

A G E N D A

For the regular meeting of RED DEER CITY COUNCIL, to be held in the COUNCIL CHAMBERS, CITY HALL, MONDAY, NOVEMBER 28th, 1977 commencing at 4:30 p.m.

- (1) Confirmation of November 14th, 1977 minutes.

*** PUBLIC HEARING ***

A public hearing will be held at 7 p.m., Monday, November 28th, 1977 in respect of Zoning Bylaw amendments 2011/UU-77, 2011/YY-77, 2011/WW-77 & 2011/XX-77 (page 53).

- (2) UNFINISHED BUSINESS

- 1) City Clerk - RE: Golden Circle Management Board .. 1
2) City Commissioner - RE: Red Deer Arena Renovations .. 2
3) City Clerk - RE: Bylaw No. 2517/B-77 .. 3

- (3) REPORTS

- 1) City Treasurer - RE: Debt Limitation Report 1978/1984 .. 4
2) Acting Development Officer - RE: Amendment to Zoning Bylaw .. 5
3) Acting City Engineer - RE: 1977/1978 Snow Removal .. 6
4) City Commissioner - RE: Appointment of City Engineer .. 8
5) City Clerk - RE: Appointments to Central Alberta Exposition Site Committee .. 9
6) City Clerk - RE: Membership - Red Deer Industrial Airport Commission and Landlord & Tenant Advisory Board .. 10
7) City Assessor - RE: Bower Place Subdivision Nursing Home .. 11
8) City Treasurer - RE: Contract for Towing and Storage Of Illegally Parked Vehicles .. 14

9)	Transit Supt. - RE: Purchase of 3 Transit Coaches	.. 16
10)	City Engineer - RE: Normandeau Trunk River Crossing	.. 17
11)	City Assessor - RE: Proposed Downtown Land Acquisition	.. 20
12)	City Assessor - RE: Lots 16 and west 18'9" of 17, Block 26, Plan K, 4810 - 48 Street	.. 28
13)	Parks Supt. - RE: 1977 Contracts for Trailer Park Management and Turf Mowing	.. 30
14)	Economic Development Director - RE: Sewage Treatment Plant	.. 32
15)	Parks Supt. - RE: Additional charges for Interments on Weekends and Holidays	.. 33
16)	City Treasurer - RE: Traffic Bylaw No. 2282	.. 35
17)	Acting City Engineer - RE: Normandeau Water Line Extension	.. 37
18)	City Clerk - RE: Christmas Greetings	.. 40
19)	City Assessor - RE: N.W. 1/4 2/38/27/4 D.A. Hurlburt	.. 41
20)	City Clerk - RE: Meetings of Council during the Christmas Season	.. 46
21)	Senior Associate Planner - RE: Block X, Plan 2376 A.I. - Highland Green Extension	.. 48
22)	City Clerk - RE: Zoning Appeal Fees	.. 49
23)	Associate Planner - RE: Zoning Bylaw 2011/VV-77	.. 50
24)	Mayor Curle - RE: Overexpenditure - Account # 25-11036 - Mayor's Public Relations	.. 52
25)	City Clerk - RE: Zoning Bylaw Amendments 2011/UU-77, 2011/YY-77, 2011/WW-77 & 2011/XX-77	.. 53

(4)

WRITTEN INQUIRIES

1)	Alderman Dale - RE: Intersection - Gaetz Avenue Junction of 51 Avenue & 45 Street	.. 56
2)	Alderman Mabb - RE: U.G.G. Elevators - 51st Ave.	.. 60
3)	Alderman McMillan - RE: Construction of Sixplexes	.. 62

(5)

CORRESPONDENCE

- 1) Capri Centre - RE: Proposed Purchase of Public Reserve Adjacent to Capri Centre .. 67
- 2) Woodlea Pentecostal Tabernacle - RE: Lot 29, Block 11, Plan 762-1979 .. 73
- 3) Crowe, Duhamel & Manning - RE: Application to relax requirements of Land Sale Agreement, Lot 8, Block 11, Plan 762 1979 - 50 Olsen Street .. 77
- 4) G. Mitchell - RE: Lot 11B, Block E, Plan 752 0274 (4413 - 51 Ave.) .. 82
- 5) Century 21 - RE: Dowell of Canada Ltd. - 55 Ave. & 52nd Street .. 86
- 6) Alderman Callahan - RE: Point of Privilege .. 93
- 7) N.S. Truth - RE: Lot 2, Block 8A, Plan 5752 K.S. .. 95
- 8) Flight 9 Transportation Systems Ltd. - RE: Ambulance Service .. 105
- 9) International Folk Festival Society - RE: Cronquist House Restoration .. 107

6)

PETITIONS & DELEGATIONS

(7)

NOTICES OF MOTION

(8)

BYLAWS

- 1) 2011/AAA-77 - first reading (Appeal Board Fee)
- 2) 2011/BBB-77 - first reading (McRee Property - Highland Green & Department of Highways)
- 3) 2011/UU-77 - second reading (Parkview Investments, 60 St. Gaetz Ave.)
- 4) 2011/VV-77 - first reading (expanding C.1 zone)
- 5) 2011/WW-77 - second reading (two lots north of Salty's - South Hill)
- 6) 2011/XX-77 - second reading (Last Mountain Development)
- 7) 2011/YY-77 - second & third reading (Laundromat as conditional Use C.5 zone)
- 8) 2282/V-77 - three readings (Traffic Bylaw)
- 9) 2517/B-77 - third reading (51 St. between 50 Ave. & 49 Ave.)
- 10) 2564/77 - first reading (Land Acquisition)
- 11) 2565/77 - first reading (Water Treatment Plant)

UNFINISHED BUSINESS

1.

November 22, 1977

NO. 1

TO: Red Deer City Council

FROM: City Clerk

RE: Golden Circle Management Board

At the last meeting of Council, I incorrectly informed members of Council that former Alderman Mrs. E. Taylor did not wish to serve on the Golden Circle Management Board. I have since been advised that it was another individual whose last name was Taylor who wished to withdraw her name from nomination to the Board.

I would now draw to Council's attention that former Alderman, Mrs. E. Taylor is prepared to serve as a citizen-at-large on this Board and if Council are receptive to this nomination, the appointment should be for a two year term of office to expire in October of 1979.

Respectfully submitted

R. Stollings
City Clerk

RS/ds

Commissioners' Comments

We anticipate the Red Deer & District Council on Aging will submit their nomination to the above Board prior to the meeting of Council November 28, 1977.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

23 November 1977

TO: COUNCIL
FROM: CITY COMMISSIONER
RE: RED DEER ARENA RENOVATIONS

The former Council received a report from the administration advising that certain changes and upgrading of the Red Deer Arena was required in order that such building conform to provincial fire standards. Upon receiving this information, Council commissioned Mr. John Murray, Architect, to prepare a report and estimates of costs on what renovations were required in order to make the building conform to fire code specifications. The report in question has been prepared and is included with this agenda for the information of Council. We have also referred same to the Recreation Board for their recommendations pursuant to the provisions of the Recreation Board Bylaw.

I would recommend that no action be taken by Council on this report until the Recreation Board recommendations have been received.

"M.C. DAY"
City Commissioner

P.S. In view of the expressions of concern from the Recreation Board, the above mentioned report has been provided confidentially to members of Council only. Do Council wish to release this report to the news media?

NO. 3

25 November 1977

TO: COUNCIL
FROM: CITY CLERK

RE: BYLAW NO. 2517/B-77

The above mentioned bylaw which provides for establishment of 51 Street between Gaetz Avenue and 49 Avenue for east bound traffic only was given second reading by Council November 14th, and was tabled at that time to allow us to contact property owners on the Street and advise them of our intentions. A letter was forwarded to all property owners involved and at the time of preparation of this agenda no responses had been received.

It would appear to be in order for Council to proceed with third and final reading of this bylaw.

"R. STOLLINGS"
City Clerk

REPORTS

NO. 1

DATE: November 21, 1977

TO: City Clerk

FROM: City Treasurer

RE: DEBT LIMITATION REPORT 1978 - 1984

The report recommends for Council's consideration a long term debt limitation for mill rate supported debt.

In view of the length of the report perhaps City Council may wish to table the report for two weeks to allow time for proper consideration.



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

AW:mw

Att'd.

Commissioners' Comments

I concur with the recommendations of the City Treasurer that this matter be tabled for 2 weeks to allow Council time for study of same. If Council adopt the department limitation proposed, the Seven Year Plan will be prepared on this basis and brought forward to the first meeting after December 12, 1977. If, however, Council change the debt limitation, the Seven Year Plan can be adjusted accordingly.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

16 November 1977

TO: CITY CLERK
FROM: ACTING DEVELOPMENT OFFICER

We would like to bring for Council's consideration the following amendment to the Zoning Bylaw.

"Where an application for a development permit is refused, another application for a development permit on the same parcel of land and for the same or similar use of land may not be submitted by the same or any other applicant until at least six months after the date of the previous refusal."

The primary purpose of this amendment is to limit applications for multi-family projects in the older residential areas (R.2) zones. We often send survey letters to the neighbours three or four times a year. Occasionally more than one application at the same time for the same parcel of land has been received.

The Municipal Planning Commission, the approving authority for multi-family projects has supported this amendment. The amendment should be 16(5).

"R. STRADER"
Acting Development Officer

Commissioners' Comments

We recommend authorizing preparation of an amending bylaw as suggested above.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 3

November 24, 1977

TO: City Clerk
 FROM: Acting City Engineer

RE: 1977 - 1978 Snow Removal

Please place this item and attached maps on the Council agenda for November 28, 1977.

Some major changes in snow removal proposed for 1977-1978 result from the following items:-

1. Changes in bus routes have necessitated snow removal from streets not done before and also eliminates some streets done for the past 10 years or more.
2. New subdivisions such as Pines, Oriole Park Extension and Normandeau are now built up and it is not possible just to plow the streets to the side so they have to be loaded out.

Miles of 1977 - 1978 Snow Removal

Miles of roads loaded out	46
Miles of roads plowed to the side	56
Additional roads (if required)	11

We have maintained our previous pattern of operations which includes:-

1. Plowing major thoroughfares.
2. Sanding hills, bridges and intersections.
3. Loading and removal in the Downtown area.
4. Loading and removal on arterial streets.
5. Loading and removal on selected collector streets, and bus routes.
6. Improvements to parking lots, and sidewalks abutting City property.
7. Additional streets for snow removal in case of major snow falls.



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

→ PEG/ab

attachments

Commissioners' Comments

Recommend Council approve the revised snow removal plan and policy as outlined by the City Engineer.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 4

23 November 1977

TO: COUNCIL
FROM: CITY COMMISSIONER

RE: APPOINTMENT OF CITY ENGINEER

Following the resignation of Mr. R.J. McGhee as City Engineer, Mr. Ken Haslop was appointed Acting City Engineer until a permanent engineer had been appointed. On August 2nd, 1977 the former Council authorized the making of an offer to Bryan Jeffers to accept the position of City Engineer, with such appointment to be ratified by Council at a future date.

As Council are aware, Mr. Jeffers has accepted this offer and, in fact, has been working for the City for several weeks. We postponed bringing this matter back to Council for formal appointment until such time as Mr. Jeffers was able to obtain membership in the Association of Professional Engineers, Geologists & Geophysicists of Alberta, as required under Section 75 of the Municipal Government Act. Mr. Jeffers has now received this membership and it would be in order for Council to formally appoint him as City Engineer, and at the same time to rescind the appointment of Ken Haslop as Acting City Engineer.

I would like to bring to Council's attention that the former Council recognized the need and approved an increase in establishment to three professional engineers in the Engineering Department at the beginning of 1977. Because of difficulties in securing qualified personnel, Mr. Haslop has discharged the duties of all three of these positions for over six months, in a dedicated and competent manner which required total commitment by himself and his staff. I recommend that Council recognize and commend Mr. Haslop for his outstanding performance under very trying circumstances.

M.C. DAY,
City Commissioner

NO. 5

November 21, 1977

TO: Council
FROM: City Clerk

RE: Appointments to Central Alberta Exposition Site Committee

The above mentioned Committee was established approximately two years ago for the purpose of reviewing alternate sites on which the Red Deer Exhibition and other agencies could be relocated.

When bringing forward Committee appointments at the organizational meeting of Council, we overlooked bringing forward this particular Committee and accordingly, we would draw same to Council's attention at this time. In the past the City of Red Deer representatives on this Committee have been the Mayor, one member of Council and the City Commissioner. Council's direction in respect of the above is requested.

R. Stollings
City Clerk

21 November 1977

NO. 6

TO: CITY COUNCIL

FROM: CITY CLERK

RE: Membership Red Deer Industrial Airport
Commission & Landlord & Tenant Advisory
Board

In view of the recent passing of Mr. George Sisko, Council will be required to appoint another person to complete the term of office of Mr. Sisko on the Airport Commission and on the Landlord & Tenant Advisory Board.

Mr. G. Sisko was the Red Deer Flying Club representative on the Airport Commission and while it is not a requirement under the Airport Bylaw, Council may wish to re-appoint a person who is a member of the Flying Club. Both appointments will be for a term to expire on October, 1978.

For the information of Council, we are submitting under separate enclosure, the nomination forms of those persons who had indicated an interest in serving on the aforementioned boards.

"R. STOLLINGS"
City Clerk

NO. 7

November 22, 1977

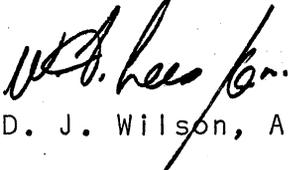
TO: City Council

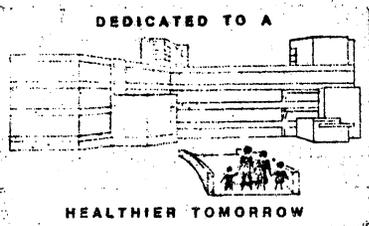
FROM: City Assessor

RE: Bower Place Subdivision Nursing Home
NW $\frac{1}{4}$ 4-38-27-4

With respect to the Red Deer General Hospital letter of November 14, 1977, may we advise that the property in question will now revert back to its original intended use, that being an apartment site.

If in the future the Red Deer General Hospital received permission for a nursing home we would be pleased to discuss the matter of land acquisition at that time.


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



RED DEER REGIONAL HOSPITAL

12.

RED DEER, ALBERTA T4M 4S7 TELEPHONE 341 2001
OFFICE OF THE EXECUTIVE DIRECTOR

November 14, 1977.

Mr. Mike Day,
City Commissioner,
City of Red Deer,
RED DEER, Alberta.

Dear Mr. Day:

Re: Bower Place Subdivision Nursing
Home Site *New 1/4 4-32-27-4*

The Board of Trustees of the Red Deer Regional Hospital Centre has been advised that our application for a new nursing home in Red Deer that we planned to build in the Bower Place Subdivision has not been approved. The application will automatically be reviewed again by the Alberta Hospital Services Commission or the appropriate government department in another twelve months.

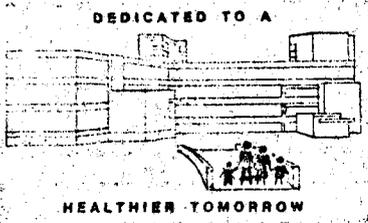
In light of the fact that approval has not been received, the Board has moved that it not proceed with acquisition of land at this time. Therefore, we will not be processing our request for acquisition of the Bower Place Subdivision nursing home site at this time and have so instructed our solicitors to provide you with the appropriate documentation.

The Board would like to sincerely thank the City Council and Administration for their cooperation and understanding during this lengthy process. If, in the future, it is determined that additional nursing home beds are required for our District and that they should be located in Red Deer, we will again be approaching the City to discuss the feasibility of acquiring a site at that time.

Yours very truly,

Gordon M. Kerr
Gordon M. Kerr,
Executive Director.

GMK/lam
c.c. Mr. D.J. Wilson
Mr. T.H. Chapman



RED DEER REGIONAL HOSPITAL
RED DEER, ALBERTA T4N 1A7 TELEPHONE 443333
OFFICE OF THE EXECUTIVE DIRECTOR

November 14, 1977.

Mr. Mike Day,
City Commissioner,
City of Red Deer,
RED DEER, Alberta.

Dear Mr. Day:

Re: Bower Place Subdivision Nursing
Home Site NU/11 9-32-27-4

The Board of Trustees of the Red Deer Regional Hospital Centre has been advised that our application for a new nursing home in Red Deer that we planned to build in the Bower Place Subdivision has not been approved. The application will automatically be reviewed again by the Alberta Hospital Services Commission or the appropriate government department in another twelve months.

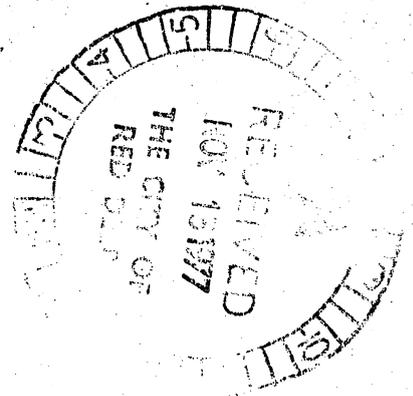
In light of the fact that approval has not been received, the Board has moved that it not proceed with acquisition of land at this time. Therefore, we will not be processing our request for acquisition of the Bower Place Subdivision nursing home site at this time and have so instructed our solicitors to provide you with the appropriate documentation.

The Board would like to sincerely thank the City Council and Administration for their cooperation and understanding during this lengthy process. If, in the future, it is determined that additional nursing home beds are required for our District and that they should be located in Red Deer, we will again be approaching the City to discuss the feasibility of acquiring a site at that time.

Yours very truly,

Gordon M. Kerr
Gordon M. Kerr,
Executive Director.

GMK/lam
c.c. Mr. D.J. Wilson ✓
Mr. T.H. Chapman



Commissioners' Comments

Concur with the recommendations of the City Assessor.

"K. CURLE"
Mayor

"M.C. DAY"
Commissioner

NO. 8

DATE: November 24, 1977

TO: City Clerk

FROM: City Treasurer

RE: CONTRACT FOR TOWING AND STORAGE OF ILLEGALLY PARKED VEHICLES

The City recently tendered for the towing and storage of illegally parked vehicles in Red Deer. The tenders received were for a one year period commencing December 1, 1977 with an option for a second year.

Tenders were received from three companies:

1. Sparrow's Towing
2. Dyer and Percheson Towing
3. Willy's Towing.

The low tender was Sparrow's Towing. On investigation, however, it was found the lot proposed by Sparrow's Towing for vehicle storage was not approved for such use under City bylaws. As a result, the second low tender from Dyer and Percheson is recommended to Council for approval.

It was indicated to Sparrow's Towing that the tender documents required a safe, secure storage lot for impoundment of vehicles. Such lot was to be maintained for the full period of the contract and sufficient space was to be provided to store vehicles towed under the contract.

Sparrow's Towing has advised they are prepared to obtain land of sufficient area in a properly zoned area of the City to provide a lot satisfactory to the City. This does not meet the City's requirements, however, because a lot should exist that the City can confirm meets the contract requirements.

Required Action

Council approval of the attached contract with Dyer and Percheson Towing is requested. The contract term is for one year with a further one year term at the City's option.



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

AW:mw

Att'd.

Commissioner's Comments

I concur with the comments of the City Treasurer. Council should be aware that in the past impounded vehicles have been stored on City property in the west yards. This has caused severe problems because of lack of space and the fact vehicles were being vandalized. In addition, persons could not reclaim their vehicles stored within the compound after normal working hours without the City incurring expenditures for overtime.

For this reason, with the calling of this tender, the City specified that bidders should have an appropriate site for storage purposes and be responsible for security.

In reviewing tenders, it would appear that the low bidder cannot meet this very important requirement. As he has not met the bid specifications we are obliged to recommend the next lowest bidder for Council approval.

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER



NO. 9

TRANSIT DEPARTMENT

RED DEER, ALBERTA
T4N 3T4

November 24, 1977

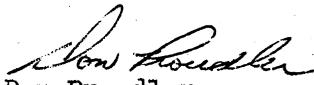
TO: CITY COUNCIL
FROM: TRANSIT SUPERINTENDENT

Council approval is respectfully requested to purchase three 51-passenger transit coaches at a cost of approximately \$77,000 each.

These buses would be required to provide service into the new sub-divisions in North Red Deer, also Bower Place, as recommended in recent transportation study.

Due to the rapid growth of the city, our present fleet is loaded to capacity with no room for expansion or unexpected major breakdown.

It is recommended the purchase be made from the Transit capital grant, subject to approval by the Province.


Don Proudler
Transit Superintendent

Commissioners' Comments

We recommend Council approve purchase of the buses as recommended by the Transit Superintendent. An order of the buses at this time would allow delivery of same in the third quarter of 1978. A delay in purchase may result in a 5% to 8% price increase plus a further delay in delivery of the buses of about 6 months.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 10

November 22, 1977

TO: City Clerk
FROM: City Engineer

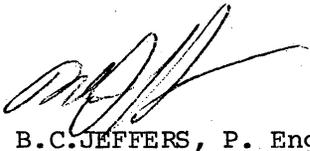
RE: Normandeau Trunk River Crossing

In 1975 the Engineering Department initiated a study on the water distribution system to determine the effect of adding additional areas such as Normandeau, Highland Green, Northlands etc to the system. The report concluded that it was necessary to construct a large diameter feeder main from the Water Treatment Plant to 76th Street. The purpose of this line would be to increase flows and pressures within the existing developed areas and provide for expansion in the new subdivisions.

As part of the overall program a twenty inch diameter trunk was constructed along 67th Street from 52nd Avenue to 64th Avenue in 1976. In addition a major trunk comprising 30" and 36" pipe was constructed in 1976-1977 from 63rd Street to 76th Street. These lines are presently tied to the existing small diameter river crossings. The construction of the first phase of the East Red Deer Trunk Water line in 1977 now enables the construction of a large diameter river crossing to tie the existing lines on the north side of the river to the Treatment Plant.

The estimated cost of the 36" diameter river crossing and the extension north to 63rd Street is \$540,000.00. The river crossing is to be completed by spring break-up so it is therefore proposed that tenders be called approximately February 1, 1978 with construction to start approximately March 1, 1978. Due to the heavy workload on City forces and the complexity of the river crossing and tunnelling of Gaetz Avenue it is recommended that the works be undertaken by a consultant. Please refer to the attached map for the approximate location of the subject water lines.

Council's consideration for proceeding with this project including tender call is respectfully requested. The award of tenders will be brought forward to Council at that time.



B.C. JEFFERS, P. Eng.

RKP/ab
cc: City Treasurer
Public Works Supt.
attachment

DATE: November 24, 1977

TO: City Clerk

FROM: City Treasurer

RE: NORMANDEAU TRUNK RIVER CROSSING

It is my understanding the above project cost is to be recovered from subdivision lot sales.

As not all areas to be served by the waterline are to be sold in the immediate future, City Council should pass a debenture bylaw. This bylaw will ensure financing is available at an 8% interest rate until all the lots are sold.

Bylaw No. 2565/77 is attached to authorize the borrowing of the \$540,000. It should be noted the calling and awarding of tenders should comply with Local Authorities Board requirements.



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

AW:mw

Att'd.

Commissioners' Comments

We concur with the recommendations of the Engineer & Treasurer and recommend Council give first reading to the attached debenture Bylaw No. 2565/77, and authorize proceeding as outlined in the Engineer's report, subject to no physical construction being undertaken until the bylaw has been approved by the Local Authorities Board.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 11

October 28, 1977

TO: City Commissioner

FROM: City Assessor

RE: Proposed Downtown Land Acquisition

Attached is a photo copy of my report of July 5, 1977, which was presented to the Parking Commission and in turn to a Committee of the Whole of Council.

An offer to purchase the properties (subject to approval by all approving authorities) based on our appraised values was submitted to Hicke Real Estate Ltd. on September 29, 1977. On October 25, 1977, we received counter offers as indicated on the attached report. A follow up letter respecting the other properties was mailed October 28, 1977.

In view of the current situation, I believe the report and negotiations should be presented to City Council for their consideration and guidance to the Administration.



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

July 5, 1977

TO: Secretary of Parking Commission
FROM: City Assessor

May i advise that the City Administration has been negotiating the possible requisition of the following described properties.

When the properties were appraised for the Downtown study and possible Oxford development, the owners felt the prices quoted were too low. Subsequent to this it was agreed that we would both have the sites appraised by out of town appraisers and meet again following the completion of the appraisals.

The following is a breakdown of the appraisals and the amount Mr. Cadman stated has been offered.

Address	Lots	Their Appraisal	Our Appraisal	Offer	
4905 - 48 St.	22 & 23	86,000	92,500	125,000	- 125,000
4901 - 48 St.	24 & 25	89,000	92,500	133,000	- 135,000
4902 - 47 St.	26 & 27	86,000	79,714	125,000	- 125,000
4906 - 47 St.	28 & 29	82,000	79,714	125,000	- 125,000
		<u>343,000</u>	<u>344,428</u>	<u>508,000</u>	

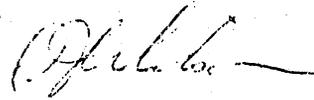
HICKIE
OCT 21/77
COUNTED
OFFER

In addition to the above we also appraised:

4810 - 48 St.	16, Pt. 17	58,000	47,500	135,000	77,400
4910 - 47 St.	30 - 32	-	119,572	135,000	135,000

It should be noted that our appraisals were done on a square foot basis and not as individual lots.

In view of the differences in appraised values and the reported offers, would you please make a recommendation for our guidance.


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

HRE

HICKE REAL ESTATE LTD.

22.

5014 - 49 Street
Red Deer, Alberta
T4N 1V5

Phone
346-6608
346-2004

Phone Evenings
346-6854 G. Jespersen
346-2286 A. Cadman

NEW & RESALE HOMES - INSURANCE - MORTGAGES - RENTALS - PROPERTY MANAGEMENT - DEVELOPERS



CROSS CANADA REAL ESTATE SERVICE

October 21, 1977

City of Red Deer
City Hall
Red Deer, Alberta.

ATTENTION: MR. DON WILSON

Dear Sir:

Re: Lot 16, Part of 17, containing 18.9 foot frontage, Block 26, Plan K
4810-48 Street, Red Deer, Alta.

Further to your letter of September 29, 1977, we thank you for your offer on the above property. However we are not in agreement with your offering price and wish to make you aware that our price to sell this property on or before November 29, 1977 would be \$77,400.00, of which terms maybe considered.

If our offer is not accepted by November 29, 1977, we would appreciate the opportunity to proceed with our development plans for this property.

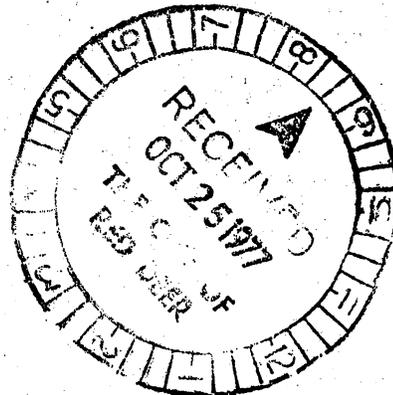
Thanking you and we will be awaiting your reply.

Yours truly,

HICKE REAL ESTATE LTD.

Alf Cadman
clw.

cc: Mike Day, City Commissioner





HICKE REAL ESTATE LTD.

