

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, MARCH 16th, 1981, commencing at 4:30 p.m.

---

- (1) Confirmation of the March 2nd, 1981 minutes.

PUBLIC HEARINGS

Public hearings will be held at 7 p.m., March 16th, 1981  
in respect of Land Use Bylaw Amendments 2672/D-81 and  
2672/F-81. p. 31

(2) UNFINISHED BUSINESS

- |    |   |       |
|----|---|-------|
| 1) | Associate Planner - RE: Land Use Bylaw Amendment<br>- Barbara Scheidl     | .. 1  |
| 2) | Associate Planner - RE: Land Use Bylaw Amendment<br>- ARD-CON Corporation | .. 2  |
| 3) | City Clerk - RE: Daon Shopping Centres Ltd.                               | .. 3  |
| 4) | Value Drug Mart - RE: South Hill Shopping Centre                          | .. 10 |

(3) REPORTS

- |    |   |       |
|----|---|-------|
| 1) | Recreation Supt. - RE: Devonian Group of Charitable<br>Foundation's Support of Trails Development Project | .. 12 |
| 2) | Director of Economic Development - RE: Alberta Locations<br>Program                                       | .. 14 |
| 3) | City Clerk - RE: Cemetery Bylaw No. 2379  | .. 15 |
| 4) | Associate Planner - RE: Density Controls - Bylaw 2672/80  | .. 16 |
| 5) | City Assessor - RE: Morrisroe Multiple Family Sites   | .. 18 |
| 6) | Recreation Supt. - RE: Recreation Department Annual<br>Report   | .. 30 |
| 7) | City Clerk - RE: Public Hearings - Bylaws 2672/D-81 &<br>2672/F-81  | .. 31 |

8)	City Clerk - RE: Proposed Disposal of Public Reserve Vicinity of Haliburton Close	.. 32
9)	City Assessor - RE: Senior Citizen Housing - Pines Subdivision	.. 33
10)	City Treasurer - RE: Alberta Housing Land Bank 498.97 Acres	.. 36
11)	City Engineer - RE: Eastview Estates Phase I	.. 37
12)	City Engineer - RE: Offsite Levy Review	.. 39
13)	Development Officer/Building Inspector - RE: Traffic Bylaw	.. 45
(4)	<u>WRITTEN INQUIRIES</u>	
(5)	<u>CORRESPONDENCE</u>	
1)	City Solicitor - RE: Dixon Estate & Ninian Lockerby	.. 47
2)	Red Deer Twilight Homes Foundation - RE: Appointment of Twilight Homes Board of Directors	.. 50
2a)	Alberta Housing & Public Works - RE: Old Provincial Building	.. 51
(6)	<u>PETITIONS &amp; DELEGATIONS</u>	
1)	Residents of Parkvale - RE: Closure of Lane adjacent to Barrett Drive	.. 57
7)	<u>NOTICES OF MOTION</u>	
(8)	<u>BYLAWS</u>	
1)	2282/A-81 - three readings (Traffic Bylaw) p.45	
2)	2379/M-81 - three readings (Cemetery Bylaw) p.15	
3)	2630/A-81 - three readings (Offsite Levy Bylaw) p.39	
4)	2672/D-81 - second & third readings (Discretionary Use C1 District)p.3:	
5)	2672/F-81 - second & third readings (Kenwat Agencies)	
6)	2672/G-81 - first reading (Density Controls - Land Use Bylaw) p.16	
7)	2672/H-81 - first reading (ARD-CON Corp.) p.2	
8)	2672/I-81 - first reading (Barbara Scheidl) p.1	
9)	2706/81 - first reading (purchase of land for general City purposes)	

CLOSED AGENDA

- 1) Report from P.S.S. Director

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

NO. 1

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

March 10, 1981.

Mr. R. Stollings,  
City Clerk,  
City of Red Deer,  
P.O. Box 5008,  
Red Deer, Alberta.

Dear Sir,

Re: Land Use By-law Amendment  
Barbara Scheidl  
Lot 3-C, Block E, Plan 792 3164

On March 2, 1981 Council passed the following:

"RESOLVED that Council of the City of Red Deer having considered correspondence from Dennis W. Crowe, dated February 17, 1981, being an application on behalf of Barbara Scheidl to re-designate Lot 3-C, Block E, Plan 792 3164, from R.1 designation to a designation allowing the construction of a duplex thereon, hereby agree that an amendment to the Land Use By-law be brought forward to allow a basement suite in a dwelling on the Lot in question."

The attached amending by-law provides for this.

Yours truly,



Monte R. Christensen,  
Associate Planner  
City Planning Section

Enc.

MRC/hp

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNSFALL  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINT EARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTTLER No. 8—IMPROVEMENT DISTRICT No. 10

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA T4N 5Y5

DIRECTOR: NO. 2

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

March 10, 1981.

Mr. R. Stollings,  
City Clerk,  
City of Red Deer,  
P.O. Box 5008,  
Red Deer, Alberta.

Dear Sir,

Re: Land Use By-law Amendment  
By-law No. 2672/H-81  
Ard-Con Corporation  
Lots 32 - 36, Block 5, Plan 2376 A.I.

On March 2, 1981 Council passed the following resolution:

"RESOLVED that Council of the City of Red Deer having considered application from ARD-CON Corporation Ltd. on behalf of Florence J. Boomer to redesignate Lots 32-36, Block 5, Plan 2376 A.I. from A.1 to R.3 designation hereby agree that said application be approved on the basis of modified R.3 zoning."

It is our understanding that Council intended the area to be redesignated as R.3 with a density similar to an R.2 district.

The site is approximately 19,800 square feet or 1,839.5 square metres. Using the site area requirement of a one bedroom suite in a R.2 district, a total of 16.57 one bedroom units could be placed on the site ( $1,839.5 \text{ m}^2 \div 111 \text{ m}^2 = 16.57$  units). At 2.4 persons per unit, 39.77 people could be accommodated ( $16.57 \text{ units} \times 2.4 \text{ persons} = 39.77 \text{ persons}$ ). The density in person per hectare is 39.77 divided by 0.18395 ha equals 216.

This site should be designated as R3.D216 as indicated in the attached amending by-law.

Yours truly,

*Monte R. Christensen*  
Monte R. Christensen, Associate  
Planner, City Planning Section

Enc.  
MRC/hp

MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBUY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF AUX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINT EARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—IMPROVEMENT DISTRICT No. 10



NO. 3

March 4, 1981.

TO: Council  
FROM: City Clerk

RE: Daon Shopping Centres Ltd.

At the meeting of Council, February 16, 1981, the following resolution was introduced in respect of correspondence and a report concerning Daon Shopping Centres Ltd.

"RESOLVED that Council of The City of Red Deer having considered correspondence from the City Solicitor dated February 5th, 1981 re: Daon Shopping Centres Limited, hereby agree that the Postponement of Mortgage and Priority Agreement as presented to Council February 16th, 1981 be executed by The City of Red Deer and as recommended by the City Commissioners."

The above resolution was tabled until the meeting March 2, 1981, at which time same was tabled for a further two week period, and accordingly, the report and resolution is brought forward for Council consideration at this time.

Respectfully submitted,

R. Stollings, City Clerk

RS/ds

THOMAS H. CHAPMAN PROFESSIONAL CORPORATION

Barrister, Solicitor, Notary Public

4.

208 PROFESSIONAL BUILDING  
4808 ROSS STREET  
RED DEER, ALBERTA T4N 1X5

TELEPHONE (403) 346-6603  
TWX 610-841-5684

T.H. CHAPMAN, B.A., L.L.B.  
L.D. HARRIS, B.P.E., L.L.B.

YOUR FILE .....  
OUR FILE 391 .....

February 5, 1981

The City of Red Deer  
City Hall  
Red Deer, Alberta  
T4N 3T4

Attention: Mr. M. Day

Dear Sirs:

Re: Daon Shopping Centres Limited

Further to our earlier correspondence I now enclose form of Postponement of Mortgage in quadruplicate together with Priority Agreement.

Daon have requested that these Postponements and Agreements be completed by the City of Red Deer and returned to them for registration in order that they can complete their blanket financing relative to the Red Deer Shopping Centre and to other shopping centres in the amount of \$35,000,000.00.

As you are aware, the City's interest in this matter is by way of Second Mortgage which was lodged on the title as security to ensure the completion of the Shopping Centre site.

Having regard to the state of completion of the property in question, it may well be that the City's interest will not be prejudiced unduly in the event that the Postponement is completed.

In any event I would request that you review the matter and make a decision what you wish to do in this respect.

Yours truly,



T. H. CHAPMAN

THC:mrp

Encl.

Commissioners' comments

The second mortgage taken in the name of The City of Red Deer was placed on this site as a means by which Council could assure that the development of the shopping centre would proceed in accordance with Council's wishes. As the development is nearly complete, we see no objection to executing the documents as outlined.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner

Mayor's comments

As we have been unable to obtain all necessary information, we recommend this item be tabled for a further period of two weeks.

"R.J. McGHEE"

Mayor

March 9, 1981

6.

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: BOWER PLACE SHOPPING CENTRE

Council considered a request from Daon Shopping Centres Ltd. at their meeting of February 16th, with respect to the postponement of mortgage and priority agreement on the shopping centre property in Bower Place. The request was tabled by Council at the time, as it was felt that perhaps we should obtain some clarification on the Daon leasing programme before Daon was given any type of release from their obligation to the City of Red Deer.

At the time Daon Shopping Centres made their presentation to City Council, they agreed to offer as many local merchants as were interested an opportunity to locate within the mall. Daon suggested that they would aim at achieving a mix of 65% to 75% national tenants, and 25% to 35% local tenants. They also pointed out, and Council agreed, that several of the tenants who would appear to be national, would in fact be franchise operations with local owners. In addition, the Land Sales and Development Agreement with the City, called for a minimum of 65% of the commercial rental units to open at the time the mall is scheduled to open.

In order to provide Council with the information required, the following figures were obtained from officials of Daon Shopping Centres.

- 1) Through the advertising and promotional campaigns embarked upon by Daon, they received a strong indication of interest, and discussed leasing plans with a total of 84 local tenants.
- 2) Based upon commitments which have been made, including signed documents, 23 local tenants will open for business on May 13th, 1981. This will include franchise operators.
- 3) An additional 10 local tenants backed out of deals after making a commitment to Daon.
- 4) Ninety-six stores, or 95% of the available space has been leased, and of this number, approximately 81 stores or 85% of those leased will open with the opening of the centre on May 13th, 1981.

- con't -

I believe that it is clear from the above that Daon Shopping Centres has expended every effort to ensure that those local merchants interested in locating in the mall were given every opportunity to do so. The 23 local businesses represents approximately 25% of the businesses expected to open with the opening of the mall. For this reason, I would support Daon's request that the City provide them with a postponement of mortgage and priority agreement as requested.

Respectfully submitted,

ALAN V. SCOTT, Director  
Economic Development

AVS/gr

# THOMAS H. CHAPMAN PROFESSIONAL CORPORATION

8.

Barrister, Solicitor, Notary Public

208 PROFESSIONAL BUILDING  
4808 ROSS STREET  
RED DEER, ALBERTA T4N 1X5

TELEPHONE (403) 346-6603  
TWX 610-841-5684

T.H. CHAPMAN, B.A., LL.B.  
L.D. HARRIS, B.P.E., LL.B.

YOUR FILE .....  
OUR FILE 391 .....

March 12, 1981

City of Red Deer  
City Hall  
Red Deer, Alberta

Attention: Mayor & Members of Council

Dear Sirs:

Re: Daon Development Corporation

I enclose original Irrevocable Commercial Letter of Credit provided to me by Daon Shopping Centres Ltd.

The Irrevocable Letter of Credit is provided in substitution for the second mortgage which was given by Daon Shopping Centres Ltd. to the City to guarantee the performance of certain obligations under the Land Sale and Development Agreement.

I have examined the Letter of Credit and find that it is satisfactory in form and in all probability is better security for the City of Red Deer than the second mortgage which it is replacing.

I have reviewed with the solicitor for Daon Shopping Centres Ltd., the date upon which the City is entitled to draw on the Letter of Credit. You will note that the date specified in the Letter of Credit is May 13, 1981 which I understand is the official projected opening date of the Shopping Centre. If the Shopping Centre opens on that date, all requirements of the agreement will have been met. This date of May 13th however is different than the completion date specified in the Land Sale Agreement, which was August 31, 1981.

Accordingly, it is my recommendation that the City of Red Deer accept the Irrevocable Letter of Credit submitted to it, subject to a condition as a term of such acceptance that notwithstanding the completion date specified in the Land Sale Agreement, the City shall be entitled to draw upon the Letter of Credit on May 13, 1981 in the event that the requirements of the Land Sale Agreement have not been met, unless such Letter of Credit has been extended by the Bank, or replaced by a further Letter of Credit to the revised date of August 31, 1981.

.../2

Mayor & Members of Council  
Re: Daon Development Corporation  
March 12, 1981  
Page 2

9.

---

I have reviewed this matter with the solicitor for Daon Shopping Centres Ltd. and the above arrangement is satisfactory.

Yours truly,



T. H. CHAPMAN

THC/ss  
enc.

c.c. Clark, Wilson & Company  
Attention: Stuart Wells

Commissioners' comments

In the original application, Daon had requested that the City postpone the second mortgage to enable them to complete refinancing. They have now proposed that the City Council cancel the second mortgage and replace it by an irrevocable letter of credit. As outlined in the Solicitor's letter, we believe this is a better form of protection for the City and would recommend Council proceed as outlined by the Solicitor in his letter dated March 12th, 1981.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



# VALUE DRUG MART

VALUE DRUG MART ASSOCIATES LTD.

10.

5112--43 avenue  
Red Deer, Alberta.  
T4N 3E2  
February 4 1981

Mr. Mike Day  
Commissioner  
City Hall,  
Red Deer, Alberta.

Dear Mr. Day:

RE: SOUTH HILL SHOPPING CENTRE

This letter is in regard to the above  
and to our conversation in your office sometime ago.  
Please find enclosed copies of three letters dated 1979  
and early 1980, sent to Daon Shopping Centres in Vancouver.

I personally sent a registered letter to Mr.  
Bill Richmond of Daon dated January 22 1980, indicating  
that we were interested in renting space in their  
Shopping Centre in Red Deer. In conversation with Mr.  
Bill Richmond while he was in Red Deer on January 15 1980  
he suggested that I write them a letter indicating all the  
details in regards to space for rent in the Bower Shopping  
Centre.

We understood that 25 to 35 per cent of Local  
Businesses would be given an opportunity to rent space in  
this Centre, provided that they were financially and physically  
able to handle such a deal. When several months had passed  
by and we had not heard anything, I then phoned Mr. Ken Curle  
and he assured me that they would be in touch with me. After  
several phone calls to Mr. Ken Curle, about a month apart,  
and he reassuring me each time that Daon would definitely be  
in touch with me, however to this day we have not heard a  
word from anybody.





# VALUE DRUG MART

VALUE DRUG MART ASSOCIATES LTD.

11.

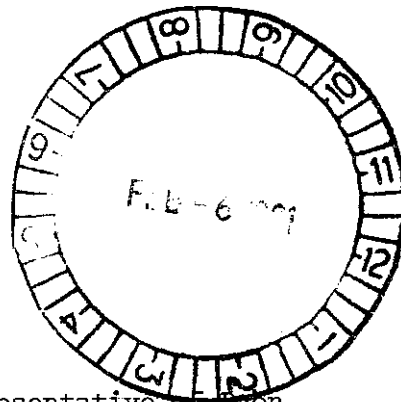
We have been in business in Red Deer for over twenty years, and we would like to have the opportunity to grow with the City of Red Deer like many other business or retail outlets that are established here.

I would appreciate it if you would present this letter to Red Deer City Council for their consideration

Yours very truly,

Marv Bishop

MB/cc



## Commissioners' comments

In regard to Mr. Bishop's letter a representative of Daon will be present to answer any inquiries Council may have concerning same.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner

REPORTS

NO. 1

File: R-15713

March 4th, 1981

12.

MEMORANDUM

TO: City Clerk

FROM: Recreation Superintendent

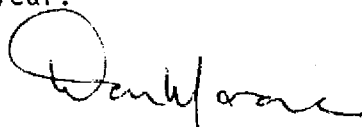
RE: Devonian Group of Charitable Foundation's Support of  
Trails Development Project

A report submitted to City Council at their meeting of November 24th, 1980, resulted in the following resolution:

"Resolve that the Council of the City of Red Deer having considered report dated November 14th, 1980 from the Recreation Board, re: Application to the Devonian Group of Charitable Foundations for Financial Assistance in the Development of a Bike and Pedestrian Pathway in Waskasoo and Piper Creek, hereby approve this request in principle, subject to details of financing and in particular the City's portion being approved by Council before any work is undertaken, and as recommended to Council November 24th, 1980 by the City Commissioners."

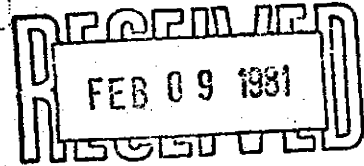
Following this decision of Council, the Mayor acknowledged Devonian's offer, but to date we have been unable to accept it, due to delays in the Urban Parks Program, a part of which will be utilized to match the Devonian contribution. A letter was written to Deputy Minister Tom Drinkwater to solicit advance approval of this aspect of the program and the attached letter was received from him. It was felt that this was insufficient evidence for Council to approve commencement of the planning and tendering of the project, and therefore Mayor McGhee wrote to the Minister, the Honourable Peter Trynchy, who I understand has confirmed by telephone that it would be acceptable for the City to proceed on the assumption that the \$350,000 required to match the Devonian contribution will in fact be forthcoming as part of the Urban Parks development proposal.

Therefore, because Devonian are anxious to proceed with the project as quickly as possible and there is a risk of loss of support if we are unable to do so, I would recommend that City Council give authority for us to proceed with the planning, design and tendering of this project, so that work can commence as early as possible this year.

  
DON MOORE

DM:pw

Attachment



13.

## RECREATION AND PARKS

403/427-3948

Office of  
the Deputy Minister

Room 203 Sun Building  
10363 - 108 Street  
Edmonton, Alberta, Canada  
T5J 1L8

February 5, 1981

Mr. Don Moore  
Recreation Superintendent  
City of Red Deer  
RED DEER, Alberta  
T4N 3T4

Dear Mr. Moore:

This is to acknowledge your letter of inquiry of January 28, 1981 concerning possible approval in principle for urban parks funding for Red Deer in 1981, so that early commencement might be achieved.

There are a number of final details to be worked out including a discussion with the municipal representatives which would culminate in the signing of a joint agreement for the development of the urban park areas. Funding would also be contingent upon approval of the municipality's plans, etc. Assuming there are no substantive problems, I would anticipate no difficulty in meeting your funding requirements as outlined in your letter of January 28th. I cannot, however, at this time give you an unqualified commitment.

Sincerely

T. A. Drinkwater  
Deputy Minister

Commissioners' comments

We recommend Council, by resolution, approve entering into an agreement with Devonian Foundation for the project outlined by the Recreation Supt. We also recommend Council authorize proceeding as outlined by Mr. Moore.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

March 4, 1981

TO: MAYOR & MEMBERS OF COUNCIL  
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT  
RE: ALBERTA LOCATIONS PROGRAMME

The above programme is offered through the Department of Tourism and Small Business to assist communities in achieving a viable long term economic base by attracting new business and industry. The programme is designed to provide financial assistance to individual communities to help defray the costs of community representatives' visits to prospective businesses.

In November of last year Alderman John Oldring, the City Commissioner and myself travelled to Dallas and Houston, Texas at the request of National Supply Company, to view their existing manufacturing facilities, and negotiate their location in Red Deer. We were advised prior to the trip that it would qualify for assistance from the Department of Tourism and Small Business, subject to the ratification of our City Council. We had chosen not to approach City Council for this ratification until such time as the National Supply Company's plans had been made official. Now that this has occurred, we are requesting that Council authorize our previous visit to the National Supply Company Limited facilities in Texas in order that we may submit our application for reimbursement of the funds expended to this visit.

Respectfully submitted, on  
behalf of the Administration,

  
ALAN V. SCOTT, Director  
Economic Development

AVS/gr

Commissioners' comments

Concur with the recommendation of the Economic Development Director.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 3

12 March 1981

TO: COUNCIL

FROM: CITY CLERK

RE: CEMETERY BYLAW NO. 2379

We understand that Council at a recent budget meeting agreed that certain rates under the Cemetery Bylaw should be increased to more accurately reflect current costs.

A draft amendment to the Cemetery Bylaw to formally approve these changes has been prepared and is attached hereto as Bylaw 2379/M-81.

Respectfully submitted,

"R. STOLLINGS"  
City Clerk

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR: NO. 4  
 Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

March 10, 1981.

Mr. R. Stollings,  
 City Clerk,  
 City of Red Deer,  
 P.O. Box 5008,  
 Red Deer, Alberta.

Dear Sir,

Re: Density Controls  
Land Use By-law 2672/80

Within the Land Use By-law there are two mechanisms for controlling the density or the extent to which a site may be developed.

First in the R.2 and R.3 districts, the number of units that may be permitted on a site is determined by a "site area requirement" for each unit. This "site area requirement" varies according to the type of unit. The "site area requirements" utilized in these two districts have proven historically to be satisfactory and conducive to good site planning principles.

A second method, the Density (Persons per Hectare) District, can be utilized when the R.2 and R.3 site area requirements do not adequately control the density on a particular site or area due to the presence of special circumstances. This mechanism should prove to be quite satisfactory in both redevelopment areas and in new subdivisions.

In comparing and reviewing the consistency in applying these two mechanisms several minor changes have become apparent. Also a recent analysis of the 1980 Municipal Census indicates a need for minor changes. In both cases these changes relate to the "persons per unit standard" of Section 7.1.2(3) of the Land Use By-law.

Presently Section 7.1.2(3) states:

"(3) The total number of persons per site shall be calculated according to the following persons per unit standards:

<u>Unit Type</u>	<u>Persons per Unit Standard</u>
Detached dwelling	3.2
Semi-detached dwelling	3.2
Multi-attached dwelling	3.0

Cont'd ...../2.

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNESFALL  
 TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTNER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
 VILLAGE OF ALX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNIE  
 VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
 SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
 COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTNER No. 6—IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings,  
City of Red Deer.  
March 10, 1981.  
Page 2.

17.

<u>Unit Type</u>	<u>Persons per Unit Standard</u>
Multiple family dwelling	
- Bachelor	1.5
- One bedroom	2.0
- Two or more bedrooms	3.2 "

In order to ensure a more accurate, reliable and consistent calculation of density in any given situation, the aforementioned review and analysis indicates that "Persons per Unit Standard" should read as follows:

<u>Unit Type</u>	<u>Persons per Unit Standard</u>
Detached dwelling	3.4
Semi-detached or duplex	3.3
Multi-attached	3.0
Multiple family	
- Bachelor	1.6
- One bedroom	2.4
- Two or more bedrooms	3.0

Also in the R.3 district a minor adjustment to the site area<sub>2</sub> requirement for a one bedroom multi-family unit is required. Instead of 74 m<sup>2</sup> per unit, it should be 82 m<sup>2</sup>.

The attached amending by-law incorporates these minor changes.

Yours truly,



Monte R. Christensen,  
Associate Planner  
City Planning Section

Enc.  
MRC/hp

Commissioners' comments

Recommend Council process the Bylaw amendment as outlined.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

1981 03 10

NO. 5

TO: City Council

FROM: City Assessor

RE: Morrisroe Multiple Family Sites

May we advise that the City advertised for submissions for the sale and development of three multiple family sites located in the new Morrisroe Subdivision. The call for submissions was as follows:

Type of Development - Apartments, townhousing, rowhousing, condominiums. Details as to subdivision and type of development to be approved by City Council. (See following note regarding Site #1 (1.19 ha)

Zoning - R3Sites Available (See attached map)

<u>Site</u>	<u>Legal</u>	<u>Area</u>	<u>Price</u>
*1	Lot 11, Blk 1, Plan 792-2025	1.19 ha	\$423,430.00
2	Lot 15, Blk 12, Plan 792-2026	1.05 ha	\$373,615.00
3	Lot 33, Blk 17, Plan 792-2028	1.08 ha	\$384,290.00

\*No three phase power servicing available to 1.19 ha site. Therefore, townhousing type development will only be allowed on this site.

General Information

Density - 50 units/ha

Minimum Floor Area per Unit - 37 square metres

Minimum Front Yard - 7.5 metres

Minimum Side Yard - 66% of building height or 3 metres, whichever is greater

Parking - 1 stall/one bedroom unit

- 1.5 stalls/two bedroom unit

- 2 stalls/three bedroom unit, plus 1 for every 5 units for visitor parking

Accepted submissions must also be approved by the Municipal Planning Commission who are concerned with landscaping, parking, architectural treatment of the building prior to issuing of the Building Permit.



1981 03 10

Page 2

Detailed information is available from the Building Inspection Department.

Building Commitment - 12 months to start from date of agreement  
Completion - 24 months from date of agreement. Purchase price must be paid in full prior to issuing of Building Permit.

Purchase Price - \$355,824./ha being all inclusive with the exception of electric light and power. Sale subject to development being approved by City Council.

Terms - 1/3 on signing of agreement  
1/3 within 4 months of signing of agreement  
Balance within 8 months of signing agreement

Submissions should include 3 copies of the following:

1. Site plans indicating
  - a) Size and location of proposed structures
  - b) Access points
  - c) Landscaping
  - d) Parking
  - e) Garbage pick up
  - f) Fencing (location and type)
  - g) Drainage - surface
  - h) Location of proposed services (sanitary sewer, water, etc.)
2. Layout drawings indicating floor plans of development.
3. Elevation views indicating exterior appearance and finished materials.

General information and maps at Land & Tax Department.  
Development requirements - Building Inspection Department.  
Location of Services and Easement - Engineering Department.

Sealed submissions indicating the site (legal description) and clearly marked Morrisroe Multiple Family Site will be received by the City Clerk, City Hall, Red Deer to 4:00 p.m., February 18, 1981.

Upon receipt of the submissions from various developers, we circulated same to the various departments for their comments and recommendations (see attached reports).

1981 03 10  
Page 3

The submissions are as follows:

Site #1 - Lot 11, Block 1, Plan 792-2025

- a) Kalsi Properties Ltd. - 49 Unit condominium
- b) Springer Development - 41 Unit rowhousing subdivision  
(separate titles)

Site #2 - Lot 15, Block 12, Plan 792-2026

- a) Timcon Construction Ltd. )  
Wunsch Engineering Ltd. ) 2 27 suite apartment  
Harmont developers & Management Ltd.) buildings  
Mosella Holdings Ltd. )

Site #3 - Lot 33, Block 17, Plan 792-2028

- a) Timcon construction Ltd. )  
Wunsch Engineering Ltd. ) 2 27 suite apartment  
Harmont Developers & Management Ltd.) buildings  
Mosella Holdings Ltd. )
- b) Springer Development Corporation Ltd. - 36 unit rowhousing  
subdivision (separate  
titles)
- c) Trigate Homes Ltd. - 41 unit rowhousing complex (assumed to  
be subdivided with separate titles).

Further to the above submissions, we would advise that Trigate's plans were delivered by the Development Officer to the City Clerk's Department just prior to 4:00 p.m. February 18, 1981, (closing date). The submission was not sealed or presented in accordance with the advertisement.

Trigate Homes was notified that their development plans would be circulated with the other submissions but it would be indicated that their plans were not received in the acceptable manner, in our report to City Council.

Trigate homes has forwarded the attached letter to the City Clerk's Department stating his position on the above matter. A separate report is submitted from Mr. Strader's office respecting this letter.

Respectfully Submitted,



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

DJW/bt  
att'd.

February 19, 1981

Red Deer City Council,  
City Hall,  
Red Deer, Alberta.

TO WHOM IT MAY CONCERN

This letter is regarding a rather precarious situation, Trigate Homes Limited has gone to a great expense to have a proposal ready for submission to the City Clerk regarding, Site #3, Lot 33, Blk. 17 Plan #792-2028. This being Trigates first submission we now realize that we made the wrong assumption regarding the term sealed. I thought it meant sealed by a architect stamp. I also realize now I should have had a covering letter..

My architect drove from Edmonton to go with me to make sure we had done what was required by the regulations set out. However, we arrived at the Building department between 2:00 & 2:30 P.M. on the 18th of February. We conversed with a Mr. Holloway and a lady named Peggy, and explained we were submitting our proposal for the site in Morrisroe. I even asked if any others submitted and they said no. They passed me a application form which I filled out and left thinking everything was done properly. We aren't blaming Mr. Holloway or Peggy. We just want you to understand that we proceded thinking, we had done it correctly.

If, however, we had been redirected to the right department, we could have been told the proper procedures and would have corrected it at the time. We are, however, pleading with you to please look beyond the procedure, if possible and be lienait with us in regards to our lack of knowledge on this matter, and allow our submission to be considered.

Yours truly,

TRIGATE HOMES LIMITED

  
Allen Trites  
Manager

AT/ed

March 9, 1981

TO: CITY ASSESSOR  
FROM: DEVELOPMENT OFFICER/  
BUILDING INSPECTOR  
RE: MORRISROE MULTIPLE FAMILY SITES

In response to your memo on the above site, we have the following information for Council's consideration.

The plans for these proposals were studied by our Department, Engineering, Regional Planning, and the Fire Department. By involving the Fire Department at this time, we hoped to avoid awarding a site to an applicant and then finding that their proposal would not meet regulations concerned with access and building location. It should be noted that detailed examination of plans will take place at the building permit stage of the projects.

We have listed the sites as outlined in your memo with the applicants names and summary of the mentioned departments remarks concerning each. A separate summary from the Engineering Department is included.

Site 1 - There are two submissions for this site.

(a) Springer Developments

- This proposal is for 44 units, townhouse type, with individual ownership. The plan meets Bylaw requirements and is similiar in design to the Springer Development in Bower Place. Exteriors have been upgraded by the use of brick.

(b) Kalsi Properties

- 49 units, townhouse type with either individual ownership of lots on condominium style ownership. The units appear to be well designed and should fit into a residential district easily.

Summary:

- In reviewing these two submissions with Regional Planning, it was our feeling that while both applicants are acceptable, the Springer proposal would be our first choice. The reasons are:

March 9, 1981

Page 2

1. Springer's lot design will be able to handle traffic flow better.
2. The lot design provides a better layout for the individual units.
3. Density is lower (44 units vs. 49 units).
4. Springer has a proven record in Red Deer and similiar units have been built by them in Bower Place.

Site 2 - The Timcon Group

There is only one submission for this project, 2-27 unit apartment buildings proposed by a group of Red Deer Developers. The developers have built similiar units in Red Deer in the Normandeau Subdivision. Regional Planning and our Department, after review of the plans recommend acceptance of this proposal.

Site 3 - There are three submissions for this site.

(a) The Timcon Group

- 2-27 unit apartments similiar to the proposal for Site 2.

(b) Springer Development

- 36 units, individual ownership similiar to the proposal on Site 1.

(c) Trigate Homes Ltd.

- 41 units rowhousing, no indication of the type of ownership.

Summary:

- After reviewing the plans with the Regional Planning Commission staff, once again the three submissions are all generally acceptable. Only minor changes will be required in such areas as parking design and and site layout.

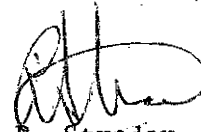
con't . . . page 3

March 9, 1981  
Page 3

Our first choice would be the Springer Submission for the following reasons:

1. Lower density than other submissions
2. This type of development would have a lower elevation than the apartment proposal making it more suitable for this area.
3. Site layout is better for parking as the Trigate proposal would have internal layout problems.

In dealing with this site, the Trigate proposal was not submitted per the submission call. This point has been addressed in a attached letter.



R. Strader  
Development Officer/  
Building Inspector

RS/lg

Enclosure

March 9, 1981

TO: Development Officer  
FROM: City Engineer  
RE: Proposals for Development of Three Multi Family Sites in Morrisroe  
Extension

---

The Engineering Department has reviewed the proposals submitted for the development of the multi family sites in Morrisroe and provide our comments as follows.

SITE #1 - Lot 11, Block 1, Plan 792-2025

1. Springer Development Corporation Ltd.

As this site is located adjacent to Metcalf Avenue which is the main entrance from 39 Street, we are concerned that this proposal is cluttered and not well buffered.

A complete re-subdivision of the site will be required for this development. New roadways and lanes would be required at the developer's expense and maintenance would be the responsibility of the City of Red Deer. The new plan of survey, roadway construction and utility construction would be the developer's responsibility.

In the extreme west part it is inevitable that vehicles will be parking and encroaching in lane and Manning Street right of ways.

2. Kalsi Properties Ltd.

The developer is providing more of a landscaped buffer to 39 Street and Metcalf Avenue than previous proposal.

If the fee simple titles are approved above comments relating to maintenance, subdivision, main extensions and servicing will apply.

It is our recommendation that the Kalsi Properties Ltd. proposal to develop the site with a 49 unit condominium townhouse be approved. This would result in one ownership of the site with private roadways, driveways and lanes. This would also result in one service connection per building not a total of

49 services. However, if Council does approve the fee simple concept then Springer's development proposal would be more appropriate with minor revisions to the site plan.

SITE #2 - Lot 15, Block 12, Plan 792-2026

1. Joint Venture - Timcon, Wunsch, Harmont and Mosella

The proposed development plan to construct two 27 suite apartments is acceptable to this department.

It appears that separate titles are contemplated. The developer will be responsible for the subdivision costs and assure that a suitable common access agreement be registered.

The Engineering Department would recommend approval for the development of Site #2 as proposed.

