

*File*

A G E N D A

For the regular meeting of RED DEER CITY COUNCIL, to be held in the Council Chambers, City Hall, MONDAY, OCTOBER 1, 1979 at 4:30 p.m.

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- (1) Confirmation of September 17th & 24th, 1979 Council minutes.

PUBLIC HEARING

A public hearing will be held at 7 p.m., Monday, October 1st, 1979 with respect to Land Use Bylaw 2588/FF-79. p. 17

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2) 2588/FF-79 - second reading (Five-0 Developments) p. 17

COMMITTEE OF THE WHOLE

(1) Personnel Committee Recommendations

(2) Legal Opinions

UNFINISHED BUSINESS

1.

NO. 1

September 25, 1979

TO: City Clerk  
FROM: City Engineer

RE: 2-Way Stop at Ogden Avenue & Olsen Street  
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As per Council resolution of June 25, 1979, 2 way stop signs were installed at the intersection of Ogden Avenue, Olsen Street and Oyen Crescent with Ogden Avenue being assigned the right of way.

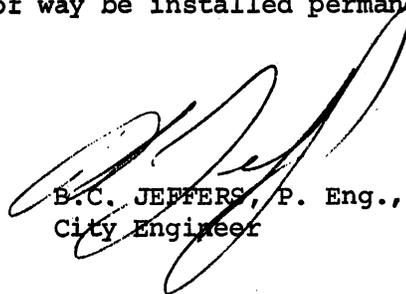
In addition, pedestrian crosswalks were also painted at the following locations:-

1. Across Olsen Street at its east intersection with Ogden Avenue (Oyen Crescent)
2. Across Olsen Street at its west intersection with Ogden Avenue (Oyen Crescent)
3. Across Ogden Avenue at its south intersection with Olsen Street
4. Across Oyen Crescent at its north intersection with Olsen Street

Subsequent to these installations, no further complaints were received from residents of the area regarding the same subject. The City Engineering Department attempted to contact three different residents on September 26, 1979 for their opinion, but were not able to get in touch with them.

Field inspection of the intersection of Ogden, Olsen and Oyen also confirmed that the 2 way stop system is performing the intended function.

We would therefore recommend that the 2 way stop signs at the intersection of Ogden Avenue, Olsen Street and Oyen Crescent with Ogden Avenue being assigned the right of way be installed permanently.

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

CYL/ab

Commissioners' comments

Concur with the comments of the City Engineer.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 2

19 September 1979

TO: COUNCIL

FROM: CITY CLERK

RE: 54th Street One Way West

In accordance with the direction of Council September 17th, 1979, an amendment to the One Way Street Bylaw has been prepared to provide for 54th Street becoming a One Way Street west bound between 49th Avenue and Gaetz Avenue and the said amendment is attached to this agenda for consideration of Council.

R. STOLLINGS,  
City Clerk

# THE CITY OF RED DEER

4.

NO. 3



OFFICE OF THE FIRE CHIEF

RED DEER, ALBERTA  
T4N 3T4

September 6, 1979.

His Worship the Mayor, K. Curle  
and City Council

Ladies and Gentlemen:

### HIRING OF PARAMEDICS

As requested by Council on March 5, 1979, I hereby submit the following report on the above subject.

First though, I must apologize for the lengthy delay in the report, but being off on sick leave for two months, supervising the men on EMT (Emergency Medical Technician) program and eventually getting out questionnaires to various departments and ambulance people, and waiting for their replies etc., I just didn't have time to complete the report. Since actually time was not a factor, or in my opinion it was not, I felt that getting it done after other items were taken care of would be suitable.

The first part of this report should and will deal with other Fire Departments that have ambulance services and then with the meeting with Mr. J. Van Hooren, the Hospital Administrator.

