

*File*

A G E N D A

For the Regular Meeting of Red Deer City Council  
to be held in the Council Chambers, City Hall,  
MONDAY, JUNE 20, 1983, commencing at 4:30 p.m.

\*\*\*\*\*

- (1) Confirmation of the Minutes of the June 13, 1983 regular meeting.

PUBLIC HEARINGS

Public Hearings will be held concerning Bylaws 2672/F-83 and 2672/G-83,  
commencing at 7:00 p.m. in the Council Chambers, City Hall.

(2) UNFINISHED BUSINESS

- |  |      |
|--|------|
| 1) Mayor McGhee - Re: Gumm Street Extension  | .. 1 |
| 2) City Assessor - Re: Lot J, Plan 946 H.W.<br>4713 - 39 St. - Cressman            | .. 2 |
| 3) Asst. City Clerk - Re: Gaetz Ave. Major Continuous Corridor<br>Functional Study | .. 3 |
| 4) Asst. City Clerk - Re: Garbage Bylaw Amendment 2777/B-83                        | .. 6 |

(3) REPORTS

- |   |       |
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| 1) City Clerk - Re: Public Hearings - a) Land Use Bylaw Amendment<br>2672/F-83 - Public or Quasi-<br>public buildings |       |
| b) Land Use Bylaw Amendment<br>2672/G-83 - Lot 6 M.R.,<br>Plan 822-2393   | .. 10 |
| 2) Red Deer Industrial Airport Commission - Re: Alternate County<br>Appointment to Airport Commission                 | .. 11 |

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(5) CORRESPONDENCE

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UNFINISHED BUSINESSNO. 1

June 14, 1983

TO: City Council

FROM: Mayor McGhee

RE: Gunn St. Extension

Council at its meeting of May 24, 1983, passed the following motion.

"RESOLVED that Council of the City of Red Deer having considered petition dated May 7, 1983 re: traffic on Nolan Street and in regard to the request for an extension of either Gunn or Gillespie Street to 64 Avenue, hereby approve in principle extending Gunn Street to 64 Avenue as soon as possible, subject to City Council reviewing the estimated cost."

The Engineering and Land Departments have reviewed various items associated with the request of Council and are summarized as follows:

1. The closure of Grant Street at 64 Ave.
  - a) temporary closure utilizing precast concrete barriers \$500.00.
  - b) permanent closure utilizing cul de sac construction \$40,000.00.
2. The construction of Gunn St. from 59 Ave. to 64 Ave.
  - a) temporary road construction \$56,000.00
  - b) permanent road construction \$132,000.00
  - c) land costs associated with either a) or b) above could range to a high between \$300,000.00 to \$400,000.00.

There are no surplus funds available from the Glendale Subdivision. Any costs associated with the above would have to be charged to the operating budget or to General Subdivision.

We would recommend that no changes take place to the principle road system until 64 Ave. & 77 St. construction are undertaken in their ultimate alignment.

There is an attached petition requesting Council take no action to close Grant St. @ 64 Ave. The petition contains approx. 200 names and will be available at the Council meeting.

"R.J. MCGHEE"  
Mayor

*John Agnew*  
1.CONFIDENTIALNO. 1

June 6, 1983

TO: City Clerk  
FROM: City Engineer  
RE: Costs To Extend Gunn Street

Council at the May 24, 1983 meeting requested the Engineering Department to determine the total estimated costs to extend Gunn Street from 59 Avenue to the temporary 64 Avenue oiled roadway. In this regard we have the following information.

1. Memo from the Land and Tax Department indicating that Mr. Dentoom is reluctant to sell just the road right-of-way to the City as he still wants the old 64 Avenue right-of-way in exchange.

2. Memo from the Development Officer indicating that the existing greenhouse would become a non conforming building which makes it difficult for the owner to complete improvements or obtain mortgage monies.

3. A plan prepared by the Engineering Department and corresponding cost estimate of \$56,000 to construct an 8.0 m wide oiled roadway offset to the south to provide a wider buffer strip to the greenhouses.

The temporary roadway would in all probability be only fifty percent (50%) salvagable once the ultimate design is implemented. This is due to the change in grade line required to tie to the realigned 64 Avenue further west. The fifty percent (50%) factor or \$28,000 is for material reuse only.

The ultimate construction cost of a paved 12 m wide roadway complete with sidewalk, curb and gutter to the realigned 64 Avenue arterial is projected to cost in the order of \$132,000. These estimates are derived using our 1983 unit rates without the benefit of field survey for quantity check or geotechnical survey for evaluation of the existing soil and ground water conditions.

The cost to close Grant Street in temporary form using precast concrete barriers is approximately \$500 and the cul-de-sac construction cost would be in the order of \$40,000.

A point to note with regard to financing this work is that the Glendale Subdivision was developed privately and as such there are no surplus funds within the subdivision that could be utilized for this purpose. To date Council has authorized the expenditure of \$222,000 for the temporary 64 Avenue/77 Street connection chargeable to the Glendale Subdivision. What in fact happens is that other subdivisions in the City which currently have surpluses are called upon to meet this expenditure. The surplus in City owned subdivisions is meant to be used for land replacement but with additional expenditures for roads, underground utilities etc., this balance is deminishing. The City Treasurer could expand upon this if Council desires. In essence, the Glendale Subdivision is in the red and any further expenditures should be financed by undeveloped lands west of the old Sylvan Lake Trail. For this reason, as well as the anticipated realignment of 64 Avenue, the Engineering Department has recommended that the Gunn Street extension be deferred until such lands west of 59 Avenue develop.

Considering the worst case, the cost to extend Gunn Street can be summarized as follows:

	<u>TEMPORARY</u>	<u>ULTIMATE</u>
Right-of-way	\$352,000	\$352,000
Gunn Street Construction	\$ 56,000	\$132,000
Grant Street Closure	\$ 500	\$ 40,000
	<hr/>	<hr/>
	\$408,500	\$524,000

The land actually required for the road itself is approximately 0.60 acres or \$105,600.

One (1) final point is that this matter involves land negotiations with a private citizen and as Mr. Dentoom has been kind enough to give us his views openly and without benefit of legal Council we request that Council consider this matter in a closed meeting.



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

KGH/emg  
cc - City Treasurer  
attach

June 6, 1983

TO: Assistant City Engineer "Roads"  
K. Haslop

FROM: W. Lees  
Land and Tax

Re: Extension of Gunn Street Through Dentoom's

With reference to your inquiry of June 2, 1983.

In discussion with Mr. Dentoom on the afternoon of June 2, 1983 the following points were considered.

1. Mr. Dentoom was adamant that he did not wish to sell but he would like to proceed on exchange of lands as proposed to City Council in April 1982.
2. All his lands south of the proposed extension to Gunn St. would have to be considered in any negotiations. (See attached map.)
3. The protection of the existing Green Houses due to their promimity to the carriageway of the Gunn Street extension will have to be considered.
4. The north property line of the Gunn Street extension is to be situated so the existing greenhouses conform to City side yard requirements.
5. The top soil on his lands to the South of Gunn Street Extension to be stockpiled by Mr. Dentoom for replacement on the exchange lands being the 64 Avenue R/W.

In discussion with Mr. Dentoom, values were not discussed due to his wanting to exchange lands.

An inhouse valuation of these lands sets the range at 27,000/acre for A-1 zoned land (present zoning) to 176,000/acre for R-3 zoned land. The area of the land in question is approximately 2 acres and therefore an estimate of land costs would be 54,000 to 352,000 plus legal and survey fees.

Mr. Dentoom is not against the extension of Gunn St. through the property and he would be willing to let the City have access to the required lands if there was some guarantee that 64 Avenue was going to be realigned and the 64 Avenue R/W lands then being made available for exchange.

Mr. Dentoom would appreciate the discussions pertaining to his lands be held in confidence.



W.F. Lees

162.2

N.E. 1/4 SEC. 30-38-27-4

(64th AVENUE)

ROAD

C. of T.  
Area Req. = 0.164 ha.

247° 45' 45"  
125.950

8110.0 m<sup>2</sup>  
0.81 ha.  
87,795 sq ft  
2.0 acres

C. of T.  
Area Req. = 0.097 ha  
PLAN 782 3497

BLOCK A

PLAN 782 3497

Area Req. = 0.219 ha.

74th St.  
Plan 71011

4.

2

3

A

41

PL. MP  
R1

PL. MP  
R2

PL. MP  
R2A

PL. MP  
R2A

PL. MP  
R3

PL. MP  
R2A

PL. MP  
R4

PL. MP  
R5

RS

124°  
24.338

20.117

ROAD

156.721

20.117

20.117

411° 20' 00"  
53.035  
30.437  
(calc.)

19.578

76° 42'

24

PL. MP  
R2A

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June 03, 1983

TO: Ken Haslop, Assistant City Engineer (Roads)

FROM: Peter Holloway, Assistant Development Officer

RE: Dentoom's Nursery - Location of Existing Greenhouses

Further to our discussion on the subject matter, I would submit the following for your information:

The subject property is presently zoned A1 Future Urban Development District, and for a building to comply with the requirements of the Land Use Bylaw pertaining to this zoned district, the building shall be located as such;

Frontyard Setback 15 m  
Sideyard Setback 7.5 m  
Rearyard Setback 7.5 m

Any dimension that is not in accordance with the requirements of the Bylaw, may be submitted to the Municipal Planning Commission for a relaxation. Failure to obtain approval by the City may result in the building becoming non-conforming, and as such, cannot be enlarged, added to, rebuilt or structurally altered except for routine maintenance.

