

(F)

A G E N D A

For the Regular Meeting of RED DEER CITY COUNCIL
to be held in the Council Chambers, City Hall,
MONDAY, JULY 4, 1983, commencing at 4:30 p.m.

(1) Confirmation of the Minutes of the June 20, 1983 regular meeting.

(2) UNFINISHED BUSINESS

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UNFINISHED BUSINESS

1.

NO. 1

June 22, 1983.

TO: City Council
FROM: Asst. City Clerk

RE: Notice of Motion
Alderman Moffat/Sidewalk Repair and Replacement

The following motion was introduced at the June 20, 1983, meeting of Council, however, it was tabled to the July 4, 1983, meeting in order that Council might have more time to consider the implications involved and pending receipt of further information as to what sort of an increase this would mean to the mill rate.

Moved by Alderman Moffat, seconded by Alderman Oldring

"WHEREAS the policy of the City of Red Deer is to assess the full charge of sidewalk replacement against the individual assessments of those residents fronting on a sidewalk.

THEREFORE BE IT RESOLVED that all sidewalk repair and replacement be charged to General Improvements and recovered in this manner, and to be retroactive to January 1, 1983."

The matter is brought back to Council at this time, along with further information from the Administration.

C. Sevcik
Asst. City Clerk

CS/ds

June 23rd, 1983

TO: City Clerk

FROM: City Engineer

RE: SIDEWALK REPLACEMENT -
West Side of 42 A Avenue -
53 Street to 55 Street

The background leading to replacement of this walkway according to our files is as follows:-

1. Based on verbal complaints received in 1976 and assessment by Public Works, the design of the replacement work was initiated in May, 1977. It was advertized in the local paper (see attached copy).
2. In July, 1977 we received a petition opposed to the replacement work and it was subsequently removed from the 1977 local improvement program.
3. Based on verbal complaints, public works again inspected the sidewalk four years later and found two badly spalled areas and some broken sections with vertical separations. They advised that they felt it was too much to expect from our annual budget repairs, therefore in February 1981 we redesigned the replacement changing from the existing four foot width to a more common City Standard of five foot, and added it to the 1981 local improvement program.
4. In April, 1981, the project was advertized in the local paper (see attached copy) with the revised walk width and rates. No petitions were received from the 14 owners along the block.
5. Accordingly the project was included in our 1981 construction schedule and in our three Engineering Progress Reports to Council.
6. Inadvertently, the replacement of the worst sections of this walk was placed in the 1981 maintenance budget and completed late fall 1981. We still maintain portions of the work had to be replaced in 1981 to avoid possible liability to the City.
7. The borrowing bylaw for the 1981 local improvements was approved late in 1981, therefore due to time of year and workload, the 1981 work was postponed to 1982. Accordingly no construction drawings were issued to Public Works in 1981.

(Continued.....)

City Clerk

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June 23rd, 1983

8. Public Works requested a meeting June 1982 prior to ripping out the remaining walk and pointed out that certain sections had been replaced. A judgement decision was made at that time to proceed with the full replacements due to:-
- (a) the condition of the remaining walk, although not seriously deteriorated, did show signs of age and disrepair as it was initially installed in 1951 and was 31 years old.
 - (b) the temporary spot replacement only amounted to 80' of the total 750' (10%) or for an actual dollar value of \$816.00.
 - (c) the new design of 5 feet would not match the temporary 4' replacement sections.
 - (d) no petitions were received, therefore we assumed the people wanted the work done as advertised.
9. The estimated cost of sidewalk replacement was \$16,400.00. The actual final cost was \$14,493.00. The 14 ratepayers affected should therefore pay an average cost of \$1,035 per lot but as our rates in the Unit Rate Bylaw were somewhat low, the ratepayer was assessed \$891.00 per lot based on frontage.
10. Further to Item #6 in the same 1981 annual maintenance budget approximately 100 feet of sidewalk replacement was approved on the east side of 42 A Avenue. In order to be fair to the ratepayers on both sides of the same street, Council may wish to consider some form of compensation to the west side ratepayers in this instance only.
11. On June 23rd, 1982, we have a memo indicating Mr. E.S. Smith came in and congratulated the City for doing an excellent job on the replacement walkway.

In summary, there was an overlap in scheduling the annual sidewalk repairs around our anticipated local improvement program. It remains our position that the condition of the original sidewalk was sufficiently deteriorated to warrant replacement as evidenced by the length of time this project has been active. As all the legal procedures were followed by the City, one could say that there is some responsibility of the individual ratepayers in not petitioning against the project. Even if they had it may have been the decision of Council to proceed with replacement to avoid potential public liability claims.

Nevertheless, Council may wish to consider the following action:-

- (1) reduce the charge to the west side ratepayers by 50% charging the balance to general revenue, realizing of course that they now have a much better sidewalk than those on the east side. This action is not recommended.

(Continued.....)

City Clerk

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June 23rd, 1983

- (2) eliminate the charge to the ratepayers realizing that this may set a very undesirable precedent for future sidewalk replacements. This action is not recommended due to the potentially great expense to the City in maintaining older sidewalks.
- (3) request the City Treasurer to review the amortization period for such projects with a view of spreading the repayment over a more reasonable period (say five years), considering present-day interest rates rather than the life expectancy of the walkway.
- (4) Adopt a policy for the City which basically requires the City to notify all ratepayers affected by any local improvement, by registered mail advising them of the nature, reason, costs per lot, and terms of payment.

This report is submitted for the information of Council in further consideration of the current notice of motion.

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

✓
KGH/jrt

c.c. City Treasurer
 Public Works Superintendent
 Engineering Accountant

June 27, 1983.

5.

TO: CITY COUNCIL

FROM: THE COURT OF REVISION, 1983

RE: LOCAL IMPROVEMENT NOTIFICATION

The Red Deer Court of Revision, at their recent Court Hearing, held on Wednesday, June 22, 1983, for the purpose of considering appeals against Local Improvement charges, were agreed that the assessment and tax levies imposed against frontage rates of residents of 42A Avenue between 53rd Street and 55th Street were correct and therefore the Assessor's records were confirmed as correct.

However, concern was expressed by members of the Court with the lack of information provided to property owners and taxpayers in the City who, at one time or another, may be faced with Local Improvement construction, i.e. sidewalk, curb or gutter replacement, etc., having not had the opportunity to raise an objection & having not consented by petition to changes.

Since charges are assessed the following year after the local improvements are completed, property owners, such as those on 42A Avenue, are then faced with a tax levy that they were not aware of unless they read about the pending local improvement in the newspaper.

The Court of Revision were of the opinion, therefore, that improved method of notification, possibly by registered mail, should be forwarded to property owners facing local improvement changes, rather than relying on newspaper advertisement as the sole means of notification. A resolution to this effect was introduced as follows:

"That the Red Deer Court of Revision hereby recommend to Red Deer City Council that the existing City policy and subsequent Debenture bylaws be amended to indicate that property owners/taxpayers in the City of Red Deer faced with the intent by the City to construct a local improvement be notified in future by registered letter prior to any construction or replacement work being undertaken."

Respectfully submitted,

M. Parker
for M. Parker, Chairman
Court of Revision.

June 28, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: NOTICE OF MOTION
ALDERMAN MOFFAT/SIDEWALK REPAIR AND REPLACEMENT

When developing new subdivisions, the cost of sidewalks, roads and other similar improvements is recovered from the lot sale proceeds. To be consistent, this should be applied to older areas when an improvement is constructed for the first time. The cost of the improvement would then be recovered as a local improvement charge to abutting property owners.

It would appear that the only time when a replacement of an existing improvement is charged against abutting property owners is for sidewalk replacement. Normally other improvements do not require a complete replacement.

In the period 1975 to 1982 inclusive the cost of sidewalk replacements recovered from adjacent property owners is as follows:

1975	\$	NIL
1976		NIL
1977		NIL
1978		19,328.97
1979		9,630.25
1980		NIL
1981		26,470.97
1982		12,233.31

For 1983 a local improvement bylaw was initiated that included \$120,511.01 for sidewalk replacement.

If Alderman Moffat's notice of motion were approved, an overexpenditure of \$120,511.01 would occur in the 1983 operating budget. This could be funded from the reserve for unanticipated expenditures that was approved by Council.



ALAN WILCOCK,
 City Treasurer

AW/gr
 c.c. City Engineer

NO. 2

June 21, 1983.

TO: City Council

FROM: Asst. City Clerk

RE: Appointment Alternate County Councillor to Airport Commission
Amending Bylaw No. 2278/C-83

Council at its meeting of June 20, 1983, agreed that the Airport Commission Bylaw be amended to allow the appointment of an Alternate County Representative to attend Airport Commission meetings in the absence of the normal County representative.

Included in this agenda is an amending Bylaw for Council's consideration.

C. Sevcik
Asst. City Clerk

CS/ds



No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

RED DEER, ALBERTA T4N 5H3

June 15, 1983

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

Dear Sir:

Please be advised that County Council, at its meeting held June 14, 1983, appointed Councillor James A. Williamson as the alternate member to the Airport Commission.

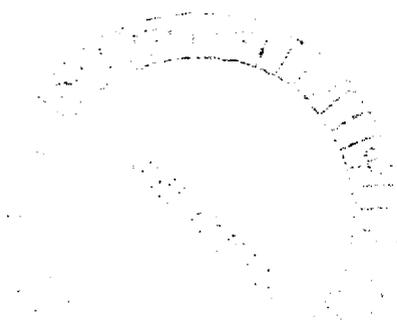
Mr. Williamson's address is R.R.#2, Lousana, Alberta, and his phone number is 749-2386.

Yours truly

COUNTY OF RED DEER NO. 23


R.J. Stonehouse
County Commissioner

/gg



REPORTS

9.

NO. 1

June 17, 1983

TO: CITY CLERK

FROM: R. STRADER,
DEVELOPMENT OFFICER/
BUILDING INSPECTOR

We have one item we would like brought before Council.

3809 - 3813 - 50 Street. Owner is Doubletree Developments Ltd. of 4620 Manilla Road S.E., Calgary, Alberta T2G 4B7. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner 14 days to have the grounds cleaned up, (i.e.) grass cut, garbage and debris removed, and the houses boarded up or demolished. Should the owner fail to remedy the condition, City forces will be authorized to do same. Any costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner May 10, 1983, and June 1, 1983, advising him of the site condition and requesting that the site be cleaned up.