### AMBULANCE SERVICE IN OTHER CENTRES

There are eleven (11) cities in Alberta. Of these there are only four (4) cities that have ambulances operating out of the Fire Department. They are Calgary, Lethbridge, St. Albert and Red Deer. Of these four, only two have paramedics and that is Calgary and St. Albert

### CALGARY

Ambulance Service placed in various Fire Stations, but personnel do not have any fire fighting training nor do any fire fighting. A very efficient but extremely expensive way to run the ambulance service.

### ST. ALBERT

Their paramedic ambulance personnel are stationed in Fire Station and they are used as fire fighters at fire scene, they appear to be additional manpower. This adds to the cost of the ambulance service.

### LETHBRIDGE & RED DEER

No paramedics. Ambulance operate out of fire stations and manned solely by fire fighters, perhaps not quite as efficient as paramedics, but also not as expensive as Calgary or St. Albert.

### OTHER CITIES

All the remaining cities have ambulance service that are either hospital operated, privately operated or privately operated but hospital based, and they all seem to have either paramedics, nurses, or nursing orderlies on as attendants

### TOWNS & COUNTIES

There are 71 towns and 8 counties and/or municipal districts that operate ambulance services. Of these only 7 towns and 1 county have the ambulance service operated out of the fire stations, the remainder operate from hospitals or private buildings.

Fort McMurray and Nanton are the only towns with paramedics. Fort McMurray has five (5) and they also serve as fire fighters. Nanton has two (2) and they operate out of the Fire Station. Fire fighters are all volunteers.

The only county that has the ambulance service in the Fire Station in Strathcona and they operate out of the Fire Station in Sherwood Park and have no paramedics. The fire fighters man the ambulance.

Of all the rest of the towns and counties that have ambulance service, only three have paramedics or use R. N.'s and they are hospital based services.

MEETING WITH HOSPITAL ADMINISTRATOR

On August 15, 1979 Deputy Chief Bergdal and I met with Mr. Jerry Van Hooren the Regional Hospital Executive Director. I explained to Mr. Van Hooren what Council was asking regarding paramedics. He feels it is an excellent idea and is willing at present to install a two-way radio in the emergency room at the hospital, thereby having direct contact with our ambulances.

E.C.G. & DEFIBRILLATION EQUIPMENT

We discussed the E.C.G. transmitting equipment and Defibrillation equipment. He would like to see it installed in the ambulance and Mr. Van Hooren said he had personnel that could teach my men to use the ECG equipment; but as I pointed out to him, even if they were trained to use it, they could not do so under present Provincial regulations, and also they were not qualified to use the Defibrillator or to give injections of any drugs.

In any case, he is taking this matter up with the medical staff.

CONCLUSION

In conclusion, it would appear that having paramedics is very efficient and beneficial to patients and would be very good for our ambulance service, but at present to hire extra personnel solely as paramedics would be very expensive since the City would have to hire twelve (12) so as to have three on each Platoon for the four ambulances. Our EMT's could handle all non-emergency calls.

RECOMMENDATION

I do not recommend following the above course at this time, but recommend that the City possibly look into hiring paramedic personnel when the third fire station is built in 1980, train them also as fire fighters, and distribute them among the three fire stations. This would give the City the required paramedic personnel and add the additional fire fighters needed for Station #3 without the expenses to the taxpayer that Calgary runs into.

COST

Electrocardiogram (ECG) transmitting equipment could then be installed in all ambulances and at the hospital, also Defibrillation equipment could be carried in all ambulances. The initial cost of the above equipment is around \$7,500.00 plus per ambulance. This is of course an initial outlay, not an annual one.

Drug kits and IV equipment would probably bring the initial cost close to \$9,000.00 per ambulance.

Respectfully submitted,

  
Wm. N. Thomlison,  
FIRE CHIEF

Commissioners' comments

We concur with the comments of the Fire Chief that no further action be taken at this time with regard to the hiring of paramedics, but that the administration review the situation when the new hospital has been in operation for some time.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

TO: City Clerk  
FROM: Development Officer/Building Inspector

RE: Mr. B. Strangward/227 Piper Drive

Could you arrange to have the above item placed on the next Council agenda for their consideration.