5014 - 49 Street
Red Deer, Alberta
T4N 1V5

Phone
346-6608
346-2004

Phone Evenings
346-6854 G. Jespersen
346-2286 A. Cadman

NEW & RESALE HOMES - INSURANCE - MORTGAGES - RENTALS - PROPERTY MANAGEMENT - DEVELOPERS



CROSS CANADA REAL ESTATE SERVICE

October 21, 1977

City of Red Deer
City Hall
Red Deer, Alberta.

ATTENTION: MR. DON WILSON

Dear Sir:

Re: Lots 26, 27, Block 20, Plan K
4902-47th Street, Red Deer, Alta.

Further to your letter of September 29, 1977, we thank you for your offer on the above property. However we are not in agreement with your offering price and wish to make you aware that our price to sell this property on or before November 29, 1977 would be \$125,000.00, of which terms maybe considered.

If our offer is not accepted by November 29, 1977, we would appreciate the opportunity to proceed with our development plans for this property.

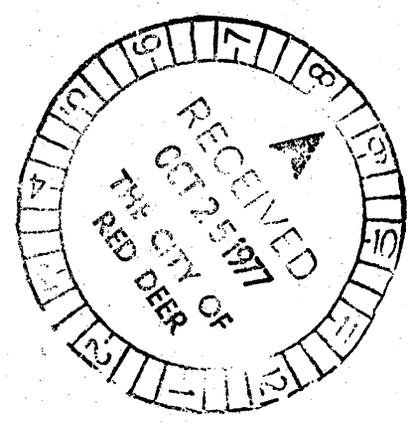
Thanking you and we will be awaiting your reply.

Yours truly,

HICKE REAL ESTATE LTD.

Alf Cadman
clw.

cc: Mike Day, City Commissioner



HRE**HICKE REAL ESTATE LTD.**5014 - 49 Street
Red Deer, Alberta
T4N 1V5Phone
346-6608
346-2004Phone Evenings
346-6854 G. Jespersen
346-2286 A. Cadman

NEW & RESALE HOMES - INSURANCE - MORTGAGES - RENTALS - PROPERTY MANAGEMENT - DEVELOPERS

**CROSS CANADA REAL ESTATE SERVICE**

October 21, 1977

City of Red Deer
City Hall
Red Deer, Alberta.ATTENTION: MR. DON WILSON

Dear Sir:

Re: Lots 24 , 25, Block 20, Plan K, 4901-48 Street, Red Deer, Alta.

Further to your letter of September 29, 1977, we thank you for your offer on the above property. However we are not in agreement with your offering price and wish to make you aware that our price to sell this property on or before November 29, 1977 would be \$135,000.00, of which terms maybe considered.

If our offer is not accepted by November 29, 1977, we would appreciate the opportunity to proceed with our development plans for this property.

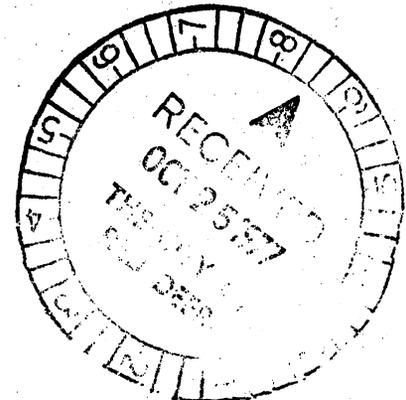
Thanking you and we will be awaiting your reply.

Yours truly,

HICKE REAL ESTATE LTD.


Alf Cadman
clw.

cc: Mike Day, City Commissioner





McFARLANE-GOODACRE MOTORS LTD.

SALES AND SERVICE

3010 - GAETZ AVENUE
RED DEER, ALBERTA
T4N 5E6
[403] 346-6621

November 1st, 1977

The City of Red Deer,
Land Assessment and Taxation Office,
City Hall,
RED DEER, Alberta

Dear Sirs:

Att'n: Mr. D.J. Wilson

We now have your letter of September 29th directed to Hicke Real Estate Ltd. covering your offers to purchase certain properties adjacent to 49th Avenue and 48th Street.

The principals of our company own the following parcels:

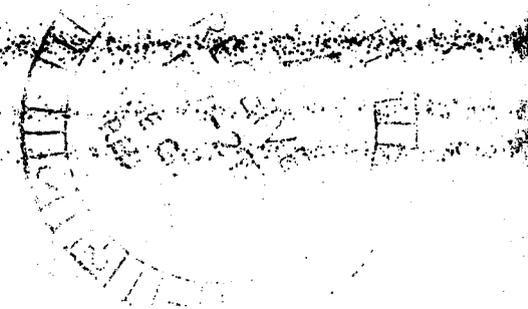
- 4905-48 Street Lots 22 & 23
- 4906-47 Street Lots 28 & 29

Please be advised that we would be prepared accept an offer of \$250,000.00 (Two hundred and fifty thousand dollars) which would cover both parcels. We are not prepared to sell one parcel without including the other.

Yours very truly

RAG/jkm

R.A. Goodacre



PHONE 346-2221

DR. J. A. LAMPARD
OPTOMETRIST

102-4808 Ross Street,
RED DEER, ALBERTA

9.11.77

Mr. D J. Wilson,
City Assessor,
City of Red Deer.

Dear Sir,

RE. Lots 30-32, Block 20, Plan K.
4910-47 street.

I believe your offer to purchase refers to the above property, and not 43A Ave. We would accept \$135,000.00 for the above properties. This is approximately your offer plus the usual 10% for inflation from last year, and it is also the same as an offer we are currently considering. We would prefer to sell to the City, and ask for your reply by Thursday, Nov. 17.

Yours truly,

J.A. Lampard
J.A. Lampard.



u:
n alpe y L

Commissioner's Comments

In order to formalize the above matter apart from Lots 16 and west 18' of 17, Block 26, Plan K (4810 - 48 Street) which is the subject of a separate report, I recommend that Council formally decline the offers to sell to the City the lands noted, as we have been unable to negotiate any reduction in the asking prices which is far in excess of fair market value and there are no compensating benefits such as potential for consolidation with adjacent lands, etc.

"M.C. DAY"
City Commissioner

NO. 12

November 24, 1977

TO: City Council
FROM: City Assessor

RE: Lots 16 and West 18 Feet 9 Inches of 17,
Block 26, Plan K
4810 - 48 Street

With respect to the attached letter dated October 21, 1977, from Hicke Real Estate, offering to sell the above described property to the City for \$77,400.00, may I submit the following comments.

The previous City Council instructed the administration to negotiate the acquisition of the above described lands to be used as parking and future long range land banking. The City owns all the properties to the west of this site with the exception of Mr. Gehrke's property located in the middle of block and for which we have a gentleman's agreement of first refusal.

In view of the difference in opinions as to the market value of the site, it was agreed that both parties would acquire appraisals.

The following is breakdown of the negotiations to date:

- | | | |
|----------------------|--------|------------|
| 1. Our Appraisal | 47,500 | June /77 |
| 2. Their Appraisal | 58,000 | May /77 |
| 3. Their Offer | 77,400 | Oct. 21/77 |
| 4. Our Counter Offer | 65,000 | Nov. 16/77 |

Our counter offer was verbally declined and as their offer of \$77,400.00 expires on November 29, 1977, the matter is referred to City Council for their consideration.


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

att'd

Commissioner's Comments

Although the asking price is in excess of our opinion as to market value, it is not unusual to pay a higher price in order to acquire lands adjacent to existing property for the purpose of assembling a larger parcel.

I recommend Council approve acquisition of the land for the sum of \$77,400.

"M.C. DAY"
City Commissioner

NO. 13

November 8, 1977

TO: City Commissioner

FROM: Parks Supt.

RE: 1977 Contracts for Trailer Park Management and
Turf Mowing

Council has directed that I submit a report on the results of these two contracts (Council minutes of May 9, 1977).

1. Trailer Park Management

The contract was very successful. Some savings were effected as opposed to the use of regular labor staff, and supervision was better as the Manager was responsible for supervision on a 20 hour per day basis. The contract was for 1977 summer season only, and I have presently invited tenders for a 1978 contract.

2. Turf Mowing

This contract was let for a 3 year period, 1977 being the first year, and involved approximately 25% of the City's total mowing (N.W. section of the City). Some problems were evident, chiefly because mowing was difficult to keep under control this year due to heavy grass growth all summer and well into the fall. Discussions with the contractor took place on several occasions and this, together with the experience he has gained, leads me to believe there will be few problems in 1978. I recommend for continuation of the contract.

Submitted for information.



L.A. McMURDO,
Parks Supt.

LAM/ab

cc: City Engineer

Commissioners' Comments

When the previous Council authorized these contracts they requested a report be brought back to evaluate the action taken. The report would indicate that apart from a few minor problems due to the wet season this past year, the action taken is proving extremely successful and we suggest this report be filed.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER



NO. 14

RED DEER, ALBERTA

T4N 3T4
November 14, 1977

TO: City Council

FROM: Economic Development Committee

At the Economic Development Committee meeting held November 8, 1977 a discussion took place in regard to the matter of deficiency at the Sewer Treatment Plant and in regard to the correspondence from the province regarding the need for additional upgrading. Following is the motion passed by the Committee:

"That the Economic Development Committee recommends to Council of the City of Red Deer that in conjunction with the present study of the deficiencies of the existing Sewage Treatment Plant, that they prepare a timetable for implementation of additional upgrading of the Sewage Treatment Plant."

The above discussion of the Committee is submitted for Council's consideration and approval.

Respectfully submitted,


A. PECK
Economic Development
Committee

/ca

Commissioners' Comments

At the time Reid, Crowther & Partners were commissioned to undertake this study, their terms of reference included preparation of all appropriate time schedules.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

NO. 15

November 9, 1977

TO: City Clerk
FROM : Parks Supt.

RE: Additional Charges for Interments on Weekends or Holidays

I have been advised that local funeral homes and the public are not happy with our policy of charging at actual cost for extra work involved in interments on Saturday, Sundays or declared holidays. Rather, they would prefer us to charge a flat rate.

Our present policy is to charge the funeral home the actual additional cost of labor required to administer interments which are requested during other than regular working days e.g., three man hours or whatever is necessary. We have felt this is fair as the City in this way recovers its actual "out of pocket" costs for a given burial; no more or less.

The funeral homes argue that bereaved families normally wish to settle the account at the outset, and not wait until after the funeral for actual additional costs to come in from the City. Until these costs are in, the funeral homes cannot quote a final cost to the family.

As it is our wish to serve the public need, perhaps we should consider a flat rate. A flat rate would simplify the paper work for City staff and the public as well.

Subsequent to discussion with my staff, I have ascertained that the average "non work day" burial involves 3 hours labor. At present rates this amounts to $\$7.90 \times 3 = \23.70 . Few burials require less time, some a bit more if problems are encountered. Bearing in mind rising costs, I believe a flat rate of $\$35.00$ would be in order, and would be adequate to cover our average cost for at least a year or two into the future.

Please consider this recommendation, and if you believe it has merit, perhaps with the Commissioner's approval it should go before City Council. If this happens, an amendment to the Cemeteries Bylaw should be prepared for Council consideration.



L.A. McMURDO,
Parks Supt.

LAM/ab

Commissioners' Comments

We concur with the Parks Superintendent that a flat rate charge would simplify the administration of the bylaw and would probably be of greater convenience to the general public. We suggest Council authorize preparation of an appropriate amendment to the Cemetery Bylaw with a flat rate charge of \$35.00 for the extra work involved.

"K. CURLE"

"M.C. DAY"
City Commissioner

NO. 16

DATE: November 23, 1977

TO: City Clerk

FROM: City Treasurer

RE: TRAFFIC BYLAW NO. 2282

City Council approval is requested for some procedural changes in regard to towing of vehicles for snow removal and street cleaning.

The past procedure has been that vehicles illegally parked when snow removal or street cleaning operations were in progress, would be towed to a storage lot in the City owned West Yards. Due to the growth in the size of the City and the need for the storage yard for other requirements, in the 1976-77 winter season the City began towing illegally parked vehicles during snow removal operations to side streets. The vehicles would still receive a ticket for being illegally parked but it was more convenient for the person to pick up his vehicle.

Starting with the 1977-78 winter season all illegally parked vehicles during snow removal operations or street cleaning will be towed to a sidestreet. The only exceptions would be unlicensed vehicles or out of province licensed vehicles. We propose to tow these vehicles to a storage lot operated by the towing contractor. This is similar to the procedure followed by the City of Edmonton.

Section 1201(1) of the City of Red Deer Traffic Bylaw No. 2282 states as follows:

1201 (1) Any Police Constable is hereby authorized to remove or cause to be removed any vehicle or trailer

- (a) Parked in contravention of a provision of this By-law, or
- (b) Where emergency conditions may require such removal from a highway.

Such vehicle may be removed to a place designated by the Commissioners where it will remain impounded until claimed by the owner thereof or his agent.

To authorize the new procedure Section 1201(1) (b) will require amendment by deleting "where it will remain impounded until claimed by the owner thereof or his agent."

The penalty under the Bylaw for illegally parked vehicles during snow removal operations and street cleaning is \$5 plus the tow fee. It is proposed the tow fee be included in the fine and a fine of \$15 be levied. For comparison the City of Edmonton has a \$25 penalty.

Required Action

City Council approval is requested for the following amendments to Traffic Bylaw No. 2282:

1. To allow City Commissioners to authorize towing of vehicles to a sidestreet.
2. To authorize a penalty of \$15 for illegally parked vehicles instead of the present \$5 penalty plus towing fee.

The \$15 penalty noted above would be applicable for only those vehicles removed for snow removal or street cleaning. The towing fee would be included in the \$15 penalty.



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

AW:mw

Commissioners' Comments

Concur with the recommendations of the City Treasurer.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 17

November 22, 1977

TO: City Clerk
FROM: Acting City Engineer

RE: Normandeau Water Line Extension

In conjunction with the proposed development of an International Harvester's Dealership and the extension of the Northlands subdivision, Council's consideration is requested for proceeding with the extension of a 14" and 20" water main as per the attached plan. The Engineering Department recommends that this work be undertaken by City forces early in 1978. The estimated cost of the project is \$90,000.00.


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

✓
RKP/ab
cc: City Treasurer
General Public Works Supt.

attachment

2607.05

LOT B

N 2

2606.85

77 STREET

LOT C

MOBILE

HOME

PARK

76 STREET 14"

703.2

27

14

718.2

590.52

PROP 20" AVENUE

1320.89

UTILITY LOT
PROP. 20"

52

30"

563.71

PROP 14"

UTILITY LOT.
550.5

UTILITY LOT

1321.2

SER. 20

AVENUE

GAETZ

E. 14"

38.

14"

SCALE:
1" = 200'

377.71

100

ICE

ICE

Commissioners' Comments

Concur with the recommendations of the City Engineer. If Council approves this action, the costs of the project will be funded out of working capital.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 18

23 November 1977

TO: COUNCIL
FROM: CITY CLERK

RE: CHRISTMAS GREETINGS

In the past years it has been customary for the City to place Christmas greeting ads in the City newspapers and on radio and television. I find that at this point in time (October 30 financial statement) that I have already over-expended the general advertising budget for this year due to unforeseen advertisements which have come up during the year. I have also determined that all Christmas greetings this year will cost approximately \$800.00 to \$900.00 and because of the fact the advertising account is over-expended, I seek direction from Council as to whether or not they wish to proceed with Christmas greetings this year.

Respectfully submitted,

"R. STOLLINGS"
City Clerk

Commissioners' Comments

If Council wish to proceed with the greetings, it is suggested a resolution be passed authorizing such expenditures.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER

41.

NO. 19



LAND ASSESSMENT
AND TAXATION OFFICE

RED DEER, ALBERTA
T4N 3T4

November 17, 1977

Chapman Abercrombie
208 - 4808 Ross Street
Red Deer, Alberta
T4N 1X5

ATTENTION: D. Ast

Dear Sir:

RE: NW $\frac{1}{4}$ 2-38-27-4
D. A. Hurlburt

Further to our telephone conversation, may I confirm that I discussed the possible acquisition of the above described property with Mr. D. Hurlburt on November 16, 1977, and we verbally agreed to submit the following offer to City Council for their consideration.

1. Purchase price for clear title to be on the basis of \$5,000.00, per acre.
2. Payment to be 1/5 on signing of agreement and 1/5 on the four succeeding anniversary dates.
3. No interest on outstanding balances.
4. Mr. Hurlburt to have the right to reside on the farm and farm the lands until the property is paid for in full.
5. Mr. Hurlburt to have the right of first refusal to lease the property for the 3 years following the City's last payment subject to paying the then current market rental basis for similar properties as estimated by the City's Land Department.
6. The City to be responsible for property taxes from date of agreement.

Page 2
November 17, 1977

42.

7. The purchase to be subject to the approval of all approving authorities. No money to be payable until approvals obtained.

8. Mr. Hurlburt to have the right to remove the existing seven wood bins and three steel bins at time of vacating the lands.

I believe these were all the points discussed and may I suggest that if you and your client are in agreement that you confirm same to me in order that I may present this matter to City Council.

Yours truly,



D. J. Wilson, A.M.A.A.
City Assessor

DJW/bt
cc D. A. Hurlburt

P.O. Box 135
Red Deer, Alberta

November 21, 1977

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

Attention: Mr. D. J. Wilson

Dear Sirs:

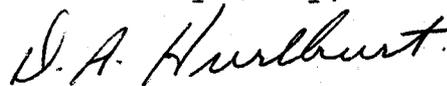
Re: N.W. 2-38-27-4

Further to your letter of November 17, 1977, I would confirm that I am prepared to offer the above property to the City on the terms set forth in your letter subject to the following modifications:

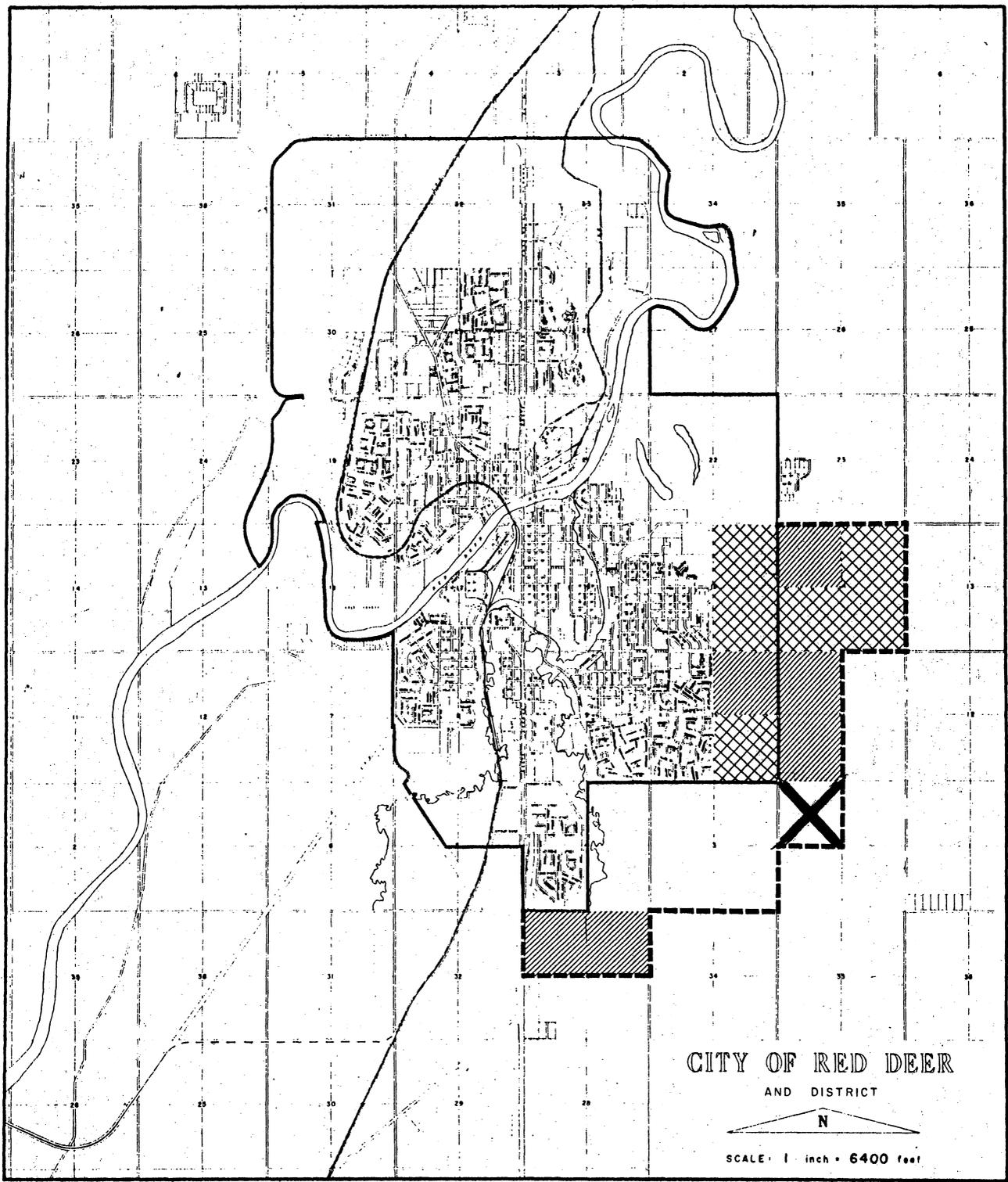
1. I will have the right to reside on the farm and farm the lands, or rent or lease the buildings and lands, with all revenue coming to me, until the property is paid for in full.
2. You will submit the proposal immediately to the City of Red Deer Council and then the approval of all approving authorities must be obtained on or before March 31, 1978 or the agreement is void.
3. I will not only have the right to remove the bins described in your letter of November 17, but will also have the right to remove any further buildings or structures that are erected by me, so long as the land is returned to its present state.

I would confirm that subject to these clarifications, it would now be in order for you to present this matter to Council as my offer to sell the above property to the City on the conditions set forth herein and in your letter of November 17, 1977, a copy of which is attached hereto.

Yours very truly,



D. A. Hurlburt



CITY OF RED DEER
AND DISTRICT

N

SCALE: 1 inch = 6400 feet

LAND OWNERSHIP

- CITY CONTROLLED 
- DEVELOPER CONTROLLED 

MAP

5

DATE: November 23, 1977

TO: City Clerk

FROM: City Treasurer

RE: NW 1/4 2-38-27-4
D. A. HUILBURT

It is my understanding the above land is being submitted to City Council for approval to purchase.

To approve the purchase it will be necessary for City Council to approve a debenture bylaw. In addition to City Council approval, Provincial Local Authorities Board and County of Red Deer Approval is required.

The reason a debenture bylaw is recommended is that in the event financing is required for the land, funds at 8% interest could be obtained.

The cost of the land and any interest charges incurred will be recovered from the sale of lots when the land is developed.

I would recommend the land sale agreement provide for the City to have the ability to pay the land in full at any time and take over possession. This clause should be considered in the event the land is required within four years.



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

AW:mw

Att'd.

Commissioners' Comments

We concur thoroughly with the recommendations of the City Assessor and recommend Council approve purchase of this land, subject to approval of all approving authorities and the conditions outlined by the City Assessor and Mr. Hurlburt in his letter dated November 21, 1977.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

NO. 20

23 November 1977

TO: COUNCIL
FROM: CITY CLERK

RE: MEETINGS OF COUNCIL DURING THE CHRISTMAS
SEASON

If our current policy of holding Council meetings every 2 weeks is to be adhered to, one meeting of Council will fall on Wednesday, December 28th. In order that we may plan for advertising zoning bylaw amendments, etc., direction of Council is required as to whether or not this particular meeting should be held on December 28th.

There are several alternatives available to Council should they wish to consider same, and I will outline them hereunder.

- (1) the meeting scheduled for December 28th could be cancelled entirely.
- (2) the meeting could be held December 19th rather than 28th.
- (3) Council could deviate from the present policy of holding meetings every 2 weeks and hold the next meeting December 12th with another meeting three weeks later on January 3rd.

Your consideration of the above would be appreciated.

Respectfully submitted,

"R. STOLLINGS"
City Clerk

Commissioners' Comments

It would be our recommendation to Council that option (1) above be followed. Construction and development activity does slow down over the Christmas/New Year period which tends to make for light agendas. In addition, because of the slow down in business activity many senior members of staff tend to take some of their vacation at this time of the year. This coupled with the statutory holidays at this time of year, makes preparation of agendas difficult.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION

NO. 21

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

November 18, 1977

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

Dear Sir:

Re: Block X, Plan 2376 A.I.
Highland Green Extension,
Mr. T. McRee

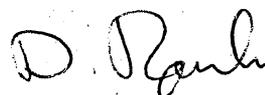
Please be advised that the plan to create 80 single family lots and 79 multiple family units, was approved by the Red Deer Regional Planning Commission on September 30, 1977.

The area to be affected by this rezoning is a thirty acre piece of land located south of 67th street and west of the Auction Mart and Alberta Transportation building.

Condition #2 of the decision requires the approval of City Council for the rezoning of the area according to the approved plan.

We respectfully request City Council give the first reading to this Zoning By-law, but defer the final reading until all the conditions of the subdivision are met.

Yours truly,



D. Rouhi, MCIP
SENIOR ASSOCIATE PLANNER

/cc

c.c. City Engineer,
City Assessor,
Building Inspector.

attachment.

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 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 STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

NO. 22

November 10, 1977

TO: City Council
FROM: City Clerk
RE: ZONING APPEAL FEES

As the result of a recent court decision in Edmonton, a municipality does not have the power to establish a fee to be payable by the appellant when filing an appeal to the Development Appeal Board.

The City of Red Deer Zoning Bylaw provides that an appellant when filing a Notice of Appeal shall pay an appeal fee of \$10.00. In view of the recent decision, it appears the charge should be discontinued and the bylaw amended accordingly.

Zoning Bylaw Amendment No. 2011/AAA-77 which is located in the bylaw section of this agenda, provides accordingly.

R. STOLLINGS,
City Clerk

CS/jt

Commissioners' Comments

Concur with the recommendations of the City Clerk. It would appear the City has no option to taking this course of action, but in so doing Council should be aware that for a typical Development Appeal Board hearing, the City Clerk's Department mail approximately 400 letters prior to the hearing and a further 400 after the hearing, and we estimate direct costs associated with one hearing, not including any indirect costs or overhead, at approximately \$1200.00 per month.

"K. CURLE"
Mayor

"M. C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION ^{50.}

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

NO. 23

November 23, 1977

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

Dear Sir:

Re: Zoning By-law 2011/VV-77

At the August 2nd Council meeting, third reading was given to zoning by-law amendment #2011/Z-77 expand the C.1 zone in the downtown area.

The City's current policy for development within the downtown area requires certain setbacks along streets and lanes and where possible, these setbacks are dedicated to the City for future widening of the right-of-way. Table D and Zoning Map A.31 of the Zoning By-law govern this policy.

In conjunction with the City Engineering Department, we have reviewed the setback requirements within the enlarged C.1 Zone. It is our conclusion that the future long term growth pattern of downtown will require wider rights-of-way and the present setback policy should be extended to the enlarged C.1 zone.

Section 50 of the Zoning By-law regulates the heights of buildings on certain streets in the downtown area. In effect, buildings erected on sites abutting these streets must be at least two storeys above grade. The philosophy for section 50 is that this tends to encourage a more intense use of the land and which in turn indirectly tends to keep the downtown area more compact. With the completion of the 51st Avenue re-alignment, it is recommended that this concept be extended to 51st Avenue.