SITE #3 - Lot 33, Block 17, Plan 792-2028

1. Joint Venture - Timcon, Wunsch, Harmont and Mosella

Difficult and awkward access to the apartments. We would recommend the south lane be paved the full nine (9) metres from Murphy Avenue to the parking lot.

We would recommend the fence continue to Murphy Avenue along the north side of the property.

Servicing is no problem.

2. Springer Development Corporation Ltd.

Servicing lends itself well for the 36 fee simple titles as mains are located entirely around the perimeter lanes.

Generally, access is satisfactory but we would like to see the entrance shifted slightly south to bring the approach angle to Murphy Avenue closer to 90°.

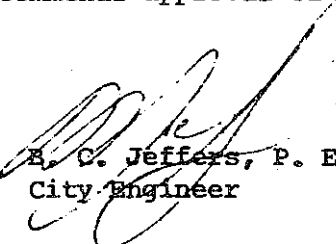
Roadway conforms to City standards.

3. Trigate Homes Ltd.

Roadways do not conform to City standards including cul-de-sacs and elbows. Street operation and maintenance may be a problem.

We do not favor the 4.0 metre access easement as future maintenance would be difficult when fences would be constructed.

The Engineering Department recommends approval of the Springer development proposal for Site #3.

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

✓FLL/emg

cc - City Assessor

cc - E. L. & P.

cc - RDRPC



March 3, 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/  
BUILDING INSPECTOR


RE: TRIGATE HOMES LTD.

In response to your memo on the above, we have the following comments for Council's consideration.

The Trigate submission when we discovered that it was not a ordinary development permit application was taken to the City Clerks Department by our staff. Technically the application does not meet the terms laid out in the advertisement concerning the tender call in that it was not submitted in a sealed envelope or turned into the City Clerks Department. These conditions are clearly laid out in the advertisement and were followed by all other applicants.

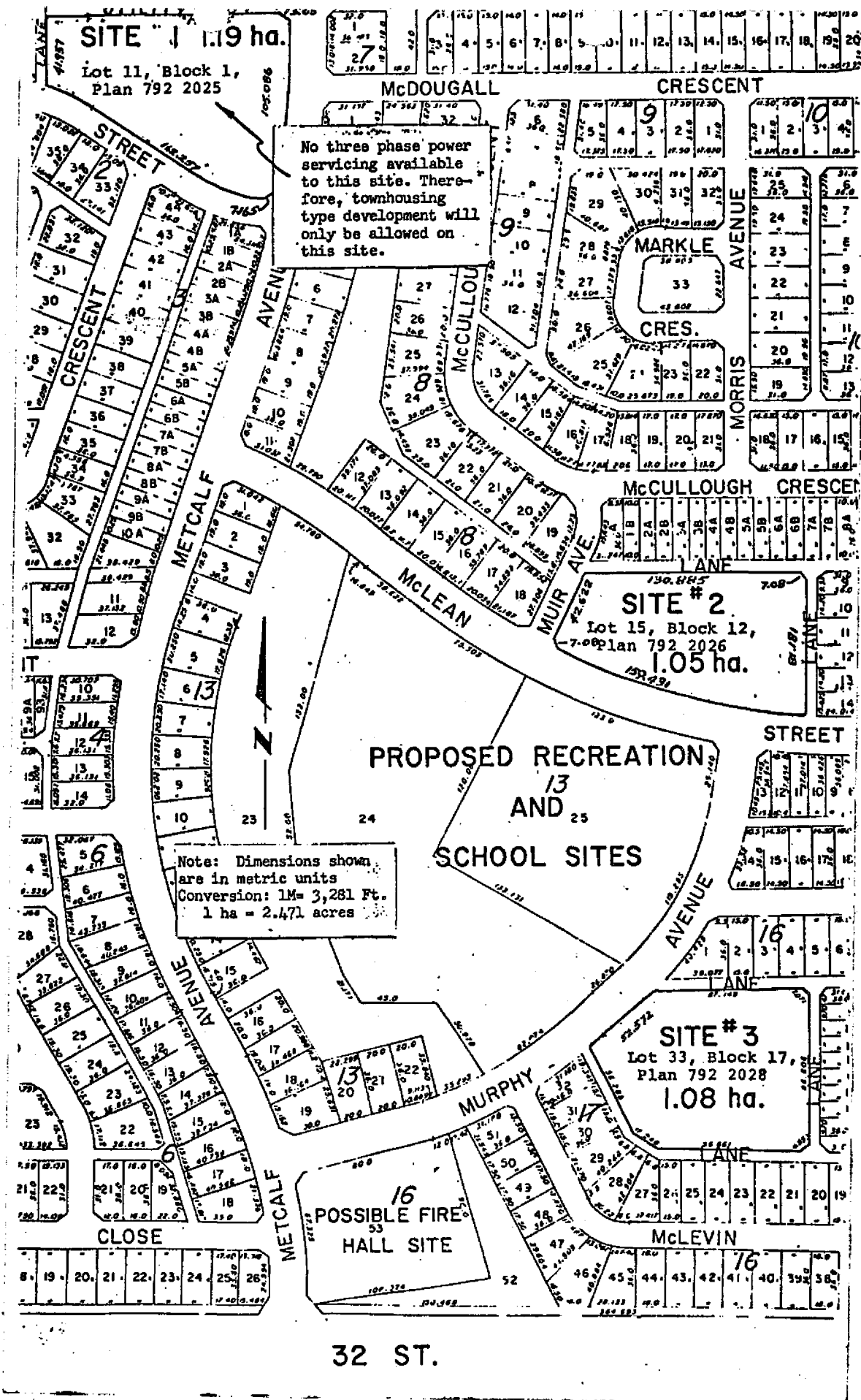
It is my feeling that Developers in general and in this case Trigate must accept that they have responsibility for submitting plans with the required details, etc. to the correct offices. Our office staff cannot examine plans at the counter in enough detail to ensure all codes, bylaws or agreements are being met while taking permit applications. Once these plans are processed and are being checked in detail by staff, these items are noted and corrections, etc. requested. However, this is not done at the counter as the volume of permit applications do not permit more than a minimum amount of time to be spent on each one.

While Mr. Trites remarks has several legitimate points, he should have checked the information available in the advertisement and the brochure available from the Land Department.



R. Strader  
Development Officer/  
Building Inspector

RS/lg



**SITE #1** 1.19 ha.

Lot 11, Block 1,  
Plan 792 2025

No three phase power servicing available to this site. Therefore, townhousing type development will only be allowed on this site.

**SITE #2**

Lot 15, Block 12,  
Plan 792 2026  
1.05 ha.

**PROPOSED RECREATION  
AND  
SCHOOL SITES**

Note: Dimensions shown  
are in metric units  
Conversion: 1M = 3,281 Ft.  
1 ha = 2.471 acres

**SITE #3**

Lot 33, Block 17,  
Plan 792 2028  
1.08 ha.

**POSSIBLE FIRE  
HALL SITE**

**32 ST.**

Commissioners' comments

Having reviewed the proposals submitted and the staff comments, we concur with the recommendations as outlined by the Development Officer and suggest Council award the sites as follows:

Site #1 - Springer Construction Ltd.  
Site #2 - Timcon Construction Group  
Site #3 - Springer Construction Ltd.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

March 5th, 1981

NO. 6MEMORANDUMTO: Recreation Board and City CouncilFROM: Recreation Superintendent

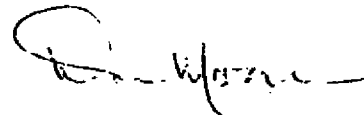
Enclosed is a copy of the Recreation Department Annual Report for the year commencing September 1st, 1979 to August 31st, 1980.

For the most part, the report is a compilation of reports prepared by key staff members. Each of these persons is asked to present a brief and factual accounting of activities related to their responsibility and to editorialize where they feel special issues or problems should be brought to our attention.

For the first time this year, a serious attempt has been made to tie the Annual Report to the new Budget system requirement of having success goals and measures. Unfortunately, numerical statistics are dominant, but it is hoped in the next few years, other more realistic measures will be developed.

City Council members may find some of the statistical information useful in evaluating the Recreation Budget requests for 1981.

Should any Board or Council member have questions or require additional information, I would be pleased to attempt to provide it.



DON MOORE,  
Recreation Superintendent

DM/hg

EnclosureCommissioners comments

The report in question was delivered to all members of Council March 9th, 1981 for their information.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

NO. 7

11 March 1981

TO: COUNCIL  
FROM: CITY CLERK

RE: PUBLIC HEARINGS - BYLAWS 2672/D-81 and 2672/F-81

Public hearings in respect of the above mentioned bylaws have been advertised for 7 p.m. Monday March 16th, 1981.

Bylaw 2672/D-81 provides for the following use to the discretionary uses in a C1 district "motor vehicle and railroad transportation with related transfer terminal and maintenance services".

Bylaw 2672/F-81 provides for the addition of "a hair dressing shop as a permitted use on Lots 6-10, Block 7, Plan 3935 HW (Kenwat Agencies Ltd.)".

At the time of preparation of this report no objections to either bylaw have been received.

Respectfully submitted,

"R. STOLLINGS"  
City Clerk

NO. 8

11 March 1981

TO: COUNCIL

FROM: CITY CLERK

RE: PROPOSED DISPOSAL OF PUBLIC RESERVE VICINITY  
OF HALIBURTON CLOSE

---

In accordance with Council's decision of February 16th, we have advertised the proposed disposal of the small portion of public reserve in the vicinity of Haliburton Close and no objections to the disposal were received within the time limit specified.

In view of the above, no public hearing is required and we will proceed with disposal as authorized.

Respectfully submitted,

"R. STOLLINGS"  
City Clerk

1981 03 09

NO. 9

TO: City Council

FROM: City Assessor

RE: Senior Citizens Housing  
Lot 46, Block 7, Plan 752-0506  
Pines Subdivision

May we advise that the Alberta Housing Corporation is reviewing their proposal for the construction of a senior citizen housing project for the above described lot.

City Council may recall that Alberta Housing made application on August 20, 1980, to the Municipal Planning Commission for the construction of a 35 suite senior citizens apartment. This application was approved by Municipal Planning however, residents in the neighbourhood appealed to the Appeal Board respecting the said approval. The Development Appeal Board, on December 17, 1980, reversed the Municipal Planning Commission's decision and in view of same, Alberta Housing dropped their proposal.

The attached two letters from Alberta Housing Corporation addressed to Rick Assinger on February 9, 1981, and myself on February 26, 1981, give full indication that Alberta Housing Corporation is prepared to reconsider the development of this site.

At this time we would recommend that the site be removed from the open market for a period of six months to allow them sufficient time to make a submission to the City for the land purchase and development. With regard to the sale price, we would recommend that the price be held at \$90,880.00 for the proposed term.

Respectfully Submitted,



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

cc R. Assinger  
att'd.

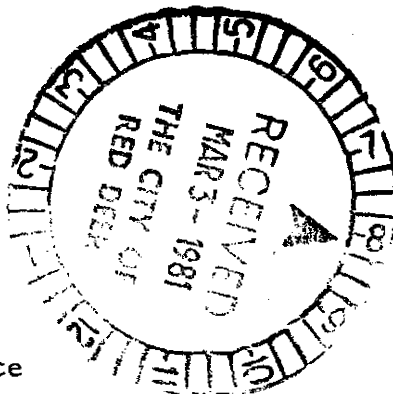


**HOUSING CORPORATION**

34.

9440 - 49 Street  
Edmonton, Alberta  
T6B 2M9  
403/432-0273  
Telex 037-3628

February 26, 1981



The City of Red Deer  
Land Assessment & Taxation Office  
Red Deer, Alberta  
T4N 3T4

Attention: Mr. Don Wilson

Dear Sir:

Re: Lot 46, Block 7, Plan 752-0506 Pines Subdivision  
Proposed Site for Elderly Persons Housing Project  
Our File: 1663-2755-2154

In its efforts to meet the recognized needs for senior citizens housing in the City of Red Deer, Alberta Housing Corporation is prepared to reconsider its original development proposals for the above site, and attempt to bring in a project within the context of the present zoning.

In addition, we are also currently seeking sites for a high density apartment development, for more centrally located senior citizens housing.

It is hoped that by providing a mix of low density peripheral projects and high density downtown projects, choices and alternatives are created to best satisfy individual housing needs and requirements.

In this connection, could we have some confirmation that the site is still available and can be held for this purpose? Please also indicate the price which your staff would recommend to Council on a sale to Alberta Housing Corporation. It would be our hope that the previously negotiated price of \$90,800.00 be somewhat decreased to reflect our proposed substantial downsizing of the project, but in any case at least maintain.

It is my proposal to enter into the usual purchase/sale agreements between Alberta Housing Corporation and the City pending approval of the new project.



Also, I would like to invite any suggestions, leads, or information which you or your staff could offer in our continuing search for sites under this or any other programs in which the City and Alberta Housing Corporation have a mutual interest.

Yours truly,



F. Martens  
Appraiser-Negotiator

FM/sb

cc: W. F. Lees, Land Supervisor, City of Red Deer  
Rick Assinger, Director, Preventative Social Services,  
City of Red Deer  
D. Hutton, Project Manager

Commissioners' comments

We agree with the recommendations of the City Assessor.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

1981 02 26

TO: ✓ City Clerk

FROM: City Treasurer

RE: Alberta Housing Land Bank 498.97 Acres  
in the N.W. sector Pt. E  $\frac{1}{2}$  Section  
31-38-27-W4 and Pt. N.W.  $\frac{1}{4}$  Section  
32-38-27-W4

In 1974 the City of Red Deer entered into an agreement with the Alberta Housing Corporation to have the corporation land bank the above lands for the City of Red Deer.

The City now requires a portion of the land to provide services for the North West sector. It is projected that the balance of the land would be required over the next few years.

There is only a marginal advantage if a portion of the lands were purchased back by the City. It is therefore recommended that all the above lands be purchased back from the corporation. The estimated purchase price would be \$895,000 as of June 1, 1981. When purchased by the corporation in 1974 the original cost was \$485,303. The difference in the amounts is due to:

1. An administration charge of 1 1/2%
2. Interest of 8 1/8% calculated semi-annually
3. All taxes and levies
4. Any other costs incurred

To finance the purchase of the land Council's approval of Debenture Bylaw No. 2706/81 is respectfully requested.

Yours truly,



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

AW/cp

Attch.

cc: City Assessor

Commissioners' comments

Agree with the recommendations of the City Treasurer.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

March 11, 1981

37.

NO. 11

TO: City Clerk  
FROM: City Engineer

RE: Eastview Estates Phase I  
Private Residential Development Agreement  
Cairns Homes Ltd.

---

The above noted agreement negotiated between the Developer and the Engineering Department involves the development of 133 lots containing approximately 255 dwelling units. The quarter section of land is located south of Ross Street and west of 30 Avenue. The first phase involves approximately 14 Ha of a total 61 Ha. The agreement is our standard development agreement which provides for the installation of underground utilities, roads and lanes, landscaping and recreational improvements, by the Developer.

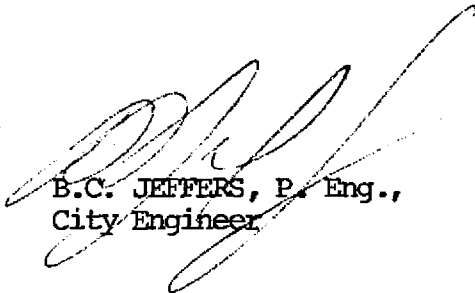
Enclosed for the review of Council are the pertinent schedules of the agreement defining the work and costs involved.

The offsite levies in the agreement are those proposed for 1981 as per the amendment to the offsite levies bylaw which appears elsewhere in this agenda. We are satisfied that the negotiated charges are fair and reasonable and that the Developer has every intention of completing the project to the required standards as soon as possible.

We therefore recommend that Council authorize the execution of this agreement subject to the following conditions:-

1. prepayment of initial amount \$438,003.27
2. payment of deferred amount prior to construction by City Forces \$ 87,462.25
3. submission of all required easement agreements.

The security requirements as required by Clause 5.1 of the agreement has been provided to the City in the form of a bond in the amount of \$915,793.00.

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

KGH/ab  
cc: Cairns Homes Ltd.  
E.L. & P. Supt.  
Recreation Supt.

enc.

Commissioners' comments

Recommend Council authorize the exeuction of the agreement as attached to this agenda.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

*File*

FORWARD

SUBDIVISION	<u>EASTVIEW ESTATES PHASE I</u>
DEVELOPER	<u>CAIRNS HOMES LIMITED</u>
CONSULTANT	<u>ENTEK ENGINEERING LIMITED</u>
GROSS HECTARES (ACRES)	<u>13.528 Ha (33.43 acres)</u>
DEVELOPMENT HECTARES (ACRES)	<u>14.446 Ha (35.70 acres)</u>
DWELLING UNITS	<u>255</u>
AGREEMENT NUMBER	<u>12</u>
DATE OF EXECUTION	<u>March 16, 1981</u>

Amended June 30, 1980  
City of Red Deer  
Engineering Department

## PREAMBLE

MEMORANDUM OF AGREEMENT made in duplicate this \_\_\_\_\_ day of \_\_\_\_\_  
19 \_\_\_\_\_ between:

THE CITY OF RED DEER

A Municipal Corporation  
(hereinafter called the "CITY")

OF THE FIRST PART

- and -

CAIRNS HOMES LIMITED

(hereinafter called the "DEVELOPER")

OF THE SECOND PART

WHEREAS the Developer (~~X~~) is/~~XXX~~ the registered and equitable owner (~~X~~)  
of those lands situate in the City of Red Deer, in the Province of Alberta, and being  
part of the SE 1/4 of Section 15, In Township 38, Range, 27,  
West of the 4th including 13.528 hectares (acres) more or less, and  
133 lots more or less; the said lands hereinafter called the "DEVELOPMENT AREA."

WHEREAS the Developer, subject to the approval of the proper  
officials of the City, proposes to install and construct municipal improvements  
in that portion of the Development Area;

AND WHEREAS the Developer has submitted to the RED DEER REGIONAL  
PLANNING COMMISSION, and the COMMISSION has approved for registration in the Land  
Titles Office for northern Alberta, the PLAN OF SUBDIVISION which includes the

- 3.9 Where a Municipal Improvement is required on the boundary of the Development Area and is so designated on the plans and profiles by the Engineer, the City shall, except as hereinafter provided, construct all improvements thereon as attached in Schedule E and made part thereof to provide adequate service to the Development Area and adjacent areas. A portion of the costs of this work shall be borne by the Developer, as set out in Section 4 "Costs" hereto.

#### SECTION 4: COSTS

##### 4.1 Developer's Costs

The Developer shall pay in full to the City on or before the execution date of this agreement, unless otherwise hereinafter provided, the following sums arrived at by calculations attached in the applicable schedules and made part hereof:-

4.1.1	<u>Offsite</u> (Schedule E)	\$ <u>273,111.31</u>
4.1.2	<u>Boundary Improvements</u> (Schedule E)	\$ <u>19,559.13</u>
4.1.3	<u>Area Contribution</u> (Schedule E)	\$ <u>49,371.70</u>
4.1.4	<u>Administration Charge</u> (Schedule E)	\$ <u>14,446.00</u>
4.1.5	<u>Survey Network Charge</u> (Schedule E)	\$ <u>2,889.20</u>
4.1.6	<u>City Connection Charge</u> (Schedule E)	\$ <u>5,401.50</u>
4.1.7	<u>City Lighting &amp; Power Charge</u> (Schedule C)	\$ <u>174,924.50</u>
4.1.8	<u>City Recreation Charge</u> (Schedule E)	\$ <u>N/A See Schedule M</u>
	TOTAL PAYABLE BY DEVELOPER	\$ <u>539,703.34</u>

- 4.1.9 The Developer may elect to pay to the City 50% of the costs referred to in Clauses 4.1.7 on or before the execution date of this agreement and the remaining 50% of the costs prior to and as a condition of commencement of the work by the City.

- 4.1.10 The Developer may elect to pay to the City 50% of the costs referred to in Clauses 4.1.2, 4.1.3, & 4.1.8 (only if the municipal improvement does not exist at time of agreement execution) on or before the execution date of this agreement and the remaining 50% of the costs prior to the issuance of the building permits referred to in Clause 2.15.
- 4.1.11 The remaining costs referred to in Clauses 4.1.9 & 4.1.10 are subject to a one percent (1%) per month deferred payment charge if not paid to the City within 6 months of the execution date of this agreement. Should the payment period extend beyond the initial 6 month period, the deferred payment charge will be calculated from the date 6 months after agreement execution and thereafter.

SUMMARY

Amount payable upon agreement execution	\$ 452,241.09
Balance payable prior to City work start	\$ 87,462.25
Balance payable prior to building permit	\$ N/A

4.2 City's Costs

The City shall pay to or credit to the Developer on the execution of this Agreement, 50% of the following sums arrived at by calculations attached in the applicable schedules and made part thereof.

4.2.1 <u>Oversize Utilities</u> (Schedule F)	\$ 28,475.64
4.2.2 <u>Oversize Roadways</u> (Schedule F)	\$ N/A
4.2.3 <u>Boundary Improvements</u> (Schedule F)	\$ N/A
4.2.4 <u>Area Contribution</u> (Schedule F)	\$ N/A
TOTAL PAYABLE BY THE CITY	\$ 28,475.64

- 4.2.5 The City shall pay to the Developer 50% of the costs referred to in Clauses 4.2.1 to 4.2.4 inclusive upon the execution date of this agreement. The remaining 50% of the costs shall be paid upon issuance by the City of the applicable Construction Completion Certificate.

SUMMARY

Amount payable upon agreement execution	\$ 14,237.82
Balance payable upon issuance of Construction Completion Certificate	\$ 14,237.82



## SECTION 9: SCHEDULES

---

- A.     Approved Plans & Profiles
  - Legal Land description of Subdivision as in Title Search, area marked in Green
  - Development Area within subdivision. Area outlined in Red. (A reduction of Plan of Subdivision)
  - Service Basin. Area outlined in Blue
- B.     Contract Specifications
- C.     Power/Streetlighting costs.
- E.     Developer's Costs - Calculations
- F.     City's Costs - Calculations
- H.     Council Resolutions
- I.     Amendments
- J.     Zoning Plan
- K.     Easement Plan
- L.     Landscaping
- M.     Special Conditions



SCHEDULE C

M E M O

TO: Ken Haslop  
Asst. City Engineer

DATE: 1980 10 30

FROM: Jim Loppacher  
E. L. & P.

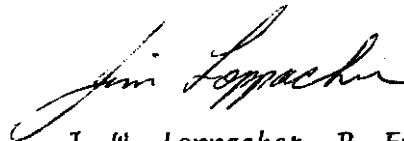
Re: Cairns Homes Ltd. Eastview Estates  
Part of S.E.  $\frac{1}{4}$  15-38-27-4  
140 single family lots, 1 multi family

The electrical charges for this subdivision have been calculated and are as follows:

Underground Electrical Distribution-single family	129,593.72
multi family	10,104.60
Street lighting	28,789.50
Contribution to traffic controls	6,436.68
Sub Total	<u>174,924.50</u>
Additional cost for Winter Work	<u>14,013.24</u>
Total	<u>188,937.74</u>

Note that the extra cost for winter work will apply if the work is done between Nov. 15th, 1980 and May 15th, 1981.

Thank you



J. W. Loppacher, P. Eng.  
Electrical Engineer

JWL/jjd

rec'd 3.00  
Oct 31/80/arb

## SCHEDULE E

### DEVELOPER'S COSTS - CALCULATIONS

#### 4.1.1 OFFSITE CHARGES

##### A. Development Area Determination

Gross Area	13.528 Ha (excluding road widening)
Reserve Provided	.527 Ha
Remainder	13.001 Ha

$$\text{Assessible Area} = \frac{13.001 \text{ Ha}}{.9} = 14.446 \text{ Ha}$$

NOTE: Excess area of  $(14.446 - 13.528 = .918 \text{ Ha})$  has been included with the assessible area. This is to be credited against subsequent phases.

##### B. Current Offsite Charges

1. Storm sewer		
\$6,053.95/Ha (\$2,450.00/ac) x 14.446 Ha		\$ 87,455.36
2. Sanitary sewer		
\$2,100.35/Ha (\$850.00/ac) x 14.446 Ha		\$ 30,341.66
3. Water main		
\$2,399.39/Ha (\$971.00/ac) x 14.446 Ha		\$ 34,661.59
4. Major thoroughfare		
\$8,351.98/Ha (\$3,380.00/ac) x 14.446 Ha		\$120,652.70
		<hr/>
		\$273,111.31

#### 4.1.2 BOUNDARY IMPROVEMENTS

As per Clause 3.9 of the Private Development Agreement covenants of the City, the following item is designated as being eligible for cost sharing under the terms and conditions of boundary improvements.

- A. The existing 400 mm diameter water main along 30 Avenue from the center line of Ross Street to the south property line of Edgar Drive in Eastview Estates Phase I; equivalent to 250 mm diameter water main @ \$76.15/metre

$$\text{CALCULATION: } 467 \text{ L.M.} \times \$76.15 (1.10) = \$39,118.26$$

$$\text{COST TO DEVELOPER: } \$39,118.26 \times 50\% \quad \$ 19,559.13$$

4.1.3 AREA CONTRIBUTION

The Developer will be responsible for the cost of construction of the sanitary, storm and watermain crossing Ross Street at Erickson Drive as detailed below. Please refer to Schematic Diagram in Appendix No. 1 & 2, Schedule E.

A. The 300 mm diameter watermain across Ross Street

COST TO DEVELOPER - (City Forces Costs). \$ 20,419.17

B. The 250 mm diameter sanitary main across Ross Street,

COST TO DEVELOPER: - (City Forces Costs) \$ 13,269.72

C. The 1,200 mm diameter storm main across Ross Street, based on area contribution:

CITY FORCES CONSTRUCTION COST: \$ 28,538.32

CONTRIBUTARY AREAS: (See Schedule D Appendix No. 1)

i) Developer: Eastview Estates Phase I	12.222 Ha
ii) Developer: Portion of S.E. 1/4, Sec. 15	12.254 Ha
iii) City: Portion of N.W. 1/4, Sec. 11	36.422 Ha
iv) City: 30 Avenue R/W	4.905 Ha
v) Private Land: Deer Park Village	9.752 Ha
vi) Private Land: Portion of S.W. 1/4, Sec 14	16.188 Ha
	<u>91.743 Ha</u>

COST TO DEVELOPER:

$\frac{12.222 \text{ Ha} + 12.254 \text{ Ha} + 9.752 \text{ Ha} + 16.188 \text{ Ha}}{91.743 \text{ Ha}} \times \$28,538.32$  \$ 15,682.81

ADJACENT DEVELOPER'S COST:

$\frac{9.752 \text{ Ha} + 16.188 \text{ Ha}}{86.838 \text{ Ha}} \times \$28,538.32$  \$ 8,524.89 \*

(\* included in above total)

TOTAL COST TO DEVELOPER UNDER THIS SECTION IS

\$20,419.17	
\$13,269.72	
<u>\$15,682.81</u>	<u>\$49,371.70</u>

4.1.4 ADMINISTRATIVE CHARGE

As per Clause 2.4.1 of the Private Development Agreement, covenants of the Developer, administrative charges have been determined as follows:-

14.446 Ha x \$1,000.00	<u>\$ 14,446.00</u>
------------------------	---------------------

4.1.5 SURVEY NETWORK CHARGE

As per Clause 2.13 of the Private Development Agreement, covenants of the Developer, survey network extension charges have been determined as follows:-

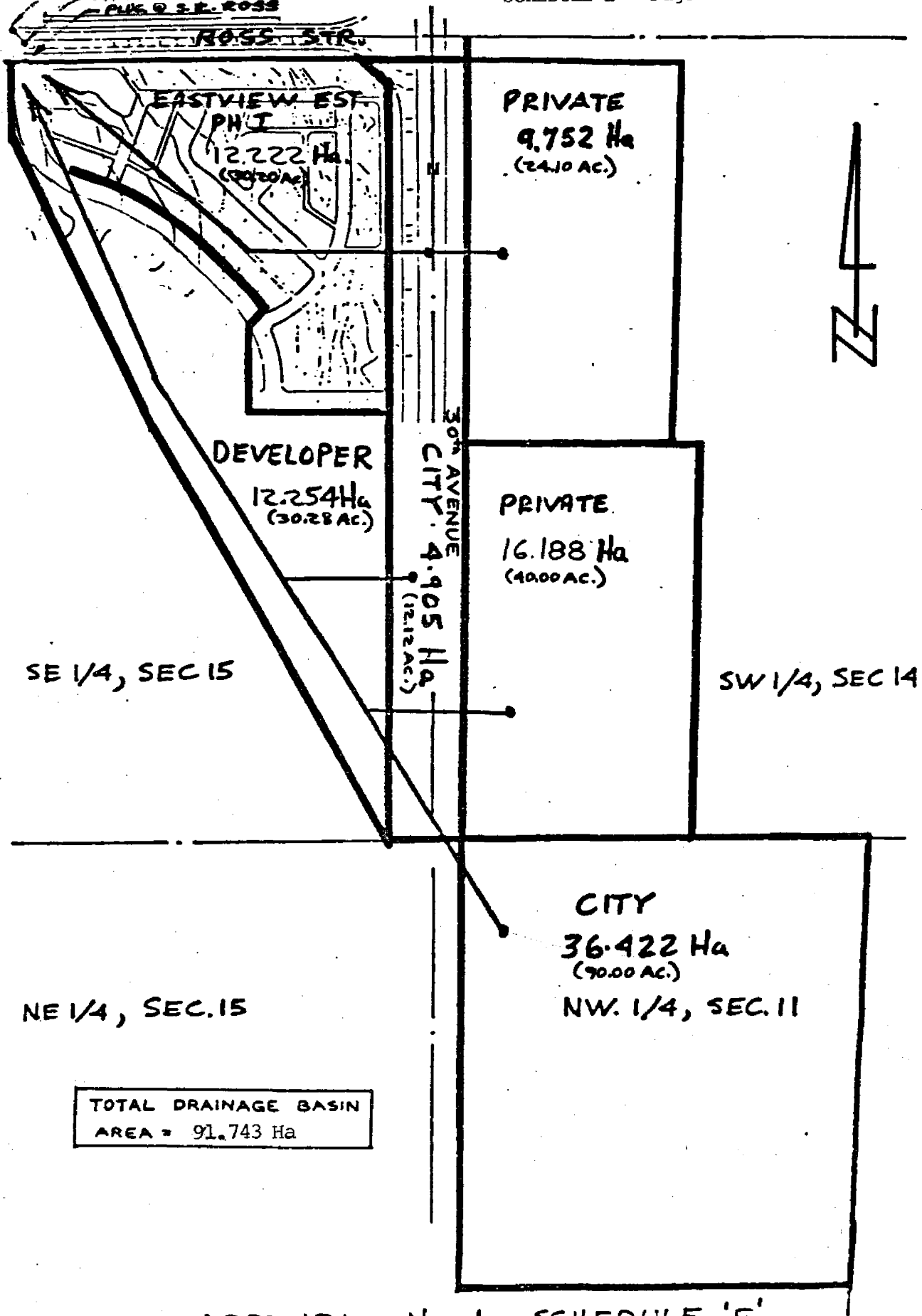
14.446 Ha x \$200.00	<u>\$ 2,889.20</u>
----------------------	--------------------

4.1.6 CITY CONNECTION CHARGE

A. The City will construct the connection to the 400 mm watermain on 30 Avenue, and extend a 200 mm diameter water to the east property line of Eastview Estates Phase I. The estimated cost of this connection is as follows:-

16.5 L.M. of 200 mm water @ \$ 91.00 =	\$1,501.50
2 x 200 mm valve @ \$950.00 =	\$1,900.00
400 x 400 x 200 tee, wet connection =	<u>\$2,000.00</u>

COST TO DEVELOPER:	<u><u>\$ 5,401.50</u></u>
--------------------	---------------------------



APPENDIX No. 1 SCHEDULE 'E'  
AREA CONTRIBUTION - STORM SEWER

SCHEDULE 'F'

4.2.1 OVERSIZE UTILITIES

As per clauses 3.6 and 3.7 of the private development agreement, a sanitary sewer, storm sewer or watermain to be installed larger than necessary to serve the development area, the additional cost of installation of each larger pipe and all related material will be paid for by the City at prices agreed to by the Engineering Department and the Developer as detailed below.

Notwithstanding the above, the City shall not be liable under this section unless the internal diameters of the pipe exceeds the following:

- 1) Sanitary Sewer 300 mm  $\phi$
- 2) Storm Sewer 300 mm  $\phi$
- 3) Water Main 250 mm  $\phi$

- A. 1. Storm Sewer: In Erickson Drive from the south property line of Ross Street, to M.H.#301 and to M.H.#302. (See Schedule 'F', Appendix No. 1).

CITY COST	\$ 2,107.00
ADJACENT OWNER'S COST	<u>\$ 6,660.00</u>

2. Storm Sewer: In Erickson Drive from M.H.#302 to M.H.#302A and to M.H.#330. (See Schedule 'F', Appendix No. 2).

CITY COST	<u>\$12,198.50</u>
-----------	--------------------

3. Storm Sewer: In Erickson Drive from M.H.#330 to M.H.#331 and to Stub. (See Schedule 'F', Appendix No. 3).

CITY COST	<u>\$10,640.00</u>
-----------	--------------------

4. Storm Sewer: Beginning at M.H.#302 in Erickson Drive, east through lane to M.H.#308 in Eastman Crescent and north on Eastman Crescent to M.H.#309. (See Schedule 'F', Appendix No. 4).

