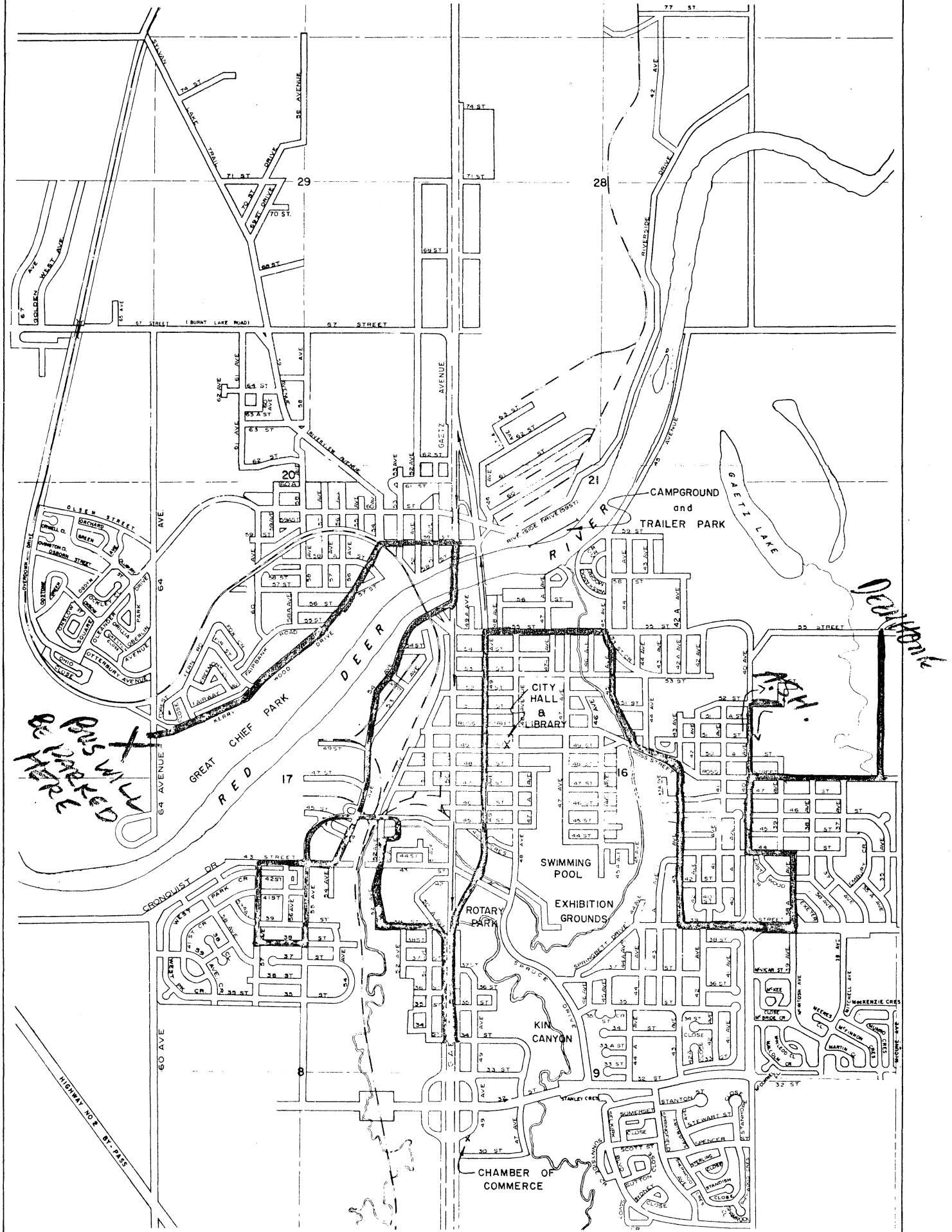
C) To pick up and transport staff to A.S.H. and Deerhome in time for the night shift, which is 11:30 P.M. - 7:30 A.M.

D) To transport staff from Deerhome to the nearest City Bus stop which is 37th Avenue and Ross Street at 7:30 A.M. and 3:30 P.M.

I trust this information will be sufficient. Thank you.