To summarize, in our opinion, if the City were to re-adjust the boundary of the subject property and so provide a zero rearyard, a relaxation of 7.5 m would be required by the Municipal Planning Commission to ensure a legal conforming building.

  
P. Holloway  
Assistant Development Officer  
Building Inspector

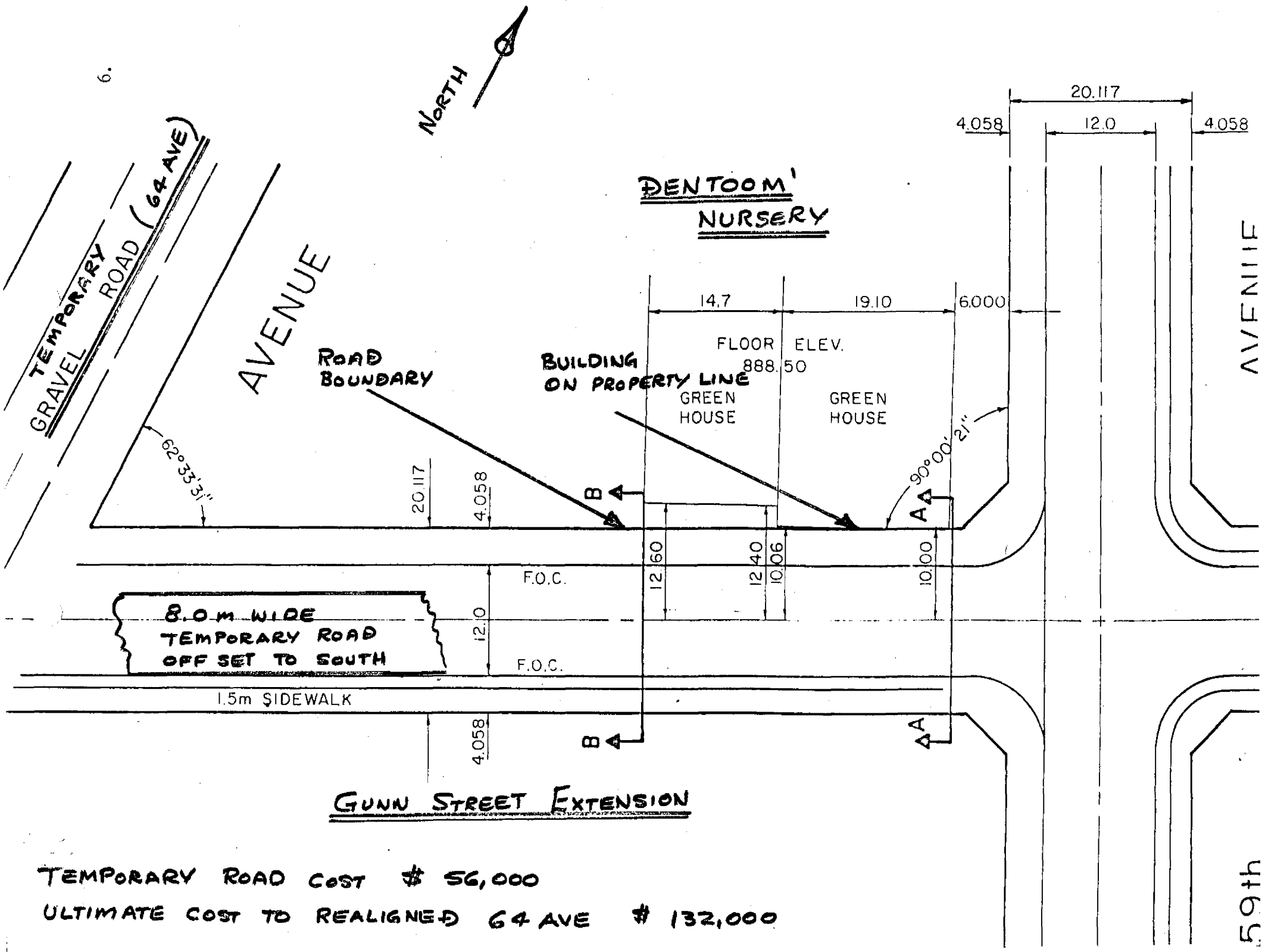
PH:cmd

Commissioner's Comments

The landowner has requested that this matter be discussed in closed meeting of Council.

"R.J. McGhee"  
Mayor





TEMPORARY ROAD COST \$ 56,000

ULTIMATE COST TO REALIGNED 64 AVE \$ 132,000

June 8, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: COSTS TO EXTEND GUNN STREET

Due to the current economic conditions the amount of revenue from lot sales has been significantly reduced. This means that no funds are available to fund discretionary expenditures until lot sales increase. All existing funds must be retained to fund the present outstanding subdivision investment.

If the expenditure to extend Gunn street is incurred, the mill rate should be used to fund it until sufficient land is sold to provide funding.



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

AW/jm

UNFINISHED BUSINESSNO. 1

June 14, 1983

TO: City Council

FROM: Mayor McGhee

RE: Gunn St. Extension

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"R. J. MCGHEE"  
Mayor

June 10, 1983

NO. 2

TO: CITY COUNCIL  
FROM: CITY ASSESSOR

Re: Mrs. A. C. Cressman  
Lot J, Plan 946 H.W.  
4713 - 39 Street

City Council on May 24, 1983 approved the acquisition of Mrs. A. C. Cressman's property for the Waskasoo Park complex.

During the negotiations it was agreed with Mrs. Cressman that the purchase price would be \$254,000.00 (the appraised value) with a deposit of \$1,000.00, balance payable upon approval by the Province.

On May 18, 1983 we discussed the agreements with Mrs. Cressman and applied to the City Treasurer for the deposit monies in order to complete the agreements subject to City Councils approval on May 24, 1983. As Council had not authorized the acquisition the Treasurer would not advance the deposit and therefor to have signed documents we altered the agreement to read \$10.00 deposit which I personally paid.

Mrs. Cressman has verbally requested that for personal reasons that the City now pay \$990.00 towards the acquisition which would be the amount of the original deposit discussed. I referred this matter to Mr. T. Chapman and Mr. D. Moore and we would recommend the advance be approved.

Respectfully submitted.



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

DJW/fp  
c.c. Mrs. A. C. Cressman

Commissioner's Comments

We would recommend Council approve the increase in deposit for the purchase of this property from \$10.00 to \$1,000.00 as outlined by the City Assessor. This land is being purchased for the Waskasoo Park and funds are available through this project.

"R.J. MCGHEE"  
Mayor

NO. 3

June 14, 1983

TO: City Council  
FROM: Asst. City Clerk

RE: Gaetz Avenue Major Continuous Corridor Functional Study

The above matter was placed on the Council agenda of June 13, 1983, and at which meeting it was agreed by Council that the item be tabled for consideration at the June 20, 1983 meeting. Accordingly, this item is placed on this agenda and we would remind members of Council to bring their copies with them to the meeting.

Following hereafter is the report from the City Engineer which appeared on the June 13, 1983 agenda.

C. Sevcik  
Asst. City Clerk

CS/ds

June 2, 1983

TO: City Clerk

FROM: City Engineer

RE: Gaetz Avenue Major Continuous Corridor Functional Study

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

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

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

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

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

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

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

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

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

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

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

KGH/emg  
attach  
cc - K. Foster, GCG

#### Commissioner's Comments

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

"R. J. MCGHEE"  
Mayor

NO. 4

June 14, 1983.

TO: City Council

FROM: Asst. City Clerk

RE: Garbage Bylaw Amendment 2777/B-83  
Solid Waste Disposal Site - Rate Structure

The above noted Bylaw amendment which provides for an increase in the solid waste disposal site rate structure was given first and second reading by Council at its meeting held on June 13, 1983.

Third reading of the above noted Bylaw was withheld in order that any concerns of the users might be expressed to Council prior to passage of the Bylaw.

Accordingly, this matter is placed on this agenda for Council's further consideration. We are reproducing hereafter the reports from the City Engineer and Superintendent, Water & Sewer, as same appeared on the June 13th agenda.

C. Sevcik  
Asst. City Clerk

CS/ds



June 1, 1983

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

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

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

A summary of the rates follow:

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

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

Council's direction is requested.

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

BCJ/emg  
attach

May 25, 1983

TO: Bryon Jeffers  
City Engineer

FROM: Bill Higgins  
Superintendent  
Water and Sewer

RE: Rate Structure at the Solid Waste Disposal Site

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

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

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

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

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

cont'd.....

- 2 -

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

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

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

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

#### Commissioner's Comments

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

"R.J. MCGHEE"  
Mayor

REPORTS

NO. 1

June 8, 1983

10.

TO: COUNCIL

FROM: CITY CLERK

RE: Public Hearings

Council are hereby advised that public hearings scheduled for Monday, June 20, 1983 at 7:00 p.m. have been properly advertised in respect to the following Land Use Bylaw Amendments, described as noted hereunder:

- (1) Bylaw 2672/F-83 - to amend Section 6.2.1.3 of the Land Use Bylaw by adding the following use: '(14) Public or Quasi-public buildings which without limiting the generalities of the foregoing shall include:
  - (a) government buildings
  - (b) religious organizations'.
- (2) Bylaw 2672/G-83 - redesignation of Lot 6 M.R., Plan 822-2393 from P.1 = Parks and Recreation District to PS = Public Service (Institutional or Governmental) District in order to allow for use by both public and separate school districts and recreational and sport facility usage.