ADJACENT OWNER'S COST	<u>\$37,241.47</u>
-----------------------	--------------------

5. Storm Sewer: Beginning at M.H.#309 in Erickson Drive, east in lane to M.H.#310 and north in lane to M.H.#325. (See Schedule 'F', Appendix No. 5)

ADJACENT OWNER'S COST	\$ 2,801.49
CITY COST	<u>\$ 1,502.15</u>

- B. 1. Sanitary Sewer: Beginning At M.H.#109 in Erickson Drive, east in lane to M.H.#110 and north in lane to M.H.#123. (See Schedule 'F', Appendix No. 6)

100 % ADJACENT OWNER'S COST	<u>\$13,760.12</u>
-----------------------------	--------------------



4.2.1 OVERSIZE UTILITIES

- C.1 Water: The 300 mm diameter watermain from the south property line of Ross Street to the intersection of lanes east of Erickson Drive equivalent to 250 mm diameter (See Schedule F, Appendix No. 7)

CALCULATION: 32 L.M. - 300 mm diameter water @ \$134.00	\$4,288.00
32 L.M. - 250 mm diameter water @ \$113.00	\$3,616.00
	<u>\$ 672.00</u>

CITY COST	\$ 672.00
	=====

4.2.2 OVERSIZE ROADWAYS

As per Clause 3.8 of the Private Development Agreement, if a carriageway is required by the Engineer to be greater than 12 m in width, or greater than 225 mm full depth asphalt or equivalent, then the additional cost of such additional width and/or depth shall be borne by the City and the City shall pay the Developer the cost of such extra width and/or depth at the prices agreed to by the Engineer and the Developer.

- A. Erickson Drive, the beginning of the transition point from 12 m in width, to the south property line of Ross Street where the width is 17 m. This cost is not eligible for cost sharing by the City as the Developer is required to match the same design that was approved (at his request) for the north side of the Ross Street intersection in Clearview Stage I subdivision.

4.2.3 BOUNDARY IMPROVEMENTS

As per Clause 3.9 of the Private Development Agreement covenants of the City, the following item is designated is requested for cost sharing under the terms and conditions of boundary improvements.

1. Separate sidewalk 1.5 m in width on the west side of Erickson Drive, from the south property line of Ross Street to the separate sidewalk along the south side of Ross Street.

This cost is not eligible for cost sharing as this walk is required to serve the development area only and as such full costs should be borne by the Developer.

4.2.4 AREA CONTRIBUTION

This section is not applicable to this Agreement.

SUMMARY OF COSTS PAYABLE BY CITY TO DEVELOPER

4.2.1 OVERSIZE UTILITIES

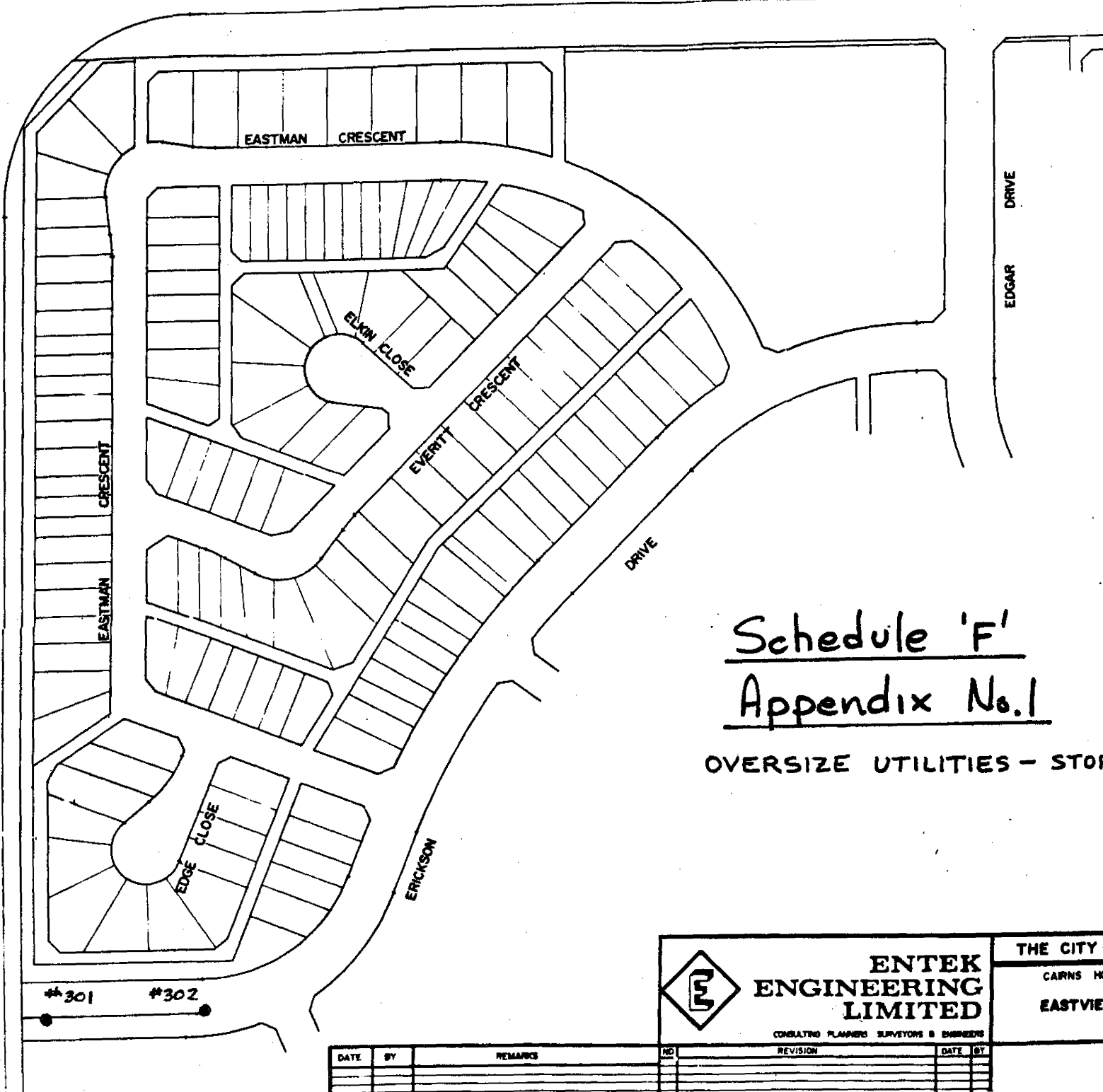
A. 1. Storm Sewer .....	\$ 2,107.00
A. 2. Storm Sewer .....	12,198.50
A. 3. Storm Sewer .....	10,640.00
A. 5. Storm Sewer .....	1,502.15
C. 1. Water .....	<u>672.00</u>
	27,119.65
5 % Surcharge as per 3.7 .....	<u>1,355.99</u>
TOTAL OVERSIZE UTILITIES	<u>\$28,475.64</u>

TOTAL PAYABLE BY CITY	<u>\$28,475.64</u>
-----------------------	--------------------

30TH AVENUE


2

(50m) ROSS STREET



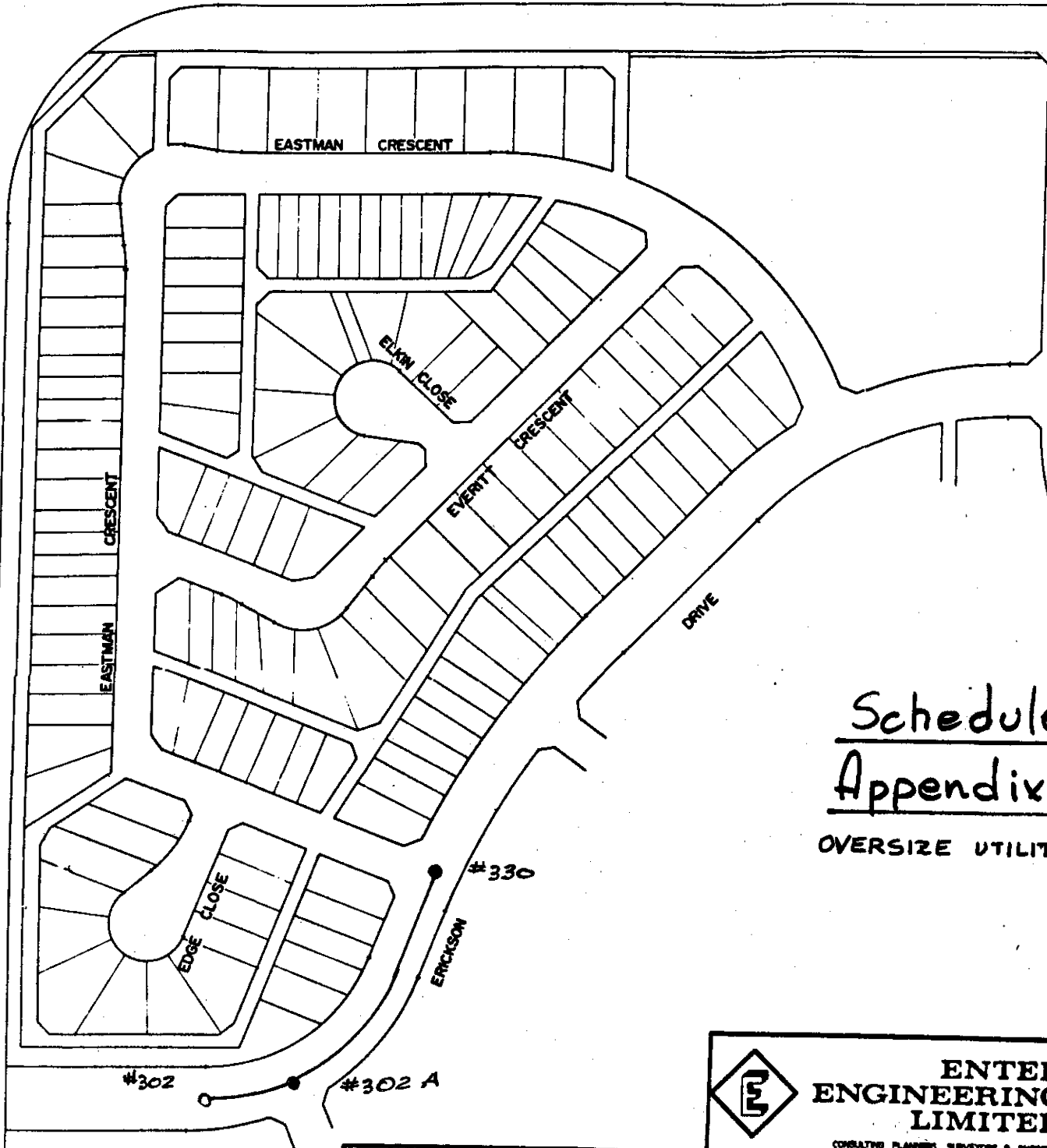
Schedule 'F'  
Appendix No.1

OVERSIZE UTILITIES - STORM SEWER

 <b>ENTEK ENGINEERING LIMITED</b> <small>CONSULTING PLANNERS SURVEYORS &amp; ENGINEERS</small>		<b>THE CITY OF RED DEER</b>		<small>JOB NO. 110</small> <small>SHEET</small>
		<b>CARNS HOMES LIMITED</b> <b>EASTVIEW ESTATES</b>		<small>DATE</small> <small>FILE</small> <small>DESIGN</small>
<small>DATE</small> <small>BY</small>	<small>REVISION</small>	<small>DATE</small> <small>BY</small>	<small>DESIGN</small> <small>DESIGN</small> <small>APPROVED</small>	



(50TH) ROSS STREET



Schedule 'F'  
Appendix No. 2  
 OVERSIZE UTILITIES - STORM SEWER

DATE	BY	REMARKS	NO	REVISION	DATE	BY

**E**

**ENTEK ENGINEERING LIMITED**

CONSULTING PLANNERS SURVEYORS & ENGINEERS

<b>THE CITY OF RED DEER</b>		JOB NO. IN SHEET
CARNS HOMES LIMITED		DATE
EASTVIEW ESTATES		REVISION

# ENTEK ENGINEERING LIMITED

## CONSULTING ENGINEERS AND SURVEYORS

## OVERSIZE UTILITIES

*STORM SEWER*

## SEWER QUANTITIES

PROJ. EASTVIEW ESTATES PHASE I FILE 1106

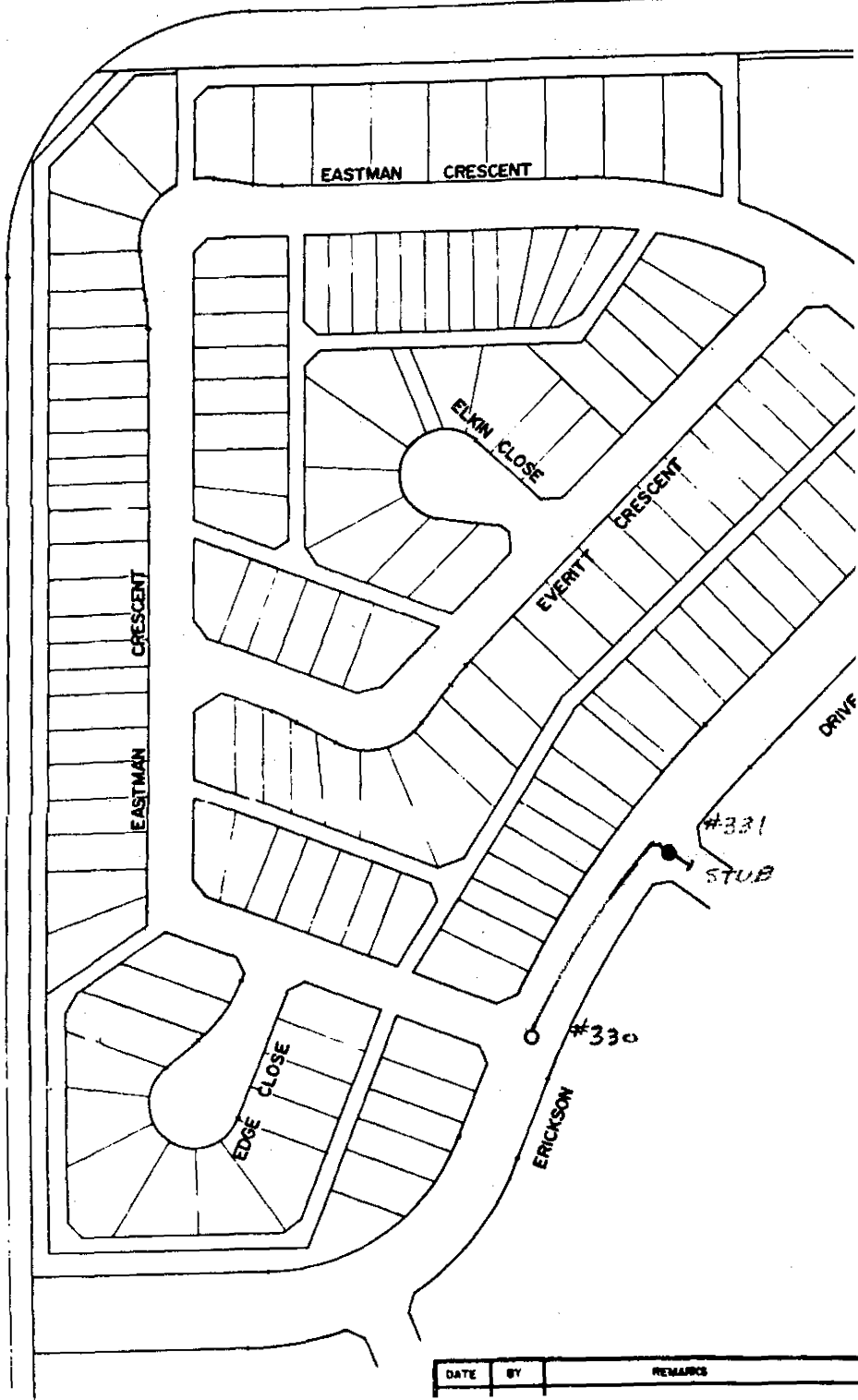
DES. BY H.V. DATE 01/12/80 SHEET 1 OF 1

SCHEDULE F - Page 7

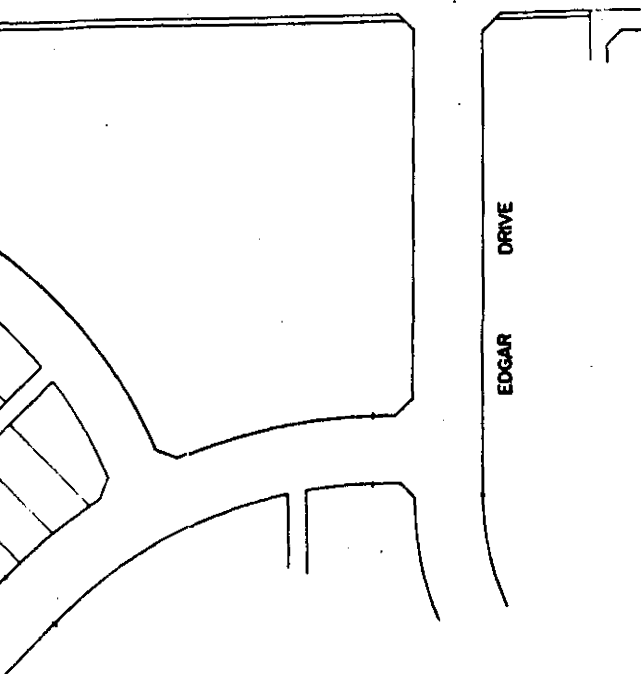
[illegible]

30TH AVENUE

(50TH) ROSS STREET



DATE	BY	REMARKS



# Schedule 'F'

## Appendix No. 3

OVERSIZE UTILITIES - STORM SEW

	<b>ENTEK ENGINEERING LIMITED</b> <small>CONSULTING PLANNERS SURVEYORS &amp; ENGINEERS</small>		<b>THE CITY OF RED DEER</b>		<small>JOB NO.</small> <small>24-001</small>
			<b>CARNS HOMES LIMITED</b> <b>EASTVIEW ESTATES</b>		<small>DATE</small> <small>2002</small>
<small>NO.</small>			<small>REVISION</small>		<small>DATE</small> <small>BY</small>



# ENTEK ENGINEERING LIMITED

CONSULTING ENGINEERS AND SURVEYORS

## SEWER QUANTITIES

PROJ. EASTVIEW ESTATES PHASE I FILE 1106

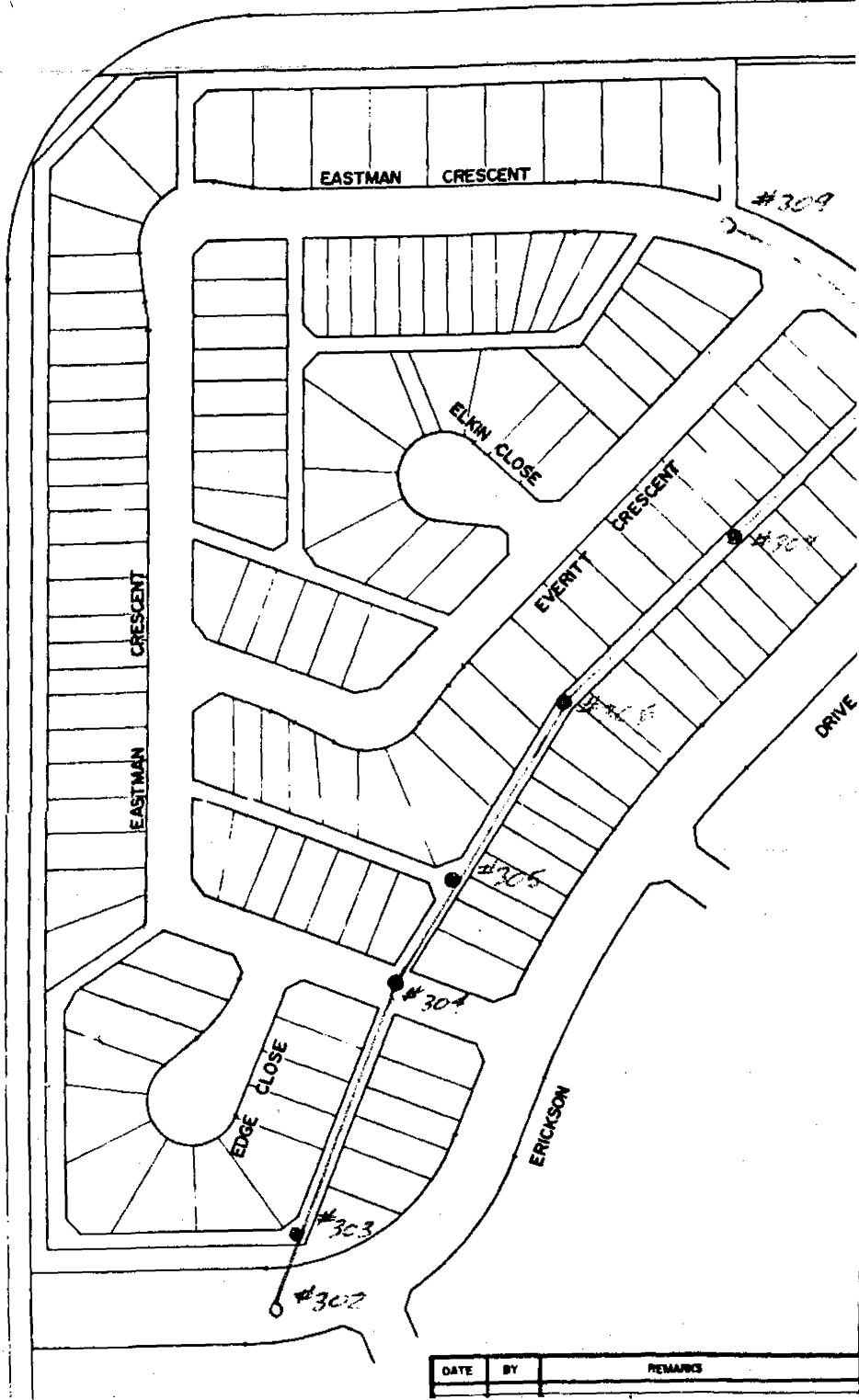
DES. BY H.V. DATE 01/12/80 SHEET 1 OF 1

SCHEDULE F - Page 9

[illegible]

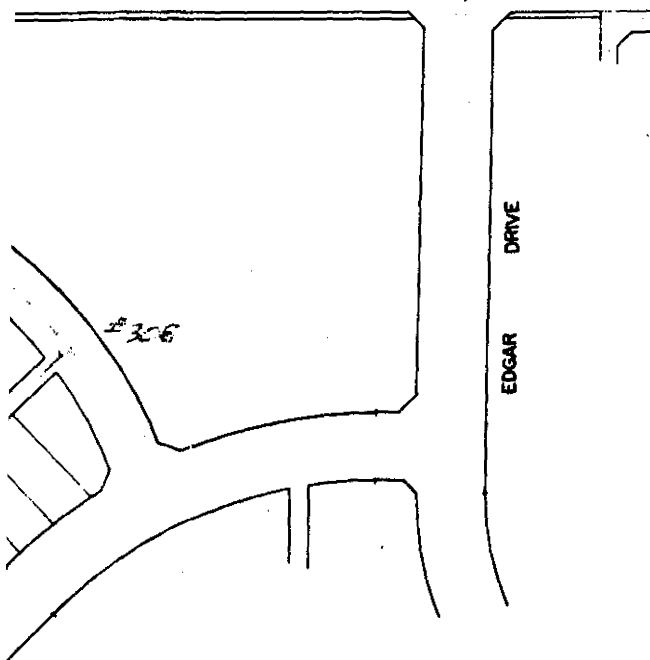
30TH AVENUE

(50TH) ROSS STREET



DATE	BY	REMARKS


2



Schedule 'F'

Appendix No. 4

OVERSIZE UTILITIES - STORM SEWER

	<b>ENTEK ENGINEERING LIMITED</b>  <small>CONSULTING PLANNERS SURVEYORS &amp; ENGINEERS</small>	<b>THE CITY OF RED DEER</b>		<small>JOB NO. 11</small> <small>SHEET</small>
		<b>CARNS HOMES LIMITED</b>		<small>DATE</small>
		<b>EASTVIEW ESTATES</b>		<small>SCALE</small>
				<small>DRAWN</small>
<small>NO.</small>	<small>REVISION</small>	<small>DATE</small>	<small>BY</small>	<small>DESIGN</small>

[illegible]

(50TH) ROSS STREET

30TH AVENUE

EASTMAN CRESCENT

EASTMAN CRESCENT

EASTMAN CRESCENT

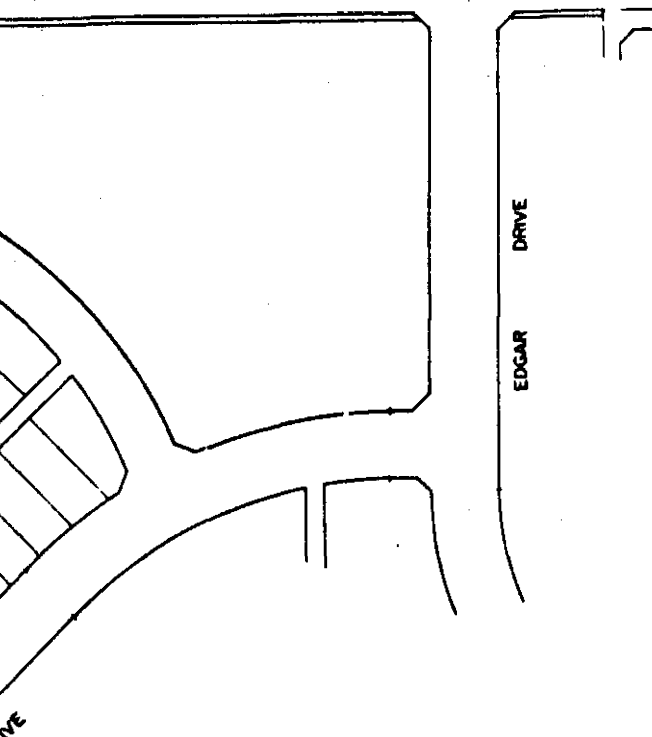
ELAN CLOSE

EVERITT CRESCENT

EDGE CLOSE

ERICKSON


DATE	BY	REMARKS



# SCHEDULE 'F'

## APPENDIX NO.5

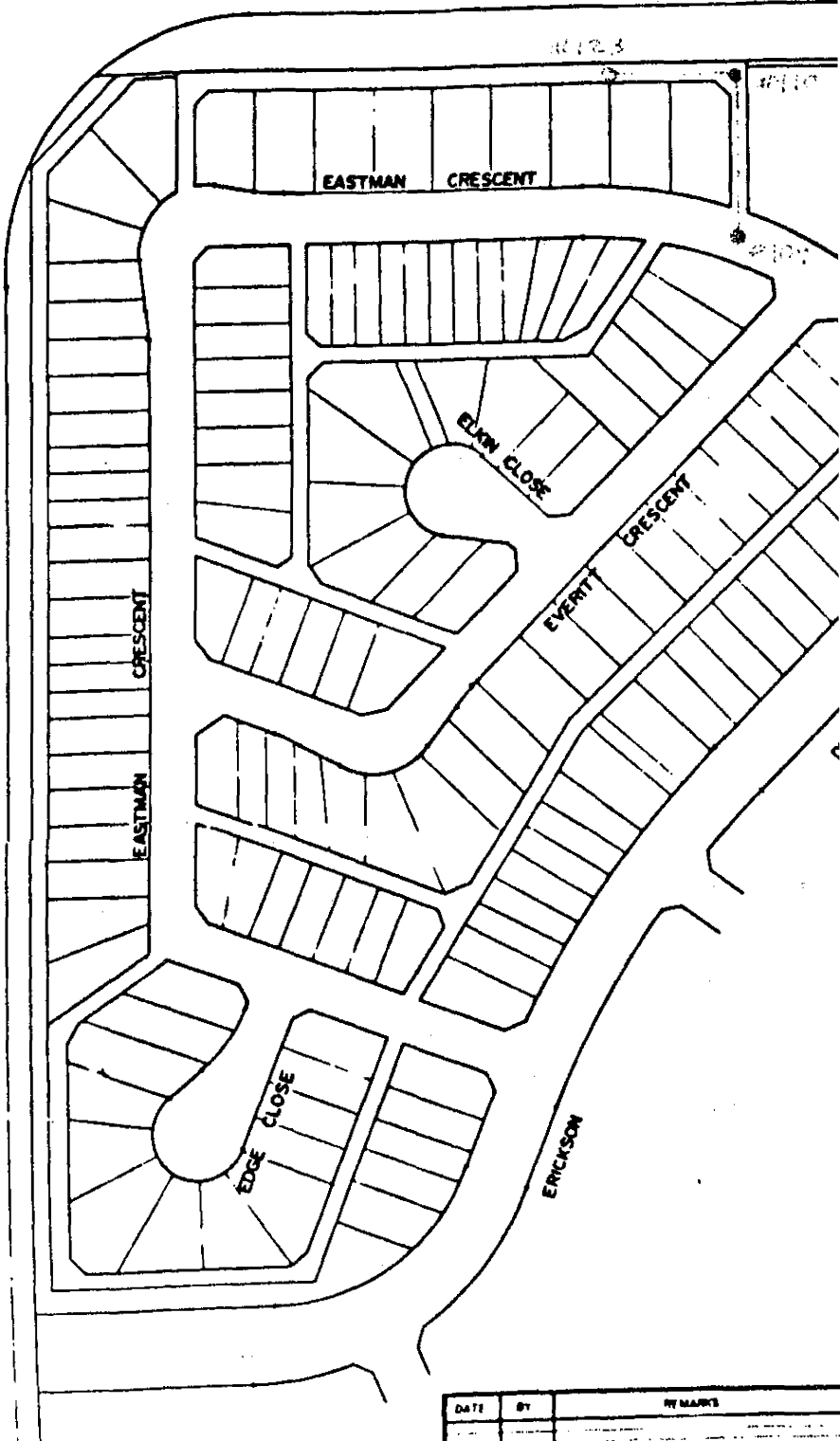
OVERSIZE UTILITIES - STORM SEWER

	<b>ENTEK ENGINEERING LIMITED</b>		<b>THE CITY OF RED DEER</b>	
	<small>CONSULTING PLANNERS, SUPERVISORS &amp; ENGINEERS</small>		<b>FARMS HOMES LIMITED</b>  <b>EASTVIEW ESTATES</b>	
NO.	REVISION	DATE	BY	



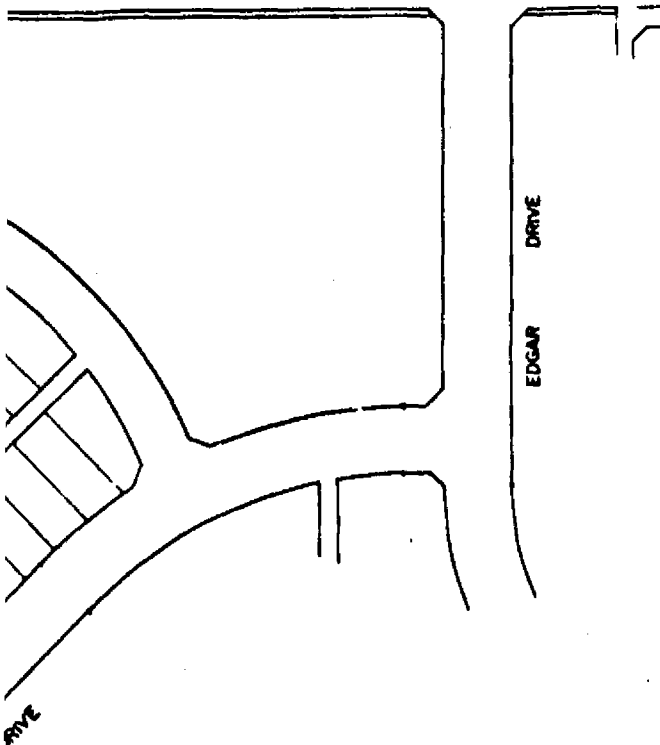
30TH AVENUE

(50th) ROSS STREET




DATE	BY	BY MARKS





# SCHEDULE 'F' APPENDIX NO. 6

OVERSIZE UTILITIES - SANITARY SEWER

	<b>ENTEK ENGINEERING LIMITED</b> <small>CONSULTING PLANNERS, SUPERVISORS &amp; ENGINEERS</small>		<b>THE CITY OF RED DEER</b> CARRIS HOMES LIMITED <b>EASTVIEW ESTATES</b>	
	NO. _____ REVISION _____	DATE _____ BY _____		

**ENTEK ENGINEERING LIMITED**

CONSULTING ENGINEERS AND SURVEYORS

## SEWER QUANTITIES

PROJ. EASTVIEW ESTATES PHASE I FILE 1106

DES. BY H.V. DATE 01/12/80 SHEET    OF   

[illegible]

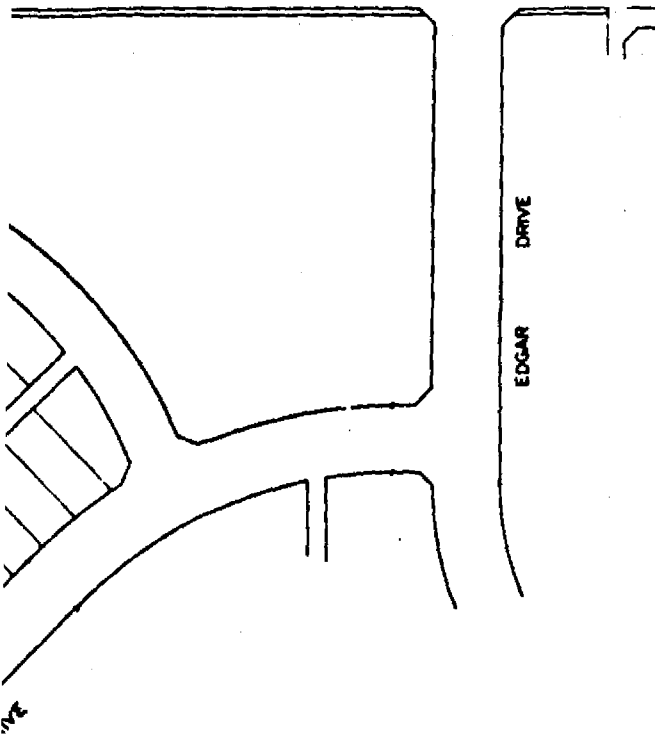
30TH AVENUE

SCHEDULE F - Page 16

(50m) ROSS STREET



DATE	BY	REMARKS



# SCHEDULE 'F'

## APPENDIX NO. 7

OVERSIZE UTILITIES - WATERWORKS



**ENTER  
ENGINEERING  
LIMITED**

CONSULTING PLANNING SURVEYING & ENGINEERING

**THE CITY OF RED DEER**

**CARNS HOMES LIMITED**

**EASTVIEW ESTATES**

NO.	REVISION	DATE	BY

## SCHEDULE L

### LANDSCAPING

The Developer acknowledges and agrees to conform to the requirements of Clause 2.19 of the Development Agreement and accordingly submit detailed drawings covering the location and degree of landscaping, to the Parks Superintendent for his approval. The Developer further agrees to provide an estimate of cost relative to the approved drawings and such amount will be included in the total estimate as outlined in Clause 2.9.5.