Our department is concerned that the building on the above site will deteriorate making it unsafe. We have been contacted by persons in the area whom are also concerned the effect this building is having on their property.

To review the history of the site, the following report is included.

Insert Don Wilson's report.

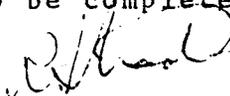
From this it appears that Mr. Strangward will comply with Councils resolutions that require him to make the site safe. However the building has not progressed any further towards being finished or put in a liveable condition than it has ever been.

It would seem that there are two options open in dealing with this site.

1. Direct the Building Inspection Department to check the site regularly and report to Council if it becomes unsafe or a nuisance.

2. Give Mr. Strangward a reasonable length of time to have the site landscaped and the house finished. Failing to have these things done will result in the building being torn down and the site made safe by the City with the costs being charged to the property owner.

Should Council support option #2 we recommend that "finished" be defined as being entirely habitable in the opinion of the City Building Inspector and that it be done within 90 days of the Council resolution Landscaping to be completed by May 30, 1980.

  
R. Strader  
Building Inspector  
Development Officer

1979 09 13

TO: City Commissioner  
FROM: City Assessor

RE: Lot 35, Block 13, Plan 762-0938  
227 Piper Drive  
Mr. Barry Strangward

We submit the following summary of events for City Council's consideration.

- June 22/76 Application received from Mr. B. Strangward for Pines Stage II Lot Draw to be held on June 28, 1976.
- June 28/76 Land Sale held on this date and Mr. B. Strangward was successful in obtaining Lot 35, Block 13, Plan 762-0938. Immediately after the draw, it was determined that Mr. B. Strangward was in violation of the Lot Sale Policies in that his name was entered on two applications. (Rule: One application per family and/or individual). Mr. B. Strangward was advised of his disqualification.
- July 29/76 Received written explanation and request from Mr. Strangward for Council's consideration to reinstate the lot sale.
- Aug. 19/76 City Assessor forwarded report of Strangward situation for August 30, 1976 Council meeting.
- Aug. 30/76 City Council passed a resolution that Mr. Strangward be considered an eligible applicant in the Pines Stage II Lot Draw.
- Sept. 1/76 City Clerk forwarded Council's decision of August 30, 1976, to Mr. B. Strangward.
- Sept. 9/76 Land Sale Agreements were sent to Mr. Strangward to be returned on September 27, 1976, signed along with payment for 1/3 of total purchase.
- Sept 27/76 Agreements and 1/3 payment received by the City as outlined.
- Sept 28/76 City of Red Deer signed and sealed the agreements.
- Sept 29/76 One copy of agreements along with City's receipt for the initial payment sent to Mr. Strangward.

1979 09 13  
Page 2

- Sept 29/76 Received request for Land Transfer and Duplicate Certificate of Title to be directed to Royal Bank of Canada, Main Branch, Red Deer, and a letter signed by Mr. Strangward directing that if land sale agreement was to fall into default that any monies refunded were to go to the Royal Bank. We could not forward the legal documents (Land Transfer, etc) as the lot was not paid for in full at this time.
- Jan. 10/77 Reminder notice forwarded to B. Strangward that 2nd lot payment was due on January 28, 1977.
- Jan. 28/77 2nd payment received.
- May 28/77 3rd payment due and received.
- June 21/77 City received request from Mr. B. Strangward for a four week extension to the June 28, 1977 commencement of construction date due to the unique nature (solar home) of his proposed home.
- June 22/77 City Assessor forwarded report to Council on behalf of Mr. B. Strangward's request.
- July 4/77 City Council agreed to grant a four week extension to July 28, 1977, for the commencement of construction of the proposed home.
- July 28/77 Commencement of construction (footings in place) condition met by Mr. Strangward.
- Aug. 12/77 Received written request from Royal Bank of Canada and Mr. B. Strangward for the Land Transfer and Duplicate Certificate of Title which were required for financing the construction of the solar home.
- Aug. 17/77 Forwarded Land Transfer and Duplicate Certificate and Caveat to the Royal Bank in trust that these documents would be used only in the financing of the development.
- Dec. 28/77 Structure to be completed as per the Land Sale Agreement - Building was not completed. As per the Land Sale Agreement, improvements were added to the assessment roll to be taxed as if completed.

