

A G E N D A

For the regular meeting of RED DEER CITY COUNCIL, to be held in the Council Chambers, City Hall, TUESDAY, AUGUST 2nd, 1977 commencing at 4:30 p.m.

- (1) Confirmation of July 18th, 1977 minutes.

PUBLIC HEARING

A public hearing will be held at 7 p.m., Tuesday, August 2nd, 1977 regarding Zoning Bylaw Amendments 2011/Y-77, 2011/Z-77, 2011/AA-77 & 2011/EE-77.

- (2) UNFINISHED BUSINESS:

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- 2) Associate Planner - RE: Wholesale - Retail Resolution Bylaw 2011/JJ-77 .. 5

- (3) REPORTS

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- 4) City Engineer - RE: 51 Avenue Re-alignment - Final Design .. 15
- 5) Chairman, Red Deer Industrial Airport Commission - RE: Cosmos Enterprises Vocational Training Centre - Lease of Building No. 38 .. 17
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(7) NOTICES OF MOTION

(8) BYLAWS

- 1) 2011/L-77 (Fas Gas Service Station - Ross Street & 41 Avenue) third reading
- 2) 2011/Y-77 (cross designation from various intersection sites - downtown area) second & third readings
- 3) 2011/Z-77 - rezones various lands in downtown area from T.C. and R.3.A. zoning to C.1 zoning - R.2.B. zoning to R.3.A. zoning - second & third readings
- 4) 2011/AA-77 - delete reference to various intersection sites in downtown area and increases parking requirements in a C.1. zone for apartments (second & third readings)
- 5) 2011/EE-77 - rezone site in southeast corner of Gaetz Avenue & Piper Dr. from C.5 zoning to C5X zoning (Simpson & Hamill Site) - second & third readings
- 6) 2011/HH-77 - application of Wesco Property Developments Ltd. (first reading)
- 7) 2011/II-77 - application by Damarkel Consultants Ltd. (first reading)
- 8) 2011/JJ-77 - Wholesale Retail Reference - first reading
- 9) 2551/77 - Kin City Ice Centre - second and third readings
- 10) 2555/77 - Construction of commercial Street Lighting - 71 St. from Gaetz Avenue to 52nd Avenue - first reading

1.

UNFINISHED BUSINESS

NO. 1

26 July 1977

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

RE: MOBILE HOME SUBDIVISION

At the Council meeting of July 18th, 1977 Council considered the report from the Red Deer Regional Planning Commission wherein it was recommended that no change be made in the Bower Place Subdivision and that every effort be made to place those lots in the Normandeau Extension on the market as soon as possible, and a resolution concerning the above matter was introduced as follows:

Moved by Alderman Flewellling, Seconded by Alderman McKenzie

"RESOLVED that Council of the City of Red Deer hereby concur with the recommendations of the Senior Associate Planner as outlined in his report dated July 13th, 1977 Re: Mobile Home Subdivision, and as submitted to Council July 18th, 1977."

Prior to voting on the aforesaid resolution, the said resolution was tabled for 2 weeks to enable the Red Deer Mobile Home Dealers Association to submit comments. The following letters have been received from the Red Deer Mobile Home Dealers Association concerning this item.

C. SEVCIK, Assistant
City Clerk



July 18, 1977

Mayor Roy MacGregor, & City Council
City Of Red Deer,
Red Deer, Alta.

Dear Mayor MacGregor:

Re: Mobile Home Subdivision Lots.

We would like to take this opportunity to congratulate your progressive policies towards mobile home living. The area in the Pines Subdivision is certainly an asset to our City and we are sure Normandeau will be also.

Our concern stems from comments that perhaps the need has been filled and a reduced number of lots for mobile homes should be made available in the next land sale.

We would like to point out that private individuals did not immediately take all the conventional housing lots available in the last land sale. This does not mean that the need has been filled. We thus request that the allotment of lots for mobile homes in the Normandeau extension and Bower Place Subdivision be retained.

We suggest that the Mobile Home Dealers have the same opportunity to purchase lots for their homes as the conventional contractors.

The Mobile Home Dealers of Red Deer have been responsible corporate citizens and an important industry to our city. We appreciate your consideration in this matter and look forward to further mutual co-operation.

Yours sincerely,

RED DEER MOBILE HOME DEALERS ASSOC.,

Ed. R. Norris

EmN/mc



7110 - 50 Ave.
Red Deer, Alta.

July 26, 1977

Red Deer City Council
City Hall
Red Deer, Alta.

Dear Sirs & Madam:

Re: Need for Mobile Home Lots

Recently a report by the 'Advocate' indicated that you tabled a request by the Planning Commission. The request being to eliminate mobile homes in the Bower Subdivision, with the agruement put forth that the need for mobile home lots has been filled.

The Dealer Association disagrees with this statement. As of yesterday there was one lot available in the Normandeau draw. Initially they were all taken, plus a waiting list. Many were turned back. This is not unusual as it also happens in the conventional housing lots.

We request that you proceed with the Bower place lots and we propose that the City make available in the next mobile home draw:

- (1) 50% of the lots available to the dealers in the association.
- (2) 50% to the public in general.

The above policy will follow very closely what is happening in the conventional house draws.

This letter supercedes the letter of July 18th, which appears to have been in the mail at the time the council was discussing mobile homes.

Yours truly,

Norman Chiles

Norman Chiles,
President

Commissioner's Comments

In view of the response from the Red Deer Mobile Home Dealers Association and a letter on a related topic from the Red Deer & District House Builders Association, we would recommend that this matter be referred to the Housing Committee for further study.

"M.C. DAY"
City Commissioner

"ALDERMAN H. FIELDING"
Deputy Mayor

RED DEER REGIONAL PLANNING COMMISSION

NO. 2

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

July 27, 1977

Mr. C. Sevcik,
 Assistant City Clerk
 City of Red Deer
 City Hall
 Red Deer, Alberta

Dear Sir:

Re: Wholesale-Retail Resolution

Attached hereto is a draft zoning by-law amendment in keeping with the intent of Council's resolution and discussion regarding sale of goods in industrial zones.

If Council finds this to be satisfactory, then first reading of the by-law could take place.

By copy of this letter, those persons receiving this correspondence are asked to examine the draft by-law and comment accordingly.

Yours sincerely,



M. Christensen
 Associate Planner

/mjw

cc: City Solicitor
 Development Officer

NOTE: The bylaw referred to in this instance is Bylaw 2011/JJ-77 .

MEMBERS

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

REPORTSNO. 1

28 July 1977

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

RE: ZONING BYLAW AMENDMENT 2011/L-77

The above noted bylaw pertaining to the rezoning of the site located in the southeast corner of Ross Street and 41 Avenue, Fas Gas Proposal, has been given first and second reading by City Council and the said bylaw is being placed on this agenda for Council's consideration and third reading. Following are comments from the City administration in respect of this matter.

"C. SEVCIK" Assistant
City Clerk

City Assessor's Comments:

With reference to the above, we know of no reasons why this bylaw should not be given third reading at this time.

"W. LEES"
for D.J. Wilson,
City Assessor

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

July 27, 1977

Mr. C. Sevcik,
Assistant City Clerk,
City Hall,
Red Deer, Alberta.

Dear Sir:

Re: Fas Gas Service Station and Car Wash
S.E. Corner of Ross Street & 41st Ave.

Thank you for your letter of July 22, 1977, inquiring whether or not the City Council could consider the Third Reading of the zoning by-law at their meeting of August 2, 1977.

The application to consolidate the lots into one lot and dedication of road widening was approved by the Municipal Planning Commission and expected to be approved by the Red Deer Regional Planning Commission on July 29, 1977. We expect to receive the linen before the building permit can be issued.

City Council may consider the Third Reading of the zoning by-law at their meeting planned for August 2nd, 1977.

Yours truly,



D. ROUHI, MCIP
SENIOR ASSOCIATE PLANNER

/cc

c.c. City Engineer
City Assessor
Building Inspector.

MEMBERS

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

July 26th, 1977

TO: City Clerk

RE: Third Reading - Zoning Bylaw Amendment 2011/L-77
Proposed Subdivision - South-East Corner
Ross Street and 41 Avenue
Fas Gas Services
Your Memorandum dated July 22nd, 1977

Prior to Council considering third reading, may I again advise Council of the recommendations contained in the Traffic Study that was prepared by the Engineering Department and presented to Council June 20th, 1977. This department is still of the opinion that access to Ross Street for this type of development is not advisable due to the following:-

1. Little can be done to prevent left turns into the site by westbound vehicles on Ross Street except by road widening and the provision of a centre median.
2. Ross Street is designated as a major arterial and as such the City should be working towards minimizing the number of direct access points.
3. Although traffic volumes at present are not unduly heavy (peak hour volumes), this will only increase over a period of years as development progresses on the east hill and the upgrading of the secondary road to the Joffre Bridge is complete.

Should the access to Ross Street be approved, it should be limited to right turns only and signed accordingly.



K.G. HASLOP, P. Eng.
Acting City Engineer

KGH/jt

NO. 2

28 July 1977

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

RE: ZONING BYLAW AMENDMENTS 2011/HH-77 & 2011/II-77

At the Council meeting of July 18, 1977 the administration was instructed to prepare zoning bylaw amendments for Council's consideration in respect of applications submitted by Damarkel Consultants Limited and Wesco Property Developments Limited.

Zoning Bylaw Amendment 2011/HH-77 pertains to the application of Wesco Property Developments Limited and if finally passed, would rezone the total site in question from A.2 zoning to R.3.B. zoning.

Zoning Bylaw Amendment 2011/II-77 pertains to the application submitted by Damarkel Consultants Limited and if finally passed, would rezone the site in question from I.2 zoning to R.3.B. zoning and A.1. zoning.

The aforesaid bylaws are found in the bylaw section of this agenda and are being submitted for first reading by City Council.

"C. SEVCIK" Assistant
City Clerk

NOTE: Subsequent to the preparation of the above report, this office received a phone call from Mr. Paul Soltesz, President of Glenwood Developments, requesting that we not proceed with advertising in respect of the application submitted by Damarkel Consultants Ltd. (Zoning Bylaw No. 2011/II-77) as a problem has arisen in respect of this application. He advised that his request would be confirmed by way of correspondence which he indicated he would send immediately. Council may wish to give the bylaw first reading but withhold advertising until such time as the problem is resolved or dispensed with entirely at the request of the applicant.

"C. SEVCIK" Assistant
City Clerk

June 24, 1977

10.

NO. 3

TO: MAYOR & COUNCIL

FROM: RECREATION BOARD

At the June 22nd meeting of the Recreation Board, it was agreed that the City of Red Deer should invite the Alberta Recreation & Parks Association to hold their annual meeting in the City of Red Deer in October of 1978. The conditions that the host community must meet are attached hereto for your consideration. We would appreciate Council's review of this proposal and endorsement.

