

## A G E N D A

For the REGULAR MEETING OF RED DEER CITY COUNCIL,  
to be held in the Council Chambers, City Hall,  
MONDAY, NOVEMBER 24, 1975, commencing at 4:30 p.m.

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| 1) Bylaw 2282/O-75 | three readings          |
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| 3) Bylaw 2482/75   | three readings          |
| 4) Bylaw 2483/75   | three readings          |

UNFINISHED BUSINESSNO. 1

TO: COUNCIL

FROM: CITY CLERK

RE: PETITION FOR SPEED BUMPS IN LANE  
AT TERRACE PARK

Council will recall the above item was tabled to allow us to obtain the views of the property owners and residents of the alternate proposal by the Engineering Department to close the lane in question rather than install speed bumps. We have sent out survey letters and at the time of preparation of the Council Agenda had only received a small portion in return. An effort will be made to have this item placed on the December 8th Council Agenda.

"R. STOLLINGS"

NO. 2

TO: COUNCIL

FROM: CITY CLERK

RE: AMENDMENT TO FIRE BYLAW - STORAGE  
OF GASOLINE IN RESIDENTIAL BUILDINGS

Council will recall the above item was brought forward at the October 27 meeting of Council, and was tabled to enable the Fire Inspector, Fire Chief, City Solicitor and Alderman Donald to meet and review a draft amendment. The meeting has been held and the bylaw amendment which was initially submitted has now been revised and is re-submitted with this agenda for consideration of Council. Representatives of the Fire Department will be present at the Council meeting.

"R. STOLLINGS"



NO. 3

20 November 1975

TO: COUNCIL  
FROM: CITY CLERK

The following material appeared upon the November 10th Council agenda and was tabled for two weeks as we had received an indication there may be some opposition to closure of any existing right-of-ways.

We are given to understand that a number of interested persons in this area will appear before Council at 7 p.m., and wish to make representation to Council concerning this matter.

"R. STOLLINGS"



FEDERAL PIONEER LIMITED 3.

5727-53A AVE. P.O. BOX 738 RED DEER ALTA. T4N 5H2-346-4138

NO. 3

OCTOBER 20, 1975

APPLICATION TO THE RED DEER CITY COUNCIL ON BEHALF OF FEDERAL PIONEER

Federal Pioneer hereafter the company are seeking permission to erect a wire mesh fence around its property.

However due to the lot size it is impractical to fence off the actual boundaries due to access problems. The major points are discussed below accompanied with various requests. Find attached a sketch of the company property.

- 1) The property shape is irregular and the company request it to be straightened out into more of a rectangle.
- 2) The company believes that when the original purchase of the property was made, and parcel H was purchased by Harpers Metals at a later date there was a real overlapping of properties. It is believed the boundary lines were adjusted and in the process lost some of its area size.
- 3) The company has been using the city property for car parking over the past 20 years and would like an easement to carry on doing so.
- 4) Between parcel A and parcel H there is a 12 ft. walkway on the plan, which in actual fact is not used, except that the public and their automobiles come accross company property using the CPR rail crossing which is private for the company use only. It requests the walkway be discontinued.
- 5) The company would like to erect a wire mesh fence on its property, and on city property where cars are parked, to adjoin with Harpers Metals on parcel H.

K. G. BOOTH

Plant Manager  
FEDERAL PIONEER LIMITED

KGB/eim



PF 73-30

October 31st, 1975

TO: Mayor McGregor  
FROM: City Engineer

LAND EXCHANGE AND TEMPORARY USE -  
FEDERAL PIONEER LIMITED

Reference: Federal Pioneer letter dated October 20th, 1975

Federal Pioneer has requested Council to consider a number of proposals regarding their property west of the CP main line, abutting the riverbank.

At the present time, the office building of the firm encroaches on the City road allowance. In addition, the company has constructed a number of parking plug-ins on City property to the east and to the south of their parcel, and use this City land for parking vehicles owned by company employees. Access to their parcel is via a CP rail crossing for which the City is billed by CPR for maintenance.

Basically, the company wishes:-

- to acquire all the land on which their office building stands by carrying out a land exchange involving their parcel and an equal area of City road allowance;
- to acquire a strip of city road right of way adjacent to the adjusted boundaries, which, it is claimed, was lost to the company through previous manipulation of property lines;
- to formalize the arrangement whereby the Company has used City land at no charge for private vehicle parking;
- to close the existing 12.0 foot walkway north of their property; and
- to fence both their property and the adjacent City land.

From time to time discussions have taken place between the City and Federal Pioneer with a view to obtaining better site utilization. With the development of Great Chief Park, the time of construction of the proposed linear riverside park will be advanced, and the right of way currently used by Federal Pioneer as a parking lot will be utilized as parkland. It has been our view that the City should not sell riverbank for industrial or any other use, although we have no objections to temporary use of the area under a lease or similar agreement.

(Continued.....)

Mayor McGregor

- 2 -

October 31st, 1975

Part of the land desired by Federal Pioneer contains major water lines. We would not recommend that this portion of land be sold to the company, but we have no objections to a land exchange wherein Federal Pioneer obtains title to the land immediately under and adjacent to their building. We would suggest that a strip approximately 11.0 feet wide, extending from the east property line of Lot A to a point approximately 185 feet west of the east property line could be exchanged for a like amount of Federal Pioneer land, in the form of a triangle about 125 feet x 35 feet. This exchange would enclose the office building, yet not encroach on the utility alignments. Cost of survey and registration should be borne by the applicant, Federal Pioneer Limited.

The walkway is currently in use by school children and others who use the route via the railway crossing at Mile 0.60 Leduc Subdivision, Board of Transport Governor's Order No. 81949. Federal Pioneer wish to prevent the use of the CPR rail crossing by the public. We have no technical objections to closing the walkway, provided that the company henceforth pays all costs associated with the maintenance of the crossing, some of which have formerly been paid by the City. The pedestrians who use this crossing may suffer some inconvenience, however, and you may wish us to conduct pedestrian counts for the information of Council. If it is decided to close the walkway, the land could be leased to one of the adjoining properties.

Since the company has occupied City property over some years, and now wishes to formalize this arrangement, we would recommend that a portion of the rights of way east and south of their land be leased with a 60 day cancellation provision. Permission to fence the area could be given as requested, provided that the company would undertake to remove all improvements and relocate their parking within 60 days of notice of parks construction.

In summary, we would recommend:-

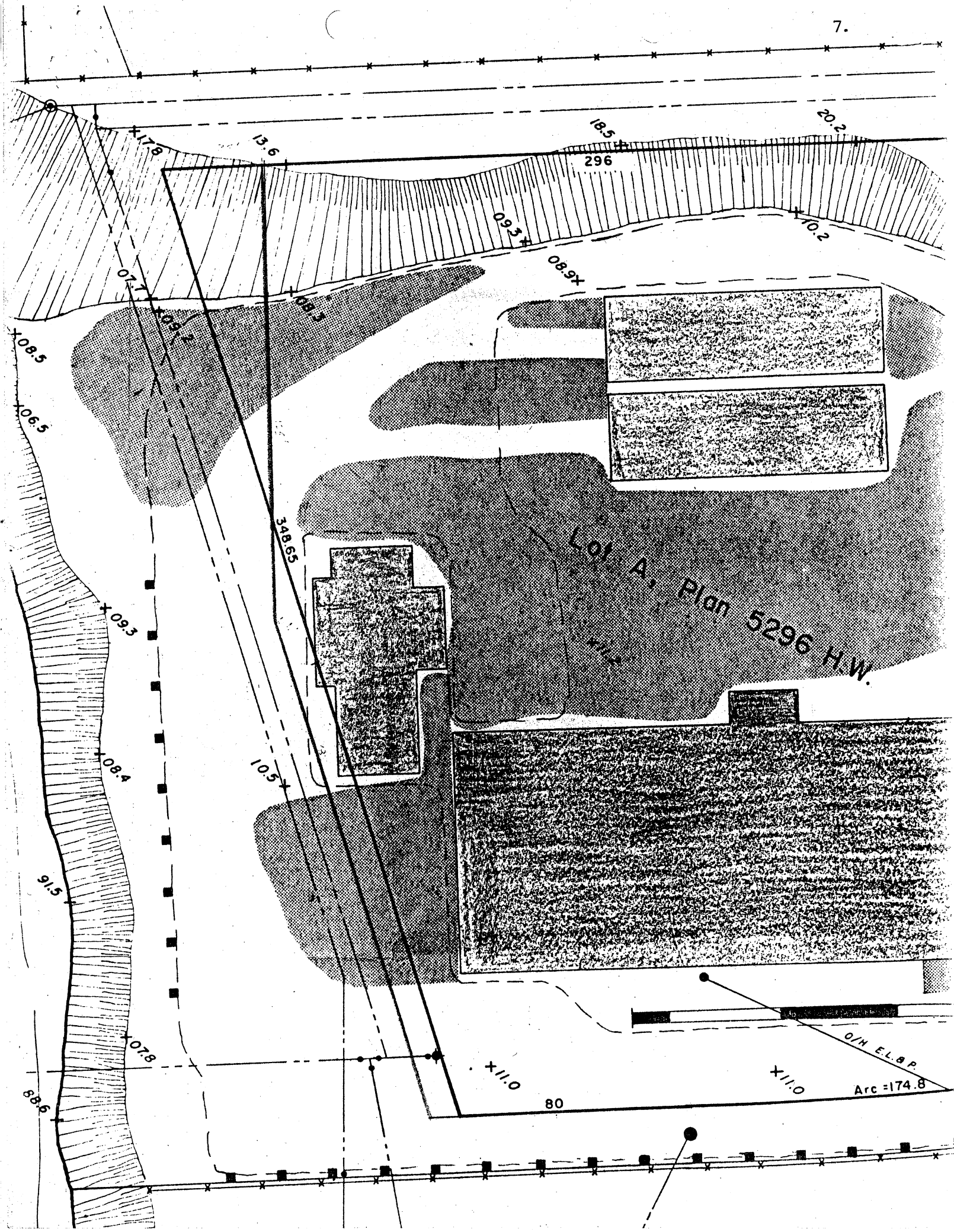
- a land exchange to resolve the encroachment of the Federal Pioneer building on City land, survey costs to be borne by the company;
- retention of land containing city utilities;
- leasing the balance of the land under the usual terms and conditions, including a 60 day cancellation clause;
- granting permission to fence the revised boundaries plus the leased area, provided the Company would remove all improvements and vacate the land on 60 days notice;
- closure of the walkway, with provision by the Company for city access to service City utilities in the walkway and at other locations; and
- all maintenance costs for the crossing at Mile 0.60 to be henceforth borne by Federal Pioneer.

NWN/jt

c.c.

City Assessor  
Planning Commission  
City Treasurer

R.J. MCGHEE, P. Eng.  
City Engineer



## RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

P.O. BOX 5002  
RED DEER, ALBERTA  
T4N 5Y5RED DEER, ALBERTA  
T4N 2N1

TELEPHONE: 346-3394

FILE No.

November 3, 1975

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

Dear Sir:

Re: Federal Pioneer Ltd.Please be advised that we fully support the recommendations  
outlined in Mr. McGhee's letter dated October 31, 1975.

Yours truly,

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

/mjlw

cc: City Engineer

## MEMBERS

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

November 3, 1975

TO: CITY CLERK  
FROM: CITY ASSESSOR

Re: Federal Pioneer Limited

Further to your memo of October 28th, 1975, may we advise no objections to the proposal subject to agreement by other City departments, Red Deer Regional Planning Commission and the owners of Parcel H agreeing to the disposition of the walkway.

Rather than an easement of a part of the road-way for private parking, would recommend City Council approve a license Bylaw for same.

Yours truly,



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

DJW/cg

Mayor's Comments

Concur with recommendations of the City Engineer and Assessor and suggest necessary Bylaws, etc., be prepared for Council's consideration at a future meeting. All property owners in the immediate vicinity of Federal Pioneer have been supplied with a copy of these reports and made aware same is to be considered November 10, 1975.

,"R.N. MCGREGOR"



REPORTSNO. 1

20 November 1975

TO: COUNCIL

FROM: MAYOR R.N. MCGREGOR

RE: DRAFT BRIEF TO BE SUBMITTED TO THE ENVIRONMENT  
CONSERVATION AUTHORITY ON THE PROPOSED RED DEER  
RIVER DAM

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Following is a draft Brief in respect of the above topic. If Council concur with the draft as submitted, it is recommended that a resolution be passed approving presentation of such Brief to the Environment Conservation Authority.

"R.N. MCGREGOR"  
Mayor

DRAFT BRIEF TO BE SUBMITTED TO THE ENVIRONMENT CONSERVATION AUTHORITY  
ON THE PROPOSED RED DEER RIVER DAM

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Environment Conservation Authority  
2100 College Plaza, Tower 3  
8215 - 112 Street  
EDMONTON, Alberta  
T69 2M4

ATTENTION: Dr. W. Trost, Chairman

Dear Dr. Trost and Members:

As a member municipality of the Red Deer Regional Planning Commission, the City of Red Deer concurs with and supports the brief of this Commission and wishes to add the following comments.

Council of the City of Red Deer has, for the past number of years, requested the Provincial Government for assistance in providing for flow control and improved quality of water in the Red Deer River. It is the opinion of our Administration and Council that this control is needed in order to provide an assured supply of water to our City for normal growth potential.

In 1971 Council authorized the expenditure of some 3 million dollars to upgrade sewage disposal procedures in an endeavour to elevate the dissolved oxygen content of the River rather than to continue with the lagoon system of sewage disposal. This plant was completed and in operation by the Fall of 1973.

In March of 1973, our previous Mayor and Council presented the following request to the Provincial Cabinet outlining as one of its highest priorities, a solution to improved flow and quality of water in the Red Deer River.

"The future state of our River also is high on our list of priorities. The Red Deer River is the only major waterway in Central Alberta. It serves only three major communities at present: Sundre, Red Deer and Drumheller. However, in late Fall and Winter, the flow is very low. For instance, in 1972 the flow was reduced to 90 c.f.s. on several occasions. When you consider that the bed of the River is over one hundred feet wide at our water intake, you can appreciate our concern. We have recently invested a half million dollars in improving and increasing the capacity of our water treatment plant.

Also, there is the matter of sewage treatment; although we are presently spending three million dollars to upgrade our plant to meet the requirements of the Department of Health,

## Environment Conservation Authority (2)

this also is in direct relationship with the River flow. The U Tube aeration experiment the Government installed just down River from Red Deer, was successful in raising the oxygen content of the water to some degree, but again the amount of water in the River is important. Consider the potential of this River if the flow could be improved by diversion or storage of spring run-off. It might encourage further development in many other places along its banks. It could also provide the potential for a unique Provincial riverside park extending through one of the finest Prairie canyons."

Since the presentation of this brief, we have been given to understand that a pipeline is to be constructed to supply water from the Red Deer River to the communities of Innisfail, Bowden, Olds, Didsbury, Carstairs and Crossfield. We support this proposal but at the same time this creates additional concern to our City with respect to very low winter flows and quality of water that exists now.

The City is currently expending a further million dollars for expansion of our Water Treatment Plant to meet our growth anticipated in the next five years.

With the periodic very low winter flows, one could even surmise that there is a possibility of a zero flow occurring. This could be for a short or extended period. The zero flow could occur if the River froze solid or the flow was remote from the City's intake structure.

By expending huge sums of money and using a large amount of land, the City could ensure a water supply by its own storage facilities.

We believe the problem should be solved on a total regional basis rather than each area attempting to independently solve its problems.

We fully realize from the studies now completed under the competent direction of Mr. A. McPhail, Project Director, that a number of disadvantages regardless of the chosen site, may be experienced. However, in reviewing the conclusions and recommendations as outlined in the summary report, Council of the City of Red Deer supports the program and respectfully requests the Authority to recommend to the Provincial Cabinet, an early start on the project for the economic well being and future of Red Deer and Central Alberta.

Yours truly,

R. N. MCGREGOR,  
Mayor

RNM/pml

NO. 2

20 November 1975

TO: COUNCIL

FROM: MAYOR MCGREGOR

The following report was considered at the November 10th meeting of Committee of the Whole of Council, and was referred back for clarification and recommended resolutions on the open agenda.

Draft resolutions appear following the report.

"R.N. MCGREGOR"

Mayor

File No. R-4951

October 29th, 1975.

TO: MAYOR MCGREGOR AND CITY COUNCIL

FROM: RECREATION BOARD

Re: Area East of Great Chief Park.

As directed by Council, the Recreation Board Committee, supplemented by representatives of the Folk Festival Society, met on October 7th.

The main purpose of the meeting was to review the reports of the Department of the Environment and select one of four alternatives for development of the water based recreation facilities in the area and to give the Folk Festival Society direction, so they could proceed with a tentative design of sufficient detail to submit to the Planning Commission and the Department of the Environment for approval of the concept. A copy of the minutes of this meeting is attached for information of Council.

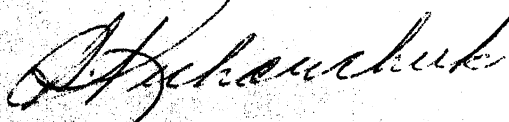
The following course of action was proposed by the Committee and has been endorsed by the Recreation Board.

The alternatives for development of the water based aspect of the project is complex and therefore, representatives of the Department of the Environment will be on hand to answer any questions Council may have. These people can also answer questions in regard to the Provincial assistance, available for development of the water base for the park.