If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"RESOLVED that Council being of the opinion that the premises hereinafter described are untidy and unsightly and constitute a nuisance by reason of tall grass, garbage and debris littering the property, and the houses not properly secured to prevent public entry, Doubletree Developments Ltd., being the owner of 3809 - 3813 - 50 Street, in the City of Red Deer, Province of Alberta (hereinafter called the premises) be and is hereby ordered and directed within 14 days of a copy of this resolution being mailed by registered mail to have the grass cut, garbage and debris removed, and the houses properly boarded up or demolished, failing which the Development Officer/Building Inspector of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof, shall be directed to Doubletree Developments Ltd., and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."



RYAN STRADER,
Development Officer/
Building Inspector

RS/gr

Commissioners' Comments

We would concur with the comments of the Development Officer.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

TO: CITY COUNCIL (Waskasoo Park Committee)
 FROM: CITY ASSESSOR
 RE: Lot 21, Block 1, Plan 782-2383
Ived Construction Ltd.

On Friday, June 10, 1983 Mr. D. Moore and myself met with Mr. E. Achtem the owner of Ived Construction Ltd. to discuss the Waskasoo Park Concept and in particular the possible future acquisition of his property (#11 on attached map).

A review of the appraisals are as follows:

January 28/82 - Haldane	\$22,500.00 per acre	- 375,000.00
March 22/82 - Soderquist	24,000.00 per acre	- 400,300.00
* March 29/82 - Graham	37,000.00 per acre	- 617,000.00
February 7/83 - Soderquist	18,000.00 per acre	- 300,200.00

* Mr. Achtem engaged Mr. Graham.

April 26, 1983 we offered to recommend to the acquisition of the property on the basis of the latest appraised value.

The meeting of June 10, 1983 was a result of our letter of April 26, 1983.

During the discussions Mr. Moore explained the park concept and the relationship of Mr. Achtem's property as to future development and where it fits in the order of priorities.

This was followed by a discussion on the various appraisals, the effect of fill mentioned in all the appraisals and the current trends in the market place.

Mr. Achtem has submitted the attached counter offer at \$365,000.00 for your consideration. He felt that as the appraiser had used the following four comparables (sheets attached) indicating a range of values from \$15,200.00 to \$20,659.00 that his offer was fair. He felt there should be more adjustments because of size and also that in his opinion the market was on a upswing.

In view of the forgoing would the Committee please advise on the counter offer and advise us in order that we may reply to Mr. Achtem.

DJW/fp
 c.c. E. Achtem

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



NO

PI

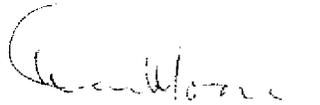
File: UP-635

June 22nd, 1983

MEMORANDUMTO: DON WILSON, CITY ASSESSORFROM: DON MOORE, CHAIRMAN
WASKASOO PARK MANAGEMENT COMMITTEE

This will confirm that the Waskasoo Park Management Committee and Policy Committees wish to recommend to City Council the acceptance of the offer to sell by Mr. E. Achtem of Ived Construction Ltd. of Lot 21, Block 1, Plan 782-2383 in the amount of \$365,000.00.

This purchase is in accordance with the Waskasoo Park Management Plan.



DON MOORE

DM:pw

NO. 3

June 23, 1983

To: City Clerk

From: City Engineer

Re: Erosion of Reserve Area
Checkmate Court - Storm Sewer Outfall
Lot 2 Block 5 Plan 792-2189

A portion of the above noted site drains to a storm sewer outfall located on the north east corner of the property. The outfall was not extended to the bottom of the slope as requested by the City and as stated in the soils consultants reports. In addition the pipe was installed backwards (bell ends at downstream side) which causes exfiltration. A substantial amount of erosion has occurred at this location which has destroyed and will continue to damage trees in this area. If left unchecked the erosion could pose a threat to an existing watermain and eventually could endanger the structure itself.

As per the attached letter the owner has been notified of the problem and has not taken any action, the Engineering Department would request that Council issue an order requesting the owner remedy the condition within thirty (30) days in accordance with Section 161 of the Municipal Government Act. Should the owner not comply with this order within the time frame specified, City forces will undertake the repair and charge the cost against the land as taxes and recover the cost in this manner. By copy of this letter to the City Solicitor I would request that he prepare an appropriate order for Council's consideration.

Yours truly,

Bryon C. Jeffers, P.Eng.
City Engineer

RKP/sb

C.C. - City Solicitor
Recreation Superintendent
City Treasurer
City Assessor
Development Officer

Attach.

April 26, 1983

Checkmate Court
RMD 133, RR 8
EDMONTON, ALBERTA

ATTENTION: MR. E. CHRUSTAWKA

Dear Sir:

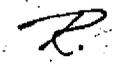
RE: Erosion of Reserve Area
At Storm Sewer Outfall

As discussed with you on site, the City of Red Deer is extremely concerned with the large amount of erosion which has taken place in the vicinity of the storm sewer outfall. When this project was first reviewed, the City wanted the developer to extend the storm sewer directly east to Piper Creek. This was met with strong resistance from a Mr. Thull who was living in the area at the time. It was then decided that the developer could extend the storm sewer to the north and outfall at the bottom of the hill. It appears that the pipe was not extended to the base of the hill as directed by both the City of Red Deer and soils consultant's reports.

Please ensure that the eroded slope is repaired and the pipe extended to the bottom of the hill as early as possible. If this work is not completed by May 21, 1983, City forces will do the required work and the cost will be charged to your tax roll.

I appreciate your taking the time to meet with us concerning this matter and trust you share our concern with respect to the potential for future damage should this repair be delayed.

Yours truly,



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

RKP/eng
cc Parks Supt.

Commissioners' Comments

We would concur with the recommendations of the City Engineer.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 4

27 June 1983

TO: CITY COUNCIL
FROM: CHAIRMAN, MUNICIPAL PLANNING COMMISSION

At the June 27th, 1983 meeting of the Municipal Planning Commission, consideration was given to the role of the Commission as it relates to all planning in The City of Red Deer, with a resolution being passed as follows.

"That the Municipal Planning Commission recommend to Red Deer City Council that Planning matters re: Proposed Development in The City of Red Deer, be referred to the Municipal Planning Commission as a matter of course, prior to submission to Council."

Council's consideration of this recommendation is appreciated.

Respectfully submitted,

ALDERMAN D. LAWRENCE, Acting
Chairman, Municipal Planning
Commission

File: UP-637

NO. 5

June 23rd, 1983

MEMORANDUMTO: MEMBERS OF COUNCILFROM: R.J. MCGHEE, CHAIRMAN
WASKASOO PARK POLICY COMMITTEE

The Devonian '81 Trails Project has now been completed and the final accounting (copy attached) shows that our original application to the Provincial Government for funding in the amount of \$445,405.00 was less than the amount finally expended by \$54,663.63.

We now require Council approval to submit a supplementary grant application in order to receive the balance of these funds.

R.J. MCGHEE

RJM:pw
Attachment

File: UP-495

June 9th, 1983

MEMORANDUM

TO: WASKASOO PARK MANAGEMENT COMMITTEE

FROM: DON MOORE, CHAIRMAN
WASKASOO PARK MANAGEMENT COMMITTEE

RE: DEVONIAN TRAILS 1981/82

The purpose of this report is to review the above project to determine whether City Council has formally authorized all expenditures to date.

To facilitate this review and for future reference it will be useful to briefly trace the history of the project.

July 7th, 1980

In response to a request and recommendation of the Recreation Board, City Council authorized application to the Devonian Group of Charitable Foundations for a grant in support of the trail systems in Waskasoo and Piper Creek (Appendix A).

March 16th, 1981

Council authorized the planning, design, and tendering of a project which was not to exceed \$700,000.00 and approved entering into an agreement with Devonian on a cost sharing basis (Appendix B).

March 25th, 1981

A report was submitted covering the full project with cost estimates totalling \$1,073,043.00 including the Devonian Project. Council authorized tendering of the full project (Appendix C).

July 6th, 1981

In response to a report submitted by the Recreation Board, Council authorized the following construction contracts:

Border Paving

Phase I - Devonian Trails	\$294,805.00
Phase II - Asphalt Linkage	\$23,863.00
	<u>\$318,668.00</u>

McEwan Brothers

* Kin Canyon Shale Linkage	\$12,578.00
Phase III Shale Linkage	\$40,054.40
	<u>\$52,632.40</u>

* Note: This was later added to Devonian Project (Appendix D).

WASKASOO PARK MANAGEMENT COMMITTEE
 June 9th, 1983
 Page two

October 19th, 1981

Confirmation was received from Devonian that they were prepared to share costs of Kin Canyon Trail up to \$40,000.00 and their total commitment therefore was a maximum of \$370,000.00 based on previous cost estimates.

October 26th, 1981

On recommendation of the Recreation Board, Council approved a contract for bridges with Border Paving at a cost of \$279,706.00, part of which was to be cost shared with Devonian (Appendix E).

January 4th, 1982

Although not directly related, Council authorized a sum of \$100,000.00 to cover interest costs on Madison land acquisition and trails financing pending receipt of Government funds (Appendix F). This was in addition to funds projected in the Recreation operating budget.

17th September 1982

On the recommendation of the Management Committee, the Policy Committee approved a contract with Border Paving for the paving of parking areas at Kin Canyon and Rotary Picnic Park at a cost of \$61,013.00 plus 10% contingency.

The following is an up to date statement of receipts and disbursements in relation to this project.

DEVONIAN TRAILS PROJECT: 1981 and 1982,
PLANNING

RECEIPTS:

Provincial Government	- 1981 project	- \$33,144.00
Devonian contribution		- \$21,545.58
Provincial Government	- 1982 project	- \$42,086.00
	TOTAL	- \$96,775.58

DISBURSEMENTS:

Butler Krebs Associates	P.O. 38187	- \$52,376.82
	P.O. 42291	- \$13,871.83
	TOTAL	- \$66,248.65

NOTES:

Planning expenditures for the 1981 project were approved by Council. Planning expenditures for the 1982 project were approved by the Policy Committee at its meeting on 8th April 1982 up to 6% of capital cost. City Council authorized the Policy Committee to spend the full \$42,086.00 grant at its meeting on 19th July 1982.