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

R. STOLLINGS  
City Clerk

NO. 2

18 May 1983

TO: COUNCIL

FROM: CHAIRMAN, RED DEER INDUSTRIAL AIRPORT COMMISSION

RE: APPOINTMENT OF ALTERNATE COUNTY COUNCILLOR TO  
THE AIRPORT COMMISSION

*At the May 17th, 1983 meeting of the Airport Commission consideration was given to the appointment of an alternate County Councillor to the Airport Commission in light of the fact that it is not always possible for Councillor H. Rhodes to attend Commission meetings, and the following motion is submitted for ratification by City Council.*

*"That the Red Deer Industrial Airport Commission recommend to Red Deer City Council that an alternate County Councillor be designated to attend Airport Commission meetings in the absence of Councillor Rhodes."*

*Council's consideration of this matter is appreciated.*

*Respectfully submitted,*

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

CORRESPONDENCENO. 1

203 Varsity Estates Grove N.W.  
CALGARY, Alberta. T3B 4C8

June 8th, 1983

Mr. R. Stollings,  
City Clerks Dept.  
City of Red Deer,  
City Hall,  
RED DEER, Alberta.

Dear Sir:-

RE: 182 SUITE APARTMENT COMPLEX  
5120 - 5140 - 62nd Street,  
LOT C, Plan 2509 M.C.

Please accept this application for council's approval to  
condominiumize the subject property in accordance with the Alberta  
Condominium Property Act, Chapter C-22, RSA 1980.

As you know the project has been delayed because of high  
interest rates and a soft market, but we now wish to take steps to have  
it finished without undue delay.

Yours sincerely,

M. CAMPBELL

MC:ar

June 13, 1983

TO: City Clerk

FROM: City Engineer

RE: 182 Suite Apartment Complex  
5120 - 5140 - 62 Street  
Lot C, Plan 2509 M. C.

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

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

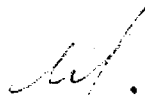
/emg

June 10, 1983

TO: CITY CLERK  
FROM: CITY ASSESSOR

RE: 182 Suite Apartment Complex  
5120 - 5140 - 62 St.  
Lot C, Plan 2509 M.C.

No objections to the proposal.



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

DJW/fp



## RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

June 13, 1983

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

Dear Sir:

Re: 182 Suite Apartment Complex  
5120-5140 62nd Street  
Lot C, Plan 2509 M.C.

The applicant is requesting City Council to designate his under-construction project to a condominium development.

We have no objection to this request, subject to the condition that the request be in compliance with the Condominium Property Act of Alberta.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION

DR/cc

c.c. R. Strader, Development Officer  
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 OLOS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GAOSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLINWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14  
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

June 10, 1983

TO: CITY CLERK

FROM: R. STRADER  
DEVELOPMENT OFFICER/  
BUILDING INSPECTOR

RE: 182 Suite Apartment Complex  
5120 - 5140 - 62 Street  
Lot C, Plan 2509 M.C.

Please be advised that we have no objections to the request regarding the above.

R. Strader  
Development Officer/  
Building Inspector

RS/lrs

Commissioner's Comments

Recommend Council support the request for condominiumization.

"R.J. MCGHEE"  
Mayor

NO. 2

June 8, 1983.

Mayor McGhee and Council

Dear Sirs:

This letter is in regard to the amount of taxes we have been billed for 21 Griffiths Ave. We have been charged more than we should have. We have a friend who has a similar house, we asked him what his taxes were, and he told us \$765.00. Our taxes were \$916.00

We believe we have been grossly overcharged. We had received notice for the Assessor to come in, in the notice they stated that it was not their policy to come in the evenings.

We did not reply to the notice, as we work all day and every evening at our own business.

My wife and I are not versed in figuring taxes by the mill rate, and we do not have any idea, as how they achieve the value of the property, so when we received the tax bill of over \$900.00, we were understandably upset. Our house is a 918 sq. ft. bi-level with only the upstairs fully developed. We have started to finish the downstairs, but are nowhere complete, and won't be for another couple of years. We phoned the Assessing Dept. to find out why we were charged so much tax. We were told by City Hall, that the Assessor had assessed our property as completely developed downstairs.

I am enclosing photographs that I took today June 8, of the alleged full development. As anybody can plainly see, this is not so.

Also, at no time were the windows ever covered up.

Anyone at our front door, by stepping 3 feet to the left could clearly see there was not complete development. We feel this was a punitive measure, because they never received a reply to their request.

We feel that the Assessor should not have the right to assess something on a guess and that our assessment should be the same as the previous one.

We do not mind paying our fair share of taxes, but feel that when an Assessor does this it should be rolled back. It is not fair to pay for something we do not have.

We trust that you will rectify this error. Please inform me when this will be appearing on the City Council agenda.

Thank you

Yours truly,

Ben & Iris Moyer

21 Griffiths Ave.  
Ph. No. 342-2140  
346-4989

June 13, 1983

TO: CITY CLERK  
FROM: CITY ASSESSOR

RE: Moyer - 21 Griffiths Avenue

With reference to Mr. and Mrs. B. & I. Moyer's letter of June 8, 1983 the following report was submitted by the Assessment Supervisor.

"The following is a breakdown of steps taken by the Assessor to obtain entree to the house in question for assessment purposes.

Subject home is a bi-level built in 1981, the first time assessment was completed on October 30, 1981, nobody was home, a call back card was left and replied to for an appointment on November 2, 1981.

At that time it was noted that extensive construction was going on at the lower level of said property. Framing for the different rooms was up and a bath tub was installed and readied for further construction.

It was also noted that the main entrance was divided in two with access to the main floor and a separate access to the lower level.

Two furnaces were installed to heat 925 square feet of main floor and basement area.

The Assessor automatically assumed after observing the aforementioned that the construction in progress was for a full basement suite.

On October 19, 1982 the Assessor returned for a final inspection. He was asked by the owner to return the following morning at 8:00 when her husband would be there.

No one was home on the following morning at 8:00.

The Assessor finalized the calculations towards the end of December 1982, giving the property owner ample time to get in contact with the Assessment Department.

Based on his previous assessment of the property the Assessor assumed that the basement finish could be finished by now and added same to the total assessment (Assessed value \$1,170. Taxes \$103.88)

The property owner had 30 days to appeal her assessment to the 1983 Court of Revision, which she did not.

January 31, 1983 - Another call back was made, with no one home.

February 7, 1983 - Another call back card was left, again no reply was received.

These last two calls were made within the time period for an appeal to the Court of Revision.

The problem could have been resolved if only they had replied to the call back cards left at different times.

May 27, 1983 - The Assessor received a telephone call from Mr. Moyer claiming his taxes were too high.

It was explained to Mr. Moyer that there was not much the Assessment Department could do at the moment, as he had lost the opportunity to have his assessment reviewed by the "Court" etc.

Again the Assessor tried to make an appointment while talking to him on the telephone, but he would not accept.

With reference to Mr. Moyer's letter of June 8, 1983 suggesting that the Assessor should have looked in the window for any sign of development would have been a quick way out, but that approach is not favored by any Assessor as the results could be disastrous.

The recommendation is that an appointment should be made between the owner and Assessor in order to assess what is there before any rebate in taxes is considered.



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

Commissioner's Comments

We would agree with the recommendation as outlined in the last paragraph of the Assessor's report and that Council give authority to the Assessor to make any adjustments if warranted following his inspection of the building.

"R.J. MCGHEE"  
Mayor



# SPEEDMASTER HOLDINGS LTD.

20.

Box 546 5804-50 Avenue, Red Deer, Alberta, Canada T4N 5G1  
Phone (403) 343-1000

NO. 3

June 6, 1983

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

Dear Members of Council:

On behalf of Speedmaster Holdings Ltd. municipally located at 5804 - 50 Avenue in Red Deer, we are asking a forgiveness of our current property and business taxes for the property described above and represented by Tax Roll Account No. 20-1-1375 (Property) for \$6,023.38 and No. 96-87695 (Business) for \$1,479.12.

The reasons supporting this request are as follows:

Due to the Gaetz Avenue Bridge reconstruction and the resultant barricading that was required to redirect traffic while the construction was in progress for nearly a year, the following hardships occurred:

1. Midas Muffler Shops had an instant traffic and workorder count drop of 25% and a resultant 25-30% decrease in sales.
2. Speedmaster Auto Supply had a customer count drop of 30% and a resultant 30-35% decrease in sales which ultimately caused its closure. A new franchise was acquired coinciding with the bridge opening and barricade removal and sales are now as strong as pre-bridge construction with adequate traffic counts.
3. Speedmaster Auto Center (a combined nine-bay fast-lube, car wash and mechanical repair facility) sales literally stopped as the access was restricted to the point where there could be no compromise on barricade positioning and this caused us to lose enough money that we were forced to sell the Auto Center and property it sits on in a real estate market that was anything but "Bullish". The loss without taking the sale of the business price but purely on lost daily sales was close to \$100,000.00.

. . . 2

*Not by hand  
12.30  
June 7/83*

City Council

Page 2

June 6, 1983

We obviously cannot begin to recoup what is gone forever, but we can try and stay afloat in these trying times. This is why we are asking for this year's tax forgiveness as we still have not fully recovered from last year's long long year.

I would further like to mention that we presented this to the 1983 Court of Revision regarding tax appeals and they felt they could not act on it but said that Council could.