Regardless of whether or not the Folk Festival Society is successful in meeting the requirements that have been set for them, including the financing, the park development should continue and therefore the Board asks Council to give approval to recommendations 1 and 2 of the Committee and ratification of the action of the Committee on items 3, 4 and 5.

The attached report from the Recreation Superintendent, indicates how respectfully the City portion would be financed.

Respectfully,



HARRY KUHARCHUK, Chairman,  
Recreation Board.

HK:kk

Attached

Minutes of a meeting of the Great Chief Park Extension  
Committee held Tuesday, October 7th, at 7:30 P.M. in  
the Recreation Centre.

15.

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**PRESENT:** Earl Dean, Bryan Potter, Mel Kraft, Al Kirkwood, Bob Jewell,  
Don Moore, Lloyd McMurdo, John Vlchek, John Murray, Lloyd Graff,  
Erwin Comis.

**ABSENT:** Clabyn Hood, Bob McGhee, Djamshid Rouhi, Bob Cundy, Jim Young.

Don Moore reviewed the history of the Committee, which had not met since January. He reported that the final report from the Department of the Environment had been received at approximately the same time that the City had been asked by the Folk Festival Society, to provide them with a lease option on the area for development of the Folk Festival Village. It was agreed that the purpose of the meeting was to select one of four alternatives proposed by the Department of the Environment for the water based aspects of the park and to give direction to the Folk Festival Society so they may proceed with their tentative design and meeting of the requirements that had been set for them.

Mr. Earl Dean of the Department of the Environment, Water Resources division then reviewed the history of the Government's involvement in the project and the work that had been done in preparing the report. He emphasized that the City must resolve the land use and give direction as to which course of action they propose to follow. He noted that the bridge crossing proposed for the sight, had delayed the final report and he emphasized that there may be damage to treed areas depending on which alternative was chosen.

Mr. Dean then reviewed the Government policy of supporting water based recreation area development, noting that the Government would supply the preliminary engineering as they had done and following approval of the project, they would do all detailed engineering, supervision of construction and pay 50% of the capital cost, exclusive of land costs. He noted that the City would be responsible for the operation and maintenance and must assume all liability and that the project was licensed in the name of the City. He further noted that the Government would only share the City's contribution and would not match grants received by the City from other Governments. It was suggested that the project could be phased, but he cautioned that the rate of inflation was an important factor.

Bryan Potter, Chief Engineer for the project, then reviewed the report summarizing the various alternatives as follows:

1. The first alternative was to excavate the south ponds and fill to the desired level in the hope that the area would retain water. He noted that the information was incomplete, but there was evidence to show that "piping" could occur, which would later require a placement of an

impervious barrier. He described this alternative as a gamble and although the cost of \$103,680.00 was the least expensive alternative, it was not recommended.

2. The second alternative required the same work as #1. However, there would be an impervious barrier placed in the form of a trench around the south pond, which would be backfilled by an impervious slurry. It was noted that the depth of the bed rock was not completely known and there were two alternatives. Alternative A being the excavation of a trench with verticle walls, which he felt under the soil conditions that existed, would not be practical. Alternative B was to excavate a trench with a 1 to 1 slope. The cost of alternative A was \$142,888.00 while alternative B would be \$240,011.00 due to the increased excavation and backfill required.

3. The third method would be the placement of a plastic membrane and the report indicated the various costs of assuming that only a trench would be required or a greater cost if a 1 to 1 slope was required, increasing if a 2 to 1 slope was necessary. It was noted that there was a risk of the plastic popping from the external water pressure and an even greater risk if the pond was drained for maintenance at a later date. Neither Mr. Potter nor Mr. Dean felt that this was a desireable course of action to follow.

4. The fourth alternative was the placement of a clay lining in the pond areas and a cutoff trench with compacted clay or a membrane on the slopes.

In light of the information on hand, it was recommended that the most realistic approach to the problem with the fewest unforeseen problems was alternative 2.B at a cost of approximately \$240,000.00.

A discussion then followed on the possibility of utilizing the design that had been prepared prior to the knowledge that the bridge was to be located on this site. It was noted that the overall cost, using alternative 2.B would be \$295,000.00 as noted on page 7 of the level 1 report. It was agreed by those present that this would be highly desireable and that the project could be done in stages with the ponding and lagoon areas on the south west of the area being undertaken as Phase 1 and the connecting channel and ponding on the north east area developed at a later date. It was noted that this would be dependent on the bridge design and that Bob McGhee had indicated there would be no difficulty in flying the bridge over the area, except in the immediate connection with Kerrywood Drive.

The matter of the channel connecting the two was discussed and it was suggested that this could be clay lined and would not require an impervious trench or could be an open concrete or steel channel, suitable for canoeing. A lengthy discussion followed on the various requirements for the area. Fish and Game emphasized their interest in a ponded area suitable for stocking fish. It was noted that the depth of ponding on the site, the fish would not likely winter. However, this was not seen as a problem. Mel Kraft noted that it had become common practice to stock some

areas on a number of occasions through the summer. The Folk Festival representative saw no problem in tying in the fish pond areas with the Folk Festival concept.

It was suggested that the water area may be too large. However, it was emphasized that the canoeing potential would be seriously affected if there were any less water.

Mr. Dean noted that the Folk Festival Society, should review the proposed plan with Mr. Scott McClure of the Standards and Approvals Division of the Department of the Environment. Mr. McClure will be in Red Deer for a conference on October 28th, 29th and 30th. Mr. Dean advised that he would put Mr. McClure in touch with Mr. Murray at that time.

Don Moore presented a proposed course of action, which was amended to read as follows:

1. That the Committee recommend to the Recreation Board and City Council, that the entire area be utilized as outlined in the level 1 report of the Department and that the bridge be constructed in a manner that would facilitate total use of the site.

2. That Council be asked to commence negotiations for an immediate start on the development of the water areas project, as a joint project of the Department of the Environment and the City of Red Deer, in accordance with proposal 2.B of the report, but including the ponding area on the north east as Phase 2.

3. That the Folk Festival Society, develop a site plan of sufficient detail to submit to the Planning Commission and the Department of the Environment for approval in principle.

4. That the design include provisions for the fish ponds, canoe storage and rental, skating, cycling paths, concessions and wash-rooms.

5. That the design incorporate parking for canoeing and snowmobiling and a launching point for both adjacent to the river.

It was moved by Lloyd McMurdo, seconded by Al Kirkwood, that the proposed course of action be adopted.

Motion carried.

Mr. Dean noted that, all of the water based areas must be accessible to the public at all times and at no cost, if the Provincial Government was to be involved in the development. This was seen to be no problem, although as a service to the public, there may be rental canoes, rental fishing rods, etc available.

It was agreed that the actions of the committee, be brought to the attention of the Recreation Board and City Council as soon as possible.

Meeting adjourned.



October 30th, 1975.

TO: MAYOR MCGREGOR AND CITY COUNCIL

FROM: RECREATION SUPERINTENDENT

Re: Financing of Area, East of  
Great Chief Park.

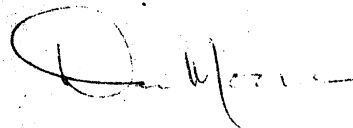
The estimates of the Department of the Environment alternative 2B in the amount of \$240,000.00, would be cost shareable on a 50 - 50 basis. In the Recreation Department long range plan, the preliminary planning and some work on the site, was provided for in the 1975 portion of the seven year plan. The amount available is \$35,000.00. The City also has available in trust, the amount of \$15,000.00 from Mr. Hugh Bower and the Fish and Game Association are prepared to pledge support.

The seven year plan includes a sum of \$200,000.00 in the year 1981, for more extensive work on this site. Since assistance is now available, I would recommend that negotiations with the Province commence immediately, with the City share of \$120,000.00 to be handled as follows:

|   |                  |
|---|------------------|
| 1975 Seven Year Plan                        | \$35,000.00      |
| Trust Fund                                  | 15,000.00        |
| Other Community Contributions               | 5,000.00         |
| Balance Moved forward in<br>Seven Year Plan | <u>65,000.00</u> |
|   | \$120,000.00     |

An adjustment to the recreation portion of the seven year plan, will be required. However, this is not seen to be a major problem, since it is now apparent that our recoveries through Government grant for projects already approved, will be greater than anticipated and therefore the amounts provided in the plan for 1975 - 76 and 77, is probably greater than required.

Respectfully,



DM:kk

DON MOORE,  
Recreation Superintendent.

## PROPOSED RESOLUTION RE: GREAT CHIEF PARK PROJECT

- 1) That City Council endorse the action of the Great Chief Park Extension Committee as outlined in the minutes of October 7th on page 3 item 3 to 5 inclusive with an understanding that the Folk Festival Site plan submission be submitted to the Planning Commission and Department of Environment through the Committee, the Recreation Board and Council.

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- 2) That if economically feasible the entire area be utilized as outlined in the level one report and that the bridge be constructed in a manner that will facilitate total use of the site.
  - 3) That Council authorize immediate negotiations with the Provincial Government for the joint development of the area as a water based recreation area in accordance with proposal 2B of the report of the Department of the Environment, but seeking inclusion of the ponding area on the northeast as a second phase at some future date.

November 19th, 1975.

NO. 3

TO: MAYOR MCGREGOR AND CITY COUNCIL  
FROM: RECREATION BOARD

Re: Appointment of Architect for Senior Citizens Drop-in  
Centre and development plan of Recreation Site.

The Recreation Board has agreed to endorse the appointment of Stevenson Raines as the City Architect for this project. We understand that proposals were reviewed by the Senior Citizens Drop-in Centre Committee and that this firm was considered the best qualified to undertake this work. Dr. Stuart Fleming, Chairman of the Committee, will be in attendance at Council to answer questions in regard to this decision. We would recommend that a standard contract be entered into with this firm and the City for completion of the architectural work for the Centre at a fee of 7%, with a clause requiring them to redesign at no additional cost to the City if the tender price exceeds the budgeted amount of \$350,000 including fees and services.

The Board would also recommend that this same firm be engaged to replan the site in accordance with the attached design requirements.

A copy of the preliminary summary of requirements is also attached for information of Council.

Respectfully,

HK:kk

HARRY KUHARCHUK,  
Chairman.

Attached

SUMMARY OF REQUIREMENTS FOR THE  
SENIOR CITIZENS DROP-IN CENTRE

November 17, 1975.

The following is a consolidation of discussions to date on the space requirements, space relationships and general standards.

GENERAL DESCRIPTION OF PROJECT

The purpose of the project is to provide a drop-in centre for senior citizens in a park setting with a friendly atmosphere and a diversity of opportunity.

Emphasis should be placed on the drop-in or informal environment. However, the opportunity to engage in a diversity of individual or group activity should be provided, as should facilities suitable for total services to seniors such as financial, health and social service counselling.

The facility must also meet the needs of the adjacent park and the outdoor recreation facilities contained therein, including lawn bowling, family and competitive skating, horseshoes, etc.

Although alternative locations on the site may be considered, the area to the south of the skating oval and bowling greens is the choice of the planning committee.

The design and finishes utilized, should be complimentary to and compatible with the existing architecture and should maximize advantages of the park setting. The specific problems of the aged and infirm should be considered paramount.

The total available funds for the project is \$350,000 including architects fees.

1. A lounge and dining area for 40 to 50 persons  
(700 square feet)

- high quality decor and environmental control
- exposure to the south

- well glazed
- access to patio
- view of park and gardens
- served by kitchen
- easy access to washrooms
- expandible if possible
- fireplace
- adjacent to dance area, games room
- quiet area for reading
- table games area

2. A games room for active games

- in view of lounge
- ground floor

3. A social and multipurpose hall to accommodate 250 people

- used for dancing, socials, carpet bowling, bingos, large banquets, keep fit, yoga, etc.
- storage for extra tables and chairs
- portable stage
- in view of and connecting to lounge but with removable soundproof separation
- well glazed with view of park
- possibly overlooking oval and bowling green
- adequate lobby and cloakroom space
- easy access to washrooms
- served by kitchen
- divisible by means of soundproof folding doors.

4. A kitchen and servory

- located to serve the lounge, and social hall
- possible serving of speed skating and lawn bowling concession requirements
- located to facilitate receipt of supplies and dispensing of prepared meals to delivery vehicles

- 3 -

- designed for preparation of 40 - 80 meals
- warming accommodation for 200 meals.

5. A combined meeting and board room for maximum of  
30 people

- high quality decor
- designed for multipurpose use
- glazed interior and exterior

6. An arts and crafts room for up to 20

- suitable for clean small crafts
- counselling potential

7. An office

- adjacent to entry with "friendly" reception desk
- suitable for building operator/manager and secretarial help

8. Areas to meet the needs of bowlers and skaters (see attached)

9. There should be an unfinished basement area

OTHER CONSIDERATIONS

1. There should be adequate storage and ~~service areas~~ to to facilitate efficient operation and maintenance.
2. A small infirmary should be provided in close proximity or connected to the office.
3. Consideration should be given to designing large lobby area required for major gatherings for other use such as crafts during the day or less active times.
4. A telephone communication system is required.

- 4 -

5. There should be provision for exhibition areas.
  6. Should the building be on more than one level, there should be consideration of the relative merits of ramps and elevators.
  7. The unsightly shopping centre to the north should be considered when planning building and park.
  8. A pleasant focal point such as a fountain should be considered.
  9. Aquaria, planting, etc should be incorporated.
  10. The lower area may be suitable for "messy" crafts, dart room, additional lavatories, carpet bowling, keep fit and mechanical.
- \* \* \*

- 4 -

5. There should be provision for exhibition areas.
  6. Should the building be on more than one level, there should be consideration of the relative merits of ramps and elevators.
  7. The unsightly shopping centre to the north should be considered when planning building and park.
  8. A pleasant focal point such as a fountain should be considered.
  9. Aquaria, planting, etc should be incorporated.
  10. The lower area may be suitable for "messy" crafts, dart room, additional lavatories, carpet bowling, keep fit and mechanical.
- \* \* \*



SUMMARY OF REQUIREMENTS FOR THE  
SKATING AND LAWN BOWLING COMPONENTS OF  
THE SENIOR CITIZENS DROP-IN CENTRE

November, 1975.

INTRODUCTION

The following is a preliminary assessment of the needs of skaters, speed skaters and lawn bowlers, in the proposed new building.

1. A combination public skate change area and bowlers lounge for not less than thirty people, with rink level access to the ice. There should be access from outside and a securable connection with other parts of the building.

2. Public lavatories adjacent to above. Access from both the park and building an asset, particularly in summer.

3. A concession area, mini kitchen and control centre, with access to the public area.

4. A male and female change room or cubicles for skaters.

5. Storage or lockers for skates, skate maintenance equipment and uniforms, lawn bowling equipment and other park materials.

6. An ice maintenance and park maintenance storage area for ice flooder, scrapers, greens maintenance supplies and equipment.

In addition to the above space requirements, the following should be considered:

1. Access to a room suitable for instruction or showing of films.

2. Access to a room suitable for fitness testing and training.

3. Occasional access to a larger area for meet officials, coaches and visiting skaters.

4. Ideally the building should be so located as to provide a balcony overlooking lawn bowling, speed skating and other park activity. Consideration should be given to locating and designing this balcony so as to facilitate timing, judging, recording and control, during skating meets or bowling competition. There should be access to the balcony from the activity areas and a public address system should be provided, for meets and competitions and music for skating and other purposes.

- 2 -

5. The oval or greens, should be in view of the public skate change/lounge area.

6. Finishes to all areas should be as durable and maintenance free as possible.

7. Special consideration should be given to solving the problem created by foot traffic bringing snow, mud and dirt into the building, so that the area can be as clean and safe as possible.

SUMMARY OF REQUIREMENTS FOR  
THE REDESIGN OF THE RECREATION CENTRE PARK

November, 1975.

INTRODUCTION

The original concept of a functional attractive and comparatively passive recreation park, requires replanning and reorganization in light of change.

It must be emphasized, that immediate implementation of any plan is unlikely, but the prospects of a series of mini projects being undertaken over a period of time is excellent.

Consideration should be given to the following:

1. The original basic concept should be retained.
2. The original development concepts as developed by G.R. Beatson Associates, should be incorporated including outdoor checkers, a special childrens play area, downtown business lunch area.
3. The Senior Citizens Drop-in Centre and related landscaping must be incorporated.
4. The new museum and related landscaping must be accommodated.
5. Parking should be redesigned.
6. A turf irrigation plan should be considered.
7. Access to public lavatories from the park, should be provided.
8. Future expansion of the existing Recreation Centre should be provided for.
9. The problems of integrating the site with the adjacent unsightly commercial property, should be solved.
10. Top quality horseshoe pitch development must be provided, (see standards previously set).
11. Drinking fountains should be provided.

- 2 -

12. A firepit suitable for year round use should be provided.
13. Other <sup>Story Telling Area</sup> passive and family outdoor activities should be considered, such as lawn darts, shuffleboard, lawn croquet, etc.
14. Unique and pleasant focal points and/or planting should be provided.
15. Placement of special floral or other horticultural displays, particularly those that might be developed and maintained by seniors should be planned.
16. Habitat for birds and fish would be an asset.
17. A form of active wildlife display should be considered.
18. Historic or Natural History display, could be a feature.
19. A trails terminal or centre should be considered.

Mayor's Comments

As the above named architectural firm did the original layout for the Recreation Site would concur with the recommendation of the Recreation Board.