The attached amending zoning by-law, if approved, will bring about these recommended changes.

cont'nd....

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

..
2

I will be prepared to review these changes with the aid of the overhead projector at the Council meeting, if it is so desired.

It is recommended that By-law 2011/VV-77 be given first reading.

Yours truly,



Monte Christensen,
ASSOCIATE PLANNER.

/cc

Commissioners' Comments

Recommend Council proceed with the revised setback plan as proposed by the Red Deer Regional Planning Commission.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 24

November 23, 1977

TO: CITY COUNCIL
FROM: MAYOR KEN CURLE

RE: OVER-EXPENDITURE - ACCOUNT #25-11036
MAYOR'S PUBLIC RELATIONS

During the first ten months of the year, Council authorized certain expenditures to be charged to the Mayor's Public Relations Account and which expenditures were not anticipated at the time of the preparation of the Budget. We are now in the position where the Public Relations Account is currently over-expended and with additional anticipated expenditures for November and December, it would appear the total Account at the year end will be over-expended by approximately \$3,000.00.

Council authorization to over-expend the Account by \$3,000.00 is requested.

KEN CURLE,
Mayor

RS/pms

NO. 25

November 25, 1977

TO: COUNCIL

FROM: CITY CLERK

RE: ZONING BYLAW AMENDMENTS 2011/UU-77, 2011/YY-77,
2011/WW-77 and 2011/XX-77

A public hearing in respect of each of the above mentioned bylaws has been advertised for 7 p.m., Monday, November 28th.

Bylaw 2011/UU-77 provides for the rezoning of properties proposed for development by Toole & Cote Real Estate Limited and located west of Gaetz Avenue and north of 60 Street.

Bylaw 2011/YY-77 provides for the addition of "Coin Operated Laundromats" as a conditional use in C.5 zones.

Bylaw 2011/WW-77 provides for the rezoning of property located west of 52nd Avenue in the vicinity of 37 Street (Toole & Cote Real Estate Limited).

Bylaw 2011/XX-77 provides for the rezoning of property located north of 62nd Street and east of 50 Avenue (Henry Migallo Architects and Town Planners).

The comments and observations of the Red Deer Regional Planning Commission in respect of the above bylaws appear hereafter.

"R. STOLLINGS"
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

November 21, 1977

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

Dear Sir:

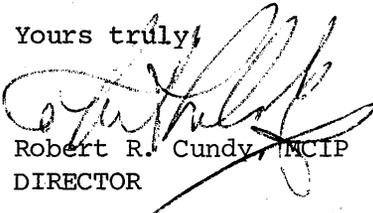
RE: Zoning By-Law 2011/UU-77
2011/WW-77
2011/XX-77

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.

Third reading should be withheld in each case, until all the conditions of approval have been satisfactorily met.

Yours truly,



Robert R. Cundy, MCIP
DIRECTOR



Monte Christensen,
ASSOCIATE PLANNER

/cc

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

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

November 23, 1977

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

Dear Sir:

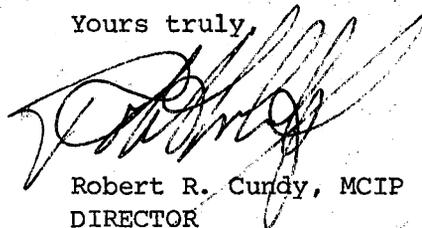
Re: Zoning By-law 2011/YY-77

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.

However, it is felt that a coin-operated laundromat is more appropriately located in the C.3 Commercial (Neighborhood) Zone, than in the C.5 Commercial (Highway) Zone.

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. Curdy, MCIP
DIRECTOR



Monte Christensen,
ASSOCIATE PLANNER

/cc

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

WRITTEN INQUIRIESNO. 1

The following written inquiry was submitted by Alderman Dale at meeting of Council October 31.

"Can a report be given to Council re: the intersection Gaetz Avenue junction of 51 Avenue and 45 Street.

Also what can be done to improve the traffic lights on the intersection?"

November 15, 1977

TO: City Clerk
FROM: City Engineer

RE: Written Inquiry - Intersection 51 Avenue & 45 Street

It is true that there is presently some confusion at the above noted intersection. The Engineering Department does believe however that the confusion is only temporary in nature and should sort itself out as motorists become aware of and familiar with the new traffic pattern.

As the pattern of traffic has changed, the timing of the lights will be investigated and altered if necessary. The street lights have been realigned to match the new intersection.

The new intersection created at 51 Avenue and 45 Street should ultimately provide a better traffic flow than what occurred on the old intersection - Gaetz Avenue and 45 Street. There are several reasons for this:-

1. 51 Avenue contains five (5) lanes for southbound traffic including a left turn lane for traffic eastbound on 45 Street, Gaetz Avenue had only four lanes for both southbound, left and right hand turn traffic.
2. A right turn lane has been created and channelized for West Park traffic. This turn occurs before the intersections and therefore decreases the number of vehicles stopped at the lights.
3. 45 Street has been realigned so that the offset that previously existed is removed. This should allow freer flow east and west.

..... 2

The Engineering Department would recommend against extending Gaetz Avenue into this intersection for two reasons:-

1. Conversion of Gaetz Avenue back to a through street would destroy the concept of the mall - the creation of a parking and shopping area, and the removal of through traffic.
2. The resulting intersection would become complex, hard to signalize and more confusing to the motorist. The intersection would have five streets entering it and would introduce additional traffic hazards that are not present in a typical intersection.

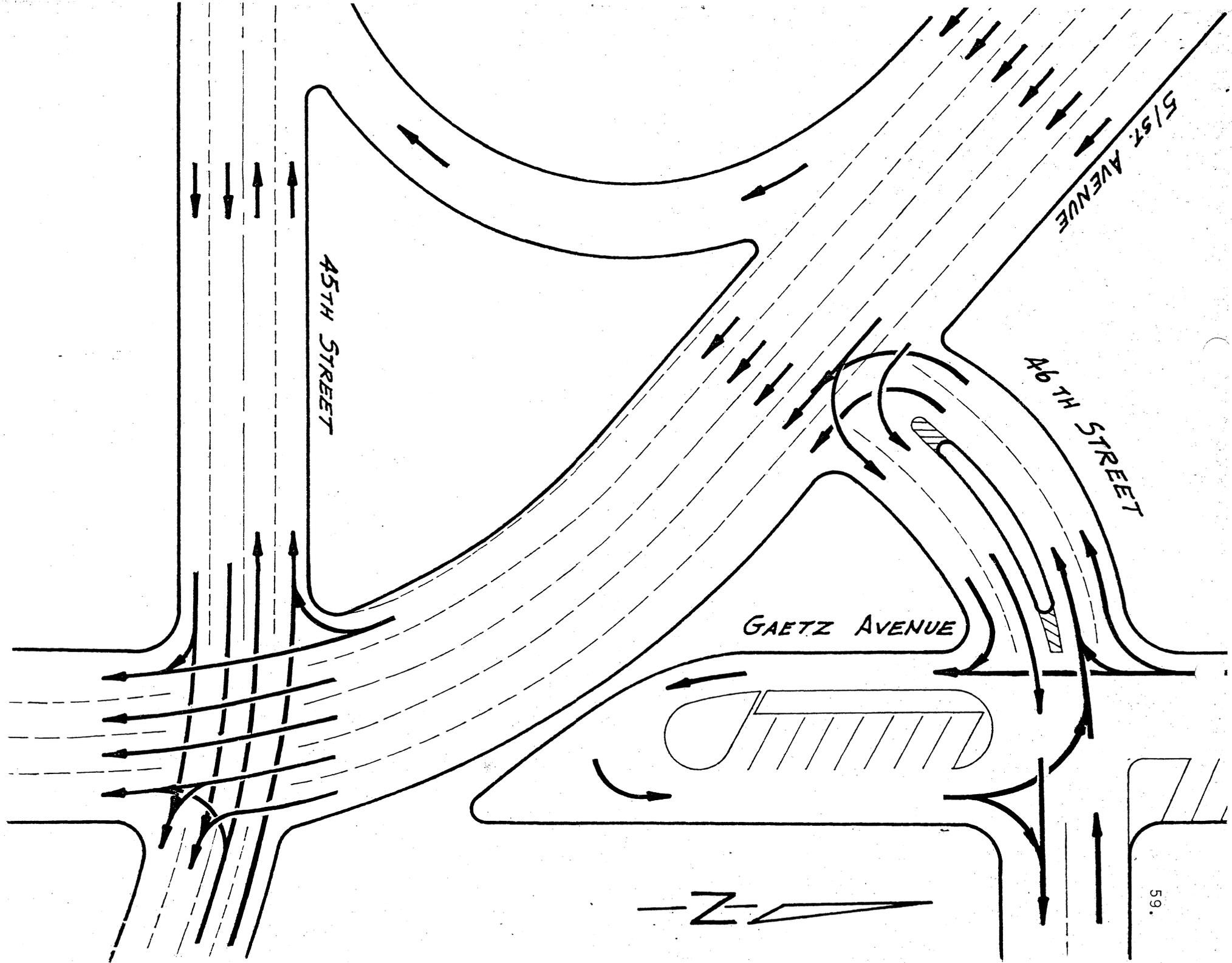
There will always be confusion initially where new traffic patterns are introduced. It is expected that this confusion will be short in duration and that inconvenience to the public will be minimal. During this period of transition the Engineering Department will make every effort to minimize confusion through signing, lane marking, public notice or whatever else may be deemed necessary.



B.C. JEFFERS, P. Eng.

BCJ/ab

cc: E.L. & P. Supt.



NO. 2

24 November 1977

The following written inquiry was submitted by Alderman Mabb at meeting of Council, October 31.

"It is requested that the appropriate city department heads investigate the problems being faced by farmers bringing their grain to the U.G.G. elevators on 51st Avenue and that a report be submitted outlining what steps could be taken to alleviate the situation."

November 24, 1977 61.

TO: City Clerk
FROM: City Engineer

RE: Written Inquiry - 51 Avenue

With reference to the above matter we would make the following comments:-

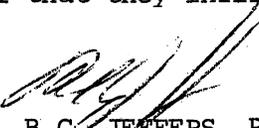
1. Prior to 51 Avenue being altered to a one-way south, farm trucks were able to approach from the south and enter the elevator.
2. We would assume that the exiting vehicles usually continued north as this would be much easier than making the sharp turn to go south again.
3. Both of the above situations; entry and exit were being accomplished illegally as the trucks had to cross the solid line and the southbound lanes to enter the elevators.
4. Aside from being illegal this action created traffic conflicts and increased the probability of an accident occurring. There have been no recorded accidents in the past two years, this is likely because of low traffic flows.
5. With the conversion of 51 Avenue to a major traffic artery parking has been removed from 51 Avenue. Any parking for grain elevator business will have to be accommodated on private property. There is parking available for rural residents with grain trucks doing business in town. This parking is on the west side of 52 Avenue from 49 Street south.

We realize that there is some inconvenience to the farmers involved and this is unfortunate. We also feel however, that the benefits derived from 51 Avenue becoming a one-way south more than offset the drawbacks, and as stated previously this alignment eliminates an illegal traffic movement and potential hazard.

There are alternate routes open to the rural residents:-

1. north on 49 Avenue and across to 51 Avenue via 53 Street.
2. entry to the City along Cronquist Drive and north along 54 Avenue and over to 51 Avenue via C.P.R. underpass.
3. entry along 67 Street and south to elevators.

These routes are obviously not as direct as that used previously (51 Avenue north) however we do not feel that they inflict an intolerable hardship to those affected.


B.C. JEFFERS, P. Eng.

BCJ/ab

NO. 3

TO: COUNCIL

The following written inquiry has been received from Alderman Ken McMillan.

"Could I have a review of the bylaws, etc., that allow sixplexes to be built in the older part of the Eastview Area (also 14 suite apartments).

I have had a number of complaints and would like full information prior to making any statements.

What could be done to halt the building or construction of more than a duplex in this and other residential areas?"

November 14, 1977

TO: City Clerk
FROM: City Engineer

RE: Construction of Six-plexes

The Engineering Department would recommend against construction of six-plexes or 14 suite apartments if it were determined that the density of population became such that the water and sewer services to the area became overtaxed. We would also resist construction of these units if the street system was in our opinion unable to cope with the increased traffic loads.



B.C. JEFFERS, P. Eng.

BCJ/ab

November 16, 1977

TO: G. Pecknold
FROM: R. Strader
RE: Alderman McMillan's inquiry.

The area referred to in the enquiry is zoned R.2. in which any multiple family use (duplex, triplex, apartment) is conditional.

In order for any of these use's to be approved the following procedure must be followed:

1. Application made for a building permit to Inspection Department.
2. Letters sent to all property owners within 200 ft. of the proposal. The letter indicates size of proposal, date on which it will be heard at MPC, ~~that the~~ plans can be looked at in the Inspection Departments Office and that written comments from the people contacted should be sent to our office before a certain date.
3. MPC after considering all factors, including the number of letters from residents, makes a decision.
4. The site is posted with a copy of the decision. Any party effected by the decision can lodge an appeal to the Development Appeal Board.

If Council wishes an admendment to the Zoning By-law could be brought forward which would exclude a specific area from conditional uses in a R.2. Zone. This has already been done in the Waskasoo Area and North Red Deer.

Our Department has prepared an admendment to the Zoning By-law which would limit applications for a specific property, which are refused, to one every six months. This should help to limit multi-family proposals to serious ones which have the support of the community.

It should be noted that multi-family projects in older areas often replace the less desirable homes in the neighbourhood. They are also suppling a type of accomdation which is badly needed and for which suitable land is becoming increasingly scarce.

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

November 24, 1977

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

Dear Sir:

Re: Written Enquiry - Alderman McMillan

Alderman McMillan's written enquiry specifically states:
"Could I have a review of the by-laws, etc., that allow 6-plexes to be built in the older part of the Eastview Area (also 14 suite apartments).

I have had a number of complaints and would like full information prior to making any statements.

What could be done to halt the building or construction of more than a duplex in this and other residential areas?"

First of all, an apartment is defined as any building used or intended to be used solely for four or more dwelling units.

Apartments are permitted uses in the R-3 zone and allowed conditionally in the R-2 zones. The older portion of Eastview is zoned R-2. This means that the Municipal Planning Commission must approve applications for apartment construction. Decisions of the M.P.C. can be appealed to the Development Appeal Board and reversed. In other words the decision to allow or disallow an apartment building in an older residential area is not necessarily made by the Municipal Planning Commission.

In order to halt the building or construction of more than a duplex in this area and in residential areas similar to it, the Zoning By-law would have to be amended so as to eliminate apartments as a conditional use in the R-2 zone.

An amendment of this type should be studied carefully before blanket approval is given. Apartment construction cannot be eliminated

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

because they are a viable and acceptable form of housing. Eliminating construction of apartments in the R-2 zone could have far reaching implications in the supply and quality of the housing stock in the City of Red Deer. A good proportion of apartment dwelling units is found in the R-2 zones. If the source of land for apartment development is suddenly reduced economic factors such as land costs, rents, etc., could be affected to the degree where it is not profitable to build rental accommodation.

On the other hand the concerns prompting Alderman McMillan's enquiry are, in some cases, valid and real.

The solution is not a simple rezoning stopping apartment construction but perhaps an in-depth examination of all modes of housing including everything from mobile homes to high rise apartments. This examination should determine the issues and strategy necessary to resolve the problems.

Yours sincerely,



Monte Christensen
Associate Planner

/mjw

Commissioners' Comments

The comments of the Planners should be given very careful consideration before any decision is made to change the present provisions of the Zoning Bylaw.

We believe that the concerns of Alderman McMillan will be largely alleviated by the passing of the proposed amendment to the Zoning Bylaw limiting applications for a particular site to one every six months. This will eliminate much of the annoyance to residents by the almost continuous notification resulting from speculative applications from developers who merely wish to obtain approval before buying land.

It is our opinion that a blanket refusal to development other than duplexes will have an adverse effect on the overall supply of low cost housing in the City.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

Capri Centre**FACT SHEET
NUMBER**for organizers of meetings,
conventions and banquets⁶⁷NO. 1

November 14, 1977

Mr. R. Stollings, City Clerk
4914 - 48 Avenue
Red Deer, Alberta

Dear Mr. Stollings:

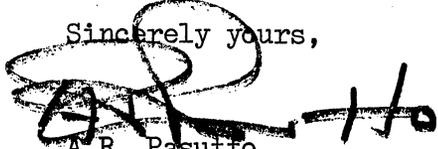
Further to your letter of October 13, 1977, and the proposed purchase of public reserve adjacent to the Capri Centre for the purpose of erecting a canopy. I am of the opinion that the canopy which has been designed for the entrance of the Capri Centre at a cost of approximately \$60,000.00 is almost a necessity for the appearance of this building, not to mention the convenience it will be to our guests. However, the cost to erect such a canopy and comply with city regulations is astronomical. First the City Engineering Department suggest in excess of \$24,000.00 to relocate the sanitary line. The City Assesors evaluate the land to be purchased in excess of \$45,000.00, this does not include extra expenses such as: surveying, legal and advertising costs.

I can assure you that if this is the only alternative to erecting the canopy, then the cost of this canopy is beyond reason at this point.

I would like only to request an a easement over the sanitary line in order to erect this canopy, and would be more than willing to be responsibly for any damages incurred to the said canopy if at anytime it was necessary to work on the sanitary line.

Trusting this meets with your approval.

Sincerely yours,



A.R. Pasutto
Managing Director

/wjb

Herbert Fielding, L.L.B.

BARRISTER & SOLICITOR

November 15, 1977

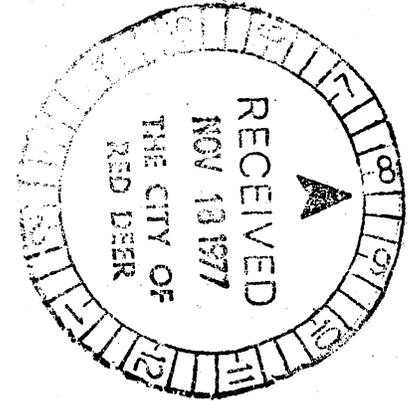
303 Bunn Building,
4820 Gaetz Avenue,
RED DEER, ALBERTA
T4N 4A4

City Clerk
City Hall
Red Deer, Alberta

Attn: Mr. R. Stollings

Dear Sir:

Re: Lot R2, Plan 5009 K.S.
Lot E, Plan 5009 K.S.
Lot G1, Plan 5235 M.C.



I act on behalf of Pasutto Hotels Ltd., the owners of the Capri Centre. As you are aware a canopy has been designed at an approximate cost of \$60,000.00 to improve the appearance of the new Capri Centre.

So that my clients can construct a canopy for the improved appearance of the hotel, and the convenience of the guests, without the necessity of incurring expense which would be uneconomical, I would ask on behalf of my clients that City Council would agree to the following.

1. ~~Re~~Construction of the canopy partially over land that is at present a public reserve and which the City is applying to acquire as City land for road use.
2. The establishment of such canopy without the necessity of removing sewer lines on the understanding that my clients will enter into an indemnity agreement on terms to be approved for the City by the City Solicitor.
3. That a comprehensive licencing agreement be entered into. The licence being for a nominal fee upon terms and conditions satisfactory to the City Solicitor.

It is my understanding that there have been no objections received to the conversion of the public reserve to City land and it would be my assumption that the City would acquire the land for road use without cost to the taxpayer. It should be appreciated that the land has very little other practical use and that my clients have every interest and incentive to maintain the land that will be occupied in a faultless condition.

I would, therefore, appreciate it if the matter could be referred to Council accordingly for their consideration.

Yours truly,

A large, stylized handwritten signature in black ink, appearing to read 'Herbert Fielding', written over a light blue horizontal line.

HERBERT FIELDING

HF:jam

November 22, 1977

TO: City Clerk
FROM: City Assessor

RE: Capri Centre
Lot R2, Plan 5009 KS

May we advise that City Council of October 11, 1977 agreed to sell a portion of the above described public reserve to the Capri Hotel for expansion purposes and also agreed to allow a license to occupy a future street.

In view of the letter submitted by the Capri, I would recommend that the previous Council resolution be rescinded and that upon registration of the public reserve as 51 Avenue, the Capri be given a license to occupy those portions of the lands encroached upon or not required by the City of Red Deer.


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

November 23, 1977

TO: City Clerk
FROM: City Engineer

RE: Capri Centre

The Engineering Department has reviewed the comments and requests of Mr. Pasutto and Mr. Fielding regarding the canopy to be constructed for the Capri Centre.

Generally speaking it has not been the policy of the Engineering Department to allow encroachment, especially of this nature, over utility mains.

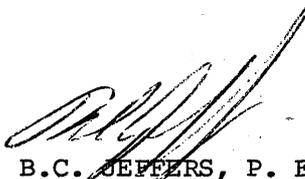
In view however of discussions held between the administration and Mr. Pasutto we would be willing to agree to the encroachment if a satisfactory agreement could be drafted. This agreement should contain but not be limited to the following points:-

1. The canopy height should be in the order of 16' - 18' so a backhoe could operate under it.
2. The City shall not be liable for any damages to the canopy, roadway or structure which might occur during the course of any repairs to the sanitary main.
3. The City shall not be liable for damage due to loss of business or inconvenience incurred during any necessary repairs.
4. The City shall not be liable for any public suits as a result of accidents under the canopy on City right-of-way regardless of the reason for the action.
5. Maintenance of the portions of the canopy and the roadway on City right-of-way shall be the sole responsibility of the Capri Centre.

..... 2

6. The City will attempt, where possible, to give advance notice of any intention to carry out repairs to the sewer mains. The City shall not however be obligated to do so. The City shall have continuous access to the site.
7. Should the sanitary sewer main become inoperable and beyond repair at any time in the future, the Capri Centre shall be responsible for the extra cost of relocating the main from the Capri property to the City roadway.

It is very unlikely that the sewer main will ever cause any serious problem. The Engineering Department would be remiss however in not protecting the City against that eventuality.



B.C. JEFFERS, P. Eng.

BCJ/ab
cc: City Assessor
Acting Building Inspector

Commissioner's Comments

In view of there being no objection to the proposed change in the public reserve to roadway, we have applied to the Provincial Planning Board for an order to this effect.

If this order is received, as requested, we see no serious objection to granting the request of the Capri Centre subject to the conditions outlined by the administration and an agreement satisfactory to the City Solicitor. If this action is acceptable to Council, I further suggest the resolution authorize the Mayor and City Clerk to execute an agreement with the Capri.

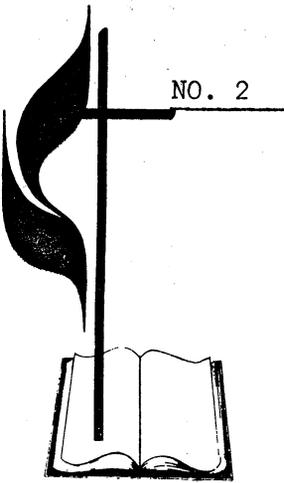
"M.C. DAY"
City Commissioner

Woodlea Pentecostal Tabernacle

5350 - 46th AVENUE — PHONE 346-3003
RED DEER, ALBERTA T4N 3N4

A. WERBISKI — PASTOR

November 21 1977



Mayor & City Council,
City Hall,
CITY of RED DEER.

Re: Lot 29, Block 11, Plan 762-1979

Due to extreme pressure upon my schedule in the completion and dedication of our church addition, I neglected to plan soon enough for the final payment of \$5,163.00 on the above mentioned lot, which was due Friday, November 18 1977.

On that Friday (November 18) the land office at City Hall was contacted to advise that payment would be made on Monday, November 21 1977. This morning at about 9:20 a.m. I presented a cheque for the above amount. At this time Mr. Don Wilson advised me that his office could not accept the cheque because of lateness, and that I would be required to present this matter to our City Council for consideration at the meeting of Monday, November 28 1977.

I hereby request permission to make the final payment so that I may proceed with construction of our home.

Sincerely,

A handwritten signature in cursive script, appearing to read 'A. Werbiski'.

A. Werbiski

STATUTORY DECLARATION

CANADA)
PROVINCE OF ALBERTA)
TO WIT)

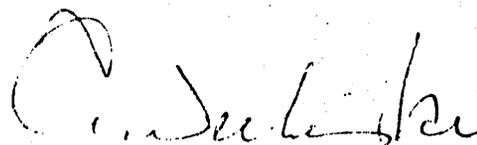
IN THE MATTER OF 74.
Lot Twenty-Nine (29) Block Eleven (11)
Plan 762 1979 Red Deer.

I, ALBERT WERBISKI, of the City of Red Deer, in the Province of Alberta, Minister, make oath and say:

1. THAT I have personal knowledge of the facts and matters hereinafter referred to, except where stated to be on information and belief.
2. THAT I am the optionee of Lot Twenty-nine (29) Block Eleven (11) Plan 762 1979 from the City of Red Deer.
3. THAT my final payment of Five Thousand One Hundred Sixty-three (\$5,163.00) Dollars was due on Friday the 18th day of November, A. D., 1977.
4. THAT I had saved for this final payment by way of Registered Home Ownership Plan with the Bank of Nova Scotia. I thought I could withdraw this money on attendance at the Bank, but discovered on the 18th day of November, A. D., 1977 that it would take at lease one (1) week to withdraw funds.
5. THAT the City of Red Deer Land Department was telephoned regarding my problem on the 18th day of November, A. D., 1977. Mr. Wilson's Secretary advised that it might be in order to make payment on Monday November 21, 1977. Payment was tendered on Monday November 21, 1977 but the same was refused.
6. THAT I make this Affidavit for the express purpose of inducing the City of Red Deer to relax the terms of the option agreement and permit me to make the final payment on the aforesaid lot and proceed with construction.

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

DECLARED AT RED DEER,)
in the Province of Alberta)
this 20 day of)
A. D. 1977.)




A Commissioner for Oaths in and for
the Province of Alberta

November 23, 1977

TO: City Clerk
 FROM: City Assessor

RE: Land Sale Agreement
 Lot 29, Block 11, Plan 762-1979
 A Werbiski - 56 Oakville Crescent
Oriole Park Extension

With reference to your memo of November 22, 1977, and attached affidavit, we submit the following:

March 18/77 Land Sale agreement signed, Home Owner Applicant policy in effect.

Nov. 4/77 Reminder letter forwarded to A. Werbiski noting that next payment in the amount of \$5,163.00 was due on November 18, 1977.

Nov. 18/77 It was confirmed by phone to an agent of A. Werbiski on this date that the payment would have to be in the Land & Tax Department on or before 4:30 p.m. of November 18, 1977, and/or if the payment was being sent in by mail that the envelope would have to bear a Post Office post mark dated not later than November 18, 1977. Please note that this is contrary to item #5 of the affidavit.

Dec. 18/77 Construction of concrete footings are to be completed on or before this date.

If Council approves the reinstatement of this agreement, we recommend that it be in accordance with the September 26, 1977 resolution for delinquent land sale agreements.

D. J. Wilson

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

att'd.

Commissioners' Comments

We recommend the land sale agreement be reinstated subject to the usual penalties being levied in accordance with the resolution of Council of September 26, 1977.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

Crowe, Duhamel & Manning

Barristers, Solicitors, Notaries

77.

NO. 3

DENNIS W. CROWE, B.A., LL.B.
DOUGLAS M. DUHAMEL, B.A., LL.B.
DONALD J. MANNING, B.P.E., LL.B.