WASKASOO PARK MANAGEMENT COMMITTEE
 June 9th, 1983
 Page three

DEVONIAN TRAILS PROJECT: 1981 and 1982
CAPITAL DEVELOPMENT

RECEIPTS:

Devonian Construction	- \$ 348,454.42
Provincial Government - 1981 project	- \$ 445,405.00
Provincial Government - 1982 project	- \$ 526,075.00
TOTAL	<u>\$1,319,934.42</u>

DISBURSEMENTS:

- 1981 project	- \$ 848,523.05
- 1982 project	- \$ 61,013.70
	<u>\$ 909,536.75</u>

ESTIMATE OF WORK TO BE COMPLETED:

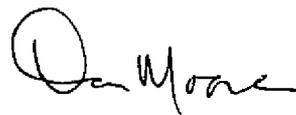
- 1982 project	- \$ 505,575.00
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APPROVALS:

Border Paving re: trails (P.O. 39155)	- \$ 318,668.00
Border Paving re: bridges (P.O. 39679)	- \$ 279,706.00
McEwan Brothers re: trails (P.O. 39156)	- \$ 52,632.40
Border Paving re: parking lots (P.O. 42293)	- \$ 67,114.00 (including
TOTAL	<u>\$ 718,120.40</u> contingency)

CONCLUSIONS:

1. Planning receipts exceed disbursements by \$30,526.93 which should be sufficient to complete the project.
2. Capital development receipts exceed disbursements by \$410,397.67. However, the estimate of work to be completed is \$505,575.00. There is therefore a shortfall in this project of \$95,177.33 of which \$54,663.63 is the result of over-expenditure in the 1981 project.
3. Total capital disbursements for this project are \$909,536.75 whereas approvals only total \$718,120.40. Approval is therefore required from the Policy Committee for the balance of \$191,416.35.



DON MOORE

NO. 6

June 24, 1983.

TO: Council

FROM: City Clerk

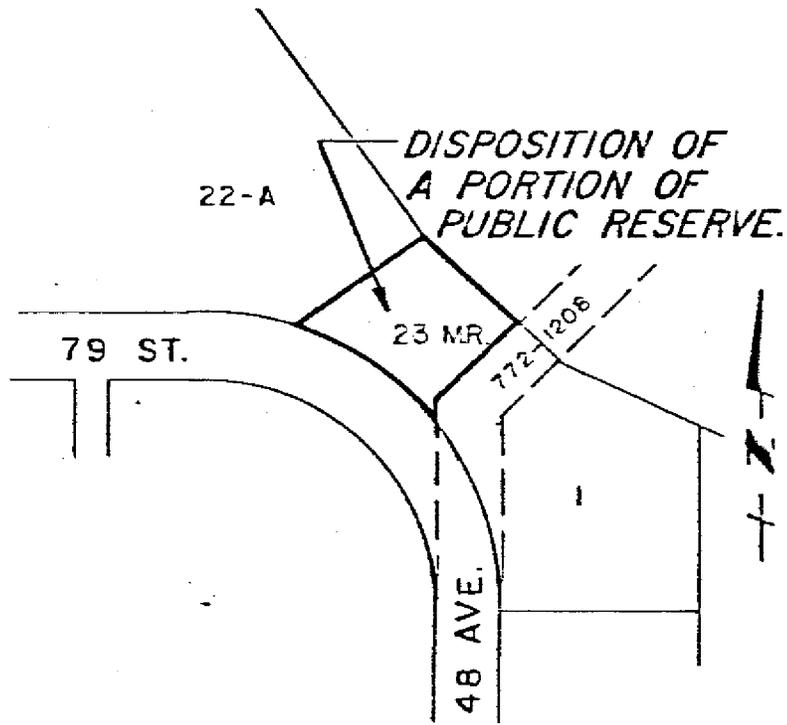
RE: Disposal of Public Reserve
Jimray Holdings Ltd.

Council are advised that the above noted public reserve has been properly advertised in accordance with the Planning Act, R.S.A. 1980, Ch. P-9; and as no objections have been received as of June 27, 1983, a public hearing is not required.

Council of the City of Red Deer may now proceed without further notice with disposal of this public reserve.

R. Stollings
City Clerk

GP/ds



NO. 7

June 27th, 1983

TO: City Clerk

FROM: City Engineer

RE: LANE RESTORATION -
SOUTH OF DAWE CENTRE

Enclosed for Council's information is a photocopy of all complaints and correspondence generated by the poor lane condition. A summary appears as follows:-

- 1) October 13th, 1982
Call from Mr. Darrel Berge of 6120 Hamilton Drive indicating that current lane condition is the result of Dawe Centre construction.
Comments from our Public Works Superintendent indicating poor lane condition resulting from construction vehicles at Dawe Centre.
- 2) March 18th, 1983
Call from Mr. Larry Kobza of 6152 Hamilton Drive, requesting major lane repairs.
- 3) March 18th, 1983
Letter from Mr. Larry Kobza confirming his phone call, also implying that damage to lane resulted from Dawe Centre construction vehicles.
- 4) March 31st, 1983
Letter from City Engineer to Mr. Kobza confirming restoration work will be done in 1983.
- 5) March 31st, 1983
Letter from City Engineer to Mr. Don Moore requesting assistance in paying for lane restoration costs.
- 6) April 28th, 1983
Letter from D. Moore to City Engineer implying some responsibility would be assumed subject to Council approval.

(Continued.....)

City Clerk

- 2 -

June 27th, 1983

7. May 10th, 1983

Letter from City Engineer to D. Moore containing costs and discussions held with the City Commissioner.

8. June 7th, 1983

Start restoration work with final costs \$10,000.

As Council will note, it is our opinion that the responsibility for restoration costs be shared jointly between the two departments as the Engineering Department was responsible for the service connections and the Recreation Department was responsible for the Dawe Centre Construction traffic. In this regard we proposed a 50/50 split. The Engineering Department lane maintenance account does not have sufficient funds to accommodate 100% of the costs.

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

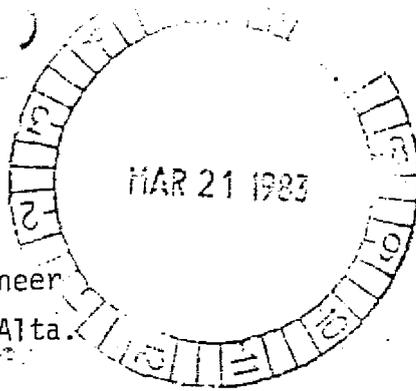
KGH/jrt

Attachs.

March 18, 1983

26.

Mr. Brian Jeffers
City of Red Deer Engineer
City Hall, Red Deer, Alta.



Dear Sir,

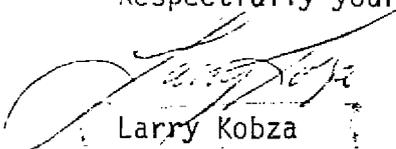
Re: Alley Upgrade

My name is Larry Kobza and I reside at 6152 Hamilton Drive. I and my affiliate neighbors have reached the end of a five year benefit of the doubt period where we have stood by and watched the City spread gravel and grade the back alley between Hamilton Drive and G.H. Dawe Community Centre, only to watch it disappear into the bog beneath it. We feel it is time that we formally request that a soil density test be conducted to determine if there is a solid enough base to support the granular material under the surface gravel (If indeed there is any gravel material left) We are confident that following these tests you will concur with us that the alleys present condition is substandard and in need of major base restoration and surface work. Based on our observations from the origin of this alley up to present we feel the causes of the problem are as follows:

- 1) When originally constructed, the alley was built on pasture and sloughs
- 2) During Dawe construction period the alley was used as an access road for gravel trucks, cement trucks, and other heavy equipment.
- 3) Poor drainage up until the fall of 1982, combined with poor soil conditions that add to moisture retention.

We trust that this information will be useful to you in your endeavors to provide suitable rear roadways for the Hamilton Drive taxpayers.

Respectfully yours,


Larry Kobza

LB/1s

XXXXXX 342-0153

March 31, 1983

Mr. Larry Kobza
6152 Hamilton Drive
RED BEER, ALABAMA
348 524

Dear Mr. Kobza:

RE: Lane North of Hamilton Drive

In reply to your letter dated March 18, 1983 we have reviewed our files and find the following information.

1. Original lane construction occurred in 1974.
2. A number of services including water, sewer, gas and power were installed across the lane to service the Dave Center during the years 1979 to 1981.
3. The Dave Center installed a concrete curb on the north side of the lane to discourage vehicle encroachment on Dave Center lands.
4. As indicated by you, a certain amount of heavy construction traffic used the lane during construction of the Dave Center.

The Roads Section of the Engineering Department has tried on previous occasions to keep the lane in reasonable driving condition but with various other companies and/or departments contributing to the current lane condition either through gravel base contamination or drainage design alteration, it has been difficult to provide a driving surface of better condition.

Nevertheless, we agree that the lane condition is deplorable and will require major repairs.

In this regard we will be taking the following actions:

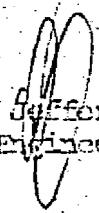
1. Drain the ponding water Wednesday, March 30, 1983 and break out

a section of curb at the corner which was installed by the Dawe Center at an elevation too high to allow drainage to a catch basin manhole to the north.

2. Upon the lane drying up, City crews will remove the top four (4) to five (5) inches of contaminated gravel and carryout a subgrade preparation to a minimum of ninety-five percent (95%) Standard Proctor Density.
3. Upon completion of the sub-base preparation, haul and place, again to ninety-five percent (95%) Standard Proctor Density, four (4) to six (6) inches of clean crushed gravel properly shaped with three percent (3%) crown. This will contain all lane drainage to the edges and will have the center of the lane higher and dryer.
4. Restore the lane drainage on the north and south edges as close to the original design grades of 0.50% as possible. The water by design, is to drain east and west from a high point approximately midway in the east/west portion of the lane.

Please accept our apologies for the inconvenience you have had to withstand due to the construction of the Dawe Center, but now as the Center is complete and we are able to properly restore the lane, we hope that your concerns will be alleviated.

Yours truly,


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

RQH/eng

cc - P. W. Supt.

cc - Recreation Supt.

March 31, 1933

TO: D. Moore
Recreation Supt.

FROM: City Engineer

RE: Lane South of Dawa Center

Confirming your telephone conversation with K. Haslop of this date, the existing lane is in very poor condition as we believe you have personally witnessed within the last few days. We are of the opinion that the current lane condition has been caused by three (3) operations.