1979 09 13  
Page 3

- Mar. 16/78 City Assessor forwarded correspondence requesting that the construction site be put into a safe state. At this date the basement walls only had been poured in place, but not backfilled.
- May 5/78 City Assessor forwarded correspondence to Mr. Strangward notifying him that he was responsible for taxes on improvements and land. Taxes paid for 1978 (\$708.75).
- May 5/78 Correspondence forwarded to Royal Bank regarding our previous letter of August 17, 1977, requesting confirmation of where the project now stood and the whereabouts of the legal documents (Land Transfer, etc.)
- May 10/78 Received confirmation from the Bank that they still held the legal documents (Land Transfer, etc.) as collateral on interim advances to Mr. Strangward. They outlined that they did not know of Mr. Strangward's intentions or whereabouts at this date.
- May 10/78 Development Officer forwarded a report to City Commissioner indicating the site (Lot 35) was in an untidy unsafe condition and that action be taken under the Nuisance Bylaw 2060.
- May 12/78 Forwarded complete file to City Solicitor for his advice.
- May 15/78 Council Resolution tabled "declaring Mr. Strangward's lot a nuisance and giving him 14 days from receiving a copy of this resolution to carry out the necessary backfilling, etc.," to bring the site to a safe and orderly condition, "Pending the completion of the clean up."
- May 17/78 Received correspondence from City Soliditor advising that the next step would be for Mr. Strangward to make an application to City Council for an extension to the December 28, 1977, completion of construction date, therefore bringing the Land Sale Agreement in good standing.
- May 29/78 City Council agreed to table the resolution of May 15, 1978 for a further four weeks.

May 31/78 City Clerk forwarded City Council' May 29, 1978, decision to Mr. B. Strangward.

June 26/78 The May 15, 1978 resolution of City Council was introduced to City Council on this date.

"RESOLVED that Council of the City of Red Deer being of the opinion that the premises hereinafter described are dangerous and constitute a nuisance by reason of the incomplete condition of the basement and the foundation not having been backfilled, Barry Strangward being the owner of Lot 35, Block 13, Plan 762-0938, municipally known as 227 Piper Drive in the City of Red Deer, Province of Alberta (Hereinafter called "The premises"), be and he is hereby ordered and directed, within 14 days of a copy of this resolution being mailed to him by registered mail, to level the entire site including filling of the basement area with dirt, failing which the Building Inspector of the City of Red Deer is hereby authorized and directed to cause such work to be done in which case the cost thereof shall be charged to Barry Strangward and in default of payment, shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

City Council agreed to extend the completion date for the house to December 31, 1978.

June 27/78 City Clerk forwarded Council's decision of June 26, 1978, to Mr. B. Strangward.

July 17/78 City of Red Deer received a request from the Royal Bank, Red Deer Branch to forward the legal documents (Land Transfer, etc.) to Solicitors Lefsrud, Cunningham, et al., for the registration of a mortgage. The Strangward Solicitors requested the Land Transfer in the names of Barry Strangward and Donna Lynn Strangward and Douglas Moore Merrill.

July 17/79 City Assessor informed Royal Bank and Strangward's Solicitors that we could not comply with their request as the land sale agreement was only in Barry Strangward's name.