SUITE 201,
4909 GAETZ AVENUE,
RED DEER, ALBERTA
T4N 4A7

In reply please
refer to:

OUR FILE No. 1963 DJM

YOUR FILE No.

November 21, 1977

The City of Red Deer
City Hall
Red Deer, Alberta

Attention: Mr. Robert Stollings,
City Clerk

Dear Sirs:

Re: Application to Relax Requirements of
Land Sale Agreement
Dennis Sjolie and Sharon Sjolie
Lot 8, Block 11, Plan 762 1979
50 Olsen Street, Red Deer, Alberta

This will confirm our telephone conversation on even date during which we inquired as to the procedure in relaxing the requirements of the City of Red Deer Land Sale Agreement concerning residency. We would be pleased if you would place on the City Counsel Agenda the matter of relaxation of the Land Sale Agreement of Dennis and Sharon Sjolie in connection with their purchase of property in the above connection. We undertake to provide you with a copy of the Statutory Declaration executed by Mr. Sjolie concerning the reasons supporting their application on or before November 22, 1977. Your prompt attention in having this matter placed on the next Counsel Agenda would be appreciated.

Yours truly,

CROWE, DUHAMEL & MANNING



for PER:

DONALD J. MANNING

DJM:dt

PROVINCE OF ALBERTA

TO WIT:

STATUTORY DECLARATION

I, DENNIS SJOLIE, of the Town of Drumheller, in the Province of Alberta, DO SOLEMNLY DECLARE THAT:

1. I am the declarant herein and as such have a personal knowledge of the facts and matters hereinafter referred except where stated to have been gained on information and belief.

2. THAT my wife, Sharon Ilene Sjolie and I entered into an option to purchase land from the City of Red Deer by agreement dated the 29th day of March, A.D. 1977, which land bears the following legal and municipal descriptions:

a) LEGAL:

LOT EIGHT (8), IN BLOCK ELEVEN (11), ON
PLAN 762 1979

b) MUNICIPAL:

#50 Olsen Street, Red Deer, Alberta

3. THAT on or about the month of April we commenced construction of a single family dwelling on the last described property with full intentions of moving into the residence once construction had been completed.

4. THAT I had been transferred to Red Deer, Alberta from Edmonton through my employment with Al Glover International Trucks Ltd. and have had a temporary residence in Red Deer since my date of transfer on January 10th, 1977.

5. THAT my wife and family remained in Edmonton after my transfer because of the difficulty we encountered in finding temporary accommodation in Red Deer and because of my wife's full time employment in Edmonton at the time of my transfer.

6. THAT since my transfer to Red Deer my wife and I have experienced extreme matrimonial difficulties as a result of which she has commenced Divorce proceedings out of the Supreme Court of Alberta in Edmonton.

7. THAT on or about October 1977 I again received a transfer while in the employment of Al Glover International Trucks Ltd. to the Town of Drumheller and have been residing in Drumheller since October 17, 1977 while my wife and family still remain residents in Edmonton, Alberta.

8. THAT I have listed the subject property for sale and have signed an interim agreement for the disposition of the said property.

9. THAT I am informed by my Solicitor and do verily believe that my wife has consented to the disposition of the Red Deer property as evidenced by her signature on a blank transfer received from her Solicitor in trust pending a settlement of the Divorce Action.

10. THAT I make this declaration in support of a motion to the City of Red Deer City Council to relax the requirements imposed on the original land sale agreement with the City allowing me and my

November 23, 1977

TO: City Clerk
 FROM: City Assessor

RE: Land Sale Agreement
 Lot 8, Block 11, Plan 762-0979
 Dennis A Sjolie & Sharon I Sjolie
 50 Olsen Street
Oriole Park Extension

Further to your memo of November 22, 1977, we submit the following:

March 29/77 Home Owner Applicant Agreement signed - 12 month residency clause in effect, purchaser liable for \$5,000.00 penalty if in default.

March 29/77 Lot paid for in full.

April 20/77 Land registered at Land Titles Office in the names of Sjolie and caveat filed by City against title for condition of land sale.

Nov. 22/77 Field inspection indicates residence is complete but not occupied.

We trust this is the information required for Council's consideration of Dennis Sjolie's affidavit requesting relaxation of the 12 month residency clause.



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

Commissioners' Comments

Under the circumstances described, we recommend the residency requirements of the land sale agreement be waived in this instance.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

NO. 4

G. Mitchell
#2, 4413 - 51 Avenue
RED DEER, Alberta

7 November

Dear Sir:

I have recently purchased a house (4413 - 51st Ave.) on Lot 11B, Block E, Plan 752 0274 and am interested in purchasing a small piece of land next to it which I think is called Lot 11C and belongs to the City.

I would be interested at some future date to build a small multi-purpose dwelling on it.

I am prepared at present to pay \$8,000. for the land.

Awaiting your reply.

Yours,

"G. MITCHELL"

November 21, 1977

TO: City Council
FROM: City Assessor

RE: Lot 11C, Block E, Plan 752-0274
5324 - 44 Avenue

With reference to Mr. Mitchell's letter of November 7, 1977, requesting to purchase the above described property may I submit the following.

The Lot in question is triangular having a frontage of 82.95' on 44 Avenue and a depth of 95.82'.

In 1973, the properties were both owned by a Mr. and Mrs. F. Andrew and they requested that the City purchase Lot 11C for the sum of \$1.00 plus outstanding taxes and the cost of a resurvey (total estimate \$1,446.00). The Building Inspector advised that a house could be designed and constructed on the site subject to yard relaxations by the Zoning Appeal Board. The extent of the relaxation would depend on the design of the house and its floor area. The Bylaw requires a minimum of 800 square feet.

It was the Building Inspector's opinion and the Commissioners agreed that the ideal would be to keep the two lots as a consolidated parcel but if Council felt that we could assist Mr. Andrews, it should be on the understanding that the City may resell the property rather than retain it for park purposes. Because of the costs involved, the Parks Superintendent recommended we not acquire the site.

City Council agreed to the acquisition and we proceeded to finalize this matter. Mr. Andrews continued to use the site for a garden.

I would recommend that the City sell the site to Mr. Mitchell as requested subject to both lots being resurveyed and registered as one site.


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

Sketch Attached.

STREET

N 89°42'00" E

PLAN 5881 H.W.

8.2

C of 2311.82

PLAN

K-9

S 04°05'00" E
C.C. of T. 192.6-125

118

11C

95.82
S 88°02'00" W

176.03
N 205°06'41" W
C.C. of T. 126.87

PLAN K-9

S 89°00'00" W

PLAN S 89°00'00" W
C.C. of T. 126.87
PI 504°20'00" E

FD 1501

50.05

55.78

44th AVENUE
N 36°02'05" E

811.10

793.16

PLAN 5711 H.W.

PLAN 586 H.W.

L-A

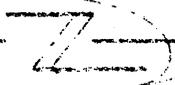
2.0

2

752 84.

APPROVED
THE DISTRICT
COMMISSIONER
MAY 1915

PLAN 5711 H.W.



Commissioners' Comments

Concur with the recommendations of the City Assessor.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

BOTTERILL McKEE ANDERSON LTD.
5229 Gaetz Avenue,
Red Deer, Alberta T4N 4B4
(403) 346-6655

NO. 5

November 16th, 1977.

Mr. Bob Stollings,
City Clerk,
City of Red Deer,
RED DEER, Alberta.

Dear Sir:

re: Dowell of Canada Ltd.,
55th Avenue and 52nd Street,
Lot 7 Block 3 Plan 2321 KS
Lot 7A Block 3 Plan 1124 NY
City of Red Deer, Alberta.

Our client, Dowell of Canada Ltd., have undertaken to move their operation from 55th Avenue and 52nd Street to the Golden West Subdivision in the City of Red Deer.

Their old premises on 55th Avenue and 52nd Street has come available to sale and a tentative sale is under consideration. A problem has arisen in the transition of the title which has remained latent until a new survey was ordered to consummate the transfer of title.

Lot 7, Block 3, Plan 2321 KS is owned by Dowell of Canada.

Lot 7A, Block 3, Plan 1142 NY is owned by the City of Red Deer and has been under a long term lease to Dowell of Canada, probably since their operation commenced in Red Deer.

An ancillary building of Dowells appears to encroach on Lot 7A by 17 feet (please refer to the sketch attached), at the furthest north east corner of the City property.

CONTINUED



Page 2

Obviously, this problem, an accident, needs to be rectified to enable the owner to transfer title.

It would appear several avenues are open to our client and they have asked us to approach the City of Red Deer to arrange a suitable settlement.

We would request consideration, acceptance and approval from the City to enter into an encroachment agreement covering the 17 by 20 feet the building intrudes the City's property line.

We would recommend this approach because:

- a) The building in question is old (minimum of 12 years).
- b) The building has been situated on it's present foundation since it was constructed.
- c) The building is set in a concrete pad and cannot be moved.
- d) To conform to minimum development programmes the building would need to be dismantled and re-erected. Probable future life to the building would negate this act.
- e) Lot 7A is held by the City for future proposed bridge development access. Until construction of this proposed bridge, we believe this property is held by the City and will not be tendered for development.
- f) The present frontage of the land from Dowell (Lot 7) is sufficient to the new prospective purchaser and eliminates any desirability to a purchase of any land from the City to encompass the 17 foot encroachment.
- g) It is the intention of the proposed purchasers to apply to continue to lease Lot 7A from the City when it is surrendered by Dowell of Canada.

It would appear to us that an encroachment agreement for the 20 by 17 foot space on that piece of the City lease property will not offer any evident problems.

It is tucked away in the rear of the property away from any evident possible future bridge approach.

CONTINUED

Page 3

- i) The agreement would not involve or affect any other land owner.
- ii) The agreement would legalize an accidental development that occurred over 12 years ago.

In view of the foregoing we would request consideration and approval to an encroachment agreement at the next City Council meeting on November 28th to enable this long term tax payee, Dowell of Canada, to consummate their agreement of sale.

Yours truly,



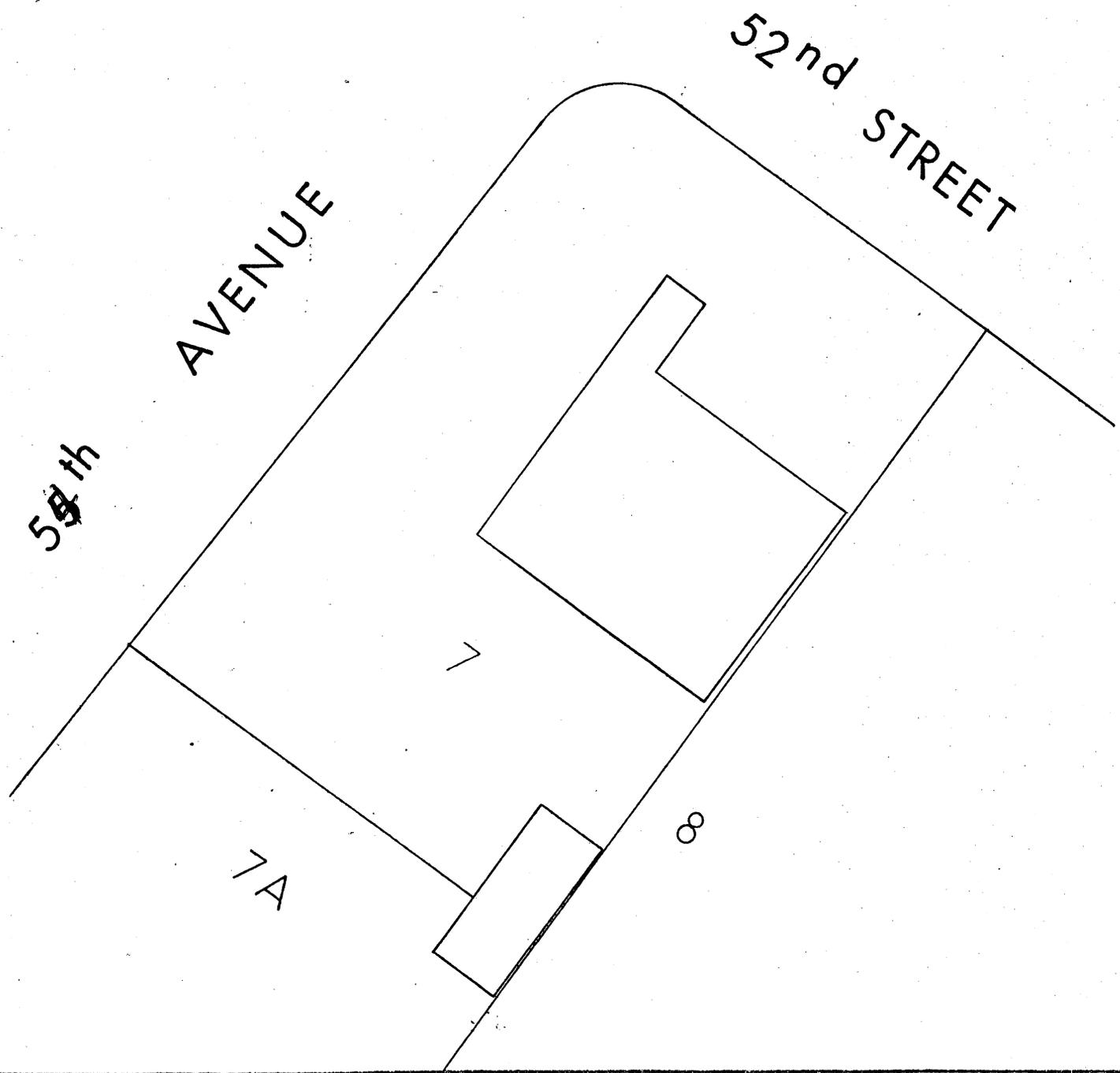
M.R. "Tom" Reynolds.

MRR/blf

cc: Wm. Stemp

M. Hough

GAL DESCRIPTION: Lot(s) _____ BLOCK _____ PLAN _____ 89.
ADDRESS: _____
OWNER: _____



SCALE: 1" = 40' DATE: _____ 1977 FILE: _____

- All measurements are in feet and decimals thereof and are to the poured foundation walls unless otherwise noted.
- Portions referred to outlined in RED.

This is to certify that if the building is shown on the above plan is one located in accordance with the above plan for the location of the same as noted with the owner of the same.

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

November 22, 1977.

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

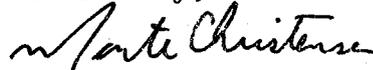
Dear Sir:

RE: Dowell of Canada Ltd.,
Lot 7, Block 3, Plan 2321 KS
Lot 7A, Block 3, Plan 1124 NY

We have received your correspondence regarding a request for an endorsement agreement on Lot 7A.

We do not have any objection to this request being granted, provided the agreement can be cancelled at anytime by the City if the need arises.

Yours truly,



M. Christensen,
Associate Planner.

/lac

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

November 24, 1977

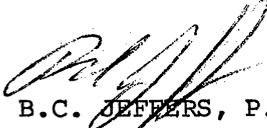
TO: City Clerk
FROM: City Engineer

RE: Dowell of Canada Ltd.,

The Engineering Department has reviewed this matter and would offer the following comments:-

1. Further to the point made in Dowell's letter of November 16, 1977 (page 2 point (e)) the City will require a seven (7) foot setback along the front property line for future road widening. This would not distract significantly from the saleability of this parcel (Lot 7A).
2. The area of encroachment is relatively large and may detract from the market value of this land.
3. While the new owners are leasing Lot 7A there is no problem, however should the lease expire and the land be put up for sale this encroachment may reduce the attractiveness of the lot to a potential purchaser.

The Engineering Department would respectfully recommend that all or a portion of Lot 7A be purchased by Dowell or the new owners at current market price. Failing this we believe that the building should be removed.


B.C. JEFFERS, P. Eng.

BCJ/ab

cc: City Assessor
Acting Building Inspector
Regional Planning Commission

November 24, 1977

TO: City Clerk
FROM: City Assessor

RE: Dowell of Canada Ltd.
Lot 7, Block 3, Plan 2321 KS

With respect to the letter from Botterill, McKee Anderson Ltd., may I submit that in order to rectify the matter of the building encroachment I would recommend that the City upon cancellation of the Dowell lease sell the new owner of Lot 7, 50 feet of Lot 7A, to be consolidated with Lot 7.

As a condition of subdivision, a 7 foot road widening is to be registered along 54 Avenue off both lots.

I would recommend the sale and acquisition price be on the basis of \$50,000.00 per acre with the applicant to be responsible for all survey and registration costs.

This matter has been discussed with the owner of Lot 7 and he is in agreement with the recommendation.

With respect to the leasing of the balance of the property, I am of the opinion that the City should accept submissions for leasing, as there have been other parties interested in this particular site.



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

Commissioners' Comments

We concur with the comments of the City Engineer and City Assessor and recommend Council approve the exchange of lands as outlined.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 6

THE MAYOR
 - CITY COMMISSIONER
 - COUNCIL OF THE CITY OF RED DEER

DEAR SIRs:

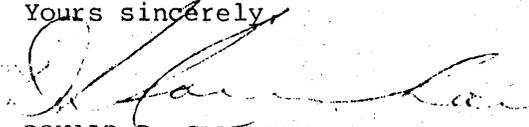
POINT OF PRIVILEGE

I am vitally concerned about the blanket of "Secrecy" that is being imposed on City Council with "CONFIDENTIAL AGENDA" and matters which should be public knowledge.

I believe in OPEN GOVERNMENT, however there may be land dealings and/or personnel problems from time to time that may require "CONFIDENTIALITY" because of the nature of such problems, however, I am not going to be bound by any confidential rules imposed upon me unless I agree on specific items.

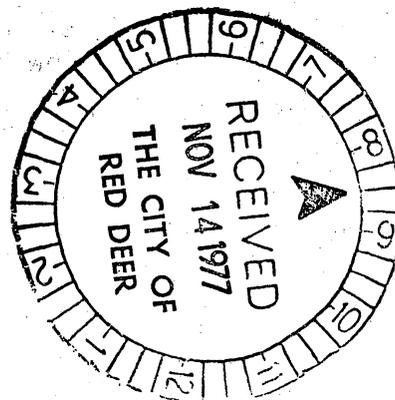
Therefore I intend to disclose to the NEWS MEDIA, in future, any matter that I do not believe is "CONFIDENTIAL" and is in the public interest to disclose.

Yours sincerely,


 DONALD R. CALLAHAN
 (Alderman)

#23 Stewart Street,
 Red Deer, Alberta
 T4N 0B5 Tel: 343-8002

cc: The Red Deer Advocate
 The Ad-Viser
 C.K.R.D. Radio & Television
 C.K.G.Y.



Commissioners' Comments

Observations of the City Solicitor in respect of the above has been provided confidentially to members of Council.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

N. S. TROUTH, P.ENG.

722 - 11th Ave. S.W.

CALGARY, ALBERTA

T2R 0E4

95.

NO. 7

November 17th, 1977.

City of Red Deer,
4914 - 48th Avenue,
RED DEER, Alberta.
T4N 3T4

Attention: The City Clerk

Dear Sir:

Re: Lot 2, Block 8A, Plan 5752 K.S.
Owner: Mr. Mel Layden

Please consider this my application on behalf of the owner, for the rezoning of the above property to allow the development of approximately 100, largely one and two bedroom apartments, schematically according to the attached perspective drawing.

We have ascertained that sanitary, storm and water services can be provided to the property satisfactorily.

We originally, in our discussion with your engineers, suggested an access off Ross Street half way up the hill. They feel that this will be a complication to the general traffic on Ross Street. We have therefore changed the access point to the north west corner of the property by extending an existing cul-de-sac south of Ross Street, along an existing road allowance, across the creek parallel to Ross Street on a private bridge. We believe that this access should be satisfactory to all concerned.

There is an apartment to the east of the subject property, and in any event the building on the subject property will be to the west and should not interfere in any way with that apartment.

It is intended to buffer the property with fences and landscaping from the adjacent residences to the south and the only access proposed to the property from that cul-de-sac is service vehicles.

Continued...../2

The proposed development will contain one building of seven or eight storeys (which will not extend any higher than four or five storeys above the upper level of the lot) and two stepped hillside buildings one on the south west and one on the north east part of the property (some of these units will be three bedroom).

It is intended to maintain to a very great extent, the existing heavy natural growth of evergreens and deciduous trees on the property and where foliage is destroyed for construction purposes, relandscaping will be effected immediately on completion of the buildings.

The location is eminently suitable for multi family development having a vista view of the City and being in close proximity to the down town area.

We hereby request that you place this matter before Council for their consideration at the first opportunity.

Yours truly,

A handwritten signature in black ink, appearing to read 'N.S. Trouth', with a long horizontal flourish extending to the right.

N.S. Trouth, P. Eng.

Encl.

NST/ab

RED DEER REGIONAL PLANNING COMMISSION ^{97.}

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

November 23, 1977

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

Dear Sir:

Re: Lot 2, Block 8A, Plan 5752 K.S.
North of 43A Avenue, South of Ross St.,
and west of Towne House Apartments.

I am enclosing herewith the reply forwarded to Mr. Trough on October 7, 1977, regarding the development of the above site for about 100 multiple-family units.

Our comments remain the same in spite of proposed changes in the access point to the site which cut across the City's park and recreation area.

We are against any multiple-family housing on this site because of slope stability, excessive tree removal, access points, incompatible land use, loss of natural beauty to the public, and therefore, we recommend the rezoning request be denied.

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 DIDSBURO - 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

October 7, 1977

Mr. N. S. Trouth, P. Eng.
722 - 11 Avenue S. W.
Calgary, Alberta
T2R 0E4

Dear Sir:

Re: Lot 2, Block 8A, Plan 5752
Layden Property

General Information

The proposed site is located south of Ross Street and north of 43 A Avenue, west of the Towne House Apartment block. The site has an area of 2.26 acres and a frontage of 344 feet along Ross Street and a smaller frontage onto 43A Avenue. About 0.45 of an acre of the site north of 43A Avenue is flat and the remaining area has a very steep slope and is covered with mature trees. There is a drop of 30 feet between the north and south sides of the property and a difference of about 60 feet between the top flat part and Ross Street.

The property is presently used for a single family dwelling with a vehicular access to 43A Avenue. The area fronting onto Ross Street has been fenced off. The whole site is zoned R1B or Single Family with minimum floor area requirement of 1400 square feet for a single storey and 1600 square feet for two storey dwellings.

The Proposal

The applicant is proposing to remove the existing single family dwelling and use the whole site for multiple family use. The proposal consists of three separate buildings, two of them three storey garden town houses and the third one is a six storey semi-circular structure planned to be located on the northwest corner of the site.

The total number of units have not been indicated but we assume that it is in the vicinity of 65 units or 1500 square feet of land per unit. The vehicular access to the site has been provided from Ross Street and no vehicular access is planned from 43A Avenue. Two parking lots have been provided, one in two levels under the semi-circular building (81 stalls) and the other one is a surface parking (58 stalls) planned to be located on the south side and close to 43A Avenue.

The proposal submitted to us is schematic in nature and our comments are therefore general.

1. Services

- (a) Sanitary - The site can service to the existing 8 inch sanitary sewer in Ross Street.
- (b) Storm Sewer - The site can service to the existing 36 inch storm sewer in Ross Street.
- (c) In order to properly service this site it will be necessary to loop the 6 inch water line from 43A Avenue to 44 Avenue.

2. Access

The plan indicates vehicular access and exit to Ross Street. Ross Street is classified as a major thoroughfare and any access at this point would create a very dangerous situation. This is also confirmed by the City Engineering Department. The only other alternative is to access via 43 A Avenue which is a narrow (50/30) roadway and would generate a lot of traffic on a quiet residential street.

3. Parks

The Parks Superintendent recommends that no development be permitted below the 2880 contour as the removal of trees in this area would be a great visual loss to the public, and is apt to contribute to slope instability and erosion. A large part of the site (about 3/4 of it) could be regarded as part of the City escarpment and development of any kind is against the City's policy of protecting the escarpment in its natural state.

The site is covered by mature trees and any development would necessitate the removal of these which would completely change the character of the area.

4.

The area is predominantly single family and it is zoned that way. We feel that the existing R1 zoning for this site should be retained. The existing zoning is compatible with this neighbourhood and the introduction of multiple family on this site would affect the neighbourhood character of this area.

Summary

In view of the problems associated with access, slope stability, excessive tree removal, and water main extension, as well as the visual loss

- 3 -

to the public we would recommend against the development of this site and rezoning the site for multiple family use.

Yours sincerely,

D. Rouhi
Senior Associate Planner

/mjw

cc: City Commissioner
City Engineer
City Assessor
Development Officer





43

92

AVENUE

SS STREET

60

50

2850

2870

2870

2880

2890

88

2891.01

92

413 RD

94

94

101

94

94

285

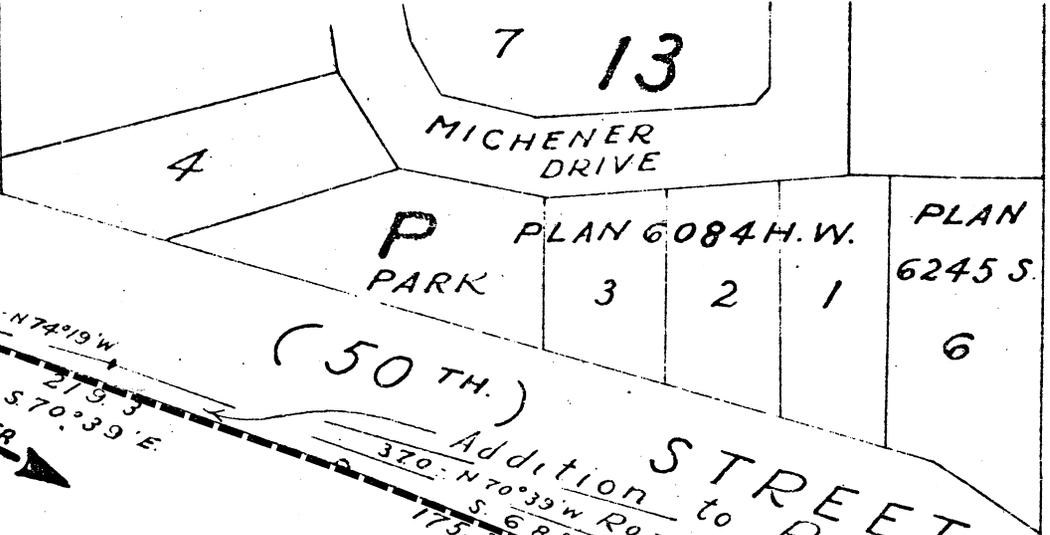
28

49TH STREET

PROPOSED NEW ACCESS BY DEVELOPER

ROSS

44TH AVE.



AVENUE

45TH AVENUE

PLAN 4675 E.O.

CREEK

BLOCK X

PLAN 5321 V.

LOT 2
8A

2.26 Ac.

LOT 1
1.24 Ac.

EXISTING HOUSE

EXISTING ACCESS

Assumed 210.45

East

Line Between N.E. 1/4 and S.E. 1/4 - Sec. 16.

10.05

F.I.B. in O.W.P.

10.05

I.P. under Fill

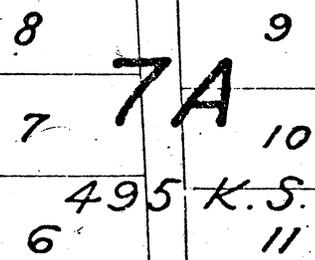
22.