1. Contractor's construction traffic using the lane during the parking lot construction phase thus causing structural damage due to heavy loads and gravel contamination due to spillage.
2. Gravel contamination by City forces and A. G. T./N. U. I. forces in construction of the numerous services to the Dawa Center over the last two (2) to three (3) years.
3. Alteration and blockage of the east end drainage pattern caused by installation of a concrete curb by contractor forces at an elevation too high to allow the drainage to an existing catch basin manhole. This back up of water has caused saturation of the subgrade and a loss of strength of the subgrade by reduction of constructed material density.

In order to repair the damage caused to the lane we propose to do the following:

1. Drain the east area by removing a section of the curb.
2. Upon the drying up of the whole area, construct a asphalt swale to the catch basin manhole.
3. Remove the top four (4) to six (6) inches of contaminated gravel and complete a subgrade preparation of the remaining base if satisfactory, to restore ninety-five percent (95%) of Standard Proctor Density.
4. Place four (4) to six (6) inches of clean gravel properly compacted to ninety-five percent (95%) Standard Proctor Density.

5. Restore all side drainage by placing a three percent (3%) crown on the center portion and reconstructing a 0.50% drainage grade to each end of the lane.
6. The estimated cost of the above work is \$2,000 to \$10,000 (see attached).

We believe the responsibility of the restoration costs should be shared jointly between the Engineering Department and the Recreation Department, as we were responsible for the service installations and your department was responsible for the contractor's operations and the curb installation. In view of the above, we would propose a fifty percent (50%) split of the restoration costs as our 1983 lane maintenance budget cannot absorb the entire amount.

We would appreciate your assistance in this matter as soon as possible as the lane restoration cannot be delayed.


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

HRI/eng
cc - P. W. Supt.

*Luigi
for*

April 28th, 1983

31.

MEMORANDUM

TO: CITY ENGINEER
FROM: RECREATION SUPERINTENDENT
RE: LANE SOUTH OF DAWE CENTRE

Please pardon the lengthy delay in responding to your memorandum of March 31st. It was my understanding that the curbing installed by us was in accordance with grades established by the Engineering Department, and we had assumed that there would be no difficulty with respect to drainage. In discussions with Ken Haslop I find that this was not the case and therefore I assume we must assume some responsibility for creating the problem.

With respect to the contamination of the gravel and the necessity to upgrade the lane, I am not certain that the construction was the cause, but it is clear that the amount of traffic in the area has certainly having an impact due to the popularity of the facility.

Since we have no funds to share the cost of the work, we had discussed approaching the City Commissioner together to determine how the problem might be resolved. If a part of the cost is to be billed to the Recreation Department it will be necessary for us to approach City Council.

I assume that we should do this prior to completion of the work, but if there is some urgency we should perhaps notify the Commissioner of our intentions.



DON MOORE

DM:pw

May 10, 1983

TO: Don Moore
Recreation Supt.

FROM: City Engineer

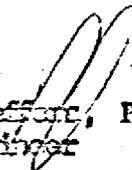
RE: Lane South of Dave Center

Don, further to your memo dated April 28, 1983, we are finalizing our work order drawing and cost estimate at the present time. Once this is done we will forward a copy to you. As per our March 3, 1983 memo we are suggesting that a fifty percent (50%) split of repair cost is what we believe to be the most fair way of allocating the cost responsibility.

We have previously discussed this matter with the City Commissioner and he has agreed that the work must proceed as soon as possible to alleviate the adjacent resident's concern.

Accordingly, we will be scheduling repair work soon and charge fifty percent (50%) of the costs on a work order basis to the Recreation Department. If the matter of budget has to be approved by Council for the Recreation Department portion, we assume you will seek the necessary approval as soon as possible.

Your assistance has been appreciated.


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

IGH/eng
cc - City Commissioner
cc - P. W. Supt.

File: R-20147

June 22nd, 1983

MEMORANDUMTO: CITY COMMISSIONERFROM: RECREATION SUPERINTENDENT

The matter of assisting to pay for the costs of lane reconstruction adjacent to the Dawe Centre was reviewed by the Recreation Board at their last meeting. They believe that this should be the responsibility of the Engineering Department and feel that they should not recommend an additional appropriation to the Recreation Budget for 50 per cent of the cost.

I feel that we may have some obligation in this regard but in light of the stance of the Recreation Board, I am not certain how to proceed. If it is presented to Council, it must now go directly from you or I with an indication of the Recreation Board's feeling.


DON MOORE

DM:pw

Commissioners' Comments

In view of the circumstance we believe it is not unreasonable that the cost of this work be split 50-50 between the Engineering Department and Recreation Department Budgets, and we would recommend Council approve the overexpenditure to be charged as outlined.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 8

June 27, 1983.

TO: City Council
FROM: Asst. City Clerk

RE: Land Use Bylaw Amendment 2672/J-83 - Video Arcades/C.3 Districts

At the Council meeting of June 8, 1983, it was agreed that a Land Use Bylaw Amendment be prepared prohibiting Video Arcade Establishments in all C.3 zones throughout the City.

Bylaw No. 2672/J-83 is submitted for Council's consideration and first reading.

C. Sevcik
Asst. City Clerk

CS/ds

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

35.

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

TELEPHONE: (403) 343-3394

Your File No.

NO. 9

Our File No.

June 23, 1983

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

Dear Sir:

Re: Proposed Land Use Amendment
By-law 2672/I-83

City Council will recall that a small area in Oriole Park, close to the railway track, was designated for 9 single family lots. Later on, by request of Oriole Park residents the idea of housing was abandoned by City Council in favour of a park and playground.

The area has been used as park and playground, and we recommend the area be zoned back to its original park designation.

Yours truly,



D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION

DR/cc

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF 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
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLIWOLD—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

NO. 10

June 29, 1983

TO: CITY COUNCIL
FROM: CITY ASSESSOR

RE: Lot 1, Block 1, Plan 772-0428
0.52 Acres Known as Hoopfer Residence

Further to the resolution of City Council dated May 24, 1983 we respectfully submit an offer from the owner Mr. J. McCarty to sell his property for \$105,200.00.

His property value has been established by way of an appraisal he obtained.

Our initial offer to Mr. McCarty was \$98,000.00 based on an independent appraisal obtained by the City.

Our negotiations to date have failed to arrive at a compromise.

The Waskasoo Management Committee and the Policy Committee have approved Mr. J. McCarty's offer.

An approval by City Council should be subject to an agreement being entered into satisfactory to the City Solicitor.

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

WL/fp



18

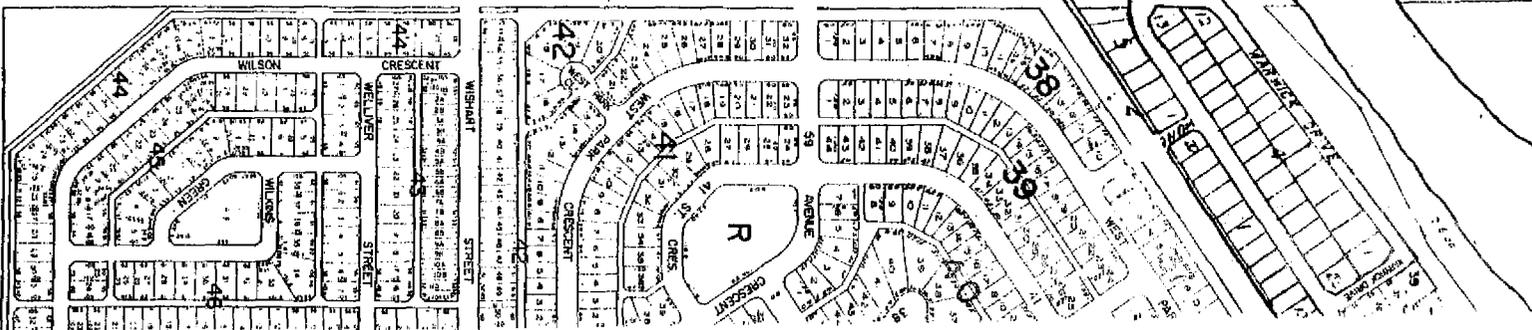
Hwy #2
Hooper Residence

Red Deer River

CRONQUIST
RIVERVIEW AVENUE
DRIVE

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NO. 11

June 28, 1983

TO: CITY CLERK
FROM: CITY TREASURER
RE: 1983 PROVINCIAL ASSISTANCE GRANT

Attached for the information of Council, is a letter received from the Minister of Municipal Affairs.

The 1983 grant is \$1,366,870. This is \$64,830 less than the budget figure of \$1,431,700. The actual grant represents only a 1% increase over the 1982 grant of \$1,360,337.

The reason the assistance grant increased by only 1% is a reduced growth component of the grant. The population increase, on which the growth component is based, has been decreasing from a 9.8% increase in 1981 to 7% in 1982.



ALAN WILCOCK,
City Treasurer

AW/gr

Attach:



MUNICIPAL AFFAIRS

224 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-3744

June 1983

His Worship Mayor R.J. McGhee
City of Red Deer
City Hall
4914 48 Avenue
Red Deer, Alberta
T4N 3T4

Dear Mayor McGhee:

Re: 1983 Unconditional Municipal Assistance Grants

Enclosed is a cheque representing your 1983 unconditional Municipal Assistance Grant. I am pleased that I am able to provide the entire grant in this one payment which should assist the cash flow of your municipality. In future years it may be necessary to revert to the split payment method, but for this year at least, you are receiving the entire payment in June.

In calculating 1983 grants, we have not used the traditional formula, but have applied a five percent increase to the 1982 base and fiscal capacity components of each municipality's grant, thus ensuring that a great majority of municipalities will receive a five per cent increase over their 1982 grant.

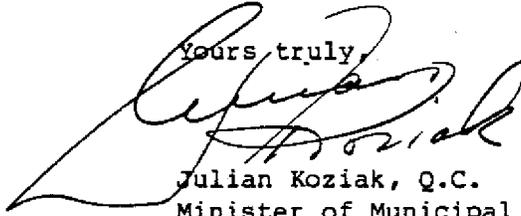
The growth component has also been provided to those municipalities whose population increased by more than five per cent from 1981 to 1982. As you are aware, the growth component is a one time payment only, made in the year following significant population growth. Those municipalities which received a growth component in 1982, but were not eligible for this component in 1983, will discover that the increase in their 1983 grant may be somewhat less than five per cent due to the fact the 1982 growth component was not included. However, care has been taken and adjustments made to ensure that no municipality receives less grant money in 1983, than it did in 1982.