Blue Bell Taxi

CITY OF RED DEER



THE CITY OF RED DEER



TRANSIT DEPARTMENT

RED DEER, ALBERTA

T4N 3T4

TO: City Commissioners and City Council

DATE: October 17, 1973

FROM: Transit Superintendent

RE: Bluebell Taxi Application to Operate Deerhome Bus Service

Since the Transit System has no desire to operate a Bus Service to and from Deerhome, and since Deerhome shifts start and finish at times that the Transit System is not in operation; I can see no objection to City Council allowing Mr. Wright, operator of Bluebell Taxi, to inaugurate a Bus Service to and from Deerhome.

By-Law #2299 Section 3 paragraph (b) states "a permit may be issued by the City to such person and subject to such conditions as Council may direct."

I submit that Council may permit Mr. Wright to operate a bus solely for the purpose of transporting Deerhome patients and staff to and from Deerhome but only at the times when the City Transit is not in operation; and only over a specified Route which Mr. Wright will outline in detail. Charge for this service should be Mr Wright's prerogative.

Mr. Wright will have to apply to the Highway Traffic Board for a license to operate a bus and should his application receive approval by that Board, I would recommend that a permit from the City be granted on the strict understanding that no extra - curricular operation of his vehicle be allowed.

Respectfully

Paul V. Prior
Transit Superintendent

FVP/jck



BY - LAW NO. 2299

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. No person, except the City of Red Deer, shall, for reward, transport any other person from any point within the corporate boundaries of the City of Red Deer to any other point within the said boundaries.
2. Section 1 hereof shall not apply to any person who is the holder of a subsisting taxi-cab license issued under the Licensing By-law of the City of Red Deer.
3. (a) Section 1 hereof shall not apply to any person who is the holder of a subsisting permit issued by the City of Red Deer exempting him from the provisions of this By-law.
 (b) A permit referred to in subsection (a) hereof may be issued under the hand of the City Clerk to such person and subject to such conditions as Council may direct.
4. Any person violating or breaching this By-law shall be subject to the penalties provided in the General Penalties By-law of the City of Red Deer.
5. This By-law shall come into force upon the final passing hereof.

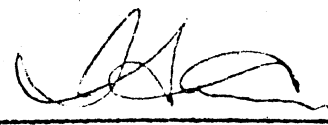
READ A FIRST TIME IN OPEN COUNCIL this 26th day of August A.D.,
 1968.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of August, A.D.,
 1968.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 26th day
 of August A.D., 1968.



 MAYOR



 CITY CLERK

NO. 11

October 19th, 1973

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

RE: PROPOSED COMMERCIAL DEVELOPMENT ON LOTS 1-6,
BLOCK 21, PLAN 7604S., NORTH EAST CORNER OF
60th STREET and 54th AVENUE

As reported in the letter from the Regional Planning Commission, this City-owned land was rezoned to C-2 Commercial in 1967, against the recommendations of the City administration. Many of the concerns that were expressed at that time are now being realized, with the substantial development of Oriole Park and Highland Green.

The City Engineer confirms the Regional Planning Commission's opinion that the right hand turning movement for traffic westbound on 60th Street has to be improved at its intersection with Riverview Avenue. The proposed development, which includes a 7 Eleven Store plus double the floor space in associated stores, plus a service station within a site of little over half an acre, is a very intensive use of land which could substantially handicap future traffic movements in the vicinity. The south westerly access points are too close to the existing intersection and would disappear completely with roadway improvements, while there is inadequate provision in the site for truck loading, landscaping, etc.

There are three existing grocery stores in north west Red Deer, with a fourth site zoned next to Mustang Acres. A substantial neighborhood shopping centre is proposed to the west of the existing Highland Green development on 64th Avenue, which would be centrally located to serve Oriole Park and Highland Green, and directly accessible to the proposed future river crossing and approach roads.