"R.N. MCGREGOR"  
Mayor

NO. 4

November 19th, 1975

TO: City Clerk  
FROM: City Engineer

Alberta Transportation is planning to change the speed limit on Highway 2A from Highway No. 11 to the city limits, and have proposed we change our speed limits from the city limits to 67 Street to correspond with theirs, so there will continue to be a gradual and integrated speed limit change from 67 Street to Highway 11.


The existing speed limits posted for northbound traffic is 40 m.p.h. from just north of 67 Street to 71 Street, 50 m.p.h. from 71 Street to 76 Street, and 60 m.p.h. from 76 Street to Highway 11.

The existing speed limits posted for southbound traffic is 60 m.p.h. from Highway 11 to just north of 71 Street, and 40 m.p.h. from just north of 71 Street to just north of 67 Street.

The proposed speed limits requested are 50 m.p.h. from Highway 11 to 76 Street, 40 m.p.h. from 76 Street to just south of 68 Street, and 30 m.p.h. from just south of 68 Street to 67 Street.

We have studied the proposal and recommend that Council revise the bylaw to accommodate the Alberta Transportation requested signing.

Please find attached two maps - one showing the existing signing, and one showing the requested signing.

  
R.J. MCGHEE, P. Eng.  
City Engineer

AH/jt

Mayor's Comments

In view of the development taking place in the Northland Industrial area, resulting in a much greater traffic flow, we would concur with the Engineers recommendation. If acceptable to Council, it will be necessary to amend the schedules to our existing Traffic Bylaw and in this regard a draft amendment will be included with this agenda.

"R.N. MCGREGOR"  
Mayor

NO. 5

November 20, 1975

TO: CITY COUNCIL

FROM: RED DEER INDUSTRIAL AIRPORT COMMISSION

At the Airport Commission meeting of November 19, 1975 the matter of the installation of a transformer on the north side of the ramp at the Red Deer Industrial Airport for the purpose of supplying electricity to the T Hangar Area received consideration and the following resolution pertaining to this matter was passed by the Airport Commission

"That the Airport Commission recommend to Council of the City of Red Deer the installation of a transformer as soon as possible at the north side of the ramp area at the Red Deer Industrial Airport by Calgary Power Limited for the sum of \$3,750. excluding trench work, compaction, refill, black topping, etc. and the cement pad for the transformer which it is recommended be undertaken by City forces at an estimated cost of \$1,200.

The Airport Commission recommend that the total amount of \$4,950. (Calgary Power Limited portion \$3,750. city portion \$1,200.) be provided for in the 1976 Airport Budget.

The Airport Commission further recommend the annual land lease rental rate be increased from 3¢ per square foot to 4¢ per square foot and as recommended by the Airport Manager this date."

The aforementioned recommendation is being respectfully submitted and I would be pleased to answer any questions members of Council may have relative to the aforementioned matter.

Yours sincerely,

Alderman N. McKenzie  
Chairman  
Red Deer Industrial Airport Commission

NO. 6

November 19, 1975

TO: Mayor and Council

FROM: Recreation Board

RE: NORTH RED DEER COMMUNITY CENTRE

At a special November 18th meeting of the Recreation Board a copy of a letter addressed to City Clerk from Mr. Harold Dawe was reviewed. This letter had been previously dealt with and endorsed by the North Red Deer Project Steering Committee.

As noted in Mr. Dawe's letter the prospects of special Provincial funding is remote and we now require reaffirmation of Council's commitment to the project and a firm commitment to contribute as much as \$400,000.00 for those costs that are beyond the support attainable from the Department of Education or supplementary requisition.

Members of the Committee including the Recreation Superintendent will be on hand to answer any questions.

Respectfully,

HARRY KUHARCHUK

HK:pm



# RED DEER PUBLIC SCHOOL DISTRICT No. 104

Offices: 4747 - 53rd Street

Phone 347-1101

RED DEER, ALBERTA

T4N 2E6

JAMES W. MUZA  
Secretary-Treasurer

G. H. DAWE  
Superintendent of Schools

November 7, 1975

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

Dear Mr. Stollings:

Reports from Edmonton indicate that the request for a special grant of \$200,000 towards enlarged facilities in the North Hill Community and School project has been referred by the Department of Education to the Social Planning Committee of Cabinet. Apparently this referral means that there can be no decision on the request for two or three months.

The School District finds itself in a difficult position for two reasons. In preparing plans and specifications on which to call for tenders the School District must know definitely whether or not the desired additional facilities on which to build a true community school can be financed. Secondly, by direction of the School Buildings Board, the School Board must have assurance that the total funds required to complete its building program will be available. In other words, the School Board does not have the authority to proceed towards the calling for tenders and it will not receive approval to award a contract before the total financing of the project is determined.

Cont'd.



Mr. R. Stollings  
November 7, 1975  
Page Two

Under the agreement signed by the City and the two School Boards it has been stated that "The City covenants and agrees to pay to the Red Deer Public School District No. 104 up to the sum of \$400,000 to assist in the construction of its said school facility, upon approval of plans and financing by all approving authorities". However, it does seem to be desirable, and, perhaps, necessary to have a written statement from the City of Red Deer that it will pay to the Red Deer Public School District No. 104 as much as \$400,000 to cover the unsupported costs of the project, regardless of whether or not a special grant of \$200,000 is forthcoming from the Department of Education or from some other source in the Provincial Government.

The architect has based his estimates at \$38.00 per square foot exclusive of fees, furniture, and equipment. The total cost for which the School District must arrange financing is as follows:

|   |               |
|---|---------------|
| Building only @ \$38 per square foot                  | \$ 1,594,100  |
| Architect fees @ 7%                                   | 111,587       |
| Furniture and equipment                               | 83,900        |
| Site costs to Red Deer Public School District No. 104 | <u>56,437</u> |
| Total cost  | \$ 1,846,024  |
| Maximum support from Department of Education          |               |
| 35,500 sq. ft. @ \$29                                 | \$ 1,029,500  |
| Local cost  | \$ 816,524    |

These figures are based on the sketch plans and preliminary specifications submitted to the School Buildings Board and tentatively approved by that Board. There may be some minor revisions.

This local cost must be financed by local authorities; that is, by the Red Deer Public School District No. 104 and the City of Red Deer, if the project is to proceed.

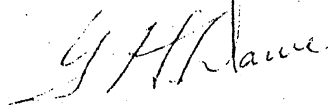
Cont'd.

Mr. R. Stollings  
November 7, 1975  
Page Three

We shall appreciate assurance that the City is prepared to provide its share of the local cost, regardless of whether or not there is any special assistance from the Provincial Government. Will you please place this item before City Council at their next meeting?

Thank you very much.

Yours sincerely,



G. H. Dawe,  
Superintendent of Schools.

GHD/kb

Mayor's Comments

In view of Council's earlier decision, would recommend Council confirm a total commitment of \$400,000.00 subject to receipt of final approval from the Local Authorities Board after expiration of advertising date.

Recreation Director will clarify the effects of this expenditure as it relates to the 7 Year Capital Plan.

"R.N. McGREGOR"  
Mayor

NO. 7

DATE: November 17, 1975

TO: Mayor McGregor

FROM: City Treasurer

RE: Short-Term Borrowing Bylaws 2482-75 and 2483-75

Attached are the above noted bylaws which require Council approval.

The two bylaws provide the authority to incur short-term indebtedness in 1976. Bylaw 2483-75 authorizes the borrowing of up to four million dollars to provide interim financing for developing subdivisions and/or constructing capital projects. Bylaw 2482-75 authorizes interim financing for current expenditures for up to one million dollars pending receipt of tax revenues for 1976.

The two bylaws provide for a total borrowing of five million dollars. This is a provision only. Borrowings will depend on the actual amount of overdrafts.



A. Wilcock  
City Treasurer

AW:mg

Att'd.

NO. 8

17 November 1975

TO: CITY COUNCIL

FROM: CITY ASSESSOR

RE: Lease of City Owned Farm Lands

- |                                    |           |
|------------------------------------|-----------|
| 1. Pt. of N.E. 1/4 Sec. 33-37-27-4 | 78 Acres. |
| 2. Pt. of S.W. 1/4 Sec. 32-38-27-4 | 124 Acres |
| 3. Pt of N.W. 1/4 Sec. 32-38-27-4  | 97 Acres. |
| 4. Pt. of S.E. 1/4 Sec. 31-38-27-4 | 55 Acres  |
| 5. Pt. of Lot 5, Plan 6604 M.C.    | 26 Acres. |

(Please see attached map for location of above sites as listed.)

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Further to the advertisement for Tenders to lease the above described City owned farm lands, we recommend the following tenders for Councils consideration and approval.

1. Pt. of N.E. 1/4 Sec. 33-37-27-4.

Three identical tenders of \$21.00/acre were received for this parcel, one of which was Mr. Jack Bodwell of R.R.# 3, Red Deer, who has leased this land on a yearly basis from the City since May, 1972.

We recommend that Mr. Jack Bodwell be granted this lease for the year of 1976 based on his past performance and co-operation in previously working this land.

The monies to be received for 1976, based on \$21.00/acre for the lease of 78 acres, would be \$1,638.00, payable on signing of a lease agreement.

2. Pt of S.W. 1/4 Sec. 32-38-27-4.

Two Tenders were received, one of which was not a cash/acre tender but a crop sharing bid, therefore it was not considered.

We recommend that the tender of \$16.94 per acre by Mr. Robert S. Edgar, Box 505, Red Deer, be approved for a one year term.

The monies, payable on the signing of a lease agreement for 124 acres would be \$2,100.00.

- 2 -

3. Pt. of N.W. 1/4 Sec. 32-38-27-4

Recommend that the highest of two tenders received, which was 23.50/acre from Mr. Robert S. Edgar, Box 505, Red Deer, be approved for a one year term.

The monies, payable on the signing of a lease agreement would be \$2,280.00.

4. Pt. of S.E. 1/4 Sec. 31-38-27-4. (Hayland)

Recommend that the tender (only one received) from Mr. W.F. Milni of R.R.# 1, Red Deer, for \$8.25/acre be approved for a one year lease. The monies to be paid on the signing of a lease agreement for 55 acres, would be \$453.75.

5. Pt. of Lot 5, Plan 6604 M.C.

Although the tender (only one received) for \$5.00/acre, from Mr. J.P. Roth of Red Deer, is considerably lower than expected, we recommend he be granted a one year lease on the premise that the City would have to contract out, or have its own crews control the growth of weeds on this land for the coming year.

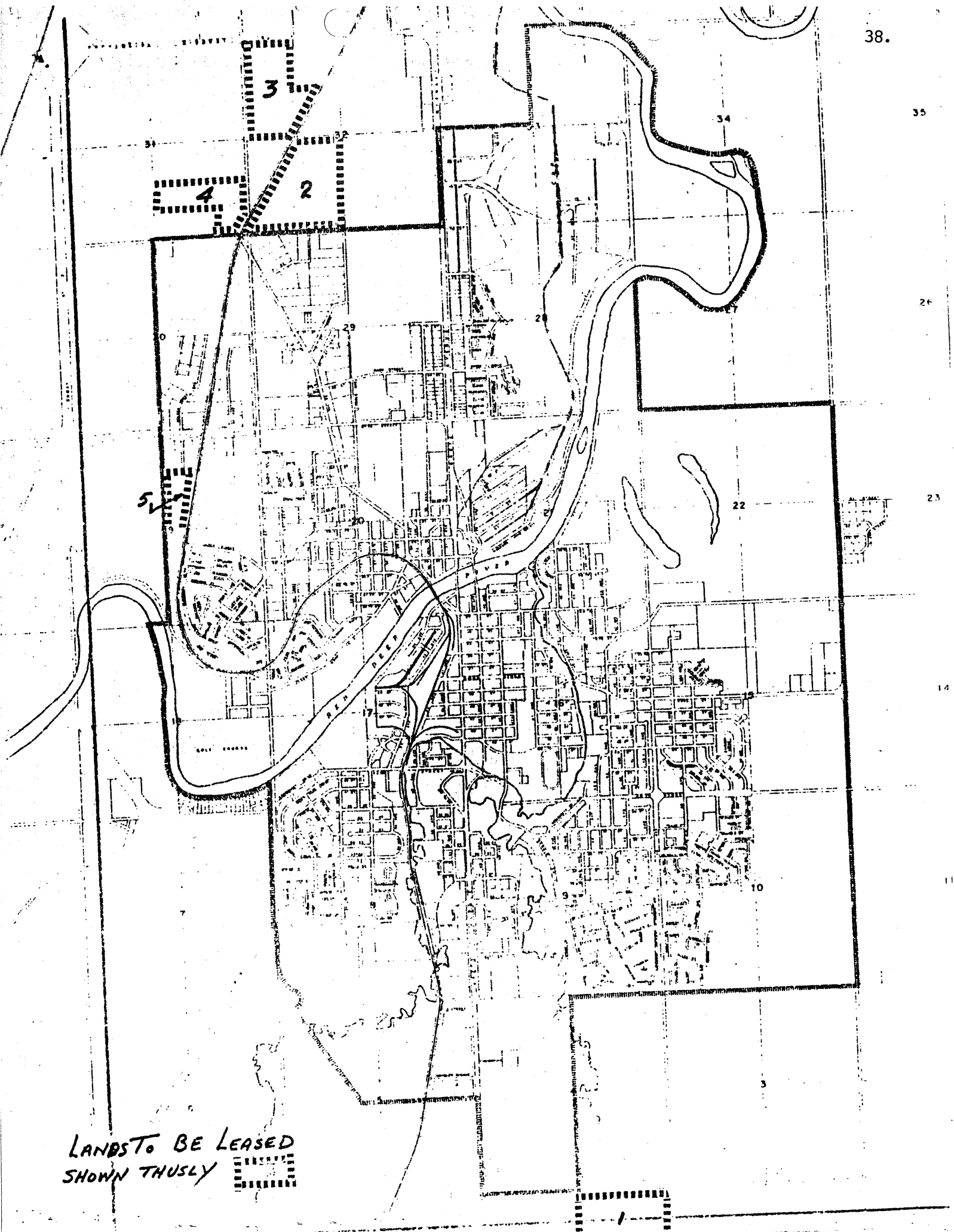
The monies to be paid on the signing of a lease agreement for 26 acres would be \$130.00.

Respectfully submitted,



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

WL/cg



Mayor's Comments

Concur with the recommendation of the City  
Assessor.

"R. McGREGOR"  
Mayor

TO: City Council

November 15, 1975.

FROM: E. L. & P. Supt.Re: Power Rates - Comparison

As reported in the Advocate on November 14th, the City of Edmonton has increased their power rates effective November 15th. In the news article, monthly power bills were shown for a typical residential customer using 500 KWHrs per month.

City Council may be interested in comparing the monthly power bill of this same typical customer using current rates now in effect in other Alberta cities. Proposed increases planned for 1976 are also shown in the following table.

Residential Customer 500 KWHr/month

- all discounts applied (Provincial; nat. gas rebate; early payment)

| <u>CITY</u>                                     | <u>Net Monthly Power Bill</u> | <u>After Proposed Increases for 1976</u> |                  |
|---|-------------------------------|--|------------------|
|   | <u>Nov./75</u>                | <u>Jan/76</u>                            | <u>July/76</u>   |
| City of Medicine Hat                            | \$ 8. <u>85</u>               |  |                  |
| City of Calgary                                 | \$ 9. <u>12</u>               |  | \$ 10. <u>94</u> |
| Calgary Power Ltd.<br>St. Albert; Sherwood Park | \$ 9. <u>94</u>               | \$ 11. <u>45</u>                         | \$ 12. <u>48</u> |
| City of Lethbridge<br>(est. Prov. Disc. @ 5%)   | \$ 9. <u>98</u>               |  |                  |
| City of Red Deer                                | \$ 10. <u>00</u>              |  |                  |
| City of Edmonton                                | \$ 10. <u>70</u>              |  |                  |
| Calgary Power Ltd.<br>Camrose; Wetaskiwin       | \$ 11. <u>25</u>              | \$ 12. <u>81</u>                         | \$ 13. <u>97</u> |
| Alberta Power Ltd.<br>Drumheller; Stettler      | \$ 15. <u>60</u>              |  |                  |

Yours truly,



R. M. Watson, P. Eng., E.L.P. Supt.

Mayor's Comments

The above is submitted for the information of Council.

"R. McGREGOR"



NO. 10

13 November 1975

TO: CITY COUNCIL

FROM: CITY ASSESSOR

RE: Lot 1, Block 4, Plan 5331 H.W.  
Western Supplies Limited  
54th St. and 53rd Ave.

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With reference to City Council's resolution of October 27th, 1975, approving the sale of the above described lands to Western Supplies Limited, we respectfully request that the conditons of the sale be amended as follows;

1. As the lands are registered as Park Reserve, approval must be obtained from City Council as per Section 26.2 of the Provincial Planning Act.
2. Sale price to be \$150.00 plus survey, registration and advertising costs.
3. Sale subject to all approving authorities.
4. The lands to be consolidated with the lot presently owned by Western Supplies Limited by plan of survey.

Respectfully submitted,



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

WL/cg

Mayor's Comments

Recommend Council declare their intention to dispose of the reserve in question at \$150. plus survey, registration, advertising costs. etc.. thererbv enabling the administration to proceed with advertising as required under provisions of Section 26.2 of the Planning Act .