File No. R-15733

March 9th, 1981

MEMORANDUM

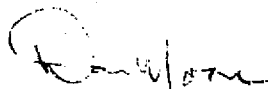
TO: KEN HASLOP

FROM: DON MOORE

RE: EASTVIEW ESTATES SUBDIVISION RECREATION REQUIREMENTS

I am attaching hereto a draft of an agreement for attachment to the Development Agreement to cover our interests in Phase I. In a section similar to 4.18 of the agreement with Engineered Homes on Deer Park, there should be provision for securing the value of the work involved in Phase I in an amount of \$15,000.00 and there should also be provision for the security of a pro rated amount sufficient to cover the Neighbourhood Centre at a cost in 1981 dollars of \$163,300.00 which is exclusive of site preparation, shaping and seeding or Level II landscaping, fencing or pathways. Further security for the remaining Tot Lot areas to a value in 1981 dollars of \$15,000.00 each should be provided for as well.

Please let me know if you require further information to finalize this agreement and the Recreation schedule.



DON MOORE,  
Recreation Superintendent

DM/hg

Attachment

*Rec'd 9.11.81 / JMB  
March 10/81*

SCHEDULE "A" - RECREATION DEVELOPMENT AGREEMENT

THIS AGREEMENT made this                      day of                      ,A.D. 1981.

BETWEEN:

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

OF THE FIRST PART,

- and -

CAIRNS HOMES LTD.,  
(hereinafter called "the Developer"),

OF THE SECOND PART,

WHEREAS the City has entered into a Development Agreement on the \_\_\_\_\_ day of March, 1981, with the Developer to develop Phase I of the Eastview Estates Subdivision;

AND WHEREAS Clause 2.14 of the Development Agreement gives the Developer an option to enter into a Recreation Development Agreement to undertake the work of installing all improvements to recreational areas;

AND WHEREAS the Developer wishes to undertake the work of installing all required improvements for recreation for this phase and all future phases and further desires to install a Tot Lot in Phase I development area;

AND WHEREAS the Recreation Superintendent and the Developer have negotiated the within agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and conditions herein contained, and in consideration of the sum of One Dollar (\$1.00), now paid by the Developer to the City, receipt whereof is hereby acknowledged, the parties hereto covenant and agree together as follows:

1. The Developer covenants and agrees to design and supply all labour and materials to complete all public open space including landscaping, shaping, seeding and placement of any required play structures and fencing to the satisfaction of the Recreation Superintendent.

2. The Developer agrees to submit detailed plans and drawings of each aspect of the development to the Recreation Superintendent for approval by the various departments.

3. The Developer covenants and agrees that the work will be completed in accordance with the City of Red Deer Parks & Recreation standards and to the satisfaction of the City.

4. The Developer covenants and agrees that work on this aspect of development will commence in the summer of 1981 and will keep pace with the development.

This agreement shall be attached to the Development Agreement entered into between the parties on the \_\_\_\_\_ day of March, 1981 and is a part hereof.

IN WITNESS WHEREOF the parties hereto have hereunder affixed their corporate seals, duly attested to by the hands of their proper officers in that behalf, the day and year first above written.

THE CITY OF RED DEER

CAIRNS HOMES LTD.

Per:

Per:

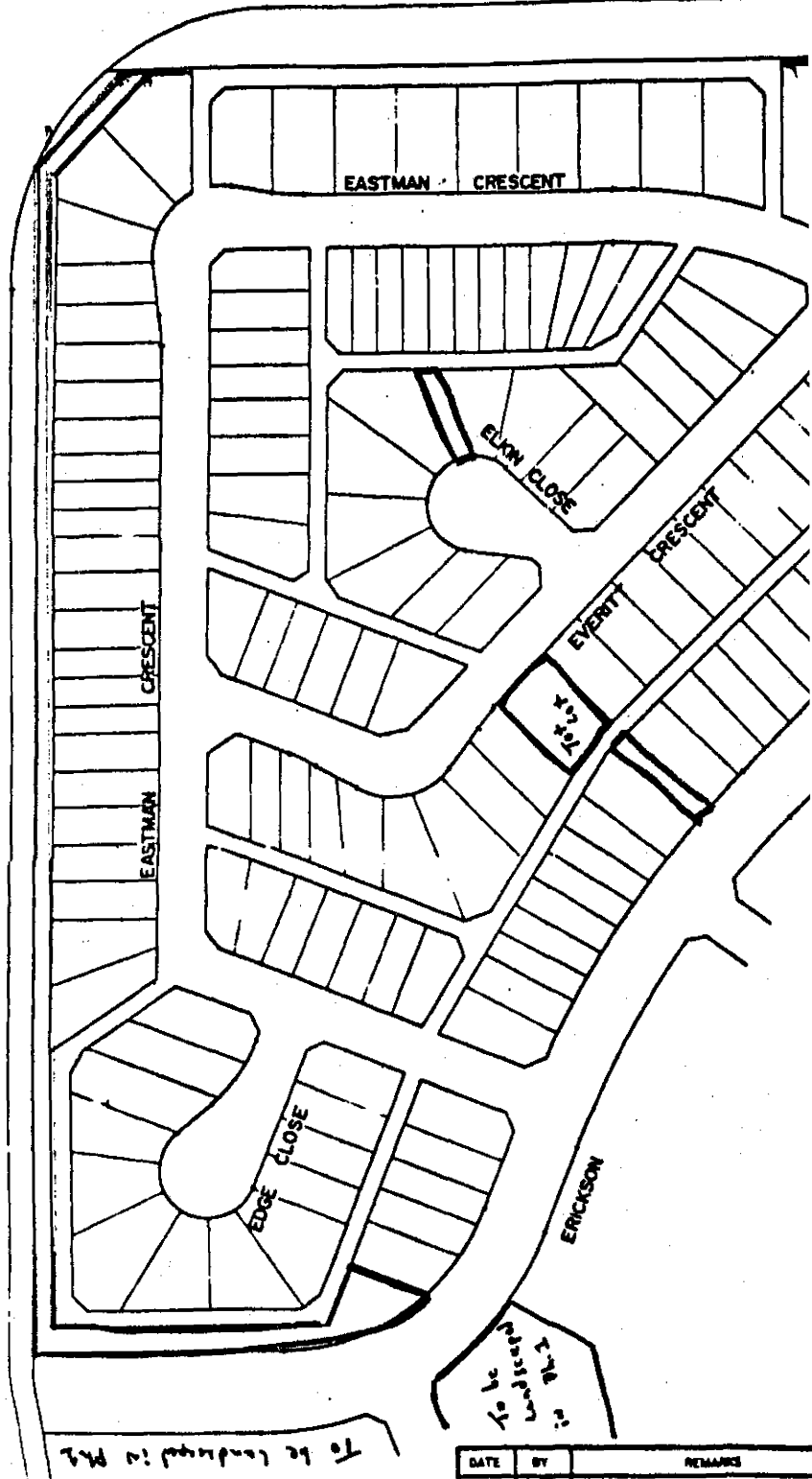
Per:

Per:



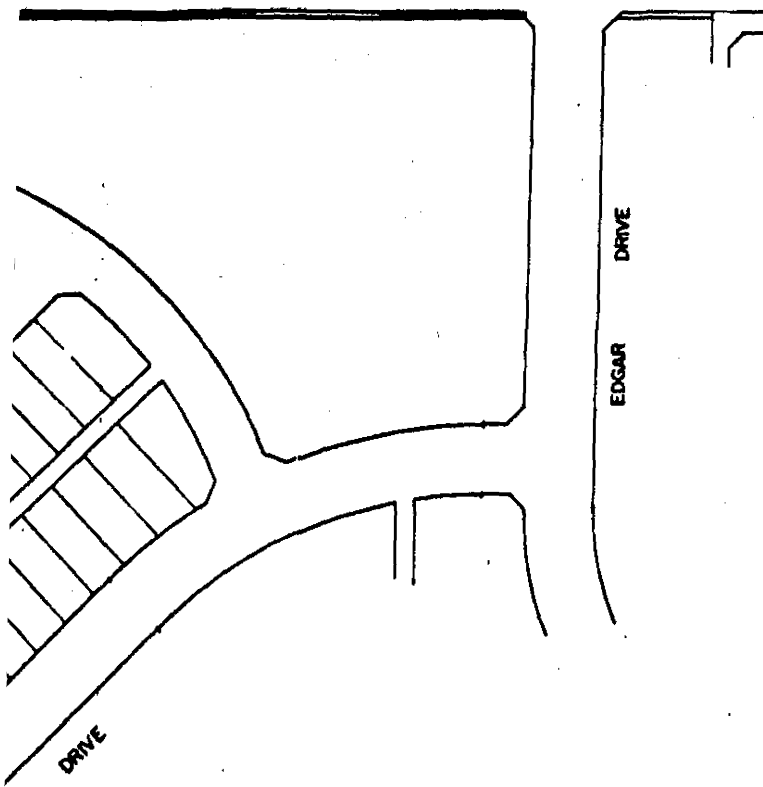
SCHEDULE L - Page 5


(30TH) ROSS STREET



DATE	BY	REMARKS
------	----	---------

N



	<b>ENTEK ENGINEERING LIMITED</b>		<b>THE CITY OF RED DEER</b>		JOB NO 1104
			CARNS HOMES LIMITED		DATE
	EASTVIEW ESTATES		DATE		
	CONSULTING PLANNERS, SURVEYORS & ENGINEERS		DRAWN		
	NO	REVISION	DATE	BY	CHECKED

## SCHEDULE M

### SPECIAL CONDITIONS

1. A minimum of three (3) weeks written notice is to be supplied to the Electric, Light & Power Department and an allowance of 4 acres/week is to be considered for a servicing schedule. The Developer further acknowledges that the Electric, Light & Power Department may require six (6) months to start construction after the date of signing the Development Agreement and that no guarantee will be made as to when power will be available to the subdivision.
2. The Developer hereby agrees that the public reserve area as required by the Alberta Planning Act 1977 and by the Red Deer Regional Planning Commission will be deferred but provided from the remainder of the Quarter Section 14-38-27-4 and that the Planning Commission and/or the City will register a caveat against the balance of the quarter section as previously stated, protecting the public reserve that is to be dedicated to the City in the future.
3. The Developer hereby agrees to construct noise attenuation earth berms adjacent to Ross Street and 30 Avenue to the approval of the Engineering and Electric, Light & Power Departments.
4. The Developer hereby agrees to enter into a binding legal agreement with the City of Red Deer for the construction of Recreational Improvements and public area landscaping as required to service the Development Area.

**CAIRNS**

HOMES LIMITED

February 24, 1981

Engineering Dept.  
The City of Red Deer  
4914 - 48 Ave.  
Red Deer, Alberta

Attention: Ken Haslop, P. Eng.

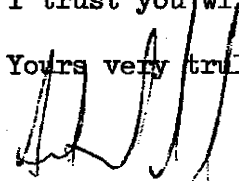
Dear Sir:

Re: Bonding Requirements for Development Agreement - Phase I Eastview  
Estates Subdivision (Prtn. S.E.  $\frac{1}{4}$  15-38-27 W/4)

Pursuant to the Performance and Maintenance Bonding requirements contained in the draft copy of the above noted Development Agreement, please find attached a Bond in the amount of \$915,793.00 in favor of the City of Red Deer. The calculations used in arriving at this amount were appended to my February 16, 1981 letter to Mr. Ron Parker.

I trust you will find this satisfactory.

Yours very truly,



A. Grant McDonald  
District Land Manager

*rec'd 11:30 / 008  
Feb 24/81*

EE 1 - Bonding Requirements

As per the attached letter from Entek:

Underground Utilities	\$ 911,423
Roadways (Sub-Base)	110,500
Roadways (Surface)	<u>776,550</u>
	\$1,798,473

As per input from City Rec. Dept.: Total cost \$142,000

Phase I allocation =  $142,000 + \frac{14.446 \text{ ha}}{61.452 \text{ ha}}$

= \$33,112

Total \$1,831,585

50% bonding requirement = \$915,793



# ENTEK ENGINEERING LIMITED

CONSULTING ENGINEERS AND SURVEYORS

625 - 14th Street N.W., Calgary, Alberta T2N 2A1  
2nd Floor, 4706 - 48 Avenue, Red Deer, Alberta T4N 6J4

Telephone (403) 283-6641  
Telephone (403) 343-7377

1106

January 26, 1981

CAIRNS HOMES LIMITED  
#8, 2310 Gaetz Avenue  
Red Deer, Alberta  
T4R 1C5

ATTENTION: Mr. Grant McDonald, Land Manager

RE: Cost estimates for Development Agreement Bonding Requirements,  
Eastview Estates Phase I.

Dear Grant:

The following is an update on estimated 1981 construction costs for municipal improvements in Eastview Estates Phase I;

Trunk Sewer Extensions (Storm & Sanitary)	\$288,444.00
Underground Utilities (Storm, Sanitary, Watermains & Services)	\$911,423.00
Roadways Sub-Base (Pit-run Gravel)	\$110,500.00
Surface Improvements	\$776,550.00
<b>TOTAL</b>	<b><u>\$2,086,550.00</u></b>

The above estimated costs do not include shallow utilities (E.L. & P., A.G.T. etc.) or engineering and testing fees. The costs for Trunk Sewer Extensions and Underground Utilities are based on the tender received from Beaver McNicol Construction and the Roadways Sub-Base and Surface Improvement costs are based on average 1980 costs plus 15%.

Should you require any further information, please do not hesitate to call.

Yours truly,

*Henry Vanderpyl*  
Henry Vanderpyl, P. Eng.,  
Project Engineer

HV/blm

*rec'd 1:40 / 1981  
Feb 19 / 1981  
ADS*

**CAIRNS**

**HOMES LIMITED**

February 16, 1981

The City of Red Deer  
City Engineering Dept.  
4914 - 48 Ave.  
Red Deer, Alberta

Attention: Ron Parker, P. Eng.

Dear Mr. Parker:

Re: Development Agreement Phase I Eastview Estates Subdivision  
(S.E. 15-38-27 W/4)

Further to your request for additional information on the above noted, I am enclosing for information a copy of our agreement with Engineered Homes Limited for the extension of services through our subdivision to Deerpark Village, a cost estimate prepared by Entek Engineering for the purpose of establishing values for bonding, and a break-down of underground prices for the Third Phase of our Clearview Meadows Subdivision. I will be in touch with Don Moore to ensure that the recreation department's requirements are met with.

Upon review of our proposed timing for development of the site, we would like to advise you that we would be amenable to this item being dealt with on the March 16, 1981 meeting of City Council.

Yours very truly,

  
A. Grant McDonald  
District Land Manager

THIS AGREEMENT made in writing this 22<sup>nd</sup> day of ~ ~ ~, A.D. 19 ~ ~.

BETWEEN:

ENGINEERED HOMES LIMITED, a body corporate,  
having an office at the City of Calgary, in  
the Province of Alberta  
(hereinafter called "Engineered")

OF THE FIRST PART

- and -

CAIRNS HOMES LIMITED, a body corporate,  
having an office at the City of Calgary,  
in the Province of Alberta  
(hereinafter called "Cairns")

OF THE SECOND PART

WHEREAS Engineered is registered as owner or entitled to become  
registered as owner of certain lands at or near the City of Red Deer, in  
the Province of Alberta, legally described as follows:

The South West Quarter of Section Fourteen (14)  
Township Thirty Eight (38)  
Range Twenty Seven (27)  
West of the Fourth Meridian  
containing 64.7 hectares (160 acres) more or less.

EXCEPTING THEREOUT: (A) All that portion described as follows:  
Commencing at the South West corner of said Quarter Section,  
thence Northerly along the West boundary thereof Three Hundred  
and One and Ninety Five Hundredths (301.95) feet, thence  
Easterly and parallel to the South boundary of said Quarter  
Section Seven Hundred and Forty Nine and Sixty Five Hundredths  
(749.65) feet, thence Southerly and parallel to the said West  
boundary to the said South boundary thence Westerly along said  
South boundary to the point of commencement, containing 2.10  
hectares (5.20 acres) more or less.

(B) 1.47 hectares (3.63 acres) more or less, as shown on Road  
Plan 802 1451

EXCEPTING THEREOUT ALL MINES AND MINERALS.

(hereinafter called the "Engineered Lands");

AND WHEREAS Cairns is registered as owner or entitled to become  
registered as owner of certain lands at or near the City of Red Deer, in  
the Province of Alberta, legally described as follows:



Plan 2954 A.I.  
Block (X) and (Y)

EXCEPTING THEREOUT:

A) 0.182 hectares (0.45 acres) more or less out of Block (X) and 0.247 hectares (0.61 acres) more or less out of Block (Y), both for road as shown on Road Plan 2430 K.S.

B) 0.506 hectares (1.25 acres) more or less out of Block (X) required for gas pipe line right of way as shown shaded in red on Right-of-Way Plan 4297 N.Y.

C) 0.360 hectares (0.89 acres) more or less out of Block (X) as shown on Subdivision Plan 5282 N.Y.

D) 1.15 hectares (2.84 acres) more or less out of Block (X) and 0.350 hectares (0.86 acres) more or less out of Block (Y), both as shown on Road Plan 792 2717.

E) 0.297 hectares (0.73 acres) more or less out of Block (X) and 0.388 hectares (0.96 acres) more or less out of Block (Y), both as shown on Road Plan 802 2215.

(VERITY PARK)

(S.E. 15 - 38 - 27 W.4th)

EXCEPTING THEREOUT ALL MINES AND MINERALS OUT OF BLOCK (X) ONLY.

(hereinafter called the "Cairns Lands");

AND WHEREAS Engineered and Cairns are involved in development in adjacent subdivisions and, in particular, certain work relating to the developments involving the design, construction and maintenance of common servicing in the nature of sanitary and storm lines;

AND WHEREAS it is the intention of Engineered and Cairns to share costs and responsibilities with respect to such servicing on the basis hereinafter outlined and defined;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the terms, covenants and conditions hereinafter contained on the part of each of the parties to be performed and observed, and payments on the part of each of the parties to be paid, the parties hereto covenant and agree, each with the other, as follows:

1. Cairns hereby undertakes and agrees to design and engineer, conduct, install and maintain the sanitary and storm ~~lines~~ across the Cairns Lands (hereinafter called the "said servicing") in the location outlined in red on the Plan annexed hereto as Schedule "A" (hereinafter called the "easement lands"), having regard to the needs and requirements of Engineered and the requirements of the City of Red Deer for the servicing of the Engineered Lands. Cairns shall use its best efforts to obtain all appropriate and necessary approvals from the City of Red Deer for the design and construction of the said servicing at the earliest possible date.

2. Cairns shall, at the expense of Engineered, perform the installation, construction and maintenance for the said servicing and shall obtain a construction completion certificate from the City of Red Deer in due course with respect to the same. Cairns shall be entitled to sub-contract all necessary work, including installation, construction and maintenance with respect to the construction of the said servicing, provided that Engineered shall be entitled to approve or reject the price of all work prior to commencement thereof. In the event that Engineered rejects the price of any work, thereby causing a delay, Cairns can elect to proceed by paying the difference between the price which Engineered is prepared to pay and the total price for such portion of the work and thereafter referring the matter to arbitration in accordance with Clause 8 hereof. In the event that the overage is determined to be reasonable by the arbitrators, Engineered shall bear its proportionate share of such overage. In the event that such overage is determined by the arbitrators not to be reasonable, the cost thereof shall remain with Cairns in addition to any other costs allocated pursuant to this Agreement.

3. Engineered shall initially pay all expenses relating to the design and engineering of the said servicing, together with all expenses relating to the installation, construction and maintenance of the said servicing forthwith within thirty (30) days of the date of invoice for the same. It is contemplated between Cairns and Engineered that Engineered

shall ultimately be responsible only for the additional costs of engineering, design, construction, installation and maintenance which can reasonably be attributed to the oversize of the said servicing and/or the additional length of the line required to service the Engineered Lands and, accordingly, Cairns shall reimburse Engineered for the difference between Engineered's portion and the total, forthwith upon notice to proceed to construct the servicing on the remainder of the first phase of the subdivision of the Cairns Lands. If payment in full is not made to Engineered by Cairns on or before the first day of July, 1981, the sum due and owing shall bear interest from the said date at the rate of interest designated as prime plus 1% by The Toronto-Dominion Bank, Main Branch, Calgary, Alberta, as the same shall vary from time to time. The actual costs to be incurred for engineering, design, installation, construction and maintenance are set out and apportioned between Engineered and Cairns in accordance with Schedule "B" annexed hereto.

4. Cairns shall complete all work and obtain a construction completion certificate therefor from the City of Red Deer on or before April 1, 1981, but Cairns shall not be liable for any inconvenience or cost incurred due to delays by reason of acts of God, floods, strikes, lockouts or other labour difficulties, governmental regulations, fire, accidents, acts of war, unavailability of parts or materials, mechanical breakdown of machinery or equipment, or any other cause save and except the negligence or misfeasance of Cairns.

5. In the event that Cairns is obliged to bear the cost of the storm road crossing and storm trunk in its development agreement with the City of Red Deer, then Engineered shall, in addition to the other costs herein contained, bear its proportional share thereof on a drainage area basis in accordance with Schedule "C" annexed hereto.

6. Cairns shall be responsible to ensure that all work relating to the installation, construction and maintenance is carried on in a good and workmanlike manner and to ensure that any deficiencies are corrected to facilitate issuance by the City of Red Deer of a final acceptance certificate.

7. Cairns shall, upon commencement of the said servicing and upon the request of the City of Red Deer, execute in favour of the City of Red Deer, an easement with respect to the easement lands and the said servicing, in a form acceptable to the City of Red Deer. Engineered hereby agrees to reimburse Cairns for all reasonable costs associated with the registration of such Plan of Easement.

8. In the event that either Cairns or Engineered fails to agree upon any matters arising out of this Agreement within a reasonable time, then either party may submit determination of such matter to a board of three arbitrators, one of which shall be named by Engineered and one of which shall be named by Cairns, and the third arbitrator shall be named by the arbitrators named by Cairns and Engineered. The three arbitrators shall determine any arbitrable matters, specifically having regard to the criteria stated herein and the decision of the three arbitrators, or a majority of them, shall be binding upon Engineered and Cairns. If either party shall neglect or refuse to name its arbitrator within three weeks from the submission to arbitration in accordance with this Clause, the arbitrator already named shall proceed and his determination shall be final. The provisions of the Alberta Arbitration Act shall apply and this cost of arbitration shall be borne equally by Engineered and Cairns.

9. The parties hereto shall do all such further acts and execute and deliver all such further deeds and documents as shall be reasonably required to fully perform and carry out the terms of this Agreement.

10. This Agreement may not be assigned by either party without the consent of the other, in writing, first had and obtained, which consent shall not unreasonably be withheld.

11. Any notice required to be given pursuant to this Agreement shall be in writing and mailed, or hand delivered during normal business hours, and all notices mailed shall be deemed delivered on the third business day following the mailing thereof. The address for notice to Engineered Homes Limited shall be: 340 - 50th Ave. S.E., Calgary, Alberta T2G 2B1.

The address for notice to Cairns Homes Limited shall be: #8, 2310 Gaetz Avenue, Red Deer, Alberta, T4R 1C5.

12. This Agreement shall enure to the benefit of the parties hereto, their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto have caused their corporate seals to be affixed, attested to by the hands of their properly authorized signing officers as of the day, month and year first above written.

ENGINEERED HOMES LIMITED

Per: 

Per: \_\_\_\_\_

CAIRNS HOMES LIMITED

Per: 

VICE PRESIDENT

Per: \_\_\_\_\_

March 10, 1981

NO. 12

TO: City Clerk  
FROM: City Engineer

RE: Offsite Levy Review

The Engineering Department has recently completed a detailed analysis of the current offsite levies and respectfully request that Council approve the changes as listed on the attached.



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

RKP/ab

attachments

EAST RED DEER OFFSITE ACREAGE ASSESSMENT SUMMARY - 1981			
Item	Existing Levy	Proposed Levy	Increase (%)
Major Thoroughfare	2875	3380	17.6
Sanitary	717	850	18.5
Storm	2164	2450	13.5
Water	971	971	0
Total	6727	7651	(13.7)

CENTRAL RED DEER OFFSITE ACREAGE ASSESSMENT SUMMARY - 1981			
Item	Existing Levy	Proposed Levy	Increase (%)
Major Thoroughfare	1878	3190	70
Sanitary	715	800	12
Storm	1265	1400	10.7
Water	500	600	20
Total	4358	5990	(37.4)

NORTH RED DEER OFFSITE ACREAGE ASSESSMENT SUMMARY - 1981			
Item	Existing Levy	Proposed Levy	Increase (%)
Major Thoroughfare	2467	3450	+39.8
Sanitary	1085	1200	10.6
Storm	2660	3000	12.8
Water	500	600	20
Total	6712	8200	(22.2)

It should be noted that the offsite levies have not been adjusted since 1979 and hence the increases cover a two year period. In addition it may be necessary to further adjust the utility assessments in North West Red Deer once more accurate information (tenders) is available for the trunk extensions.

Council of the City of Red Deer passed a resolution April 2, 1979 basically requesting that the Subdivision Committee of the Red Deer Regional Planning Commission require the applicant for any subdivision of land within City boundaries to enter into an agreement with the City to contribute towards the cost of providing major thoroughfares to provide access to the subdivision.

The amended resolution for Council consideration is as follows:-

"WHEREAS pursuant to Section 75 of The Planning Act 1977, Section 16.4.4 subparagraph (a) of the Land Use Bylaw authorizes the Development Officer to require as a condition of the issuance of a Development Permit, that the applicant enter into an agreement to pay for or construct a public roadway to give access to a developer,

"AND WHEREAS pursuant to Section 89 of The Planning Act, 1977, a subdivision authority may, at the request of City Council, impose a condition that the applicant for a subdivision enter into an agreement with the Council of the City respecting all or any of the following, namely:

- (1) to construct or pay for the construction of a public roadway required to give access to the subdivision.
- (2) to install or pay for the installation of utilities that are necessary to serve the subdivision, and
- (3) to pay an off-site levy or redevelopment levy imposed by bylaw,

AND WHEREAS Council of the City of Red Deer desires the subdivision approving authority to impose the conditions hereinbefore recited,

NOW THEREFORE BE IT RESOLVED that the Subdivision Committee of the Red Deer Regional Planning Commission be and here is requested by the Council of the City of Red Deer to require that the applicant for any subdivision of land within the City of Red Deer enter into an agreement with the Council of the City of Red Deer:

1.1 to construct a public roadway required to give access to the subdivision or to pay to the City such sum as may be established from time to time as a contribution towards the cost of providing major highway thoroughfares to give access to the subdivision.



1.2 to install utilities that are necessary to serve the subdivision, or to pay the City for the installation of such utilities in such amounts that may be determined and established from time to time by the City of Red Deer, and

1.3 to pay such off-site levy or redevelopment levy as may be imposed from time to time by bylaw of the City of Red Deer,

AND WHEREAS the City of Red Deer must construct, or pay for the cost of constructing major highway thoroughfares to give access to the development having regard to traffic generated thereby and the necessity to provide emergency and service vehicles adequate access thereto.

AND WHEREAS it is necessary to establish the amount which shall be paid by the developer to the City as a contribution towards the cost of providing such major thoroughfares,

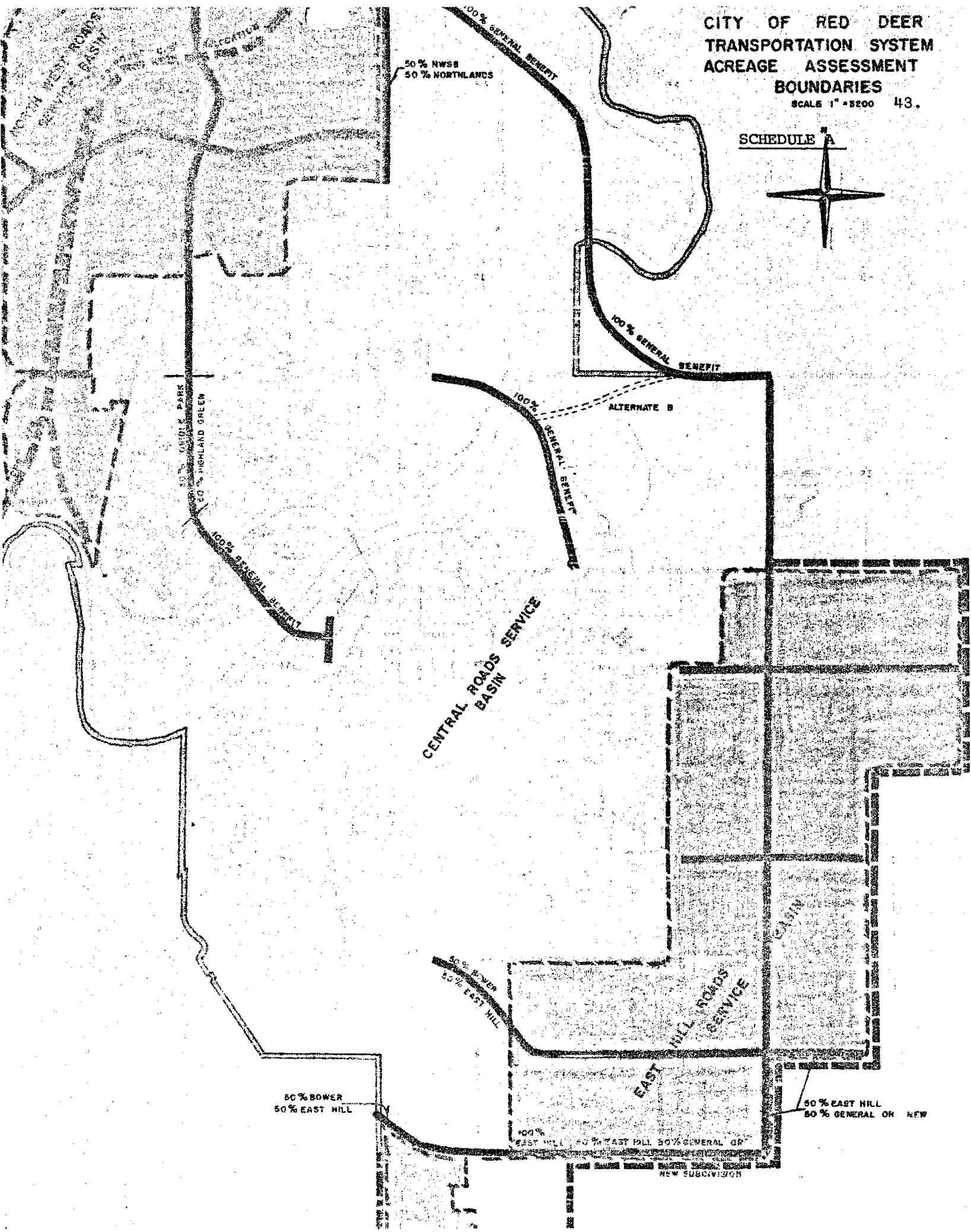

NOW THEREFORE BE IT RESOLVED:

- 1) The Development Officer shall require all developers of lands in the "Southeast" area of the City of Red Deer as outlined in Schedule "A" annexed hereto to pay to or enter into an agreement to pay the City the sum of \$3,380.00 for each acre of land within the area of land to be developed.
- 2) The Development Officer will require all developers of land in the "Northwest" area of the City of Red Deer as outlined in Schedule "A" annexed hereto to pay to or enter into an agreement to pay to the City the sum of \$3,450.00 for each acre of land within the area of land to be developed.
- 3) The Development Officer will require all developers of land in the "Central" area of the City of Red Deer not included in the areas designated in 1 or 2, to pay to or enter into an agreement to pay to the City the sum of \$3,190.00 for each acre of land within the area of land to be developed".

The utility offsite assessments have been imposed in accordance with the Offsite Levy Bylaw No. 2630/79. This bylaw complete with proposed amendments is attached herewith.

SCALE 1" = 5000 43.

**SCHEDULE A**



Commissioners' comments

We concur with the recommendations of the City Engineer and recommend Council approve the resolution as outlined.

A draft bylaw incorporating the changes will be available at the Council meeting.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 13

February 9, 1981

To: City Clerk

From: Development Officer/  
Building Inspector

Re: Traffic Bylaw

Could you arrange to have the attached presented to City Council for their consideration.