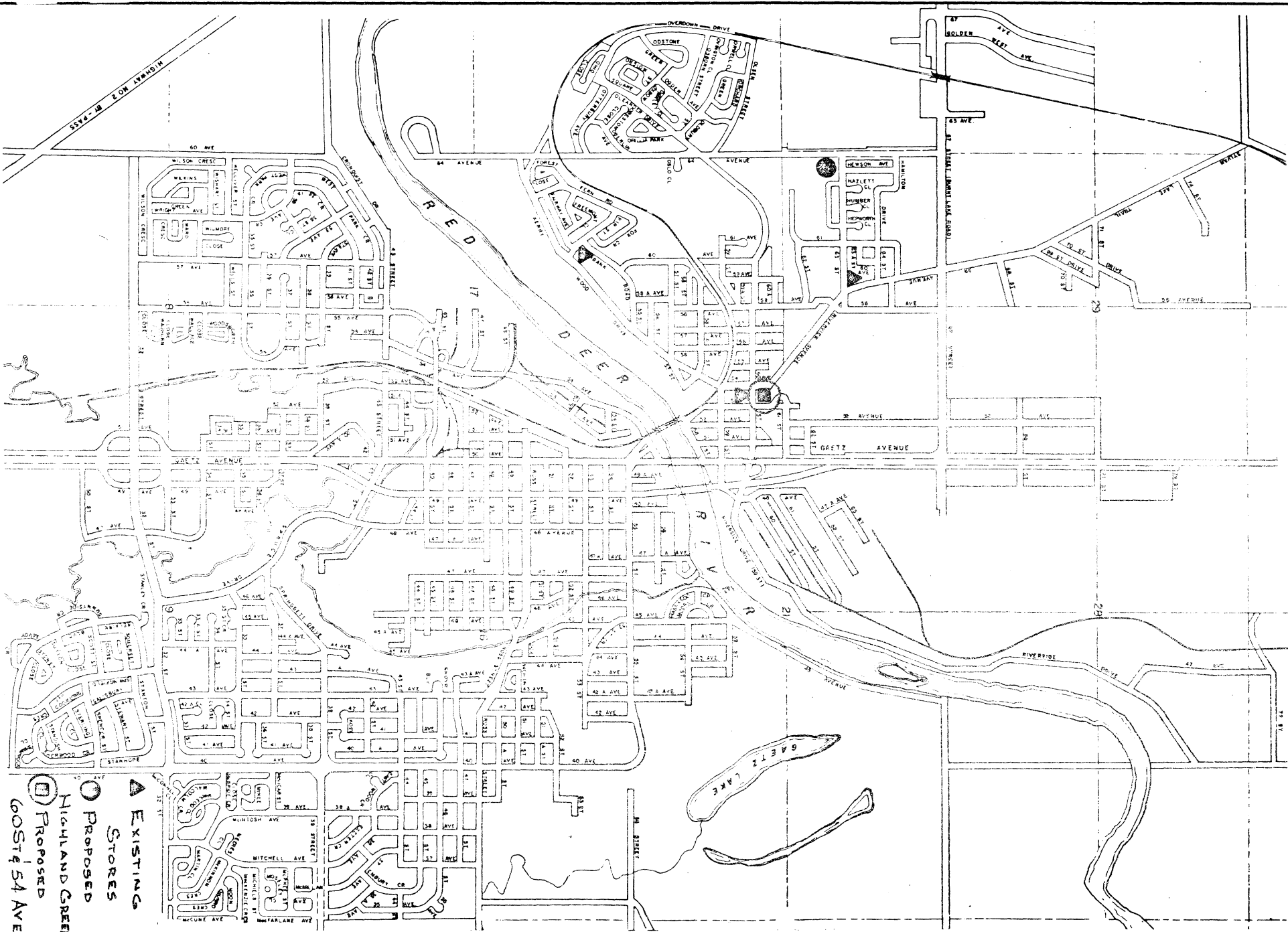
The City Commissioners cannot support the development proposed, at the subject location, and believe that the deposit of \$400 should be refunded to High Street Realty and Investments Ltd. At the same time, they should be encouraged to submit a proposal for the neighborhood shopping centre on 64th Avenue in Highland Green when submissions are invited for development at that location.

R. E. BARRETT,
Mayor

M. H. ROGERS,
City Commissioner

MHR/pml

CITY OF RED DEER



RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA
T4N 2N1

TELEPHONE: 346-3394

FILE No.
October 18, 1973

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

Dear Sir:

Re: Proposed Commercial Development on
Lots 1-6 inclusive, Block 21, Plan 7604
N.E. corner of 6th Street and 54th Avenue

This will acknowledge your memo of October 10, 1973 and the following are our comments.