Respectfully,

HARRY KUHARCHUK
Chairman

HK/er

A.R.P.A. CONFERENCE AND WORKSHOPGUIDELINES AND PROCEDURESDefinition

for the purposes of this policy guide a conference will be defined as a function at which all members confer including an annual general meeting for the purposes of election of officers and presentation of resolutions. Workshops will be defined as a course, clinic, seminar or any other such gathering of members where an annual general meeting is not held.

1) Time

conferences shall be held a minimum of once annually as determined by the constitution.

2) Location

conferences shall be determined from those bids submitted from hosting communities or at the discretion of the conference chairman, in a location that is easily accessible from most areas of the province. Workshops may be held at any time in any location at the discretion of the conference chairman.

3) Duration

conferences or workshops should be not longer than four (4) days duration.

4) Formats

at the discretion of the conference committee and based on the expressed interest of the general membership, conferences and workshops shall attempt to deal with issues and concerns in topics that are of interest to the membership.

5) Conference and Workshop Facility Standards and CriteriaGeneral Assembly Area

adequate seating for expected number of delegates
provision of suitable audio-visual equipment

Banquet Area

same as general assembly area

Meeting Rooms

individual rooms for each session plus additional rooms for small group discussions. Majority of rooms should be suitable for audio-visual equipment.

Lounge Area

should be provided near the meeting areas.

Conference Information Area

located near the main entrance, should have space for registration, membership sales, handouts, display boards, miscellaneous sales and coffee.

Delegate Accommodations

there should be residence space for all delegates (preferably in the same building).

Audio-Visual Accessories

conference committee shall have on hand for emergency purposes the following: spare microphone, slide projector, extra tray and bulb, two 100' extension cords, 16 mm projector, spare reel and bulb, overhead projector, projection screen, podium, cassette recorder, 16 mm splicer and tapes and a small coffee urn.

General Facilities

cost of the conference facilities should be well within the means of the majority of members in the interest of setting a reasonable registration fee.

6) Committee

a conference committee of not less than seven people shall be appointed by the conference chairman, preferably including a lay board member, a recreation student, a representative from Recreation, Parks and Wildlife, a representative from a therapeutic setting, a programmer, a parks person and a facility person.

7) Budget

a budget shall be drawn up as a working guideline with the aim of the conference producing at least a \$500.00 revenue to be used for Association operations.

8) Publicity

conference advance publicity shall be done at the preceeding conference, through Recreation Alberta, direct mailings to members, educational institutions offering recreation courses, and all regularly constituted recreation boards. An attempt should be made to have two or three of the major newspapers in the province covering the conference.

9) Deadlines

conference locations should be established a minimum of two months prior to the preceeding conference. Conference advance publicity should be in the hands of members a minimum of three months prior to conference time. Conference agenda and detail should be in the hands of members a minimum of 45 days prior to conference time.

10) Handling of Finances

a conference advance float shall be forwarded to the conference chairman. An appointed committee treasurer shall then be responsible for receiving money, issuing appropriate receipts and keeping all petty cash float bills for the advance. All monies shall be forwarded to the A.R.P.A. treasurer with appropriate vouchers and financial statement within one month after conference completion. Memberships received by conference committee shall be forwarded to A.R.P.A. treasurer as received at the earliest convenience.

11) Commercial Displays

suitable display ares with a minimum of 100 sq. ft. per display unit. One or more units may be purchased by a displayer. Cost of display space shall be determined by the conference committee. Provisions should be made for

11) Commercial Displays cont'd.

delegate's exhibitor viewing. Non-member commercial displayers shall pay an additional display fee equivalent to an annual commercial membership rate.

12) Registrations

registration fees shall be established for a conference at budget time with a reduced rate for early registration and students. Non-members will pay a registration fee twice that of members. All members of A.R.P.A. attending a conference shall be required to pay the fees established regardless of their role in the A.R.P.A. Registration fee shall not cover the cost of wine and cheese or liquor.

13) Resource Persons

competent resource people shall be engaged to lead sessions or provide other leadership at a conference or workshop. Such resource people shall have their expenses paid plus an appropriate honorarium. Under no circumstances shall A.R.P.A. members receive any monies for conference leadership. This will be considered a contribution to their organization only. Any deviation from this policy must have approval of the A.R.P.A. executive.

14) Evaluation

all members attending a conference or workshop shall be given an opportunity at that conference to evaluate it on appropriate forms or in another appropriate manner as established by the conference committee.

November 7, 1975

TO: CITY CLERK
FROM: RECREATION SUPERINTENDENT
RE: Recreation Board submission to Council
seeking endorsement for Alberta Recreation and Parks Association
Annual Meeting

In response to your inquiry, the number of persons who would attend this meeting would be in the neighborhood of 200, all to be accommodated in one building. The City of Red Deer is not necessarily expected to bear any costs in connection with this conference, but it is customary for the City to be prepared to assist in the promotion, and in a minor way with hospitality.

The greatest involvement would be on the part of the Recreation Board and staff members who would be involved on planning committees, etc...

The requested endorsement of City Council, is not essential but it was considered appropriate to have the invitation placed before the A.R.P.A. either by the Mayor of the City of Red Deer, or with Council's support.

DON MOORE

DM/er

Commissioner's Comments

Concur with recommendations of the Recreation Board and Recreation Superintendent providing there is not cost to the City.

"M. DAY"
City Commissioner

"ALDERMAN H. FIELDING"
Deputy Mayor

NO. 4

July 25th, 1977

TO: City Commissioner

RE: 51 AVENUE RE-ALIGNMENT - FINAL DESIGN

We have the final design drawings for the project, including the deflection back to Gaetz Avenue at 45 Street.

The drawings were prepared by the Grimble Consulting Group working in close liaison with the Province and the Engineering Department. The Province has approved the design and included the project in the cost sharing 1977/78 Arterial Roads Program. The tender for the work was awarded to Border Paving of Red Deer by Council June 6th, 1977, and work is currently progressing well.

Two areas of concern have arisen to date and as Council has not specifically documented approval of the design, these concerns are brought forward prior to Council's formal approval.

- (1) The "one way" southbound affecting customer traffic flow to United Grain Growers' elevator north of Ross Street on 51 Avenue - the Engineering Department is working with the Planning Commission to possibly arrange for alternate access to their site from Ross Street.
- (2) The closure of Gaetz Avenue immediately north of 45 Street intersection to allow for small parking area and a safer intersection at 51 Avenue, 45 Street and Gaetz Avenue - 1 of 2 affected property owners has indicated no objections to our Development Officer.

For ease of displaying the proposed re-alignment to Council, transparencies have been prepared and will be available at the meeting.

Should members of Council question the need for closure of Gaetz Avenue at the 45 Street intersection, may I include the following further information:-

- (a) The Transportation Bylaw #2378/A-76 was amended August 3rd, 1976, which included the deletion of Gaetz Avenue between 45 Street and 52 Street from the transportation system, and included the connections at the south end of the project as shown on the design drawings.
- (b) The Transportation Study completed by the Grimble Group and adopted in principle by Council December 6th, 1976, included replacement of Gaetz Avenue as the southbound half of the one-way couplet.

(Continued.....)

City Commissioner

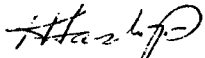
- 2 -

July 25th, 1977

- (c) The City Centre Study prepared by the Planning Commission in August 1972, suggests an option both for the re-alignment of 51 Avenue and the conversion of Gaetz Avenue to a parking mall. The proposed design incorporates to a large extent the recommendations put forth.

In summary, Council resolution related to the adoption of the Transportation Study December 6th, 1976, stated that implementation of specific recommendations of the report to be brought back to Council for approval. Therefore I would suggest to Council that this design represents the most reasonable approach to the creation of a roadway that is both functional, safe and satisfactory to the needs of the downtown core.

For consideration of Council at the next meeting - August 2nd, 1977.


K.G. HASLOP, P. Eng.
Acting City Engineer

KGH/jt

c.c. City Clerk
E. L. & P. Supt.

Commissioner's Comments

Due to an oversight on the part of the administration, the final detailed design of the 51 Avenue re-alignment has never been presented to Council for formal approval. This came to the attention of the administration as a result of a development application to the Municipal Planning Commission on a site adjacent to the southern intersection of Gaetz and 51 Avenue.

Some concern has been expressed over the cul-de-sac created at this intersection. This method of termination of Gaetz Avenue is the result of much study by our Consultants in conjunction with the Province, in an attempt to avoid a complicated five-way interchange and to make the intersection as safe as possible.

As this intersection has already been approved by the Province, we respectfully request Council's approval.

"M.C. DAY"
City Commissioner

"ALDERMAN H. FIELDING"
Deputy Mayor

NO. 5

26 July 1977

TO: CITY COUNCIL
FROM: RED DEER INDUSTRIAL AIRPORT COMMISSION

RE: COSMOS ENTERPRISES VOCATIONAL TRAINING CENTRE
- LEASE OF BUILDING NO. 38

A new lease agreement relative to Building No. 38 at the Red Deer Industrial Airport has been accepted and signed by Mr. Runge on behalf of Cosmos Enterprises Vocational Training Centre. The Airport Commission at its meeting of July 26, 1977 briefly considered this new lease and at which meeting the following resolution was passed.

"That the Red Deer Industrial Airport Commission recommend acceptance to Council of the City of Red Deer of the new lease between the City of Red Deer and Cosmos Enterprises Vocational Training Centre, relative to Building No. 38 at the Red Deer Industrial Airport and as submitted to the Commission this date."

The decision of the Airport Commission in this instance is being submitted for Council's consideration and acceptance.

A copy of the new lease is submitted with this council agenda.

Respectfully submitted,

ALDERMAN N. MCKENZIE, Chairman
Red Deer Industrial Airport

NO. 6

26 July 1977

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

A public hearing has been advertised for Tuesday, August 2nd, 1977 commencing at 7 p.m. in the Council Chambers in respect of the following zoning bylaw amendments:

- (1) Bylaw 2011/Y-77 - this bylaw eliminates the cross designation from various intersection sites in the downtown area.
- (2) Bylaw 2011/Z-77 - this bylaw rezones various lands in the downtown area from T.C. and R.3.A. zoning to C.1 zoning and also from R.2.B. zoning to R.3.A. zoning.
- (3) Bylaw 2011/AA-77 - this bylaw amends the text portion of the zoning bylaw by deleting reference to various intersection sites in the downtown area which were sites designated for a service station site, take out food, self-serve gas bar and car washes, etc. This bylaw also increases the parking requirements in a C.1. zone from one stall per dwelling unit to 1.5 stalls per dwelling unit.
- (4) Bylaw 2011/EE-77 - this bylaw is to rezone the site in the southeast corner of Gaetz Avenue and Piper Drive from C.5 zoning to C.5.X. zoning (Simpson & Hamill site) and also adds the following uses under the "conditional uses column" in the C.5.X. zone:
 - (i) convenience type grocery store - the area of the main floor which, including storage, does not exceed 2,000 sq. ft.
 - (ii) bank
 - iii) restaurant

"C. SEVCIK" Assistant
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET
P.O. BOX 5002
TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5
FILE No.