These amendments are to provide for the appropriate penalties for parking on the snow route and to adjust existing penalty sections to match the Bylaw sections.

Your assistance is appreciated.



R. Strader  
Development Officer/  
Building Inspector

RS/lg

## THE CITY OF RED DEER



46.

RED DEER, ALBERTA

T4N 3T4

February 9, 1981

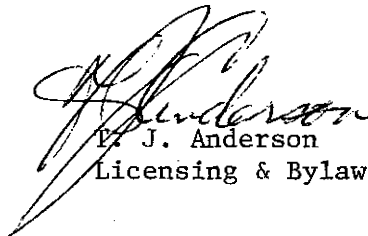
Ryan Strader  
Development Officer

RE: Snow Routes & Bylaw additions  
and amendments to the City of Red Deer  
Traffic Bylaw 2282/78

---

Attached hereto are proposed bylaw additions and amendments to the Traffic Bylaw 2282/78 as they relate to snow routes being set up in the City of Red Deer.

Other amendments also included are corrections to penalty schedules "K", "L", "M", and "O" of the Traffic Bylaw which have been in need of adjusting for some time.

  
E. J. Anderson  
Licensing & Bylaw Supervisor

TJA/cab

Attachment

Commissioners' comments

A draft amendment to the Traffic Bylaw is being reviewed by the City Solicitor and will be available at the council meeting. We support the changes proposed.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

## THOMAS H. CHAPMAN PROFESSIONAL CORPORATION

Barrister, Solicitor, Notary Public

47.

208 PROFESSIONAL BUILDING  
4808 ROSS STREET  
RED DEER, ALBERTA T4N 1X5

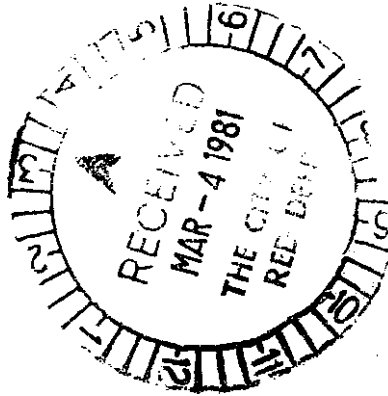
NO. 1

T.H. CHAPMAN, B.A., LL.B.  
L.D. HARRIS, B.P.E., LL.B.

TELEPHONE (403) 346-6603  
TWX 610-841-5684

YOUR FILE .....

OUR FILE ..... 331 .....



February 26, 1981

City of Red Deer  
City Hall  
Red Deer, Alberta

Attention: Mayor & Members of Council

Dear Sirs:

Re: Dixon Estate and Ninian Lockerby and  
re: Lot 5, Block 6, Plan 6564 E.T.

In December of 1976 Mr. Lockerby, who was both the executor and residual beneficiary of the estate of the late John Dixon appeared before the Council at that time and informed Council that Mr. Dixon had made provision in his Will for the above described land to be conveyed to the South Hill Community Association on the condition that the property would be used in perpetuity for parks and playground. Mr. Lockerby indicated that it had been determined that the South Hill Community Association was not eligible to receive this bequest since it could not guarantee the perpetuity of the use of the land for park and playground. Accordingly, Mr. Lockerby proposed that he would transfer the land into the name of the City on the basis that it would be protected for the special uses designated by the late Mr. Dixon.

Correspondence ensued between my office and Mr. Lockerby with a view to setting up the mechanics of protecting the perpetuity of use, and at the same time Mr. Lockerby was seeking tax advice as to how he could best gift this land to the City of Red Deer.

Some time subsequent to this taking place, I understand that the South Hill Community Association took the position that they were entitled to the land and I am informed by Mr. Lockerby that at the end of 1980 a resolution of this dispute was effected by way of a Court order which provided for a sum of money to be paid by Mr. Lockerby to the South Hill Community Association in settlement of their claim. Mr. Lockerby then advised me that in view of the fact that a financial settlement was made with the South Hill Community Association he was not therefore in a position to gift the land to the City as previously proposed and his letter of February 19, 1981 attached hereto confirms this position.

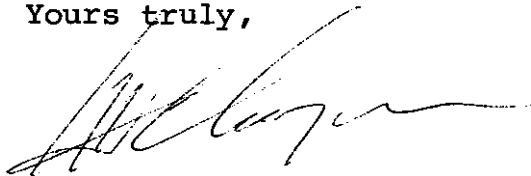
Mayor and Members of Council  
Re: Dixon Estate and Ninian Lockerby  
February 26, 1981  
Page 2

48.

-----  
It would appear that there is nothing further to be done on this matter and I will be closing my file in this respect.

I might mention as an aside that the South Hill Community Association have used sufficient of the monies received by them to pay out their indebtedness to the City of Red Deer on the addition to the Community Hall.

Yours truly,

A handwritten signature in dark ink, appearing to read 'T. H. Chapman', with a long horizontal flourish extending to the right.

T. H. CHAPMAN

THC/ss

# Lockerby Siewert Bothwell

BARRISTERS, SOLICITORS, NOTARIES

49.

NINIAN W. LOCKERBY, B.A., LL.B.\*  
WULF H. SIEWERT, B.Sc., LL.B.\*  
BRUCE N. BOTHWELL B.A., LL.B.

202, 4921 - 49th STREET  
RED DEER, ALBERTA  
T4N 1V2

Red Deer	343-8860
	348-3397
Eckville	746-2330
Three Hills	443-5044

February 19, 1981

Thomas H. Chapman  
Barrister, Solicitor, Notary Public  
208, 4808 Ross Street  
Red Deer, Alberta  
T4N 1X5

FEB 23 1981

Dear Sir:

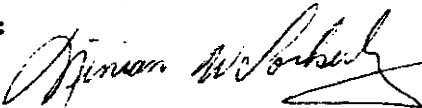
Re: Dixon Estate

This will confirm our telephone conversation that the matter involving Lot 5, Block 6, Plan 6564 E.T. RED DEER has been resolved between the writer and the South Hill Community Centre. The writer has provided funds to the South Hill Community Centre so that they may pay off their indebtedness to the City of Red Deer. This land will not be given to the City of Red Deer.

Yours truly,

LOCKERBY SIEWERT BOTHWELL

Per:



Ninian W. Lockerby

djb

## Commissioners' comments

The above is submitted for the information of Council.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



# RED DEER TWILIGHT HOMES FOUNDATION

115, 4727 - 34 STREET SOUTH, RED DEER, ALBERTA T4N 0P2 Phone (403) 343-0680

File No. ....

50.

NO. 2

March 6, 1981

Mayor Bob McGhee  
City of Red Deer  
City Hall  
Red Deer, Alta.

Dear Mr. McGhee:

Re: Appointment to Twilight Homes' Board of Directors

The by-laws of the Twilight Homes Foundation provide for the City of Red Deer to appoint annually one citizen-at-large to sit on the Foundation's Board of Directors.

We would appreciate your re-appointing to the Board, Mrs. Mary Taylor, who has been a Board Director for the past six years.

Thank you for your consideration.

Yours very truly,

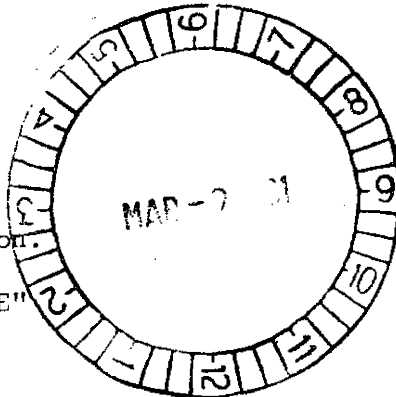
*Ivan Woit*

IVAN WOIT  
Chairman

Mayor's comments

Concur with the recommendations of  
the Red Deer Twilight Homes Foundation.

" R.J. McGHEE"  
Mayor



HOUSING AND  
PUBLIC WORKS

Realty Division

No. 2A

File: 106C

1981 03 03

College Plaza  
8215 - 112th Street  
Edmonton, Alberta, Canada  
T6G 5A9

The City of Red Deer  
City Hall  
Red Deer, Alberta  
T4N 3T4

Attention: Mr. R. Stollings  
City Clerk

Dear Sirs:

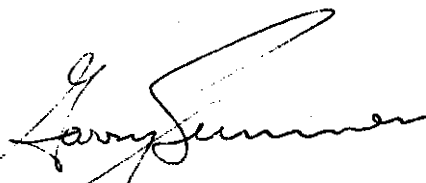
Re: Old Provincial Building - Red Deer  
Portion of Lot 38 and 39, Block 17, Plan H

The above noted property is now surplus to Provincial Government requirements. Prior to offering the property for sale to any other agencies or the general public, this will confirm that, subject to approval by Order-in-Council, Alberta Housing and Public Works is prepared to sell the property to the City of Red Deer at appraised market value.

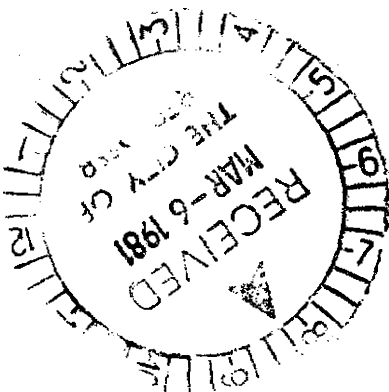
It is requested that this matter be presented to City Council and that you advise whether the City of Red Deer wishes to acquire the property. Alberta Housing and Public Works will arrange to appraise the property upon receipt of your reply.

Please contact the writer at 427-7644 should you have any further questions regarding this matter.

Yours truly,



G.R. Summers, Director  
Acquisition and Disposal Branch



1981 03 06

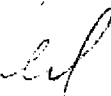
TO: City Clerk  
FROM: City Assessor

RE: Old Provincial Building  
Pt. 38 & 39, Block 17, Plan H

With reference to the letter from the Provincial Government's Housing and Public Works Department offering the above described property to the City at its appraised value, may I submit the following.

The property in question is located at the corner of 51 Street and Gaetz Avenue. The City of Red Deer has land banked property in the area, however, our assembly has been to the west of this site from the existing Merit Stores northward to 52 Street.

I am not aware of any need for the City to acquire the above mentioned site and therefore could not recommend the acquisition of same.



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


March 9, 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/  
BUILDING INSPECTOR

RE: OLD PROVINCIAL BUILDING

The above building is to the best of our knowledge, structurally sound and probably has a reasonable amount of useful life to it. We are not aware of any other problems other than a lack of parking.



R. Strader  
Development Officer/  
Building Inspector

RS/lg

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

March 10, 1981

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

Dear Sir:

Re: Old Provincial Building - Red Deer  
Portion of Lot 38 & Lot 39, Block 17, Plan H.

The Alberta Housing and Public Works offered to sell to the City, the old provincial building located on the south-east corner of 51st Street and Gaetz Avenue. They indicated that the building is surplus to their needs and will be offered for sale, based on its appraised market value.

The building is a two-storey structure, located on two lots, measuring a total of 50 ft. frontage and 130 ft. of depth.

If the city acquire this property, it must be for one of the following reasons:

- 1) The city administration requires more space.
- 2) The city requires the land for future land assembly.

As I understand, the city does not need the extra space since the addition of two floors to the City Hall building.

As far as land assembly is concerned, we do not think it is suitable for that purpose, for the following reasons:

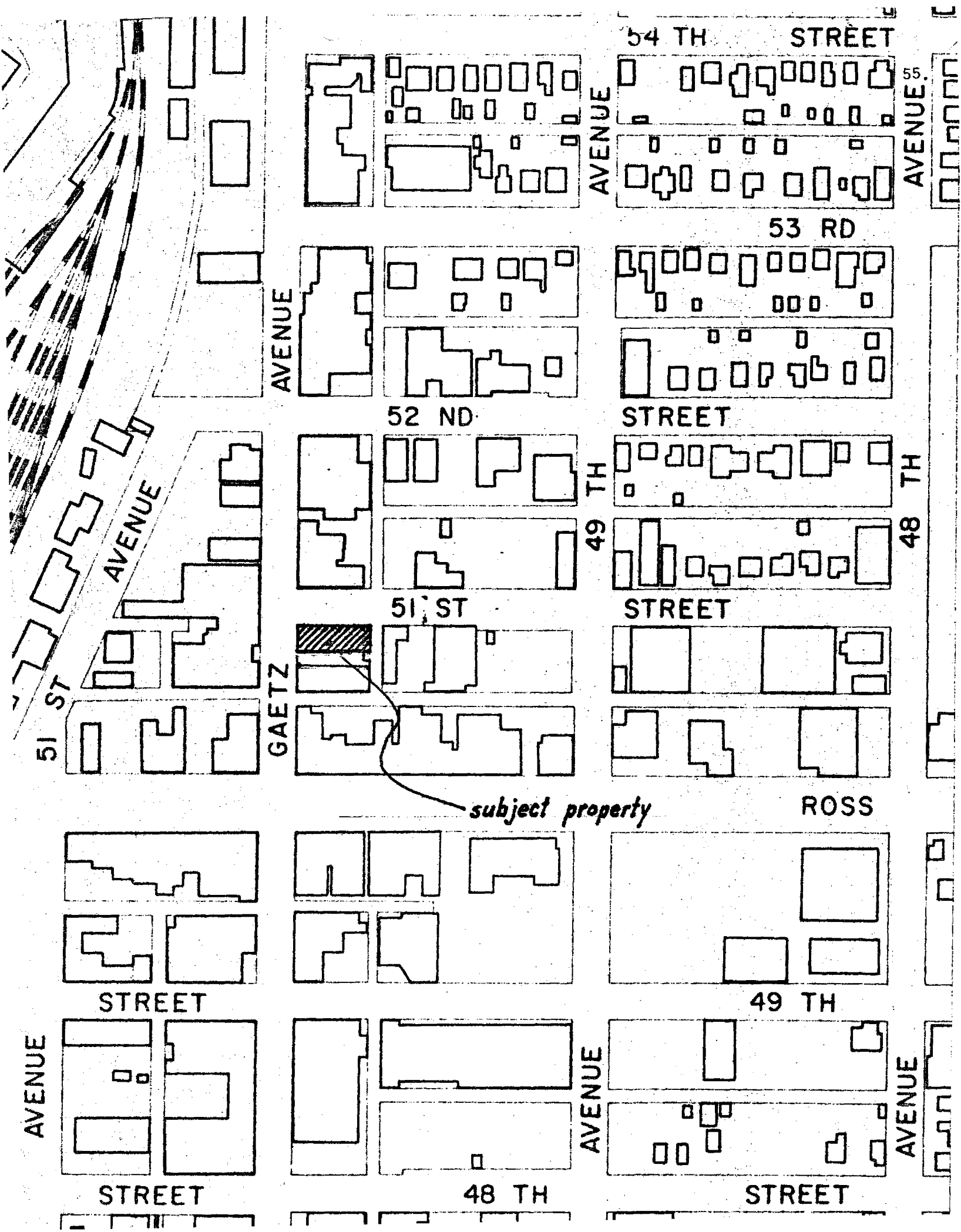
- 1) The site is small in size and chances of acquiring more property to the south, is remote, since those buildings appear to be in good condition.
- 2) Because of its size, it cannot efficiently be used as a parking lot, as two rows of parking require 64 ft. compared to the 50 ft. width of the site.

We would recommend that the city decline the offer to buy.

Yours truly,

MEMBERS OF COMMISSION

D. Rouhi, SENIOR PLANNER



54 TH STREET

55 AVENUE

53 RD

AVENUE

52 ND

STREET

49 TH

48 TH

51 ST

STREET

GAETZ

51 ST

AVENUE

*subject property*

ROSS

49 TH

STREET

AVENUE

AVENUE

AVENUE

STREET

48 TH

STREET

Commissioners' comments

We concur with the recommendations of the administration that the offer in this instance be denied.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

Feb. 25, 1981

PETITIONS & DELEGATIONS

57.

NO. 1

As you can see, I have been able to get many people to sign  
my petition to stop the closing off part of the bar  
adjacent to Barnett Park. we want it to left  
as it is, as means of travel for public use  
and not for selfish use of a few individuals.

Albert Strank

347-4730

4528-45 street Red Deer, Alta

I hope that the city fathers will respect the  
wishes of the people that live in the district and  
work in this district, like milkmen, garbage, Taxi  
and all workers.

A. S. ~~g. S. I am not sure if we will meet~~  
~~about the matter, but we will meet~~  
until we have explored everything that is available to  
us

Received Feb 25/81

9:30 am

P.S.



Henry St. Lane.

58.

Carl Kugler - 4537-4551 Red Deer  
Mr. Mrs. Kugler 4546-44 St. " "  
R. Lester Red Deer  
G. Miller GRANGE RD. SWD-1631 R-6  
J. Kelly 11 S. Elm St - R-1

Little Hummel 4532 NW 87  
Harvey Baby 4540-40 St.  
Margaret & A. Baby " " "  
The Great Margaret Little 4528-46 St  
K. Bracht - SW 7-46 St  
W. A. Bracht 411-411 St  
Goodwin 563 Edmund Pl

Detention against clearing the lane by the Bazaar

Albert Stewart 4528-455A Red Deer  
Bill Thompson 4536-45 St Road Clear  
J. J. J. 4503-46 Ave R.D.  
Vino Vigne 4505-76 Ave Red Deer  
Susan Funnell 4539-46 St P.R.D.  
Arnold E. Shuter 4531-46 St Red Deer  
Arnold Wells - 4519-46 St Red Deer  
Leola Roberts 4519-46 St R.D.  
Alvin Pick 4530 - 46 St  
Fitz Rankin 4536 - 44 St R.D.  
Patricia Pope 4536 - 44 St. R.D.  
Marta Mrs B.G. Stein 4528 - 44 St R.D.  
Mrs Mary W. Smith 4521 - 4519 Ave.  
Min + Marshall Hunt 4510 - 44 St  
Wing Mack 4555 - 44 St.  
Gladys Campbell 4411-46 Avenue Red D.  
Evelyn Campbell 4411-46 Avenue Red D.  
Dorothy McKee 4533-45 St. Red Deer  
V.E. & Mabel 4533-45 St - P.D.  
Allan Elliott 4538 - 45 St P.D.  
Mark Johnson 4539-45 St Red Deer  
Alma Jackson 4529-45 St. Red Deer.

# Petition for Fence at Barrett Park

We, the undersigned are in favour of the fence along the west side of Barrett Park as proposed by the City of Red Deer Parks Department. We understand that the purpose of this fence is to protect the park, and cut down traffic noise, dust and speeders. This will ensure the safety of all whose people using the park and whose living adjacent to the park.

<u>Name</u>	<u>Address</u>
Heidi E. Adams	4522 - 45 St. Red Deer
Karen M. Davis	4522-45 St. Red Deer
Phil Redington	4536 - 45 St Red Deer
Susan Donald	4539 - 46 St Red Deer
Orville E. Smith	4531 - 46 St Red Deer
Donna M. Ward	4521 - 45 St Red Deer
W. M. Neal	at home.
E. M. R. Smith	4709 - 46 Ave. Red Deer
Mr. A. R. "Cope"	4215 - 46 Ave. Red Deer
Mr. F. "Cope"	4223 - 46 Ave. Red Deer
Mr. David	4313 - 45 Ave. Red Deer
Mr. J. "Cope"	4201 - 46 Ave. Red Deer
Mr. J. "Cope"	4515 - 47 Ave. Red Deer
Mr. J. "Cope"	4515 - 47 Ave. Red Deer
Mr. J. "Cope"	4624 - 46 Ave. Red Deer
Mr. J. "Cope"	4301 - 45 Ave. Red Deer
Mr. J. "Cope"	4523 - 45 Ave. Red Deer
Mr. J. "Cope"	4523 - 45 Ave. Red Deer

## Home Owners Parkway

Is a property owner in the Fairbale Area  
I am in complete agreement with the  
leasing of Garrett Park, as approved upon  
last the three previous meetings held.

Frank J. Hornes - 4641-48 Street - Corner  
Edith C. Wally 4601 - 48 Street Corner  
John H. Wally 4601 - 48 Street Corner  
Bernard J. McFarland 4527 - 49 Street, Corner.

# Thomas Leonard Parkville

62.

This petition is for the <sup>7</sup>Thomas owners of the Parkville area, with one in favor of a fence being built on the west side of Barrett Park with part of the funds from a bond amount grant for recreation and improvements in the area and which also was approved by the residents at our meetings.

- ① Mrs. Tolsona M. Fader - 4617 - 49 Street
- ② Mrs. Evelyn McElumina - 4620 - 49 Street
- ③ Mrs. Winifred E. Proctor - 4602 - 48 Street
- ④ Mrs. Nicka Peterson - 4605 - 49 Street
- ⑤ James Parkinson - 4523 - 49 Street
- ⑥ Elizabeth Clough - 4610 - 48 Street
- ⑦ Vivian John - 4614 - 48 St
- ⑧ Edward John - 4614 - 48 St.
- ⑨ Lou A. Sparks - 4644 - 48 Street
- ⑩ Evelyn H. Sparks - 4644 - 48 Street
- ⑪ J. S. S. P. Sparks - 4634 - 48 Street
- ⑫ Jimmy Bennett - 4618 - 48 Street
- ⑬ Betty Bennett - 4618 - 48 Street
- ⑭ F. Lawrence Longfor 1005 Mrs J.B. - 4604 - 49 Street
- ⑮ Alice Stogbin - 4644 - 48 St.
- ⑯ A. C. M. C. C. C. - 4623 - 46 St.
- ⑰ J. M. M. C. C. C. - 4623 - 46 St.
- ⑱ John C. C. C. - 4619 - 46 St.
- ⑲ John C. C. C. - 4606 - 46 Ave.
- ⑳ E. E. C. C. C. - 4632 - 45 St.

Mrs. Fader

346-6422

B. Hallings  
City Clerk.

63.

Re: proposal of partial closure of 45<sup>th</sup> ave.  
area of 45<sup>th</sup> st - Parkside.

There has been some concern by a few  
people of a speedway on 45<sup>th</sup> ave. I fail to  
see how anyone can really speed along  
there as the road condition is not that  
great. However anyone who feels there is  
speeding have the same measure anyone  
else has, anywhere in the City - Call the

R.L.M.P.

From my observations anywhere from 75-80%  
of the traffic on a day to day basis is  
local. If any portion of the one is closed  
it will be an inconvenience to local  
residents. In order to park on the street  
the right way in front of their property as  
local persons could no longer go down the  
back lane - turn on 45<sup>th</sup> ave and approach  
their street parking properly. All that traffic  
would be a help around the dead end of  
45<sup>th</sup> as no any other should street - causing  
yet more concern to those wishing it closed.

Walt Barrett Park Roundhouse are  
marked in some way - such as the  
perpetual fence, there is no way so more  
local persons could tell it is a special  
place.

I propose 45 are remain open for the  
convenience of local people & some others.  
I suggest for the protection of these  
sheep over 45 are by fast to the  
back, a fence you could be established  
and fenced - similar to playgrounds

James Atkin  
4617-4725

March 3, 1981

TO: City Clerk

FROM: Parks Superintendent

RE: Petition Against Closure of Lane by Barrett Park

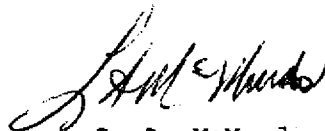
In the early part of 1980, City staff and Parkvale property owners were working together to bring about improvements to the neighborhood under the Neighborhood Improvement Program (N.I.P.) which is 75% funded by Senior Government. In April of 1980 Council, by resolution, put aside \$15,240.00, being 25% of the projected total costs of improvements to be undertaken under the program.

The suggestion of installing a fence between Barrett Park and the lane which parallels it was brought forward during meetings between staff and property owners. The intent was to stop vehicles from entering the park, which they so frequently do. One member of the meeting suggested closure of the lane at certain points to stop the practise by people from outside the neighborhood of using it at high speeds. We then drew up plans which would close portions of the lane but not deprive anyone from lane access to his property. These plans were subsequently shown to a committee selected by the Parkvale people and were tentatively approved by that committee subject to their getting the reaction of others in the neighborhood. No objections were encountered, apparently, and the fencing was let out to tender.

When surveying of the area began last week, preparatory to fence construction, a resident came in to see me and voiced strong objections to closing the lane. Subsequently, the petition was delivered to you and I have asked the contractor to hold off from construction until further notice.

If it is Councils wish to leave the lane open to traffic, it is our recommendation that the fencing between park and lane still be undertaken. Because this solution will require additional fence, the cost will rise by 71 metres at \$15.76, or + \$1,120.00, which money can be realized by reducing other planned projects within the Parkvale improvement program accordingly, ie. the playground development or tree planting.

In order that the contractor will honor his tender, the work must be carried out before the spring thaw, so unless we can get an early decision the work may have to be retendered.



L. A. McMurdo  
Parks Superintendent

LAM/emg  
cc - D. Moore  
cc - D. Johnson



March 9, 1981

TO: City Clerk

FROM: P.S.S. Director


RE: Petitions on fence-closing the lane at Barrett Park  
-----

In reply to the above petitions regarding the planned fence around Barrett Park in Parkvale, the following information is submitted to Council for their consideration. The Parkvale neighborhood was approved under the Community Services Grant Program for provincial and federal funding to make improvements to the neighborhood in order to preserve it as a residentially stable community. Three public meetings were held during May and June, 1980 in order to inform residents of the program as well as to obtain input from the residents as to the improvements most desirable in the community. In addition, questionnaires went to most of the homes in the neighborhood in order to give others a chance to provide input before the planned changes took place. Mr. Ed Barrett chaired the public meetings and served as the Chairman of the Steering Committee established at the final public meeting. The Steering Committee was to maintain a liason with the City departments responsible for making improvements and they have done so. A final meeting was held with the Steering Committee in November, 1980 to finalize the plans to proceed with the neighborhood improvements.

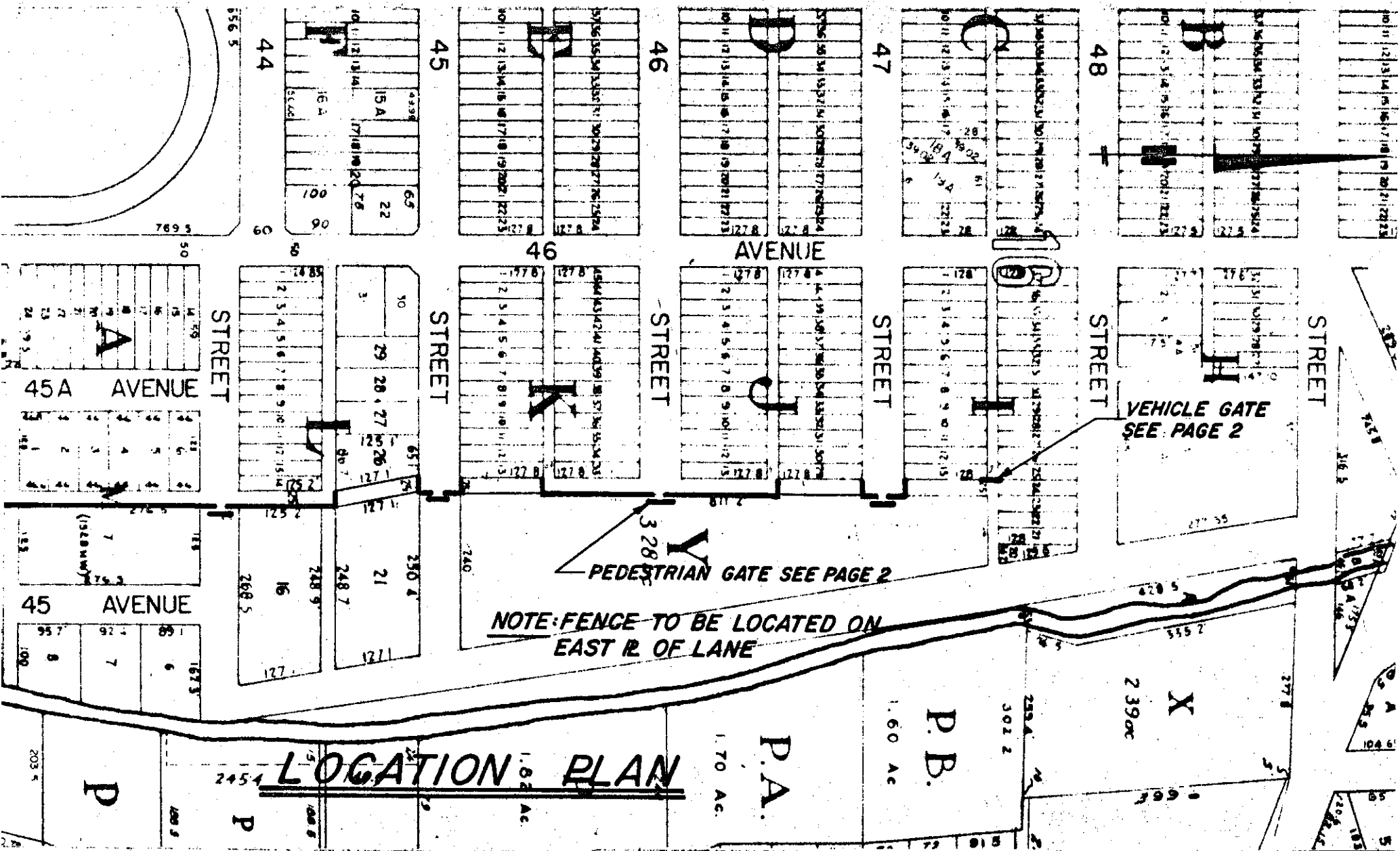
It would appear that some of the residents are now against the specific plan for fencing Barrett Park. There are two options available:

- 1) Close the lane as proposed at a lesser cost - many residents at the public meetings expressed support for the idea of closing the lane to vehicular traffic.
- 2) Place the fence on the east side of the lane and along the park perimeter - this would satisfy the petitioners who object to the closing of the lane but would still allow vehicular traffic along the lane and therefore fail to solve that problem. This option would also result in increased costs of this part of the project.

Submitted for Councils' information.

  
R. ASSINGER,  
P.S.S. Director

RA:sp



CITY ENGINEER

67.

PAI  
SE

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

March 6th, 1981

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

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

Dear Sir:

RE: Petition Against Closure of Lane by Barret Park

On October 1979 the city council passed the following resolution:

"RESOLVED that Council of the City of Red Deer having considered report dated October 9, 1979 from the Red Deer Regional Planning Commission re: Community Services Program Neighborhood Improvement Grants Application, hereby agree the City of Red Deer apply for such grants as may be available for the Parkvale Area."

The Province approved the city application with the City's share of the project being \$15,240 or 25% of the total cost. One of the items approved was the construction of a fence on the east side of the lane separating the park and the lane, the reason for this was to control vehicular access to the park.

In further discussion with the resident, it becomes evident that the lane is frequently used by vehicles at high speed. The plan of fencing was altered to stop through traffic but allowing the local people to have access to the lane behind their properties.

The change was made on the information obtained from the nearby residence and if the residents do not want any lane obstruction. This section of the plan can be altered to reflect this point, but the fencing between the park and the lane must proceed as planned.

Yours truly,



D. Rouhi, M.C.I.P.

SENIOR PLANNER

City Planning Section

c.c. - City Engineer  
- Parks Superintendent  
- Recreation Department  
- City Assessor  
- Director Social Services

DR/lt

## MEMBERS OF COMMISSION

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

c.c. - City Engineer  
- Parks Superintendent  
- Recreation Department

- City Assessor  
- Director of Social Services

# RED DEER REGIONAL PLANNING COMMISSION

69.

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

March 10, 1981

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

Dear Sir:

Re: Petition for a fence at Barrett Park

Following our letter dated March 6th, 1981, in response to the first group of petitioners against the closure of the lane, the second group of petitioners are in favour of a north-south fence along the west side of Barrett Park, as proposed by the City. They mentioned that the purpose of the fence is to protect the park and cut down traffic noise, dust and speeders.

The City of Red Deer planned two course of actions:


- 1) To build a north-south fence along the west side of the park between the lane and park, to protect the park. This fence would have no effect on traffic using the lane, but would stop cars from entering the park from the lane.
- 2) To build a partial fence across the lane to stop the high speed traffic which creates dust, noise, etc.

It would appear that both parties agree to erecting a fence separating the park and the lane. This could go ahead as planned.

The second part, or the cross fencing of the lane was opposed by the first group of petitioners, and was not specifically mentioned by the second group, although they agreed with the general intention of the project.

Although we prefer to see the cross fencing as planned, if the majority of the residents, especially those adjacent to the lane, do not want the cross fencing, then this section of the plan can be altered to satisfy the residents.

Yours truly,



D. Rouhi, MCIP

MEMBERS OF COMMISSION

SENIOR PLANNER - CITY SECTION

DR/cc

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

Commissioners' comments

We recommend that Council authorize construction of the fence paralleling the west side of the Park only and the cross fencing be deleted from the program.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

BYLAW NO. 2379/M-81

Being a Bylaw to amend Bylaw No. 2379, the Bylaw for the control and regulation of The City of Red Deer Cemetery and Alto Reste Memorial Gardens.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER DULY ASSEMBLED ENACT AS FOLLOWS.

(1) Section 1 of Bylaw No. 2379, as amended, is further amended by adding after clause (p) the following new clause;

"(q) "Working Hours" means regular hours of work (8:00 a.m. to 4:30 p.m. Monday through Fridays excluding declared or Statutory Holidays)".

(2) Section 4 of Bylaw 2379 is amended;

(a) as to clause (2), by striking out the words and figures "at least 24" where same appears therein and by substituting therefore the words and figures "to the City Clerk's Office at least 7.5 working" and by striking out the figure "48" where same appears therein, and by substituting therefore the words and figures "15.0 working".