Proposal

The proposal is to build a small shopping centre of some 7,320 square feet consisting of one grocer store (7-Eleven) and a gas station plus three more stores of unspecified uses.

The site under consideration is zoned C 2 (Commercial - Business B) where the proposed store is a permitted use and the gas station is a conditional use if it falls within the definition of a service station.

Background

In 1967 a request was submitted to City Council for the rezoning of Lots 1 to 6 and 28 to 30, Block 21 to C.2 in order to allow the development of shopping outlets. City Council rezoned the area from R.R. Reserve Residential) to C.2 (Commercial - Business B) and the development was never proceeded with.

The site in question is owned by the City and is located at the junction of 60th Street and 54th Avenue. 6th Street and 54th Avenue have been classified as collector roads. The plan indicates one access to 60th Street and two to 54th Avenue. Two of the accesses are located less than 12 feet from the junction of the two roads.

.../2

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTON No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF SETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings

-2-

October 18, 1973

The site is a difficult one in that it is adjacent to a road junction which already has some importance and would, in the course of time as north Red Deer grows, be an important traffic junction: the steep incline that is located just north tends to make the problem more difficult. The development of 7,320 square feet for a shopping centre (Murray Hill Developments has 2,000 square feet of shopping area) will naturally induce turning traffic from the adjoining roads and will also create a pedestrian flow from it to the two blocks just south which are zoned C.2 and, which, it can be assumed, will eventually be fully developed for this use. This would make it a dangerous traffic intersection in the future.

As north Red Deer develops toward its potential population of 20,000 and more, this corner will become an important point on the access route from the City Centre and its ownership by the City could be said to be most fortunate as it could eventually be utilized in conjunction with road and traffic flow improvements that will be needed.

We have been following a policy of allowing neighbourhood shopping when a neighbourhood becomes a viable unit e.g. a site has already been allocated for neighbourhood shopping in Highland Green and more neighbourhood shopping has to be provided for north of the river. We believe that this can be provided by means of a local neighbourhood shopping centre closer to the centre of this residential section, not on the fringe.

On the whole we are against a shopping centre at this location and recommend that Council refuse the sale of lots for this purpose.

Yours truly,



D. R. uhi, MTPIC
Associate Planner

DR/jj

HASEGAWA ENGINEERING LTD.

204-1632-14TH AVENUE N.W. CALGARY, ALTA. T2N 1M7

BUS. (403) 289-2521

October 2, 1973

Development Officer,
City of Red Deer,
Red Deer, Alberta

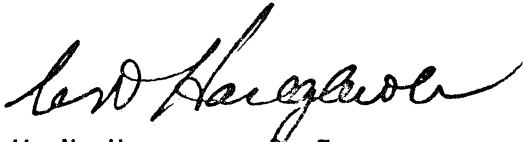
Dear Sir:

Re: PROPOSED TWO NEIGHBORHOOD SHOPPING
CENTRE WITH 7-ELEVEN STORES

On behalf of my client, Geoffery-Keith Properties, I hereby submit three (3) copies of each site, i.e. plot plan and elevations of the proposed shopping centres for preliminary approval. It is appreciated that once preliminary approval is received then complete working drawings will then be submitted for a building permit.

Thank you for your cooperation in this matter and if you have any questions regarding these projects, please do not hesitate to contact me.

Yours very truly,



W. N. Hasegawa, P. Eng.

wnh/lk

cc: Mr. K. Hand, High Street Realty

Enclosures



High Street

REALTY & INVESTMENTS LTD

KEITH R. HAND, President
FRANCIS H. BRUNNING, Vice-President
KENNETH F. BRUNNING, Secretary

3rd Floor, 605 - 7th Street S.W.
Calgary, Alberta
T2P 1Z3
(403) 264-5240

June 27, 1973.