July 28, 1977

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

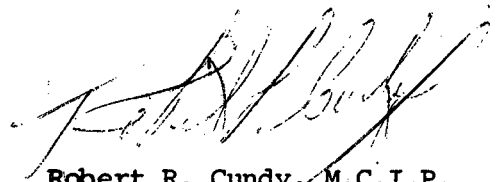
Dear Sir:

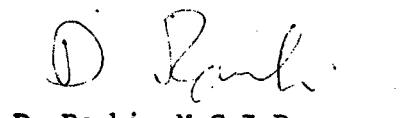
Re: Zoning By-law 2011/Y-77

In accordance with Section 130, Subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, Subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, Subsection 1 noted above.

Yours truly,


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


D. Rouhi, M.C.I.P.
Senior Associate Planner

dk

MEMBERS

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

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

July 28, 1977.

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

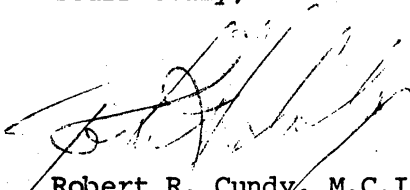
Dear Sir:

Re: Zoning By-law 2011/Z-77

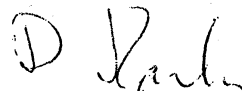
In accordance with Section 130, Subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, Subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, Subsection 1 noted above.

Yours truly,



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



D. Rouhi, M.C.I.P.
Senior Associate Planner

dk

MEMBERS

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

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

July 28, 1977.

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

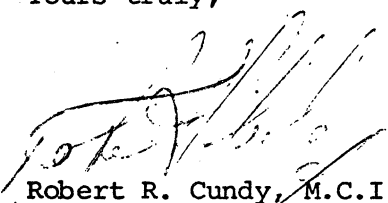
Dear Sir:


Re: Zoning By-law 2011/AA-77

In accordance with Section 130, Subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, Subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, Subsection 1 noted above.

Yours truly,


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


D. Rouhi, M.C.I.P.
Senior Associate Planner

dk

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RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

July 28, 1977

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

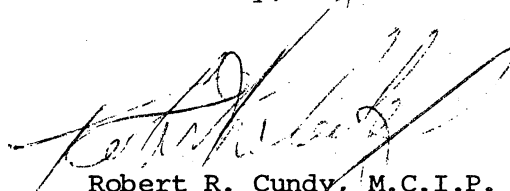
Dear Sir:

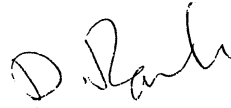
Re: Zoning By-law 2011/EE-77

In accordance with Section 130, Subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, Subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, Subsection 1 noted above.

Yours truly,


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


D. Rouhi, M.C.I.P.
Senior Associate Planner

dk

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
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COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

NO. 7

26 July 1977

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

RE: BYLAW NO. 2011/Y-77

As previously explained, this bylaw eliminates the cross designation from various sites in the downtown area.

This bylaw makes reference to the elimination of the cross designation of a site located in the northwest corner of 49th Avenue and 47th Street, however, the aforesaid site is located within the development control area, and is currently governed by the development control bylaw 2506/76.

It is recommended that Council amend Bylaw No. 2011/Y-77 prior to second and third readings by deleting reference to the aforesaid site as this site will be covered under Bylaw No. 2557/77, which is the bylaw dealing with the repeal of the development control bylaw and which will also establish the new zoning under the zoning bylaw 2011.

"C. SEVCIK" Assistant
City Clerk

26 July 1977

NO. 8

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

Mr. W. Ramage, a long service City employee who recently retired has been invited to join members of City Council at dinner, Tuesday, August 2nd, 1977 at the Club Cafe.

An official presentation will also be made in the Council Chambers of City Hall at 7 p.m.

"C. SEVCIK" Assistant
City Clerk

NO. 9

26 July 1977

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

RE: BYLAW 2551/77

Approval has been received from the Local Authorities Board to proceed with second and third readings of Bylaw 2551/77. This bylaw pertains to the placement of a seamless floor in the Kin City Ice Centre at an estimated cost of \$73,000. The debenture borrowing, however, is only for \$36,500. as a matching amount is anticipated via the Provincial Recreational Cultural Grant.

"C. SEVCIK" Assistant
City Clerk

July 28, 1977

NO. 10

TO: CITY COMMISSIONER

FROM: ACTING CITY ENGINEER


RE: THIRD RIVER BRIDGE - FINAL REPORT

Twelve copies of the final draft report relating to the feasibility and functional studies of the above noted river crossing, including the four items as authorized by Council June 20th, 1977, will be forwarded to you for distribution to Members of Council prior to the August 2nd, 1977 Council meeting.

The draft is submitted for information of Council and should they have any questions as to content, Mr. John Gill of Underwood McLellan & Associates will be present after 7:00 P.M. at Tuesday's meeting, to respond.

Council may reinforce its present position by authorizing the submission of this report, together with any required amendments, to the Province for its future funding considerations for the City. This will then complete this phase of the project, leaving the detailed design and construction phases outstanding.

The costs for this work were Feasibility Study - \$26,400 and "Functional Study - \$44,700 of which the Province will be funding a portion amounting to two-thirds of each.


K.G. HASLOP, P. Eng.
Acting City Engineer

KGH/pms

Commissioner's Comments

Recommend Council, by resolution, endorse this report and approve its submission to the Province.

"M.C. DAY"
City Commissioner

"ALDERMAN H. FIELDING"
Deputy Mayor

NO. 11

28 July 1977

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

RE: DEBENTURE BYLAW NO. 2555/77

The above noted bylaw is found in the bylaw section of this agenda and pertains to proposed construction of commercial street lighting on steel poles supplied by underground wiring and which construction is to be undertaken on 71 Street from Gaetz Avenue to 52nd Avenue. The debenture bylaw in this instance is in the amount of \$2,750.00.

This work has been previously approved by City Council when Council approved the 1977 Debenture Program. The aforesaid bylaw is being presented to Council for first reading only at the August 2nd, 1977 meeting.

"C. SEVCIK" Assistant
City Clerk

File No. R-7703

NO. 12

July 28, 1977

TO: MAYOR AND COUNCIL
FROM: RECREATION SUPERINTENDENT
SUBJECT: G.H. Dawe Centre Swimming Pool

The G.H. Dawe Management Board recently called for proposals from architectural firms for the design of the G.H. Dawe swimming pool. A number of architectural firms were invited to submit proposals and the Architectural Association of Alberta was advised of our intent. A total of five proposals were received, they were as follows:

1. Canadian Swimming Pool Design Services, Head Office Windsor, Ontario.
2. John Murray, Architect, Red Deer.
3. Frank Holman, Architect, Red Deer.
4. Bittorf Holland and Christianson, Edmonton.
5. Stevenson Raines and Partners, Calgary.

It had been intended that these be screened and a limited number selected for interview, however it was later agreed to interview all five. Interviews were arranged on Wednesday, July 20 and Thursday, July 21, 1977. It was agreed at that time that the firm of Bittorf, Holland and Christianson who will engage the firm of Carlberg, Jackson and Partners of New Westminster, B.C. as consultants offered the best proposal. Following further investigation the Dawe Management Board was unanimous in recommending to the Recreation Board and Council that this firm be awarded the contract subject to an agreement being worked out clearly defining costs of services. Unfortunately the Wednesday, July 27th meeting of the Recreation Board failed due to lack of a quorum however those present (four members) agreed that the matter should go before Council on August 2nd and the remaining Recreation Board members could be polled in the meantime.

Approval of Council to proceed is requested subject to preparation of an agreement satisfactory to the City Commissioner.

The question of a Building Committee was also discussed by the Dawe Board. They suggested that such a committee include representatives of both school boards. I would recommend that Council appoint a Project Committee comprised of the City Commissioner, a representative from each of the school boards, an appointee of the Recreation Board, Mrs. Standish and Mr. Ron Schmidt, citizens of North Red Deer, to work with me on this project with an understanding that we would keep all concerned fully informed and would seek periodic or regular advice of a group of experts including Rick Poole, Aquatic Supervisor, Rick Roberts, Recreation Centre Facility Operator and Keith Carscadden, Head of Physical Education Department Comprehensive High School and Gene Kulmatycki, Physical Education Consultant.

Respectfully,

DON MOORE

DM:rk

COMMISSIONER'S COMMENTS:

I concur with the recommendations of the Recreation Superintendent and would recommend Council approve the engagement of Bittorf, Holland and Christianson as Architects for the North Hill swimming pool, subject to ratification by the Recreation Board.

I do not agree that a committee of seven is necessary as a Building Committee and would recommend this be reduced to three or four.

H. MICHAEL C. DAY,
City Commissioner

MD/pms

July 28, 1977

NO. 13

TO: CITY CLERK

FROM: ACTING CITY ENGINEER

RE: EAST RED DEER SERVICING PROJECT
CONTRACT #2 EXTENSION OF UTILITY TRUNKS
CONTRACT #3 BOOSTER STATION

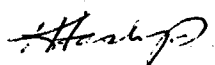
Tenders were called July 15th, 1977 and July 19th, 1977 for the completion of the work related to the initial phase of this project. Two separate tenders were called with Terrain Construction Ltd. of Calgary being low bidder for Contract #2 at \$1,699,189.45 and Jenco Industrial Enterprises Ltd. of Calgary being low bidder for Contract #3 at \$249,007.00.

Enclosed are copies of letters received from our Consultants containing their comments and recommendations. I concur with these recommendations in both cases and would recommend Council award the respective tender to the low bidders referred to above.

Regarding Contract #3, the tender amount is above the estimated price by \$29,000. I would not recommend deletion of the major pump referred to by the Consultants as this pump will be required to meet the fire demand as soon as a major facility such as a school or high density housing project is developed on the East Hill.

Enclosed for information of Council is a summary of costs relating to the first phase of this project which, I believe, is self-explanatory. The final phase involves an eastward extension of the water trunk from the booster station to a water reservoir and will include construction of the reservoir.

Therefore, subject to the receipt of the final Local Authorities Board Certificate, please place this item on Council Agenda for August 2nd, 1977.


K. G. HASLOP, P. Eng,
Acting City Engineer

KGH/pms
c.c. City Treasurer
Encls.



Reid, Crowther & Partners Limited

31.