... 2

1 366,870.⁰⁰
Cheque on mail sheet
mt

I trust you will find the one payment method of benefit in 1983, and I wish you and members of your council every success in your work this year.

Yours truly,



Julian Koziak, Q.C.
Minister of Municipal Affairs

Enc.

CC: - CITY COMMISSIONER

~~CITY MANAGER~~

GRANTS MANAGER

CITY CLERK

20/6/83

DK

Commissioners' Comments

This is provided for Council's information. Council has requested that if any significant variances occur from budgeted amounts that these be brought to their attention.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 1

CANYON**SKI AREA*RED DEER**

Box 207, Red Deer, Alberta, T4N 5E8. Phone (403) 346-5588

PROPOSALS RE. WOODLEA SKI HILL

RECEIVED
CITY OF
RED DEER
MAY 32 4 01 PM '83

It has come to the attention of the operators of Canyon Ski Area that the City of Red Deer is proposing the installation of snowmaking at Woodlea. As the operators of Canyon we have become concerned with the fact that the City is attempting to run Woodlea as a commercial enterprise in direct competition with us. Proof of this has been seen by the installation of a T-Bar, cutting of a second run and now the proposed installation of snowmaking. Woodlea started out to be a rope tow ski area which was family and community oriented but of late it appears to be more commercially oriented. To date the area has been subsidized by the Taxpayer and Optimist Club and the fact that in the future we may have to compete with a tax subsidized ski area is quite alarming. This, however, would appear to be the case as for Woodlea ever to run at a breakeven or profit margin the City would have to compete with us for our skier market eg. school programs. If this were not the case than Woodlea would continue to run at a loss costing the taxpayer dollars. Why the City is trying to build such a costly facility when they have Canyon on their doorsteps seems unreasonable to us. It would appear to be more feasible and economical to work with us than against us.

For those Council members who are not aware Canyon is considered to

CANYON

SKI AREA * RED DEER

42.

Box 207, Red Deer, Alberta, T4N 5E8. Phone (403) 346-5588

be a first class ski area. We have been recognized internationally, the National Ski Team has practised here, and we have recently met with the Deputy Minister of Tourism and Small Business to discuss the feasibility of hosting one of the Olympic events. All of the above factors have helped Red Deer. Skiers have stayed at local establishments and frequented the City's restaurants as well as other facets of entertainment. Last season we employed 60 full and part-time staff to help the local economy. It is time we worked together to help promote this excellent recreation area.

It is not our intention to oblivate the reason that Woodlea was first constructed and this was for the family or individuals who were unable at the time to financially afford skiing. Instead we would like to offer these individuals more than what they are now receiving. Thus it is again our proposal to move the T- Bar from Woodlea to Canyon Ski Area where it will be maintained and run by us.

The advantages to the consumer and the City would be as follows:

- 1) Guaranteed ski season of at least 4 months.
- 2) Guaranteed snow, we have snowmaking at the area already.
- 3) Groomed runs, Canyon owns 2 grooming machines.
- 4) Canyon's staff are experienced in the operating and repairing of lifts as well as snowmaking and proper grooming procedures.
- 5) Full time Ski Patrol at the Area, Woodlea has none on their staff.

"Alberta's Largest Non-Mountain Area"

CANYON

SKI AREA * RED DEER



Box 207, Red Deer, Alberta, T4N 5E8. Phone (403) 346-5588

- 6) A run more suitable for beginners, not a side hill like now.
- 7) Access to a 22,000 sq. ft. day lodge with cafeteria, licensed lounge, pro shop, and 400 pairs of up to date rentals.
- 8) No longer have to be taxpayer subsidized.

Canyon Ski Area would be willing to donate to the City of Red Deer 50% toward the cost of moving the lift. We would like to see all rates increased by \$1.00 and an annual increase at the rate of inflation. The City could still offer programs in conjunction with us on this lift.

A second option would be that Canyon purchase out right the Woodlea T-Bar at a price conceded to be fair by both parties.

In lieu of a portion of the sum incash Canyon Ski Area would run a free bus to the Area for those Skiers now frequenting Woodlea. Council members should be made aware of the high cost of installing snowmaking as well as the experience and expertise needed to make good snow. Due to Woodleas location such factors as noise, drifting, and power line hazards should be looked at. It should also be noted that with the installation of snowmaking a grooming machine will be needed costing approximately \$40,000.

We welcome any questions or comments regarding the above. Should the City wish to accept one of the above proposals details and

CANYON

SKI AREA * RED DEER

44.

Box 207, Red Deer, Alberta, T4N 5E8. Phone (403) 346-5588

settlements could be worked out at that time.

Respectfully submitted,

Karl Martinek

John Ratzke

June 16th, 1983

MEMORANDUM

TO: RECREATION BOARD
FROM: RECREATION SUPERINTENDENT
RE: CANYON SKI AREA PROPOSAL

The Canyon proposal offers two alternatives.

1. To move the T-bar from the Woodlea to the Canyon Ski Area, where it would be maintained and run by them and made available at a fee somewhat in excess of the current City of Red Deer charge. This alternative is conditional on the City of Red Deer paying 50 per cent of the costs.

2. The Canyon, as an alternative, offered to purchase the Woodlea T-bar outright, at a price conceded to be fair by both parties, but in lieu of a portion of the cash purchase price, the Canyon would run a free bus to the area for those skiers now frequenting Woodlea.

These proposals are preceded by an expression of concern that the City appears to be attempting to run the ski hill as a commercial enterprise which may adversely affect the Canyon's operation, particularly since Woodlea is tax supported and therefore does not have to show a profit.

This proposal was presented previously and was declined by the Recreation Board because it was felt that the reasons for developing Woodlea in the first place were still legitimate reasons for the City to retain it and continue to operate it as a genuinely accessible alternative to those who would otherwise not be able to participate in this enjoyable winter time activity. Many residents of the community are not able to ski because of the high threshold costs of the sport and the cost of daily tow tickets. This is further complicated for some families who are unable to transport their children to the Canyon.

The specific concerns as outlined in the Canyon's proposal and our response is as follows:

They expressed concern that we are attempting to run Woodlea as a commercial enterprise as evidenced by the fact that we now have a T-bar rather than the original rope tow. We have developed a second

run and are now contemplating snowmaking equipment.

It should be noted that a T-bar was installed when it was found that a rope tow could not operate on this hill due to the build-up of ice caused by springs and the second run was developed in order to make the experience more interesting and safer. With respect to the snowmaking equipment, we have a generous offer from the Optimist Club which if accepted, will simply allow us to provide a consistent opportunity rather than the hit and miss type of operation which we are currently faced with due to problems with snow conditions, particularly in certain areas.

They expressed concern about the fact that Woodlea is tax supported and therefore represents unfair competition.

It is difficult to imagine Woodlea as being a threat to the Canyon. It is not an alternative that people would choose but one which they would be forced to make due to the difference in cost.

They point out that it will be necessary for us to generate school business in order to make Woodlea viable, but it should be noted that we generate no revenue whatsoever from the schools, since they have access to the facility at no cost. In spite of this, the majority of schools prefer to use the Canyon because they have available to them competent instruction and a much better facility. It is a prime example of those who are able to afford something better than Woodlea has to offer and taking advantage of it.

They question why the City is building such a costly facility and urge that we work together and not against one another.

The total investment that the City has in the facility is very nominal. It could not in any way be described as a costly facility, particularly when compared with others. We have and will continue to work with the Canyon Ski Area because we acknowledge that it is a first class facility that is deserving of the support of the entire region. As they point out, it is a major asset in many respects. We have done our best to publicize their services and on occasion, have made our parking lot available for the bus service which they operate from time to time.

In summary, I would like to reaffirm that neither of the Canyon's proposals is acceptable in my view. They could not offer the same kind of accessibility to those who wish to enjoy this activity at modest cost. Their concerns are not warranted. We will not be competing with them any more than we have in the past and as result of offering this alternative within easy reach of those who find the Canyon inaccessible, we will encourage greater interest in the sport as a whole and the prime beneficiary will ultimately be the Canyon Ski Area.

P. L. Wynia
for: DON MOORE

DM:pw

File: R-20146

June 22nd, 1983

MEMORANDUMTO: MAYOR AND COUNCILFROM: RECREATION BOARD

At the June 21st meeting of the Recreation Board, the Board reviewed the Canyon Ski Hill proposal and concerns and the comments of the Recreation Superintendent (copy attached).

The Board also considered proposals for the installation of snowmaking equipment at the same meeting and it has been decided that the addition of such equipment, even though provided by a service club and Provincial Grant, is not warranted at this time due to the high cost of operation.

This may alleviate some of the concerns that the Canyon Ski Resort has, but in any case, the Recreation Board would recommend that the proposal of the Canyon Ski Resort be declined. It is felt that the Woodlea operation provides an alternative opportunity for those unable to take advantage of the Canyon's fine facility.

for P. L. Wymia
BLAIR NESTRANSKY, Chairman
Recreation Board

DM:pw

Attachment

Commissioners' Comments

We would agree with the recommendations of the Recreation Board.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

John H. McDonald

NO. 2

June 21, 1983.

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

Your Worship Mayor and Council:

As mentioned in my statutory declaration on the 17 April/83, I sold my house on Noble Ave. I built this home 3½ years ago through the CHAP program. Due to serious medical problems I was forced to retrain myself. This involved attending school in Calgary. For financial and emotional reasons I sold my home for the express purpose of moving my family to Calgary, while I continue my studies. I was led to believe through the CHAP program that by transfer, or medical reasons, the second mortgage could be forgiven. I made application to the City for forgiveness, but was turned down by the Commissioners office. As is my right, I am asking that your Worship investigate my situation and understand our plight. I trust the information you have is sufficient and I will comply with any further requests you may have.

The approximately \$3,500.00 involved would be used as an aid in relocation to Calgary and for continuing my re-education. This sale was purely in the interest of myself and family and was not a speculative move. The cost of the second mortgage was approximately \$2,600.00, and the interest was approximately \$900.00. Either myself, my wife, or both will be in attendance and will be prepared to offer any information you may want from us. Thank you for your consideration of this matter.