"R.N. McGREGOR"

NO. 11

17 November 1975

TO: CITY COUNCIL

FROM: CITY ASSESSOR

Re: Lot B, Plan 2062 K.S. - Cairns  
Pt. Block B, Plan 752-0506 - City

---

May we advise that Cairns Homes Ltd. in conjunction with the City of Red Deer submitted a proposed plan of subdivision for the above described properties, located north of 67th Street and east of the highway commercial lands (southwest corner of the Pines subdivision). The lands in question consists of 16.52 acres (Cairns) and 4.65 acres (City) and will be subdivided to create 77 residential lots (63 Cairns + 14 City).

The proposed subdivision was approved by the Subdivision Committee of the Commission (R.D.R.P.C.) subject to the following conditions.

1. That all easements required by the City be registered by an easement plan of survey in favour of the City of Red Deer against each related lot at the expense of the developer.
2. The total public reserve land owing is 1.62 acres, or 10% of the total land being subdivided. Four parcels of public reserve being provided and money-in-lieu for the remaining public reserve shall be prepaid to the City as a condition of approval.
3. The property is to be rezoned to RIC residential to correspond with the design layout.
4. To complete subdivision layout, an exchange of land is to be worked out between the developer and the City.
5. On the matters of servicing the lots with utilities, roads and lanes, etc., two options are open to the developer. However, in view of the fact that many lots have flankages to street and land patterns, and thus the City will not be able to recover all related costs if a combination of options is employed, the developer must select the option he considers

Conditions (Con't.)

most suitable to him and remain with his selection throughout the entire development of the parcel being subdivided. The options open for servicing are as follows:

- a) the prepayment to the City of all on-site and off-site services for utilities, roads, etc., at the current rate per applicable front foot related to new lots to be created, or
- b) the developer is to undertake to install all on-site utilities and roads, etc., to the satisfaction of the City Engineer and to prepay to the City of Red Deer all off-site services and all on-site services as may be applicable at the current rate per applicable front foot related to new lots to be created.

If the developer elects to choose option (b), then a signed agreement will be required between the developer and the City on engineering standards, etc.. The agreement shall be prepared to the satisfaction of the City Solicitor and the City Engineer and shall be at the expense of the developer.

If the option (a) is accepted, the City shall install all services within twelve (12) months of registration of any subdivided portion.

It should also be noted that all engineering and field inspections should be carried out by the City or its Consulting Engineers related to option (b) shall be at the expense of the developer.

6. Service connections from utility mains to each individual lot are to be prepaid by the developer at the current rate per lot for connection from a lane or street or to be installed by the developer if option (b) is elected by the developer.
7. If alternative (b) is selected, the developer will be responsible to obtain any necessary Provincial permits and to make satisfactory arrangements with Northwestern Utilities, Alberta Government Telephones and Community Video, to provide their services to the proposed lots, all of which shall be located to the satisfaction of the City Engineer.
8. All existing taxes owing on the property to be subdivided, must be paid to the City before subdivision of land can be allowed (required by the Planning Act).
9. All recreation charges must be prepaid at current rates applicable.
10. All of the above conditions must be complied with before any final linen plans are to be signed for final approval by the Red Deer REGIONAL Planning Commission.

NOTE:

- Current rate prices are subject to changes made by the City at any time.
- All survey posts adjacent to lanes shall be off-set 10 feet onto new lots.
- Some small changes are to be made in the design layout as indicated on the plan.

Council approval is requested for the following:

- a) Public reserve in land dedication - .96 acres.  
Money-in-lieu for Public Reserve shortage,  
.66 acre @ \$5,205.00 per acre = \$3,435.30.
- b) Exchange of lands, City to acquire lots 10 to 20 in Block 5, lots 5 to 7 in Block 14, lots 1 to 4 in Block 15.
- c) Approval for City to undertake servicing of area if Cairns selects item (a) of condition 5 of proposed subdivision.
- d) Prepayment rates applicable for proposed subdivision.
  - (1) Improvements - \$101.60 per assessable foot or \$96.00 per assessable foot where laneless.
  - (2) Administration - \$11.00 per assessable foot.
  - (3) Recreation - \$140.00 per housing unit.
  - (4) Water and Sewer Connections -  
\$260.00 per lot where serviced from street  
\$360.00 per lot where serviced from the lane.
  - (5) If required - temporary power, est. cost \$1,225.00.
  - (6) Underground power distribution  
\$5.32 per assessable foot.
  - (7) Res. street lighting - \$2.33 per assessable foot.

Respectfully submitted,



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

DJW/cg

cc: R. McGhee, City Engineer  
R. Watson, E.L. & P.  
D. Rouhi, Assoc. Planner

The City Assessor will clarify recommendations as outlined in his report.

"R. McGREGOR" Mayor

November 17, 1975

NO. 12

TO: His Worship Mayor McGregor  
FROM: Fire Chief Wm. Thomlison

RE: ARCHITECT FOR NEW FIRE HALL

As per the resolution passed by Council on November 10, I had this looked into with a view to deciding on an architect that we feel would have the experience and would be local enough to work with us to draft up plans for this new station. It would appear that there are three local people that could handle it and their experience in fire hall design in two cases is limited and in the third case quite extensive.

Mr. Frank Holman has designed the Lacombe Fire Hall and did the design on the renovations of our present fire hall.

Mr. John Murray has designed one station somewhere in the North West Territories.

Mr. Norm Sherriff, who is the local architect with the firm of Stevenson, Raines, Barrett, Hutton, Seton & Partners states that they have considerable experience in the design of fire stations and that over the past few years they have designed six fire stations in Calgary, fire stations for oil refineries, for the Calgary International Airport and for the military at Suffield, Alberta.

There are also two outsiders, one from Edmonton and one from Calgary. Stanley Associates Engineering Ltd. of Edmonton have also designed stations, mainly in Fort McMurray. Mr. Joe Rose, Architect in Calgary has also designed three or four stations, one of which I believe is in Calgary and one in Fort McMurray.

It would appear from the information gathered that all firms charge the same, basically 7% of the construction costs. On discussing this with my two Deputy Chiefs and on the information gathered, we would therefore recommend that Mr. Norm Sherriff of Stevenson, Raines & Company be appointed architect for this new station.

We have looked over some of the Calgary stations that they have designed and found them exceedingly good, furthermore they have drawings of these stations which we can look over to give us an idea of type of building we want at the best possible price to the City of Red Deer. Because of their main firm being in Calgary, according to Mr. Sherriff, this will not create any problem nor will it mean we will have to run back and forth between here and Calgary as

Mr. Sherriff is resident architect in the City of Red Deer for this firm.

Taking this all into consideration I say again that I have no hesitation in recommending the firm of Stevenson, Raines, Barrett, Hutton, Seton & Partners, through Mr. Sherriff for the architectural drawing and supervision of this new station.

Respectfully submitted,



Wm. N. Thomlison,  
FIRE CHIEF

November 18, 1975



Mr. Don Johnson  
Fire Prevention Officer  
Fire Hall  
Red Deer, Alberta

Dear Sir:

Re: Proposed New Fire Hall - North Red Deer

I understand that the City is considering the appointment of an architect to design, detail and supervise the construction of a new fire hall in North Red Deer.

I would like to express my interest in this particular commission and I personally worked for one year in England in the Kent County Architect's Department with work related to fire halls and libraries, and recently we have just completed a fire hall in Rankin Inlet which cost approximately \$350,000 although I must point out that there were offices associated with the fire hall.

I would like to point out that working on projects in such remote locations do require a high knowledge of technical expertise, and of course the supply and availability of materials and labour is a factor that has to be considered in northern development.

I have members on my staff that have worked on fire halls in other practices and with a total staff of seven, all of them are highly qualified and include three qualified architects.

It is most important that with a staff commitment of this size within the City of Red Deer that I maintain a continuing workload and therefore the securing of a commission of this nature is important from the point of view of providing security to office personnel and their families; as we all reside within the City it means that the money is re-distributed back into the community thereby encouraging the general growth of Central Alberta.

My fee for the project you have in mind would be seven per cent of the estimated cost of the building or the tender figure whichever is the least, and this would provide you with full architectural service, and we would be in a position to commence the work without delay.

Mr. Don Johnson

-2-

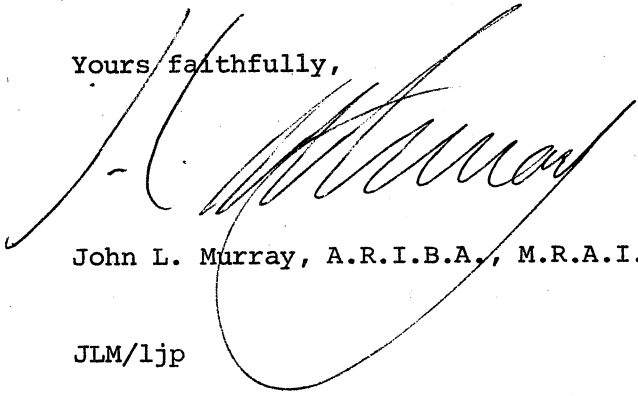
November 18, 1975

48.

The designing of a fire hall is no different to designing any other building, it is important that we accept our clients brief and advice wherever possible, and all of these buildings that we become involved with are usually a team effort which involves the client, the architect, and of course, finally the general contractor.

As the only architectural practice that employs the largest number of staff within the City I sincerely hope that my practice will receive favourable consideration for the design.

Yours faithfully,

A large, stylized handwritten signature in dark ink, appearing to read 'J. L. Murray', is written over the typed name and extends upwards into the 'Yours faithfully,' line.

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

JLM/ljp





November 18, 1975.

Fire Department,  
City of Red Deer,  
RED DEER,  
Alberta.

Attention : Fire Chief.

Dear Sir,

This is a brief outline to provide you with some information regarding my firm and the Fire Department Buildings that I have been involved with in recent years.

From 1971 to 1974, I was a partner in the firm of Hames, Rose & Timleck, Architects and Engineers in Calgary, during which time I was responsible for the following Fire Stations :-

1. Fire Station #17 Varsity Acres, Calgary.

Three bay apparatus area with single storey dormitories and training facilities.  
Area 10,000 sq. ft. Cost \$280,000.00.

2. Fire Station #1 Downtown, Calgary (to replace existing No.1.Station).

Four bay apparatus area, two storey offices, recreation and dormitories. This was a concrete structure designed to the requirements of Urban Renewal Committee to fit in with the Calgary plus fifteen concept.  
Area 17,000 sq. ft. Cost \$420,000.00.

3. Fire Station #18 Thornhill, Calgary.  
Fire Station #19 Parkland, Calgary.

These two stations contained a three bay apparatus area, with a two storey recreation and dormitory wing and were designed as a standard plan to be compatible with residential districts.  
Area 12,000 sq. ft. Cost \$450,000.00.

During the past year I have operated my own architectural practice and designed the following Fire Stations :-

...continued...

-2-

1. Fire Station #2 Downtown, Calgary (to replace existing #2 Station)

Four bay apparatus area with two storey offices and recreation areas. Owing to size of site, it was necessary to design dormitory accommodation over the apparatus area. This project was tendered two weeks ago and construction is due to commence shortly.

Area 18,500 sq. ft. Cost \$707,000.00.

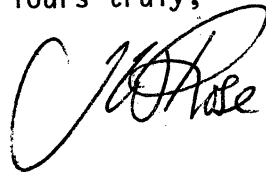
2. Fire Station #2 Fort McMurray.  
Fire Station #3 Fort McMurray.

These stations were designed as a standard plan with a two bay apparatus area and single storey offices, recreation and dormitories. Area 4,000 sq. ft. The prime consultant for these projects was Stanley Associates Engineering Ltd.

I feel that I have gained considerable experience from my involvement in the above mentioned projects and would be pleased to be considered by your Department for any projects that you may be contemplating in the future.

I should also be pleased to arrange for you to visit any of the Calgary Stations through Calgary Fire Chief Derek Jackson, should you be interested.

Yours truly,

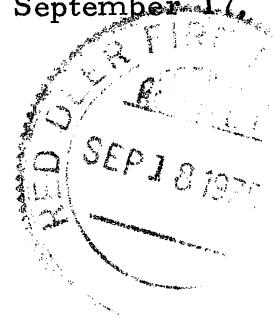


J.W. ROSE

/cg

September 17, 1975

Mr. W. Thomlison  
Fire Chief  
Office of the Fire Chief  
City of Red Deer  
Red Deer, Alberta  
T4N 3T3



Dear Mr. Thomlison:

Further to my telephone conversation with Mr. N.J. Bergdal, Deputy Fire Chief, we would like to confirm our interest in undertaking the design of the proposed fire hall for Red Deer.

As you may know, we were prime consultants responsible for the design and construction inspection of Fire Hall No. 1 in Fort McMurray which was recently completed. Presently, we are in the final stages of the design of Fire Hall Nos. 2 and 3 for the same client.

In these assignments, we have worked closely with Fire Chief, Mr. R. Hawkins, and would refer you to him for references.

Since we have had the experience in fire hall design, we would be most interested in meeting with you to discuss how we might serve your department.

Yours very truly,

A handwritten signature in dark ink, appearing to read "A. Nawata", with a horizontal line extending to the right.

A. Nawata, P. Eng.  
Vice President

AN:mr

2-4904 Ross Street,  
Red Deer, Alberta,  
November 12th, 1975.

Stevenson  
Raines  
Barrett  
Hutton  
Seton  
& Partners

52.

Mayor R.N. McGregor and Members of Council,  
City of Red Deer,  
City Hall,  
Red Deer, Alberta.

Re: Proposed North Red Deer Fire Hall

With regard to the recent newspaper report concerning the appointment of an architect to design a fire hall for North Red Deer, we respectfully ask yourself, and Council, to include this firm among the firms that you will be asking to submit proposals pertaining to the professional services the firms are capable of providing.

This firm has had considerable experience in the design of such facilities having been engaged within the past few years to design six fire halls for the City of Calgary; fire stations for large oil refineries, for the Calgary International Airport and, for the military establishment at Suffield, Alberta.

Trusting that this request will receive your favorable consideration, I remain,

Yours sincerely,



N.D. Sherriff, B.Arch.,  
Resident Architect,  
Red Deer, Alberta.

*Recd.  
9:45 A.M.  
Nov. 13/75  
AS*

PARTNERS: J. STEVENSON, B.Sc.Arch., F.R.A.I.C.; E. RAINES, B.Arch., F.R.A.I.C.; J. A. BARRETT, M.Sc.Arch., M.R.A.I.C.; G. A. HUTTON, B.Sc., P.Eng., M.E.I.C.; H. W. SETON, B.Arch., F.R.A.I.C.; D. O. THOMPSON, M.R.A.I.C.; J. F. REA, B.A.Sc., P.Eng., M.E.I.C.

ASSOCIATES: K. E. BROWN, B.Sc., P.Eng., M.E.I.C.; J. CORKAN, B.Arch., M.R.A.I.C.; N. K. GOODRICH, M.Sc., P.Eng., M.E.I.C.; N. D. SHERRIFF, B.Arch., M.R.A.I.C.

ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • 1106-4th STREET SOUTH WEST, CALGARY, ALBERTA T2R 0X6 • TELEPHONE 269-4961 • A/C 403

## MAYOR'S COMMENTS

In view of the fact there are several local firms, all of whom are qualified and capable of handling a project of this size, possibly Council would wish to select an Architect by way of secret ballot.

"R.N. McGREGOR"  
Mayor

NO. 13

DATE: November 5, 1975

TO: Mayor and Council

FROM: City Treasurer

RE: Capital Debt Limitation 1976 - 1982

Each year the Treasurer submits for Council approval a recommendation in respect of the amount of capital debt that the City can safely assume in each of the following seven years. When approved by Council, this becomes the basis for preparation of the "Seven Year Plan" for capital expenditure.

HISTORY

As a result of a study on debt limitation presented to Council in 1968, the following formula for debt limitation was approved:

"Debt repayment costs of the general revenue fund plus estimated deficits of utilities shall not exceed 25% of net revenue. For the purposes of the formula:

Net revenue means total revenue of the general fund less those amounts required for education, health and regional planning.

Debt repayment costs are actual costs less the owners' share of local improvement costs.

Subject to annual review, gross debenture borrowing for the next five years should not exceed the following amounts:"

|      |             |
|------|-------------|
| 1969 | \$1,000,000 |
| 1970 | 1,000,000   |
| 1971 | 1,000,000   |
| 1972 | 1,100,000   |
| 1973 | 1,100,000   |

- 2 -

In subsequent years, the Debt Limitation was extended from five to seven years to conform to the Seven Year Plan for capital expenditures. In addition, minor changes were made to the formula in respect to interpretation of net revenue.

In 1973 the Provincial Government introduced a 7-1/2% spending guideline for municipalities. As a result of this, the following revised formula was recommended to and approved by Council:

"Debt repayment costs of the general revenue fund plus estimated deficits of utilities shall not exceed 20% of net revenue."

In 1974 the Provincial Government lifted the spending guideline, and Council approved a recommendation to change the 20% back to the 25% adopted in 1968.

Also in 1974, the Provincial Government announced that the interest rate on debenture borrowings from Alberta Municipal Financing Corporation would be stabilized at 8%.