1979 09 13  
Page 5

- July 20/78 Received a revised request from the Royal Bank to forward the legal documents to Strangward's Solicitors in his name only.
- July 25/78 Permission was granted to the Royal Bank to forward the legal documents to Solicitors Lefsrud, Cunningham, etal., in trust that the documents were to be used for the registration of a mortgage for the construction of the solar home.
- Aug. 21/78 Development Officer forwarded a progress report for Council's information. To date the only progress was that the plumbing ground work had been installed and that the mortgage had been registered as of this date.
- Oct. 16/78 Development Officer reported to City Council that there had been no further progress on the construction since his August 21, 1978, report. Council passed the following resolution. "See Page 4 of this report, June 26, 1978, for resolution."
- Oct. 18/78 City Clerk notified Mr. Strangward of Council's October 16, 1978, decision by double registered mail.
- Oct. 23/78 City Assessor again forwarded the complete file to the City Solicitor for his report to City Council.
- Oct. 30/78 City Council passed the following resolution.  
"RESOLVED that Council of the City of Red Deer agree that the resolution of Council of October 16th, 1978 regarding Lot 35, Block 13, Plan 762-0938 be amended by striking out the figures '14 days' and by substituting therefore the figures '30 days'."
- Nov. 3/78 Received Land Transfer - Strangward to City of Red Deer as per the land sale agreement.
- Nov. 23/78 Development Officer reported to City Council that the roof was being framed, therefore the building was progressing satisfactory from his point of view.

1979 09 13  
Page 6

Jan. 8/79 City Council passed the following resolution.

"RESOLVED that Council of the City of Red Deer having considered report from the Development Officer, R. Strader, dated January 2, 1979 re: 227 Piper Drive, hereby agree that it is not necessary for the Development Officer to bring forward any further progress reports unless some difficulties arise and as recommended to Council January 8, 1979, by Mayor Curle."

June 11/79 Council passed the following resolution.

"RESOLVED that Council of the City of Red Deer having considered reports re 227 Piper Drive, hereby agree that the following notice be sent by registered mail to the owner of 227 Piper Drive.

TO: Mr. Barry Strangward  
227 Piper Drive  
Red Deer, Alberta

Dear Sir:

Take notice that Council of the City of Red Deer will, at its meeting to be held in the Council Chambers, City Hall, Red Deer, Alberta, the 9th day of July 1979, commencing at 7:00 p.m., consider making the order hereunto annexed and forming part hereof.

And further take notice that you will be given the opportunity of appearing and being heard by Council at the meeting before the making of the order.

Yours truly,

R. Stollings  
City Clerk

RESOLUTION TO BE ANNEXED

Council, being of the opinion that the building (called 'the said building') residentially known as 227 Piper Drive, situate upon Lot 35, Block 13, Plan 762-0938 (called 'the said land') is, by

reason of its unfinished, unsafe and unprotected condition dangerous to the public safety and is detrimental to the surrounding area, hereby resolves and orders that Mr. Barry Strangward, the owner of the said building, within 30 days from the date hereof, complete the backfilling and levelling of the site, remove the remains of the fence, secure the building and spray the weeds on the said lands in default of which, the Building Inspector shall cause the same to be done and all costs of so doing shall be charged against the said lands as taxes due and owing and shall be recovered as such."

- June 13/79 City Clerk forwarded the notice to Mr. Strangward as agreed to by the June 11, 1979, Council meeting.
- July 9/79 City Clerk introduced the resolution of June 11, 1979, for Council's consideration. The resolution was passed as shown on Page 6 under the heading "RESOLUTION TO BE ANNEXED".
- July 10/79 City Clerk forwarded the July 9, 1979, decision of City Council to Mr. B. Strangward by double registered mail.
- July 26/79 The City Clerk's Department informed us that the Post Office was unable to deliver this letter and it was returned to the City Clerk's Department.

Respectfully submitted for your information.