Mr. D. Wilson,
City Assessor,
City Hall,
RED DEER, Alber

Dear Sir:

Re: Lots 1 - 6, incl., Block 21
Plan 7604S Red Deer
(North East Corner 60th Street and
4th Avenue)

Further to your correspondence of June 15, 1973, I am enclosing a cheque in the amount of Four Hundred (\$400.00) Dollars as option funds for the above captioned property. This option is to High Street Realty & Investments Ltd. on behalf of our investor, Mrs. M. F. Hard, and is agreed as follows:

1. High Street Realty & Investments Ltd. is to have a period of 90 days from the granting of this option to prepare a presentation for council approval. In the event council approval is not forthcoming, the deposit of \$400.00 will be refunded to High Street Realty & Investment Ltd.
2. Upon receipt of council approval, High Street Realty & Investments shall have one year from that date to complete construction of the proposed development. (Penalty of amount of taxes not obtained to be levied yearly until building completed).
3. Final payment of the balance of the purchase price being Nineteen Thousand Six Hundred (\$19,600.00) Dollars and transfer to be issued when building completed and/or upon evidence that transfer is required for registration of mortgage monies to construct the building.

Your acceptance of the \$400.00 deposit now paid and agreement to the above terms by signature of the attached copy will serve as an option agreement until such time as you may wish to substitute your standard agreements.

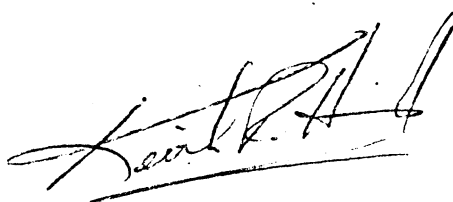
D. Wilson

- 2 -

June 27, 1973.

Thank you very much for your co-operation in this matter.

Best Regards,

A handwritten signature in dark ink, appearing to read "Keith R. Hand", written over a horizontal line.

Keith R. Hand.

Accepted this day of A.D., 1973.

City of Red Deer.

October 19th, 1973

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

RE: PROPOSED AMENDMENT TO ZONING BY-LAW REGARDING
SITE COVERAGE OF SEMI-DETACHED DWELLINGS

The Commissioners endorse the proposed amendment which will permit more flexibility and rapid processing of semi-detached dwelling applications, by permitting the Municipal Planning Commission to approve site coverage in excess of 35%.

This is a matter of some urgency to avoid delay of developments in West Park.

R. E. BARRETT,
Mayor

M. H. ROGERS,
City Commissioner

MHR/pml

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA

TELEPHONE: 346-3394

FILE No.

October 18, 1973

Beames, Chapman, Foster and MacAfee
Barristers and Solicitors
Professional Building
208 - 4808 Ross Street
Red Deer, Alberta

Attention: Mr. J. W. Beames

Dear Sir:

Re: Amendment to the
Zoning By-law 2011/5-Y

We are enclosing herewith a draft amendment to the City Zoning By-law to empower the M.P.C. to allow site coverage of more than 25% of the site for semi-detached dwellings in a R.2 zone.

Would you please advise the City Clerk in time so that the matter can be dealt with by City Council on October 22, 1973.

Yours truly,

D. Rouhi
D. Rouhi, MTPIC
Associate Planner

DR/jj

c.c. Mr. R. Stollings

Encls.

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
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COUNTY OF SETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

WRITTEN INQUIRYNO. 1

The following written inquiry was submitted by Alderman Taylor and was tabled at the October 9th meeting to enable Alderman Taylor to be present when same is considered.

"What is the City doing to find a newspaper depot?
Is Dr. Soper willing to continue to head this salvage
program? If not what avenue are we to pursue to obtain
sponsor of director of salvage program?"

4 OCTOBER 1973

CITY COMMISSIONERS'

RE: PAPER DEPOT

In reference to the inquiry by Alderman Taylor, I will endeavor to answer at least a portion of said inquiry.

Firstly, Dr. Soper has expressed a desire to have no further involvement in the paper depot due to other commitments. He has also expressed the view that this type of operation cannot be conducted economically as a single type of operation but may be feasible if conducted in conjunction with another operation where large warehouse facilities are available.

In addition, a depot must be manned during specific regular hours and all paper must be sorted, bundled and tied before delivery to the depot. The previous trial operation was disastrous as far as dumping of paper was concerned and the persons who voluntarily worked at the depot are to be commended for taking the time to gather up the paper which was simply dumped unbundled and untied in the general vicinity of the depot.