6A

21 PLAN

Reserved for Park
LOT P.B.

A AVENUE



43 RD.

92.0 - N74°19' W

219.3

S70°39' E

(50 TH.)

Addition to Ross Street
370 - N70°39' W Road Plan
S. 68°19' E
175.25

STREET

N. 4°59' W

399.6

S. 21°41' W
160.75

74.75

S. 78°19' E
136.0

120.30 South

154.9 - N58°26' W
S. 48°57' E
222.65

50°28' W
116.0

186.28

193.85

102.

November 23, 1977

TO: City Clerk
FROM: City Engineer

RE: Lot 2, Block 8A, Plan 5752 K.S.
OWNER: Mr. Mel Layden

With reference to an apartment development on the above site the Engineering Department would offer the following comments:-

1. Water, sanitary and storm services could be provided. It would be necessary to extend an existing dead end line on 43 A Avenue to 44 Avenue.
2. The access described by Mr. Trouth in his letter of November 17, 1977 was discussed with the Engineering Department. While this access may be physically possible the Engineering Department have many reservations about it and would like to see detailed plans before offering firm comments.

Areas of concern include:-

- a) Bridge on Waskasoo Creek
- b) Method of road construction up steep slope to apartment site.

3. This matter has been discussed with our Parks Superintendent and he is firmly opposed to the access as described. Parkland would be lost to the City. This area is presently well landscaped. Construction of this access would create an additional barrier to people walking through this area. A large part of the site (about 3/4 of it) could be regarded as part of the City escarpment and development of any kind is against the City's policy of protecting the escarpment in its natural state.

The Engineering Department is doubtful that an access to the site as described could be designed to satisfy all parties concerned.



B.C. JEFFERS, P. Eng.

BCJ/ab

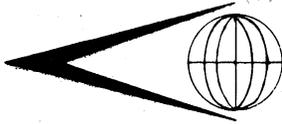
Commissioners' Comments

In light of the comments of the Planning Commission and the City Engineering Department, we strongly recommend that this application for rezoning be denied at this time. Over the past many years the City has been most successful in retaining escarpment areas in their natural state.

Approval of this project would be contrary to previous policies and endeavors and would create a precedent for escarpment development throughout the City. Furthermore in relation to this particular site, there does not appear to be any suitable access for a development of this density which would not create a traffic hazard or route large volumes of traffic through a single family residential neighborhood.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner



FLIGHT 9 TRANSPORTATION SYSTEMS LTD.

816 - 20TH STREET S.E.

CALGARY, ALBERTA

CANADA. T2G 3X4

105.

NO. 8

FLIGHT ATTENDANTS
PILOTS
FLIGHT CATERING
COMMISSARY SERVICES

263-9411 — OFFICE
— 24 HR. ANSWERING

November 8th 1977

TOUR DIRECTORS
GROUND HOSTESSES
BUS CHARTERS
AIR CHARTERS

The Mayor and Municipal Council
City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta

Gentlemen:

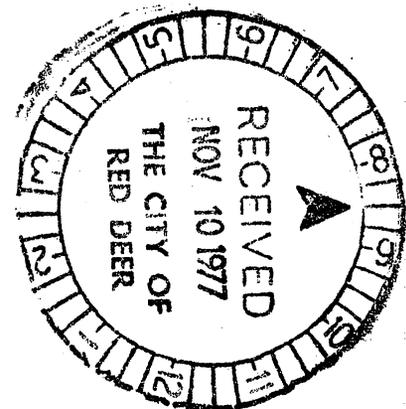
AMBULANCE SERVICES
FIRST AID ROOMS
NURSES
PARAMEDICS
FIRST AID ATTENDANTS
AIR AMBULANCE SERVICES
PATIENT ESCORT SERVICES

Over the past several years, our firm has built up an ambulance service which is reputed to be one of the finest in the world. No matter where our equipment and staff are located, they are much appreciated by our many customers who demand the very best.

And this is but one of the services we have made available to industrial clients around the world. In addition to medical services, we provide fire engines of several types with crews, aircraft leasing, and contract flight crews - cabin or flightdeck.

For some time now, the government of Alberta has been working on a new set of ambulance regulations for public ambulance services pertaining mainly to staff and equipment. Although the regulations have not been finalized or legislated upon, we have a fairly accurate picture of their content.

We are developing and marketing an ambulance service system throughout Alberta which will not only meet any regulations which may be brought into effect but will far surpass them. All small centers will be given access to the system at prices they can afford.



If the system we propose was to be widely subscribed in the province, no point within the populated areas would be more than 15 minutes from ambulance service and not more than 20 minutes from rescue equipped paramedical service. This is our goal in all our ambulance endeavors - lower prices and better service.

As part of this system, an administrative and service center will have to be located at a central point in the province. Of course, Red Deer is the first center that came to mind. As a matter of fact, all our ambulances are purchased from a firm in your city.

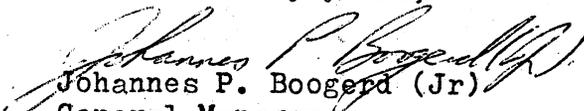
But it would be necessary for a variety of reasons that our firm supply the ambulance services within the area where head offices and service facilities would be located. You can well imagine the thoughts of a potential customer overseas discussing a contract of several million dollars when he finds out that the company he is dealing with is not providing services in its home city.

Thus we wonder if the city of Red Deer would consider a replacement of its fire department ambulance services by the type of services we offer. If so, you would find that the cost of ambulance services in Red Deer would decrease significantly while a great improvement in service would be noticeable. The city's fire fighters would no longer be tied up on ambulance calls and could thus attend to fire related duties.

As part of this arrangement, equipment of the existing ambulance service would be taken over and the city would be fully eligible for our subsidy rebate plan. The greater the number of ambulance calls, the lower the required subsidy per vehicle.

We should be delighted to meet with council and other interested parties on any weekday evening or Saturday to discuss the ideas expressed in this letter in detail and to show a film of 20 minutes duration on the type of service we offer.

Most sincerely yours,


Johannes P. Boogerd (Jr)
General Manager

Commissioners' Comments

We concur with the Fire Chief that insufficient information has been provided to enable Council to make a decision on this matter. Recommend that the firm in question be invited to meet with the administration and or members of Council to discuss the matter fully.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner



INTERNATIONAL FOLK FESTIVAL^{107.}

P.O. Box 708
RED DEER, ALBERTA
Telephone 347-4491

NO. 9

October 20th, 1977

Mayor Ken Curle,
and Aldermen,
City of Red Deer,
RED DEER, Alberta.

Dear Sir or Madam:

On behalf of the several hundred people directly and indirectly involved in the Red Deer International Folk Festival Society may I congratulate you on your election to the Red Deer City Council. We have worked with the Mayor and Council since 1969 and we hope that our friendly relationship will continue.

We are most concerned in the promotion of Red Deer and Central Alberta as the multi-cultural centre of western Canada and, hopefully within the foreseeable future, we will be part of a major tourist attraction as well.

Enclosed you will find our submission to the Commissioners of January 1977.

At this point in time, bearing in mind the changes in planning, such as the new bridge and the PONDING on the site may we revise our request as follows:

See Page 9

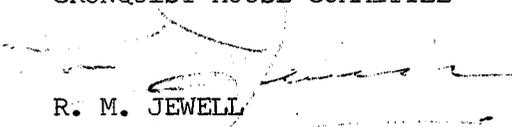
1. As is.
2. Access - as is, with the "temporary" use of the "trail" from Kerry Wood Drive to the house as all other access has been cut off.
3. House has its own well so water is not needed (Power and telephone lines are installed, alarm system is being installed and will be on the "board" at the RCMP Office).

Financial Statements are being prepared as of our September 30th year end for the Society and the Cronquist House Committee and will be sent to you before January 1, 1978.

Thank you for your consideration of our requests and
assuring you of our continued support in the promotion of Red Deer
and District.

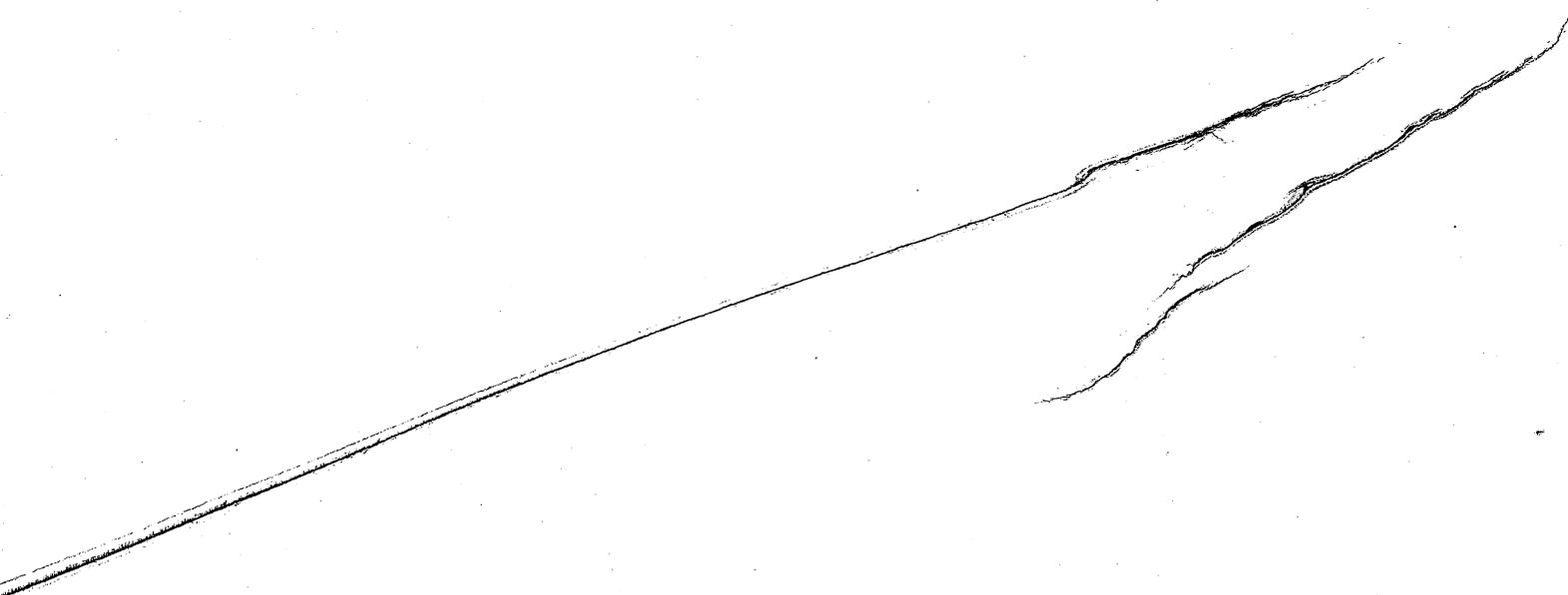
Yours truly,

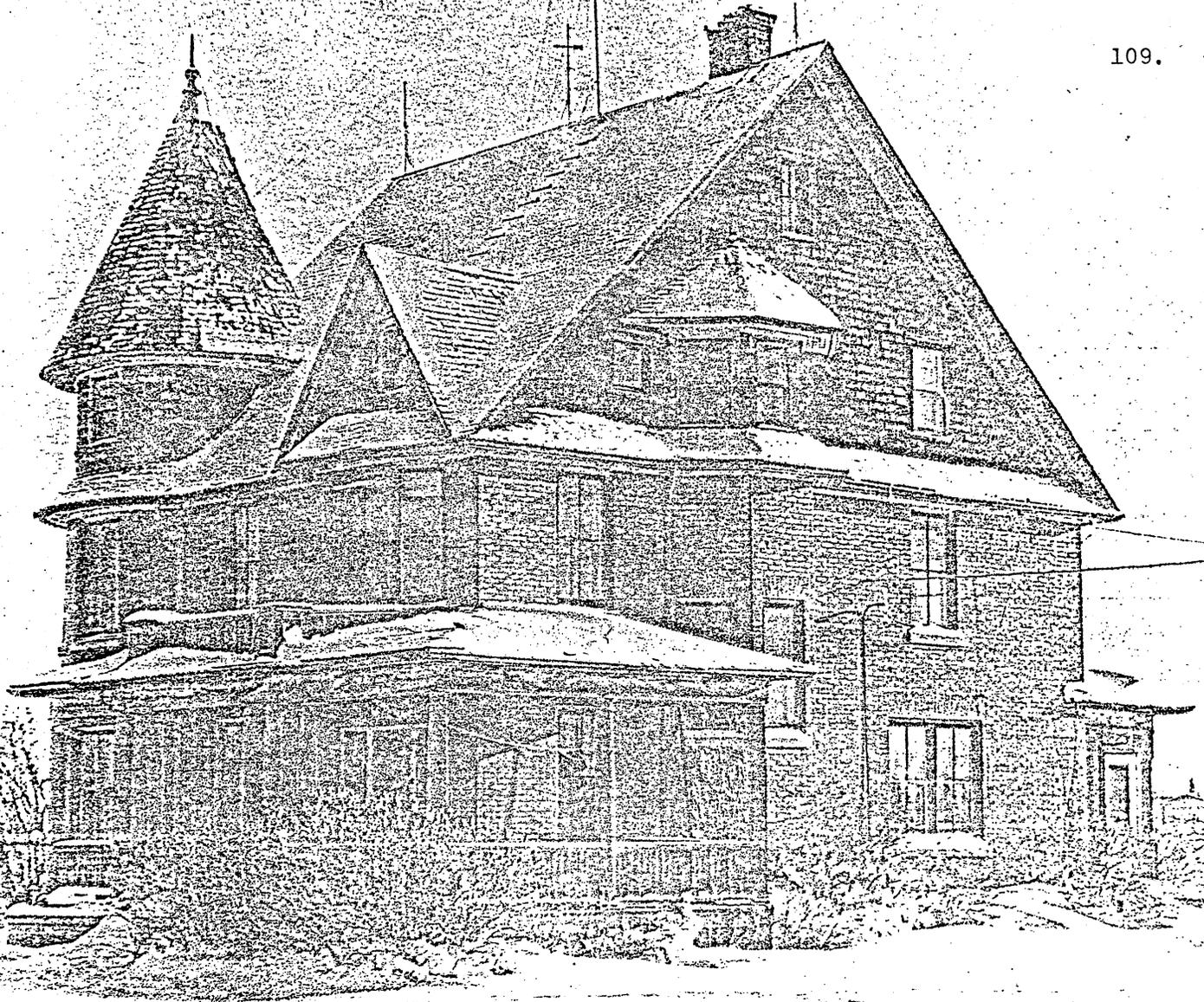
RED DEER FOLK FESTIVAL SOCIETY
CRONQUIST HOUSE COMMITTEE



R. M. JEWELL
Co-Chairman

RMJ:md





"Restoration of the Cronquist House"

by

Red Deer International Folk Festival Society
Red Deer, Alberta, Canada

as

A Part of the Preservation of our Cultural Heritage,
and the Society's concept of the promotion of the
City of Red Deer ,

as

The Multi Cultural Centre of Western Canada

Aims and Objects of the Red Deer International Folk Festival Society:

1. To encourage pride of citizenship, national unity and loyalty to our country.
2. To foster a greater awareness and mutual understanding of our heritage and our various founding cultures.
3. To provide entertainment and cultural activities for ourselves, our children and our neighbors.
4. To sponsor a celebration as Canadians on Canada Day, July 1st, to be known as the "Red Deer International Folk Festival".
5. To invite participation of visitors from outside our Community.

Aims of the Society in regard to the "Cronquist House".

To restore the house as a rare example of a Victorian-style Western Canadian farm home, to be refurbished with authentic furniture and fixtures to be enjoyed by all the people interested in our history

- and -

As an example of the quality and authenticity of the proposed International Village. (This will be the show place that could help to build the village.)

HISTORY

111.

The house was built in approximately 1911. It stood on a site overlooking the Red Deer River Valley as the home of the Cronquist family until February 24th, 1976, when it was offered to the Red Deer International Folk Festival Society as a Canadian building of local historical interest; on the understanding that it be moved from the site by March 31st, 1976.

At a general meeting of the Society on February 24th, 1976, it was voted that the house be accepted and that City Council be asked to approve the movement of the house to a site directly east of the Great Chief Park. Permission was granted.

On March 20th and 21st, a group of volunteers stripped the bricks and plaster from the building and it was secured for moving.

On March 27th it was moved down the old wagon trail to Flat Rock Crossing, across the Red Deer River to a small plateau overlooking 52 acres of natural trees and ponds which are to be landscaped into park area, including small lakes suitable for fishing and canoeing, and in the winter cross country ski-ing.

On June 9th, a Building Permit was received from the City of Red Deer to place the house on a permanent foundation.

On Canada Day, July 1st, the house was lowered to its basement and allowed to settle to a level.

Due to the long delay in the Spring, the restoration is behind schedule, but the house is expected to be closed in and heated so that the interior can be finished during the winter. The exterior work and landscaping will be completed in the spring.

USE OF THE BUILDING

Ethnic Clubs
(approximately 29
in Central Alberta)

Club facilities
Meeting Rooms
Office space
Library and Storage space
Class Rooms
Showplace of ethnic arts and crafts
Income - catered teas and dinner parties

General Public

Meeting Rooms
Convention Rooms to help supply City's needs
Wedding Receptions
Art and Craft display centre
Private parties
Catered parties
Tourist attraction

Basement Recreation
Room

to be offered to:

Fish & Game Association
Canoe Club
Skidoo Club
Cross Country Ski Club
Trail Association
Brownies, Guides, Scouts, Cubs
Soccer Club
Field Hockey
Sports Groups with G.C. Park, etc.



CULTURE

113.

403/427-3667

Office of
the Minister

September 27, 1976.

324 Legislative Building
Edmonton, Alberta, Canada
T5K 2B8

Mr. R. M. Jewell, President,
Red Deer International Folk
Festival Society,
Box 708,
Red Deer, Alberta.

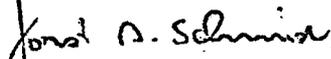
Dear Mr. Jewell:

This will acknowledge receipt of your application requesting financial assistance in the relocation and restoration of the Cronquist House.

Unfortunately, there will be a delay in the processing of your grant pending the updating and passage into law of regulations under which these grants will be administered.

The Red Deer International Folk Festival Society is certainly to be commended for its interest and efforts in the preservation of a significant local historic site within its community.

Sincerely,


Horst A. Schmid,
Minister.

c.c. Hon. James L. Foster, M.L.A.

PHYSICAL PROGRESS TO DATE - SEPTEMBER 27th, 1976

114.

BASEMENT Walls and floors completed. House is situated and levelled on basement. Porches supported on cement pilings.

1ST FLOOR Front Hall, Living Room, Dining Room:
All window and door frames, skirting, picture rails removed, lath removed. Insulation installed.
Ready for drywall.

2ND FLOOR Bedroom and Bathroom woodwork removed. Lath removed.
Insulation installed.
Hallway - ready for drywall.

3RD FLOOR Cleared and all woodwork stored from lower floors.

WINDOWS Glass being measured and ordered.

ELECTRICAL Roughed in

PLUMBING Roughed in - heating to be finished

EXTERNAL Bricks to be replaced

YARD To be cleaned up

ADMINISTRATION

115.

House to be under a committee of the R.D.I.F.F.

Society to be known as:

Red Deer International Folk Festival Society Cronquist House Committee

To be responsible for:

Reservations and Programming

General Administration

Maintenance Supervision

Will be required to present annual statement to the R.D.I.F.F. Society -
the Society, in turn, will report to the City of Red Deer.

Committee to consist of:

1 Chairman - Director of the F.F. Society

3 Members of the R.D.I.F.F. Society

PROPOSED BUDGET (ANNUAL)

116.

Expenses

Services - telephone, light, power, sewage, etc.	\$2,500
Taxes	100
Furniture & Supplies	1,500
Building Maintenance	1,500
Yard Maintenance	600
Snow removal	400
Caretaker - suite	2,400
	<u>\$9,000</u>

Income

Rental of Caretaker's suite	\$2,400
Rentals: <u>Tower Room</u> \$5 x 2 nights weekly 20 people as Board/Meeting room	520
<u>Balcony Room</u> 5 - 6 people - Executive Meetings used as Library - records etc. or with Tower Room	n/c
<u>Main Floor</u> Furnished in authentic style or cleared for larger meetings	
Dining Room/Living Room - \$25 x 2 times a week	2,600
With Kitchen - \$10 extra x 1 time a week	520
With Butler's Pantry - \$10 extra x 1 time a week	520
<u>Basement Rec Room</u> (self-contained) \$15 x 3 times a week	2,340
<u>Souvenirs</u>	100
	<u>\$9,000</u>

REQUEST FROM CITY OF RED DEER

117.

1. Lease

Respectfully request land on which house sits and surrounding as shown in enclosed photograph, be leased to the R.D.I.F.F.S. for the sum of \$1.00 per annum on the basis of a 20 year lease, with renewable lease clauses.

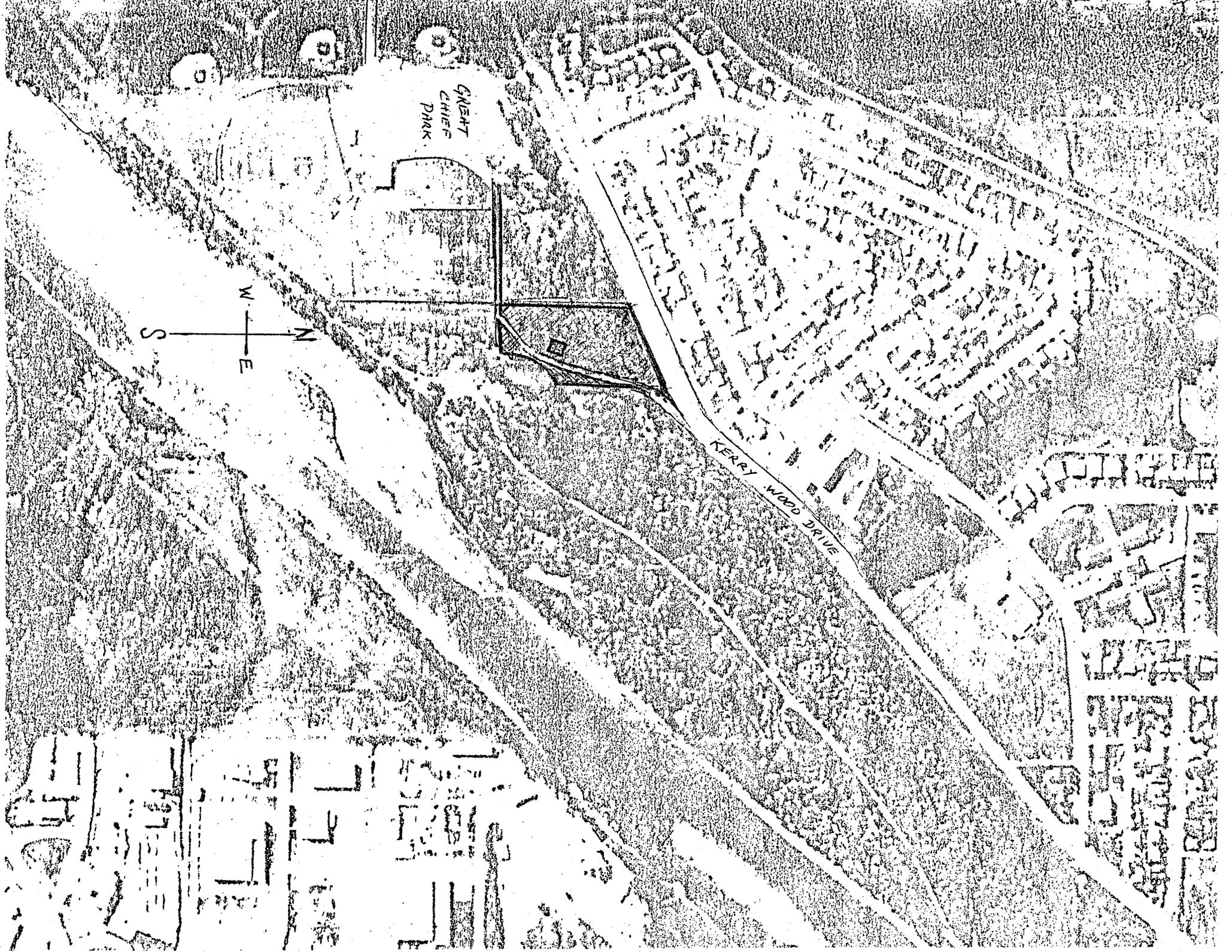
The area suggested is approximately 4.82 acres, bounded by a drainage ditch to the west, ponding to the south and east, and Kerry Wood Drive to the north.

The land would be "cleaned up" around the house to allow better growth of the trees and larger shrubs, some replanting and lawn in the immediate area of the house, to generally improve the area but still leave it as a natural site. The Parks Department are to be consulted on the best course of action.

2. Access

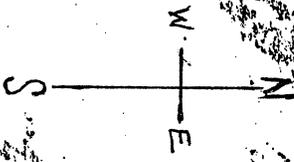
Request 24' access from the Great Chief Park parking lot along the north edge of the football field fence to the existing trail to the house. Parking will be available for a limited number of cars on the house lot. The access road which now serves the property from the north east will be destroyed by the ponding planned for the spring, leaving the property without access.

3. Request continued use of power and temporary use of water from Great Chief Park until the house has its independent water supply.



GREAT
CHIEF
PARK

KERRY WOOD DRIVE



November 23, 1977

TO: City Clerk

FROM: Acting City Engineer

RE: Cronquist House Restoration
Your memo dated November 10, 1977

Regarding the letter received from the International Folk Festival Society and in particular the requests as listed on Page 9 of the correspondence, we have the following comments:-

1. The Parks Department will be available to supply information related to landscaping the immediate area adjacent to the house.
2. The existing access in the form of a trail to Kerrywood Drive is approved subject to:
 - (a) repairs or upgrading of this trail not being an immediate requirement
 - (b) this access be terminated once the roadway is constructed from the Great Chief Parking lot eastward across the drainage ditch to the House parking lot
 - (c) should winter access be required to the House, some arrangement be made regarding snow plowing and sanding if necessary.

Budget considerations for both the maintenance of the existing trail and construction of the new roadway should be forth coming from the Recreation Department.

Direct permanent access to Kerrywood Drive is not recommended due to the close proximity of the access point to the major intersection that will be created by the construction of the new bridge and due to Kerrywood Drive becoming an industrial access road to land to the west in the future.

3. It is noted that the house now has its own well for water supply and therefore will not require permanent water hookup. For sewage disposal a buried storage (holding) tank type of system will have to be installed at their expense satisfying the requirements of Sections 301, 302 & 203 of the Sewer Bylaw # 2159.

TO: City Clerk (cont'd) Page 2

November 23, 1977

One final comment is that once the temporary trail is abandoned, it would appear that restoration of the trail including loaming and the planting of trees should follow. To cover the repair the "scar" on the hillside an amount should be budgeted for and also included in the Recreation Budget.


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

KGH/ab

cc: Parks Supt.
Recreation Director
City Treasurer
Acting Building Inspector

RED DEER REGIONAL PLANNING COMMISSION

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

RED DEER, ALBERTA
T4N 5Y5
FILE No.

November 21, 1977.

Mr. G. Pecknold,
Assistant City Clerk,
City of Red Deer,
RED DEER, AB.