### Self-Supporting Utilities

The debt limitation formula refers only to general fund debt and utility deficits for utilities that are not self-supporting, eg. Transit; it is not influenced by any debt incurred by a self-supporting utility such as the Sewer utility. Factors to be considered in determining debt limitations for self-supporting utilities would be:

1. Need for the capital expenditure
2. Effect on Utility rates
3. Debt repayments in relation to income
4. Additional operating costs to be incurred

### Reasons for Long-Term Borrowing

Authorities on public finance are in general agreement that certain types of capital expenditures may be financed safely and reasonably by long term loans. It would of course be more thrifty to save up in advance for capital projects. Such a policy would take many years to develop, however, and is not possible within the present

- 3 -

financial structure of the City without reducing the present level of services.

Capital undertakings may be placed under two classifications with reference to sound methods of financing.

- (1) Projects which are large and costly in relation to a municipality's current financial resources, which have long utility, and are not of a frequently recurrent type (bridges, roads, municipal buildings, etc.) are legitimate subjects for debenture issues. Such borrowing permits payment on an instalment basis over the useful life of a project of an expenditure which would be prohibitive if imposed upon the community in any one year.
- (2) There are many capital requirements which are almost as recurrent in nature as operating expenses and include items of relatively short life, such as trucks, tractors, office equipment and the extension or upgrading of facilities (crown surfacing, upgrading of recreation facilities). A prudent borrowing policy excludes this type of expenditure from the capital debt program because borrowing for such purposes will pyramid long-term debt. These are recurring capital costs which should be met directly from current revenues.

Capital costs may be justifiably met by borrowing only if the repayment of the debt is sufficiently rapid to keep ahead of depreciation and obsolescence.

### Statutory Debt Limitation

The Municipal Government Act does not provide for a statutory debt limitation. The Local Authorities Board, however, will only approve a proposed debenture issue when in its opinion:

- a) the present outstanding debt of the City is not excessive, and
- b) the City has the financial resources required to meet the increased debt repayment costs.



### Measuring Ability to Repay

Important as the purposes for which a municipality may justifiably borrow, are the limits on debt that may safely be incurred. In general, debt-paying ability must be gauged by the amount and quality of the community's resources and by its legal and practical ability to draw upon these resources for payment. There is no precise method of determining how much debt a municipality can carry and eventually repay, but there is evidence to show that no large proportion of any municipality's resources can be committed to the payment of debt obligations without weakening it financially, undermining its operating efficiency and narrowing its prospects for development.

The objective of a sound borrowing policy is not to skirt the margin of solvency but to keep debt within a range proved to be conservative. It was to achieve this objective that council in 1968 adopted the Seven Year Capital Debt Limitation formula.

### Maximum Debt Limitation 1976 - 1982

If the recommended debt limitation formula is applied to the 1975 budget figures, a net favorable variance of \$862,000 results. This means that debt repayment costs of the general fund plus utility deficits could increase \$862,000 in total before the debt limitation was exceeded. From this, it can safely be assumed that if acceptable increases in the general fund debt repayment costs occurred by increasing the debt limitation, then the increased debt limitation would be acceptable.

The following Table 1 proposes debenture borrowing limitations for the years 1976 to 1982. Table 2 projects the general fund annual debt repayments for 1976 to 1982 based on the additional borrowings proposed for those years in Table 1.

Self-supporting utility borrowings are shown in Table 1 for information only; these amounts have no effect on the debt limitation formula and are not reflected in the figures in Table 2.

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Table 1

## Proposed Debenture Borrowing Limits

1976 - 1982

| <u>Year</u> | <u>General Fund<br/>and<br/>Deficit Producing<br/>Utility<br/>Borrowings</u> | <u>Self-<br/>Supporting<br/>Utility<br/>Borrowings</u> | <u>Total<br/>Borrowings</u> |
|-------------|--|--|-----------------------------|
| 1976        | \$1,200,000  | \$ 775,000   | \$1,975,000                 |
| 1977        | 1,300,000  | 100,000  | 1,400,000                   |
| 1978        | 1,300,000  | 100,000  | 1,400,000                   |
| 1979        | 1,500,000  | 100,000  | 1,600,000                   |
| 1980        | 1,500,000  | 100,000  | 1,600,000                   |
| 1981        | 1,500,000  | 100,000  | 1,600,000                   |
| 1982        | 1,600,000  | 4,100,000  | 5,700,000                   |

These limits are higher than those proposed approximately one year ago. The reasons for this are the recognition of continuing inflationary trends, realization that more funds are required to maintain the level of services.

The debt limitation that Council is being asked to approve is the first column on Table 1. This column includes debt incurred for General purposes and Electric Light and Power, Transit, Airport and Garbage utilities.

The second column on Table 1 represents borrowings for the Water and Sewer utilities. Council is not being requested to approve these at this time. The figures are being presented for information purposes. Council will be requested to approve these borrowings when the Seven Year Plan for 1976 - 82 is presented in the near future.

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Table 2

Projection of General Debt Repayments  
1976 - 1983

| <u>Year</u> | <u>Debenture<br/>Payments</u> | <u>Less<br/>Local<br/>Improvement<br/>Recoveries</u> | <u>Net<br/>Debenture<br/>Repayments</u> | <u>Dollar<br/>Increase<br/>From<br/>Prior Year</u> | <u>Percentage<br/>Increase</u> |
|-------------|-------------------------------|--|---|--|--------------------------------|
| 1967        | \$ 698,530                    | \$271,980  | \$ 426,550                              | \$ 66,600  | 18.5                           |
| 1968        | 780,340                       | 289,340  | 491,000                                 | 64,450   | 15.1                           |
| 1969        | 854,220                       | 281,730  | 572,490                                 | 81,490   | 16.6                           |
| 1970        | 921,738                       | 297,100  | 624,638                                 | 3,618  | .6                             |
| 1971        | 917,232                       | 301,390  | 615,842                                 | (8,796)  | (1.4)                          |
| 1972        | 955,000                       | 311,140  | 643,860                                 | 28,018   | 4.5                            |
| 1973        | 974,118                       | 318,940  | 655,178                                 | 11,318   | 1.8                            |
| 1974        | 1,018,257                     | 329,670  | 688,587                                 | 33,409   | 5.1                            |
| 1975        | 1,086,834                     | 333,827  | 753,007                                 | 64,420   | 9.4                            |
| 1976        | 1,068,914                     | 335,900  | 733,014                                 | (19,993)   | (2.7)                          |
| 1977        | 1,221,133                     | 320,800  | 900,333                                 | 167,319  | 22.8                           |
| 1978        | 1,291,549                     | 318,800  | 972,749                                 | 72,416   | 8.1                            |
| 1979        | 1,384,829                     | 308,400  | 1,076,429                               | 103,680  | 10.6                           |
| 1980        | 1,483,747                     | 309,700  | 1,174,047                               | 97,618   | 9.1                            |
| 1981        | 1,585,529                     | 300,200  | 1,285,329                               | 111,282  | 9.5                            |
| 1982        | 1,693,102                     | 278,400  | 1,414,702                               | 129,373  | 10.1                           |
| 1983        | 1,810,349                     | 252,300  | 1,558,049                               | 143,347  | 10.1                           |

The average annual debt increase reflected in Table 2 for the period 1976 - 1982 is 9.7%. This is a reasonable increase in debt repayment costs and will keep the repayments well within the debt limitation formula.

The reason for the apparent distortion in the percentage increase figures for 1976 and 1977 is the fact that of the total borrowing proposed for the 1975 capital expenditure program, debentures have been issued for only \$297,800 to date; the balance of \$802,200 will likely be carried forward and borrowed in 1976 and is represented by the following uncompleted projects:

. . . 7

- 7 -

Structures

|                                 |           |
|---------------------------------|-----------|
| Electric Light & Power Building | \$479,200 |
|---------------------------------|-----------|

Recreation

|                                 |           |
|---------------------------------|-----------|
| Great Chief Park Field Lighting | 35,000    |
| Great Chief Park Service Centre | 165,000   |
| Great Chief Park Extension      | 35,000    |
| Kinex Upgrading                 | 88,000    |
|                                 | <hr/>     |
|                                 | \$802,200 |
|                                 | <hr/>     |

Of the projects listed above, work has commenced on the Great Chief Park Lighting and the Service Centre.

Debt repayment commences in the year following the debenture issue. Therefore, postponing the commencement of work on a project, and therefore also the debenture issue, has the effect of introducing wide fluctuations into what would otherwise be a relatively stable pattern of debt repayment costs. Referring to Table 1, the capital borrowing limitation proposed for 1976 is shown as \$1,200,000; however, the amount of actual borrowing in 1976 will likely be \$2,002,200 (1,200,000 + 802,200) because of the carry forward of borrowing scheduled for 1975 but not carried out in that year. This is the reason for the significant increase in debt repayment costs in 1977 reflected in Table 2. The change in debt repayment costs over the two years from 1975 to 1977 represents an average annual increase of 9.8%.

A measure of the City's ability to carry a debt load is per capita debt. Table 3 projects the population of the City for the next seven years using a growth rate of 4%. Based upon the proposed borrowings in Table 1 and the population projections in Table 3, Table 4 projects the outstanding debt and the per capita debt for each of the years 1976 to 1982.

Table 3

Population Statistics and Projections  
(E - Estimated)

| <u>YEAR</u> | <u>POPULATION</u> | <u>NUMERICAL<br/>INCREASE</u> | <u>PERCENTAGE<br/>INCREASE</u> |
|-------------|-------------------|-------------------------------|--------------------------------|
| 1969        | 26,924            | 194                           | .73                            |
| 1970        | 26,907            | (17)                          | -                              |
| 1971        | 27,431            | 524                           | 1.95                           |
| 1972        | 27,571            | 140                           | .51                            |
| 1973        | 28,079            | 508                           | 1.84                           |
| 1974        | 28,818            | 739                           | 2.63                           |
| 1975        | 30,107            | 1,289                         | 4.48                           |
| 1976        | 31,311 (E)        | 1,204                         | 4                              |
| 1977        | 32,563 (E)        | 1,252                         | 4                              |
| 1978        | 33,865 (E)        | 1,302                         | 4                              |
| 1979        | 35,220 (E)        | 1,355                         | 4                              |
| 1980        | 36,629 (E)        | 1,409                         | 4                              |
| 1981        | 38,094 (E)        | 1,465                         | 4                              |
| 1982        | 39,618 (E)        | 1,524                         | 4                              |

Table 4

Projection of Outstanding Debt

1976 - 1982

| <u>YEAR</u> | <u>GENERAL<br/>FUND</u> | <u>WATER</u> | <u>SEWER</u> | <u>TRANSIT</u> | <u>E. L. &amp; P.</u> | <u>TOTAL<br/>DEBT</u> | <u>PER CAPITA<br/>DEBT</u> |
|-------------|-------------------------|--------------|--------------|----------------|-----------------------|-----------------------|----------------------------|
| 1976        | \$ 8,409,786            | \$2,457,144  | \$3,271,900  | \$62,614       | \$14,573              | \$14,216,017          | \$454                      |
| 1977        | 9,081,739               | 2,399,681    | 3,157,899    | 60,309         | 13,087                | 14,712,715            | 452                        |
| 1978        | 9,748,921               | 2,362,543    | 3,043,698    | 57,852         | 11,516                | 15,224,530            | 450                        |
| 1979        | 10,586,310              | 2,342,152    | 2,921,762    | 55,232         | 9,855                 | 15,915,311            | 452                        |
| 1980        | 11,401,563              | 2,331,124    | 2,801,414    | 52,439         | 8,098                 | 16,594,638            | 453                        |
| 1981        | 12,189,786              | 2,310,583    | 2,673,343    | 49,461         | 6,240                 | 17,229,413            | 452                        |
| 1982        | 13,042,059              | 4,278,990    | 4,536,238    | 46,285         | 4,275                 | 21,907,847            | 553                        |

. . . 10

- 10 -

On the basis of per capita debt, the proposed debt limitations appear reasonable.

In 1975, because of the City's increasing investment in Subdivision development and because of the more advantageous long-term interest rate (8%), the City financed some land and development costs by issuing debentures. It is anticipated that these debentures will be outstanding for a relatively short period of time, as the debentures will be fully repaid when the land and development costs are recovered by the sale of developed lots. For this reason, subdivision borrowing is not considered to be an influencing factor in determining the debt limitation. However, for information only, Table 5 is presented to show the effect of subdivision borrowing on total debt and per capita debt over the next seven years. It should be noted that subdivision borrowing requirements and the period over which each debenture will be outstanding are very difficult to predict with any degree of accuracy.

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Table 5

Projection of Outstanding Debt  
Including Subdivision Borrowing  
1976 - 1982

| Year | From Table 4  |                    |                       | Total<br>Debt<br>Including<br>Subdivision<br>Debt | Per Capita<br>Debt<br>Including<br>Subdivision<br>Debt |
|------|---------------|--------------------|-----------------------|---|--|
|      | Total<br>Debt | Per Capita<br>Debt | Subdivision<br>Debt * |   |  |
| 1976 | \$14,216,017  | \$454              | \$2,000,000           | \$16,216,017                                      | \$518  |
| 1977 | 14,712,715    | 452                | 2,000,000             | 16,712,715  | 513  |
| 1978 | 15,224,530    | 450                | 2,000,000             | 17,224,530  | 509  |
| 1979 | 15,915,311    | 452                | 2,000,000             | 17,915,311  | 509  |
| 1980 | 16,594,638    | 453                | 2,000,000             | 18,594,638  | 508  |
| 1981 | 17,229,413    | 452                | 2,000,000             | 19,229,413  | 505  |
| 1982 | 21,907,847    | 553                | 2,000,000             | 23,907,847  | 603  |

\* \$2,000,000 projected to be average amount outstanding each year.

. . . 12



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SUMMARY

From the foregoing, it can be seen that the City's capital debt is well within the limits of the debt limitation formula adopted in 1968; the real controlling factor in our particular case is the ability to repay the debt.

One other factor that should be considered in setting a debt limitation is increased operating and maintenance costs resulting from additional capital facilities. A projection of such costs is very difficult because of the many variable factors involved, but these costs should be considered in determining what capital projects to proceed with and in setting priorities within the proposed debt limitation.



A. Wilcock  
City Treasurer

DGN:mg

Mayor's Comments

Recommend Debenture Debt borrowings within the limits of the Treasurer's report. As this has been policy of Council since 1960, would recommend continuation of same.

"R.N. MCGREGOR"

November 19, 1975

NO. 14

TO: Mayor and Council

FROM: Recreation Board

RE: NORTH RED DEER COMMUNITY CENTRE

At the November 18th meeting of the Recreation Board the Board reviewed a report from the Recreation Superintendent tracing the history of the Civic Component of the North Red Deer Centre. A copy of this report is attached hereto:

Since it seems clear that the original concept of providing District facilities by means of a special tax is not practical in North Red Deer for some time to come the Board have agreed to recommend to Council that the seven year plan be revised giving priority to a swimming pool and support facilities funded in the normal way (with no special tax) but with City funding supplemented by the major Cultural/Recreational grant.

The Recreation Superintendent will prepare a chart to assist Council to assess the financial implications of this action and Steering Committee members will be on hand to answer questions.

The Board realize that this action does not provide the indoor skating facility and other amenities that would have been possible under the special tax arrangement and therefore will provide outdoor skating facilities through normal capital funds at an early date as a stop-gap measure.

The Board also wish Council authority to proceed with the oft postponed public meetings in November so North Red Deer Citizens can be brought up to date on progress to date. A model of the complex should be available within two weeks for display at such meetings.

Respectfully,

HARRY KUHARCHUK  
Chairman

HK:pm

File No. R-4958

November 3rd, 1975

TO: NORTH RED DEER DISTRICT STEERING COMMITTEE  
and RECREATION BOARD

FROM: RECREATION SUPERINTENDENT

Re: Swimming Pool for North Red Deer.

Following a recent meeting with members of the Oriole Park Community Association, at which the people present expressed displeasure about the fact there were no immediate prospects for a swimming pool, a statement was made to the media that presumably would force City Council to act. It is unlikely that the public will get the complete story through the media, even though the North Red Deer representatives are fully informed and therefore, I believe a release or news conference or paid ad, incorporating most of the following material would be in order. The following traces the history of the project as it relates to the pool and also indoor ice. A proposed course of action is also outlined:

In 1974, the Recreation Board established two Ad-Hoc Committees. One examined the need for additional indoor ice facilities. The other the need for more swimming pools.

In a report to City Council in January 1975, the Board, being satisfied there was a need, recommended that more rinks and pools be provided. It was obvious however, that there was no possibility of providing such facilities at an early date through the normal source of funding, which was the 7 year capital borrowing program.

The alternative was to take advantage of recent Provincial enabling legislation which facilitates a self imposed tax. In such cases, the procedure is as follows:

1. The Community must petition the Recreation Board and Council to pass a bylaw designating a particular geographic "recreation area" and to provide a particular facility. They would also request, that it be financed in part or in whole, by a special tax.

2. Assuming City Council agreed, the concept would be developed to the stage that would provide sufficient information to enable the residents of the designated Recreation Area, to determine whether or not they were prepared to support the project.

.....continued

3. Council would then be required to publicize the City's intention to provide such a facility financed by a special tax. Following a designated waiting period, if there was no objection, the project could proceed and no further steps would be necessary.

4. The project could be delayed by a petition signed by 10% of the proprietary electorate in the designated area.

5. Should the citizens petition against it, Council would be required to call for a plebiscite and the project could then only proceed if it gained more than 50% support. Should the support be borderline, it may be inappropriate to proceed.

It was felt by the Recreation Board, that the citizens of the area might prefer this course of action rather than wait until City funds were available and in fact the Community representatives on the North Red Deer Project Steering Committee agreed.