Yours truly,

"J.H. McDonald"

Statutory Declaration

CANADA
Province of Alberta

IN THE MATTER OF

(WE)
I,

To Wit

JOHN H. McDONALD & JUDITH L. McDONALD

of the City of RED DEER in the Province of Alberta,

do solemnly declare

That

I sold my home at 91 Noble Ave for the sole reason of moving to Calgary. Due to medical reasons (please see attached Doctors form) I had to change occupations. I am a full time Petroleum Engineering Technologist student at SAIT in Calgary. I have been living there during the week (339-12 Ave N.W.) and at my home (91 Noble Ave) on the weekends. I decided for financial and emotional reasons to move my family to Calgary. As Calgary will most probably be where I will work in the industry after graduation (summer, 1984) I have chosen to move my family. I am sponsored for my retraining by Alberta Vocational Training Program. For the reasons stated above I ask for forgiveness from my second mortgage with the City of Red Deer which would help considerably to finance the remainder of my re-education.

And I make this solemn declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

Declared at RED DEER
in the Province of Alberta, this 17th
day of APRIL A.D. 1983
Before me

[Signature]
Judith McDonald

[Signature]
Bryan Wilson

A Commissioner for Oaths in and for the Province of Alberta

BRYAN WILSON
12/12/82.

3:35
83-8-19
m.w.

June 22, 1983

TO: CITY COUNCIL
 FROM: CITY ASSESSOR

RE: Lot 7, Block 9, Plan 772-0983
 91 Noble Avenue
Normandeau Subdivision

With reference to the attached letter from John McDonald and Statutory Declaration from John and Judith McDonald requesting forgiveness of the Five Year Forgivable Second Mortgage, we respectfully submit the following summary.

- September 13/79 - Land Sale Agreement signed between City of Red Deer and Alberta Housing Corporation. Land paid for in full. City Caveat registered regarding the 12 month residency condition. Land transferred to Alberta Housing Corporation.
- October 30/79 - Five Year Forgivable Second Mortgage for \$2,585.00 in favour of the City registered at Land Titles Office.
- February 25/81 - Received Statutory Declaration from John McDonald of compliance with the 12 month residency condition. Caveat withdrawn.
- April 20/83 - The attached Statutory Declaration and medical report received from Mr. and Mrs. McDonaIs requesting forgiveness of the second mortgage.
- April 22/83 - City Commissioners denied request that the 2nd mortgage be forgiven. Mr. and Mrs. McDonald advised of the City Commissioners decision.
- May 12/83 - Mr. and Mrs. McDonald paid out the 2nd mortgage, plus interest. (mtge. \$2,585.00 - interest 860.61)
- June 3/83 - Copy of Discharge of Mortgage forwarded to Vander Brink & Wilson, solicitors for the McDonaIs.
- June 22/83 - The attached letter received from Mr. McDonald requesting that City Council review his previous request.

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

Commissioners' Comments

While in appropriate circumstances various penalties in conjunction with land sale agreements have been relaxed by both Council and the Commissioners, to the best of our knowledge, relaxation of the 2nd mortgage (subsidy on the lot) has never been granted. We would recommend Council maintain this policy.

"R.J. MCGHEE"

Mayor

"M. C. DAY"

City Commissioner

Andy Buruma Enterprises Ltd.

No. 1, 7491 - 49th Avenue, Red Deer, Alberta T4P 1N1

Phone 403/347-3700

NO. 3

June 22, 1983

53.

THE CITY OF RED DEER
4914 - 48 Avenue
RED DEER, Alberta
T4N 3T4

Attention: MR. AL SCOTT
Director of Economic Development

Dear Mr. Scott:

Further to our meeting of June 20, 1983, we wish to obtain an option to purchase the property located west of Mothers Pizza on 50th Avenue and 76th Street - LOT 10 BLOCK 3 PLAN 822-1812.

The proposed usage of this property is as follows:

Alberta Grocers Association - 2,400 square feet for a Tags
Convenient Store

Husky Oil Gas Bar

If other tenants are obtainable, our Client will add an additional 6,000 square feet as shown on the attached site plan.

To make the project feasible, our offer for the set land will be ONE HUNDRED AND TWENTY THOUSAND DOLLARS (\$120,000.00).

We will be available for comment should this matter be submitted for a decision by City Council.

Your consideration will be greatly appreciated.

Sincerely yours,
ANDY BURUMA ENTERPRISES LTD.

per: ANDY BURUMA

AB/gn

Att.

June 27, 1983

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: APPLICATION TO PURCHASE
 LOT 10, BLOCK 3, PLAN 822-1812
ANDY BURUMA ENTERPRISES LTD.

- a) Location Shown on map
- Size of Site404 hectares (1.0 acres)
- Building Proposed. 223 sq. metres (2,400 sq. ft.)
- Construction Material. Block with decorative metal
and brick
- Use of Site. Convenience Store/Gas Bar.

b) Bylaw and Sale Policy

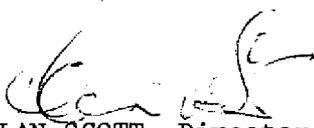
Maximum site coverage 33% or 1.319 sq. metres. Uses intended are discretionary in a C-4 zone.

c) Recommendations

The application is for the site immediately west of Mother's Restaurant, on Gaetz Avenue and 75th Street. This parcel had been sold to Mother's in 1979 with a condition attached that they develop it within one year. Mother's subsequently decided not to proceed with the second stage of their development, and the parcel was returned to the City. The site has been available at \$150,000.00.

We would recommend that the City enter into an agreement with Andy Buruma Enterprises for the sale of this site at \$150,000.00. We have recently assembled information on the sales of C-4 zoned land in the general area of this parcel, which indicates that the advertised price is competitive. It would appear that parcels of a similar size are selling in the \$145,000 - \$185,000 range. Because we have relatively current information on C-4 land sales, I would recommend that we do not obtain an appraisal on this parcel, but rather, offer the site to the applicant at the asking price.

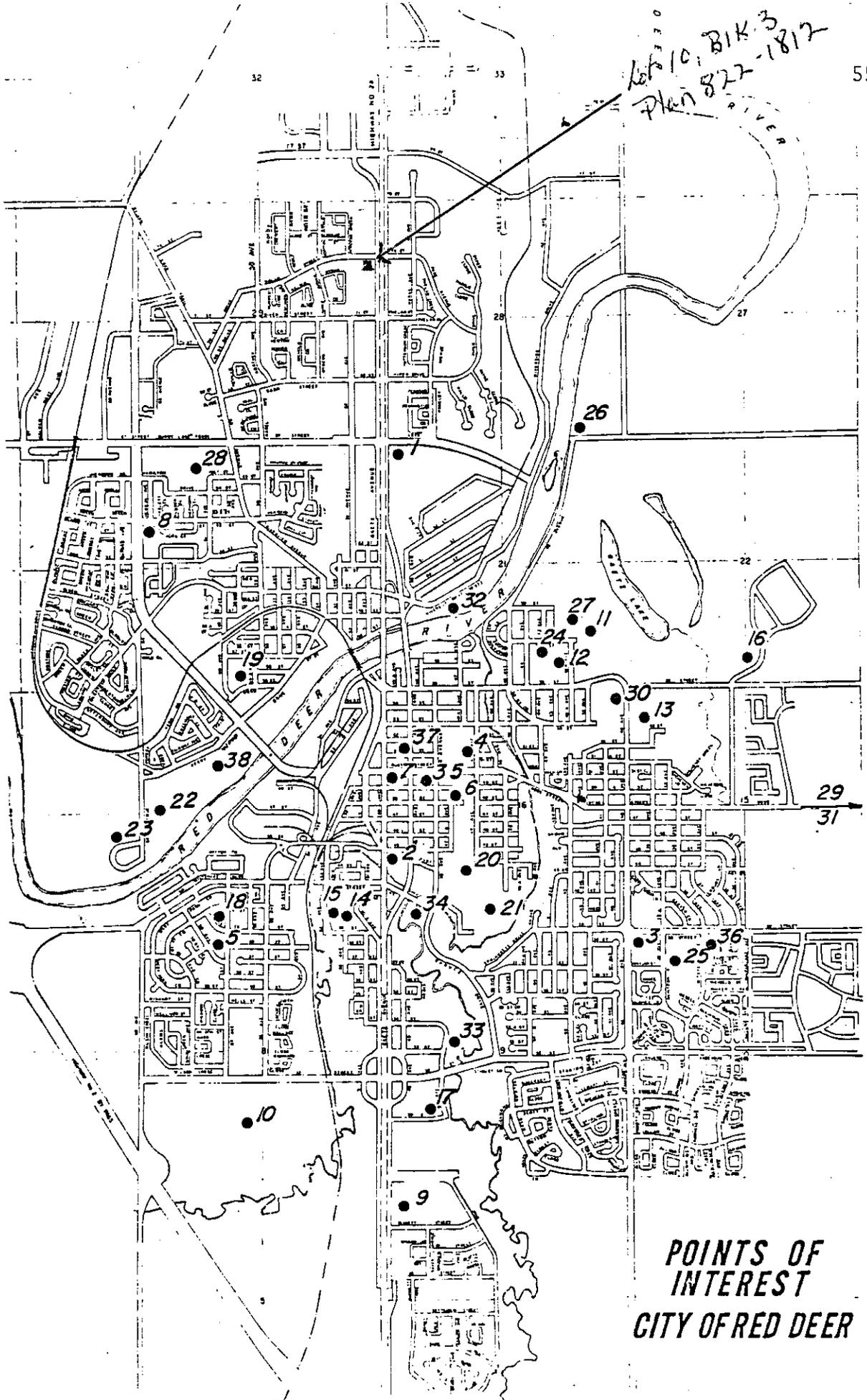
Respectfully submitted,


 ALAN SCOTT, Director
 Economic Development

AVS/gr

Attach:

lots 10, BIK. 3
Plan 822-1812



**POINTS OF
INTEREST
CITY OF RED DEER**

Commissioners' Comments

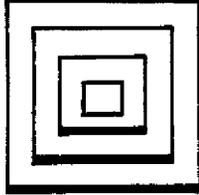
We would concur with the recommendations of the Economic Development Officer.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner



**Red Deer and District
Museum and
Archives**

57.

June 23 1983

Mayor and Council
City of Red Deer
Red Deer
Alberta.