(b) as to clause (3)b, by striking out the words and figures "reach the office of the Superintendent 36" where same appears therein, and by substituting therefore the words and figures "be placed with the City Clerk's office at least 15 working".

(c) as to clause (13) by renumbering same as clauses "(13)a" and by adding the following immediately after said clause "(13)a".

"b. when more than one body is to be interred in the same grave (double depth), the lower burial will require a concrete outer case".

(3) Schedule A-77 of Bylaw 2379, as amended, is further amended as to the column entitled "Perpetual Care" by:

(a) striking out the figure "\$22.00" and substituting therefore the figure "\$100.00".

(b) striking out the figure "\$44.00" and substituting therefore the figure "\$200.00".

(c) striking out the figure "\$11.00" and substituting therefore the figure "\$40.00".

(d) striking out the figure "\$4.00" and substituting therefore the figure "\$30.00".

(e) striking out the figure "\$2.00" and substituting therefore the figure "\$20.00".

- (4) Schedule A-77 of Bylaw 2379, as amended, is further amended as to the section entitled "Burials" by striking out the figure "\$35.00" where same appears opposite the words "Additional charges in respect of burials carried out on a Saturday, Sunday, Statutory Holiday or a declared holiday" and by substituting therefore the figure "\$90.00".

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this            day of  
A.D., 1981.

---

MAYOR

---

CITY CLERK

BYLAW NO. 2630/A-81

Being a Bylaw to amend Bylaw 2630/79.

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

- (1) Clause 3.1 of Bylaw 2630/79 is amended by striking out the figures "\$717.00" and by substituting therefore the figures "\$850.00".
- (2) Section 3.2 of Bylaw 2630/79 is amended by striking out the figures "\$2,164.00" and by substituting therefore the figures "\$2,450.00".
- (3) Section 3.4 of Bylaw 2630/79 is amended by striking out the figures "\$1,085.00" and by substituting therefore the figures "\$1200.00".
- (4) Section 3.5 of Bylaw 2630/79 is amended by striking out the figure "\$2,660.00" and by substituting therefore the figure "\$3,000.00".
- (5) Section 6.1 of Bylaw 2630/79 is amended by striking out the figure "\$500.00" and by substituting therefore the figure "\$600.00".
- (6) Clause 3.7 of Bylaw 2630/79 is amended by striking out the figure of "\$715.00" and by substituting therefore the figure "\$800.00".
- (7) Section 3.8 of Bylaw 2630/79 is amended by striking out the figure "\$1,265.00" and by substituting therefore the figure "\$1400.00".
- (8) Section 3.9 of Bylaw 2630/79 is amended by striking out the figure "\$500.00" and by substituting therefore the figure "\$600.00".
- (9) Schedules "A", "B", "C", "D" & "E" of Bylaw 2630/79 are hereby struck out and the attached Schedules "A", "B", "C", "D" & "E" are substituted therefor.

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D., 1981.

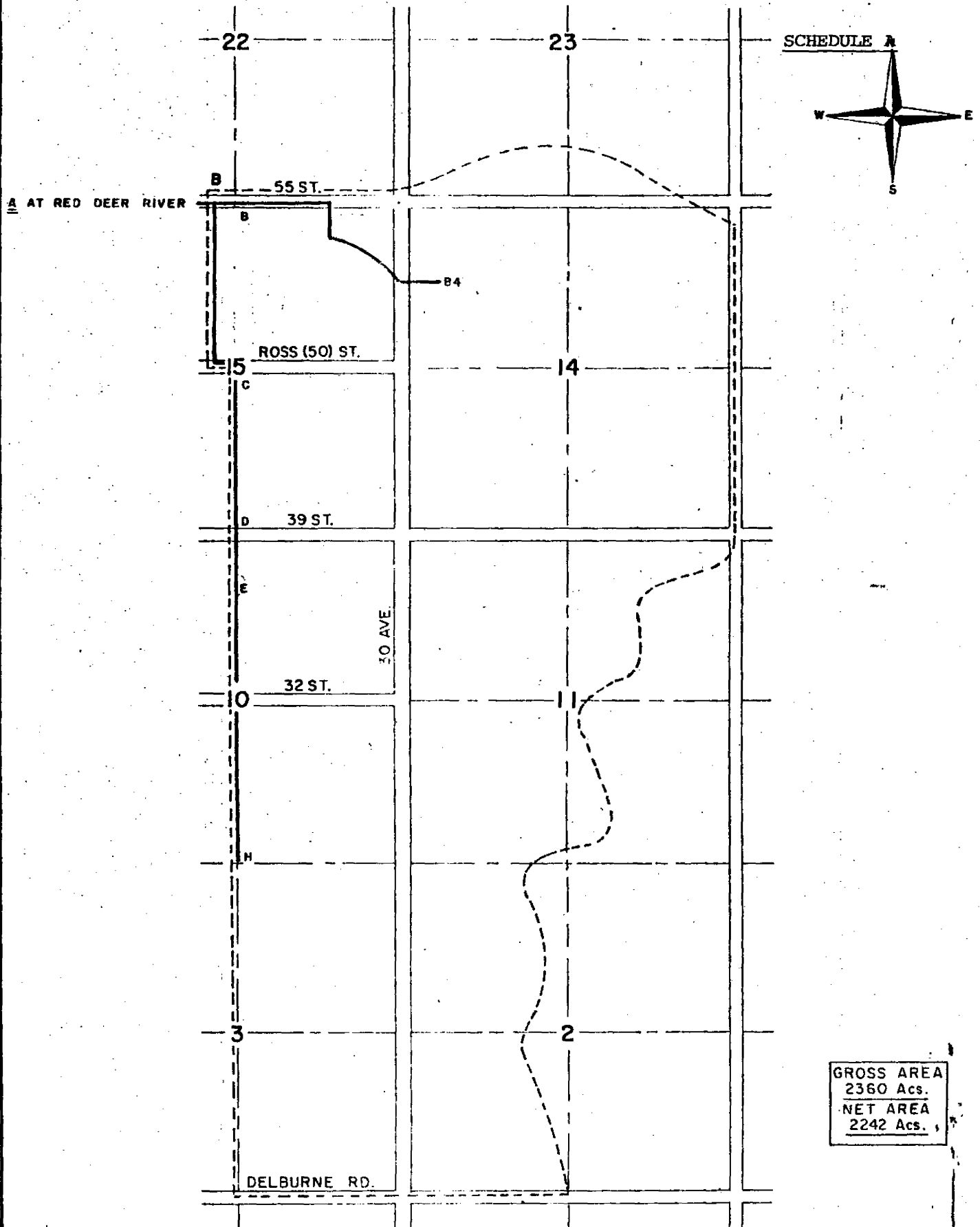
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this            day of  
A.D., 1981.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

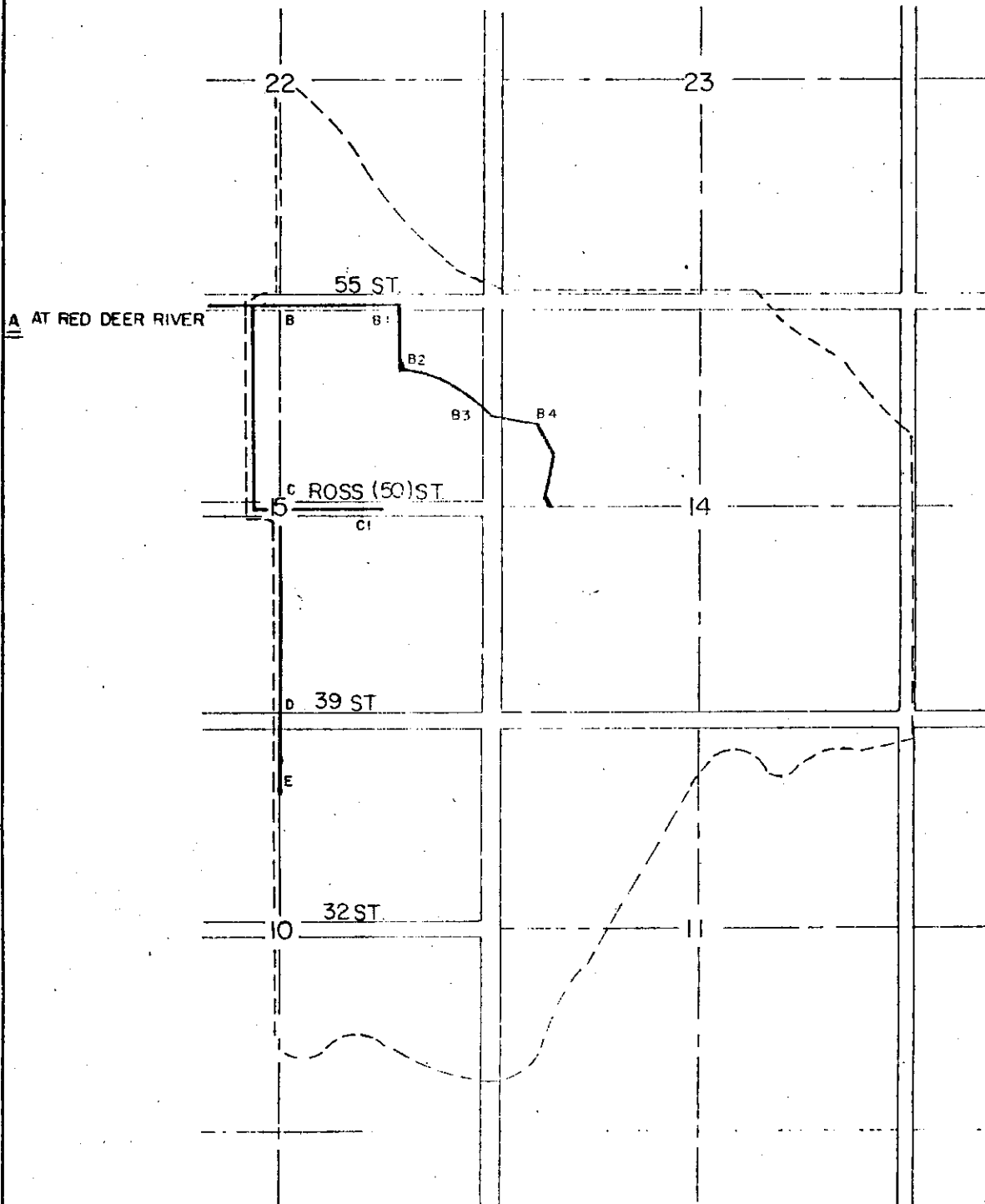
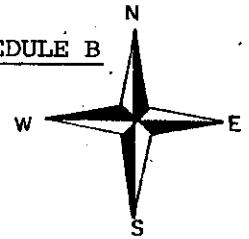


## EAST RED DEER SANITARY SEWER OFFSITE ACREAGE ASSESSMENT



# EAST RED DEER STORM SEWER ACREAGE ASSESSMENT

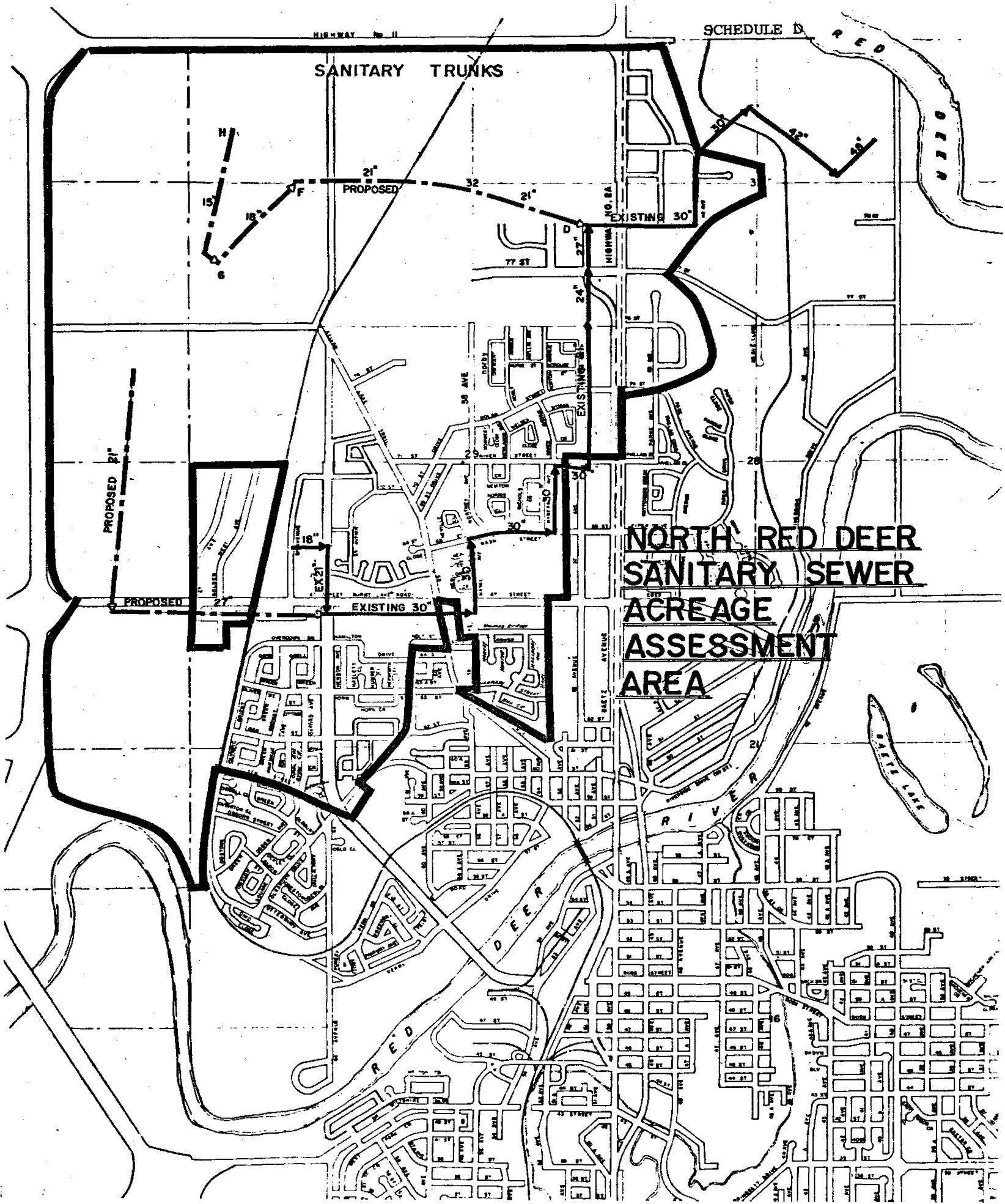
SCHEDULE B



## STORM TRUNK MAINS ACREAGE ASSESSMENT

GROSS AREA	1530 Acs.
NET AREA	1480 Acs.

# CITY OF RED DEER

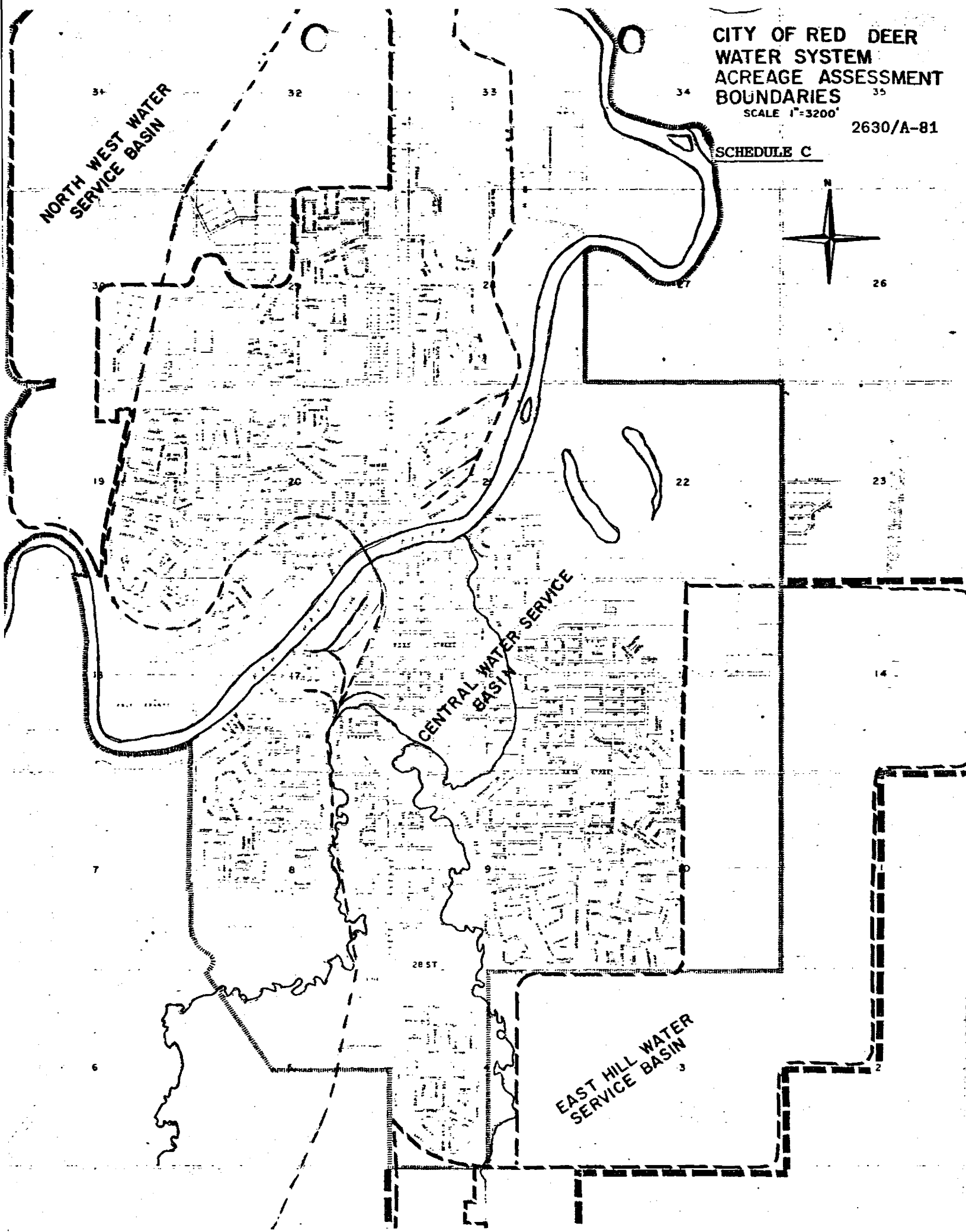


CITY OF RED DEER  
WATER SYSTEM  
ACREAGE ASSESSMENT  
BOUNDARIES

SCALE 1"=3200'

2630/A-81

SCHEDULE C



# CITY OF RED DEER

SCHEDULE E

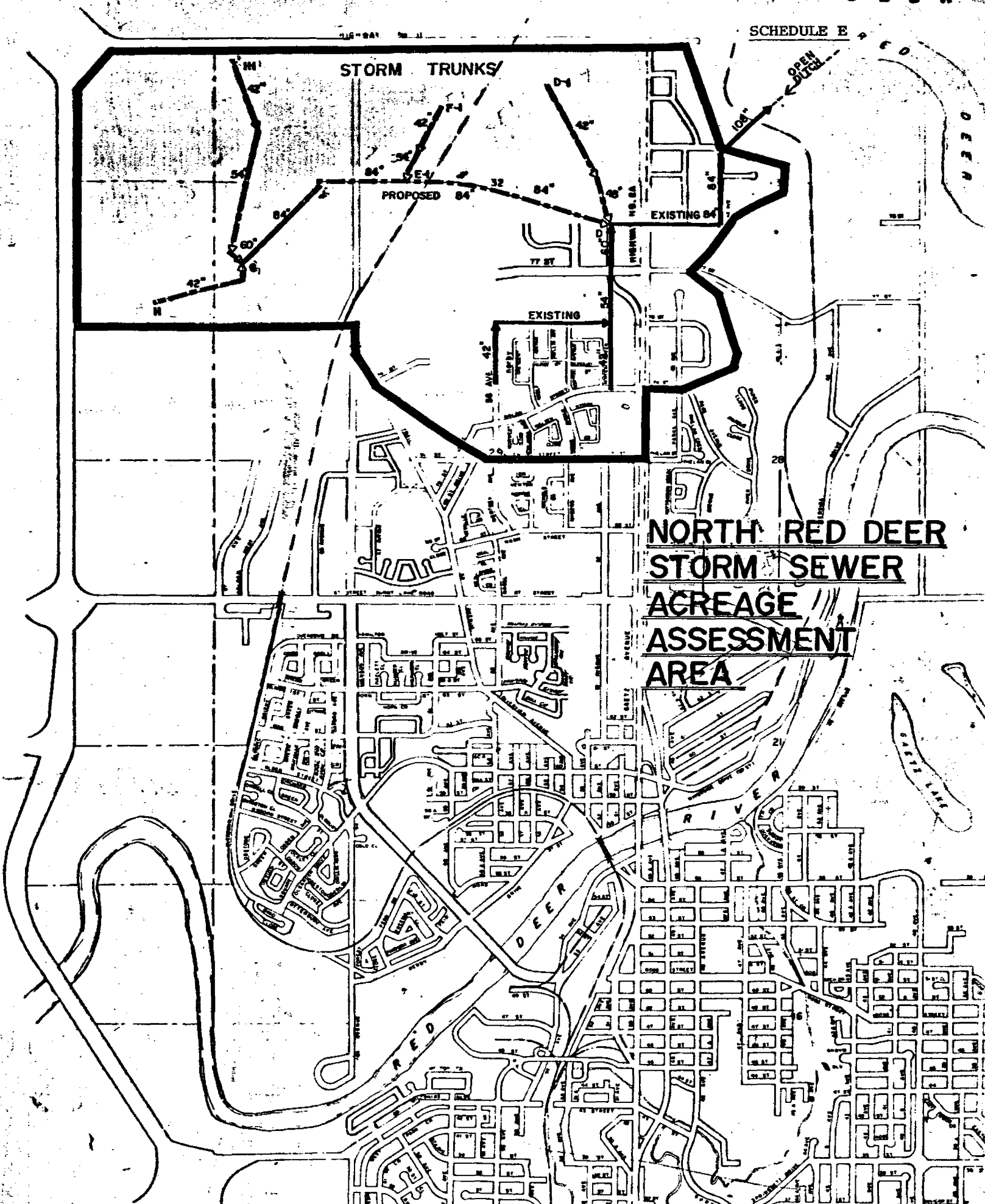
STORM TRUNKS

PROPOSED

EXISTING

EXISTING

**NORTH RED DEER  
STORM SEWER  
ACREAGE  
ASSESSMENT  
AREA**



BYLAW NO. 2672/G-81

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

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

- (1) Section 6.6.3.4 Regulations is amended by deleting from clause (9) the following:

One bedroom - minimum 74 m<sup>2</sup> per dwelling unit

and replacing

One bedroom - minimum 82 m<sup>2</sup> per dwelling unit.

- (2) Section 7.1.2(3) is amended by deleting from clause (3) the following:

<u>Unit Type</u>	<u>Persons per Unit Standard</u>
Detached dwelling	3.2
Semi-detached dwelling	3.2
Multi-attached dwelling	3.0
Multiple family dwelling	
- Bachelor	1.5
- One bedroom	2.0
- Two or more bedrooms	3.2

and replacing

<u>Unit Type</u>	<u>Persons per Unit Standard</u>
Detached dwelling	3.4
Semi-detached or duplex dwelling	3.3
Multi-attached dwelling	3.0
Multiple family dwelling	
- Bachelor	1.6
- One bedroom	2.4
- Two or more bedrooms	3.0

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

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this            day of  
A.D., 1981.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

BYLAW NO. 2672/H-81

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

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

- (1) The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map Number 4/81, attached hereto and forming part of this Bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D., 1981.

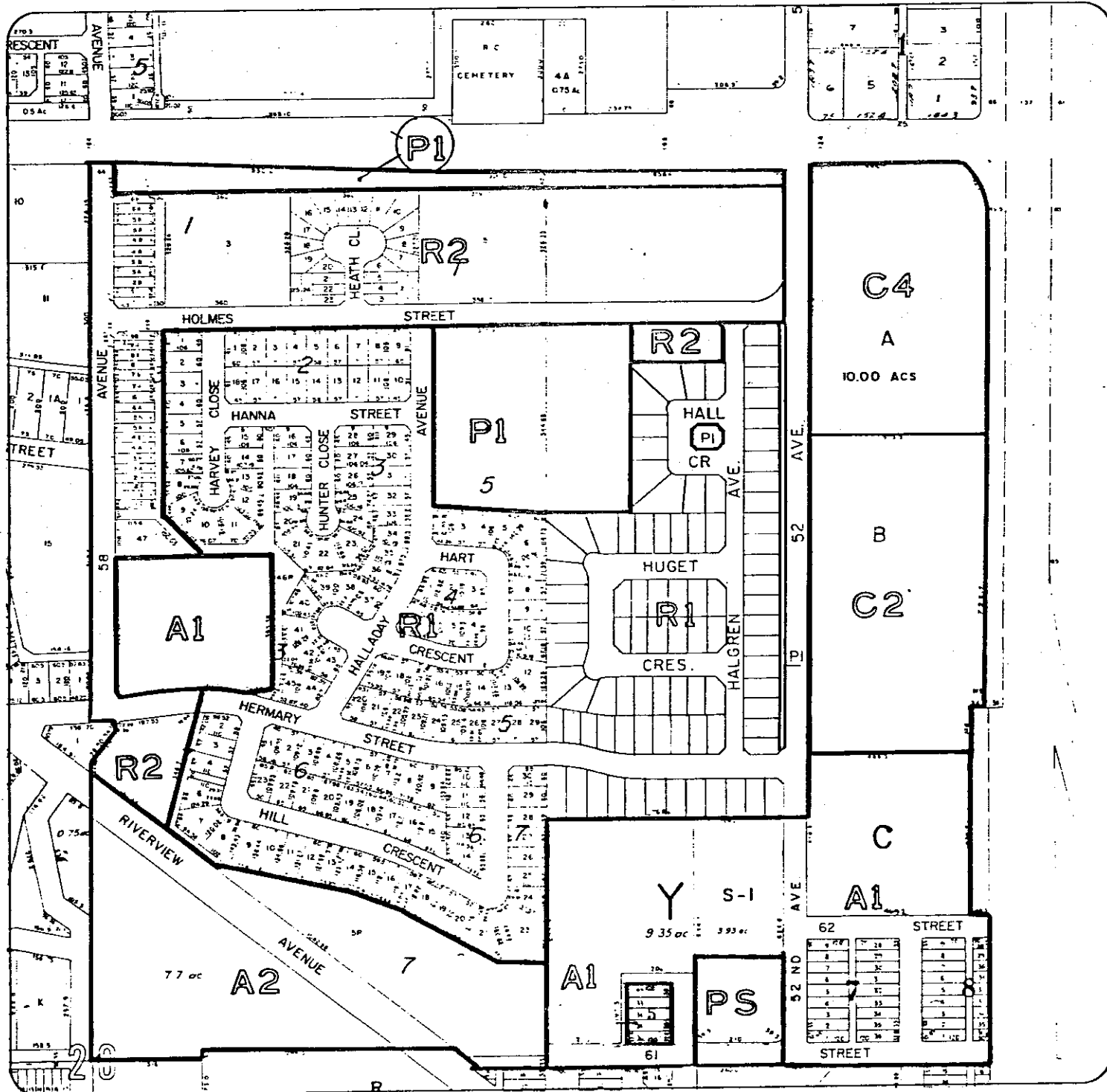
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this            day of  
A.D., 1981.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# City of Red Deer --- Land Use Bylaw

## Land Use Districts



scale in metres

Revisions :

MAP NO. 4/81  
Bylaw No 2672/H-81

CHANGE FROM A1 TO R3 - D216



BYLAW NO. 2672/I-81

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

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

- (1) Section 4.13.1 is amended by adding after Clause (7) the following:

"(8) On Lot 3-C, Block E, Plan 792-3164 the development of one basement dwelling in a detached dwelling is permitted in addition to those uses listed in Section 6.2.1.2."

- (2) Section 6.6.1.2 is amended by adding after the words "detached dwelling" of Clause (1) the following:

"subject to Section 4.13.1(8)"

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

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of  
A.D., 1981.

MAYOR

CLERK

BYLAW NO. 2706/81

OF THE  
CITY OF RED DEER

A Bylaw 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 purchase of land within the limits of the Municipality 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 Bylaw to authorize the purchase of 498.97 Acres in Pt. of E  $\frac{1}{2}$  Section 31/38/27/W4 and Pt. N.W.  $\frac{1}{4}$  Section 32/38/27/W4 within the limits of the Municipality for general City purposes.

AND WHEREAS by agreement the Alberta Housing Corporation will sell the said land to the City of Red Deer for a value of Eight Hundred and Ninety-Five Thousand Dollars (\$895,000.00)

AND WHEREAS in order to purchase the said property, it will be necessary to borrow the sum of Eight Hundred and Ninety-Five Thousand Dollars (\$895,000.00) on the credit of the City of Red Deer by issuing debentures to the City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual instalments, with interest not exceeding Sixteen per centum (16%) 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 \$195,152,210.00.

AND WHEREAS the amount of the existing debenture debt of the City of Red Deer is \$27,871,505.67 no part of which is in arrears.

AND WHEREAS the estimated life of the project is Twenty years.

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER is hereby empowered and authorized to enter into contracts for the purpose of purchase of the land within the limits of the Municipality as may be necessary.

2. That for the purpose aforesaid, the sum of Eight Hundred and Ninety-Five Thousand Dollars (\$895,000.00) be borrowed by way of debentures on the credit and security of the City of Red Deer at large, of which amount the sum of \$895,000.00 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 and Ninety-Five Thousand Dollars (\$895,000.00) 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 Sixteen per centum (16%) 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 (20) 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 therefore, 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 or such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.
10. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.
11. The net amount realized by the issue and sale of debentures issued under this By-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.
12. This By-law shall take effect on the date of the final passing thereof.

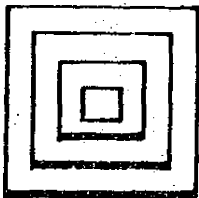
READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1981

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1981

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1981

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



**Red Deer and District  
Museum and  
Archives**

5.

November 27, 1980.

Mayor Robert McGhee and  
Members of Council,  
City of Red Deer,  
Red Deer, Alberta.

Your Worship:

Re: Proposed Museum Expansion

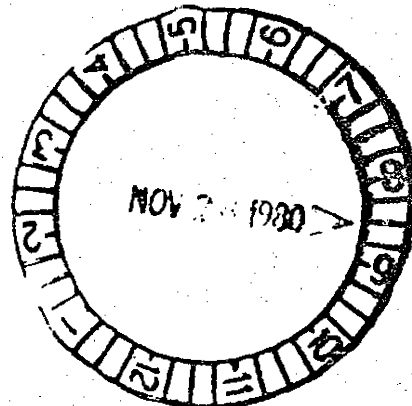
At the Museum Management Board's regular monthly meeting, held on November 26, 1980, a motion was passed that the attached brief be forwarded to you with the request that this matter be brought before Council at the earliest opportunity so that it may be dealt with in your deliberations on capital funding.

Yours truly,

*per M. Flewelling*  
D. Graham,  
Chairman,  
Museum Management Board.

Encl:  
:mek

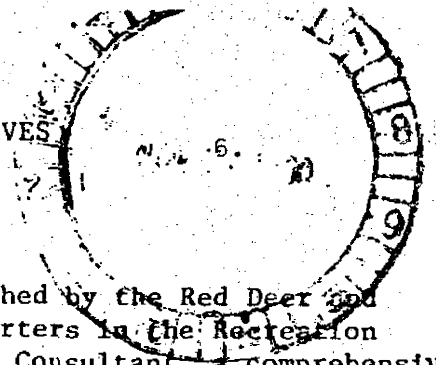
c.c. M. Flewelling,  
R. Dale,  
G. Pecknold.



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

PROPOSED      EXPANSION  
RED DEER AND DISTRICT MUSEUM AND ARCHIVES

\*\*\*\*\*



BACKGROUND

The Red Deer and District Museum was established by the Red Deer and District Museum Society in June, 1973, in temporary quarters in the Recreation Centre. With the assistance of Mr. R. Harrison, Museum Consultant, a comprehensive long range development plan was formulated. The new museum facility was designed by Mr. John Murray, Architect, in accordance with the Harrison Report.

The Museum building was constructed over a seven-month period in late 1977 and was occupied April 1, 1978, with the official opening being held on October 6, 1978. The Museum building is post and beam construction on a cement pad on driven piles. Exterior walls are concrete block faced with brick. Interior walls are dry-wall on steel stud. The bonded flat roof is laid on coated steel trusses. The entire building is constructed on a 16 foot square modular grid. Provision has been made for future expansion of all areas. The building currently includes 54 modules. The building has approximately 15,000 square feet of floor area and was built at a cost of \$900,000.00 (about \$50 per square foot). Funding for the museum was secured from:

National Museums of Canada	\$250,000
Alberta Culture	300,000
City of Red Deer	100,000
Red Deer and District Museum Society	150,000
Red Deer Chamber of Commerce	100,000
	<u>\$900,000</u>

The Harrison Report, dated January 31, 1977, was to provide professional programming and planning services for the overall development of an effective Museum and Archives. The Report sketched a Long Term Development Pattern covering the period 1970-2005, and anticipated eight phases, as you will note from the following excerpt:

Introductory Phase:	Initial Establishment of Museum and Archives: 6 years (1970-1975)
Phase I:	Development of Basic Regional Museum and Archives: 7 years (1976-1982)
Phase II:	Establish Art Gallery and expand Museum Collections: 5 years (1983-1987)
Phase III:	Expand Archives to Regional Repository Status: 2 years (1988-1989)
Phase IV:	Expand Educational Programmes and extend Regional Services: 5 years (1990-1994)
Phase V:	Expand Museum Interpretive Exhibition for Comprehensive Regional, Natural and Human History Presentation: 5 years (1995-1999)
Phase VI:	Establish Provincial Agricultural/Transportation Exhibition Centre using Provincial Collections: 5 years (2000-2004)
Long Term:	Expansion to Capacity of Site Limits: (2005 onward)

At present, the Introductory Phase and Phase I have been almost completed except for the detailed planning for the future. Since completion of the Harrison Plan, the aspect of Art Gallery exhibition and curatorship (1983-1987) has been assigned as a function of Red Deer College.