We look forward to your favorable acceptance of this appeal and thank you for hearing it.

Yours truly,

SPEEDMASTER HOLDINGS LTD.



Chuck Grote  
President

CG/do

June 10, 1983

TO: CITY CLERK  
FROM: CITY ASSESSOR

Re: Speedmaster Holdings Ltd.

With reference to Speedmaster's letter of June 6, 1983 may I advise that they appealed the property assessment and business tax assessment to the 1983 Court of Revision.

The Court of Revision confirmed the assessments on the grounds that they apply for the 1983 tax year and that Speedmasters complaint really dealt with 1982. It was the feeling of the court that possibly Speedmaster should take the matter to City Council for their consideration as it was not within the court of revision jurisdiction.



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

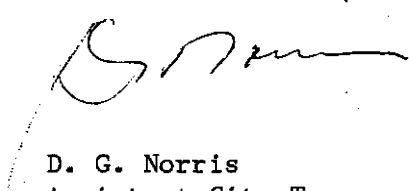
DJW/fp



DATE: June 13, 1983

TO: Assistant City Clerk  
FROM: Assistant City Treasurer  
RE: PROPERTY AND BUSINESS TAXES  
SPEEDMASTER HOLDINGS LIMITED

I could not recommend the granting of this request because of the implications it could have with respect to receiving requests from other taxpayers.



D. G. Norris  
Assistant City Treasurer

DGN:mk

Commissioner's Comments

We cannot support the request as outlined by the applicant.

"R.J. MCGHEE"  
Mayor



Universiade '83  
Edmonton - Alberta - Canada

24.

(403) 422-1983, Telex 037-41355

10125 - 97 Avenue

P.O. Box 1983

Edmonton, Alberta, Canada

T5J 5J5

NO. 4

1983 06 06

Mayor R.J. McGhee & Members of Council  
City of Red Deer  
4914 - 48 Avenue  
RED DEER, Alberta  
T4N 3T4


Gentlemen;

Since our previous letter of 1983 02 24 requesting assistance for the World University Games, the response to participation in the Games has been overwhelming. Over eighty-five countries have confirmed their intention to attend and participate, and it is our expectation that over 6,000 athletes and officials will be in Edmonton for the ten-day event.

As time is becoming shorter and the responsibilities of the host organization greater, I would take this opportunity to urge you with respect to considering favourably, our previous request or grant some lesser amount than that previously requested, for Universiade '83.

To maintain the prestige and credibility of Alberta as the host province of Universiade '83, your support of the World University Games is earnestly solicited.

Yours sincerely,

  
D. F. BURROWS  
Chairman - Governments  
Executive Fund Raising Committee

DFB:lmd

Commissioner's Comments

Council direction is requested.

"R.J. MCGHEE"  
Mayor

I. Drok  
P.O. Box 296  
Red Deer, Alberta  
June 6, 1983

25.

NO. 5

Mayor & City Council  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta

Dear Sirs:

How long is city council and administration going to allow Red Deer's ridiculous traffic light system to continue?

With the present system there is absolutely no synchronization between any of the lights anywhere in the city. Besides not being synchronized, the light's green cycle is of such short duration, that unless traffic is bumper to bumper, as few as two or three vehicles go through per green cycle.

In Red Deer secondary streets are given preference over the main traffic arteries at controlled intersections. Red Deer's entire traffic light system is programmed so that the secondary traffic will have minimum waiting time before gaining access to the main roads - even though this means that motorists on the main thoroughfares generally have to stop at every traffic light. This system is comparable to giving preference to motorists on gravel roads who wish to get onto Hiway 2; expecting Hiway 2 traffic to stop so that the one vehicle can get onto Hiway 2. Needless to say, this is ridiculous.

At some intersections a motorist who wishes to make a right turn from a side street onto a main road, will cause all traffic on the main road to stop, with the sensor activated signals.

In addition to a total lack of synchronization, most of the traffic lights have a very short green cycle duration. Some intersections that carry substantial amounts of traffic in all directions have a very short duration for the green signals. There are other intersections that have very little side street traffic, yet these signals are programmed to give a lengthy green signal for the side traffic.

All of the above problems are compounded by the fact that Red Deer has so many traffic lights, which in most cases are only one or two blocks apart. Until the city gets their traffic light system straightened out, motorists are going to continue taking short cuts through residential areas!

Surely city council members are not so blind that they can't see that the present traffic light system is a hopeless mess. Council must be knowledgeable enough to realize that the present system is costing everyone a lot of wasted time and a lot of wasted fuel by this continual stopping and starting?

No doubt council will say that there is no money for upgrading lights. However, there is money for "rusty sculptures"; city hall additions; of course, a new truck for every city employee? Just the money saved in wasted fuel and lost time by city employees would go a long ways in upgrading Red Deer's traffic light system.

Considering the fact that almost everyone you talk to is disgusted with Red Deer's traffic system, one gets the impression that the council members are in council for their own prestige - not really caring about the needs and wishes of the city's residents.

Hopefully council has the knowledge and the common sense to admit the present system is a hopeless failure, and they will take steps to correct it - not ten years from now but right away!

If the people responsible for the traffic light system are unable to properly modify and program the system, council should hire people who are competent in this department.

Yours truly,

*Ian Drok*

cc: B. McGhee  
M. Day  
C. Hood  
J. Kokotailo  
D. Lawrence  
D. Moffat  
J. Oldring  
L. Pimm  
O. Webb  
B. Jeffers  
C. Lee



M E M O

26.

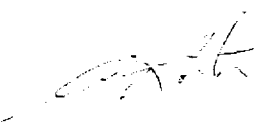
TO: City Clerk

DATE: 10 06 1983

FROM: E. L. & P. Supt.

Re: Traffic Light System  
Correspondence from Ian Drok

We wish to advise that all traffic light signals are set to operate according to the timing charts supplied to us by the Engineering Dept.



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

AR/jjd  
CC: City Engineer

June 13, 1983

TO: City Clerk

FROM: City Engineer

RE: Traffic Light System

Both Council and the Engineering Department have spent much time dealing with the concerns of Mr. Drok.

The Engineering Department has spent some thirty-five (35) to forty (40) manhours in responding to Mr. Drok's complaints both in written form (we have written some twenty-eight (28) pages of material on five (5) separate occasions) and verbally, either over the telephone or in meetings. All this time and effort was apparently to no avail.

Most of Mr. Drok's comments are inaccurate, there is not "a total lack of synchronization" and this is well evidenced on 49 Avenue and 51 Avenue between 45 Street and 55 Street. Certainly there are areas where total synchronization is not possible, eg. 55 Street east from 49 Avenue or the north and south extremities of Gaetz Avenue but not to the degree and extremes Mr. Drok states.

We do not give preference to the minor streets, this is a totally inaccurate statement. What does occur where a major roadway and a minor intersect is that detection loops are present in the minor roadway and in many cases the light quickly changes to allow the minor roadway traffic access to the major. This is usually a short duration light and if no traffic is detected the light remains green on the major roadway.

\* Most lights do not have "a short green duration", this again is an inaccurate statement. Some have a shorter duration where traffic is relatively light and balanced, eg. 32 Street and 40 Avenue, but not necessarily so.

Statements such as:

"a new truck for every City employee" and "everyone you talk to is disgusted with Red Deer's traffic system."

are so inaccurate they are not worth commenting on.

Mr. Drok's statement about the competence of the Traffic Section

of the Engineering Department is an unjustified insult to the staff. Members of the staff have spent countless hours and taxpayers dollars trying to reason with Mr. Drok, to no avail. Mr. Drok is the only constant critic of the traffic system. Other complaints have been minor in nature and infrequent.

A study recently completed by an outside consultant indicates that the existing traffic light system is operating at or near optimum efficiency given the rather old equipment in certain areas. We have a well formulated plan of improvement over the next five (5) or so years depending on availability of funds to further improve and modernize the system.

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

BCJ/emg  
cc - E. L. & P. Dept.

June 14, 1983.

Commissioner's Comments

The Engineering Dept. is currently completing a study of the traffic light system and we would recommend Council approve providing a copy of this report to Mr. Drok for his comments.

"R.J. MCGHEE"  
Mayor

NO. 6

June 6, 1983

File: C & T Resources  
T.V. 1983

City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Attention: Mr. R. Stallings  
City Clerk

Gentlemen:

Re: Proposed Wellsite Location  
LSD 14, Section 2, Township 38, Range 27, W4M  
Landowner: The City of Red Deer  
Applicant: Resman Holdings Ltd. of Calgary, Alberta

Further to our recent conversation, our client, Resman Holdings Ltd., requests permission to lease approximately 4 acres of City of Red Deer owned land in LSD 14-2-38-27 W4M, for the purpose of drilling a proposed oilwell.

The approximate location of our proposed wellsite is indicated in red on the attached sketch plan.

To summarize, Resman Holdings Ltd. is requesting:

- i) Permission to drill a well within the boundaries of the City of Red Deer.
- ii) Permission to lease  $\pm$  4 acres for the drilling and eventual operation of an Oilwell.

Your early response to our request is anticipated.

Yours very truly,

L. J. SCHNEIDER ENGINEERING LTD.  
Agent for: RESMAN HOLDINGS LTD.

*Alex C. Masterton*

Alex C. Masterton  
Land Manager



# SUBSURFACE DRILLING TARGET AREAS

ERCB Board Order SU 1088

31.