Your Worship:

re: 1982 Museum Budget Over-Run

In correspondence of March 7, 1983, from Mr. D. Norris, Assistant City Treasurer, it was noted that the Museum Operating Budget for 1982 was overexpended by \$22,320. A review of this unfortunate situation by the Museum Director and Mr. Norris was contained in a report presented to the Museum Management Board at their June 22nd meeting. A copy of the report is attached.

Following a review of the report and discussions on its recommendations, the Museum Management Board approved passage of the following resolution:

"That the information and recommendations in the report from the Director on the 1982 Budget Over-run be referred to Council of the City of Red Deer without delay for their consideration."

MOTION CARRIED

I would ask that this matter be placed before Council as soon as possible for their consideration and instruction to the Board.

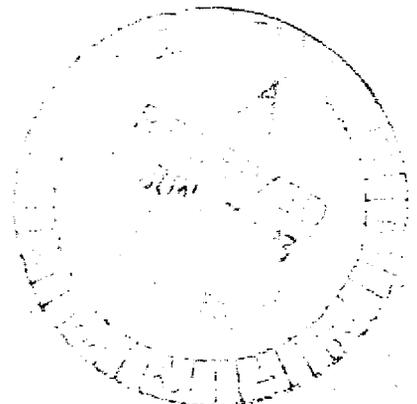
In closing, may I emphasize the profound regret of the Board in having this situation arise.

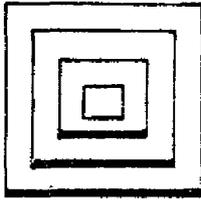
Yours truly,

Gertrude Richards
Chairperson
Museum Management Board

c.c. Ron Dale
Commissioner M. Day
Treasurer A. Wilcock
Mr. F. Morris Flewwelling

Box 762, Red Deer, Alberta, T4N 5H2
(403) 343-6844





**Red Deer and District
Museum and
Archives**

58.

June 15 1983

Mrs. G. Richards
Chairperson
Museum Management Board
Red Deer & District Museum and Archives
Red Deer
Alberta.

Dear Mrs. Richards:

re: Overexpenditure of Museum Operating Budget - 1982

You will recall correspondence of March 7 from Mr. D. Norris, Assistant City Treasurer, advising that the Museum Budget for 1982 had been overspent by \$22,320.00 and my reply to him of March 28, 1983, in which the various accounts were reviewed.

In reviewing the situation with Mr. Norris, it has become apparent that \$9,400.00 of the overexpenditure is in Building Repair/Maintenance and related mainly to the mechanical system. I have asked Mr. Grainger to arrange for the mechanical maintenance log to be reviewed by engineers to ascertain whether the costs are normal or excessive. On an account such as this where overexpenditure is considerable and unavoidable, the matter should be brought to Council's attention so that they have an opportunity to take appropriate action or to approve the overexpenditure before the fact. Regrettably, this was not done and, as Director, I must assume responsibility for this serious oversight.

It was further noted that the salary accounts show overexpenditures because 8% was used instead of 10% to calculate benefits. On total salaries of \$136,785, this will amount to a \$2,750.00 overexpenditure.

Due to an error in quoting the proper account number, a salary sum of about \$900.00 from the Recreation budget was charged against one of our salary accounts.

The foregoing accounts for about \$13,000 of the \$22,320.00 overexpenditure.

The shortfall in CMITP occurred when the Museum Society failed to pay the grants of Project Retread I and II for a total of \$2,786. Perhaps the Museum Society should be reminded of their portion.

/2

**Box 762, Red Deer, Alberta, T4N 5H2
(403) 343-6844**

-2-

Mrs. G. Richards
Chairperson
Museum Management Board

June 15 1983

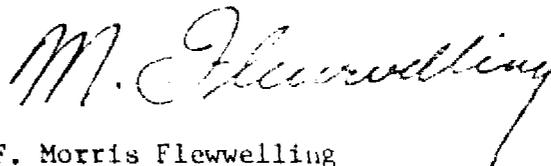
Of the remaining \$6,500 in overexpenditure, I can only observe that the total comes from numerous rather modest over-run. In most cases, they represent unavoidable overexpenditures in accounts such as natural gas, janitor supplies, Commissionaire fees, freight, Jeffery's exhibit and telephone. It seems that they may well reflect the budget as being inadequate. Certainly there are few instances of accounts which are not fully expended and little margin is available for underexpenditure to offset overexpenditures.

It is my suggestion that the Museum Management Board review this report and arrange for the matter to be placed before Council. In so doing the Board might suggest that every effort will be made in 1983 to keep all discretionary spending to a minimum so that we may be able to recover a large portion of the 1982 over-run. With our reduced level of activity during the construction period, I estimate it may be possible to underexpend our present budget by perhaps \$5,000.

Also, since the salary budgets for 1983 were calculated with the 8% benefit factor, it is suggested that Council be asked to consider an adjustment upwards to the standard 10%.

The singular lesson to be learned from this experience is to take the financial problems to Council when they are anticipated rather than after the fact. Council should be given the opportunity to provide direction in such matters.

Yours truly,



F. Morris Flewelling
Director

FMF:ae

c.c. Mr. G. Pecknold

June 27, 1983

TO: CITY CLERK
 FROM: CITY TREASURER
 RE: 1982 MUSEUM BUDGET OVER-RUN

City Council must approve the budget for the Museum. If the budget approved by Council is overspent, then it is required it be brought to Council's attention for approval of the overexpenditure.

There is a number of ways the overexpenditure can be funded:

1. Provide additional funds in the 1983 budget to fund the overexpenditure, or
2. Have the Museum fund part of the overexpenditure from its 1983 budget by reducing expenditures in some area.

At this time it would appear alternative (1) above would be the most reasonable because one-half the year is already finished. The amount that would be funded by the City could come from the reserve for unanticipated expenditures that Council provided.



ALAN WILCOCK,
 City Treasurer

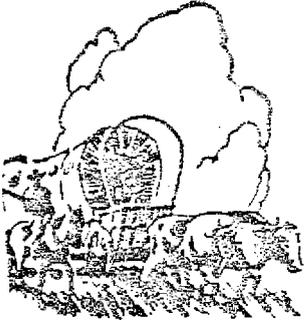
AW/gr

Commissioners' Comments

The Museum Director has outlined the reasons for the requested overexpenditure of the 1982 Budget. The City Treasurer has indicated two methods the overexpenditure can be funded. We would concur with the first recommendation in that it be funded from the reserve for unanticipated expenditures in the 1983 Budget.

The Museum Director indicates that the total expenditure amounts to \$22,320.00. He also indicates that the Museum Society is responsible in the amount of \$2,786.00. It is also noted that \$900.00 of Recreation charges was incorrectly charged to the Museum accounts. We would therefore recommend the net sum of \$18,634.00 be approved as an overexpenditure. We would also recommend that the shortfall between 8 and 10% Fringe benefits be provided from within the approved 1983 Budget.

'R.J. MCGHEE', Mayor
 'M.C. DAY', City Commissioner



President

Phone

Secretary

61.

Central Alberta Pioneers' & Oldtimers' Association

P.O. BOX 171,

RED DEER, ALBERTA

T4N 5E9

NO. 5

June 21 1983

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

re: Pioneer Lodge

We have discovered that after removing the old wooden fence surrounding the Pioneer Lodge, the survey stakes indicate that the wooden fence is in an incorrect position in several areas.

It is proposed that we replace the present wooden fence with a new chain-link fence and it has come to our attention that, with the stakes in their present position, we would lose a good number of our mature trees.

It is therefore requested that the boundaries of our Lodge be extended to preserve these very beautiful and shaded trees.

We have spoken to the City Engineer, Mr. Jeffers who assures us that he would support an extension to our boundaries as per attached diagram.

We thank you in advance for your kind consideration in this matter.

Yours truly,

R.L. Dale
President

THE CITY OF RED DEER



62.

Office of
CITY ENGINEER

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

TELEPHONE 342-8158

June 22, 1983

To: City Clerk
From: City Engineer
Re: Pioneer Lodge

We have reviewed the situation described by Mr. R. L. Dale in his letter of June 21, 1983.

We have no objections to Mr. Dale's request. As a matter of fact it would be our recommendation that should the Lodge be agreeable that the boundary be extended further than requested by them.

Attached is a diagram indicating the area in question. It can be seen that there is an area to the east of the Lodge site which forms a part of the parcel below. This is basically an unuseable area and we would think that the area could be put to better use by the Lodge, perhaps for a parking area. As a result of the proposed construction in this area some of their parking out front may be lost.

We would respectfully request Council's approval to extend the boundary of the Lodge property as indicated on the drawings.