The Museum visitor count has increased by more than 100%, the Collections have grown similarly and the Archives, in the past year, has shown a doubling of its entire holdings accumulated over 16 years. The Archives serves nearly as many research enquiries as does the Provincial Archives with a huge facility, extensive collections and a staff of twenty.

#### NEED

The unprecedented growth in Collections and the use of facilities has far exceeded projections and has accelerated the need for expansion. In order of greatest priority, expansion is required in the following:

- a) Archives
- b) Collections Storage
- c) Foyer - display
- d) Thematic Exhibition.

#### PROGRAMME

Proposed expansion is shown by the shaded areas on the accompanying sketch. Maximum proposed expansion would produce 27 modules or a 50% increase in the building (6,912 square feet). It is anticipated that there would be a minimum of site costs. The present mechanical system would have to be extended and perhaps even augmented by additional or larger units. This could be one of the major cost factors.

Construction cost is estimated at \$70 per square foot for a total of \$483,840. Additional miscellaneous capital costs, including furnishings and equipment, would add about \$50,000 for a total estimated of \$550,000.

#### FUNDING

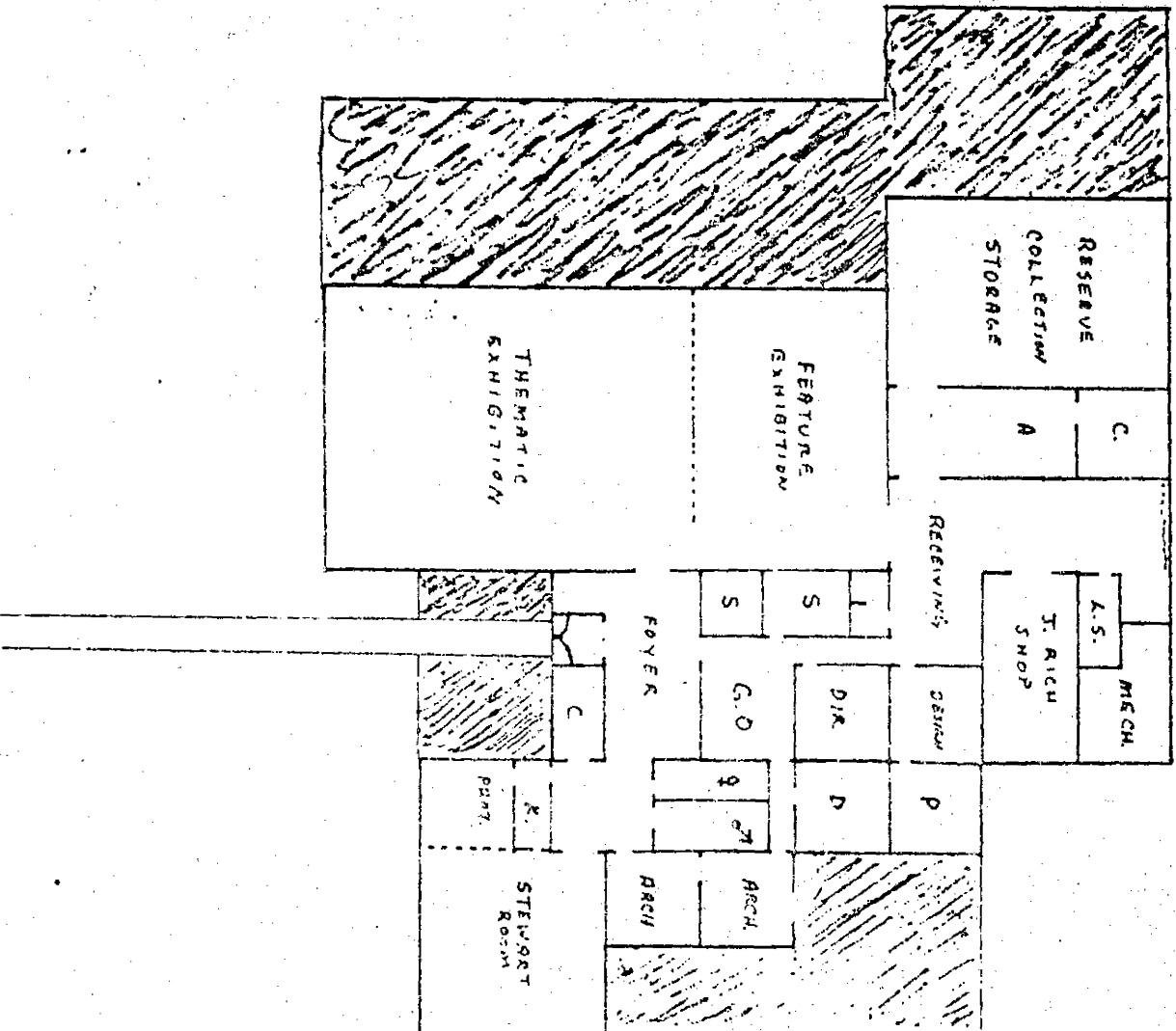
Museum Society and Public subscription	\$100,000
City of Red Deer	150,000
Alberta Culture	150,000
National Museums of Canada	150,000
	<u>\$550,000</u>

#### CONCLUSION

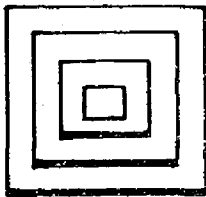
In order to initiate realistic planning and to reserve future capital funding requirements, it is critical that consideration of the proposed expansion plans be given approval in principle immediately.

AND Archives, 1978

Scale  $\frac{1}{4}'' = 8'$



# Red Deer & District Museum Society



P.O. BOX 762  
RED DEER, ALBERTA  
T4N 5H2  
(403) 343-6844

9.

November 12, 1980.

Mayor Robert McGhee and  
Members of Council,  
City of Red Deer,  
Red Deer, Alberta.

Your Worship:

## Re: Museum Expansion


As a result of the rapid growth of our City and the even more dramatic growth in the Collections of the Museum and the Archives, Phase II of the Museum building development, as set up by the Harrison Report of January, 1977, has been reached before the anticipated date of 1982. A summary of the Development Plan is attached for your information.

The Archives has grown by about 90% in 1980, and the Museum has shown a visitor count increase in excess of 150% while donations of artifacts has continued at a similar rate.

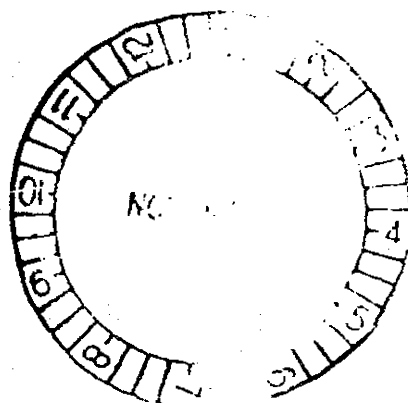
Specific areas of expansion in order of priority are the Archives, the Collections Storage and Display. It is anticipated also that during construction for expansion the entrance alcove, including the inoperative fountain, will be incorporated into the building as additional foyer and display area.

The purpose in bringing the above need for expansion to the attention of Council and yourself at this time is to advise that the Museum Society is prepared to assemble necessary funding from all sources, including a public subscription campaign. We realize, of course, that planning for the proposed expansion and all other matters of supervision of such a project would be the responsibility of the Museum Management Board. The Museum Society, however, feels that it could make a substantial contribution in both financial and volunteer effort.

Yours Truly,

  
R. Dale,  
President.

Encl:  
mek





## DEVELOPMENT PLAN

### Red Deer and District Museum and Archives

10.

- Introductory Phase:** Initial establishment of Museum and Archives  
6 years (1970-75)
- Phase I** : Development of Basic Regional Museum and Archives  
7 years (1976-82)
- Phase II** : Expand Museum Collections  
5 years (1983-87)
- Phase III** : Expand Archives to Regional Repository Status  
2 years (1988-89)
- Phase IV** : Expand Educational Programmes and extend  
Regional Services  
5 years (1990-94)
- Phase V** : Expand Museum Interpretive Exhibition for Comprehensive  
Regional, Natural and Human History Presentation  
5 years (1995-99)
- Phase VI** : Establish Provincial Agricultural/Transportation  
Exhibition Centre using Provincial Collections  
5 years (2000-04)
- Long Term** : Expansion to Capacity of Site Limits  
(2005 onward)

December 10th, 1980

MEMORANDUM

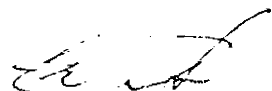
TO: Mayor and Council

FROM: Recreation Board

RE: Brief from Red Deer and District Museum Society

At the December 9th meeting of the Recreation Board, the brief from the Red Deer Museum Society seeking support for expansion in the Museum was reviewed.

This brief was also submitted directly to the Recreation Board for their consideration and it is recommended that the report be referred to the Master Plan Consultants for consideration and inclusion in their final draft which is due very shortly. We would recommend that City Council endorse this course of action.



Bill Clark, Chairman  
Recreation Board

DM:pw

1980 11 24

TO: City Clerk  
FROM: City Treasurer  
RE: Museum Expansion

The Red Deer and District Museum Society is proposing to expand the existing Museum building. In their letter to Council the Society is advising Council of their intent.

It is not indicated in the Society letter but I understand it is the intent to ask the City to assist by providing some capital funding. In addition, the City is responsible for the operating deficit. The deficit would increase due to additional operating costs for the proposed addition.

The Seven Year Plan of capital expenditure does not have a provision for funding of a Museum expansion. Council will be considering within the next 2 months the next Seven Year Plan. The Society should provide information on the proposed City contribution so it could be incorporated into the plan for consideration of Council along with other requests.

Yours truly,



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

AW/cp

Commissioners' comments

*We recommend this matter be tabled for consideration with the overall proposed Seven Year Plan and the comments of the Master Plan Consultants concerning same be reviewed at that time.*

"R.J. McQUEE"  
Mayor

"M.C. DAY"  
City Commissioner

Commissioners' comments

The comments of the Master Plan Consultants are reflected in the 7 Year Plan as presented to Council.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

NO. 3

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

February 19, 1981.

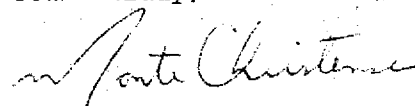
Mr. R. Stollings,  
City Clerk,  
City of Red Deer,  
Box 5008,  
Red Deer, Alberta.

Dear Sir,

Re: Amendment to Land Use By-law  
Kenwat Agencies Ltd. - Joy Potter

Further to Council's Resolution of February 16, 1981, regarding the above, I have attached the draft amending by-law for their consideration.

Yours truly,



Monte R. Christensen,  
Associate Planner  
City Planning Section

Enc.  
MRC/hp

## MEMBERS OF COMMISSION

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

NO. 4

24 February 1981

TO: COUNCIL

FROM: CITY CLERK

RE: TRAFFIC THROUGH PINES RESIDENTIAL SUBDIVISION

At the meeting of Council January 19th, 1981 the following resolution was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence dated December 11, 1980 from the Pines Community Association for positive action to alleviate the inordinate traffic through the Pines residential area by employers, employees and patrons of the Northland Industrial and Commercial Park, hereby agree in principle to the construction of a Close at the north end of Page Avenue and of a oneway transit only, being constructed in conjunction with the Close from the north edge of the Close to Parke Avenue (49 Avenue) intersection.

Council further agree that prior to any final decision by Council, any alterations to any of the roadways be advertised to provide means for comment by any citizen or business that may be so affected, and as recommended to Council January 19th, 1981 by the City Commissioners."

In accordance with the wishes of Council, we undertook an advertising program including a diagram of the proposed closure and as of this date we have received no comments from anyone concerning the proposal. We would, therefore, seek Council's authority to proceed as outlined in the above resolution.

Respectfully submitted,

"R. STOLLINGS"  
City Clerk

Mayor's comments

Recommend Council give formal authority to proceed with the road changes as shown on the plan included herein. We would recommend the changes be made with minimal initial cost to determine the effect of the changes before Council approve the final installation.

"R.J. McGHEE"

Mayor

NO. 5

24 February 1981

TO: COUNCIL

FROM: CITY CLERK

RE: 1981/1987 SEVEN YEAR PLAN

At the meeting of Council February 16th, 1981 the following resolution was introduced with respect to the 1981/1987 Seven Year Plan.

"RESOLVED that Council of The City of Red Deer having considered the 1981/1987 Seven Year Plan, hereby agree that Table 8 be approved for 1981 and in principle for 1982/1987, subject to the following changes in Schedule A to J:

- 1) Construction of 60th Avenue from 43 St. to 32 St. being delayed until 1982.
- 2) Financing of \$200,000 for Fire Hall being included in 1981.
- 3) Construction of West Yards Extension being delayed until 1984.
- 4) Construction of Day Care Centre being financed in 1982.
- 5) Adding \$1,500,000 for Fine Arts Facilities in 1983
- 6) Financing Museum addition in 1984
- 7) Financing Police Building addition equally in 1983 and 1984
- 8) Reducing Local Improvements budget by \$107,000 in 1983
- 9) Deferring 1,775,000 of Coliseum funding from 1984 to 1987
- 10) Deferring construction of North Hill Service Compound beyond 1987."

Prior to voting on the above motion, same was tabled for a period of 2 weeks pending receipt from the Recreation Board concerning the funding of G.H. Dawe Centre.



RE: 1981/1987 SEVEN YEAR PLAN

(2)

The Recreation Board report in respect of the above appears elsewhere in this agenda.

"R. STOLLINGS"  
City Clerk

NO. 6

19.

February 18, 1981.

TO: Council

FROM: City Clerk

RE: G.H. Dawe Community Centre Phase III

The following report appeared upon the February 16th Council agenda and was set over pending review of said report by the Recreation Board. The Board have now reviewed the report and the proposed overexpenditures and their additional comments appear hereafter.

Respectfully submitted

R. Stollings, City Clerk

RS/ds

December 1st, 1980

MEMORANDUM

TO: Mayor and Council  
FROM: Recreation Superintendent  
RE: G.H. Dawe Community Centre Phase III

The purpose of this report is to provide City Council with an update on the anticipated costs and to obtain approval for the costs of site work and landscaping.

Since acceptance of tenders on the project by City Council in July, there have been a number of changes. These were as follows:

1. Some separately priced items that were included in the earlier submission to City Council have been eliminated. The reduction is \$18,356.00

2. The Architect and Contractor were asked to review the project with a view to seeking means by which costs could be reduced. Having done so, some further savings have been effected to a total of \$33,275.79.

3. Start-up costs have been reduced by \$18,000 because a zamboni unit planned for purchase will be charged to the equipment plan.

4. The site work has been reviewed in detail and reduced wherever possible, but the net result is a significant increase as was anticipated.

5. Negotiations have continued with the Department of Education with respect to increased support for the project. The final outcome is not known, but some decisions have been made and we now believe the City will receive approximately \$130,210 in grants.

6. The playground work which is part of the site development can be charged to the Recreation levy account for these subdivisions. Reduction to the City will be 50 per cent of \$47,619 or \$23,809.50.

Although final figures will vary somewhat, the current status of the project compared to the project as approved by City Council in July is as follows:

City Share Of Base Price Including Cash Allowance Items		July 1980 \$2,679,666.46	Current \$2,679,666.46	Variance (Credit/Debit)
Arena Acoustics (1)	\$	18,356.00	NIL	(\$18,356.00)
Broomball and Hockey Goals		1,107.00	\$ 1,107.00	
Multi-purpose Room Operating Wall		16,773.00	16,773.00	
Lacrosse Nets		510.00	510.00	
Small Theatre Acoustics		23,034.00	23,034.00	
Ancilliary Room Folding Partition		4,109.00	4,109.00	
Contingency Sum (2%)		54,871.10	54,871.10	
Architect's Fees (7%)		195,889.92	195,889.92	
Start-up Costs (3)		48,000.00	30,000.00	( 18,000.00)
Modify Arena P.A. System (2)			( 3,431.00)	( 3,431.00)
Delete Wire Mesh Arena (2)			( 1,000.00)	( 1,000.00)
Modify Arena Lighting (2)			( 13,020.00)	( 13,020.00)
Delete T.V. Surveillance System (City Share) (2)			( 11,812.00)	( 11,812.00)
Revise Library Lighting (City Share) (2)			( 4,012.79)	( 4,012.79)
Site Preparation and Landscaping Differential (4)		42,564.00	225,063.24	182,499.24
Site and Landscape Architect's and Engineering Fees				
7% of Total \$277,948.13			19,456.91	19,456.91
TOTALS		3,084,880.48	3,217,204.84	132,324.36
Less Provincial Department of Education Grants			<u>130,210.00</u>	
BALANCE			<u>\$3,086,994.84</u>	

In order to bring these figures close to the available funds, there are a number of items which have not been included. They are:

1. City Share of Tree and Shrub Planting.
2. City Share of Fence and Curb to South of Property.
3. Seeding of Newly Bermed Areas on Sportsfields and Park.

This work cannot be done until later, but ideally funds should be allocated so that the projects could be tendered in February or March and completed at the most appropriate time. There is a chance that some funds could be available from the Recreation levy for subdivisions in the neighborhood, but Council may prefer to set aside money so this entire project can be brought to a close.

The total project costs excluding the above three items would not exceed funds available, but Council agreed to reconsider use of the \$168,000 75th Anniversary Grant for these purposes if Department of Education funding was forthcoming.

Approval of the revised budget is requested as soon as possible so a change order covering all site work can be issued, and thereby avoid further cost escalation.

DON MOORE

DM:pw

1980 12 03

TO: City Clerk

FROM: City Treasurer

RE: G. H. Dawe Community Center Phase III

My understanding of the Recreation Superintendents report on the above is that total costs are estimated at \$3,217,204.84. This, however, excludes:

1. City share of Tree and Shrub planting
2. City share of Fence and Curb to South of Property
3. Seeding of Newly bermed areas on sportsfields and parks

Based on the last estimates I have from the Recreation Superintendent, the cost of the above items would be \$50,000. This would make the total expenditure required for the project \$3,267,200.

The funds now allocated to finance the project are:

Provincial Government Multicultural Grant	\$ 1,518,440
City of Red Deer-Debenture issue	1,339,000
-Operating Budget	59,031
75th Anniversary grant	168,409
Provincial Department of Education Grant	130,002
	<hr/>
	\$ 3,214,882
Expenditure required	3,267,200
	<hr/>
SHORTFALL	52,318
	<hr/>

There exists a shortfall of \$52,318 on the available funding.

It is my information that Council may want to return some or all of the 75th Anniversary grant. If any funds are returned, the shortfall of \$52,318 would be increased accordingly.


The shortfall could be financed by any or all of the following:

1. Reducing the total cost by deleting some items
2. Financing from the 1981 Recreation department operating budget
3. Increasing the amount of approved borrowing

If financing was provided from the 1981 budget it would be necessary to reduce other Recreation capital requests or increase the demand on the mill rate.

If additional debenture borrowings were made it would probably be necessary to reduce another project to provide the necessary fundings. This would be determined when the Seven Year Plan is considered by Council in 1-2 months.

Yours truly,



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

AW/cp

Commissioners' comments

This matter was referred to the Recreation Board and we understand efforts are being made to have recommendations from said Board for the Council meeting. However, it should be noted that the shortfall of \$52,000. has been included in the current 7 Year Plan now being considered by Council.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

File: R-15489

February 23rd, 1981

MEMORANDUM

TO: Mayor and Council

FROM: Recreation Board

At a special meeting of the Recreation Board, held on February 19th, the Board reviewed the December 1st cost revisions and report as submitted to Council by the Recreation Superintendent, and it was agreed to recommend to City Council the approval of extra costs for this project, utilizing the 75th Anniversary grant, in addition to the Department of Education funding. The Board further agreed that their earlier recommendation to include a sum of \$50,000 in the Seven Year Plan for the three items as outlined on Page 3 of the Recreation Superintendent's report be reaffirmed.

Respectfully,

*P.L. Wynne*  
for: BILL CLARK, Chairman  
Recreation Board

DM:pw

Mayor's comments

Council of The City of Red Deer at their meeting May 12th, 1980 passed the following resolution regarding partial funding of the Dawe Centre Project.

"RESOLVED that Council of The City of Red Deer having considered reports from the Recreation Supt., and Chairman of G.H. Dawe Management Board regarding the Dawe Centre Project, hereby concur with the recommendations of the Recreation Supt. and the funding program as contained in his report presented to Council May 12th, 1980, with the understanding that if a special grant is received from the Department of Education, Council will re-examine the total funding of this project in the light of such grant, and as recommended to Council by the City Commissioners.

Council further agree to authorize The City to enter into the agreements between the School Boards and The City, and as presented to Council May 12th, 1980."

Additional funding from the Province in the amount of \$130,210.00 has been received.

I would recommend this amount now be returned to the Anniversary Committee and that an equal amount be provided in the 7 Year Plan. This recommendation is based on our interpretation of Council's resolution of May 12, 1980 and outlined above.

"R.J. McGHEE"  
Mayor



February 19, 1981.

NO. 7

TO: Council

FROM: City Clerk

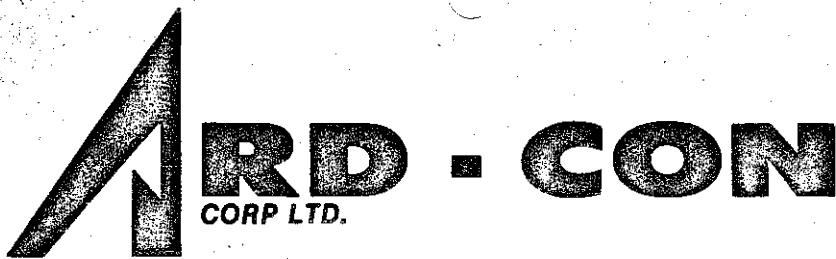
RE: ARD-CON Corporation Ltd.

The following correspondence and reports appeared upon the February 16th Council agenda at which time, same was tabled for a period of two weeks to enable further discussion to take place with representatives of the Knights of Columbus and the applicant to come up with a satisfactory arrangement regarding future plans, access points, road systems, etc. The Regional Planning Commission have coordinated these meetings and their further report appears hereafter.

Respectfully submitted,

R. Stollings, City Clerk

RS/ds



27.

OFFICE:  
101, 4818 - 50 Avenue  
RED DEER, ALBERTA

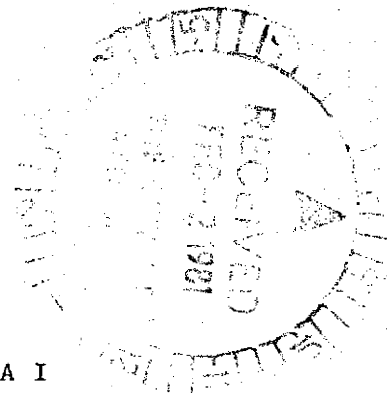
TEL. 343 - 0347

January 30, 1981

City of Red Deer  
Zoning Department  
4814 - 48 Avenue  
Red Deer, Alberta

Dear Sirs:

Re: Lots 32 to 36; Block 5: Plan 2376 A I  
City of Red Deer



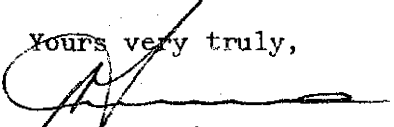
Acting agent for the registered owners of the above property; namely Florence J. Boomer, we have been instructed to proceed with the application for rezoning of this specific parcel from its now designated residential reserve zoning, to an R 3 classification.

We understand that the procedure for changing the zoning will require an amendment to the Land Use By-Law. To this, please find enclosed three copies of the basic map giving the location, size, etc. of the property. A deposit fee of \$100.00 to cover the application, along with a certified search of the land are also enclosed.

The reason for the redesignation application is specifically to provide a multiple residential site for development in the near future.

We thank you for your co-operation in this matter and if you have any questions regarding the same, please be advised that we are prepared to attend any council or public meetings which would necessitate the change in the applicable zoning.

Yours very truly,

  
A. L. Service

ALS/tsp  
enclo.

GLENDALLES

30

NORMANDEAU

28

28

HIGHLAND GREEN ESTATES

HIGHLAND GREEN

SUBJECT PROPERTY

NORTH RED DEER

ORIGLE PARK

LOWER FAIRVIEW

WASKASOO

WOODLEA

UPPER FAIRVIEW

MICHENER

DOWNTOWN CENTRAL

PARK VALLEY

GRAND VIEW

WEST PARK

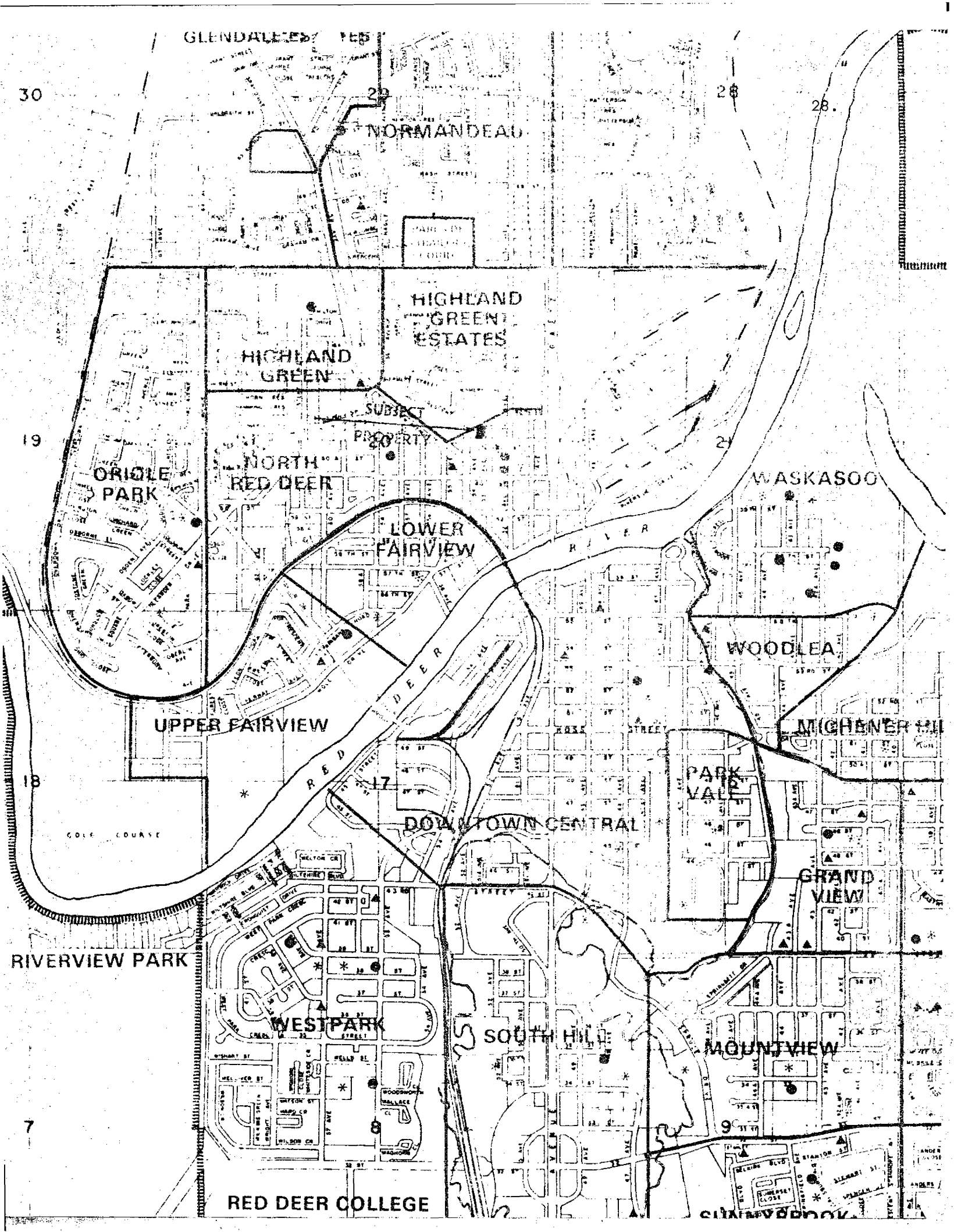
SOUTH HILL

MOUNTVIEW

RED DEER COLLEGE

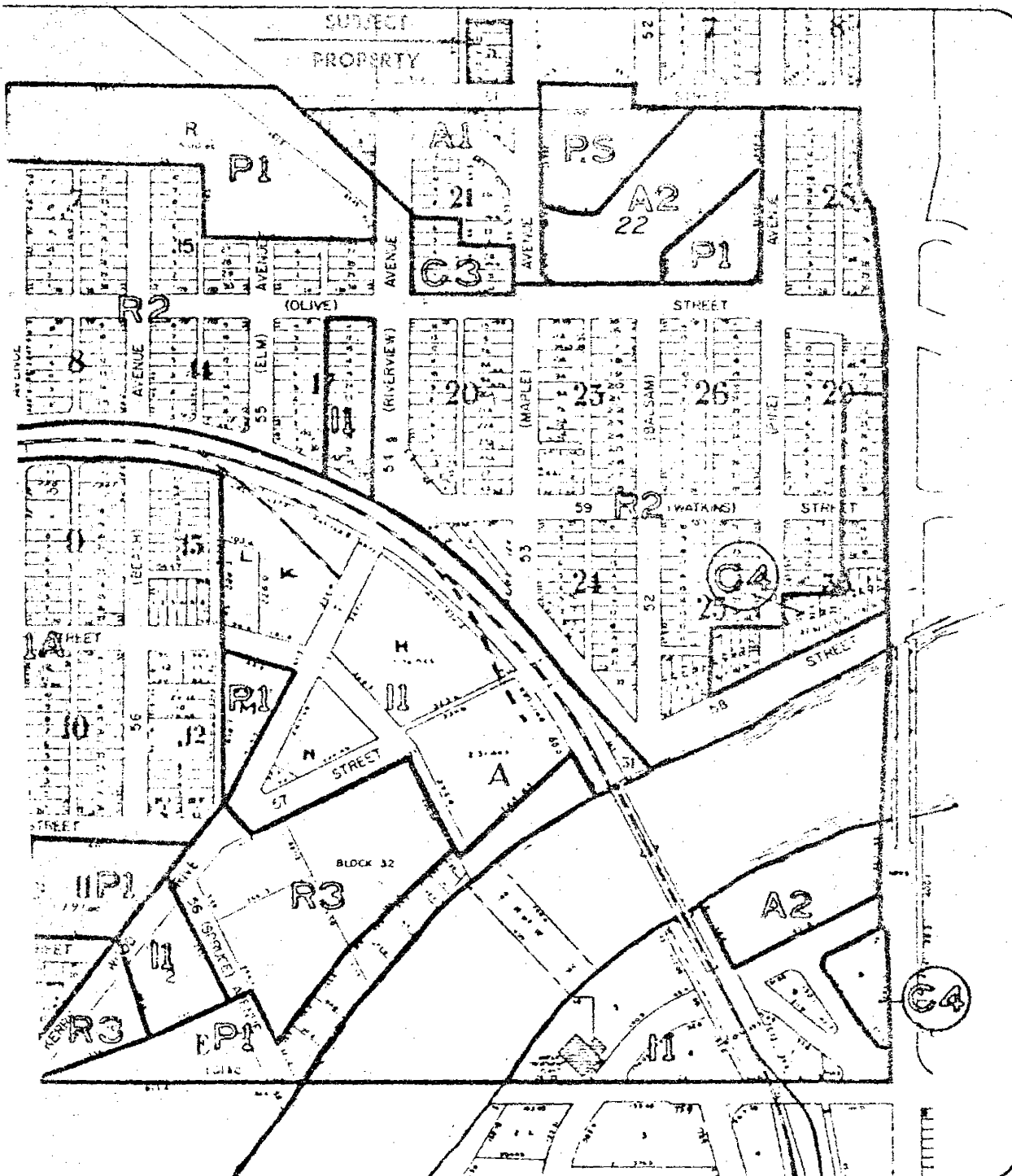
RIVERVIEW PARK

7



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

**F10**



February 10, 1981

TO: City Clerk  
FROM: City Engineer

RE: Proposal for Lots 32-36, Block 5, Plan 2376 A.J.  
Ard-Con Corporation Limited

---

Prior to third and final reading of the rezoning it is the recommendation of the Engineering Department that the following conditions are met:-

1. all applicable offsite charges are paid
2. the recreation levy being paid
3. a plan of subdivision being registered

It should also be pointed out that the roads adjacent to this site are not constructed. The construction will be done by local improvement and the applicable charges to this development will be calculated.

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

✓FLL/ab

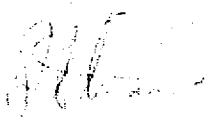
February 5, 1981

To: City Clerk  
From: Development Officer/  
Building Inspector  
Re: Ard-Con Corp. Ltd.

In response to your memo on the above subject, we have the following comments for Council's consideration.

The site in question is presently designated A1 (Future Urban Development District), the proposed designation R3 would permit multiple family buildings. Without a specific proposal, it is difficult to recommend approval of the application. While the site may be suitable for duplexes or townhouse developments, larger buildings may be a over development of the site.