7410 Blackfoot Trail S.E., P.O. Box 5600, Postal Station "A", Calgary, Alberta, Canada T2H 1X9 Telex 03-822780, Telephone (403) 253-3301

PLEASE REFER TO FILE NO. 5663-4(a)

July 22, 1977

City of Red Deer
Office of The City Engineer
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T4

Attention: Mr. K. G. Haslop, P. Eng.
Acting City Engineer

Dear Sir:

Re: Tenders for Construction of East Red Deer Utility Trunks

In accordance with your instructions, we advertized for Tenders for the above project in the Red Deer Advocate, Calgary Herald, Edmonton Journal, Winnipeg Tribune and Winnipeg Free Press on the 18th and 20th of June, 1977. Tender Documents were issued (on request by Contractors and Suppliers) from our Red Deer and Calgary offices. The firms requesting documents are listed on the attached sheet.

Tenders were received by the City Clerk, up to 2:00 p.m., July 19, 1977 and publicly opened thereafter in the Council Room. The following tenders were received for Alternative I - Open Cut Construction, these being listed from the highest to the lowest:

Raken Contracting Ltd. Hyde Park, Ontario	\$2,321,050.00
Whissell Enterprises Ltd. Calgary, Alberta	\$2,220,959.03
McNicol Construction Ltd. Winnipeg, Manitoba	\$2,149,995.00
Craig's Construction (Pincher Creek) Ltd. Pincher Creek, Alberta	\$2,019,011.98
de Vries Bros. Construction Ltd. Calgary, Alberta	\$1,898,881.00
Terrain Construction Ltd. Calgary, Alberta	\$1,699,189.45

2/.....

All tenders were based on the use of concrete sewer pipe, except that of de Vries Bros. which included construction in duct from the river outfall to Manhole #6.

All bidders in open-cut construction proposed to use concrete pressure pipe for the waterlines with the exception of Craig's Construction Ltd., who proposed steel pipe and Whissell Enterprises Ltd., who did not state which they were proposing to use.

Tenders were also received from two contractors for Alternative 2 - Tunnel Construction;

Terrain Construction Ltd.
Calgary, Alberta

\$2,931,021.90

Wimpey Western Ltd.
Edmonton, Alberta

\$2,593,623.29

All bidders submitted the Bid Bond in the required amount and acknowledged two Bulletins issued during the tender period. All bidders submitted a Consent of Surety, but that submitted by Craig's Construction (Pincher Creek) Limited was for 50% of the tender value instead of the 100% specified. All bidders submitted a formal tender, but those submitted by Wimpey Western Ltd. and Whissell Enterprises Ltd., each had a number of qualifications some of which would adversely affect award of contract if their tenders had been low. A copy of the qualifications are attached for your information.

The bid submitted by McNicol Construction (Pincher Creek) Ltd., contained an arithmetic error of \$5.00.

The low tender submitted by Terrain Construction Ltd., in the amount of \$1,699,189.45 is well within the estimated cost of \$2,141,000.00. Even after making allowance for the additional costs which will be incurred by the City in utility realignment and landscaping, it is still well within the estimate as is shown on the figures set out below. The lowest tender on the tunnel alternative, that of Wimpey Western Limited in the amount of \$2,593,623.29, is so much higher than both the lowest open-cut alternative bids and the estimated figure that it is not considered as a viable alternative.

Tender	\$1,699,189.45
Landscaping	60,000.00 *
Utility Realignment	<u>70,000.00</u>
Total.....	\$1,829,189.45
	=====
Estimated Cost	\$2,141,000.00

* proportioned to this part of work

We have worked with Terrain Construction Limited on a number of projects in recent years and have found they produce work of a reasonable standard of construction and are a cooperative company to work with. We see no reason why the Contract should not be awarded to them at the tendered price.

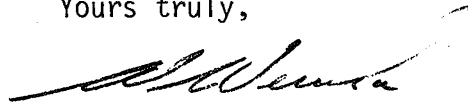
We enclose herewith a copy of the original tender submitted by Terrain Construction for your information.

We have had discussions with this company who state that it is their intention to construct this project during the winter and hence they do not intend to commence work for a few months. In as much as there is a relatively long delivery period on pipe, and the bidders Consent of Surety is only valid until September 17, 1977, it is recommended that the Contract should be awarded without too much delay.

In order to allow you to better assess the financial situation we enclose also a summary of the total costs of the East Red Deer Project, compared to the original estimates and your debenture figures.

Please advise if further information is required.

Yours truly,



W. Werenka, P. Eng.
Project Manager

WW:nf
Encls.

c.c. D. Danyluk, P. Eng.
Red Deer Office



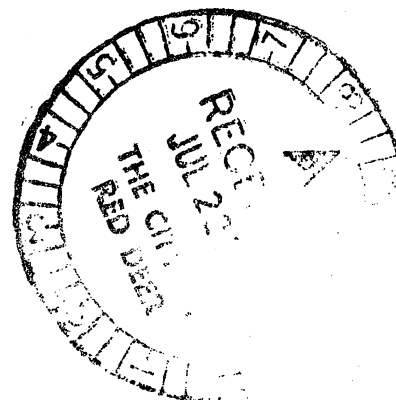
Reid, Crowther & Partners Limited

7410 Blackfoot Trail S.E., P.O. Box 5600, Postal Station "A", Calgary, Alberta, Canada T2H 1X9 Telex 03-822780, Telephone (403) 253-3301

PLEASE REFER TO FILE NO. 5664-4(a)

July 21, 1977

City of Red Deer
Office of The City Engineer
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T4



Attention: Mr. K. Haslop, P. Eng.
Acting City Engineer

Dear Sir:

Re: TENDERS FOR CONSTRUCTION OF EAST RED DEER BOOSTER STATION

In accordance with your instructions, we advertized for Tenders for the above project in the Red Deer Advocate, Calgary Herald and the Edmonton Journal, on June 18 and 20th, 1977.

Tender Documents were issued (on request by the Contractors and Suppliers) from our Red Deer and Calgary offices. The firms requesting documents are listed on the attached sheet.

Tenders were received by the City Clerk, up to 2:00 p.m., July 15, 1977, and publicly opened thereafter in the Council Chamber. The following tenders were received, with the total bid price listed in Column A from the highest to the lowest. All bidders, except one, also quoted prices for the deletion of the 3,000 gpm pump with engine and accessories. These are listed in Column B.

<u>BIDDER</u>	<u>COLUMN A</u>	<u>COLUMN B</u>
Krinke Plumbing Ltd. Edmonton, Alberta	\$387,690.00	\$34,000.00
M & M Engineering Ltd. Edmonton, Alberta	\$367,400.00	\$32,000.00
I. P. Constructors Ltd. Calgary, Alberta	\$319,495.00	\$47,000.00
Hornstrom Bros. Construction Ltd. Calgary, Alberta	\$312,995.00	\$34,450.00

2/.....

<u>BIDDER</u>	<u>COLUMN A</u>	<u>COLUMN B</u>
W. R. Sandquist Construction Ltd. Red Deer, Alberta	\$312,592.00	\$34,450.00
A. Grieb Construction Co. Ltd. Red Deer, Alberta	\$299,383.00	\$34,450.00
Bennett & White Western Ltd. Calgary, Alberta	\$289,633.00	\$29,487.00
Griffin Construction Ltd. Red Deer, Alberta	\$287,222.00	No Price
Labman Construction Ltd. Red Deer, Alberta	\$258,785.00	\$29,376.00
Jenco Industrial Enterprises Ltd. Calgary, Alberta	\$249,007.00	\$27,131.00

All bidders submitted a Bid Bond in the required amount and acknowledged three Bulletins issued during the tender period. All bidders submitted a Consent of Surety in the required amount, except Griffin Construction Limited, who did not submit a Consent of Surety and Jenco Industrial Enterprises Limited, who submitted a Consent of Surety in the amount of 50% of the tender sum instead of the 100% specified. We have subsequently spoken to Jenco, who have agreed to provide a Consent of Surety in the required amount. All bidders, with the exception of A. Grieb Construction Limited, Bennett and White Limited, and Krinke Plumbing Limited, submitted a formal tender. These three contractors submitted only the Tender pages instead of the complete Contract Documents, as required in the Instructions to Bidders. No bidders added any qualifications to their tender, except I. P. Constructors Limited, whose bid specifically excluded the cost of providing natural gas service, and who based the price for the monorail crane on a 1½ ton crane rather than the 2 ton crane specified.

The low tender submitted by Jenco Industrial Enterprises Limited, in the amount of \$249,007.00, was above the estimated price of \$220,000.00. The tender allows for deletion of the major pump, which would reduce the tender to \$221,876.00. In view of the fact that the total cost of the East Red Deer Project will be below the budget figure, we would suggest that the total price tender be awarded.

A summary of the overall costs of the entire East Red Deer Project will be included with our appraisal of the East Red Deer Utility Trunk Project, to be forwarded to you shortly.

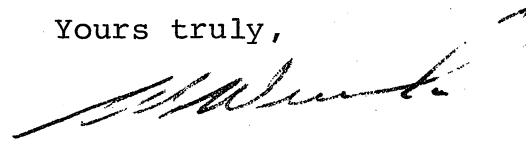
We have not had the opportunity of working with Jenco Industrial Enterprises Limited previously, but we see no reason why the Contract should not be awarded to them based on the Tender Price, which includes provision for the 3,000 gpm pump and engine and accessories. Jenco have carried out a number of similar projects in various parts of Alberta recently, including projects at Fort McMurray, Medicine Hat and Claresholm, which we understand were completed satisfactorily. These projects have approximately the same dollar value.

We are enclosing herewith a copy of the original tender submitted by Jenco Industrial Enterprises, for your information.

We wish to note that the Contract should be awarded at the earliest date, due to the long delivery period on pumps and other equipment. In addition, the Consent of Surety submitted by the Bidder expires on September 30, 1977.

Please advise if further information is required.

Yours truly,



W. Werenka, P. Eng.
Project Manager

WW:nf
Encl.

c.c. D. Danyluk, P.Eng.
Red Deer Office

Estimated Prices are derived from figures included in our letter dated February 9, 1977

Portion of Work and
Accepted/Recommended
Contractor

<u>Water Lines</u>	<u>Estimated Price</u>	<u>Bid Price</u>
Water treatment Plant to 40th Avenue & 55 Street Craig's Construction	\$ 651,000.00	\$ 637,143.00
40th Avenue & 55 Street to Booster Station Terrain Construction	330,000.00	349,767.05
Booster Station Jenco Industrial Enterprises	220,000.00	249,007.00
<u>Sanitary Sewers</u>		
Entire Length Terrain Construction	400,000.00	132,787.65
<u>Storm Sewers</u>		
Entire Length - Terrain Construction	1,411,000.00	1,112,622.25
Relocation of Utilites	Included in prices above	70,000.00
Landscaping	" " " "	90,000.00
Engineering	255,000.00	247,892.00
	<hr/>	<hr/>
	\$ 3,267,000.00	\$ 2,889,218.95
	=====	=====

Note: City Debenture Application \$3,360,000.00

COMMISSIONER'S COMMENTS:

I concur with the recommendations of the City Engineer and would recommend Council approve awarding a contract to Terrain Construction Ltd. in the amount of \$1,699,189.45 and Jenco Industrial Enterprises Ltd. in the amount of \$249,007.00.