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

Commissioners' comments

Within the last two weeks a progress report was submitted to the City Commission from the Building Inspector with regard to the above property. In order that Council may review this situation in light of the full history of this property, the attached report has been prepared by the City Assessor.

As Council can see, this issue dates back to June 1, 1976 (over 3 years) during which time we have received several complaints from the neighborhood, numerous relaxations by Council and numerous promises by Mr. Strangward many of which have not been fulfilled. We believe that Council has bent over backwards in an effort to assist, however, very little, if anything, has been achieved and we believe in fairness to adjacent property owners, Council now bring this issue to a conclusion. We, therefore, recommend Council pass an appropriate resolution giving Mr. Strangward 90 days to fully complete the building as outlined by the Building Inspector, failing which the building shall be demolished and the site made safe, and a copy of Council's resolution be made available to the Mortgage Company.

A draft resolution will be available for Council's consideration.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

REPORTSNO. 1

TO: COUNCIL  
FROM: CITY CLERK

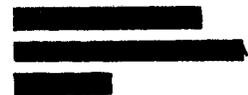
RE: LAND USE BYLAW AMENDMENT 2588/FF-79

A public hearing in respect of the above mentioned bylaw has been advertised for 7 p.m., Monday, October 1st. This particular bylaw provides for the rezoning of the Five O Development Limited site, 67 Street and 65 Avenue from I.1 to I.2 to C.5 zoning.

"R. STOLLINGS"  
City Clerk



DEVELOPMENTS LTD.



6720 - 65 Avenue 18.  
RED DEER, ALBERTA  
T4P 1A5

September 18, 1979

Bob Stallings  
City Clerk  
City Hall  
Red Deer, Alberta

Dear Sir:

**SUBJECT: Rezoning Lots E1 & E2**  
**Golden West Sub-division**

This letter is to advise that Five-O Developments Limited wish to appear in favor of the rezoning request. We will have a artist sketch and preliminary drawings for discussion purposes and will be available to answer questions put forth by the Council.

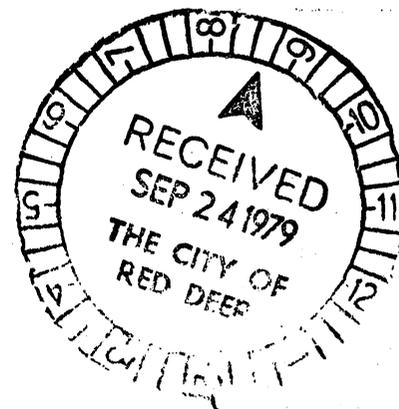
We would appreciate being advised to the time the hearing will be.

Yours truly,

Five-O Developments Limited

Ray Mitten  
President

RJM/lis



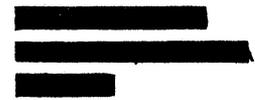
Registered Builder Member

NEW HOME CERTIFICATION PROGRAM OF ALBERTA

GENERAL CONTRACTORS — PROJECT SUPERVISION



DEVELOPMENTS LTD.



6720 - 65 Avenue  
RED DEER, ALBERTA  
T4P 1A5

*Recd - 30/79  
Aug 30/79*

August 29, 1979

Mayor Curle and City Council  
City Hall  
4914 - 48 Avenue  
Red Deer, Alberta

RE: C5 ZONING REQUEST  
Lot E1 and E2  
Five-O Developments Limited

Dear Sir:

Further to the requested re-zoning of the above mentioned properties, Five-O Developments Limited have carried out a complete survey of the Golden West Sub-division Industrial Park. All managers or owners of the businesses were approached and advised of our request for re-zoning to accomodate a new Motor Inn for this area.

The results of the survey have been overwhelming in favor of the Hotel facility. Of the seventy-nine firms surveyed with employees totalling over two thousand people, only one objection was received.

Attached please find a copy of the survey for your consideration.