## ONE SECTION GAS TARGET AREA

Primary Target Area  
(L.S.D. 6 Only)



Secondary Target Area

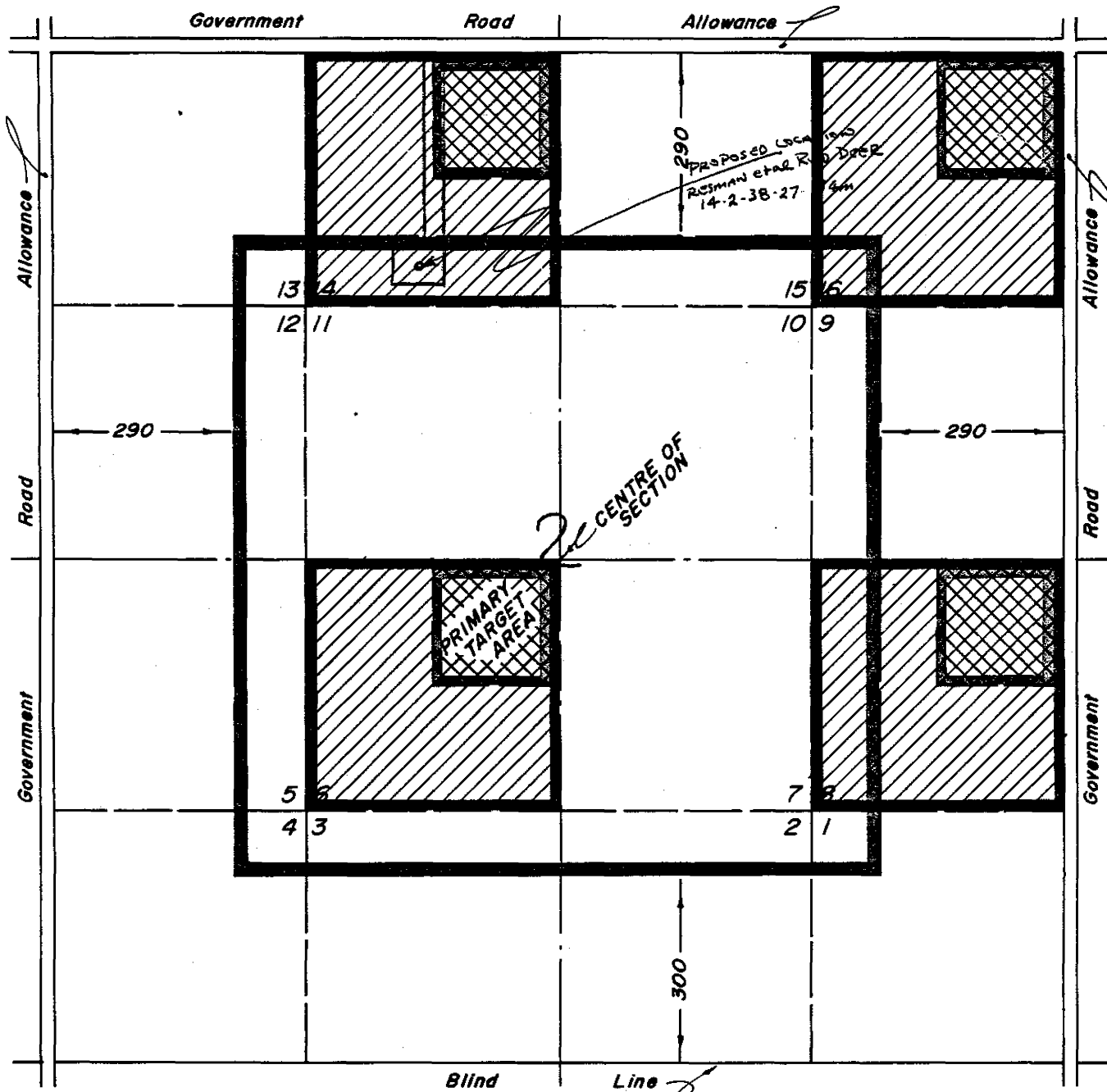


## 1/4 SECTION OIL TARGET AREA

Primary Target Area



Secondary Target Area



**HDS FOCUS SURVEYS LTD.**

7618 - 103 Street, Edmonton, Alta. T6E 4Z8  
212

NOTE: The surface location of a well must be at least 2% of the drilling depth inside the secondary target area.

June 13, 1983

TO: City Clerk

FROM: City Engineer

RE: Proposed Wellsite Location  
Resman Holdings Ltd., Calgary  
LSD 14, Section 2, Township 38, Range 27, W4M

The Engineering Department is not in favor of leasing  $\pm$  4 acres at the above location for the purpose of developing a wellsite. The area is located within future residential development and a long term lease of the site could adversely affect those plans.

Due to the close proximity of this site to the existing residential subdivisions, we cannot support the wellsite development. Such factors as noise, aesthetics, etc. also effect our decision.

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

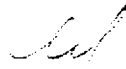
FLL/emg  
cc - City Assessor  
cc - RDRPC  
cc - Development Officer

June 10, 1983

TO: CITY CLERK  
FROM: CITY ASSESSOR

RE: L.S.D. 14            2-38-27-W4

With reference to the application to lease 4 +- acres of the City owned land located in the N.W. ¼ 2-38-27-4 may I advise that as this area is to be a future residential subdivision we would strongly object to any lease.



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

DJW/fp

# RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9 34.

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

June 13, 1983

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

Dear Sir:

Re: Proposed Well Site Location  
Resman Holdings Ltd., Calgary  
L.S.D. 14, Sec. 2, Twnsp. 38, Range 27, W4

The site is located at the south-east corner of the City boundary, next to the County of Red Deer. This quarter section is part of a concept plan approved by City Council.

In the concept plan, the area is designated as residential area with a K-9 Separate School, plus part of the high school.

We feel that allowing the drilling of an oil well in the City boundary would create problems for the development of the site for residential purposes, and recommend that the request be denied.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION

DR/cc

c.c. D. Wilson, City Assessor  
B. Jeffers, City Engineer  
R. Strader, Development Officer

## MUNICIPALITIES WITHIN COMMISSION AREA

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

June 10, 1983

TO: CITY CLERK

FROM: R. STRADER  
DEVELOPMENT OFFICER/  
BUILDING INSPECTOR

RE: PROPOSED WELL SITE RESMAN HOLDINGS LTD.

The proposed life of the well would have a strong influence on our remarks as a short term use would not effect long term planning in this area. A long life span would certainly effect any planned development of the area.

R. Strader  
Development Officer/  
Building Inspector

RS/lr

Commissioner's Comments

We would concur with the recommendations not to approve this application.

"R.J. MCGHEE"  
Mayor

NO. 7

June 15, 1983.

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

Dear Members of Council:

This letter is written in the hope that Council will reconsider their decision regarding the barricades on 64 Ave. in the Northwest end of Glendale due to the following reason.

I feel that residents who have their homes for sale in the Northwest of Glendale will have their property devalued to a certain extent, because prospective home buyers are denied direct access via 64th Ave. to view the homes that are for sale. This may result in a lawsuit against the City to regain the funds that they may have lost due to the barricades.

Sincerely,

Lawrence  
Vienneau

June 14, 1983

The Honorable Mayor McGhee and  
Members of City Council  
City Hall  
Red Deer, Alberta

Dear Mayor and Council Members;

This letter is an invitation to the Mayor and City Council Members to come to Glendale to see and discuss the concerns both for and against the barricades located on 64th Avenue and 59th Avenue as well as at 64th Avenue at Grimson Street.

The controversy over these barricades is causing animosity among residents of this area of Glendale and Council should do something immediately before there is any further deterioration in the Glendale sub-division.

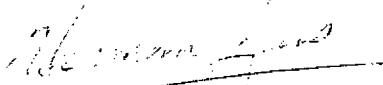
It is time that Council Members make themselves more aware of problem situations and deal with them effectively and rationally. They should also be accessible to the public in a more considerate manner.

Council Members are unaware in dealing with important issues presented to them and unless they are willing to examine the situation in person and compose their own report, these issues will continue to grow and fester thereby creating more petitions and more animosity between residents of the same neighborhood.

We, the residents of Glendale, invite the Mayor and Council Members to meet with us at the site of the controversial barricades at your earliest convenience.

A reply at your earliest convenience would be appreciated.

Yours sincerely,

  
Herman Jans, Spokesman

27 Grant Street  
Red Deer, Alberta T4P 2L2

342-0660

83 JUN 14 P2:35

NO. 8

June 7/83,

City of Red Deer,  
c/o Tax Department,

I am writing about the property tax for my mother:

Mrs. May Yong Yee  
Lots 9-14  
Blk 20  
5925-54 Avenue,  
Red Deer, Alberta

The buildings on the property mentioned were demolished in May at a cost of \$6,385.10 in accordance with the city's wishes to have it demolished. The buildings destroyed were a house, garage and store.

Mrs. Yee is my mother and an old age pensioner. She has no other property other than the lots in Red Deer which are now vacant. She is being supported by me. The cost of demolition was incurred by me.

Could you give her a rebate on the portion of the assessment based on the buildings which are no longer there? The property assessment was done in December 82 before the buildings were demolished.

Could you please reassess and give her a rebate on that portion of the tax for 1983? Thank you.

Rose Yee (Daughter)

*Xia Yee*  
9324-1384A Avenue  
Edmonton, Alberta T5E 6A8  
for

*May Yong Yee*



June 15, 1983

TO: CITY COUNCIL  
FROM: CITY ASSESSOR

RE: 5925 - 54 Avenue  
Lots 9-14, Block 20, Plan 7604S

With respect to the attached letter from Rose Yee may we advise that as the buildings in question were existing as of December 31, 1982 we can not alter the assessment roll.