As you know, Mr. Pander has made several inquiries concerning a suitable alternate site, but I am given to understand nothing has been available to date.

Dr. Soper has been thanked by letter on behalf of Council for the time and effort he put into the trial operation.

It would appear that at the present time the operation of a paper depot cannot be conducted on an economic basis. Secondly, good warehouse facilities must be available as the paper should remain dry in order to handle it properly.

R. STOLLINGS,
City Clerk

RS/wv

LINDSAY THURBER COMPREHENSIVE HIGH SCHOOL

W. T. BROWNLEE, Principal

— R. P. HEARD, Associate Principal

Phone 347-1171

4204 - 58th Street
RED DEER, ALBERTA
T4N 2L6

September 13, 1973

Mr. E. Barrett,
Mayor,
City of Red Deer,
Red Deer, Alberta.

Dear Mr. Barrett:

Re: Re-cycling of Newspaper

We are presently negotiating with a company in Edmonton to transport old newspaper to Edmonton for commercial uses. Students in our school are interested in handling the disposal of newsprint in the city. This may prove to be a valuable experience for our students, not only in raising funds for school activities but also in experience they might receive in dealing with the public.

I will write again to let you know of any progress we make in initiating this project. We hope we might have the support of the citizens of Red Deer in this project.

Sincerely,

R. J. Huddleston
R. J. Huddleston

RjH/kh

COMMISSIONERS' COMMENTS:

Having explored a variety of possible vacant buildings (none of which is permanently available or can be acquired at reasonable rental) and having discussed with Dr. Soper the triple handling between delivery to the depot, packaging and reloading on to a truck, and having explored the rental rates for a permanent truck trailer unit to be available, we have come to the conclusion that the only practical way of handling this problem would be to have paper delivered by Red Deer citizens once a month, directly into a truck trailer. This could be accomplished at reasonable cost including an advertisement in the news media reminding citizens of location and the method of binding.

Ninety percent of the man-handling would then be eliminated and we feel confident that the offer by the students of the Lindsay Thurber Comprehensive High School would be sustained.

If Council concurs we would like to discuss this matter further with Mr. Huddleston.

"R.E. BARRETT"
Mayor

"M.H. ROGERS"
City Commissioner

NO. 2.

The following written inquiry has been submitted by
Alderman Mrs. E. Taylor

"Did Red Deer reply to the inquiry for support of
Rocky Mountain House David Thompson Cavalcade
promotion? What was the amount of our grant to
Zone 4 Central Alberta Tourist Council?"

TO: Council

FROM: City Clerk.

With reference to the above inquiry I will endeavor to
summarize the information I have received to this point.

Firstly I was advised by Mr. A. Bott of Rocky Mountain
House that the Rocky Chamber of Commerce did not direct a request
to the City of Red Deer for financial support of the David Thompson
Cavalcade but rather a letter was sent addressed to "The President, Red Deer
Chamber of Commerce, Red Deer, Alberta," requesting assistance in obtaining
from the City or other sources, the services of an ambulance and driver
to accompany the cavalcade. The Cavalcade Committee fully intended
to bear costs of mileage and driver expense on this occasion.

Mr. Bourk has advised me that to the best of his knowledge
the above letter was never received by the Red Deer Chamber or Chamber
President.

In a telephone conversation with Mr. Bott, he indicated
that all letters were addressed similar to the one to the Red
Deer Chamber, and because they did not have proper street addresses
or box numbers on the envelope, the letters may never have been
delivered. Mr. Bott also indicated the Cavalcade Committee were
not seeking financial assistance from any one community but rather
were looking for manpower and equipment to assist in the operations
of the Cavalcade.

With reference to the last portion of the inquiry, the
City of Red Deer contributed \$2810.00 to Zone 4 Central Alberta
Tourist Council in 1973.

R. STOLLINGS,
City Clerk.

RS:mt

RED DEER CHAMBER OF COMMERCE

P.O. BOX 708, 3017 GAETZ AVENUE
RED DEER, ALBERTA T4N 5H2
TELEPHONE 347-4491

October 3, 1973

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

Dear Mr. Stollings:

Further to your letter of July 31, 1973 concerning bi-weekly garbage pick up in Morrisroe, Sunnybrook and Oriole Park Subdivisions, we are pleased to report as follows.