H. MICHAEL C. DAY,
City Commissioner

MD/pms

29 July 1977

NO. 14

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

RE: AGREEMENT BETWEEN CITY OF RED DEER & GRIFFIN
CONSTRUCTION LIMITED - ZIGGURAT PARK

Submitted with this agenda is a copy of the aforesaid agreement pertaining to landscaping construction relative to Ziggurat Park. The City Solicitor advises that the form of the agreement appears to be in order and it's suggested that Council authorize the Mayor and City Clerk to execute the aforesaid agreement.

C. SEVCIK, Assistant
City Clerk

WRITTEN INQUIRIESNO. 1

28 July 1977

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

The written inquiry submitted by Alderman Taylor July 18th, 1977 in regards to absenteeism of elected or appointed persons serving on various committees, has been referred to the appropriate administration for comment, however, due to holidays, workload, etc., we are unable to submit the reply to this inquiry for the Council meeting of August 2nd. It is anticipated that this reply, however, will be presented to Council at its next meeting.

"C. SEVCIK" Assistant
City Clerk

CORRESPONDENCE

40.

July 25, 1977

NO. 1

To Whom It May Concern:

I would hereby like to appeal the city bylaw concerning the sale of my $\frac{1}{2}$ duplex, Lot 2A, Block 8 Plan 762 0226, (143 Allan Street). I would like permission to sell the completed structure before the one year occupancy.

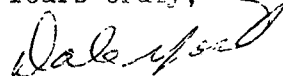
Since the time of purchase from the city of this said lot, the company (Parkland Foundations) for whom I was employed, has since gone out of business.

As I have a University degree in Education and have tried unsuccessfully to obtain a teaching position in or within commuting distance to Red Deer, I am forced to move to Lethbridge where I have been offered employment.

In lieu of these circumstances would it be possible for the city to relax its' contract which I have made a commitment to ?

Thank you.

Yours truly,



Dale Yost

July 26, 1977

TO: City Clerk
FROM: City Assessor

RE: Lots 2A & 2B, Block 8, Plan 762-0826
148 Allan Street
Anders Park

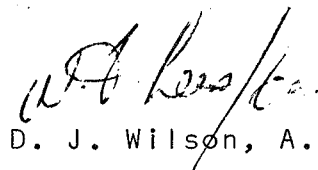
Further to the request of Mr. Dale Yost to waive the 12 month residency clause as per his land sale agreement dated August 16, 1976.

Mr. D. Yost purchased the duplex lot August 16, 1976 from the City and the 12 month residency commitment pertains to Lot 2A.

Section C, Subsection III of the land sale agreement, which reads as follows:

"the Optionee specifically declares that he shall occupy the building constructed on the said lands as his personal residence for not less than twelve (12) months following the date of substantial completion thereof and shall not lease or sell the said building unless it is the half of a semi-detached dwelling or duplex, not then occupied by him. In the event of breach of this condition precedent by the Optionee, the Optionee covenants and agrees that he is liable for and shall make payment to the City of the sum of \$5,000.00 and all funds paid by him to the City under the terms of this Agreement shall belong absolutely to the City as liquidated damages and not as penalty or forfeiture."

We respectfully submit the above for your perusal and guidance.


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

COMMISSIONER'S COMMENTS:

In view of the circumstances I would recommend Council relax the residency requirement.

"M.C. DAY" City Commissioner

"ALDERMAN H. FIELDING"
DEPUTY MAYOR

NO. 2

3745 - 43 A Ave.
Red Deer, Alta.

July 14, 1977

Mr. Bob Stollings, City Clerk
RED DEER, Alta.

Dear Sir:

We wish to apply to lease the strip of land bordering the east side of our lot #88, block 7, plan 324 T.R. which was allotted for, but never used, as a back alley.

At present we are maintaining this area in the form of a garden plot and a small area of grass and shrubs.

We are aware of the fact that this lease would automatically be cancelled in the event of an alley being put through.

Thank you for an early consideration of this request.

Sincerely,

"HARLEY & VERNA BATDORF"

July 26, 1977

TO: City Clerk
FROM: City Assessor

RE: Your Memo of July 15, 1977
Mr. & Mrs. H. Batdorf
Lease of Lane - East of Lot 8B,
Block 7, Plan 324 TR
3745 - 43 A Avenue

We have no objection to the occupying of this lane right of way subject to:

1. The required By-law being passed by Council.
2. Confirming with Mr. H. Batdorf if his wish is to occupy the full 20', if so, I believe the neighbour to the east of the lane R/W should be approached for his comments.



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

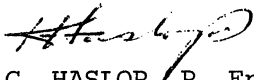
July 20, 1977

TO: Assistant City Clerk
FROM: Acting City Engineer

RE: Mr. & Mrs. H. Batdorf

The right-of-way for this particular lane was just recently acquired (3 years ago). It is our understanding that A.G.T. propose to install an underground line 3' east of the west property line this year.

We recommend that the lease application be refused on the basis that a lane is apt to be constructed in the near future.


K.G. HASLOP, P. Eng.,
Acting City Engineer

✓ RKP/ab
cc: E.L. & P. Supt.

Commissioner's Comments

We concur with comments of Acting City Engineer and recommend approval be denied.

"M.C. DAY"
City Commissioner

"H. FIELDING" (Alderman)
Deputy Mayor



45.

HOUSING CORPORATION

NO. 3

11810 Kingsway Avenue
Edmonton, Alberta. T5G 0X5
403/453-3511
Telex 037-3628

File No. 522 D

July 21, 1977

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

Dear Mr. Stollings:

Re: Red Deer Housing Authority

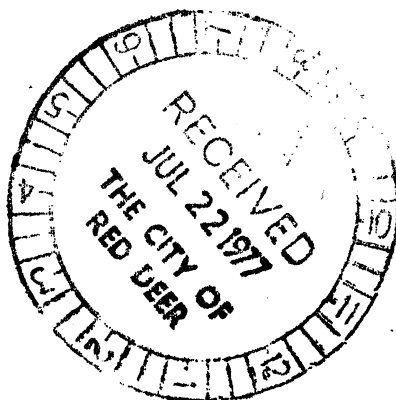
Please be advised that Mr. Bob Stonehouse has been officially appointed to the above named Authority for a term expiring on February 6th, 1979.

A copy of Ministerial Order No. 30/77 is enclosed for your records.

Yours truly,

Cathy Gamroth
(Mrs.) Cathy Gamroth,
Property Clerk.

CG/gg
Encl.



PRIVATE DAY CARE SOCIETY OF ALBERTA

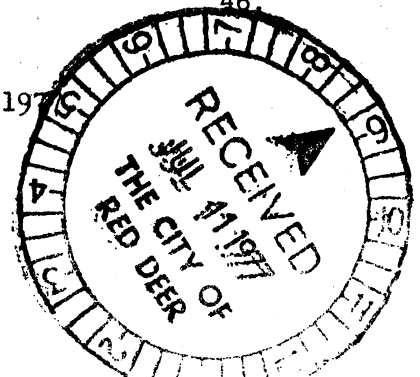
BOX 343

NO. 4

BELLEVUE

ALBERTA

June 15th, 1977



TO: ALL CITY AND TOWN COUNCILS

FROM: PRIVATE DAY CARE SOCIETY OF ALBERTA

SUBJECT: REPORT OF THE DAY CARE TASK FORCE ON PROPOSED LEGISLATION
FOR DAY CARE CENTRES

Although the Proposals are replete with suggestions that indicate the welfare of the private centre is being considered, in reality we find the following hardship on private day care centres.

RATIO:

Present ratio

0 - 2 yrs. 1 staff to 10

Proposed ratio

0 to 18 mos 1 staff to 5 children
Plus support staff

Economic reality:

This is acceptable to Day
Care Centres and Parents.

Revenue:

5 children x 120.00 per mo. 600.00

Expenditures

1½ staff 12 hours @ Min wage 1,134.00

Plus costs of equipment, rent
food, light, heat, insurance,
toys diapers etc.

Deficit

THIS SITUATION, AS ONE CAN EASILY SEE, WOULD BE

DISASTROUS FOR A PRIVATE BUSINESS. ONLY SUBSIDIZED CENTRES COULD

SURVIVE UNDER THESE CONDITION AS AN UNLIMITED SUPPLY OF DOLLARS

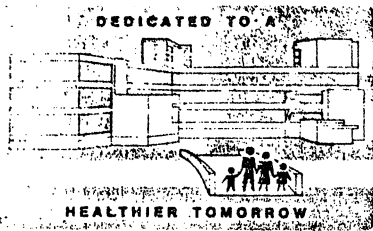
SEEM TO BE AVAILABLE TO THEM, OF COURSE CHARGED DIRECTLY TO THE

TAXPAYER!

NOTE:

Alderman Oldring, Chairman of the Red Deer & District Social Service Board will comment on the report of the Day Care Task Force on Proposed Legislation for Day Care Centres at the August 2nd meeting of Council.

"G. PECKNOLD" Assistant
City Clerk



RED DEER GENERAL HOSPITAL

RED DEER, ALBERTA T4N 4B7 TELEPHONE 487-4874 48.
OFFICE OF THE EXECUTIVE DIRECTOR

July 12, 1977.

NO. 5

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

Dear Mr. Wilson:

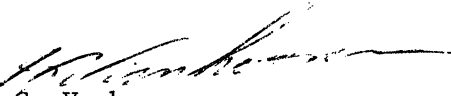
Further to Mr. C. Sevcik's letter of July 6th, 1977 re tax exemptions of properties on 43rd Street and our telephone conversation of July 11th, 1977, I wish to appeal your decision with respect to the following property:

Lot 14, Plan 1462 H.W.
5089 - 43rd Street

I would respectfully ask for a clarification and consideration of the matter by the Council of the City of Red Deer.

In your discussion you indicated that exemption was not possible in accordance with the Municipal Tax Act, Sec. 25, sub sec. 10. I would draw your attention to Mr. G.M. Kerr's letter of June 16th, 1977 in which he indicates that this is not a "dwelling" and is used in connection with the hospital, which is in accord with Sec. 25, sub sec. 10. As a further explanation, I would indicate the building is to be occupied for office use by hospital employed planners and supervisors for the purpose of constructing the new hospital and renovating the old.