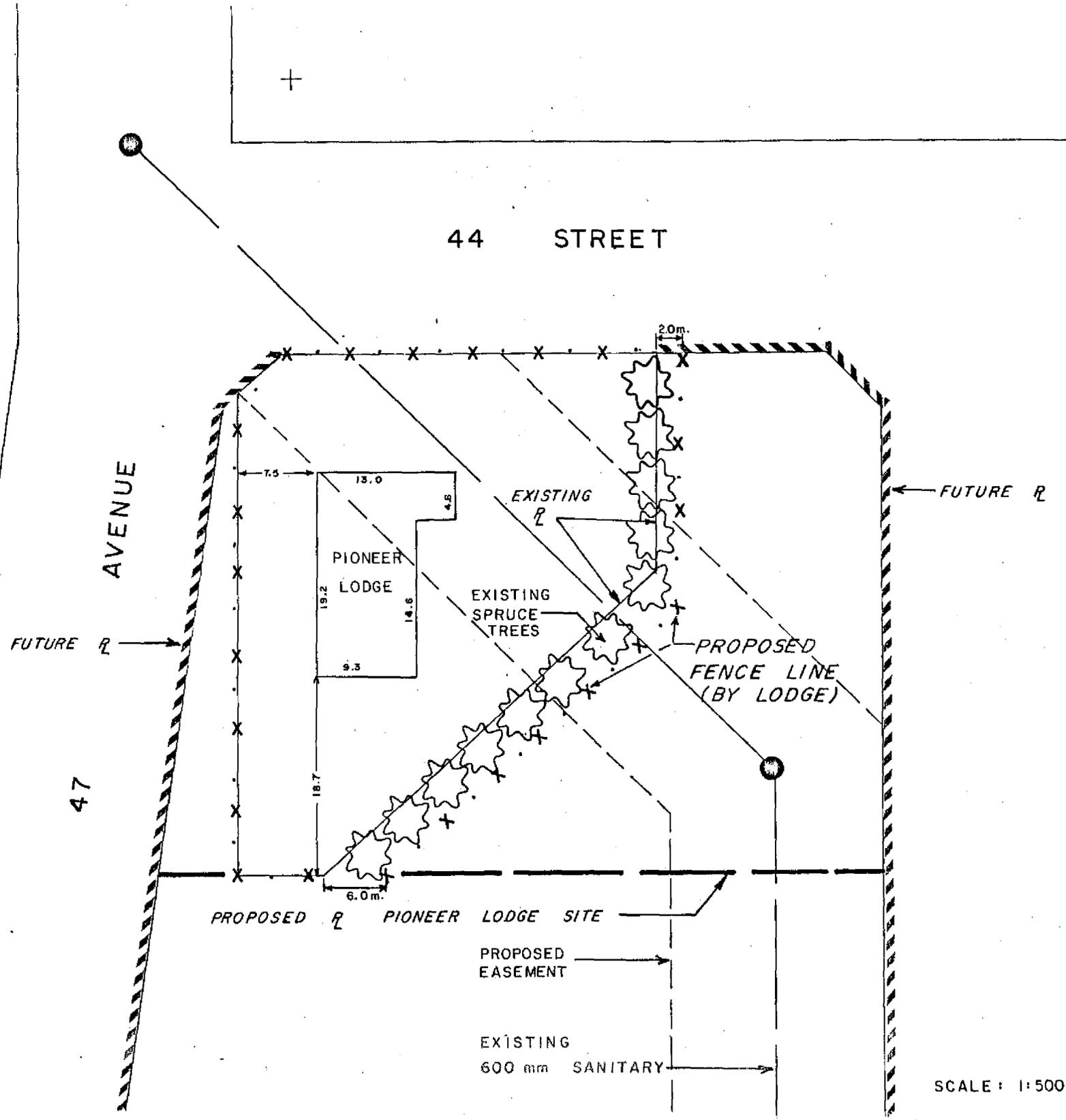
Yours truly,

Bryon C. Jeffers, P. Eng.
City Engineer

Attachment

BCJ/sb

C.C. City Assessor



RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

64.

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

June 27, 1983

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

Dear Sir:

Re: Pioneer Lodge

We have received a request by the Pioneer Lodge regarding the change in the boundary of their site.

This request to extend the lodge boundary on the east and south-east, seems reasonable. This would help to protect the trees and make more room for lodge parking at the back.

The city is undertaking a new survey for the whole area and this land can be added to the site, by plan of survey, at that time.

Yours truly,


D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION

DR/cc

c.c. B. Jeffers, City Engineer
D. Wilson, City Assessor

MUNICIPALITIES WITHIN COMMISSION AREA

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

June 28, 1983

TO: ASSISTANT CITY CLERK
FROM: CITY ASSESSOR

RE: Pioneer Lodge

May we advise that Central Alberta Pioneer and Old Timers' Association by agreement dated June 27, 1958 have a lease at their present location until June 31, 1988 (diagram of area attached).

We would support the request for a revision of boundaries. However we feel that they should be as indicated by the City Engineer in view of the proposed future development in the area.

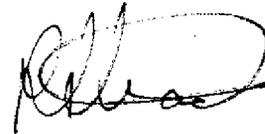


D. J. Wilson, A.M.A.A.

June 23, 1983

TO: CITY CLERK
FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR
RE: PIONEER LODGE

In reply to your memo of June 21, 1983 re: Pioneer Lodge, we wish to advise that we have no objections to this proposal.



RYAN STRADER,
Development Officer/
Building Inspector

RS/gr

Commissioners' Comments

We have discussed this proposal with Mr. Dale, President of the Central Alberta Pioneers' & Oldtimer's Association and he is agreeable to the solution suggested. We would therefore recommend that Council extend the boundary of Lodge property to the proposed road to the East, subject to the details being established by final survey and the present agreement being amended to the satisfaction of the City Solicitor.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NOTICES OF MOTION

67.

NO. 1

June 22, 1983.

TO: City Council

FROM: Asst. City Clerk

RE: Notice of Motion
Alderman Webb/Condominium Property Act

The following notice of motion which was submitted by Alderman Webb was set over at the June 20, 1983, meeting of Council to the July 4th meeting, in order that Alderman Webb might be present during consideration of said motion.

Moved by Alderman Webb

"WHEREAS Section 8(2)(b) of the Condominium Property Act provides that where an application is made for a certificate under subsection (1)(c), the local authority shall with respect to a building for which a building permit was issued on or after August 1, 1966, direct the issue of the certificate if it is satisfied that the building conformed to:

- (i) the development scheme, development control bylaw, zoning bylaw or land use bylaw, as the case may be, and
- (ii) any permit issued under that scheme, or bylaw,

that existed at the time the building permit was issued.

AND WHEREAS applications for certificates are placed before Council from time to time,

AND WHEREAS delays in obtaining approval from Council can be experienced due to Council meeting every second week,

NOW THEREFORE BE IT RESOLVED that the Development Officer for The City of Red Deer be and is hereby authorized to approve and sign, if satisfactory, applications for certificates under the provisions of Section 8(2) of the Condominium Property Act.

COUNCIL further agree that where applications for certificates are submitted pursuant to the provisions of Section 8(2)(a) of the Condominium Property Act, that such application be brought before Council for consideration."

C. Sevcik
Asst. City Clerk

CS/ds

June 27, 1983

TO: ASSISTANT CITY CLERK

FROM: R. STRADER
DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RE: CONDOMINIUM PROPERTY ACT

We have contacted Edmonton and Calgary both of which have devised a procedure for handling the condominium certificates without referring them to Council. Calgary's procedure involves one of the Commissioners becoming the signing authority, Edmonton's Development Officer is the signing authority.

It seems that, if Mr. Chapman agrees, similar procedures could be adopted here.

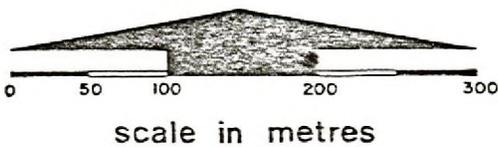
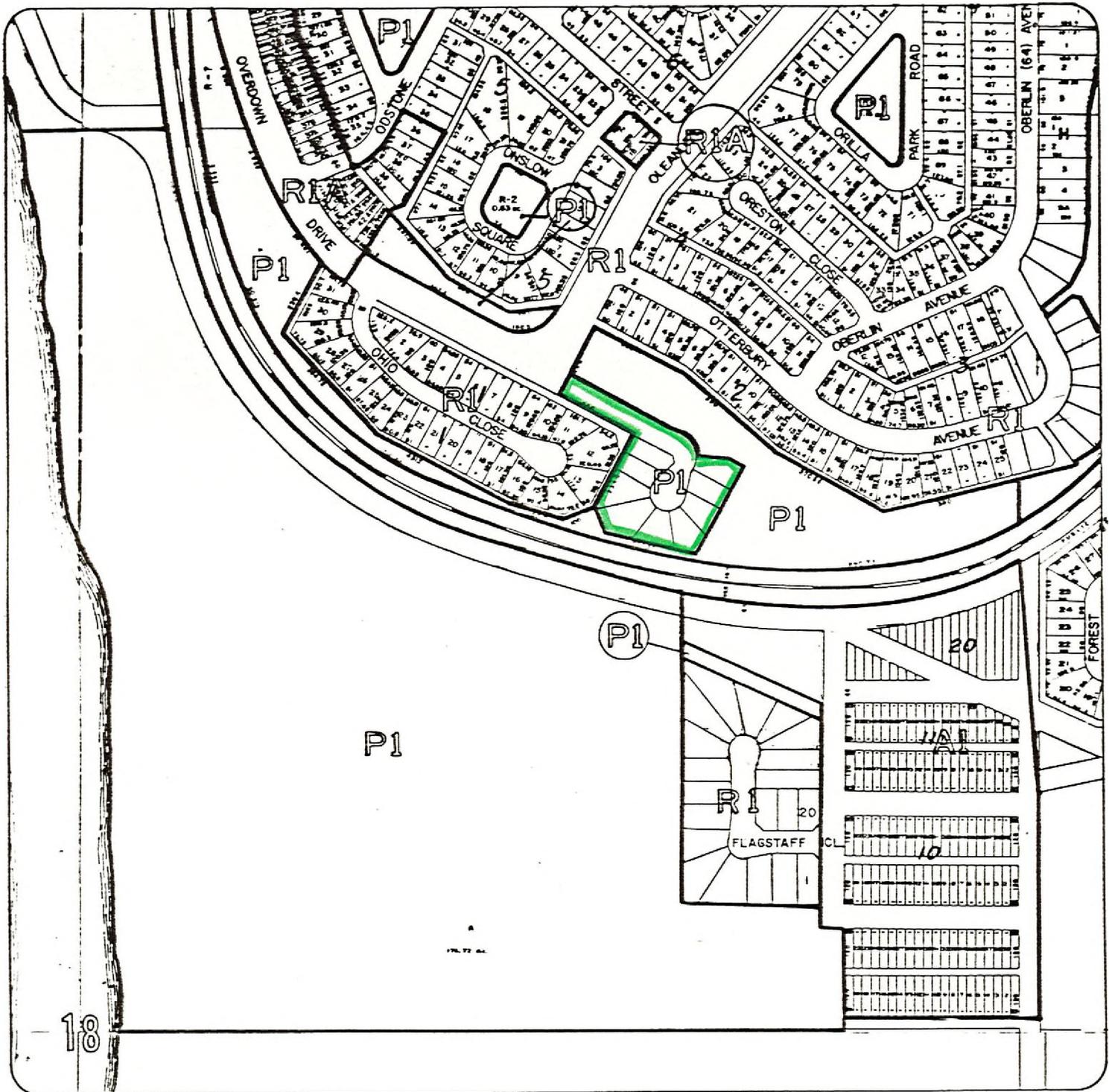


R. Strader
Development Officer/
Building Inspector

RS/ls

City of Red Deer --- Land Use Bylaw
Land Use Districts

D9



Revisions :

MAP NO. 4/83
(BY-LAW No. 2672/1-83)

Change from R1 to P1 █