Council could if they wish give approval in principle subject to development plans being submitted.

  
R. Strader  
Development Officer/  
Building Inspector

RS/lg

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

February 10, 1981

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

Dear Sir:

Re: ARD-CON Ltd., Lots 32-36, Block 5, Plan 2376 A.I.

The proposed site is located north of 61 Street and west of Montfort School, across from the R.C. Convent. The site has a dimension of 165 feet by 120 feet, with an area of 19,800 square feet. There is an old house located towards the north end of the property.

The applicant requesting the City Council to rezone the site from A1 (Future Urban Development) to R3 to allow the construction of multiple family units on this site.

There are three large lots west of 52nd Avenue and north of 61st Street. Montfort school lot S-1, Knights of Columbus Block Z and lots 32-36 owned by the applicant.

In 1978 Mr. Gil Oslund, on behalf of the Knights of Columbus, made application for rezoning of Lot Z located north and west of Mrs. Boomer's property, to allow for a Club house and to be used for social functions by the Knights of Columbus. At that time City Council agreed with the request in principle, subject to certain conditions. However, the K.of C. did not proceed with their plans and consequently nothing was developed on this site.

The future of 53rd Street and the I-shape lane surrounding Mrs. Boomer's property depends to a large extent on the plan a plan for the development of the K. of C. property and possible subdivision proposal.

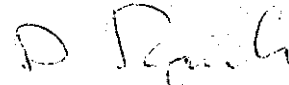
pg. 2

## MEMBERS OF COMMISSION

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

To resolve this matter, it is recommended that the request for rezoning be tabled until the Administration meets with the representative of the K. of C. and the applicant, in order to come up with a satisfactory arrangement regarding their future plans, the access points, road system and the proposed uses for both sites.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY SECTION

DR/cc

Attachment

- c.c. - Development Officer  
- City Assessor  
- City Engineer



HERMARY

STREET

34.

PROPOSED  
EASEMENT

EXISTING EASEMENT R/W 3251 E.T.

ADDITION TO EASEMENT

BLOCK Z

Knights of Columbus

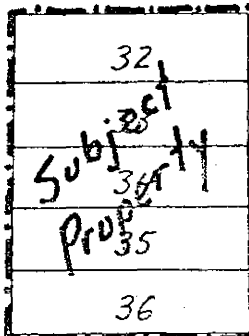
LOT S-1

Montfort  
School

AVENUE

52<sup>nd</sup>.

53<sup>rd</sup>. AVENUE



61<sup>st</sup>.

STREET

Scale: 1" = 100'  
October 20/78

Commissioners' comments

While we agree in principle to rezoning the site to R2 rather than R3 zoning, we would recommend this application be tabled for the reasons outlined by the Planning Commission and suggest a further report be brought forward when an overall plan has been developed.

"R. J. McGEHEE"  
Mayor

"M. C. DAY"  
City Commissioner

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 6Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

February 25, 1981

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

Dear Sir:

Re: Lots 32-36, Block 5, Plan 2376 A.I.

Following the City Council resolution dated February 16, 1981, regarding the request for the rezoning of the above lots, we met with the representative of the Knights of Columbus on February 17, 1981. Mr. Zak of the K. of C. indicated that they wish to discuss the matter at the meeting planned for Tuesday, February 24, 1981.

The attached letter was received on February 25, 1981 from the Red Deer K. of C. We also discussed the content of the letter with Mr. Service who is the representative for the subject property.

The K. of C. Club have indicated that they do not have any objection to the rezoning for an apartment block, subject to 53rd Avenue relocation, and that the height of the proposed apartment does not exceed 3 1/2 storeys.

We agree that 53rd Avenue and the 'L' shape lane be cancelled altogether at this time, and that the subject property be moved east next to the school yard, and that a new 53rd Avenue be created west of the subject property, as shown on the attached plan. The 'L' shape lane to be divided between the K. of C. and the subject property, as shown. We also agree that the new subject property be rezoned to R.2 for multiple family use.

cont'd pg. 2.

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DODSBURY—TOWN OF ECKVILLE—TOWN OF INNSFALL  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINT EARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTTLER No. 8—IMPROVEMENT DISTRICT No. 10

pg. 2

The following course of action is recommended to City Council:

- 1 - cancellation of 53rd Avenue and the 'L' shape lane under the Municipal Government Act of Alberta.
- 2 - a new survey plan to be prepared incorporating the cancelled Avenue and the lane, as discussed above.
- 3 - the new site for the subject property to be rezoned to R.2 for multiple family use.
- 4 - the two parties be responsible for all the costs, such as extension of utilities, advertising, survey registration, etc.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY SECTION

DR/cc

- c.c. - City Engineer  
- City Assessor  
- Development Officer

Red Deer Columbus Club  
39 Odell Green,  
Red Deer, Alberta

February 25, 1981

Red Deer Regional Planning Commission  
4920 - 59 Street,  
Red Deer, Alberta

ATTENTION: Mr. Rouhi

Dear Sirs:

Re: Lots 32 - 36 incl., Block 5,  
Plan 2376 A.I.  
BOOMER, Florence J.

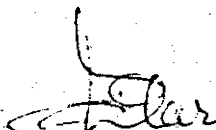
With reference to the proposed re-zoning application of the above subject property, we advise that our club has no objection to the re-zoning to permit an apartment block.

We would, however, request that consideration be given to relocate 53 Avenue from the East side of the subject property to the West side of the subject property.

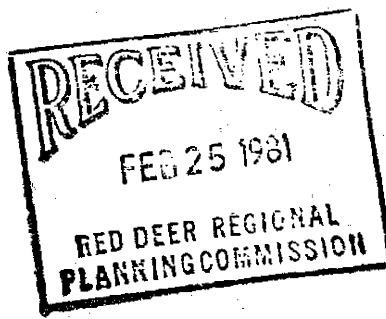
Furthermore, we would like to recommend that any structures permitted on the subject property be restricted to 3 1/2 storeys in height to coincide with the restriction on our 5 1/2 acre parcel of land adjacent to this subject property.

Thank you for your consideration.

Yours very truly,

  
P.A. Liber,  
President

PAL/kg



HERMARY

STREET

39.

PROPOSED  
EASEMENT

EXISTING EASEMENT R/W 3251 E.T.

ADDITION TO EASEMENT

BLOCK Z

Knights of Columbus

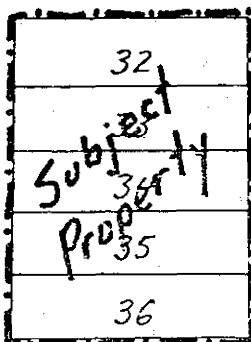
LOT S-1

Montfort  
School

AVENUE

52<sup>nd</sup>.

53<sup>rd</sup>. AVENUE



61<sup>st</sup>.

STREET

Existing

Scale: 1" = 100'  
October 20/78

Hermery

street

40.

Utility Lot

Existing Eastment R/W 3251 E.T.

Addition to easement

Block Z

Knights of Columbus

Lot S-1

Montfort  
School

52nd Avenue

Relocated  
53rd Avenue

61st

Street

PROPOSED

Scale: 1" = 100'  
February 25/81

Mayor's comments

We understand the above proposal was discussed with Mr. Service and he has not indicated support for the proposal outlined by the Planning Commission.

"R.J. McGHEE"  
Mayor



NO. 8

26 February 1981

TO: COUNCIL

FROM: CITY CLERK

RE: COMMITTEE FOR HISTORICAL CONSERVATION

The following report appeared upon the January 19th Council agenda at which time a resolution was introduced as follows:

"RESOLVED that Council of The City of Red Deer having considered report dated January 13th, 1981 from the Red Deer Regional Planning Commission re: Committee for Historical Conservation, hereby agree that said report be referred to the Museum Management Board for comment with the suggestion that the Board might consider, rather than creating a new committee, that its role or that of the Society be expanded to undertake this responsibility and as recommended to Council January 19th, 1981 by the City Commissioners."

Prior to voting on the above resolution, it was agreed same be tabled until March 16, 1981 pending a report from the 75th Anniversary Committee.

The Committee have met and reported back as per the attached letter.

Respectfully submitted,

"R. STOLLINGS"  
City Clerk

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA, T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

13th January 1981

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

Mr. R. Stollings  
City Clerk  
P.O. Box 5008  
RED DEER, Alberta

Dear Sir:

RE: COMMITTEE FOR  
HISTORICAL CONSERVATION

1. At it's meeting on October 15, 1979, Council considered a brief submitted by the Red Deer Heritage Committee. This brief recommended the creation of a Heritage Board to preserve buildings and natural sites of historical value. It was proposed that this Board would:
  - "(a) systematically review heritage sites and determine their relative heritage value,
  - (b) recommend sites for designation as protected heritage sites,
  - (c) assist with logical development of local heritage preservation legislation,
  - (d) mark historic sites with informative and attractive markers."

After discussion and consideration of comments by the Red Deer Regional Planning Commission and the City Solicitor, Council adopted the following resolution:

"RESOLVED that Council of the City of Red Deer having considered the Brief submitted by the Red Deer Heritage Committee, hereby agree that an Ad Hoc Committee of Council be formed to study this matter in detail, with findings to be brought back to Council at a later date."

2. The General Municipal Plan for the City of Red Deer was prepared by the Red Deer Regional Planning Commission and adopted by Council on 31 March 1980 as By-law No. 2663/80. The General Municipal Plan and the Background Report both address the important issue of historical conservation in Red Deer. Sections 2.5.2.6 and 2.5.2.7 of the General Municipal Plan read as follows:

"2.5.2.6. Establish a Committee to recommend to Council:

- (a) those buildings and areas that could be considered historically significant, and
- (b) ways that these buildings could develop and still maintain historical characteristics.

2.5.2.7. Provide in the Land Use Bylaw means for controlling development of historically significant buildings and areas."

MEMBERS OF COMMISSION

.... /2

CITY OF RED DEER — TOWN OF CARSTAIRS — TOWN OF CASTOR — TOWN OF CORONATION — TOWN OF DIDSBUY — TOWN OF ECKVILLE — TOWN OF INNISFAIR — TOWN OF LACOMBE  
TOWN OF OLDS — TOWN OF ROCKY MOUNTAIN HOUSE — TOWN OF STETTLE — TOWN OF SUNDRE — TOWN OF SYLVAN LAKE — VILLAGE OF ALIX — VILLAGE OF BENTLEY  
VILLAGE OF BIG VALLEY — VILLAGE OF BLACKFALDS — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURN — VILLAGE OF DONALDA  
VILLAGE OF EUNORA — VILLAGE OF GADSBY — VILLAGE OF MIRROR — VILLAGE OF PENHOLD — SUMMER VILLAGE OF BIRCHCLIFF — SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLAND — 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 STETTLE No 6 — IMPROVEMENT DISTRICT No 10

Mr. R. Stollings  
13th January 1981  
Page two

44.

3. The new Land Use By-law for the City of Red Deer was finally approved by Council on 19th August 1980. This By-law incorporated a "Historical Preservation District" as a separate land use designation (a copy of the relevant section is attached as annexure A.) In terms of this by-law buildings on sites which are designated in this manner cannot be demolished, added to, structurally altered or renovated without approval by the Municipal Planning Commission. Clause 2.5.2.7 of the General Municipal Plan has therefore been implemented. However, at present the only building which has been designated in this manner is St. Luke's Church, on the corner of Gaetz Avenue and 54th Street.
4. It is considered that there is a definite need to identify and preserve historical buildings in the City of Red Deer as well as to identify different strategies for conservation. It is therefore recommended that Council establish a formal Historical Conservation Committee, at this stage, to perform the functions outlined in the General Municipal Plan. Membership of this Committee should be carefully reviewed by Council to ensure that the necessary expertise in conservation is available. A member of the City Planning Section of the Red Deer Regional Planning Commission would be available to serve on this Committee should Council consider it desirable.
5. I would be grateful if you would place this matter before council for consideration at its next meeting on 19 January 1981.

Yours truly,



CRAIG CURTIS  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

CC/lc

Enclosure

7.2 H - HISTORIC PRESERVATION DISTRICT

7.2.1 General Purpose of the District

This district is to provide for residential, individual or limited office, professional and special service uses where such use would maintain the basic historical character of the underlying use district in terms of building appearance, and where the degree of activity and other aspects of the operation would not be incompatible with such district, and subject to such regulatory standards as are necessary to ensure such compatibility and historical preservation.

7.2.2 Permitted Uses

- (1) Those uses listed as permitted in the underlying use district.

7.2.3 Discretionary Uses

- (1) Those uses which in the opinion of Council will maintain and achieve the general purpose of Section 7.2.1.

7.2.4 Regulations

- (1) Buildings shall not be demolished, added to, structurally altered or the exterior renovated unless approved by the Municipal Planning Commission.
- (2) The relationship between buildings, structures and open space; the architectural treatment of buildings, the provision and architecture of landscaped open spaces and the parking layout subject to approval by the Municipal Planning Commission.

Commissioners' comments

*We would recommend Council refer this report to The Museum Management Board for comments. The Board might consider that, rather than creating a new committee, that its role or that of the Society be expanded to undertake this responsibility.*

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

RED DEER 75TH ANNIVERSARY COMMITTEE

2nd Floor,  
4909 - 48 Street,  
RED DEER, Alta.

February 25th, 1981.

TO; Mayor and Councillors,  
FROM; Chairman, Irene B. Shandera.

On February 23rd, 1981 members of the Red Deer 75th Anniversary Committee met with Craig Curtis of Regional Planning and after much discussion found there to be no overlap or conflict of interest between the Red Deer Heritage Committee and the 75th Anniversary Heritage Foundation.

The Heritage Committee is interested in preserving and maintaining historical sites and buildings whereas the 75th Heritage Foundation would be used only as a source of funding.

Irene B. Shandera,  
Chairman,  
RED DEER 75TH ANNIVERSARY COMMITTEE.

NO. 9

26 February 1981

TO: COUNCIL

FROM: CITY CLERK

RE: OPERATION OF FORT NORMANDEAU

The following report appeared upon the February 16th, 1981 Council agenda and was referred to the Fort Normandeau Management Committee for recommendation prior to a decision being made by Council.

The Committee will be reporting verbally to Council March 2nd, 1981.

Respectfully submitted,

"R. STOLLINGS"  
City Clerk

February 4, 1981.

TO: The Mayor and City Council  
FROM: The Museum Management Board

RE: Fort Normandeau Operation

The Museum Management Board, at their January 28, 1981 meeting, considered the operation of Fort Normandeau and the adjacent campground. A resolution in this respect was introduced and passed as noted hereunder.

"RESOLVED that the Museum Management Board in concert with the Museum Society recommend to Council of the City of Red Deer that investigation be conducted as to the possible operation of Fort Normandeau and the adjacent campsite."

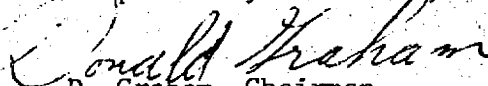
In discussion that followed, advantages of assuming control of both the Fort and the campsite, formerly the oldtimers picnic area, were considered. The Board and the Society feel that programming of Museum activities is now under control, thereby providing opportunity for operation of the Fort, which could be enlarged on a smaller scale but similar to Fort Edmonton or Heritage Park.

Artifacts on display at the Fort would form part of the Museum's collection, the Society would be responsible for administration and an on-site custodian would have to be hired. A request would be made to City Council for approval of an operational budget.

Council's consideration of this suggestion is appreciated.

Representatives of both the Museum Society and the Management Board will plan to be in attendance to answer questions.

Respectfully submitted,

  
D. Graham, Chairman  
Museum Management Board

c.c. R. Dale, Museum Society President  
M. Flewwelling, Museum Director

Commissioners' comments

Council should consider the long range implications associated with this site and the fact that only a token \$3,000.00 budget has been provided for operation in 1981.

We recommend this be referred to the Fort Normandeau Management Committee for their consideration.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner



REPORTS

February 25, 1981

50.

No. 1

TO: MAYOR & MEMBERS OF COUNCIL  
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT  
RE: LAND PURCHASE - NORTHWEST SECTOR  
NATIONAL SUPPLY COMPANY LIMITED

Attached is a copy of the Land Sales and Development Agreement negotiated between the National Supply Company Limited and The City of Red Deer. Both parties are satisfied with the terms of the agreement as it presently exists.

Council at a Committee of the Whole meeting on February 2nd, 1981, agreed in principle with the proposal for the development of a manufacturing facility by the National Supply Company Limited. National Supply now wishes to obtain ratification of the agreement in principle so they may formalize their plans for Red Deer. It is intended that an official announcement of the project, together with full details, will be made on Thursday, March 5th at a reception in Red Deer.

In view of this, National Supply requests that Council pass a resolution authorizing the Mayor and Commissioner to enter into a Land Sales and Development Agreement.

Members of the Administration have been involved in negotiations with respect to this attached agreement, and we are satisfied that the agreement reflects the proposal made by the National Supply Company Limited to the Council Committee of the Whole meeting of February 2nd, 1981.

Respectfully submitted, on behalf  
of the Administration,

  
ALAN V. SCOTT, Director  
Economic Development

AVS/gr

Attach:

February 25, 1981

NO. 2

TO: MAYOR & MEMBERS OF COUNCIL  
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT  
RE: BOWER PLACE C.4 COMMERCIAL SITE

Council recently agreed to advertise a C.4 commercial site in the Bower Place subdivision for submissions. We subsequently placed advertising in the local and Alberta newspapers offering the parcel for sale. The deadline for submissions was Friday, February 20th. No submissions were received by the City Clerk prior to the deadline.

In view of the above, it is my recommendation that the parcel of land be now placed on the open market and made available on a first come, first served basis to those persons wishing to make a submission. It is understood that any submission made, will be considered by City Council, which is consistent with existing policy.

Respectfully submitted,

  
ALAN V. SCOTT, Director  
Economic Development

AVS/gr

Mayor's comments

Concur with the recommendations of the Economic Development Director.

"R.J. McGHEE"  
Mayor

1981 02 25

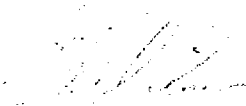
TO: City Council  
FROM: City Assessor

RE: Change of Address  
Part of 63 Street to Hermary Street

It has been brought to our attention by the emergency services (Fire & Ambulance Departments) that confusion has arisen in locating Hermary Street, due to it being an extension of 63 Street (see attached map).

As in many cases, this could be a matter of life and death, we request Council's permission, by resolution, under Section 171 of the Municipal Government Act, to change the street name at the west side of 59 Avenue, from 63 Street to Hermary Street.

There are five multiple family properties situated in the area of concern. All property owners have been previously notified of the anticipated name change, and to date we have received no objections.



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

PR/bt

Mayor's comments

Concur with the recommendations of the City Assessor.

"R. J. McQUEEN"  
Mayor

The map shows a grid of streets and lots. Key features include:

- Streets:** 67th St, 55th St, Nagel Ave, and a section labeled 'STREET ROAD WIDENING'.
- Lots and Annotations:**
  - Lot 33: Large area labeled 'LOT 33' and 'R-1'.
  - Lot 32: Labeled 'NEW COMEE'.
  - Lot 31: Labeled 'H.W.' and '792-1890'.
  - Lot 30: Labeled 'H.W.' and '792-1890'.
  - Lot 29: Labeled 'H.W.' and '792-1890'.
  - Lot 28: Labeled 'H.W.' and '792-1890'.
  - Lot 27: Labeled 'H.W.' and '792-1890'.
  - Lot 26: Labeled 'H.W.' and '792-1890'.
  - Lot 25: Labeled 'H.W.' and '792-1890'.
  - Lot 24: Labeled 'H.W.' and '792-1890'.
  - Lot 23: Labeled 'H.W.' and '792-1890'.
  - Lot 22: Labeled 'H.W.' and '792-1890'.
  - Lot 21: Labeled 'H.W.' and '792-1890'.
  - Lot 20: Labeled 'H.W.' and '792-1890'.
  - Lot 19: Labeled 'H.W.' and '792-1890'.
  - Lot 18: Labeled 'H.W.' and '792-1890'.
  - Lot 17: Labeled 'H.W.' and '792-1890'.
  - Lot 16: Labeled 'H.W.' and '792-1890'.
  - Lot 15: Labeled 'H.W.' and '792-1890'.
  - Lot 14: Labeled 'H.W.' and '792-1890'.
  - Lot 13: Labeled 'H.W.' and '792-1890'.
  - Lot 12: Labeled 'H.W.' and '792-1890'.
  - Lot 11: Labeled 'H.W.' and '792-1890'.
  - Lot 10: Labeled 'H.W.' and '792-1890'.
  - Lot 9: Labeled 'H.W.' and '792-1890'.
  - Lot 8: Labeled 'H.W.' and '792-1890'.
  - Lot 7: Labeled 'H.W.' and '792-1890'.
  - Lot 6: Labeled 'H.W.' and '792-1890'.
  - Lot 5: Labeled 'H.W.' and '792-1890'.
  - Lot 4: Labeled 'H.W.' and '792-1890'.
  - Lot 3: Labeled 'H.W.' and '792-1890'.
  - Lot 2: Labeled 'H.W.' and '792-1890'.
  - Lot 1: Labeled 'H.W.' and '792-1890'.
- Other Labels:** 'H.W.', 'NEW COMEE', 'STREET ROAD WIDENING', 'C OF T 80 Z 51', 'T.R.', 'MC', 'KS'.

[illegible]

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR: NO. 4  
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

February 23rd, 1981

Your File No. \_\_\_\_\_

Our File No. 13-06.01

Mr. R. Stollings  
City Clerk  
City of Red Deer  
P.O. Box 5008  
RED DEER, Alberta

Dear Sir:

RE: NORTH-WEST SECTOR AREA STRUCTURE PLAN:  
PROPOSED AMENDMENTS TO THE LOCATION OF  
NEIGHBORHOOD AND DISTRICT RECREATION CENTRES

1. The North-west Sector Area Structure Plan was adopted by Council on 15th September 1980 as By-law No. 2689/80. This plan provides a broad planning framework for the undeveloped portion of the north-west sector of the City.
2. The policy for the provision of open space and educational facilities is to develop major open spaces in conjunction with school sites to form major Neighborhood and District Recreational Centres. The standards for the provision of these facilities have been devised by the School Boards, the Recreation Department and the Red Deer Regional Planning Commission and have been included in the draft Recreational Master Plan.

The current standard is the provision of one Neighborhood Recreation Centre for every 3200 people on a site between 4.8 ha and 5.7 ha in extent. This Centre would comprise a kindergarten to grade 9 (K-9) school operated by either the Separate or Public School Board and a set of standard outdoor facilities to be located in a park like setting. The standard for the provision of District Recreation Centres is one for every 12000 to 15000 people. This Centre would include a Senior High School designed specifically for community programming and a large range of outdoor recreation facilities.

3. In the North-west Sector Area Structure Plan four Neighborhood Recreation Centres are proposed to serve the four residential neighborhoods. It is proposed that one of the sites be a minimum of 6 ha in extent to accommodate a Public and Separate K-9 school and joint recreation facilities. Consequently provision has been made for four Public and one Separate K-9 schools to serve the ultimate population of 15,500 persons.

.... /2

## MEMBERS OF COMMISSION

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

Mr. R. Stollings  
February 23rd, 1981  
Page two

In addition a District Recreation Centre is proposed on a 20 ha site, immediately to the north of the Glendale Park residential area, which makes provision for a Public and Separate Senior High School in conjunction with Recreation facilities.

4. Since the approval of the Area Structure Plan several meetings have been held between members of the City Planning Section of the RDRPC, the School Superintendents, and representatives of the P.S.S., Recreation, and City Engineer's Departments to discuss future school and recreation development in the north-west sector of the City. In addition the Public School Board adopted a comprehensive planning report outlining existing problems throughout the City and recommending development priorities.

From the discussions it became apparent that there is a very high proportion of school going children in the Glendale and Normandeau areas. At present elementary students in the Glendale area are bussed to the North and Fairview schools, because of limited capacity in the Normandeau K-9 school. Consequently there is definite demand for one of the proposed K-9 schools in the Area Structure Plan to be re-located to the south of 77th Street.

5. It was therefore recommended that a portion of the proposed District Recreation Centre site to the north of Glendale Park be demarcated as a joint K-9 school site and that the Neighborhood Recreation Centre site to the north of 77th Street be enlarged and demarcated as a District Recreation Centre. This would permit early development of a K-9 school to serve Glendale and adjacent areas.

This proposal was fully supported by the School Superintendents and in the planning report adopted by the Public School Board it is proposed that the planning of a K-9 school to serve the Glendale area be initiated immediately with a target date for completion of construction by September 1984.

6. It is therefore recommended that the North-West Sector Area Structure Plan (By-law 2689/80) be amended by:
  - The demarcation of a portion of the present District Recreation Centre site as a Neighborhood Recreation Centre to accommodate a Public and Separate K-9 school, and the allocation of the remainder of the site for residential and open space development.
  - The enlargement and demarcation of the Neighborhood Recreation Centre site to the north of 77th Street as a District Recreation Centre.

These proposals are shown on Plan 6 (as amended February 1981).

Mr. R. Stollings  
February 23rd, 1981  
Page three

7. To give effect to the above recommendations I enclose an amending By-law in accordance with Section 135 of the Planning Act, 1977 for consideration by Council at its next meeting.

Yours truly,



CRAIG CURTIS  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

cc/lt

Enclosure

c.c. - Mr. Don Moore  
Recreation Superintendent

Mayor's comments

I would agree to the proposed amendment as outlined by Mr. Curtis in the above report.

"R.J. McGHEE"  
Mayor

# RED DEER REGIONAL PLANNING COMMISSION<sup>57.</sup>

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA T4N 5Y5

DIRECTOR:

NO. 5

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. 13.06.01  
22.15

February 24, 1981.

Mr. R. Stollings,  
City Clerk,  
City of Red Deer,  
P.O. Box 5008,  
Red Deer, Alberta.

Dear Sir,

Re: North-West Sector Area Structure Plan :  
Joint K - 9 School Site : Conceptual  
Development Plan

1. In my report of 23rd February, 1981 it was recommended that the North-West Sector Area Structure Plan (By-law No. 2689/80) be amended by:

"The demarcation of a portion of the present District Recreation Centre site as a Neighborhood Recreation Centre, to accommodate a Public and Separate K - 9 school and the remainder of the site be set aside for residential and open space development."

2. Concurrently with the amendment to the Area Structure Plan a Conceptual Development Plan has been prepared for the area outlined on Plan A. This has been done to facilitate early planning of a K - 9 Public School to serve the Glendale area.

The Study Area is approximately 20.1 ha. (49.8 acres) in extent, bounded by the Glendale Park residential area in the south, the proposed 64th Avenue arterial in the west, the proposed 77th Street arterial in the north and Northey Avenue in the east.

3. The major factors affecting development are shown on Plan A. As will be seen there are large areas of mature trees along the southern boundary of the site. In the Area Structure Plan, it is recommended that these areas be retained as part of a natural park adjacent to the school sites.

A portion of the western section of the Study Area is affected by the existing alignment of the C.P. railway line. If railway relocation does not take place, the total area will be reduced by approximately 2 ha (5 acres.)

MEMBERS OF COMMISSION

Cont'd ...../2.

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DODSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF AUX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINT EARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—IMPROVEMENT DISTRICT No. 10



The majority of the Study Area is fairly flat with the highest area in the north-west adjacent to the railway line. There are a number of areas which are topographically unsuitable for development, but these generally coincide with the areas of trees along the southern boundary, adjacent to Glendale Park.

A portion of the Study Area in the south-west, approximately 1.4 ha (3.1 acres) in extent is being developed as a major water reservoir, as recommended in the Area Structure Plan.

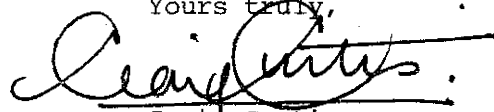
4. The Conceptual Development Plan is shown on Plan B. In this preliminary design it is proposed that Glendale Boulevard be extended to the north and east to link with Northey Avenue at 76th Street, immediately to the north of the proposed shopping centre.

The western section of the Study Area, approximately 11.6 ha (28.8 acre) in extent, has been demarcated as the Neighborhood Recreation Centre incorporating a Public and Separate K - 9 school and a range of recreation facilities, as outlined in the draft Recreation Master Plan. This site includes the reservoir site of 1.4 ha (3.1 acres), which has been designed to be developed as an integral part of the recreation facilities. The layout has been designed to remain viable, even if railway relocation does not occur, but the number of recreation facilities would be reduced as shown.

The eastern section of the Study Area has been demarcated for residential and open space development. An area of approximately 5.6 ha (13.8 acres) is proposed for medium density residential development. Development controls for this area will be the subject of a separate report. The areas of mature trees have been retained as open space along the northern boundary of the Glendale Park residential area.

5. The Conceptual Development Plan has been accepted by the School Superintendents and was approved by the Recreation Board at its meeting on 10th February. It is recommended that the plan be considered by Council at its next meeting, and be approved in principle, subject to the adoption of the By-law amending the North-West Sector Area Structure Plan.

Yours truly,

  
Craig Curtis,  
Associate Planner  
City Planning Section

c.c. Mr. D. Moore,  
Recreation Superintendent.

CC/hp  
Mayor's comments

I concur with the recommendations of the Planning Commission.

"R.J. McGHEE" Mayor

NO. 6

File: R-15451

February 11th, 1981

MEMORANDUM

TO: Mayor and Council

FROM: Recreation Board

RE: Sunday and Holiday Policy

At the February 10th meeting of the Recreation Board, the Sunday and Holiday Policy was reviewed and revisions approved by the Board for endorsement by City Council. The revised policy is attached hereto. There are three changes; sections 1., 7., and 8. have been revised. They formerly read as follows:

1. As a general rule, no public recreation facility shall be scheduled for youth group activity prior to 12:00 noon on Sunday. However, the Recreation Superintendent may give approval to such use if, in his opinion, the situation warrants relaxation of the rule.

7. Facilities will be closed for public skating and swimming on New Year's Day.

8. The appropriate facilities will be open for public activities such as skating and swimming on a "Sunday schedule" for all remaining holidays.

Section 1. has been changed because the policy has been eroded over time and it has now become common practise for other organizations to be granted use of facilities on Sunday morning, and it was felt that the change should reflect the current practise. The Recreation Board and Recreation Department will not sanction or endorse youth group activity prior to 12:00 noon on Sunday morning and Recreation Department sponsored programs would not be organized on Sunday.

In regard to Section 7., for the past two years, some of the facilities have been opened on New Year's Day experimentally, but the attendance does not warrant this. We believe there is however, a case for the community shelters and ski hill to be operated on a very limited basis in order to keep costs to a minimum.

In regard to Section 8., this change has the effect of cutting back on the hours of operation; it is felt that the service will still be available, but at considerably less cost, because of the restricted hours.

The Board would recommend approval of the revised policy.

Respectfully,

BILL CLARK, Chairman  
Recreation Board

DM:pw  
Attachment

CITY OF RED DEER RECREATION DEPARTMENT

60.

SUNDAY AND HOLIDAY POLICY

- Approved November 19/71
- Council Approved December 6/71
- Revised January 3/77
- Revised December 6/78
- Revised February 10/81

THE PURPOSE:

The purpose of this policy is to:

1. State the position of the Recreation Board in regard to program sponsorship on such days.
2. Establish the hours of operation for Sundays and Holidays.
3. Reduce Holiday operation costs.

THE POLICY:

1. The Recreation Board does not sanction or endorse youth group activity prior to 12:00 noon on Sunday, but will accept bookings from Community Organizations who wish to use this time for their programs.
2. The Recreation Department will not generally sponsor Sunday activity other than public skating and swimming, however, the Recreation Superintendent has the authority to authorize activity after 12:00 noon if circumstances warrant.
3. Recreation Department sponsored special events will be discouraged on Sunday.
4. All recreation facilities will be closed at 6:00 p.m. on Christmas Eve and remain closed on Christmas Day.
5. All recreation facilities will remain closed until 2:00 p.m. on Remembrance Day.
6. All recreation facilities will be closed on Good Friday.
7. That the major facilities will be closed for public skating and swimming on New Year's Day, but that the Community Rink Shelters and Ski Hill be operated from 1:00 to 4:00 p.m.
8. The appropriate facilities will be open for public activity such as skating and swimming on all remaining holidays, with times being allocated as follows: 1:00 - 4:00 p.m. - Family  
4:00 - 5:00 p.m. - Adults Only
9. Bookings will be accepted for any recreation facility on all holidays except Christmas Day, Good Friday and Armistice Day morning, however, there will be premium rental charge applied, sufficient to cover all additional staff costs in excess of normal rate.

Mayor's comments

I concur with the recommendations of the Recreation Board.

"R.J. McGHEE" Mayor

NO. 7

February 16, 1981

TO: CITY CLERK

FROM: CITY TREASURER

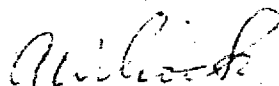
RE: ANNUAL MEETING OF THE ALBERTA MUNICIPAL FINANCING CORPORATION

The annual meeting of the above is to be held on April 27, 1981 in Edmonton.

It is necessary for City Council to consider appointing a person to represent the City at the above meeting. The following resolution is required.

"That \_\_\_\_\_ or designee be appointed to represent and vote the shares of the city of Red Deer at the annual general meeting of the Alberta Municipal Financing Corporation to be held on April 27, 1981 in Edmonton."

In past years Council has normally appointed the City Treasurer to attend the above meeting.



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

AW/jm

Mayor's comments

Recommend City Treasurer, A. Wilcock be designated the City representative to attend the above meeting.

"R.J. McGHEE"  
Mayor