Dear Sir:

RE: Cronquist House & Site Restoration
Red Deer International Folk Festival
Society

We have received your correspondence regarding the requests of the R.D.I.F.F.S. in their letter of October 20th. Their requests are basically outlined on page nine of the submission.

With regard to the lease as requested, we are concerned that the 4.82 acres may become inaccessible to the public. The Great Chief Park is a public park and care should be taken to ensure that the park does not become fragmented with a number of lease agreements. This is not to suggest that a lease agreement not be entered into but that the lease agreement protect the City's interests, the public park concept and future development of the area.

The request to acquire access of a 24' access from the Great Chief Park parking lot along the north edge of the football field is reasonable. Temporary use of the trail from Kerry Wood Drive to the house should not be prolonged and should be abandoned as another route is constructed.

Yours truly,



M. Christensen,
Associate Planner.

/lac

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

24 November 1977

TO: MAYOR & COUNCIL
FROM: RECREATION SUPERINTENDENT

RE: INTERNATIONAL FOLK FESTIVAL SOCIETY
LETTER OF OCTOBER 20th

As noted in Mr. Jewell's letter an earlier approach was made to City Council in regard to this proposal. As I recall, it was referred to the department heads for their comments and in turn these comments were referred to the Folk Festival Society for their information, subsequently it was referred to the Recreation Board and a joint committee of the Recreation Board and Folk Festival Society met on several occasions to discuss the terms of an agreement. These terms were submitted to the City Solicitor who responded by saying that the City's interests may not be properly protected. He was then asked to prepare an agreement for discussion purposes that would be suitable from the City's point of view. This draft of an agreement contained some points which the Folk Festival Society did not agree with, however, the Society was invited to review the agreement following which it was intended that a further meeting of the joint committee would be convened to negotiate further. To date there has been no response to our most recent letter and I assume that the approach of the Society to City Council is indicative of their dissatisfaction with the agreement draft.

I would recommend that the matter be referred back to a combined meeting of the joint committee and those department heads who have had previous input. I believe that such a meeting could do a great deal to resolve the differences or at least identify those points on which we are unable to agree.

Respectfully,

"D. MOORE"
Recreation Supt.

Commissioners' Comments

It would appear that after much negotiation a satisfactory agreement has not been reached. It would be our recommendation that this matter be referred back to both parties for further negotiations and if this does not prove successful, THE SPECIFIC points of disagreement be referred to Council for resolution.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NOTICES OF MOTIONNO. 1

November 25, 1977

TO: COUNCIL

The following is a notice of motion which was presented to Council by Alderman Callahan November 14.

"Move that the City of Red Deer make application to our Honourable Member, The Honourable Mr. Jim Foster, for an ambulance subsidy from the Provincial Government in an amount to be determined by City Council."

DATE: November 23, 1977

TO: City Clerk

FROM: City Treasurer

RE: NOTICE OF MOTION AMBULANCE SUBSIDY

The Provincial Government have been approached many times for an ambulance subsidy or for the Province to take over ambulance operation. These requests have been unsuccessful.

If Council wish to make an approach again, a more appropriate method may be through a municipal organization such as the Alberta Urban Municipalities Association.

The notice of motion indicates the subsidy would be in an amount determined by City Council. I am not certain what this means. Perhaps clarification could be requested on its intent.



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

AW:mw

November 22, 1977

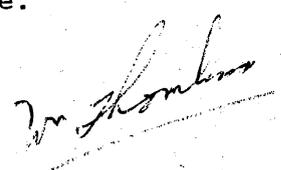
TO: City Clerk R. Stollings

FROM: Fire Chief W. Thomlison

Re: Notice of Motion Ambulance Subsidy

The idea is commendable but since the Provincial Government is in the process of trying to put through a programme for the education of all ambulance personnel throughout the Province, I feel that there is very little change of getting a straight ambulance subsidy. Instead, I personally feel that that the Notice of Motion may have done more good had it been worded as a subsidy for Fire Departments as a whole rather than just one section of it, A subsidy similar to what the police departments already receive.

I still feel that the Province should provide a similar subsidy for Fire Departments - not just for ambulance service.


Commissioners' Comments

It should be noted that the following resolution was passed at the 1977 A.U.M.A. convention and said resolution will be forwarded if not already done, to the Government for consideration.

"WHEREAS present ambulance service endeavors and is encouraged to provide a higher standard of service on site as to equipment and personnel qualifications, and

WHEREAS such health service is much more than the original basic patient transportation and more an extension of hospital care, and

WHEREAS the cost of modern life supporting equipment and trained personnel is very substantial,

NOW THEREFORE BE IT RESOLVED that the Province accept a certain standard of ambulance service as eligible for funding entirely or partially under the Alberta Hospital Services Commission."

It would appear the above resolution is covering basically the same area of concern expressed by Alderman Callahan in his notice of motion.

If, however, Council feels an approach to the Honourable J. Foster would be helpful, such action can be taken.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

BYLAW NO. 2011/VV-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) Section 50 is amended by adding under the following columns, the words shown:

<u>ABUTTING</u>	<u>BETWEEN</u>	<u>AND</u>
51st Avenue	45th Street	53rd Street

(3) Table D - Setbacks is amended by adding respectively, in numerical order, the following words under the columns, as shown:

<u>STREET</u>	<u>PORTION OT WHICH SETBACK APPLIES</u>	<u>SETBACK (feet)</u>
53rd Street	the lane 130 feet east of Gaetz Avenue to 48th Avenue	7 - each side
54th Street	the lane 130 feet east of Gaetz Avenue to 48th Avenue	7 - each side
46th Street	from 51st Avenue to 48th Avenue	7 - each side
45th Street	from Gaetz Avenue to 48th Avenue	7 - each side

(4) The Zoning Map No. A31, as referred to in Table D, is hereby amended in accordance with Map A-244.

(5) Table D, Setbacks is further amended by deleting the words "Zoning Map A.31, and replacing the words "Zoning Map A-244".

(6) This Bylaw shall come into force upon the final passing thereof.

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

MAYOR

CITY CLERK

BYLAW NO. 2011/AAA-77

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

Now, therefore, the Municipal Council of the City of Red Deer Duly Assembled Enacts as Follows:-

1. Bylaw No. 2011, as amended, is further amended as to Section 71 by deleting in its entirety subsection (1).
2. This Bylaw shall come into force commencing with the December 1977 Appeal Board hearing and all appeals filed thereto.

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

BYLAW NO. 2011/BBB-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-247 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

BY-LAW 2282/V-77

Being a Bylaw to amend Bylaw 2282, the Traffic Bylaw of the City of Red Deer.

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

By-law No. 2282, as amended, is further amended by

- (1) Adding to the margin to the left of Section 603 the words "traffic tag penalty \$15.00".
- (2) Deleting from Section 1201(1)(b) the words "where it will remain impounded until claimed by the owner thereof or his agent."

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

BY-LAW NO. 2564-77

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 land for general City purposes.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 311 of The Municipal Government Act that the Council shall issue a By-law to authorize the purchase of 160 acres more or less situated in the North West Quarter of Section Two in Township Thirty-Eight, in Range Twenty Seven, West of the 4th Meridian (N.W. 1/4 2-38-27-4).

AND WHEREAS the County of Red Deer No. 23 in which the land is situated have approved the purchase of the land by the City of Red Deer.

AND WHEREAS in order to purchase the said lands, it will be necessary to borrow the sum of \$800,000 on the credit of the City of Red Deer by issuing debentures of the City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty-Five (25) 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 25 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 the purchase of lands described as may be necessary.
2. That for the purpose aforesaid, the sum of Eight Hundred Thousand Dollars (\$800,000.00) be borrowed by way of debenture on the credit and security of the City of Red Deer at large, of which amount the sum of \$800,000.00 is to be paid by the City at large.

3. The debentures to be issued under this Bylaw shall not exceed the sum of Eight Hundred Thousand Dollars (\$800,000.00), and may be in any denomination not exceeding the amount authorized by this Bylaw and shall be dated having regard to the date of the borrowing.
4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding 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 twenty-five (25) years, in accordance with the schedule attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agent during the currency of the debentures.
7. The Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such dates and in such amounts as specified in the repayment schedule forming part of each debenture.
8. The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized by a rate or rates sufficient 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 Bylaw shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

By-law No. 2564-77

12. This Bylaw 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 AND FINALLY PASSED IN COUNCIL this _____ day
of _____, A.D., 19 _____.

MAYOR

CITY CLERK

BY-LAW NO. 2565/77

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 a trunk water line from the vicinity of the Water Treatment Plant to 76th Street.

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 a water line from the vicinity of the Water Treatment Plant to 76th Street.

AND WHEREAS plans, specifications and estimates for such work have been made by the City Engineer, whereby the total cost of the said construction is estimated to be \$540,000.00.

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$540,000.00 on the credit of the City of Red Deer by issuing debentures of the City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of 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 of Red Deer 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 a Trunk water line from the vicinity of the Water Treatment Plant to 76th Street.
2. That for the purpose aforesaid, the sum of Five Hundred and Fourty Thousand Dollars (\$540,000.00) be borrowed by way of debenture on the credit and security of the City of Red Deer at large, of which amount the sum of \$540,000.00 is to be paid by the City at large.

3. The debentures to be issued under this bylaw shall not exceed the sum of Five Hundred and Fourty Thousand Dollars (\$540,000.00), and may be in any denomination not exceeding the amount authorized by this bylaw and shall be dated having regard to the date of the borrowing.
4. The debentures shall bear interest during the currency of the debentures at a rate not exceeding 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 the Treasurer of the City of Red Deer and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient 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 bylaw shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

Bylaw No. 2565/77

12. This Bylaw shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN 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

John Murray Architect. *Fils*

5415-49 Ave., Red Deer, Alberta. 346-4542. Area Code 403

PROPOSED IMPROVEMENTS TO THE RED DEER ARENA
PRELIMINARY REPORT TO THE CITY OF RED DEER

Proposed Improvements to the Red Deer Arena
Preliminary Report to the City of Red Deer

November 16, 1977

CONTENTS

1. Introduction
2. Need for Change
3. Detailed Requirements
4. Applicable Building Regulations
5. Cost Estimate
6. Plans:
 - Existing Lower Floor Plan
 - Existing Upper Floor Plan
 - Proposed Lower Floor Plan, Scheme A
 - Proposed Lower Floor Plan, Scheme B
 - Proposed Upper Floor Plan
7. Copies of Correspondence:
 - Fire Prevention Branch, June 7, 1977
 - Red Deer Health Unit, May 18, 1977
 - Red Deer Health Unit, October 14, 1977
 - Chief Fire Inspector, City of Red Deer, November 1, 1977
 - Deputy Fire Commissioner, Fire Prevention Branch, October 17, 1977
 - Acting Development Officer, City of Red Deer, October 17, 1977
 - Gas Protection Branch, June 29, 1977
 - Electrical Protection Branch, July 13, 1977
 - Building Standards Branch, November 14, 1977
8. Suggested Additional Improvements

Respectfully Submitted

John Murray, A.R.I.B.A., M.R.A.I.C.

John Murray, ARIBA, MRAIC.

1. INTRODUCTION

John Murray, Architect was commissioned by the City of Red Deer to prepare a report on, and cost estimate for, the work required to meet the requirements of Alberta Labour, Fire Prevention Branch and Building Standards Branch to permit continued use of the Red Deer Arena. Improvements to the washrooms and to the heating in the ice machine room and tightening of all bolts in the roof structure were also to be included. In addition to the above the safety requirements of the Gas Protection Branch and the Electrical Protection Branch have been considered.

2. NEED FOR CHANGE

The need to do the work described in this report arises from concern for the safety of the building occupants. The Red Deer Arena does not now, nor can it reasonably be made to meet the current requirements of the Alberta Building Regulations for exit facilities and fire safety. The minimum requirements which must be met in order for the building to continue to be used have been stated in a letter from the Fire Prevention Branch, dated June 7, 1977 which was prepared after they inspected the Arena with representatives of the Building Standards Branch and the Red Deer Fire Department. From the standpoint of health the minimum requirements have been stated by the Red Deer Health Unit in their letters dated May 18, 1977 and October 14, 1977. Gas Protection Branch and Electrical Protection Branch requirements are stated in their respective reports of June 29, 1977 and July 13, 1977. It must be emphasized that none of the work described in this report will serve, except incidentally, to improve the usefulness, comfort, or attractiveness of the facility for staff, users, or spectators.

3. APPLICABLE BUILDING REGULATIONS

The requirements of the Alberta Building Regulations for new buildings, and for portions of existing buildings affected by renovations, are far more extensive than the minimum requirements presently under consideration.

An existing building is not required to be made to conform to the requirements of the current code except that if an unsafe condition exists it must be corrected, and if an alteration is undertaken the portions affected by the alteration must be made to conform. The list of requirements which the Fire Prevention Branch compiled is their judgement of which requirements of the code must be met to correct an unsafe condition. The decision as to what portions of the building will be "altered" by the work proposed, and thereby required to conform to all requirements of the code is also dependant on the judgement of the enforcing authority. It is not possible in this situation to give any assurance that all requirements possibly applicable under the regulations have been included. The scope of the work to be done depends much more on judgement and interpretation on the part of the authorities than on the code itself. The Architect has contacted each of the authorities involved in the enforcement of applicable regulations to ascertain if there would be any additional requirements should the work be undertaken. Written replies have been received from the Chief Fire Inspector of the City of Red Deer (November 1, 1977), the Deputy Fire Commissioner of the Fire Prevention Branch (October 17, 1977), the Red Deer Health Unit (October 14, 1977), the Acting Development Officer of the City of Red Deer (October 17, 1977), and the Head of Field Services, Buildings Standards Branch (November 14, 1977).

The Gas and Electrical Protection Branches have been contacted by phone and have no requirements in addition to those listed in their reports of June 29, 1977 and July 13, 1977. From the responses received it appears that there would be no additional requirements if the work were undertaken at this time. This is not to say that if this work is done there will never be additional requirements. Copies of all of the correspondence referred to above are included with this report.

4. DETAILED REQUIREMENTS

The list which follows describes the work to be undertaken. The plans included with this report show those items which lend themselves to illustration or clarification by that means.

- 4.1 Install sprinklers throughout the building, including the foyer, the 2nd floor, and the space under the stands. Protection for the underside of the stands to provide a 3/4 hour fire resistance rating could be installed instead of sprinklers under the stands but would be more expensive and less satisfactory from a safety standpoint.

Approximate water requirements for the sprinkler system would be a flow of 1000 G.P.M. for the sprinkler system plus 500 G.P.M. for firefighters hoses with a 60 p.s.i. residual pressure. The Red Deer Fire Department report that there is presently a 6" main from which 1093 g.p.m. can be obtained with a residual pressure of 49 p.s.i. in a single point flow test. Static pressure is 82 p.s.i.

This indicates that the present water supply is not adequate. Two possible courses of action can remedy this situation: a new water main can be installed, or a booster pump can be included with the sprinkler system. Without further testing of the water supply (a three point test) or design of a new supply, and

detailed design of the sprinkler system it is not possible to say with certainty that either of those solutions would be workable. The cost of a booster pump, installed with the sprinkler system, is included in the cost estimate.

A deluge system might be added to the sprinkler system instead of a 2 hour firewall between the Arena and the Curling Club, if approved. However it would probably require more water than can reasonably be supplied. Added cost would be \$5,175.00 plus additional water service or pump capacity to supply 200 additional G.P.M.

- 4.2 Provide 1 hour fire separation for all service rooms and 3/4 hour fire separation for all storage rooms, including
- a. Main Furnace Room (Add Fire Dampers & Fire Door).
 - b. Emergency Generator Room (Add 2 layer drywall, taped but not painted, and fire door).
 - c. Gas Meter Room (Add 2 layer drywall, taped but not painted, and fire door).
 - d. Skate Sharpening Room (add 1 layer drywall, painted, and fire door).
 - e. Storage Rooms indicated on the plan as such. (Add 1 layer drywall, taped but not painted, where required and fire doors).
 - f. Ice Machine Room (Add 1 or 2 layers of drywall as needed to get 2 layers overall, taped but not painted, and add fire door).
 - g. Sprinkler Room (2 layers of drywall taped but not painted and a fire door).
 - h. Maintenance Storage (Add 1 layer of drywall, taped but not painted, and fire door).
 - i. Confectionery Supply (Add 1 layer of drywall, taped but not painted, and fire door).
 - j. Furnace Room under East Stands (Add 2 layers of drywall, taped but not painted, and fire door).

k. Janitor's Room (Add 1 layer of drywall, painted, and fire door).

- 4.3 Refinish surfaces having excessive flame spread to conform to code. The requirements are 150 maximum throughout, and 25 maximum for exits, applicable in both cases to wall and ceiling surfaces. Unfinished wood 5/8" or more in thickness and finished wood of the same thickness with not more than 1/20" of paint thickness both meet the first requirement. Wherever 1/4" plywood, masonite, and wood fibreboard have been used anywhere in the building they must be covered or replaced. For the most part this is accomplished by the addition of required fire separations under items 4.2, 4.7, 4.10, and new finishes under 4.15. Where this is not already being done to meet these other requirements these materials will have to be covered or replaced with drywall. The paint on the seats, risers, columns, and other painted surfaces does not now exceed the maximum thickness for a flame spread of 150 and thus requires no work at this time. If repainting is undertaken in the future the existing paint should be removed, both to avoid additional build-up of paint layers, and because the adhesion of some of the existing top layers is poor. The cost estimate includes covering of the existing surfaces in the exit tunnels from the stands with drywall to reduce flame spread to a maximum of 25. Special coatings (e.g. intumescent paint) could be used in lieu of drywall in some cases at comparable cost.
- 4.4 Extend heat detector coverage to storage areas not presently covered. Spaces under the stands to which heat detector coverage is not to be extended, and which are not to be protected with drywall are indicated as "Not Used" on the plans. These spaces will not be usable for any purpose other than circulation and access unless protection is added.

- 4.5 To meet Gas Protection Branch requirements the cost estimate includes all the items listed in the report of June 29, 1977, except that piping will be banded for identification rather than painted. Replacement of the make-up air unit in the furnace room adjacent to the foyer and of the heat exchanger for the furnace under the east stands is included in the estimate as a separate item in case the sulfur tests required should have adverse results.
- 4.6 To meet Electrical Protection Branch requirements the cost estimate includes correction of the items listed in the report of July 13, 1977.
- 4.7 Provide 3/4 hour fire separation from corridors for dressing rooms not already so separated and reduce flame spread in dressing rooms as required. This requires drywall in all dressing rooms except the South Dressing Room and the Referee's Dressing Room, and provision of fire doors for all dressing rooms.
- 4.8 Provide ULC labelled paint storage cabinets for Maintenance Storage (4 steel cabinets).
- 4.9 Erect a 2 hour firewall between the Arena and the Curling Rink.
This would be 8" concrete block added to side of the arena from grade to the underside of the eave of the arena, a fire door for the upper level exit, and relocation of the existing fire escape stair. This would not meet the requirement fully, a wall about 5 feet higher would satisfy the requirement but would be difficult to support structurally and would add snow loads to the arena roof, as well as making roof drainage difficult. A free standing wall between the buildings would be difficult structurally. The cost estimate does not include costs which might arise from a conflict between the footings for this wall and an existing water main which is between the two buildings.

- 4.10 Provide 3/4 hour fire separation between first and second floors by drywalling all ceilings and walls under the 2nd floor, and both sides of the wall between this area and the ice sheet.
- 4.11 Provide steel frames and wired glass for windows between second floor and the ice sheet.
- 4.12 Provide fire doors between second floor and stands.
- 4.13 Provide 2 enclosed exits from the second floor. (As shown on the plans) These would be of masonry construction. The stairs would not be heated. The stairs shown provide 5 units of exit width each, this providing for 600 occupants in the second floor foyer, 27 more than there would be if the foyer were occupied at 4 sq. ft. per person (standing room density), not including the concession, storage, conference, office and janitor's rooms.
- 4.14 Provide Additional Emergency Lighting. The cost estimated is for battery operated units, placed in the following places:
Corridor under east stands.
Exits and Stairways where present emergency lighting is inadequate.
Along the walkways at the top of the stands, in a few locations where present coverage is inadequate.
Men's
Ladies'
Foyer (1 unit in addition to present lighting).
with one unit in small rooms and units spaced at 30' centres in large rooms, corridors and walkways.
These units would be plugged into the existing power supply.
- 4.15 New Washrooms. Two alternative schemes are presented in the plans. Scheme A provides the minimum accommodation required by the code for a building occupant load equal to the maximum number of occupants permitted in the arena on the basis of exit capacity.

Scheme B provides additional accommodation, based on normal requirements for a building of this type and size. Both schemes would provide more accommodation than is available at present, but to avoid lineups Scheme B would be preferred. Finishes would be ceramic tile floors, metal toilet partitions, and painted drywall; basins would be wall mounted porcelain; water closets would be floor mounted with flush valves; and ceramic tile would be used to finish the walls in the vicinity of urinals for both schemes.

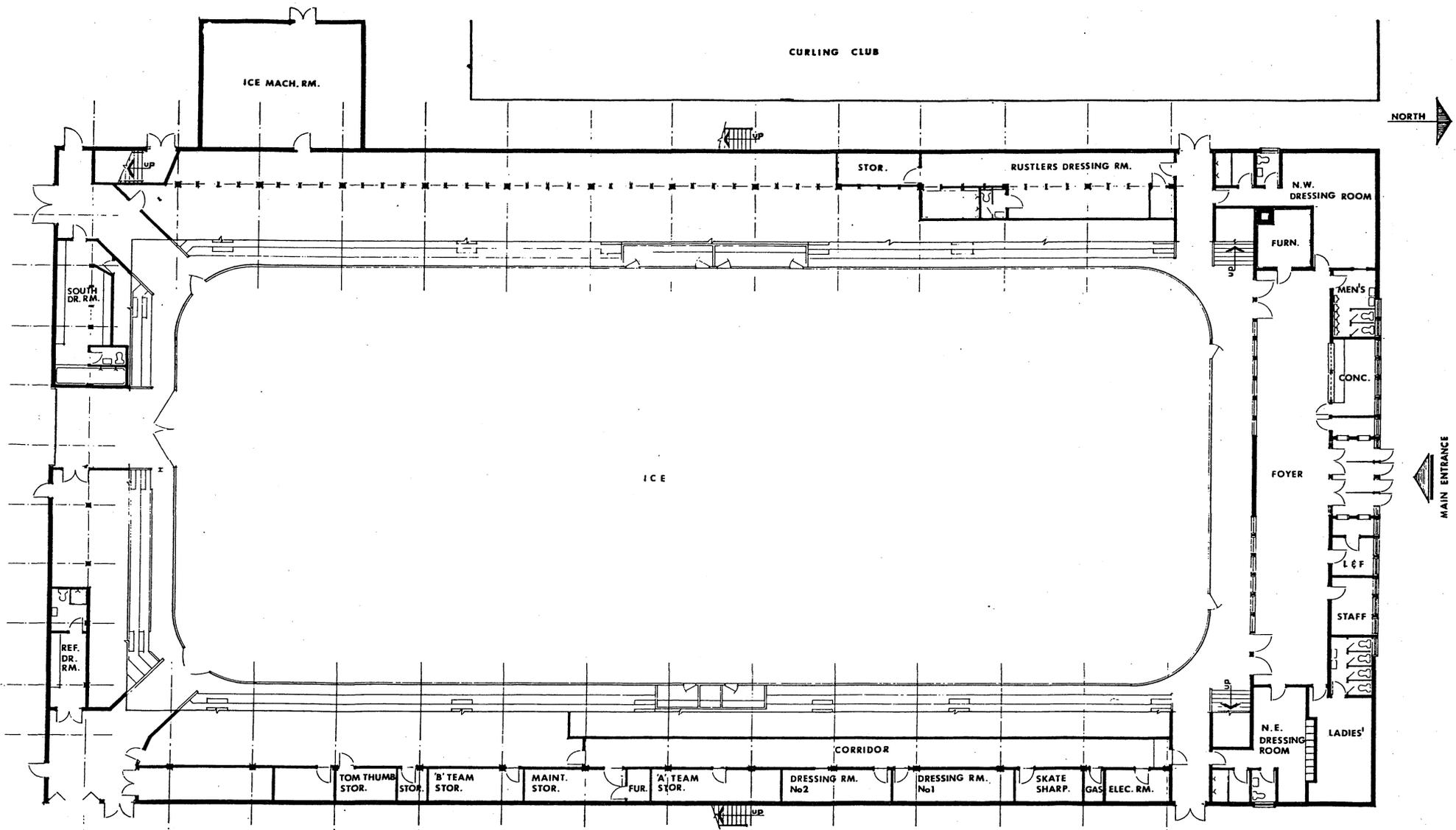
- 4.16 Correct Heating in Ice Machine Room: existing equipment had not been properly installed, with minor corrections it will probably be found adequate.
- 4.17 Tighten all bolts in the roof structure. This maintenance item was recommended to be done by B. W. Brooker Engineering. Ltd. in 1974.
- 4.18 As required by the Health Unit the toilets in the Northeast, Northwest, and Rustler's dressing rooms are to be changed to flush valve type.
- 4.19 It is evident, from our own examination of the facility, that the floor in half of the corridor under the East stands is unsafe, consisting of worn 3/4" plywood spanning about 4' between supports. It should be replaced with 2 x 4 joists on hangers spanning 4' and spaced at 16" o.c. to support a plywood floor.