For Council's guidance in dealing with this request, the City's Building Inspection Department did issue instructions to demolish the buildings or board them up to the Departments satisfaction.

The improvements were assessed at \$3,800.00 and if Council wishes to consider a rebate it should be on the taxes applicable for the buildings only, which were approximately \$446.15 for the year. If the buildings were removed in May the rebate would be for 7 months i.e.  $446.15 \div 12 \times 7 = \$260.25$ .

Respectfully submitted.

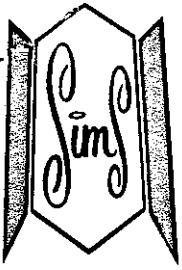


D. J. Wilson, A.M.A.A.

Commissioner's Comments

We agree with the recommendations of the City Assessor.

"R.J. MCGHEE"  
Mayor



NO. 9

**FURNITURE**

RED DEER LTD.

40.

June 10, 1983

Mayor McGhee and Council  
City Hall  
Red Deer, Alberta

Dear Sirs:

We would request at this time that you place the following proposal before the Red Deer City Council for their consideration:

As 2811 D Bremner Avenue (namely Bay #4 in the new Sims Furniture Building) is in a special use zone, we require your approval to lease this Bay to a retail Ski and Sporting Goods outlet.

We thank you for your consideration in this matter and await your reply.

Yours truly,

G.E. Sinclair

President

GES:jl

## RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

June 14, 1983

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

Dear Sir:

Re: Lease of Bay - Ski & Sporting Goods

The area is zoned as DC(1), or Direct Control.

The Land Use Bylaw reads:

"Any use approved in a City of Red Deer land sale agreement for land within this use district."

The proposed Ski & Sporting Goods was not part of the land sale agreement when the site was sold.

Sims Furniture is requesting City Council's permission to lease Bay #4 to a ski and sporting goods operation.

Although we feel that a ski and sporting goods use is not a special use, but since it is a small portion of an existing building, we have no objection to the proposed use, subject to the necessary changes being made in the land sales agreement.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION

DR/cc

c.c. R. Strader, Dev. Officer  
D. Wilson, City Assessor  
Alan Scott. Economic Dev. Officer

## MUNICIPALITIES WITHIN COMMISSION AREA

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

June 14, 1983

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: DEPARTMENT OF ECONOMIC DEVELOPMENT

RE: LEASE OF BAY #4, SIMS FURNITURE STORE,  
2811-D Bremner Avenue,  
As a Ski and Sporting Goods Retail Outlet

The area in question, is Bower Special Use Zone, a DC(1) designated area. The general purpose of said zone is to permit innovative development which may, in the opinion of Council, require specific regulations which are unavailable in other land use districts. This district is not intended to be used in substitution of any other land use district which could accommodate the given activity.

Present occupants of this DC(1) area include: The Red Deer Regional Planning Commission, The Canadian Legion, CKRD Radio Station, The Red Deer Advocate Newspaper firm, The Alberta Motor Association offices, The Alberta Liquor Control Board Retail outlet, and Sims Furniture Store.

The nature of a Retail Sports Outlet does not appear to be an innovative development nor a special use. Other areas in town, such as the urban core area, or one of the shopping centers could accommodate the requested land use. Space in designated special areas should be reserved for developments which could be construed more closely with the general purpose of the area.

Although it is desirable to fill any vacant space suitable for a business enterprise in Red Deer, the nature of the proposed use would not warrant designation as innovative or special, nor would it conform readily to the surrounding land uses. This office would therefore not approve of this leasing, but would encourage the proposed tenant to investigate other building space within the City.

  
ALAN SCOTT, Director  
Economic Development

/gr

June 13, 1983

TO: CITY CLERK

FROM: R. STRADER  
DEVELOPMENT OFFICER/  
BUILDING INSPECTOR

RE: SIMS FURNITURE

Our Department has no objections to the proposed use of the above site.

R. Strader  
Development Officer/  
Building Inspector

RS/lb

Commissioner's Comments

In regard to the proposal to add a retail outlet in the Bower Special Use area, Council has recently refused such requests on the Legion Site and on the vacant site, for a ski shop. I would presume Council made their decision on the basis that these uses would be more appropriate in the existing commercial zoning in the immediate area or in the existing C.1 downtown area.

We cannot support the application in this instance.

"R.J. MCGHEE"  
Mayor

## RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

NO. 10

June 15th, 1983

Our File No.


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

Dear Sir:

Re: Land Use Amendment  
2672/H-83

Following the City Council resolution of June 13, 1983 permitting a convenience grocery store on Lot 9, Block 3, Plan 782-0350 (Parkland Inn Site), the required land use amendment is attached.

Yours truly,

  
D. Rouhi, M.C.I.P.  
SENIOR PLANNER  
CITY PLANNING SECTION

DR/vl  
Encl.

## 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  
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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 NORGLENWOLD—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

June 4, 1983

45.

NO. 1

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

Dear Mayor McGhee and City Commissioner;

This letter is in support of our petition against the restricting of traffic access at Grant Street and 64th Avenue via a cul-de-sac or barricade. Our reasons are as follows:

1. It is our contention that by closing Grant Street and extending Gunn Street, Gunn Street will effectively become the collector street for the west end of Glendale. The temporary extension of Gunn Street would have a 5% grade and would connect to 64th Avenue at a point where 64th Avenue has an 8% grade, creating an extremely hazardous intersection.
2. Extending Gunn Street as a collector street to 64th Avenue is not feasible because the street width for a collector road must be 12 meters wide and Gunn Street is 11 meters wide.
3. With the extension of Gunn Street and the closure of Grant Street, the Glendale sub-division will have only one entrance or exit to 64th Avenue, therefore the use of Nolan Street will increase to gain access to Glendale sub-division. Residents of Normandeau who need to get onto 64th Avenue will be travelling through Glendale as it will become the shortest route.
4. The Glendale sub-division, at present, has several entrances and exits excluding Nolan Street. If Grant Street is blocked off, it will increase the use of Nolan Street, as Glendale residents will only have one (1) exit and entrance onto 64th Avenue. Extending Gunn Street will not prevent people shortcutting through Glendale.
5. As the proposed closure of Grant Street could effectively increase traffic on Nolan Street, it would become that much more dangerous for their children. It is understandable that very few pedestrians would be affected on 64th Avenue since no-one lives on 64th Avenue north of Grant Street.
6. We find it inconceivable that 300 of approximately 400 students cross Nolan Street four (4) times a day.
7. People residing in Glendale who work in the Northlands Industrial sub-division would continue to use Gunn Street to Glendale Blvd., turn south to Grant Street and then east along Grant Street and Nolan Street, thereby not eliminating traffic on Nolan Street.

June 4, 1983

46.

8. It is our request that an accurate count of traffice be taken on Grant Street just west of Glendale Boulevard. In regard to the traffic count taken on Nolan Street east of Northey Avenue, we believe that several items not mentioned should be taken into account and given serious consideration. Our reasons are as follows:
- a) The automatic counter should have been placed east of Noble Avenue on Nolan Street for a more accurate count.
  - b) How many residents of Normandeau drive their children to school and pick them up?
  - c) How many resident of Normandeau come home for lunch?
  - d) How many residents of Normandeau drive over Nolan Street and Grant Street to work in the Golden West sub-division or go to Highland Green Shopping Centre?
9. The 64th Avenue extension was built for the benefit of trucks going to and from the Golden West sub-division and the Northlands Industrial sub-division, and not for the use of Glendale residents. It is thereby our request that in order to reduce the traffic flow on Nolan Street, that a cul-de-sac or barricade be constructed or installed on Nolan Street immediately east of Nordegg Crescent.

It is our strong belief that if our requests are dealt with in an expedient manner, the traffic flow on Nolan Street will be severely curtailed, allowing access to 64th Avenue via Grant Street, saving the City of Red Deer considerable expense by not extending Gunn Street.

Yours sincerely,

*Herman Jaws*

*ph. 342-0660*

Copies sent to: Mr. Jack Kokotailo  
Mr. Dennis Moffat  
Mr. Larry Pimm  
Mr. John Oldring  
Mr. Claybyn Hood  
Mrs. Ollie Webb  
Mr. Dan Lawrence

Inspector D. C. Nielsen, Red Deer City Detachment, R.C.M.P.

NOTE: This petition is supported by 201 signatures.



PETITION

47.

We, the undersigned, do hereby petition the Council of the City of Red Deer against the proposed cul-de-sac at the intersection of Grant Street and 64th Avenue.

---

SPOKESMAN: Herman Jans, 27 Grant Street, Red Deer, Alberta    PHONE: 342-0660

THIS PETITION WAS SIGNED BY APPROXIMATELY 200 PERSONS

## RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

June 14, 1982


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

Dear Sir:

Re: Nolan St. Traffic

This matter has been discussed many times in the past and we feel the best way to solve this problem is to set up a committee of the City Council inviting representatives from Glendale, Normandeau and the Staff to discuss, thoroughly, the whole road system in this area and report back to City Council for a final decision.