The question as to why the Citizens of North Red Deer or the East Hill or South West District should pay for their facility was asked. It was felt that the existing centralized facilities had been paid for by the City as a whole and this would be discriminatory. To overcome what might be considered a discriminatory act, it was agreed that should a given district decide that they wanted a higher standard of service than that which the City could finance, they should be given the right to provide it for themselves by means of the special tax. It was further agreed, that the City reward such initiative by giving any district 25% of the cost of the particular facility, which in effect would be refunding them their share of the centralized downtown facility. It was planned to do this for each of the districts at their request and budget provision was made in the 1975 seven year plan. The January 1975 facility report elaborates further on this concept.

In the meantime, a new rink was provided on the East Hill and it was considered fair to give to North Red Deer the equivalent support for an indoor ice facility rather than just 25%.

A high priority was then given to North Red Deer development and these funds, 25% of the cost of pool and a sum estimated to be similar to that given to the East Hill rink, was placed in the 1976 and 1977 portion of the City seven year plan. The amount totaled \$329,000.00.

470,000.00

The North Red Deer Steering Committee then proceeded to develop the total building concept which included both school and community needs and also started preliminary steps to set up the special tax. When the matter was brought to Council, it became apparent that the special tax was not practical unless the legislation was changed, or unless we waited until the area was fully developed. This means that the plans for a rink and pool for the complex had to be shelved until a solution can be found or other funds from other sources are made available. The North Red Deer Steering Committee hold little hope for the former, although alternatives are still being sought. The North Red Deer Project Steering Committee, will

- 3 -

also commence meetings in the North Red Deer area to explain the situation to the Citizens and seek their advice on how to proceed.

In the meantime, Council has since approved a City contribution of \$40,000.00 to the first stage of development, which will provide the most complete and comprehensive school/recreation and total community centre in the City by late 1976 or early 1977.

In summary, the establishment of a pool or covered ice in North Red Deer is not possible unless:

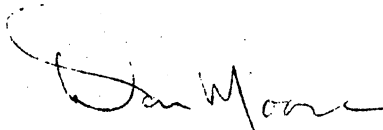
1. Provincial legislation can be changed to permit a special tax to be imposed on unoccupied lots and lots that are not yet subdivided, or
2. The City Council agrees to adjust the seven year plan priorities and provides full financial support for either or both facilities, or
3. Priorities are changed and Major Cultural/Recreation Grant funds are assigned for this purpose, or
4. Some combination of #2 and 3 can be worked out.

If alternative number one is felt to be unfair or unjust by the Citizens, it should be abandoned. Should this happen, Council would have to decide first, whether or not they are still prepared to support a standard of one rink and one pool for each 7,500 to 10,000 of population and if so, whether priorities are to be adjusted to accommodate a pool in North Red Deer at an early date.

If alternative #1 is abandoned and if the higher standard is retained, it will also be necessary to increase the amounts presently allocated for a recreation centre and pool on the East Hill, a recreation centre, pool and indoor rink in the South West District and an indoor rink in North Red Deer.

I would recommend that the meetings in North Red Deer be commenced at the earliest possible time, so that this matter can be brought to a head.

Yours truly,



DM:kk

DON MOORE,  
Recreation Superintendent.

Mayor's Comments

As this is a very complex matter, would recommend Council agree to a special Council Meeting, Monday, December 1, together with members of the Recreation Board for a complete review of establishing priorities for the Recreation portion of the 7 Year Plan and the policy concerning Special Recreation levy.

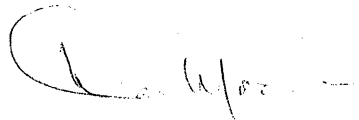
NO. 15

November 19, 1975

TO: Mayor and Council  
FROM: Recreation Superintendent

The attached report has not been reviewed by the Recreation Board. However there is apparently some urgency in resolving the matter and therefore since this should not be a contentious matter I would recommend the establishment of a \$130.00 per dwelling unit charge to the developer as outlined in the report subject to ratification by the Recreation Board.

Respectfully,



DON MOORE

DM: pm

November 7th, 1975.

TO: RECREATION BOARD

FROM: RECREATION SUPERINTENDENT

Re: Cronquist Subdivision.

Due to a misunderstanding, the Recreation Department did not have an opportunity to review or discuss the proposal put forth by the Developer for subdivision of this property. This communication problem has been solved and in the future, all relevant subdivision plans will be forwarded to us by the Planning Commission, so that the plans can be examined in light of conformity to Recreation and related open space standards.

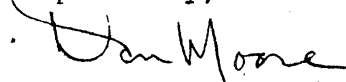
On the whole, it appears that the Developer in consultation with the Planning Commission, has come up with a reasonably good subdivision, particularly as it relates to preservation of the river valley concept. However, there is an obvious difference from most new Red Deer subdivisions, where a pleasant abundance of internal parkland exists.

The most glaring deficiency is the lack of provision for a centralized play space, which I understand cannot be rectified unless the City was prepared to purchase some land from the developer. The cost of this would be substantial and therefore I would recommend that the fifty foot walkthrough adjacent to lots 35, 36, 41 and 42 which is 50' x 220', be designated as a play area and that a plan be developed for non-offensive use primarily for preschoolers or children of elementary school age. I would further recommend, that a safe play area be erected north of lot 24 and the potential of the area east of lots 5 and 6 be reviewed when development is completed.

The cost of developing these areas could vary, depending on the standard and type of development. I would recommend that the extent of development be limited by the assessment of a recreation charge of \$130.00 per lot, which is in keeping with recent charges set for the Pines and Anders subdivisions. The charge will generate just less than \$9,000.00. With this amount, we can prepare some turfed and some hard surfaced area nicely landscaped and we can also provide some basic play equipment for the younger children.

Approval of Council is required so that the Land Department can finalize this matter.

Respectfully,



DON MOORE,

DM:kk



Mayor's Comments

Concur with the recommended Recreation levy and proposed location for a play area.

"R.N. McGREGOR"

NO. 16

20 November 1975

TO: COUNCIL

FROM: MAYOR R.N. McGREGOR

Arrangements have been made to recognize 5 women who have served on the Womens Auxiliary to the Red Deer General Hospital for 18 to 26 years. These individuals have been invited to join with members of Council at supper, Monday, November 24th, and will return to City Hall at 7 p.m. for public recognition. The persons being recognized are as follows:

- (1) Mrs. Helen Kerr
- (2) Mrs. Maude McKay
- (3) Mrs. Isabell Code
- (4) Lady B.C. Stonehouse
- (5) Mrs. Helen Smith

"R.N. McGREGOR"

NO. 17

21 November 1975

TO: COUNCIL

FROM: CITY CLERK

RE: DEBENTURE BORROWING BYLAW 2478/A-75

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Council will recall that the above noted bylaw received first reading at the November 10th meeting. We have subsequently delivered this bylaw to the Local Authorities Board and hopefully approval to proceed with second and third reading will be received by the time the Council meeting commences November 24th.

This bylaw provides for the borrowing of an additional \$385,000. for the cost of the Water Treatment Plant Extension.

"R. STOLLINGS"  
City Clerk

WRITTEN INQUIRIESNO. 1

November 14, 1975

TO: CITY COUNCIL

FROM: CITY CLERK

The following written inquiry was submitted by Alderman Donald at meeting of Council October 27, 1975 and was brought forward on the November 10, 1975 Agenda when same was tabled for two weeks due to Alderman Donald's absence.

"Does the City of Red Deer plan to make representation at the upcoming railway closure hearings? (Through the Red Deer Regional Planning Commission or on our own)."

MAYOR' S COMMENTS:

The Red Deer Regional Planning Commission are contacting effected member municipalities to see if they wish the Commission to appear at the hearings on their behalf. If this action is taken, I see no need for the City of Red Deer to participate in the hearings.

"R. N. MCGREGOR"

**Tower Paint & Laboratories Ltd.**

15846 - 111th Avenue,  
Edmonton, Alberta,  
T5M 2R8, Canada.  
Telephone: 484-5574  
Telex: 037-3871

CORRESPONDENCE

76.

NO. 1

October 15, 1975

City Clerk  
City Hall  
Red Deer, Alberta

Dear Sir:

On behalf of Tower Paint & Laboratories Ltd. I wish to submit to the City Council of Red Deer a request for a zoning change. The property in question is located at 4902 - 46 St., Lot 19, Block 21, Plan 5060 E.T. The property faces 49th Avenue.

Tower Paint is very interested in locating a paint and wallcovering store in Red Deer. Due to your city's rapid economic and geographical growth, good retail space in existing buildings, with ample parking is very difficult, if not impossible to find. We feel that the market potential of your city warrants a larger investment on our part.

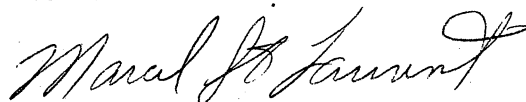
We have recently purchased the property described above on an interim agreement subject to re-zoning. Our plans are to construct on this property, an attractive and well planned paint and wall-covering center, with good off street parking. As the enclosed artist's sketch shows; this building would certainly be an attractive addition to 49th avenue.

We feel that this area, with its proximity to service stations, dry cleaners, and other commercial ventures should be re-zoned to accommodate our new operation in your city.

Thank you for your consideration in this matter. We are very hopeful of a favorable decision.

Yours very truly,

TOWER PAINT & LABORATORIES LTD.



Marcel St. Laurent  
Retail Marketing Manager

**Enclosure**

South Edmonton  
7508 - 82nd Avenue,  
Edmonton, Alberta T6C 0X9  
Tel. 465-3774

North Edmonton  
12912 - 97th Street,  
Edmonton, Alberta, T5E 4C3  
Tel. 475-9228

Calgary  
5836 Burbank Rd., S.E.,  
Calgary, Alberta T2H 1Z3  
Tel. 252-9945

HOLMES, CROWE, POWER, JOHNSTON, MING & SCAMMELL

BARRISTERS, SOLICITORS, NOTARIES

77.

JACK K. HOLMES, B.A., LL.B.  
DOUGLAS L. CROWE, B.A., LL.B.  
PETER C. G. POWER, Q.C.  
J. MACDONALD JOHNSTON, B.Sc., LL.B.  
JAMES T. MAH MING, B.A., LL.B.  
ROBERT H. SCAMMELL, B.A., LL.B.  
DAVID M. MANNING, B.A., LL.B.  
FREDERICK G. CARDWELL, B.Sc., LL.B.

AREA CODE 403  
TELEPHONE 346-5591  
TWX 610-841-5120

4TH FLOOR, ROYAL BANK BUILDING  
4943 - 50TH STREET  
RED DEER, ALBERTA  
T4N 1Y1

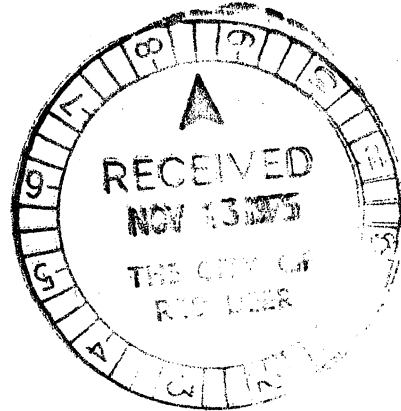
IN REPLY REFER TO: Peter C. Power

November 12, 1975

City Council  
City Hall  
Red Deer  
Alberta

Dear Sirs:

Tower Paint & Laboratories Ltd.  
Our File Number: 5934/75 PCP



We have been consulted by Tower Paint & Laboratories Ltd. with respect to their application to re-zone the property located at 4902 - 46 Street, Red Deer, Alberta, and being legally described as Block twenty-one (21), Plan 5060 E.T..

Our client requires the property for a paint and wallcovering store, and would request that the site which is presently zoned R3A be re-zoned to a C1 area.

We are enclosing herewith a sketch plan showing the dimensions of the building and the parking to be provided by our client.

In view of the shortage of retail space in Red Deer, we would submit that City Council should review its present zoning on 49th Avenue and allow this new business to be developed on this site.

We would be pleased to appear before Council at its regular meeting on Monday, November 24th, at 7:00 p.m..

Yours very truly,

HOLMES, CROWE & COMPANY

Per: 

Peter C. Power

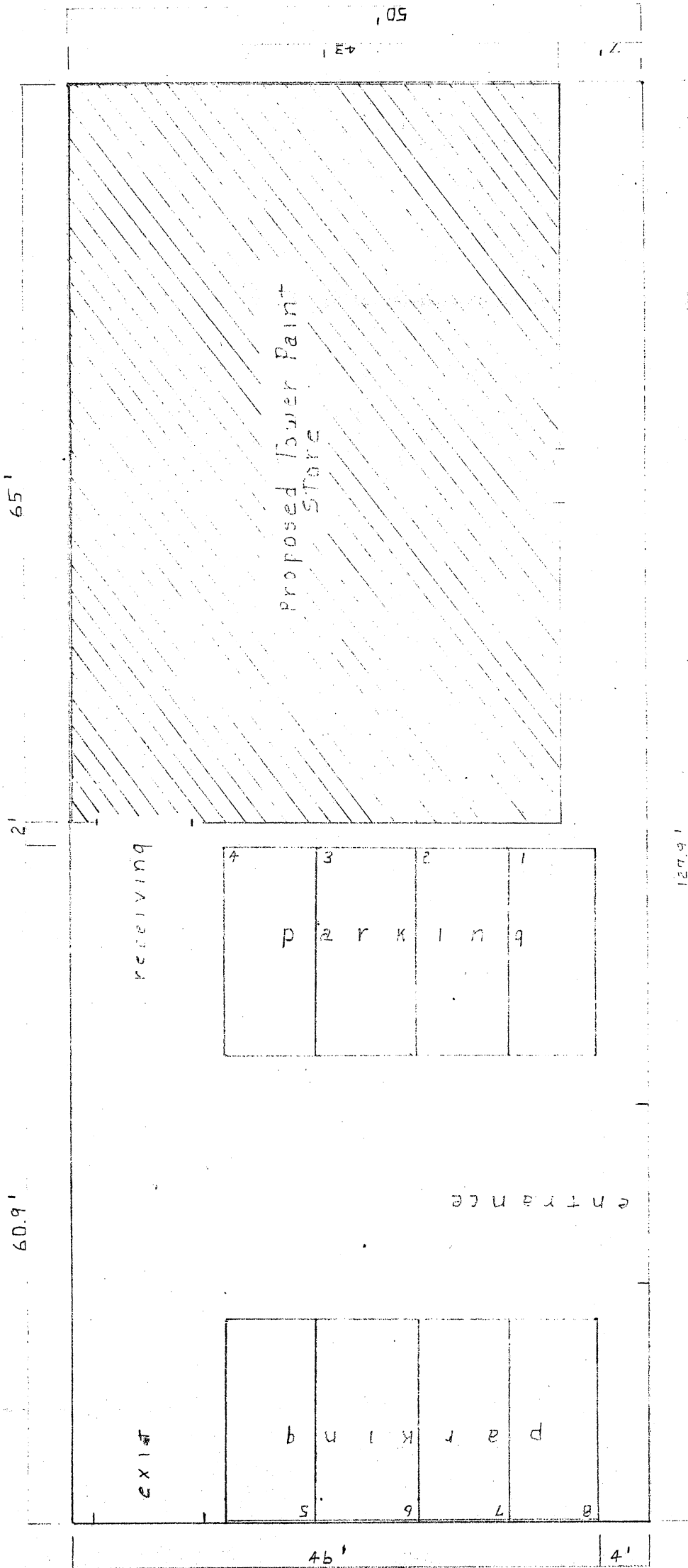
PCP:jpp

Enclosure

DELIVERED BY HAND

Tower Paint Store Red Deer, Alberta  
 Site Plan Scale 1"= 12'- 0  
 Lot 19  
 Block 21  
 Plan 5060

Building Dimensions  
 Square Feet - 2795'  
 Height - 13'0



46<sup>th</sup> St.

November 18th, 1975

TO: City Clerk  
FROM: City Engineer  
RE: REZONING REQUEST -  
TOWER PAINT AND LABORATORIES

Reference: Your Memorandum dated November 17th, 1975.

All municipal services can be made available to this development. Existing sewer and water services lie at 20 feet north of the south property line from 49 Avenue.

A 14-inch water main lies in 49 Avenue, a 6-inch main exists in 46 Street, and a hydrant stands at the south-east corner of the intersection.

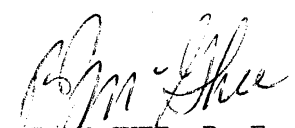
An 8-inch sanitary sewer lies in 46 Street.

Twelve-inch storm sewers run in both 49 Avenue and 46 Street.

Both 49 Avenue and 46 Street have 44 foot carriageways.

Our concern with this proposal relates to access to the lot. The dimensions of Lot 19, Block 21, Plan 5060 E.T. are approximately 50 feet by 128 feet. It would therefore be extremely difficult to place an access from 49 Avenue sufficiently far from the intersection with 46 Street for safe in and out movements and still accommodate the parking arrangement shown in the rendering. The manual of Geometric Design Standards prepared by the Roads and Transportation Association of Canada advises that a minimum of 50.0 feet should separate an access from an intersection along a major thoroughfare. In view of the ever increasing traffic on 49 Avenue, we would strongly recommend that no access be granted to 49 Avenue. The lane and 46 Street should be used for this purpose.

We would also question the advisability of spot zoning of small areas on the perimeter of the downtown core.