Yours truly,


G. Vanhooren,
Assistant Executive Director.

GV/ef
Encl.

c.c. Mr. C. Sevcik,
Assistant City Clerk



July 14, 1977

TO: City Council
FROM: City Assessor

RE: Property Taxes
Red Deer Regional Hospital Center
Plan K2

City Council will recall that at their meeting of July 4, 1977, they passed a resolution rebating the Municipal Tax and Frontages of properties acquired for the hospital expansion. The rebate was applicable to all the properties excepting Lot 14, Plan 1462 HW (5089 - 43 St.) where the dwelling is still existing (municipal tax \$243.72, supplementary school \$135.95, hospital \$5.90, and frontages \$37.60.

The Municipal Taxation Act, Section 25 (1) 9 and 10 stipulates:

"25.(1) The following property is exempt from assessment by a municipality, namely:
9. land owned and used in connection with and for the purposes of a hospital receiving aid from the Province under any Act and on which is situated a building used as a hospital or in connection therewith,
10. a building mentioned in clause 9 while owned and used as a hospital or in connection therewith, including a nurses' residence, but not including a dwelling;"

The hospital is requesting City Council's further consideration as the dwelling is not to be used for residential purposes.

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

Commissioner's Comments:

In his original report to Council, the City Assessor recommended that if Council agreed to rebate the taxes, this should only be done in relation to those properties from which the buildings had been removed. I concur with this recommendation, and recommend that this remain a taxable property till the building is demolished.

"M.C. DAY"
City Commissioner
"ALDERMAN H. FIELDING" Deputy Mayor

DOWELL OF CANADA

DIVISION OF DOW CHEMICAL OF CANADA, LIMITED

50.

205 Bank of Canada Building
404 - 6th Avenue S.W.
Calgary, Alberta, Canada
T2P 0R9

July 14, 1977

The City Of Red Deer
Land Assessment And
Taxation Office
T4N 3T4

Attention: Mr. D.J. Wilson,
City Assessor

(Re: Golden West Subdivision)
City of Red Deer
Pt. Lot 1, Blk. 2, Plan 762-0159)

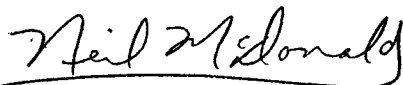
Dear Sir:

In response to your letter of July 11, 1977, Dowell of Canada is submitting this formal application for sanitary sewer and water services to the above described property. We have enclosed a plan of the area and have indicated the approximate desired service with orange dotted lines.

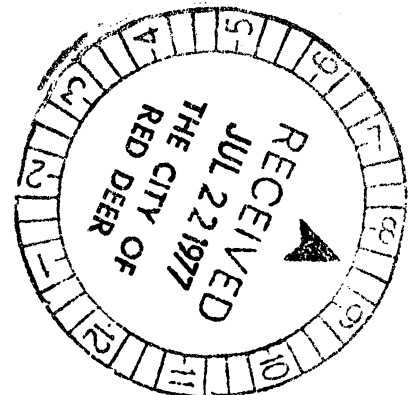
We are planning to relocate our business facilities to this location, beginning construction within the next three months. We request that the extension of these services be approved, and that a schedule of costs and installation timing be forwarded to Dowell at the above address.

Finally, we would appreciate if these services could be made available to us in September of 1977, so that our business contributions to Red Deer and the surrounding area can continue uninterrupted.

Thank-you,



Neil McDonald,
Dowell of Canada.
261-2051



28 July 1977

TO: CITY CLERK

FROM: ACTING CITY ENGINEER

RE: EXTENSION OF SERVICES IN 64th AVENUE NORTH OF 69 STREET

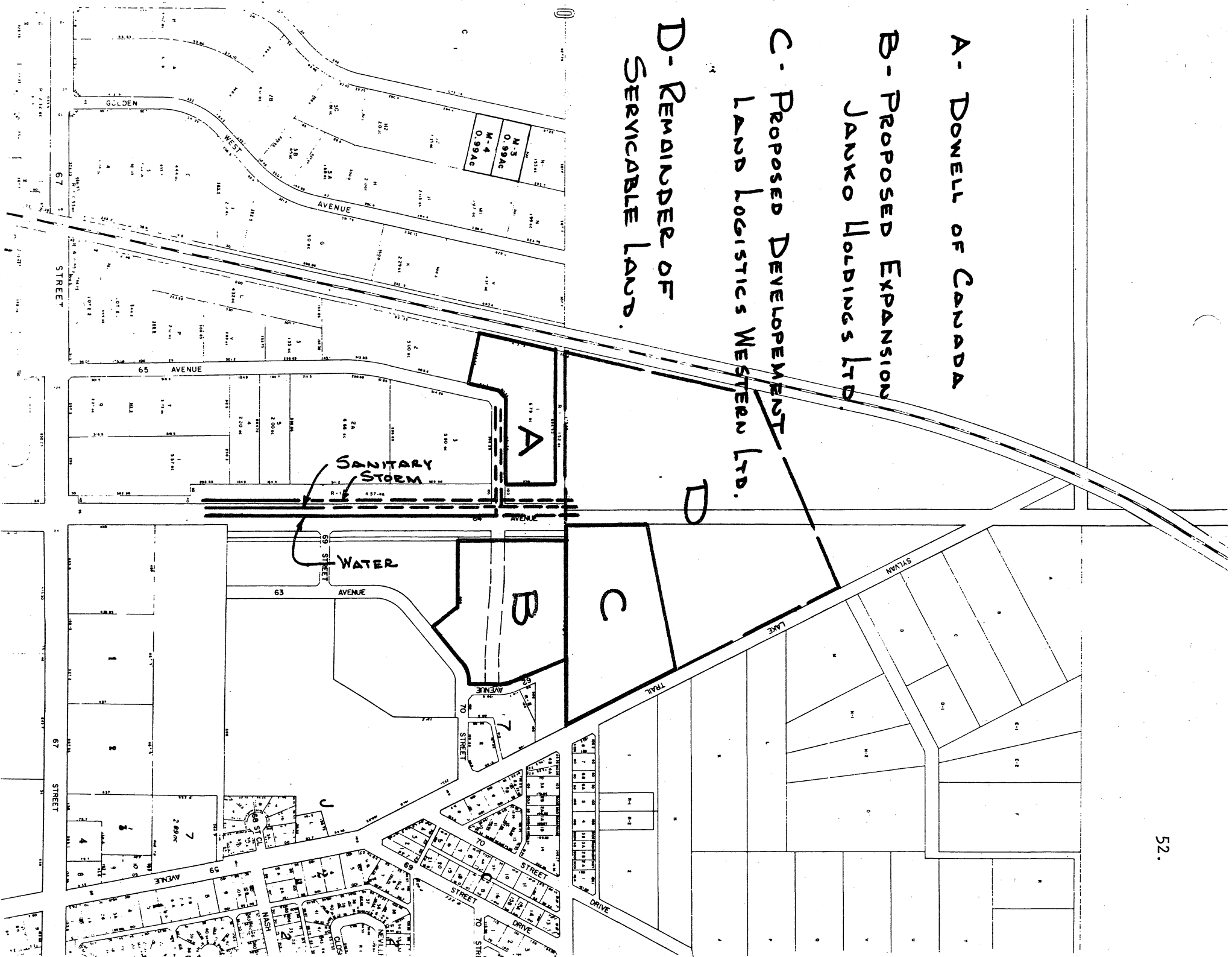
The City has received a formal application from Dowell of Canada Ltd. for the extension of services as per the attached letter. In addition, Janko Holdings are presently finalizing a plan of subdivision in this area.

The Engineering Department, therefore, recommend that Council give approval to the extension of mains (storm, sanitary and water) in 64th Avenue from their respective existing locations to the 1/4 section line (30/38/27/4). These mains will service additional areas to the north and hence the costs of construction will be charged to the subdivisions involved with recovery as development proceeds.

The extension of the laterals in 65 Avenue, that are required to specifically service the Dowell site, will not be undertaken until prepayment from Dowell is received.

"K. HASLOP" Acting
City Engineer

- A - DOWELL OF CANADA
- B - PROPOSED EXPANSION
JANKO HOLDINGS LTD
- C - PROPOSED DEVELOPMENT
LAND LOGISTICS WESTERN LTD.
- D - REMAINDER OF
SERVICABLE LAND.



Commissioner's Comments

I concur with recommendations of Acting City Engineer and recommend Council's approval of the installation of these mains as outlined. While the Engineering Department will make every effort to expedite the installation of these mains the applicant should be informed that to achieve his target date of September, 1977 is impossible.

"M.C. DAY"
City Commissioner

"ALDERMAN H. FIELDING"
Deputy Mayor

NO. 7

July 19, 1977
16 Anquetel Close

City of Red Deer
Land Office

Dear Sirs:

In July, 1976 we purchased a lot from the City of Red Deer. At this time we signed an agreement not to sell out before 12 months of living in this residence. However, for a number of personal reasons, my husband and I have decided upon a legal separation and wish to sell out our property. Please advise as to whether or not the \$5,000. penalty applies under these circumstances. We ave been living here since November, 1976.

Sincerely yours,

"RUSSELL DAVENPORT"
"SUSAN DAVENPORT"
343-3816

July 25, 1977

TO: City Clerk
FROM: City Assessor

RE: Lot 30, Block 8, Plan 762-0826
16 Anquetel Close
Anders Park

With reference to the attached correspondence received from Susan and Russell Davenport, we submit the following for your guidance.

This lot was purchased under a Homeowner Applicant Agreement dated August 4, 1976, whereby Section C, Subsection III of the agreement reads as follows:

"The Optionee specifically declares that he shall occupy the building constructed on the said lands as his personal residence for not less than (12) months following the date of substantial completion thereof and shall not lease or sell the said building unless it is the half of a semi detached dwelling or duplex, not then occupied by him. In the event of breach of this condition precedent by the optionee, the optionee covenants and agrees that he is liable for and shall make payment to the City of the sum of \$5,000.00, and all funds paid by him to the City under the terms of the agreement shall belong absolutely to the City as liquidated damages and not as penalty or forfeiture."

As per the land sale agreement the City is in possession of a land transfer from the Davenports to the City.


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

att'd

Commissioner's Comments

In view of the circumstances and as the owners in this instance have attempted to comply in spirit with the land sale Agreement, I concur with the request and recommend that Council grant a relaxation in this instance.

"M.C. DAY"
City Commissioner

"ALDERMAN H. FIELDING" Deputy Mayor

NO. 8

3417 - 55 Ave.
RED DEER, Alta.

28 July 1977

City Clerk
City Hall
RED DEER, Alberta

RE: Tax Notice: Roll Number 19-38485
Lot 6, Block 45, Plan 2886 T.R.
42 Wilkins Green, Red Deer, Alta

Dear Sir:

Due to circumstances beyond my control, the tax notice on the above said property was not received by me before July 4, 1977. I paid my taxes on July 5, 1977.