Yours truly,

  
Djamshid Rouhi,  
SENIOR PLANNER  
CITY PLANNING SECTION

DR/ae

c.c. City Engineer

## MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE  
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
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SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14  
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTBRUSH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLE No. 6 —IMPROVEMENT DISTRICT No. 10

June 14, 1983

TO: City Clerk

FROM: City Engineer

RE: Nolan Street Traffic - Petition from Mr. Herman Jans

The Engineering Department's comments with regard to the petition are as follows:

(1) Item #1 - is incorrect in as much as the percentage grades are reversed. The eight percent (8%) grade would be on the Gunn Street extension. We agree, however, that the resulting intersection could be very hazardous during winter conditions.

(2) Item #2 - is incorrect in as much as both Grant Street and Gunn Street, were designed to identical standards. The road width should be twelve (12) metres measured from face of curb to face of curb, and constructed of 75 mm asphalt and 300 mm of base course. This standard is typical of many other collector roadways in Red Deer.

(3) Item #3 - is questionable, as we interpret this paragraph, Glendale has only one (1) permanent access to 64 Avenue now via Grant Street. If Grant Street is closed and Gunn Street is opened, there is still only one (1) permanent access to 64 Avenue as before. We agree, however, that residents of Normandeau may travel along Grant Street to 59 Avenue and north to Gunn Street and west to 64 Avenue to gain access to 64 Avenue.

(4) Item #4 - seems to indicate that traffic will increase on the portion of Gunn Street from 59 Avenue to Glendale Boulevard. In our opinion this may be true but only to a limited extent as traffic with destinations in Normandeau will likely turn south from Gunn Street at 59 Avenue to Grant Street and east to Nolan Street.

(5) Item #5 - no comment.

(6) Item #6 - based on information contained in the City of Red Deer Transit System Study, the student breakdown for the Normandeau School in 1981 was as follows:

	<u>SPRING</u>	<u>FALL</u>	<u>WINTER</u>
Total Students	364	364	364
Those That Walk to School	209	226	295
Those That Ride Bikes to School	110	94	0

All these students will not cross Nolan Street as many live north of Nolan Street. In addition, the Engineering Department took a manual count at Nolan Street and Noble Avenue in October 1980 and found  $\pm 160$  students crossing at this location in the morning, at noon and in the afternoon.

This number does not consider mid-block crossings, therefore, the pedestrian volume is probably slightly higher.

(7) Item #7 - we agree with the point as stated, but question its importance.

(8) Item #8 - the answers to these questions could possibly be obtained by stopping and questioning each motorist at each intersection but it would certainly be time consuming, annoying to the motorists and expensive. The automatic counter was placed on Nolan Street east of Northey Avenue. We fail to see the reasoning behind the suggestion that placing the counter east of Noble Avenue would be more accurate.

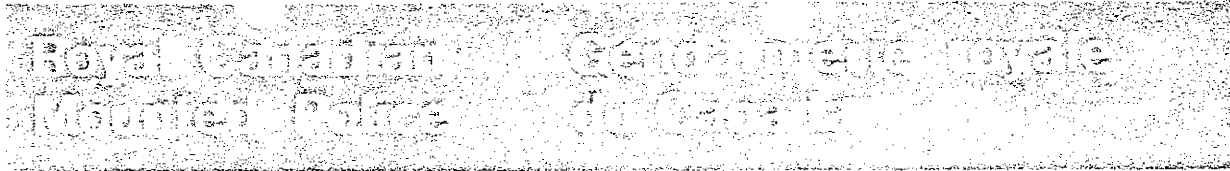
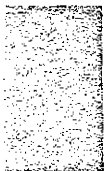
Based on the same transit study, it was determined that of the three hundred and sixty-four (364) students attending the school, seven (7) students travelled by car during the spring and fall and twenty-eight (28) students travelled by car during the winter.

(9) Item #9 - we fail to see the connection between the 64 Avenue temporary road built for trucks and the request for a barricade on Nolan Street immediately east of Nordegg Crescent. Such action would most certainly raise objections from Normandeau residents and the emergency vehicle response people, not to mention the under utilization of an expensive intersection complete with traffic signals existing on Gaetz Avenue at Nolan Street.

It is our understanding that this petition is stongly opposed to the closure of Grant Street. This being the case, we suggest that Council consider leaving the roadway system as is at least until further developments with either rail relocation and/or the permanent construction of 64 Avenue and 77 Street occur.

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

KGH/emg  
cc - D. Rouhi, RDRPC  
cc - Fire Chief  
cc - Insp. Nielsen, RCMP



51.

83 JUN 13

R. STOLLINGS  
City Hall  
Red Deer, Alberta

Dear Sir:

RE: NOLAN STREET TRAFFIC

Regarding Mr. JANS letter dated 83 JUN 04, the following is noted:

- (i) Mr. JANS appears to be concerned with the number of Normandeau residents using Grant Street. He makes no reference to Glendale residents using Nolan Street. We feel that the streets are public and we should not be surveying residents using streets to see where they live.
- (ii) Mr. JANS letter - paragraphs four and nine conflict with each other. Paragraph four requests that Grant Street and 64th Avenue remain open for Glendale residents yet paragraph nine states that 64th Avenue was not constructed for use of Glendale residents.

It is our traffic section's opinion that the studies done by Engineering Department be followed.

Yours truly,

(D.C. Nielsen) Insp.  
O. i/c Red Deer City Detachment

/sib

Red Deer City Detachment  
P.O. Bag #5033  
RED DEER, Alberta T4N 6A1

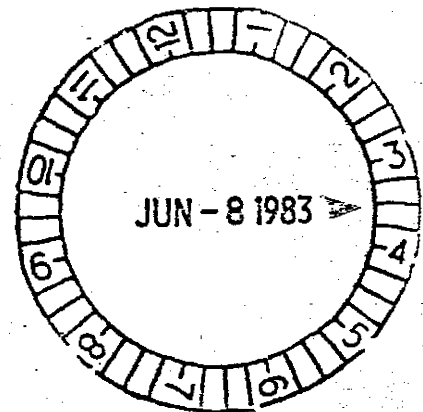
Canada

NO. 2

52.

5-Fox Crescent  
Red Deer, Alberta  
T4N 4X8  
June 08, 1983

The City Council  
The City of Red Deer  
Red Deer, Alberta



Dear Council:

RE: Land-use bylaw #2672 - 80

Enclosed find a 467 signature letter requesting an amendment to the above bylaw. The letter requests that the land use bylaw be amended in a manner that would remove amusement, entertainment and or video arcades from the permitted or discretionary use table for C.3 zoning districts, in particular #3-Fir Street, Fairview Grocery or any portion of the whole building which is on Lot 4A, Block 12, Plan 2017 NY. The letter writers feel these types of businesses have an adverse affect on residential neighborhoods.

This letter could not be in the hands of City Council before the Red Deer Development Appeal Board meeting of June 09, 1983 which will consider an appeal to establish an amusement arcade at #3-Fir Street, as Fairview residents were not made aware of this appeal until after your last council meeting of May 24, 1983. With the next council meeting June 13, 1983, it was impossible to request a bylaw amendment before the appeal board meeting.

This is the second time within 5 months, the residents of Fairview have been subjected to the establishment of an arcade in their residential area. The previous appeal for the location at #3-Fir Street was dated January 20, 1983. Now we have another dated June 09, 1983! A petition with over 250 signatures was obtained for the January 20, 1983 meeting showing the strong opposition to the arcade. A petition with over 500 signatures is being presented to the Appeal Board meeting June 09. This should clearly indicate to City Council, the residents of Fairview DO NOT want any type of arcade in their neighborhood. The location at #3-Fir Street is completely surrounded by a residential area with apartments adjoining approximately 50 feet away and homes adjoining approximately 120 feet away. Why should residential neighborhoods be subjected to this type of commercialism? It is my understanding zoning exists to protect the amenities of a residential area; an arcade at this site will not enhance the amenities.

Please do not allow amusement, entertainment and or video arcades in neighborhood areas. Please amend the land use bylaw as stated above.

Please advise me of the date this letter will be discussed in council (or of any other discussions) so I may attend.

Thank you.

Respectfully submitted,

*[Signature]*

346-4721  
*c: Red Deer Development Appeal Board*

5-Fox Crescent  
Red Deer, Alberta  
T4N 4X8  
June 08, 1983

The City of Red Deer  
Development Appeal Board  
Red Deer, Alberta

Mr: Chairman, Appeal Board Members:

RE: Appeal No. 11/83

Enclosed find a petition from persons who will be affected by the subject of the above appeal; namely, the establishment of an amusement arcade from the site at #3-Fir Street (Lot 4A, Block 12, Plan 2017 NY). The petitioners feel an amusement arcade at this site will adversely affect the amenities of our neighborhood and therefore oppose the establishment of such an arcade. There are 506 signatures from Fairview area and 58 signatures from other areas, for a total of 564 signatures. The petition was circulated in Fairview only, but when some persons outside Fairview area heard the petition, they too wanted to sign.

A letter to Red Deer City Council is also being submitted today, asking The City to amend land-use bylaw number 2672 - 80 in a manner that would remove amusement, entertainment and or video arcades from the permitted and discretionary use table for C.3 zoning districts, in particular #3-Fir Street, Fairview Grocery or any portion or the whole building which is on Lot 4A, Block 12, Plan 2017 NY.

Please uphold the Municipal Planning Commission's decision dated April 29, 1983 (date of meeting, April 25, 1983) denying the use for an amusement arcade from the site at #3-Fir Street.

Our spokesperson for the petition will be in attendance at your meeting June 9, 1983 at 7:00 P.M.

Thank you.