  
R.J. MCGHEE, P. Eng.  
City Engineer

NWN/jt

c.c. City Assessor  
Planning Commission

## RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

P.O. BOX 5002  
RED DEER, ALBERTA  
T4N 5Y5RED DEER, ALBERTA  
T4N 2N1

TELEPHONE: 346-3394

FILE No.

November 5, 1975.

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

Dear Sir:

RE: Tower Paint Shop & Laboratories  
Lot 19, Block 21, Plan 5060 E.T.

On March 14, 1974 a request was made to rezone the above site for C1 use to be used as an office building. The City Council refused the application on the grounds that the site was too small for good commercial development.

The present request is similar except that it will be used for a paint and wall-paper shop.

The site in question is a corner lot measuring 50 feet X 127.5 feet with an area of 6,375 square feet. The site is zoned R3A (Multiple family) and if enough land is assembled (minimum of 12,500 square feet or 100 by 125 feet) a service station or drive-in restaurant may be allowed.

The applicant is requesting a change of zoning from R3A to C1 to allow him to build a small store on the main floor and parking in the front with access from 49 Avenue and 46 Street.

In the City's core there are two distinct commercial zones; the one is C1 or prime commercial zone and the other is T/C (Transitional commercial) zone. The transitional commercial zone includes areas close to the C1 zone which presently is used for residential use but have been reserved for the expansion of C1 zone. The area surrounding the T/C zone is zoned high density multiple family (R3A) zone.

- 2 -

## MEMBERS

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



- 2 -

Mr. R. Stollings,

November 5, 1975

The policy behind this is that commercial areas should be located in the core or C1 zone and when the supply of C1 zone is depleted the area zoned T/C should be rezoned to C1 zone to take care of commercial expansion of the core.

At the present time there are numerous sites in C1 and T/C zone which are not used for commercial use. We do not think it is fair to the property owners in C1 and T/C zone (which is not used for commercial use) to by-pass them and rezone an apartment site into a commercial zone. This also fragments the commercial core of the City which we want to avoid.

About a few months ago, the City Council rezoned about half a block of T/C to C1 just one block north of 46th Street and so far we have not issued a development permit for this development. We are not in favour of spot and piecemeal rezoning of apartment sites and recommend the City Council deny the rezoning request and the applicant be encouraged to look at sites presently zoned C1 but not used for that purpose.

Yours truly,



D. ROUHI, MCIP,  
Senior Associate Planner.

DR/lac  
Encl.

Mayor's Comments

In view of the restrictions concerning access because of the lot size, would recommend application be denied and the applicant be encouraged to find an alternate site.

"R.N. MCGREGOR"

NO. 2

81.



## ROYAL CANADIAN LEGION

ALBERTA BRANCH No. 35

RED DEER, ALBERTA

November 3rd, 1975.

His Worship The Mayor,  
Mr. R. McGregor,  
4914-48th Avenue,  
Red Deer, Alberta.

Your Worship:

Thank you for your letter of October 31st confirming the allotment of ~~Lot~~ 33, Block 7, Plan 752 - 0506 to the Royal Canadian Legion, Branch #35, Red Deer, Alberta.

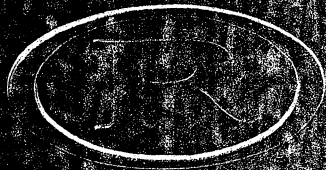
As President of the above - mentioned Legion Branch, and having attended the Council Meeting as required, I wish to extend our most sincere thanks for the courtesy given the undersigned, and to also mention the efficient manner in which our application was accepted and acted upon by yourself and City Council Members. We do very much appreciate the full support received from the City of Red Deer in this venture.

In a lighter vein, I was prepared to make "Quite a Speech" in selling this project! However, due to the overwhelming co - operation afforded me.....it was necessary for me to file same.

AGAIN OUR THANKS!!

Yours very truly,

President: G.A.D. Will.



# RICHFIELD

PROPERTIES LIMITED

SUITE 200 · 6712 FISHER STREET S.E., CALGARY, ALBERTA T2H 2A7 TELEPHONE 403 253-7155

November 14, 1975

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

Your Worship and Gentlemen:

Re: Proposed Richfield Industrial Centre,  
Gaetz Avenue - 77 Street  
Northland Industrial Park, Red Deer

Richfield Properties, over the past three months, have been in the process of designing, in conjunction with your Industrial Development Department, a 123,000 square foot industrial facility to be located on the land shown on the attached plans. During the course of the design process Richfield has received excellent co-operation from the City Administration and, in most aspects, we have reached agreement as to the configuration and utilization of the site.

However, there remains one item of fundamental concern to Richfield which in our opinion is critical to the successful operation of our proposed facility. You will notice that Richfield plans indicate a total separation of employee parking (at the front of the building) from trucking operations which are reserved for the rear of the facility. It was indicated to us by the Administration that consistent City policy has been not to allow access from sites onto streets which it is anticipated in the future will carry significant amounts of City traffic. Richfield fully endorses this basic principle. However, in the case of the site in question a decision to disallow egress from the north end of the trucking area to 77th Street would result in an impossible operational situation from the point of view of truck movements. Because of the nature of a semi-trailer, a trucker cannot back up to a loading space on his blind side. This situation has the effect of requiring trucks to enter the Richfield site from 76th Street and exit via 77th.



In view of the fact that it appears to be acceptable to have the Gaetz Avenue service road located with direct access to 77th Street we would request City Council approve a further access for trucking egress only as indicated on the attached plan. I would appreciate an opportunity to further clarify this situation before Council at their next meeting on November 24th.

In view of the fact that the winter season is now upon us, we would request that Council allow an extension of the Option to be granted to Richfield on the above site until May 1, 1976 in order to allow for construction to take place in more clement weather.

Yours very truly,

RICHFIELD PROPERTIES LIMITED

Stu Round  
Vice-President, Development

SR:lj  
Encls.

November 19th, 1975

TO: City Clerk

ACCESS TO 77 STREET -  
RICHFIELD DEVELOPMENT

Reference: Richfield letter dated November 14th, 1975.


Our concern is that semi-trailer truck traffic emerging near the crest of the hill will expose traffic on 77 Street to the danger of collision. As the letter points out, heavy trucks may indeed have a "blind" side, and it is this side which will be exposed to westbound traffic climbing the 77 Street Hill.

Service roads are created in industrial subdivisions to draw local traffic to collector and arterial streets. Our experience has been that heavy vehicles can and do occupy most of the street when entering and emerging from access points, and it is our opinion that these maneuvers should take place on roads intended primarily for land service rather than for traffic movement.

In this particular case of Northlands, a utility lot rather than a normal lane was selected east of the Richfield parcel to eliminate vehicle movements from the major collector road, 77 Street. Creation of an access point beside the utility lot circumvents the intention of the design and introduces precisely the hazard the utility lot was intended to eliminate.

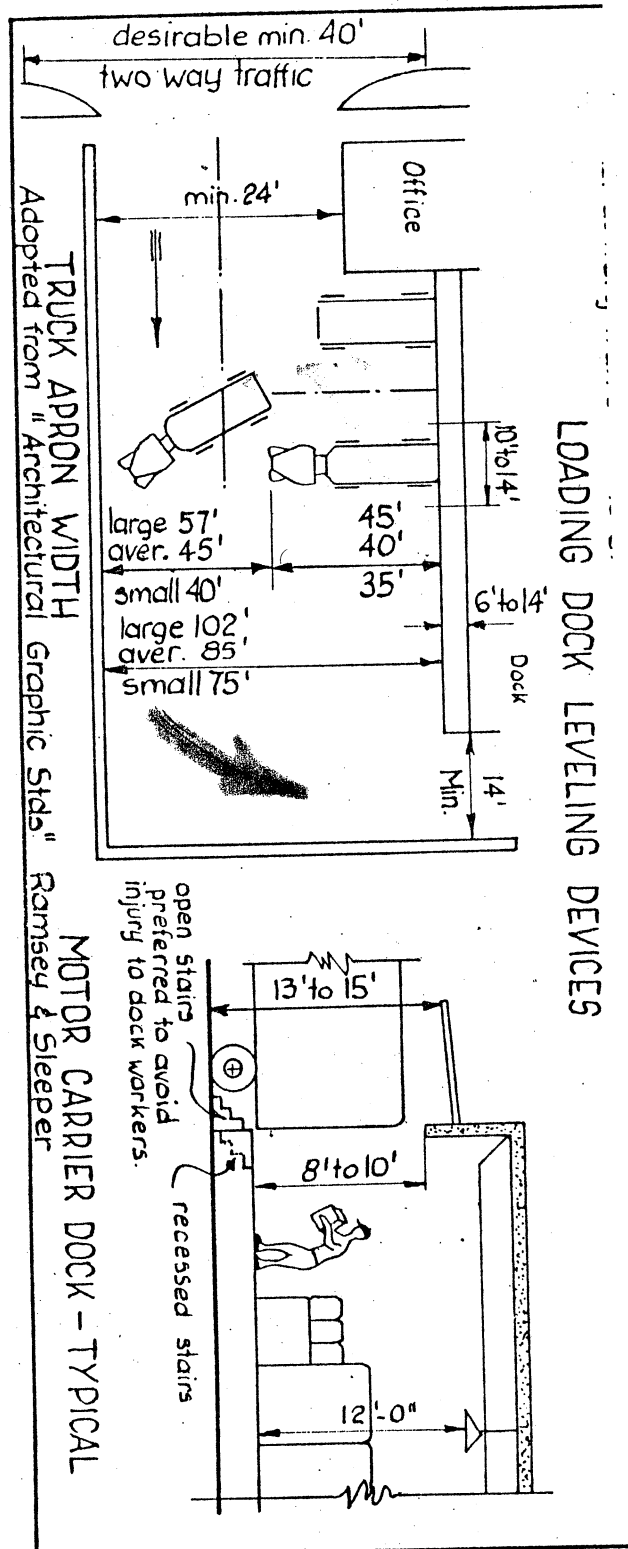
Richfield Drawing No. 1 dated September 1975, revised November 14th, 1975, suggests that the Developer will use a width of 93.0 feet for the truck loading apron. From our point of view, it would be more desirable to permit the Developer to use the 20.0 foot width of utility lot east of the existing 25.0 foot easement as a turn-around area, than to allow access to 77 Street. The proposed south access could be widened to allow two-way traffic to and from 76 Street, or, alternately, the scope of the development could be reduced to create maneuver room within the confines of the property.

In summary, we feel that permitting access from this parcel directly to 77 Street is undesirable from a traffic safety standpoint, and not in the public interest. 77 Street will be used extensively by truck traffic for the Riverside Heavy Industrial Area. It will also be a future major east/west link of the City's roadway system.

  
R.J. MCGHEE, P. Eng.  
City Engineer

NWN/jt

## LOADING DOCK LEVELING DEVICES



## RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA  
T4N 2N1

TELEPHONE: 346-3394

P.O. BOX 5002  
RED DEER, ALBERTA  
T4N 5Y5

FILE No.

November 19, 1975.

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

Dear Sir:

RE: Richfield Properties Ltd.

Richfield Properties Ltd. is requesting the City of Red Deer to allow an egress from the north end of the site direct to 77th Street. It has been city policy not to allow an access or egress from the sites along major roads which might create traffic problems.

77th Street will be a major road with controlled and limited access points. It has been planned to serve the heavy industrial area, but it may joint to city road system to the east.

If the access point is allowed, traffic leaving this site will have to turn left which may cause traffic accidents with the traffic climbing the hill from the industrial area. The best answer to this access problem is to shorten the length of the industrial building and create an access point to service road.

For the reasons mentioned we are against allowing an egress from this site to 77th Street.

Yours truly,

*D. Rouhi*

D. ROUHI, MCIP,  
Senior Associate Planner.

DR/lac

c.c. City Engineer.

## MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE  
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VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23  
COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

19th November 1975

TO: CITY COUNCIL  
FROM: CITY ASSESSOR

Re: Richfield Properties Limited

With reference to the application by Richfield Properties Limited, may we advise that the plan of subdivision for the Northland Industrial Park was registered last week.

The option agreements for all proposed purchasers will be prepared next week on the basis of the registered plan and calculations of site areas, etc., as prepared by Snell & Oslund.

The option agreement is good for 90 days at a cost of 5% of the total purchase price. Upon acceptance of the option, the developer has a period of 8 months in which to start construction.

On the basis of the above and if all the agreements are dated, December 1st, 1975, the developers would not have to start construction until the summer of 1976.

Recommend no change in the present policy or procedures.

Respectfully submitted,



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

DJW/cg



November 19, 1975

TO: CITY CLERK

RE: RICHFIELD'S PROPOSED WAREHOUSE DEVELOPMENT

You will recall that the proposal by RICHFIELD PROPERTIES LTD. was presented to the September 29, 1975 meeting of Council with the following resolution being passed:

"Resolved, that Council of the City of Red Deer approve in principle the proposed Richfield Development east of Gaetz Avenue Service Road between 76 Street and 77 Street, and as recommended to City Council, September 29, 1975."

At the time of that resolution Council, and representatives of Richfield were aware of the general areas of concern identified by the administration staff:

- a) Landscaping deficiency and side yard deficiency as per bylaw.
- b) No planned access to 77 Street except via the Gaetz Avenue service road; north access to Richfield site should be located a minimum of 100 feet south from 77 Street; entrance driveways should be 30 feet in width instead of 25 feet.
- c) Landscaping pattern and building elevation.
- d) That the project be commenced in 1975.

The RICHFIELD letter dated November 14, 1975 requests Council to permit access onto 77 Street from the site of the proposed development, and to extend the Option until May 1, 1976. An appeal will also be presented to the Red Deer Development Appeal Board concerning relaxation of landscaping and sideyard regulations.

I offer the following observations and recommendations for Council's consideration:

1. If Council gives a positive response to RICHFIELD's request for access to 77 Street, the same courtesy should also be extended to the owners of the property located north of 77 Street from RICHFIELD. They, too, have asked for a direct access to 77 Street and were advised that no access points had been provided for.

- cont'd -

2. One of the original recommendations re sale of the land to RICHFIELD was that construction of this project commence in 1975. I believe that this condition should be relaxed and that we proceed, instead, with a normal land sale agreement which requires construction to commence within eight months. To a large extent, RICHFIELD has been unable to proceed as quickly as first proposed because of the unexpected long delays experienced in registering the NORTHLAND INDUSTRIAL PARK. It is my understanding that the City has received verbal assurance from the Land Title Office that registration is now complete. Unfortunately, the firm's appeal re landscaping and sideyards will not be heard until the December meeting of the Red Deer Development Appeal Board.
3. The Appeal requests that the 20' sideyard required (in cases where the sideyard abuts a roadway) be relaxed. I agree, inasmuch as the sideyard requirement was specifically included for NORTHLAND developments to ensure that a corner development was not situated 12.5' from the property's side boundary while subsequent developments, not on the corner, were required to be located no closer than 20 feet from the same boundary extension. It would appear that, since no developments will front onto 77 Street, that RICHFIELD's sideyard abutting 77 Street could indeed be set back 12.5 feet instead of 20 feet.
4. The landscaping plan has been revised to include both coniferous and deciduous trees and to permit clumping of trees and shrubs. You may recall that we had earlier objected to the single row of deciduous trees proposed for the front property line. While I am personally satisfied with the revised landscaping proposal, it does not meet the requirements of the bylaw. An appeal has been submitted to the Appeal Board.
5. The frontal elevation does not appear to be changed and the long, unbroken frontage creates a rather monotonous image of one of Alberta's leading warehouse developers. RICHFIELD, however, claims that the doors, windows, sign area, and the color of the total package is, in fact, very attractive. Pictures of similar RICHFIELD warehousing developments will be available for the consideration of members of Council.

Council's consideration of these observations will be most appreciated.



WAYNE PANDER, Director  
Economic Development

WLP/gr  
c.c.

D. Wilson  
D. Rouhi  
K. Jorgenson  
R. McGhee

Mayor's Comments

Concur with recommendations of the Administration in respect of both the egress point and the option dates as outlined by the Assessor.

"R.N. MCGREGOR"

## Red Deer Roman Catholic Separate School District No. 17

3827 - 39 Street — Phone 347-1055

RED DEER, ALBERTA T4N 0Y6

J. DOCHERTY  
SUPERINTENDENT OF SCHOOLS

T. SMILEY  
SECRETARY-TREASURER

File No.

November 18, 1975

Mayor & City Council  
City Hall  
Red Deer, Alberta

Dear Members of Council:

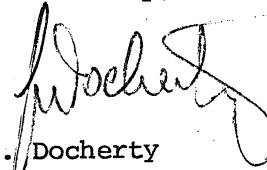
Some weeks ago, the Red Deer Separate School Board, requested a decision from City Council regarding the removal of the dirt pile located on the site of the School district's proposed Anders Park school.

The Board of Trustees would now like to thank Council for its co-operation in this matter and to commend the City Engineering Department for its speedy action in resolving the problem.

The plans for St. Elizabeth Seton Elementary School are now in the final stages of approval from the School Buildings Branch, and the building will be tendered in the very near future, allowing the district to begin construction on the site on schedule.

The co-operation of Council and its Engineering Department in the removal of this considerable obstacle is sincerely appreciated by the Board of Trustees.