This is to request a waiver of penalty on my taxes. The said property was refinanced through Canada Trust in May, 1977. It was my understanding that Canada Trust will pay the taxes for 1977 since they had been collecting taxes from me for the past year. However, it turns out that the 77 taxes are my responsibility. The tax notice was sent to me by Canada Trust with the notation "Owner to pay taxes" and I received it on July 4, 1977. If you need any further elaboration, please contact me at 347-6769.

Thanks.

Yours truly,

"M.S. RATTAN"

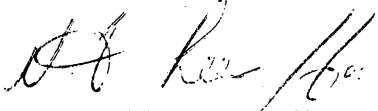
July 25, 1977

TO: City Clerk
FROM: City Assessor

RE: City of Red Deer Property Tax Notice
Mohindar S. Rattan - 42 Wilkins Green

Further to your memo of July 15, 1977:

1. 1977 Property Tax Notices were mailed on May 27, 1977.
2. When a mortgage holder is indicated, (as circled on attached copy of Mr. Rattan's tax card) a copy of the Tax Notice is forwarded to the mortgage company and also to the registered owner.
3. Property taxes are due and payable without penalty on or before 4:30 P.M. of the last working day of June, (June 30, 1977) as indicated on the customer copy of the Tax Notice. (see attached).
4. We recommend that the penalty of \$30.78 stand as both parties should have realized by way of the Tax Notices, the due date for payment of taxes without penalty and also the Mortgage Company should have notified Mr. Rattan prior to June 30, 1977 of their intentions not to pay his 1977 taxes.


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

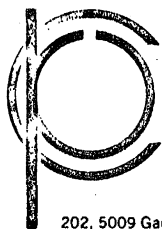
att'd

Commissioner's Comments

Concur with recommendations of City Assessor and recommend that Council deny the request.

"M. C. DAY"
City Commissioner

"ALDERMAN H. FIELDING"
Deputy Mayor



Reid, Crowther & Partners Limited

58.

NO. 9

202, 5009 Gaetz Avenue, Red Deer, Alberta, Canada T4N 4B2 Telephone 343-2346

PLEASE REFER TO FILE NO. 5669-4(a)

July 28, 1977

Recreation Department
City Hall
Red Deer, Alberta

Attention: Mr. D. Moore

Dear Sir:

Re: Your File No. R-7650, Kin City Ice Center

In accordance with your instructions, we issued tenders for the above project to four local general contractors on July 18, 1977. These four contractors are:

1. Scott Builders Ltd. - Red Deer
2. Grieb Construction Ltd. - Red Deer
3. Sandquist Construction - Red Deer
4. Five-O Developments Ltd. - Red Deer.

Tenders were received by the City Clerk, up to 2:00 p.m. July 28, 1977 and were publicly opened thereafter in the office of the City Clerk. All contractors with the exception of Scott Builders Ltd. submitted tenders and these are listed below:

	<u>Tender Price</u>	<u>Construction Alternate I</u>	<u>Construction Alternate II</u>
Grieb Construction Ltd.	\$ 118,451	\$ 117,771	\$ 129,191
Sandquist Construction Ltd.	126,325	126,125	130,710
Five-O Developments Ltd.	130,036	No Bid	No Bid
Engineering Estimate	101,300		

Construction Alternative I - using standard 30" diameter manhole section for weeping tile sump on poured base.

Construction Alternative II - delete electric heating cable, supply and install instead, waste heat recovery heating system by Cimco.

... 2

Recreation Department
July 28, 1977
Page Two

All bidders submitted a bid bond except Five-O Developments Ltd. who submitted a certified cheque.

Should you decided to proceed with the project, we recommend that a contract be awarded to Grieb Construction Ltd. in the amount of \$117,771.00. We enclose herewith a copy of the original tender submitted by Grieb Construction Ltd. for your information.

To the contract price of \$117,771 must be added the costs of engineering in the amount of \$8,000.00. This figure is arrived at by adding our estimated cost of \$6,000.00 and R.M. Hardy and Associates Ltd. costs for testing at \$2,000.00.

Contingency costs are covered by a \$10,000.00 allowance in the price bid by the contractor.

We have had discussions with the low bidder and they state that they will be able to complete the project on schedule and can commence work immediately upon being notified of acceptance.

We trust the above is sufficient for your needs; however, should you require additional information, do not hesitate to call.

Yours truly,


Darrel J. Danylyk, P. Eng.

DJD:ljp

cc: H. Skinner -- Edmonton
Commissioner Day

Encls.

CANADIAN STANDARD FORM of STIPULATED SUM CONSTRUCTION TENDER

Date JULY 28/77

Submitted by: A. GRIEB CONSTRUCTION CO LTD Contractor
BOX 367, RED DEER, ALBERTA.

To: THE CITY OF RED DEER Owner

Address: CITY HALL

Project: KIN CITY ARENA FLOOR SLAB

Architect/Engineer: REID CROWTHERS & PARTNERS

1. Having examined the tendering documents including instructions to bidders, conditions, Specifications and Drawings prepared by the above Architect/Engineer (if drawings are not listed in the specifications such a list appears as Appendix "B") as well as all modifications thereto as listed hereunder,

Description	Date	Description	Date
DRAWING # 56.69-4-101	16/12/77		
" # 56.69-7-101	7/19/77		
BULLETIN # 1 PAGE 1-5	7/22/77		
" # 2 PAGE 1-3	7/22/77		
SPECIFICATIONS DATED JULY 1977			

we hereby offer to furnish all materials, plant and labour necessary for the proper com-

pletion of the work for the sum of ONE HUNDRED EIGHTEEN THOUSAND
FOUR HUNDRED AND FIFTY ONE ⁰⁰/₁₀₀ DOLLARS.

(\$ 118 451 ⁰⁰/₁₀₀)

in lawful money of Canada which includes all prime costs, allowances and government sales or excise taxes in force at this date, except as otherwise provided in the tendering documents.

2. WE ENCLOSE HEREWITH*

Use (a) or (b)

- | | | |
|-----|--|----------------|
| (a) | a Bid Bond in the CCA approved form and/or a consent to surety issued by a company licensed to carry on such business in Canada; |) delete |
| | |) inapplicable |
| | |) term(s) |
| | |) |
| | |) |
| (b) | a certified cheque; |) |

* (No cash security should be required on private works though a Bid Bond and/or a consent to surety may be requested).

In the event of this tender being accepted within the time stated in paragraphs 5 below and our failure to enter into a contract in the form hereinafter mentioned for the amount of our tender, the said security, limited to the lesser of the face value of the security or the difference between this tender and the tender for which the contract is signed, may be forfeited in lieu of damages to which the Owner may be entitled by reason of our failure or refusal to enter into a contract.

3. In submitting this tender it is understood that revised tenders shall not be called if minor changes only are contemplated.
4. A list of Subcontractors as requested in the instruction to bidders is appended hereto and identified as Appendix "A".
5. IF NOTIFIED IN WRITING BY THE OWNER OF THE ACCEPTANCE OF THIS TENDER WITHIN 30 DAYS OF THE TENDER CLOSING DATE SUBJECT TO SUCH OTHER PERIOD AS MAY BE SPECIFIED IN THE TENDERING DOCUMENTS, WE WILL:-
 - (a) execute the Canadian Standard Form of Construction Contract.
 - (b) if specified, furnish the security for the proper completion of the work, the said security, if in the form of bonds, to be issued on the CCA endorsed form.
 - (c) Complete substantially all the work included in the contract within:
 1. the time and under the conditions specified in the instructions) delete to bidders, or) 1. or 2.
 2. weeks of the acceptance of the tender and instructions) and to commence work.) initial
6. If required in the instruction to bidders, a list of unit prices for changes to the excavation and foundation work appears hereunder:

ITEM	ADDITIONS	DELETIONS
ALTERNATE PRICE A.....		DEDUCT \$ 680 ⁰⁰ / ₁₀₀
" " " B.....	ADD \$ 10740. ⁰⁰ / ₁₀₀	
.....
.....
.....
.....
.....
.....
.....

7. On work additional to the Contract, not covered by unit prices or by estimate and acceptance in a lump sum, our charge to the Owner shall be the cost of the work determined in accordance with the normal practice followed in the trade for cost plus work together with a percentage covering profit and head office overhead as follows:
 - (a) 10 + 10 % of the cost of our own work;
 - (b) 10 % of the cost of the work carried out by Subcontractor.
8. On work deleted from the Contract, not covered by unit prices, our credit to the Owner shall be our estimated cost of the work less %.

FIRM NAME: A. GRIEB CONSTRUCTION CO. LTD.

SIGNATURE: [Signature]

(please type):

ADDRESS: Box 367, Red Deer, Alta.

Appendix A

62.

Herewith is the list of Sub-contractors referred to in Section 4 of the tender submitted by A. GRIEB CONSTRUCTION CO. LTD.

to THE CITY OF RED DEER.

dated JULY 28/77 and which is an integral part of the above noted tender.
IF NOT USED, BAR AND INITIAL THE SPACE BELOW.

EXCAVATION & BACKFILL

BETTENSON. RED DEER

CEMENT FINISHING

CENTRAL CEMENT FIN. " "

INSULATION

A. C. S. CONTRACTING LTD. CALGARY

COOLING FOR FLOOR

CIMCO LIMITED EDMONTON

ELECTRICAL

CUNNINGHAM LTD. RED DEER

Appendix B

Hereunder is the list of description of drawings referred to in Section 1 of the tender
submitted by

to

dated and which is an integral part of the above noted tender.
IF NOT USED, BAR AND INITIAL THE SPACE BELOW.

DATE: July 29, 1977

TO: City Commissioner

FROM: Assistant City Treasurer

RE: KIN CITY ICE CENTER FLOOR

You requested my comments on possible financing alternatives for the costs of this project in excess of the original estimates. The original cost estimate was \$73,000 and was to be financed 50% from the Major Recreational Cultural Grant Program and 50% from debenture financing.

The revised cost as a result of the tenders received appears to be approximately \$126,000.

I would recommend that

- (1) the funding from the Major Recreational Cultural Grant be increased to 50% or \$63,000
- (2) the debenture financing be increased to \$63,000 to cover the other 50% of the cost, and that
- (3) the funds that were originally allocated to the Recreation Centre renovations in the seven year plan and were re-allocated to the Arena project at the Council Meeting of July 18, 1977, be reallocated to the Kin City Floor project.

Debenture financing already approved	\$36,500
Debenture financing reallocated from Arena project	26,500
Total proposed debenture financing	<u>63,000</u>

This will mean that the funding for the Arena project that was to be provided from 1978 and 1979 current revenues will have to be increased by the amount of this reallocation or \$26,500 over the two years. My reason for suggesting this reallocation is merely so that the funding from current revenues in 1978 and 1979 will apply to the one project instead of two.