5. COST ESTIMATE

The cost of required work is estimated to be:

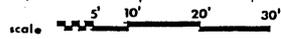
5.1	a. Sprinklers	\$ 54,675.00
	b. Pump	\$ 17,250.00
5.2	Fire Separation of Service and Storage Rooms	\$ 11,950.00
5.3	Lower Flame Spread	\$ 14,000.00
5.4	Heat Detectors	\$ 400.00
5.5	a. Gas System Deficiencies	\$ 2,400.00
	b. Additional, depending on tests	\$ 3,250.00

5.6	Electrical System Deficiencies	\$ 2,000.00
5.7	Fire Separation of Dressing Rooms	\$ 7,950.00
5.8	Paint Storage Cabinets	\$ 2,800.00
5.9	Firewall between Arena and Curling Club	\$ 21,400.00
5.10	Fire Separation between 1st and 2nd floors	\$ 10,170.00
5.11	Wired Glass Windows	\$ 6,850.00
5.12	Fire Doors at 2nd Floor	\$ 2,420.00
5.13	Enclosed Exits from 2nd Floor	\$ 25,400.00
5.14	Emergency Lighting	\$ 12,100.00
5.15	New Washrooms	
	Scheme A	\$ 30,880.00
	Scheme B (Additional Cost)	\$ 4,460.00
5.16	Heating in Ice Machine Room	\$ Nil
5.17	Tighten Bolts in Roof Structure	\$ 3,600.00
5.18	Flush Valve Water Closets in Dressing Rooms	\$ 1,125.00
5.19	Corridor Floor	\$ 1,000.00
5.20	10% Design Development Contingency	\$ 23,600.00
5.21	10% Post Contract Contingency	\$ 23,600.00
5.22	TOTAL	\$283,280.00
5.23	TOTAL not including 5.5 b- or 5.15, Scheme B	\$275,570.00



RED DEER ARENA

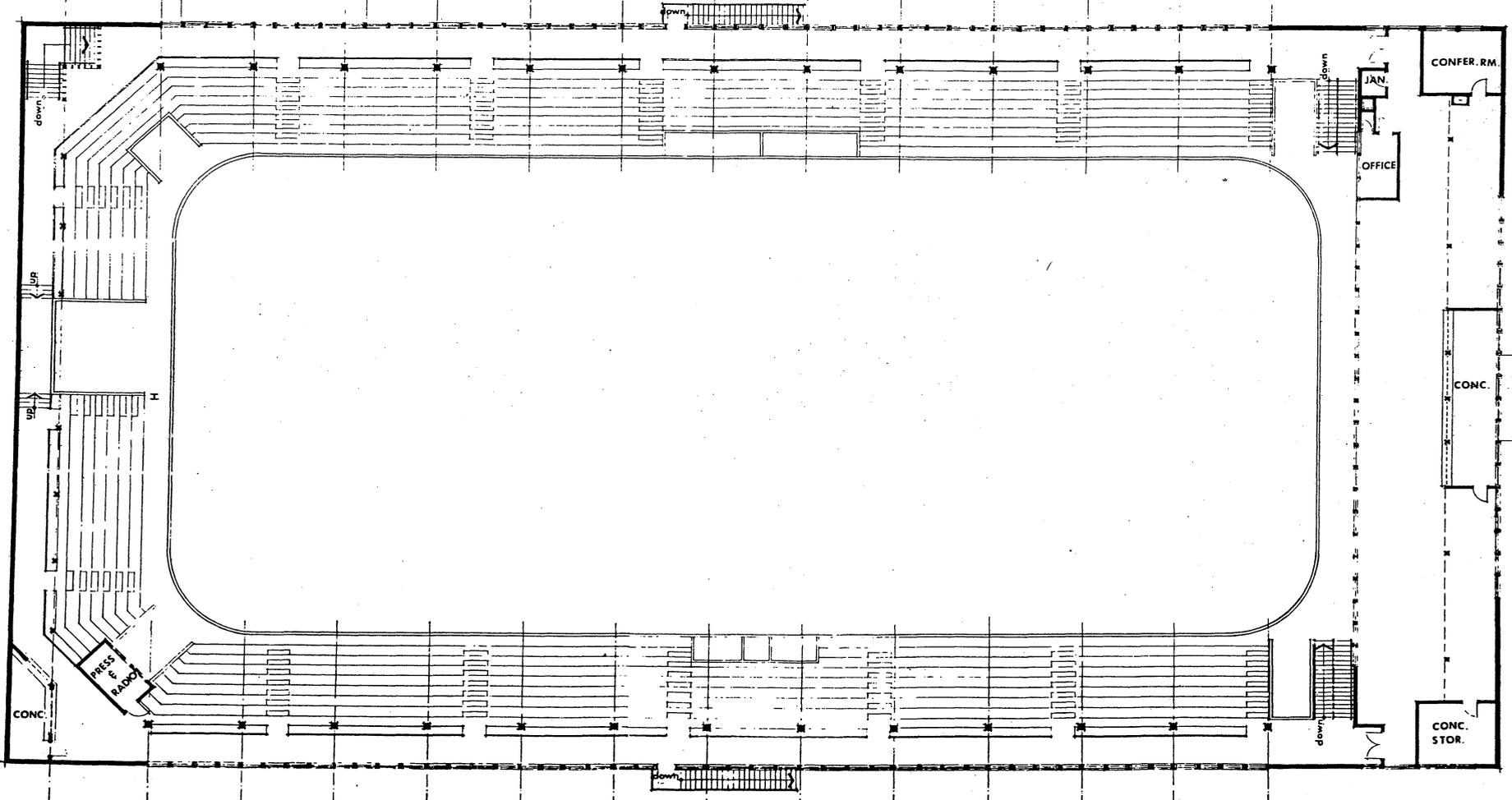
EXISTING LOWER FLOOR PLAN



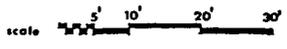
nov. 1977

CURLING CLUB

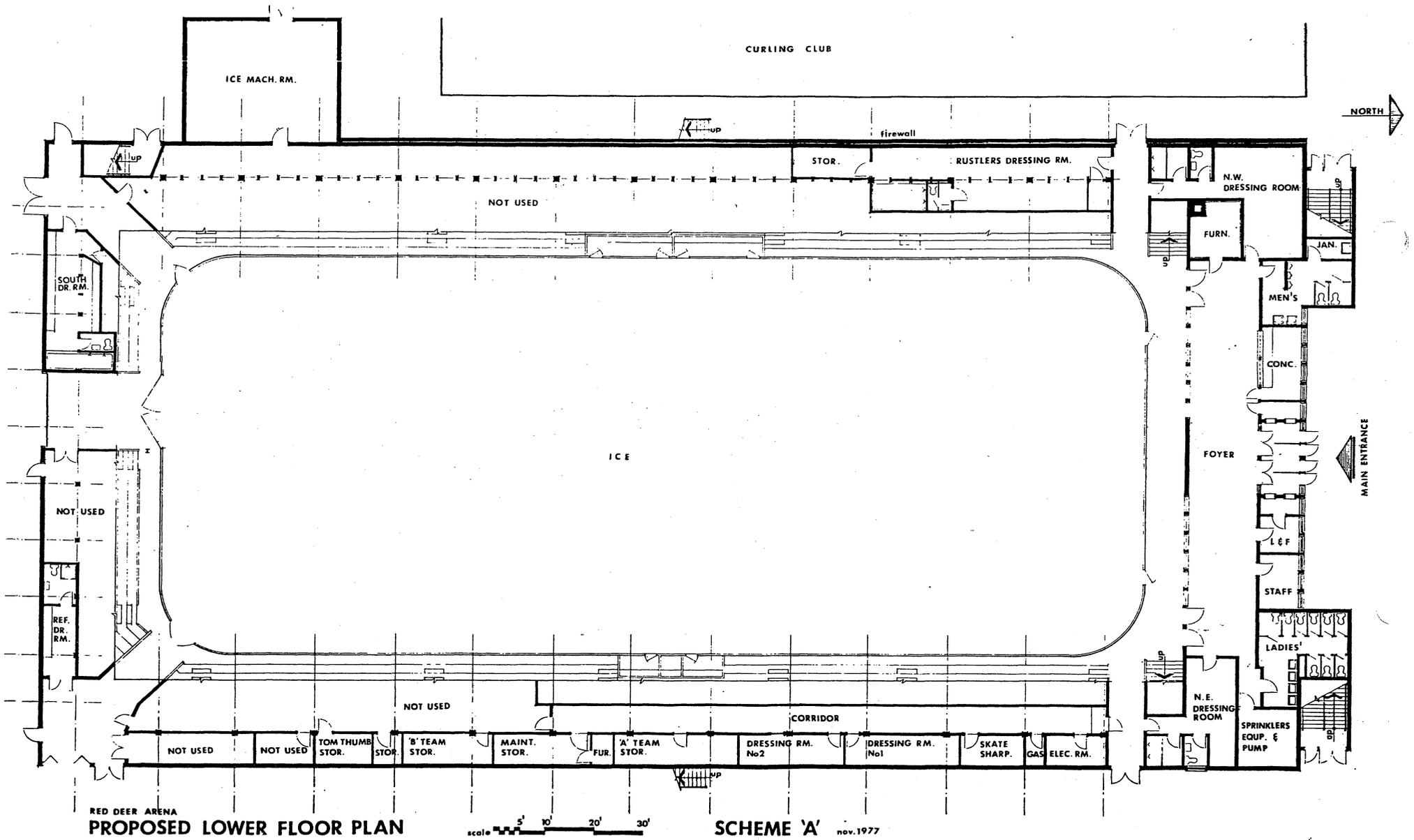
ROOF

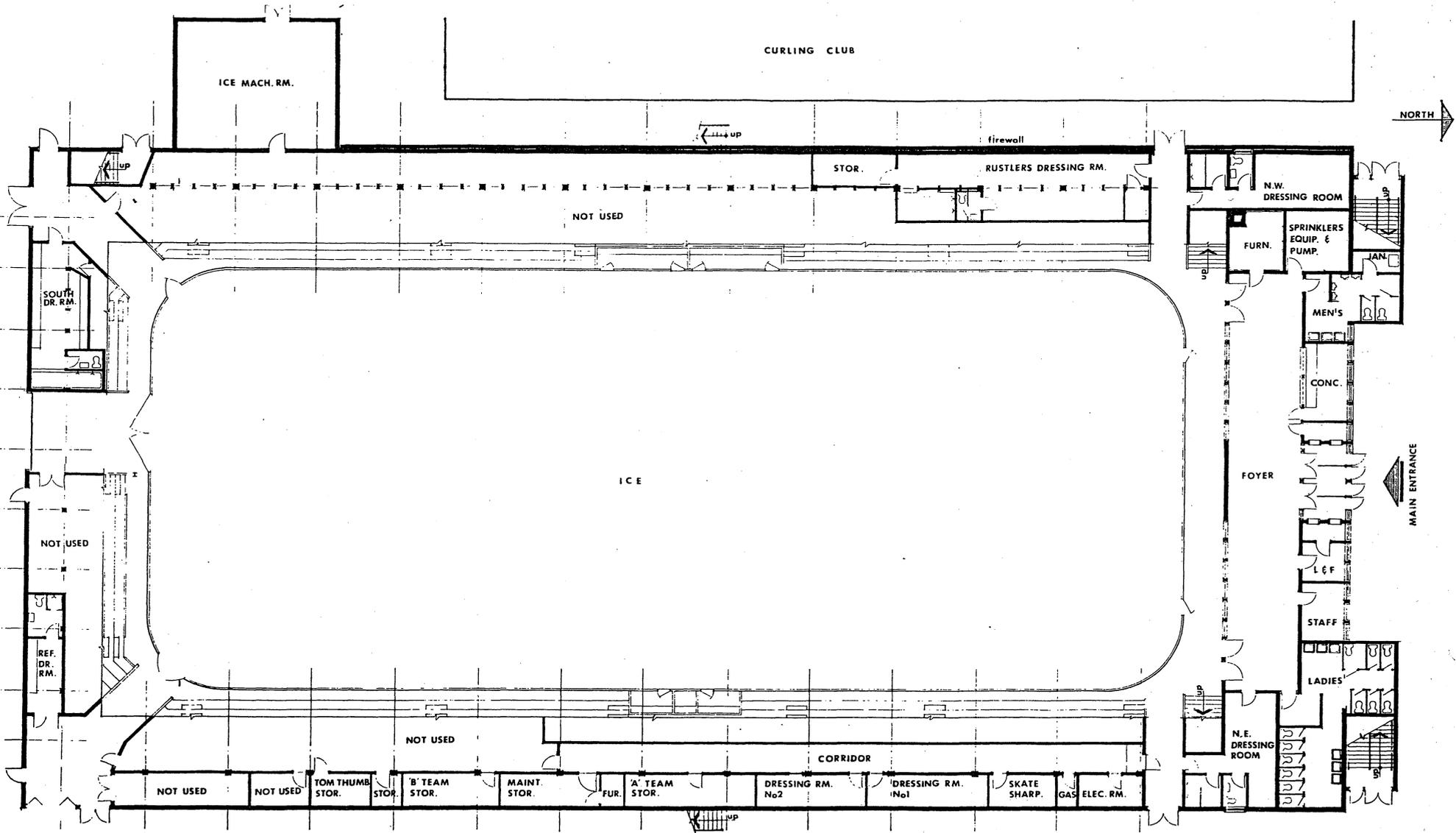


RED DEER ARENA
EXISTING UPPER FLOOR PLAN

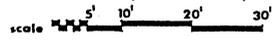


nov. 1977

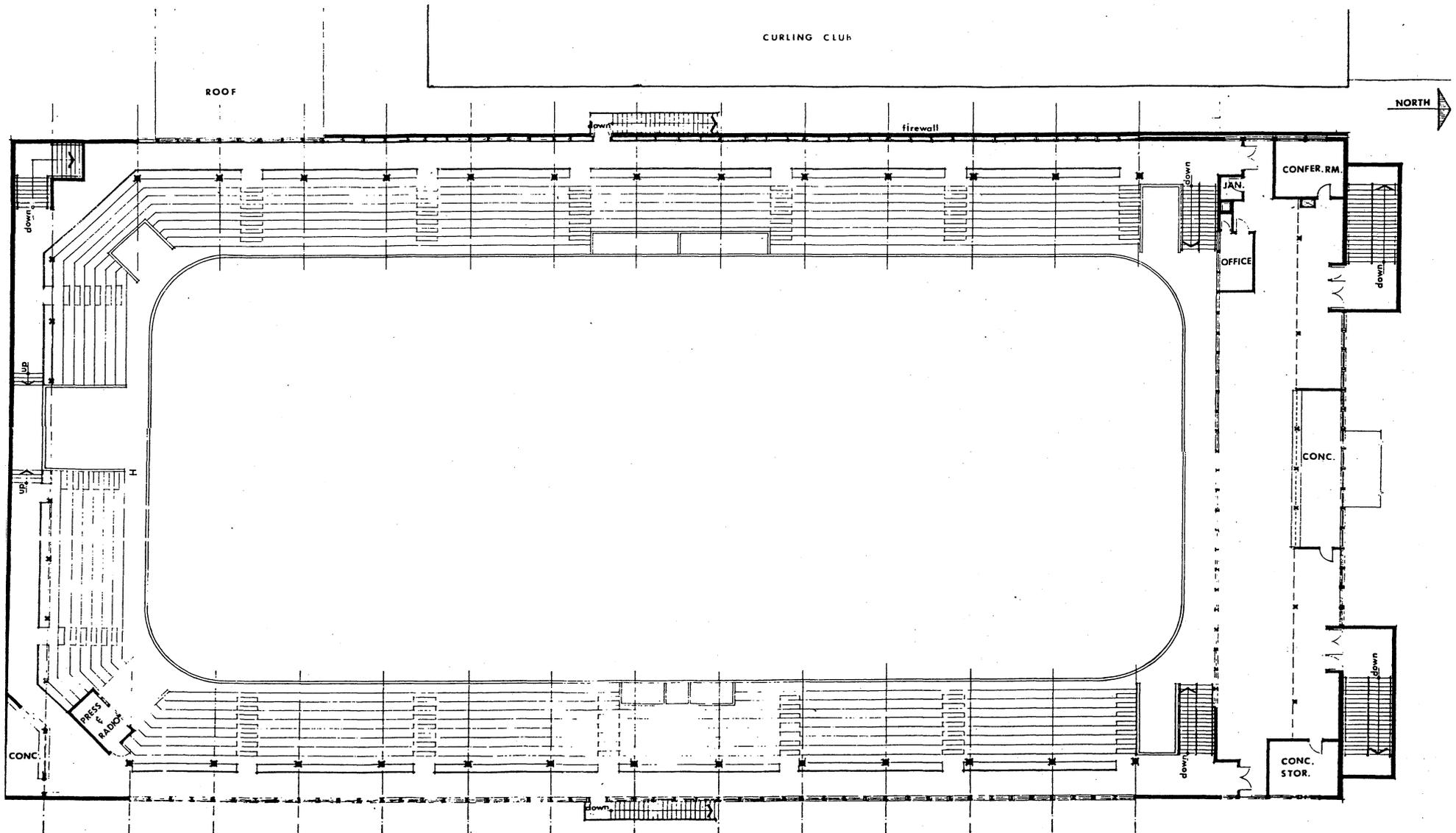




RED DEER ARENA
PROPOSED LOWER FLOOR PLAN



SCHEME 'B' nov. 1977



RED DEER ARENA
PROPOSED UPPER FLOOR PLAN

scale 5' 10' 20' 30' nov. 1977



LABOUR

General Safety Services Division
Fire Prevention Branch

403/427-8392

Room 707, IBM Building
10808 - 99 Avenue
Edmonton, Alberta, Canada
T5K 0G5

*File
Red Deer*

Our File: B2-2

June 7th, 1977

Mr. M. Day
City Commissioner
City of Red Deer
City Hall
Red Deer, Alberta

Dear Sir:

Re: Inspection - Red Deer Arena Building

At the direction of the Fire Commissioner, following a telephone call from Chief Thomlison in which he requested our assistance in inspecting the Red Deer Arena, I wish to advise that an inspection was conducted on the 26th of May, in the company of Chief Inspector Don Johnson of the Red Deer Fire Department, Mr. Dick Massiah, Head of Field Services of Alberta Building Standards Branch, and myself.

The following is an outline of our findings and requirements:

The Red Deer Arena was built in 1952. Approximate area 35,000 sq. ft. Seating is 2287 plus players, plus standing room in the lower foyer and concession area. Construction is combustible, plywood and wood interior, with a stucco exterior. Inside finish is paint, some with extremely high flame spread rating.

Exits are as follows:

Lower Floor:

Main door: 4-32" single exits. Northeast corner: 1-72" double leaf exit with no centre mullion. In the southeast corner: 1-72" double leaf exit with no centre mullion and 1-42" single exit. In the southwest corner: 1-72" double leaf exit with no centre mullion and 1-42" single exit. In the northwest corner: 1-72" double leaf exit with no centre mullion. This totals 19 units of exit width.

Top Floor Level:

In the east centre: 1-42" exit. In the west centre: 1-42" exit, both of these exits lead to 36" metal fire escapes. In the southwest corner: 1-72" double leaf exit with no centre mullion. Access to this exit is by an open stairwell from the top floor level and directly outside without any openings into the lower floor level whatsoever.

The aggregate total of exits from the top floor is 5½ units.

The maximum occupant load based on 19 units at 90 persons per unit at ground level is 1710 people, plus 5½ units at 60 persons per unit of exit width from above ground level or 330 people, which permits a total occupant load of 2040 based on existing exit facilities from this building.

This does not permit the total occupancy of available seating which we were informed was 2287 seats, not including the use of the ice level, dressing rooms, players boxes, or standing room in the upper concession area and in the lower foyer.

The following are general observations and the obvious requirements which are necessary to permit further occupancy and use of this arena building.

1. The building is non-conforming since its square foot area and its two storey construction requires that it shall be of non-combustible construction in accordance with the Alberta Building Regulation. The building is, however, of combustible construction and therefore the complete assembly area as well as the upper floor level concession area and the lower floor foyer are to be sprinklered throughout in accordance with the building regulations and good engineering practices.

Please note that it is our further understanding that this arena is used for occasional trade shows and similar exhibition purposes and for that reason alone, since the arena area exceeds 15,000 sq. ft., the building shall be sprinklered, reference Alberta Building Regulations Section 3.1.2.1.(5).

2. It was noted during this inspection that there is no fire separation provided for the useable space that exists under the seats in the arena. In accordance with Section 3.3.2.2.(2) there is a requirement for a 3/4 hour fire separation which is to be provided between such space and the seats. This protection is to be provided in the under seat area throughout the building, OR alternatively, these areas are to be provided with sprinkler protection.
3. It was noted throughout the building that existing storage room areas as well as some of the rooms housing mechanical and electrical equipment are not fire rated in accordance with the regulations. These will require upgrading.
4. This inspection also revealed that the finish of the majority of the walls and seats of this building were of a material that presented unacceptable flame spread ratings. These surfaces will have to be treated with material which will provide acceptable flame spread ratings.
5. While it was noted that the arena building has been provided with a fire alarm system and a heat detector system throughout certain areas, it would appear evident that the heat detector coverage will have to be extended to those areas which are now being used for storage, OR all combustible storage will have to be removed from those areas.

The following are specifics that were noted throughout the building at the time of this inspection.

1. The matter of apparent electrical deficiencies throughout the arena building such as octopus outlets, extension cords, plug and switch covers either broken or missing, etc. are being referred to the Electrical Protection Branch for their complete written assessment of these and other areas under their jurisdiction.
2. There were a number of gas fired heaters installed throughout certain areas of the building (e.g. referees room, ice making machinery room, etc.). The location and installation of which, including their vents are being referred to the Gas Protection Branch for their examination and written assessment.
3. The emergency generator room which houses some electrical service equipment is to be provided with a 1 hour fire resistance rating on the walls and ceilings. The entrance to this room is to be by means of a rated and labelled door and frame assembly having 45 minute fire resistance rating. This door is to be so hung as to swing into the room. All combustible storage is to be removed from this area and it is to be kept free of all such storage in the future. The dry chemical extinguisher located at this area was manufactured in May of 1967, and as no other stampings were evident on the shell of the extinguisher it will require a hydrostatic test.

Those dressing rooms which have not been so protected are to be provided with a minimum of 3/4 hour fire rated separation between the rooms and the exit corridor. In addition to this, the flame spread levels within these rooms is to be reduced to acceptable levels. Entrance doors to these rooms are to be a minimum of 20 minute fire rated and labelled door and frame assemblies and are to be so hung as to swing into the rooms.

5. The maintenance storage room is to be upgraded on the walls and ceiling to provide a minimum 3/4 hour fire resistance rating. The entry door to this room is to be a minimum 20 minute fire rated and labelled door and frame assembly. All flammable paint and related flammable liquid storage within the room is to be removed or proper approved flammable liquid storage cabinets are to be provided within the room for this storage.
6. In the community program room, either completely remove all combustible storage from this area or apply material to the walls and ceiling of the room which will provide a minimum 3/4 hour fire resistance rating. If the decision is to upgrade the room area then the access door to this room is to be a 20 minute rated and labelled door and frame assembly so hung as to swing into the room.
7. The storage room located in the southeast area of the building is to have fire resistant material applied to it to provide the same fire resistance rating as for item #6 above including the rated door and frame assembly, and in addition all combustible rubbish is to be removed from this area.

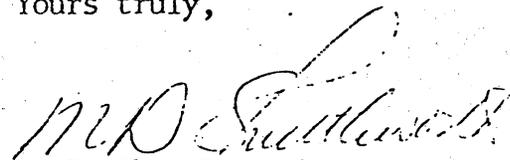
8. In the ice plant room, which also houses a lot of electrical distribution panels, etc., it was noted that some areas of the ceiling are not fire resistively lined. These non-rated areas are to be provided with a minimum 1 hour fire resistance rating to conform to the remainder of the ceiling and walls of the room. The existing door is to be replaced by a minimum 45 minute fire rated and labelled door and frame assembly hung so the door will swing into the ice plant room. There was an excessive amount of oil spilled on the floor around the machinery and this is to be scrubbed clean with soap and water and is to be maintained in an oil free condition in the future. The dry chemical extinguisher located outside of this room was manufactured in July of 1967 and since no other stamp was evident on the shell of the extinguisher, this unit will be required to have a hydrostatic test.
9. It was noted that the limiting distance between the arena building and the adjacent curling rink is only 10 feet. Since both buildings are of combustible construction having non-combustible cladding, a 2 hour fire wall is to be erected between the two buildings up to the vertical height of the curling rink which is the building having the lowest elevation.
10. The directional exit sign located at the southeast end of the top floor of the main arena building needs replacing or repairing.
11. A minimum of 3/4 hour fire separation is to be provided between the main foyer and the concession area immediately above it.
12. The plain glass windows located in the top floor concession area as well as in the exit doors leading from this area are to be replaced by 1/4" georgian wired glass set in steel frames, no pane of which is to exceed 1296 sq. inches or 54 inches in any dimension.
13. Both exits leading from the top floor concession area to the ground floor are to be totally enclosed with a minimum of 3/4 hour fire resistance rated construction and are to lead directly to the exterior of the building. Any openings at the main floor level leading into these enclosures are to be a minimum of 20 minute fire rated and labelled door and frame assemblies so hung as to swing outward in the line of exit travel from the stairwell enclosure and these doors are to be equipped with automatic self-closing and latching devices. The alternative to the above is to provide a minimum of two exits to the outside of the building from the top floor concession area and from there to ground level by means of enclosed staircases.
14. The confectionery supply storage room located in the top floor concession area is to be provided with a minimum 3/4 hour fire resistance rating on the walls and ceiling. The dutch door which leads to this supply storage room is to be replaced by a fire rated and labelled door and frame assembly having a minimum 20 minute fire resistance rating.

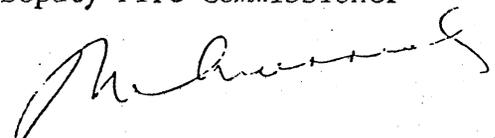
15. The entire arena complex including the concession areas, foyers, and the main arena body and particularly all exit corridors and stairways leading to exit doors are to be provided with emergency lighting in accordance with the provisions of the Alberta Building Regulations and are to be kept free of all obstructions at all times. This includes underseat corridors.
16. It would appear now that, with the existing exit facilities and with the deduction in width of the 2-42" exit doors leading to the 36" fire escapes, the maximum occupant load of the building at any one time for any performance is to be 2040 people.

This report which resulted from the requested inspection of this premises is forwarded to you for your attention and action. If there are any areas within the report that need clarification please do not hesitate to call us regarding same.

We would appreciate receiving your intentions in this regard with respect to the current licensing and future licensing under the provisions of the Amusements Act.

Yours truly,


M. D. Shuttleworth
Deputy Fire Commissioner


R. Massiah
Head, Field Services
Alberta Building Standards Br.

/is

cc? Mr. D. Moore
Red Deer, Alberta
Fire Chief Wm. Thomlison
Red Deer Fire Dept.
A. Kennedy, Supervisor
Calgary Regional Office
Mr. D. Massiah
Alta. Bldg. Standards Br.
Chief Inspector, D. Johnson
Red Deer Fire Dept.
Electrical Protection Branch
Gas Protection Branch

18th May, 1977.

Mr. Don Moore,
Recreation Director,
Recreation Dept.,
45 Street,
RED DEER, Alberta.

Dear Mr. Moore,

Re: Washrooms at the Red Deer Arena.

Upon receiving a number of phone calls regarding the conditions of the above washrooms, the following is recommended:

- (1) Ladies Washroom: Washroom extended or renovated to make enough room so that when a person is using the sink another person can pass by and gain access to the toilets.

Installation of a flush valve system (full flow type) to help prevent blockages when under constant use.
- (2) Men's Washroom: Installation of a flush valve system.
- (3) Dressing Rooms at North End : Toilet should also be converted to flush valve type.

As this facility will be in greater demand in the future, and the continued cost of having to call a plumber to rectify any malfunctions that arise, it would suggest that it would be economical to put in a new system.

Furthermore, it is not in the best public interest of Red Deer to have outsiders visiting our arena and being greeted by the conditions which can and do exist in the washroom area from time to time.

I trust this situation can be cleared up in the very near future.

Yours very truly,
Boris Dalsbaug.

B. DALSBAUG,
Public Health Inspector.

NO. 9 (RED DEER) HEALTH UNIT

HEALTH INSPECTION SERVICES

4749 - 32nd Street,
RED DEER, ALTA.
T4N 5V1

Tel. 346-8858

October 14th, 1977.

John Murray, Architect,
5415 - 49 Ave.,
RED DEER,
Alberta.

Dear Mr. Murray,

Re: Red Deer Arena

Please find enclosed a letter concerning the above washroom conditions. The Health Unit will not require any more washroom facilities to be constructed at this facility in the future.

However, we must make clear that the general physical conditions of these washrooms must be improved. Under constant heavy use, the present system tends to plug, indicating a new flush valve system should be installed. The present number of washrooms would be adequate providing the new flush valve system is installed and the ladies washroom be re-designed to prevent congestion around the sink.