Yours truly,



J. Docherty  
Superintendent of Schools

JD/lm

NO. 1



# RED DEER PUBLIC SCHOOL DISTRICT No. 104

Offices: 4747 - 53rd Street

Phone 347-1101

RED DEER, ALBERTA

T4N 2E6

**JAMES W. MUZA**  
Secretary-Treasurer

**G. H. DAWE**  
Superintendent of Schools

November 6, 1975

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

Dear Mr. Stollings:

As I mentioned to you earlier by phone, the parents of children at Joseph Welsh Elementary School are concerned about the crossing at 37th Avenue and Ross Street. At a recent Parent/Teacher Meeting, it was discussed again and the enclosed petition was circulated subsequently for presentation to the Council.

I would appreciate it if you would bring this to the attention of the Council. Could you also please advise either myself or Mr. Clayton Mills, the Principal of Joseph Welsh, of the date on which it will be considered so there might be representation at the meeting?

Yours sincerely,

*W. T. Brownlee*

W.T. Brownlee  
Deputy Superintendent

WTB:d1b  
Enclosure  
c.c. Mr. Mills

Joseph Welsh Elementary School,  
RED DEER.

TO THE CITY COUNCIL OF RED DEER

At a Parent/Teacher Meeting at Joseph Welsh Elementary School, on Wednesday, 20th October, much concern was expressed at the hazards facing children from the new subdivision on Michener Hill, crossing Ross Street, to attend school.

There have been several bad incidents at the Corner of 37th Avenue and Ross Street, in spite of police patrolling, and it should be borne in mind that all of the houses there have not yet been occupied - so the problem will grow.

We, the undersigned, respectfully request you to consider the provision of a pedestrian push-button type of controlled crossing, at the very earliest opportunity.

CITY CLERK'S COMMENTS

The above petition has been signed by 70 residents in the Ross Street, Michener Hill and Eastview areas.

MAYOR'S COMMENTS

The Traffic Advisory Committee involving the Engineering Department, R.C.M.P., etc., will be holding a meeting on December 1, 1975 at which time the above petition will be considered. Recommend this item be tabled pending receipt of recommendations from the Traffic Advisory Committee.

"R. MCGREGOR"

NOTICES OF MOTION

94.

NO. 1

November 18, 1975

TO: CITY COUNCIL

FROM: CITY CLERK

RE: Notice of Motion by Alderman Donald

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The following notice of motion was introduced by Alderman Donald October 27, 1975 and brought forward at the November 10, 1975 meeting at which time same was tabled for two weeks due to Alderman Donald's absence.

"WHEREAS City Forces are exceptionally busy at this time

WHEREAS we have not put out for bid any subdivision work in the last 2 to 3 years

WHEREAS the City is having ever increasing problems getting more and more land per year serviced.

BE IT RESOLVED that the City of Red Deer agree to put to tender the next industrial or residential subdivision, with the City having the right to submit a tender if the City Engineer so desires."

95.  
November 5th, 1975

TO: City Clerk

RE: Alderman Donald's Notice of Motion  
Submitted at the Council Meeting of October 22nd, 1975

The City has undertaken all subdivision utility and roadway construction since 1970, for some six years. A substantial amount of the work and all materials are tendered within this framework. The following are the major items:-

1. Concrete supply and delivery
2. Water, storm and sanitary sewer pipe and related fittings
3. Roadway and lane gravel, sand and pit-run
4. Roadway asphalt supply
5. Roadway asphalt supply and installation
6. Excavation where large scrapers, etc. can be utilized.

We also hire or rent a large number of various pieces of construction equipment, and employ many seasonal people.


Our present construction program is undertaken as a result of City Council's resolution of July 15th, 1968. Until such time as this resolution is rescinded or altered, this department will strive to fulfill Council's request.

We would estimate that our present resources provides for the servicing of from 500 to 600 residential lots per year, plus other miscellaneous work. To increase this production will result in our department requiring outside assistance in the form of engineering consultants and contractors. The results of this assistance would not become effective until approximately a year after initiating. Along with the increase in serviced lots will also follow an increase in investment by the City. At this time of high demand, it would appear that this risk could be taken. Council must give consideration and guidance to the City administration if we are to embark on a larger servicing program. An increased program will affect a number of departments.

If Council is in agreement to expand the program, we would suggest that they authorize the engineering department to utilize consultants and contractors as required, related to timing and scheduling for maximum development. Maximum development would be referenced to current sales. If we reached a point where an inventory of 300 to 400 residential lots were reached, our construction program could be adjusted accordingly.

Mr. Watson has indicated that they can issue specifications, drawings, etc. for power and street lighting requirements. They would also submit a tender cost to undertake the work.

RJM/jt  
c.c. E. L. & P. Supt.

  
R.J. MCGHEE, P. Eng.  
City Engineer



Mayor's Comments

For the information of Council, the July 15, 1968 resolution is reproduced hereunder:-

"WHEREAS Council has considered the report of the City Engineer dated July 8th, 1968 and the observations of the City Commissioner's report dated July 12th, 1968.

AND WHEREAS Council favours:

- (a) the use of Contractors through competitive tenders wherever possible, and
- (b) the limitation of permanent engineering staff to the minimum necessary to carry out the regular administrative duties of the department including the administration involved in contracting out from \$1,500,000 to \$2,000,000 of work to consulting engineers and contractors, and
- (c) The limitation of permanent public works staff and equipment to the minimum necessary for maintenance operations, and
- (d) The permanent engineering staff and public works staff and equipment undertaking as much design and supervision and as much construction as possible within the limits set out by paragraphs (b) and (c) above.

AND WHEREAS Council is satisfied that the engineering and public works divisions of the City are now undertaking the maximum amount of design and supervision and the maximum amount of construction respectively without expanding permanent staff or equipment.

BE IT RESOLVED that the City Engineer and his Department be commended for his report and the present operations of the Department and that current policies and procedures be followed to give effect to subparagraphs (a), (b), (c) and (d) above."

It should be noted that the resolution above does not differ substantially from Alderman Donald's notice of motion. However, the problem facing Council is that of meeting the current demand for serviced land and possibly a greater use of consultants and contractors will allow the city to catch up and in fact provide adequate supply to meet these demands.

Council, however, should be aware of additional costs that could be incurred by extensive use of consultants.

"R.N. MCGREGOR"  
Mayor

BYLAW NO. 2200/L-75

Being a Bylaw of the City of Red Deer to amend Bylaw No. 2200, being the Fire Bylaw.

COUNCIL OF THE CITY OF RED DEER, DULY ASSEMBLED,  
HEREBY ENACTS THAT:

Bylaw No. 2200 be amended as follows:-

- (1) That sections 2(m) and 3(p) be amended by deleting the word "Inflammable" where it appears, and by inserting in its place the word "Flammable".
- (2) That section 3(b) be deleted.
- (3) That section 3(c) be amended by striking out the following "3 ft." and inserting in its place the following, "2 ft.".  
  
That section 3(d) be deleted.
- (4) That section 3(e) be amended by deleting from subsection (66) the words "submerged turbine pumps in all underground storage tanks" and inserting in their place the following words, "any portion of any submerged turbine pumps extending outside of any underground storage tanks"
- (5) That section 3(f) be amended by deleting the words "Part 6 of the National Building Code 1965" and inserting in their place the following words, " the Alberta Uniform Building Standards Act".
- (6) That section 3(f) (1) be amended by adding following section (5) referred to therein the following further sections:  
  
"(6) In addition to complying with the other requirements of this section, unless he first obtains a permit in writing from the Chief Fire Inspector, no person shall
  - (a) handle or store a class A liquid in excess of 5 gallons within a building.
  - (b) handle or store a class B liquid in excess of
    - (i) 5 gallons in a dwelling,
    - (ii) 10 gallons in any other buildings, except where otherwise permitted in this code."  
"(7) No person shall permit class A liquids to be kept or stored in any school, institutional or public building, except for the demonstration, mechanical or medicinal purposes."

"(8) No person shall mix, store or handle flammable liquids for commercial purposes in open containers in frame buildings, or in any building the whole or a portion of which is used as a dwelling."

"Restrictions on Storage and Use in Dwellings"

2.1.6.6A (1) Notwithstanding subsection (6) of article 2.1.6.6. but subject to sections 4(a) and 4(B) of this section no person shall keep or store a class A liquid in any quantity in a dwelling.

(2) Except as otherwise permitted in this subsection and subject to the provisions of articles 2.1.6.7 and 4.1.6.10 of this subsection Class A liquids in excess of five gallons shall be kept or stored in tanks only as hereinafter described, except that this shall not prevent the filling and temporary storing of drums in wholesale warehouses.

(3) A Class A flammable liquid shall be drawn from tanks as provided in sentence (2) by means of pumps so constructed as to prevent leakage or spilling and so arranged as to control the amount of discharge and prevent leakage inside the building by any disarrangement of the apparatus.

(4) Notwithstanding section (1) of this section, a person may keep in a dwelling not more than one quart of Class A flammable liquid which:

(a) is kept in a container in which it is shipped and which complies with the applicable federal and provincial statutes and regulations governing the shipment of flammable liquids by a public common carrier, and in any event, shall have a capacity of not greater than one quart

(b) is a liquid prepared for use in a dwelling and is common household use for such purpose .

2.1.6.6B (1) Subject to section (2) of this section, no person shall use either gasoline or naphtha in any quantity in any portion of a dwelling.

(2) A person may use a Class A liquid in a garage attached to a dwelling if the separation of the garage from the dwelling complies with the requirement of sentence (4) of article 2.1.6.6B for the operation of a motor vehicle, an outboard motor boat, a garden tractor, a lawn mower or a machine for the private removal of snow."

(7) That Section 3(i) be amended by deleting subsection (3) referred to therein and inserting the following new subsection (3):

"All buildings which house places of assembly, hotels, motels or apartments that are over 3 storeys in height as defined pursuant to the Alberta Uniform Building Standards Act, shall be equipped in each suite and hallway with an approved fire detector system."

- (8) That section 3(j) be amended as to section 2.2.1.18 referred to therein by deleting the words "storeys or more" and inserting in their place the words "floors or more of apartment suites".

- (9) That section 3(1) be amended by deleting the words "National Building Code 1965" and inserting in their place the following words "Alberta Uniform Building Standards Act".

- (10) That section 3(p) be amended by deleting section (3)1.(c) and inserting in its place the following:

"(3)1.(c) Tank vehicles shall not be parked near an open flame, or any source of ignition, or within the path of hot air being blown from an open flame heating device."

- (11) That section 3(p) be amended as to section (3)2.(d) referred to therein by inserting the word "approved" following the word "than".

- (12) That section 3(q) be amended by striking out section 2.3.12 referred to therein and inserting the following:

"2.3.12 There shall be no smoking on the driveway of service stations in the areas used for fueling motor vehicles, dispensing flammable anti-freeze or the receipt of products by tank truck, or in those portions of the building used for servicing components of motor vehicles containing Class A flammable liquids. Conspicuous signs prohibiting smoking in the above areas shall be posted within sight of the customer being served. The motors of all vehicles being fueled shall be shut off during the fueling or servicing operation."

- (13) That Section 4 be amended by striking out sections 3.2.2.1 to section 3.2.2.9 inclusive.

- (14) That section 4(b) be deleted and in its place there be inserted the following:

"4.1 In section 3.2.6.3 add a new subsection (5) to read as follows:

'(5) All elevators shall be equipped with a suitable sprinkler system or automatic fire detector device acceptable to the Fire Inspector'."

- (15) That section 4(c) be renumbered 4.2.

- (16) That section 4(d) be renumbered 4.3.

- (17) That section 3.2.12(1) referred to in section 4.3 be deleted.
- (18) That section 4.3 be amended as to section 3.2.12(2) referred to therein by deleting the words "Fire Chief" and inserting the words "Chief Fire Inspector" and by deleting the last sentence thereof.
- (19) That section 4.3 be amended by striking out section 3.2.2.10 referred to therein.
- (20) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D., 1975.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D., 1975.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS      day of  
A.D., 1975.

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MAYOR

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CITY CLERK

BYLAW NO. 2282/O-75

Being a Bylaw to amend Bylaw No. 2282, the Traffic Bylaw of the City of Red Deer.

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

- (1) Schedule A of Bylaw 2282 is amended by deleting therefrom Item 2 and by substituting therefore the following "2. for south bound vehicles on the west half of Gaetz Avenue from 76 Street, south to the intersection of Gaetz Avenue and 68 Street".
- (2) Schedule A of Bylaw 2282 is further amended by deleting therefrom all of Item 5 and by substituting therefor the following "5. for north bound vehicles on the east half of Gaetz Avenue from the intersection of Gaetz Avenue and 68 Street, north to the intersection of Gaetz Avenue and 76 Street".
- (3) Schedule B of Bylaw 2282 is amended by deleting therefrom items 1 & 2 and by substituting therefore the following: "1. for north and south bound vehicles on Gaetz Avenue from the intersection of Gaetz Avenue and 76 Street, north to the north City limits".

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D., 1975.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D., 1975.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of                      A.D.,  
1975.

MAYOR                      CITY CLERK

BY-LAW 2482-75

WHEREAS the amount of the taxes levied or estimated to be levied for the year 1976 by The City of Red Deer (the "City"), is the sum of five million, eight hundred thousand dollars (\$5,800,000.00).

AND WHEREAS the Council of the City deems it necessary to borrow the sum of One Million Dollars (\$1,000,000.00) to meet the current expenditures and obligations of the City until the taxes levied for the year can be collected.

AND WHEREAS after the borrowing of the amount hereby authorized to be borrowed, the total loans outstanding to meet the current expenditures and obligations of the City will not exceed the amount of taxes levied or estimated to be levied for the year 1976 by the City.

NOW THEREFORE THE COUNCIL OF THE CITY ENACTS AS FOLLOWS:

1. That the Council of the City do borrow from time to time from any person or bank (the "Lender"), a sum or sums not exceeding the aggregate sum of One Million Dollars (\$1,000,000.00) which the Council deems necessary to meet the current expenditures and obligations of the City until the taxes levied or to be levied for the year can be collected, and do pay or agree to pay interest on the sums so borrowed either in advance or at maturity, and in either case after maturity.
2. That such borrowing be done and evidenced by the promissory note or notes of the City under its seal duly attested by the signatures of the Mayor and Treasurer of the City.
3. That the sum or sums borrowed, and interest thereon as aforesaid (herein called "the said loan") shall be, and are hereby made a first charge upon all taxes and other revenue due to accruing or to accrue or become due or payable to the City in the year 1976, all of which sums are hereby assigned to the lender as collateral security for the repayment of the loan; but the lender is not restricted to the monies so charged and assigned for the repayment of the loan and nothing herein contained shall waive, prejudicially affect or exclude any right, power, benefit or security by statute, common law or otherwise given to or implied in favour of the lender.
4. This Bylaw shall become effective on the 1st day of January A.D., 1975.  
READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_, A.D., 1975.  
READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_, A.D., 1975.  
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this \_\_\_\_ day of \_\_\_\_, A.D., 1975.

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MAYOR

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CITY CLERK



BY-LAW NO. 2483-75

WHEREAS the Council of the City of Red Deer (the "City") deems it necessary to borrow the sum of four million (\$4,000,000.00) dollars for purposes of interim financing of subdivision equity and certain capital projects now in process of construction pending the receipt of the proceeds of subdivision lot sales and contributions to the said capital projects agreed to be made by various senior governmental agencies; and

WHEREAS pursuant to Section 320 of the Municipal Government Act, a Council May, by By-law, borrow money for any purpose within the jurisdiction of the Council, and

WHEREAS the aforesaid purposes are within the jurisdiction of the Council of the City and the proposed borrowings will be payable within the year 1976.

NOW THEREFORE THE COUNCIL OF THE CITY ENACTS AS FOLLOWS:

1. That the City do and is hereby authorized to borrow from any person or bank (the "Lender") from time to time on a revolving basis a sum or sums not to exceed at any one time the amount of \$4,000,000.00 repayable on or before December 31st, 1976 together with interest on the principal amount from time to time outstanding both before and after maturity.
2. That such borrowing be done and evidenced by promissory note or notes of the City under its seal duly attested by the signatures of the Mayor and the Treasurer of the City.
3. That the sums so borrowed and interest thereon as aforesaid (herein called "the loan") shall be and are hereby made a first charge on any sums of money due or accruing or to accrue or become due or payable to the City by way of proceeds or (a) the sale or disposition of subdivision lots and/or, (b) contributions of senior governmental agencies to the said capital projects now in process of construction, all of which sums are hereby assigned to the Lender as collateral security for the repayment of the loan; but the Lender is not restricted to such monies so charged and assigned for the repayment of the loan and nothing herein contained shall waive, prejudicially affect or exclude any right, power, benefit, or security by statute, common law or otherwise given to or implied in favour of the Lender.
4. This By-law shall become effective on the 1st day of January A.D., 1976.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_, A.D., 1975.

READ A SECOND TIME IN OPEN COUNCIL THIS \_\_\_\_ day of \_\_\_\_, A.D., 1975.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this \_\_\_\_ day of \_\_\_\_ A.D., 1975.

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MAYOR

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CITY CLERK

Street

NORMANDEAU

EXTENSION

SUBDIVISION

8.8 Acres  
not allocated

100' Buffer Zone

PROPOSED  
GEMINI  
MOTELS

3± Acres

Service Road

74 Street

PROPOSED  
WILL  
INNS

4± Acres

100' Buffer Zone

PROPOSED  
FESTIVAL  
FORD  
SALES

4.88± Acres

386.75±'

EXISTING  
CHILES  
MOBILE  
HOMES

Avenue Gaetz

HIGHWAY 2A