D. G. Norris
D. G. Norris
Assistant City Treasurer

DGN:mg

Commissioner's Comments

I concur with the recommendation that the contract be awarded to Grieb Construction Limited and also concur with the method of financing as outlined in the report from the Assistant City Treasurer.

"M.C. DAY"
City Commissioner

NOTE: As time did not permit, an amending bylaw is not contained within the bylaw section of this agenda. It is anticipated, however, that this bylaw will be prepared in time and available for the meeting of this date.

"C. SEVCIK" Assistant
City Clerk

Being a Bylaw to amend Bylaw No. 2011, as amended,
being the Zoning Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) The Zoning Map as defined in Section 2(3)(cc) and the residential Subzone Map referred to in Section 5(5) and the Trunk Road Map referred to in Section 2, Subsection (1) are hereby amended in accordance with Zoning Map A-236 and signed by the Mayor and City Clerk and impressed with the Corporate Seal of the City of Red Deer.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1977.
READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1977.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1977.

MAYOR

CITY CLERK

BYLAW NO. 2011/11-77

Being a Bylaw to amend Bylaw No. 2011, as amended,
being the Zoning Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) The Zoning Map as defined in Section 2(3)(cc) and the residential Subzone Map referred to in Section 5(5) and the Trunk Road Map referred to in Section 2, Subsection (1) are hereby amended in accordance with Zoning Map A-237 and signed by the Mayor and City Clerk and impressed with the Corporate Seal of the City of Red Deer.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1977.
READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1977.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1977.

MAYOR

CITY CLERK

BYLAW NO. 2011/JJ-77

Being a Bylaw to amend Bylaw No. 2011, as amended,
being the Zoning Bylaw of the City of Red Deer.

(1) Bylaw No. 2011, as amended is further amended as hereinafter set out.

(2) Table 10, Use Table for I.1 zone, is amended by adding to the column entitled "Conditional Uses" the following uses:

31. Sales ancillary to the use herein listed

- (a) Beverage manufacturing and storage
- (b) Brewery, Winery or Distillery
- (c) Hatcheries
- (d) Printing Establishments
- (e) Distribution establishments of automotive tools, parts and accessories
- (f) Distribution establishments of industrial tools, parts and accessories.
- (g) Sign manufacturing, painting and servicing
- (h) Tent and awning manufacturing
- (i) Light industry

32. Sales of

- (a) Tools, machinery, equipment and other products used in the building and construction industry including but not limited to the following trades: carpentry and cabinet making, plumbing, heating, insulating, roofing, flooring, drywalling, electrical installations, tinsmithing, painting, wallpapering, landscaping, bricklaying and masonry provided that each use, and in particular the storage of materials is contained solely within the buildings.

and deleting:

- 13. Sales and service in connection with construction and building trades provided that each such use, and in particular, the storage of materials, is contained solely within the buildings. No Real Estate Offices to be permitted.

(3) Table 11, Use Table for I.2 zone, is hereby amended by adding under the column, 'Conditional Uses':

- Sales ancillary to all permitted and conditional uses listed within Table 11 except warehousing.
- Sales ancillary to

- a) Distribution establishments for automotive tools, parts and accessories.
- b) Distribution establishments for industrial tools, parts and accessories
- c) Distribution establishments for tools, equipment and other products used by building and construction trades including but not limited to the following trades: carpentry and cabinet making, plumbing, heating, insulating, roofing, flooring, drywalling, electrical installations, tinsmithing, painting, wallpapering, landscaping, bricklaying and masonry.
- d) Distribution establishment for tools, machinery, equipment and other products used in the agriculture industry.

(4) Table 12, Use Table 1.3 is hereby amended by adding under the column entitled, 'Conditional Uses':

- Sales ancillary to all permitted and conditional uses listed within Table 12 except warehousing.

(5) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1977.

MAYOR

CITY CLERK

OF THE

City of Red Deer

A By-law to authorize the Municipal Council of the City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of constructing commercial streetlighting on steel poles supplied by underground wiring.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 338 of the Municipal Government Act that the Council shall issue a By-law to authorize the undertaking and completing the construction of commercial streetlighting on steel poles supplied by underground wiring on 71st Street from Gaetz (50th) Avenue to 52nd Avenue.

AND WHEREAS plans, specifications and estimates for such work have been made by the City Engineering Department whereby the total cost of the said construction is estimated to be \$2750.00.

AND WHEREAS it in order to construct and complete the said project, it will be necessary to borrow the sum of \$2750.00 on the credit of the City of Red Deer by issuing debentures of the City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Ten (10) years in annual instalments, with interest not exceeding Twelve per centum (12%) per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$78,371,150.00.

AND WHEREAS the amount of the existing debenture debt of the City is \$20,541,662.00, no part of which is in arrears.

AND WHEREAS the estimated lifetime of the project is 10 years.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. The Municipal Council of the City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of constructing commercial streetlighting on steel poles supplied by underground wiring on 71st Street from Gaetz (50th) Avenue to 52nd Avenue as may be necessary.
2. That for the purpose aforesaid, the sum of two thousand seven hundred and fifty Dollars (\$2750.00) be borrowed by way of debenture on the credit and security of the City of Red Deer at large, of which amount the sum of \$2750.00 is to be paid by the City at large.
3. The debentures to be issued under this By-law shall not exceed the sum of two thousand seven hundred and fifty Dollars (\$2750.00), and may be in any denomination not exceeding the amount authorized by this By-law and shall be dated having regard to the date of the borrowing.

4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Twelve per centum (12%) per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of Ten (10) years, in accordance with the schedule attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agent during the currency of the debentures.
7. The Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such dates and in such amounts as specified in the repayment schedule forming part of each debenture.
8. The said debentures shall be signed by the Mayor and Treasurer of the City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient therefor, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.
10. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.
11. The net amount realized by the issue and sale of debentures issued under this By-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.
12. This By-law shall take effect on the day of the final passing thereof.

READ a first time in Council this _____ day of _____ A.D., 19__.

READ a second time in Council this _____ day of _____ A.D., 19__.

READ a third time in Council this _____ day of _____ A.D., 19__.

MAYOR

SECRETARY-TREASURER

Juli

AGREEMENT BETWEEN OWNER AND CONTRACTOR

THIS agreement made in duplicate the 20 day of July

in the year Nineteen hundred and 1977 by and between

CITY OF REDDING

herein called the "Owner"; and GRAFFEW CONSTRUCTION LTD

herein called the "Contractor",

WITNESSETH: That the Owner and the Contractor undertake
and agree as follows:

ARTICLE A-1 The Contractor shall:

- (a) provide, without cost to the Owner, the services of his general office for executive supervision and for any other necessary function which cannot be properly carried out by his organization employed directly on the work;
- (b) supervise all sub-contractors, volunteer workers and casual labourers for all the work shown on the Drawings and described in the Specifications titled

Ziggurat Park - Construction Drawings

which have been signed in duplicate by both parties, and
which were prepared by

Landplan Associates Ltd.

acting as, and herein titled, the "Landscape Architect";

- (c) do and fulfill everything indicated by this Agreement.

ARTICLE A-2

The following is an exact list of the Drawings and Specifications referred to in Article A-1:

l-1	h-1	f-1
l-2	h-2	f-2
l-3	h-3	f-3
	h-4	f-4

AS

ARTICLE A-3

- (a) The Owner shall pay the Contractor in lawful money of Canada for the performance of the Contract, the cost of the work as hereinafter defined, and a fee of \$ 5,000 as a fixed fee.
- (b) . Notwithstanding the provisions contained in section (a) above:
- (1) if on account of climatic or other conditions reasonably beyond the Contractor's control there are items of work that cannot readily be completed, the payment of that portion of the Contractor's fee attributable to such work shall not be delayed on account thereof, but the Owner may withhold a sufficient and reasonable sum, as determined by the Landscape Architect, until the uncompleted work is finished.

ARTICLE A-4

All communications in writing between the parties or between them and the Landscape Architect shall be deemed to have been received by the addressee if delivered to the individual or to a member of the firm or to an officer of the Corporation for whom they are intended or if sent by post or by telegram addressed as follows:

The Owner City of Red Deer

The Contractor Griffin Const Ltd

The Landscape Architect #4 1425 Kensington Rd. N.W. Calgary, Alberta

IN WITNESS WHEREOF the parties hereto have executed this Agreement the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

[Signature]

[Signature] for
Griffin Const Ltd
Contractor

Owner

ADDITIONAL AGENDA

For meeting of Council, August 2, 1977

1. Correspondence from Porkka, Fowler & Company

Porkka, Fowler & Company

BARRISTERS & SOLICITORS
NOTARIES

A. ROY PORKKA, B.A., LL.B.
JOHN W. FOWLER, B.A., LL.B.
(ALSO OF THE NEW BRUNSWICK BAR)
DONALD J. SINCLAIR, B.A., LL.B.

SUITE 301, 4943 ROSS STREET
ROYAL BANK BLDG.
RED DEER, ALBERTA
T4N 1X7

July 29, 1977

The City of Red Deer,
City Hall,
Red Deer,
Alberta.

Dear Sirs:

re: Purchase of Lot 5, Block 6, Plan 762 0630 Red Deer
Our File 19,004 DJS

As a result of the Land Sale held on the 18th May, 1977, Mr. William G. Bontje was granted the right to enter into an option agreement with the City of Red Deer to purchase the above captioned property. On the 7th day of June, 1977, the formal Option to Purchase Agreement was executed and one-third of the purchase price of \$23,970.00, or \$7,990.00, was paid to the City of Red Deer.

It is now the desire of Mr. William G. Bontze to Transfer this property to Laebon Developments Ltd., a body incorporated in the Province of Alberta. Mr. William G. Bontje and Mr. Peter Lacey are the sole shareholders of this Company with each party holding an equal division of the shares.

If the property is transferred into the name of Laebon Developments Ltd., the property will be sold to an existing buyer with Laebon Developments Ltd. constructing a four-plex on the said lands.

As this property was purchased under the "Others" category of the Lot Sale, we would submit that a transfer of this type would be beneficial to all parties.

We thank you for your co-operation.

Yours very truly,
PORKKA, FOWLER & COMPANY


D.J. SINCLAIR

DJS/dr

July 29, 1977

TO: City Clerk
FROM: City Assessor

RE: Transfer of Ownership
Lot 5, Block 6, Plan 762-0630
15 Nyberg Avenue

With reference to the request of transferring ownership of the above described property.

Considering Mr. Bontje is to be a fifty percent share holder in the company to be formed and the land was purchased under the "Others" category, we would have no objections to the transfer.

for *2 B. F. A.*
D. J. Wilson, A.M.A.A.

COMMISSIONER'S COMMENTS

Apparently there is some urgency in obtaining a decision of Council in respect of this matter as the owners wish to proceed with development as quickly as possible. I therefore recommend that the request be approved.

M.C. Day
City Commissioner