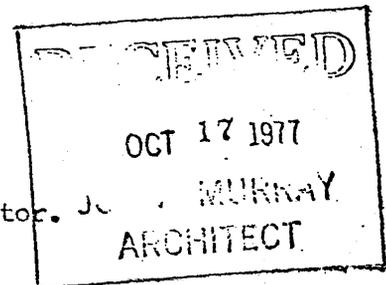
If these washrooms are not renovated and up-graded, the Health Unit will have no alternative but to close them to all public use.

I trust this information will be of use to you.

Yours truly,

Brian Dalshaug

B. DALSHAUG,
Public Health Inspector.



Encl. 1

BD/cdh.

THE CITY OF RED DEER



OFFICE OF THE FIRE CHIEF

RED DEER, ALBERTA
T4N 3T4

November 1, 1977

Mr. John Murray, A.R.I.B.A., M.R.A.I.C.,
5415 - 49 Avenue,
RED DEER, Alberta.

Dear Mr. Murray:

RE: RED DEER ARENA INSPECTION REPORT
MAY 26, 1977

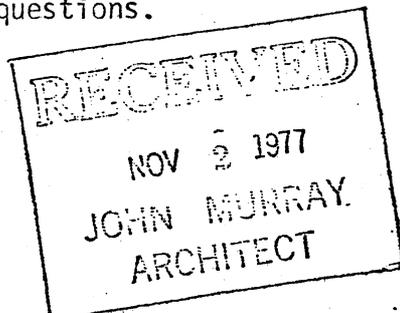
Concerning the above noted building inspection and your letter of October 12, 1977 regarding the compliance of Fire Regulations.

When the requirements as listed in the Inspection Report of May 26, 1977 have been completed, at that time the building will meet my acceptance for an occupancy load of 2,040 persons.

I cannot predict that there will not be any additional requirements necessary in the foreseeable future, as there may be new Provincial or Local fire safety regulations adopted at any time for any type of occupancy.

Your second and third paragraph referring to subsection 2.1.7.1.(2) of the Alberta Uniform Building Standards which states as follows: "When a building or any part of a building is altered this code applies to the alteration and to all parts of the building affected by the alterations". The proper interpretation is that area affected by the alteration must comply with present day requirements. In other words, if a new storage room, office, wash room etc. was constructed then only that area or room must meet present day standards - not the entire building.

Please contact my office at any time if you should have any further questions.



Yours truly,


D. W. Johnson,
CHIEF FIRE INSPECTOR

DWJ/cb

c.c. - M. Day, City Commissioner
D. Moore, Recreation Director



LABOUR

General Safety Services Division

403/427-8392

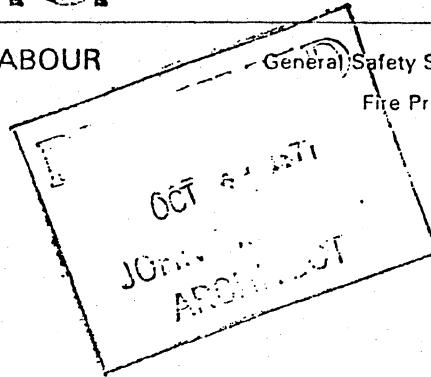
Fire Prevention Branch

7th Floor, IBM Building

10808 - 99 Avenue

Edmonton, Alberta, Canada

T5K 0G5



1977.10.26

Mr. John Murray, Architect,
5415 - 49 Ave.,
RED DEER, Alberta.

Our File: B2-2

Dear Sir:

Re: Red Deer Arena Inspection Report, 26 May 1977

Concerning the above noted and with reference to your letter of October 12, 1977, particularly respecting your final report to City Council, I will attempt to answer the questions and concerns that you have outlined in your letter.

(1) As far as could be determined at the time of this inspection, we did list all of the requirements which were considered necessary to satisfy current fire regulations.

(2) I cannot predict that there will be no "additional requirements necessary in the foreseeable future". For example, new legislation has recently been passed which requires the installation of smoke detectors in existing institutions and residential buildings, excluding one and two family dwellings. It can be appreciated that if this legislation had encompassed assembly type buildings, then that requirement would have been in addition to this report.

Concerning the content of your second paragraph, I am sure that Mr. Messiah of the Alberta Building Standards Branch will be replying to you in this regard. It was our intention to attempt to achieve a reasonable standard of life safeness within the building, and it was our opinion that we had done this to as reasonable a degree as possible save the total replacement of the building.

Regarding your third paragraph, I concur with your interpretation of Sentence 2.1.7.1 (2) of the Uniform Building Standards Act, and to the best of our ability we have tried to do this within the content of our inspection report. Your interpretation in paragraph 5 of your letter is somewhat different than Sentence 2.1.7.1 (2). My personal interpretation is that when altering a building, it does not mean that the whole building shall be brought up to the standards of the Act, since this would be impossible, save total replacement of the building itself.

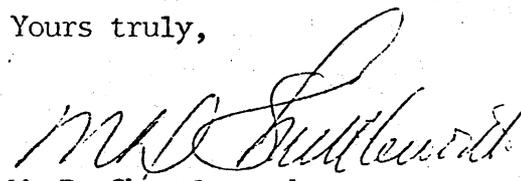
Cont'd . . . 2

With regard to the last paragraph of your letter, I think I have explained it to you in the opening portion of my reply. I cannot write a letter which would categorically state that when the provisions of the inspection report have been carried out in their entirety "this will be an end-all to any further requirements which may be found necessary in the foreseeable future".

I am directing a copy of this letter to Mr. M. Day, the City Commissioner, in addition to the others who received copies of your letter.

If you should have any questions regarding the content of this letter, please feel free to contact me at any time.

Yours truly,



M. D. Shuttleworth,
Deputy Fire Commissioner

MDS/ao

cc: Mr. M. Day,
City Commissioner,
City of Red Deer

Mr. D. Moore,
Recreation Director,
City of Red Deer

Mr. W. Thomlison,
Fire Chief,
Red Deer Fire Department

Mr. D. Johnson,
Chief Inspector,
Red Deer Fire Department

Mr. D. Messiah,
Building Standards Branch,
Department of Labour

THE CITY OF RED DEER



to Jim Posey

RED DEER, ALBERTA
T4N 3T4

October 17, 1977

[Handwritten initials]

John Murray Architect
5415 - 49 Avenue
Red Deer, Alberta

Dear Sir:

RE: Red Deer Arena

In response to your letter of October 12, 1977 any assurance that changes are made to the arena extra items will not crop up, should come from the author's of the initial report.

We would make the observation there is no guarantee that changes will not be made to existing codes which might add other non-conforming items. As well during construction other problems may be found.

Should you have any questions please contact our office.

Yours truly,

R. Strader
Acting Development Officer

RS/pw

RECEIVED
OCT 18 1977
JOHN MURRAY ARCHITECT

Mr. F. F. Luke,
District Gas Inspector,
Red Deer, Alberta.

G8.7.19

Mr. G. G. Milligan,
Technical Administrator,
Gas Protection Branch,
Edmonton, Alberta.

June 29, 1977

343-5163

Inspection of Gas Installations at the Red Deer Arena.

As requested in your memo dated June 10, 1977, an inspection was conducted on the above gas installations on June 28, 1977, with the following list of our findings:

Main Floor Furnace Room

Clean out at base of chimney to be repaired.
Pilot line to make-up unit to be secured with metal strap.
Gas line shall not be used for hanging water lines, etc.
Furnace room not to be used for storage of cleaning materials.
Recommend that the make-up unit be sulphur tested for leaking exchanger.

Concession Stand Main Floor

All unused gas lines to be removed or valved and capped or plugged off.

Rustler Hockey Club Dressing Room

Type 'B' vent on unit heater to be repaired and secured.
Gas line not to be used for hanging hot air duct in hall.
Appliance to be cleaned and adjusted.

Paint Room

Lennox furnace to be cleaned and adjusted.
Combustion air and relief ducts required into enclosure from outside.
Furnace vent to go directly through roof of building. This vent runs horizontally 22 feet and does not permit proper venting of the appliance.
Recommend that this furnace be sulphur tested for leaking exchanger.

Stand-by Generator Room

Gas appliance has been removed. Unused vent to be removed.

Concession Stand Upstairs

All unused gas lines to be removed or valved and plugged or capped off.

Referees Room

Unit heater and hot water tank to be cleaned and adjusted for proper operation.

South Dressing Rooms

Unit heater and hot water tank to be cleaned and adjusted for proper operation. Base tee and fittings on Type 'B' vent to be installed in an approved manner, with required clearances.

Ice Area

Forty (40) infra-red heaters now removed and being repaired, cleaned and adjusted and re-installed.

Machine Room

Two (2) unused Space Heaters with vents and gas lines that are not required to be removed.

New gas line to be run from south dressing room to roof top unit.

Recommend that this gas line be run on top of roof.

Fixed access to be provided to roof top unit on machine room.

There are a number of unused vents throughout the arena that should be removed. Where used vents pass into ice area they should be of Type 'B' and protected from damage.

I would recommend that to readily identify the gas system, all gas piping be painted as per regulations.

On this inspection I was accompanied by Mr. P. Strader, City of Red Deer Gas Inspector.



F. F. Luke.

FFL:lp

July 13, 1977.

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

ATTENTION: Mr. D. Moore, Recreation Director.

Dear Sir:

RE: ELECTRICAL INSTALLATION AT RED DEER ARENA.

As per your request, an inspection was carried out on Tuesday, July 11, 1977, of the electrical installation at the above noted building, and the following is a report of the inspection:

1. Service Room - Passageways and working space around electrical equipment shall not be used for storage and shall be kept clear of obstruction.
2. All unused conduits and abandoned outlets should be removed.
3. Lower Floor Concession Booth - Additional branch circuits and plug-ins should be provided to eliminate the use of extension cords. If the 30 ampere outlet is no longer required, it should be removed, otherwise, it is to be adequately supported, and a plug cover provided.
4. All incandescent lighting fixtures are to be checked and additional supports provided where necessary.
5. Numerous switch and plug plates are broken or missing. These outlets are to be provided with approved type covers. In addition, several junction boxes are in need of suitable covers.
6. As the interior branch circuit wiring is contained in a metal conduit, it is recommended that the existing 2-wire plug-ins be replaced with the 3-wire grounded type.
7. General - The service equipment and interior wiring generally appears to be in reasonably good condition for the age of the installation. However, if any increase in electrical load is in the planning stage, serious consideration should be given

City of Red Deer, D. Moore, Recreation Director

Page 2

July 13, 1977

to upgrading the service and branch circuit distribution system.

The above comments are brought to your attention in the interest of safety to life and property, and it is assumed your early attention will be given to have arrangements made to complete these corrections.

I would like to express my thanks for your courtesy given to me during the course of this inspection.

If further information or clarification of any of the noted items is required, please contact me at your convenience.

Yours very truly,

E.G. Kemshead
Assistant Supervisor of
Electrical Inspections
Red Deer Region

EGK/113

W.A. HOBSON - Red Deer Regional Supervisor.



12

LABOUR

General Safety Services Division
Building Standards Branch

403/427-8265

707 I.B.M. Building
10808 - 99 Avenue
Edmonton, Alberta, Canada
T5K 0G2

1977 11 14.

Mr. John Murray, MRAIC,
John Murray Architect,
5415 - 49 Avenue,
RED DEER, Alberta.
T4N 3X5

Dear Mr. Murray:

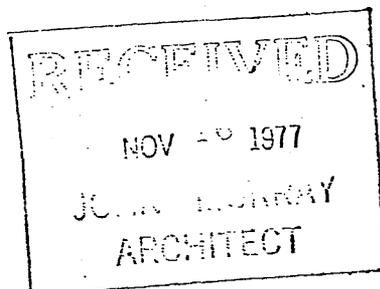
Re: Red Deer Arena

This is in reply to your letters of October 12, 1977 to Mr. Shuttleworth, Deputy Fire Commissioner and to myself concerning our joint report to the City of Red Deer on the Red Deer Arena.

This report was based on the Controlled Building Regulations under the Fire Prevention Act and only those matters covered under the regulations were referred to in our joint report.

It is true that any alterations done would have to comply to the Alberta Building Regulations but the Regulations apply only to the alterations themselves. Under the Alberta Building Regulations it is not necessary in an existing building to upgrade the whole building because of alterations to part of the building. The only exception to that is where it is judged by the authority having jurisdiction that an unsafe condition exists and must be rectified.

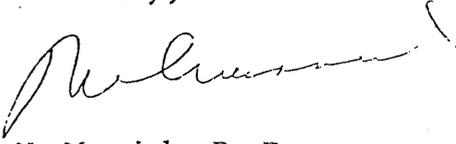
As Mr. Shuttleworth stated in his reply if the items mentioned in the report are complied with, this will upgrade the arena to an acceptable standard.



...../2

I trust that this clarifies this matter. If you have any questions please get in touch with me.

Yours truly,

A handwritten signature in cursive script, appearing to read "R.N. Massiah".

R.N. Massiah, P. Eng.,
Head, Field Services.

RNM/ab

cc: M.D. Shuttleworth
Wm. Thomlison
D. Johnson
D. Moore

8. SUGGESTED ADDITIONAL IMPROVEMENTS

8.1 The occupant load which will be permitted when the required improvements have been made is calculated on the effective width of the exits. It does not take into account, nor does the code directly regulate, the effect of exit location. In this type of occupancy the natural tendency of a crowd in an emergency is to climb up to the top of the stands and try to leave from exits at this location. It is probable that in the event of a fire the two small fire escapes at the top of the stands would be blocked by crowding while the wider exits at lower levels served fewer occupants than their width would accommodate. For this reason it is recommended that in addition to the required changes 3 new open fire escapes be added. Two of these would be in the east wall and one would be in the west wall, discharging between the ice machine room and the Curling Club. The total cost of this additional work is estimated to be \$7,000.00

THIS AGREEMENT made in quadruplicate this _____ day of _____ A.D. 1977. *File*

BETWEEN:

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

OF THE FIRST PART

- and -

DYER AND PERCHESON TOWING

(hereinafter called the "Contractor")

OF THE SECOND PART

WHEREAS the City is desirous of having towing services for the removal of vehicles illegally parked within the boundaries of the City of Red Deer and in addition requires storage services for such vehicles;

AND WHEREAS the City has invited tenders for the provision of these services and to that end has provided for perspective contractors the Form of Tender, Information to Bidders, and Conditions of the Contract together with the form of contract;

AND WHEREAS the Contractor having had regard to the Form of Tender, Information to Bidders, Conditions of the Contract, and the proposed form of Agreement, is desirous of entering into an Agreement with the City for the supply of the above mentioned towing and storage services;

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the mutual terms, covenants and provisions contained herein, the parties hereto agree as follows:

1. The City, through its duly authorized officers may from time to time request the company to furnish towing services and/or storage facilities for vehicles illegally parked within the boundaries of the City of Red Deer. The Contractor acknowledges and agrees that the towed vehicle

shall be removed to such place as may be designated by the duly authorized officer of the City.

2. In the event that instructions have been given by the City to the Contractor, for a motor vehicle to be towed, and pursuant to such instructions a tow line has been hooked to the said vehicle for the purpose of towing it, and instructions are then received by the Contractor from the City not to remove the said vehicle, the Contractor shall be entitled to compensation for such service as if the vehicle had been removed from the street.

3. The Contractor shall maintain at all times suitable equipment for maintaining the towing service herein contemplated and agrees to provide this service to the City at the request of the duly authorized representative of the City and in accordance with the requirements and specifications of the duly authorized representative of the City.

4. In the event the Contractor is unable, unwilling, neglects or fails to provide the said towing service in accordance with the provisions of clause 3 hereof, the City shall be at liberty to make whatever arrangements it deems necessary to provide the towing service the cost of which shall be paid for by the Contractor.

5. The Contractor shall also maintain at all times suitable premises, or make provision for such premises, for the storage of vehicles, it being the intention of the parties hereto that the Contractor provide this service as the same may be requested from time to time by a duly authorized representative of the City; it being further understood and agreed to by the Contractor that the said storage service is to be provided in accordance with the instructions and requirements of the authorized representative of the City.

6. In the event the Contractor is unable, unwilling, neglects or fails to provide the said storage service in accordance with the provisions of clause 5 hereof, the City shall be at liberty to make whatever arrangements it deems necessary to provide the storage service the cost of which shall be paid for by the Contractor.

7. This Agreement constitutes the entire Agreement between the parties and supercedes all previous verbal or written agreements, conditions, assurances, terms, and undertakings of the parties hereto relating to the tender by the City of the towing and storage of vehicles.

8. The City agrees to indemnify and save harmless the Contractor from all actions, causes of actions, claims or damage whatsoever arising from the illegal removal of a vehicle in accordance with the provisions of this contract.

9. The Contractor shall invoice the City on a monthly basis for all fees payable by the City. The Contractor acknowledges and agrees the City will not be responsible for payment of towing and storage fees or additional costs assessed for release of vehicles after normal working hours of 8 A.M. to 12P.M. Mondays through Sundays for vehicles towed to the Contractor's storage yard. The invoice shall be based on and in accordance with the rates agreed to for towing services set out in Clause 14 hereof. The City agrees to pay such invoices within thirty (30) days of receipt of same.

10. The Contractor covenants and agrees that he shall be responsible for, and make payments for, all Unemployment Insurance and Workmen's Compensation and shall indemnify and save harmless the City from and against any and all liability therefore.

11. The Contractor agrees and shall indemnify the City from all liabilities, fines, suits, claims, demands and actions of any kind or nature for which the City shall or may become liable or suffer by reason of any breach, violation or non-performance by the Contractor of any covenant or provision of this Agreement, or by reason of any injury or death occasioned to or suffered by any person, persons or property through any act, neglect or default by the Contractor or any of its agents or employees, such indemnification in respect of any such breach, violation or non-performance, damage to property, injury or death occurring during the term of this Agreement to survive the termination of this Agreement, anything to the contrary herein notwithstanding.

12. The Contractor shall take out and maintain liability insurance at his cost to cover all damage or loss which may occur as a result of vehicles being towed and/or stored. Minimum coverage shall be in an amount satisfactory to the City and shall indemnify and save harmless the City from all actions, causes of actions, claims or damages whatsoever resulting from damage or loss. The City shall be a co-named insured on the policy. Such insurance shall be in a form approved by the City Treasurer.

13. This agreement shall be for a period of one year from December 1, 1977 to November 30, 1978. The contractor acknowledges and agrees that the City shall have the right, by giving written notice to the Contractor before November 30, 1978, to have an option to renew the agreement for a further term of one year. The terms and conditions of the agreement shall apply to the renewal term except for the terms relating to the towing and storage rates which shall for the renewal term be those charges as

set out in Clause 14 for Second Year Unit Rate.

14. The rates for towing and storage shall be as follows:

DESCRIPTION OF SERVICE	First Year	Second Year
	Unit Rate	Unit Rate
1. Tow from any location in the City to Contractors Storage yard, or any location in excess of six blocks within the boundaries of the City of Red Deer	\$10.00	\$12.00
2. Tow from any location in City to an immediate vicinity street.	\$ 8.00	\$10.00
3. Tow from any location in the City to City Solid Waste Disposal Site.	\$10.00	\$12.00
4. Additional cost per ton for use of "dollies", where necessary.	\$ 5.00	\$ 5.00
5. Cost per tow for vehicles over one ton rating.	\$15.00	\$18.00
6. Rate per day for storage of vehicles, under 24 foot overall length.	\$ 1.00	\$ 1.50
7. Rate per day for storage of vehicles, 24 foot overall length and over.	\$ 1.50	\$ 2.00
8. Additional cost to be assessed for release after normal working hours of 8 AM to 12 PM, Mondays through Sundays.	None	None

15. All notices under any clause, agreement, term or condition of this lease required or to be given, may be given to the Contractor by mailing the same in a postage, prepaid registered letter addressed to the Contractor at and deposited in one of her Majesty's Post Offices.

16. This Agreement shall enure to and be binding upon the heirs, executors, successors and assigns of the parties hereto.

IN WITNESS WHEREOF the parties hereto have caused their seal to be affixed hereto attested by their signature or signatures of their proper officers, the day and year first above written.

THE CITY OF RED DEER

per: _____
MAYOR

per: _____
CITY CLERK

THE CITY OF RED DEER
TENDER FOR TOWING & VEHICLE STORAGE
INFORMATION TO BIDDERS

Sealed tenders plainly marked as to contents will be received by the City Clerk, City of Red Deer, until 2:00 P.M., November 15, 1977 for a towing service and vehicle storage service from December 1st, 1977. The City of Red Deer reserves the right to award this tender for a one year or two year period.

Bids shall be submitted on the attached "Form of Tender", indicating the following information:-

1. A unit rate per tow from any location in the City to the Contractors storage yard.
2. A unit rate per tow from location in the City to an immediate vicinity street.
3. A unit rate per tow from location in the City to the City Solid Waste Disposal Site.
4. A unit rate for use of dollies where necessary.(additional to tow fee).
5. A unit rate additional charge for towing vehicles over a 1 ton rating.
6. A unit rate per day or any part thereof, for storage of vehicles.
7. Additional charge to be assessed to vehicle owners for release after normal working hours of 8:00 A.M. to 5:00 P.M., Mondays through Fridays.
8. The equipment that the Contractor has available to complete the work.
9. The Bidder shall indicate the location and capacity of his storage lot. He shall also indicate if this lot will be personally supervised, and the hours of such.

This form of tender must be completed in full. Bidders must provide a "Consent of Surety" with their bid, in the amount of \$2,500.00.

The Contract Documents under this tender shall be the "Information to Bidders", the "Conditions of the Contract", the "Form of Tender" and a "Formal Agreement", a City of Red Deer Purchase Order and Acknowledgement and are as much a part of this contract as through hereto attached.

The lowest or any tender received will not necessarily be accepted.

The City of Red Deer reserves the right to waive any formality in the award of this contract.

Acceptance of any bid shall be in the form of a Purchase Order to the successful bidder. The successful bidder shall post a \$2,500.00 (*Twenty-five Hundred* dollars) performance bond with the City Clerk within 14 days of such notice of acceptance.

THE CITY OF RED DEER

TENDER ON TOWING AND VEHICLE STORAGE

CONDITIONS OF THE CONTRACT

1. The City and the Contractor are those mentioned as such in the Agreement.
2. The Contractor shall post a \$2,500.00 performance bond with the City Clerk, City of Red Deer, previous to execution of the Contract.
3. The City, through its duly authorized officers, may request the Contractor to furnish a towing service or towing service and storage for vehicles illegally parked within the boundaries of the City of Red Deer. The towed vehicle will be taken to any place as may be designated by the duly authorized officer of the City.

(A) Normally such places may be: -

- i. To the Contractors storage lot located within the boundaries of the City of Red Deer, or any location in excess of six blocks within the boundaries of the City of Red Deer.
 - ii. To the City of Red Deer Solid Waste Disposal Site immediately adjacent to the south City boundary.
 - iii. To an immediate vicinity street. (This may be anywhere within six blocks of tow-away location.)
4. All vehicles not bearing current and valid Alberta license plates shall be towed to the Contractors storage lot for impoundment.
 5. The Contractor shall be responsible for the collection of all towing and storage charges directly from the owners of the vehicles except for vehicles not towed to the Contractor's storage lot. Any vehicles not claimed within 35 days of impoundment shall be disposed of by the Contractor in accordance with provisions of the Motor Vehicles Administration Act. The City will only be responsible for paying the Contractor for towing vehicles to locations other than the Contractor's storage lot.

6. The Contractor shall be responsible for collecting any fines levied against any vehicle without current and valid Alberta license plates, directly from the owner, previous to release of that vehicle. Such fines shall be remitted to the City of Red Deer.

7. The Contractor shall not reduce the number of towing vehicles at his disposal for use in this Contract during the term of the Contract.

8. In the event that instructions have been given by the City to the Contractor, for a motor vehicle to be towed, and pursuant to such instructions a tow line has been hooked to the said vehicle for the purpose of towing it, and instructions are then received by the Contractor from the City not to remove the said vehicle, the Contractor shall be entitled to compensation for such service as if the vehicles had been towed away.

9. The Contractor will maintain suitable equipment for such towing services at all times, and must provide this service as requested by a duly authorized representative of the City. In some instances such service may be required within 20 minutes.

10. The Contractor shall provide a safe, secure storage lot for impoundment of vehicles. This lot shall be maintained for the full period of the contract and sufficient space shall be provided to store vehicles towed under this Contract.

11. In the event the Contractor is unable to or fails to provide service as required, at all times, the City of Red Deer may hire such alternate service as they may require without breach of the Contract. Any additional cost resulting from such hiring will be for the account of the Contractor.

If, in the opinion of the officer in charge City Detail R.C.M.P., the Contractor fails to perform his obligations under this Contract with utmost

good faith, the City may immediately determine and terminate this contract, and recover from the performance bond any additional costs incurred in the hiring of any alternative source to provide this towing service required under this contract.

12. The Contractor shall have liability insurance in the amount of \$500,000.00 comprehensive and non-owned automobile insurance and \$500,000.00 automobile liability insurance. The liability policy should extend to cover the liability assumed under this Contract to indemnify and save harmless this City from all actions, causes of actions, claims, or damages resulting from this Contract. Such insurance shall be in a form approved by the City Treasurer.

The City agrees to indemnify and save harmless the Contractor from all actions, causes of actions, claims, or damages whatsoever arising from the illegal removal of a vehicle in accordance with the provisions of this Contract.

13. The Contractor shall provide, in writing, the officer in charge City Detail R.C.M.P., at the end of each week a listing showing all vehicles held in his storage lot as a result of this contract.

14. This Contract shall be for a period of _____ from _____ to _____.

15. The Contractor shall invoice the City on a monthly basis in accordance with attached procedure, for those towing services provided for the previous month in accordance with item No. 5 of the Conditions of the Contract.

The City agrees to pay such invoices within 30 days of receipt of same.

16. The Contractor shall when requested permit an authorized representative of the City to inspect the storage lot and vehicles stored therein together with the Contractor's records related to vehicles stored under this contract.

TENDER ON TOWING AND VEHICLE STORAGE
FORM OF TENDER.

I/We DYER & PERLHESON TOWING
(NAME OF FIRM)

7650 - 42 Ave Red Deer
(ADDRESS)

hereby agree to provide a Towing and Storage Service for the City of Red Deer
in accordance with the Contract Documents at unit rates as follows:-

DESCRIPTION OF SERVICE	First Year Unit Rate	Second Year Unit Rate
1. Tow from any location in the City to Contractors Storage yard, or any location in excess of six blocks within the boundaries of the City of Red Deer.	10.00	12.00
2. Tow from any location in City to an immediate vicinity street.	8.00	10.00
3. Tow from any location in the City to City Solid Waste Disposal Site.	10.00	12.00
4. Additional cost per ton for use of "dollies", where necessary.	5.00	5.00
5. Additional cost per tow for vehicles over one ton rating.	15.00	18.00
6. Rate per day for storage of vehicles, under 24 foot overall length.	1.00	1.50
7. Rate per day for storage of vehicles 24 foot overall length and over.	1.50	2.00
8. Additional cost to be assessed vehicle owner for release after normal working hours of 8 AM to 5 PM, Mondays through Fridays.	NONE	NONE

We have the following towing equipment available to provide the service for this Contract:-

1. GMC 1 Ton 4x4 (1977)
2. GMC 1 Ton (1977)
3. Dodge 3 Ton (1972)
4. _____
5. _____

The location and capacity of our Storage Lot is 2650. 42 Ave

Our normal hours of operation are 8 AM to 12.00 PM

Other pertinent information _____

Nov 15. 77
DATE

[Signature]
Signature

Owner
Official Position