Respectfully submitted,



Colleen M. Munro

c: The City Council, Red Deer, Alberta

TO: The City Council  
Red Deer, Alberta

FROM: Residents of Fairview areas:

We, the undersigned, request that the land use bylaw be amended in a manner that would remove Amusement, Entertainment, and or Video Arcades from the permitted and discretionary use table for C.3 zoning districts, in particular #3-Fir Street, Fairview Grocery or any portion of the whole building which is on Lot 4A, Block 12, Plan 2017NY. We feel the above mentioned arcades have an adverse effect on the amenities of residential neighborhoods.

THIS PETITION WAS SIGNED BY APPROX. 467 PERSONS





Royal Canadian  
Mounted Police

Gendarmerie royale  
du Canada

55.

Your file    Votre référence

Our file    Notre référence

83 JUN 10

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


Dear Mr. Stollings:

Re: Land Use Bylaw Amendment

Your memorandum dated 83 JUN 09 and attached correspondence from C.M. MUNRO refer.

I sympathize with the concerns expressed by Colleen MUNRO and the petitioners from the Fairview area. In my view, amusement arcades contribute very little to community life, and while I have no objection to them per se, speaking strictly from a police perspective, I would strongly advocate that they not be allowed to operate in the vicinity of any school.

Yours truly,

  
(D.C. Nielsen) Insp.  
O. i/c Red Deer City Detachment

/clm

Red Deer City Detachment  
P.O. Bag 5033  
Red Deer, Alberta  
T4N 6A1

# RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

56.

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

June 13, 1983

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

Dear Sir:

## Re: Land Use Bylaw Amendment

The residents who live near the Grocery Store in Fairview are requesting City Council to prohibit the establishment of a Video Arcade in that local shopping centre.

The Municipal Planning Commission has, on two occasions, denied approval to establish an arcade in the Fairview Shopping Centre. On both occasions the applicant appealed the decision, and the Development Appeal Board upheld the M.P.C.'s decision refusing permission to allow the establishment of a Video Arcade on that site.

The site is zoned C3 or local convenience, and under the discretionary use, the bylaw reads:

"Any use or planned group of uses that clearly and unequivocally fulfill the everyday convenience shopping and personal service requirements of families in a residential district or the employees in an industrial district."

It appears that this section of the bylaw is being misinterpreted by the applicant.

In our opinion, the Video Arcade does not fall into the category of day to day convenience shopping, and should not be permitted in that zone. This is also the view of M.P.C. and the Development Appeal Board.

pg. 2

## MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE  
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SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14  
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTERTON No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLE No. 6 —IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings

Re: Land Use Bylaw Amendment

pg. 2

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To clarify this situation, we would recommend an amending bylaw brought forward, clearly prohibiting Video Arcade establishments in all C3 zones throughout the City.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION

DR/cc

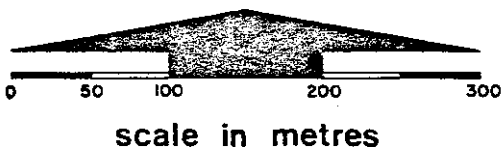
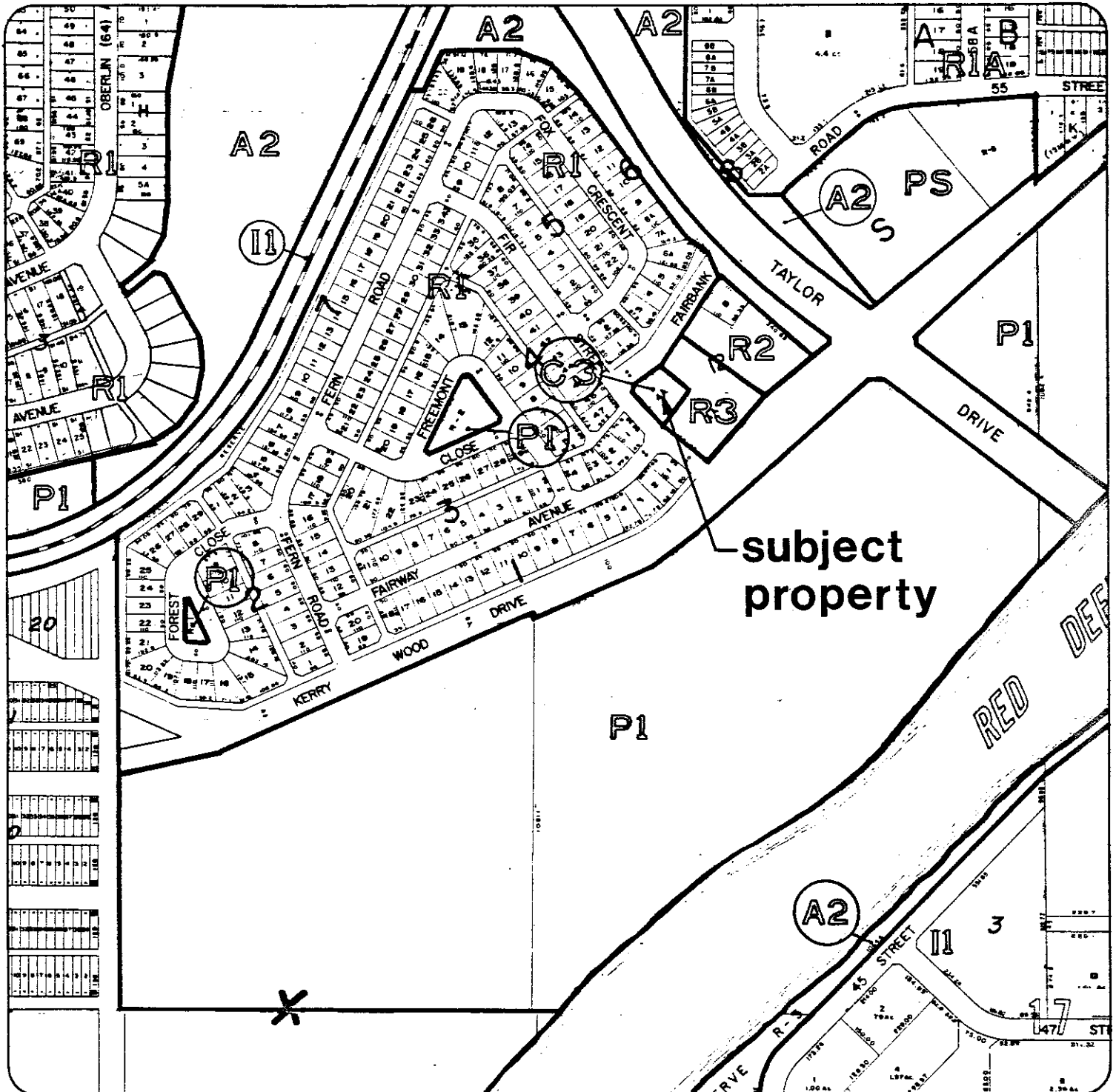
c.c. R. Strader  
Development Officer

# City of Red Deer --- Land Use By-law

## Land Use Districts

E9

58.



### Revisions :

- 2672 / D-80 (15/9/80)
- 2672 / FF-81 (18/1/81)
- 2672 / HH-81 (18/1/81)

June 10, 1983

TO: CITY CLERK

FROM: R. STRADER  
DEVELOPMENT OFFICER/  
BUILDING INSPECTOR

RE: LAND USE BYLAW AMENDMENT

The use "video arcades" has provoked strong response from property owners in the Fairview and Eastview Area. In both areas, a overwhelming majority of the neighbourhood were opposed to the proposed use. After considering this opposition and the arguments brought forward by concerned property owners, we are in favour of a Bylaw change. The site in question is designated as C3 in which all uses are discretionary, we suggest that this be amended by specifically mentioning those uses mentioned in Mrs. Munro's letter.

R. Strader  
Development Officer/  
Building Inspector

RS/lrs

Commissioner's Comments

We would support the Bylaw amendment as outlined by the Planners. Council may wish to also consider the same amendment for C2 zoning. The C2 zoning covers such areas as the Eastview and West Park Shopping Sites.

"R.J. MCGHEE"  
Mayor

NOTICES OF MOTIONNO. 1

June 14, 1983.

TO: City Council

FROM: Asst. City Clerk

RE: Notices of Motion

The following notices of motion were submitted at the meeting of Red Deer City Council, Monday, June 13, 1983.

C. Sevcik  
Asst. City Clerk

CS/ds

Moved by Alderman Kokotailo, seconded by Alderman Pimm

"WHEREAS junior and senior high schools, as well as recreational facilities are shared by the four quadrants of North West Sector and

WHEREAS ease of access is essential for the effective utilization of these services as well as for encouraging good neighbors and

WHEREAS present plans may result in a series of pedestrian overpasses

COUNCIL HEREBY AGREE to re-examine the North West Area Structure Plan with a view to providing better access between the four quadrants of this residential area."

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Moved by Alderman O. 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 1st, 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)(b) 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 applications be brought before Council for consideration.

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Moved by Alderman Moffat

"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."

BYLAW NO. 2672/H-83

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Being a Bylaw to amend Bylaw No. 2672/80, being the  
Land Use Bylaw of The City of Red Deer.

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

1. Section 4.13.1 is amended by adding the following use:

(15) on those sites or portion thereof, herein listed

"a convenience grocery not exceeding 235 m<sup>2</sup> gross floor  
area" is a permitted use.

(a) Lot 9, Block 3, Plan 782-0350

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

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1983

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1983

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of  
A.D. 1983.

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MAYOR

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CITY CLERK