Our questionnaire was mailed to 1277 households in the three subdivisions. We have received 768 by return mail. The Breakdown is as follows.

<u>DISTRICT</u>	<u>NUMBER MAILED</u>	<u>RETURNED</u>	<u>IN FAVOR</u>	<u>NOT INFAVOR</u>
Sunnybrook	478	204	146	118
Morrisroe	354	233	139	94
Oriole Park	445	271	159	112
Totals	1277	768	444	324

We enclose a copy of the questionnaire which was sent and we hope the above figures will be useful.

Yours truly,

A.G. Bourk
A.G. Bourk
Manager

AGB/jg



COMMISSIONERS COMMENTS:

In view of the majority being favorable to the change to weekly pick-up, and providing Council concur with same, it is recommended that this matter be tabled to enable the Administration to discuss same with Central Dispose All.Limited.

R. E. BARRETT
MAYOR

M. H. ROGERS
CITY COMMISSIONER

NOTICE OF MOTION

NO. 1

The following notice of motion was submitted by
Alderman R. L. Dale at the meeting of Council, October 9th, 1973

"As 47th Avenue at 49th Street is a very heavy traffic intersection and should have some control and whereas 48th Street does not extend any further east than 48th Avenue, can the administration bring forward costs to extend 48th Street east to connect with 47th Avenue thereby relieving traffic flow at 47th Avenue and 49th Street."

type 4.

COMMISSIONERS COMMENTS:

The proposed roadway is not presently a registered right of way and before a detailed examination is undertaken Council may wish to table this pending review of the City Centre Plan which envisioned a greater role for this roadway.

R. E. BARRETT,
MAYOR

M. H. ROGERS,
CITY COMMISSIONER

NO. 2

The following notice of motion was submitted by Alderman
R. L. Dale at meeting of Council October 9th, 1973

"Be it resolved that the Recreation Board be enlarged by two members and that these persons be citizens at large."

type

NOTE:

For the information of Council the Recreation Board By-law presently provides for nine members, two of whom shall be Alderman of the City; three representing education and four appointed as citizens at large. The Recreation Supt. and the Parks Supt are ex officio members without voting rights.

6-6317
1139-9



INTRODUCING RED DEERS NEWEST INDUSTRIES

RED DEER'S
SALUTE TO INDUSTRY

WEDNESDAY, OCTOBER 3, 1973
WINDJAMMER ROOM
CAPRI HOTEL

AGENDA

6:00 P.M. NO-HOST RECEPTION
7:00 P.M. SUPPER - PRIME RIBS
OF BEEF
8:00 P.M. ADDRESS BY
HON. F. H. PEACOCK

TICKET NO.

PRICE: \$ 6.00

THE RED DEER
ECONOMIC DEVELOPMENT COMMITTEE
PRESENTS ITS
FIRST ANNUAL

*SALUTE
TO
INDUSTRY*

FEATURING

HON. F. H. PEACOCK
MINISTER OF INDUSTRY AND COMMERCE

INTRODUCING RED DEERS NEWEST INDUSTRIES

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HON. F. H. PEACOCK
MINISTER OF INDUSTRY AND COMMERCE

INTRODUCING RED DEERS NEWEST INDUSTRIES

RED DEER'S
SALUTE TO INDUSTRY

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WINDJAMMER ROOM
CAPRI HOTEL

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FEATURING

HON. F. H. PEACOCK
MINISTER OF INDUSTRY AND COMMERCE

INTRODUCING RED DEERS NEWEST INDUSTRIES

RED DEER'S
SALUTE TO INDUSTRY

WEDNESDAY, OCTOBER 3, 1973
WINDJAMMER ROOM
CAPRI HOTEL

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TICKET NO.

PRICE: \$ 6.00

THE RED DEER
ECONOMIC DEVELOPMENT COMMITTEE
PRESENTS ITS
FIRST ANNUAL

*SALUTE
TO
INDUSTRY*

FEATURING

HON. F. H. PEACOCK
MINISTER OF INDUSTRY AND COMMERCE