Yours truly,

Five-O Developments Limited

Ray Mitten  
President

RJM/lis



Registered Builder Member

NEW HOME CERTIFICATION PROGRAM OF ALBERTA

GENERAL CONTRACTORS — PROJECT SUPERVISION

PROPOSED MOTOR INN  
67 Street & 65 Avenue  
FIVE-O DEVELOPMENTS LIMITED

Whereas, the Golden West Industrial Sub-division is one of the oldest and most established industrial parks in the City of Red Deer and

Whereas, this industrial park lacks a food and room service and would appreciate such a facility and

Whereas, this type of facility would enhance the surrounding area.

Therefore, the undersigned urge a C-5 Zoning, to accomodate the Proposed Motor Inn by Five-O Developments Limited.

1. Al Glover International Trucks Ltd.	6444 - 67 Street	<i>A. S. Glover - President</i>	35
2. Versaline Farm Center Ltd.	6667 - 67 Street	<i>J. Stewart</i>	32
3. Pardee Equipment Limited	6511 - 67 Street	<i>J. Stewart</i>	13 <sup>th</sup> Mar 15
4. Schlumberger of Canada Ltd.	6503 - 67 Street	<i>STEWART, OK DIST. MGR</i>	50
5. R. Angus Alberta Limited	6740 - 67 Street	<i>J. Stewart</i>	67
6. Case Power & Equipment Ltd.	6606 - 67 Street	<i>J. Stewart</i>	23
7. Triple Oak Equipment Ltd.	6526 - 67 Street	<i>W. McKay</i>	22
8. Westward Parts & Services Ltd.	6517 - 67 Street	<i>A. L. Davis</i>	18
9. Turbo Resources Limited (Bulk Station)	6519 - 67 Street	<i>H. M. Buckholz</i>	4
10. Kingsway Freightlines	6705 - Golden West Ave.	<i>J. Hall</i>	5
11. Western Rock Bit Co. Ltd.	6705 - Golden West Ave.		
12. Midway Farm Supplies Group	6709 - Golden West Ave.	<i>Rev. Stapp</i>	18 <sup>th</sup> 20
13. Border Paving Limited	6711 - Golden West Ave.	<i>W. Stewart</i>	150
14. Red Deer Bottling Co. Ltd.	6722 - Golden West Ave.	<i>J. Stewart</i>	40
15. BJ Well Servicing Ltd.	6719 - Golden West Ave.	<i>J. Stewart</i>	28
16. Paragon Trucking Ltd.	6711 - Golden West Ave.	<i>W. Stewart</i>	20

*(79) Craft Corral  
 in Highland Green Shopping Center  
 6315 4<sup>th</sup> St.*

*Keith Sedgwick 3*

(2)

17. Air-Vac Brake Equip. Ltd.	6724 - Golden West Ave.	<i>Alleman</i>	14
18. Nowsco Well Servicing Ltd.	6725 - Golden West Ave.	<i>R. Rain</i>	110
19. M-M Arc Limited	6730 - Golden West Ave.	<i>Collins</i>	22
20. Golden West Steel Ltd.	6730 - Golden West Ave.	<i>Tony Best</i>	8
21. O-Walk Pipeline Const.	6736 - Golden West Ave.	<i>M.J. Karanophyt</i>	
22. Lemsko Industries	6767 - Golden West Ave.	<i>M.J. Karanophyt</i>	
23. M E R Trucking Ltd.	6767 - Golden West Ave.	<i>M.J. Karanophyt</i>	200
24. Flint Engineering & Const. Ltd.	6766 - Golden West Ave.	<i>Elmer Whitefield</i>	150
25. Target Well Servicing	6450 - Golden West Ave.	<i>Phil Houck</i>	140
26. Sorenson Distributors	6430 - Golden West Ave.	<i>J.S. Ames</i>	5
27. Superior Coach Distributing & Leasing Limited	6430 - Golden West Ave.	<i>J.S. Ames</i>	3
28. Superior Emergency Equipment	6430 - Golden West Ave.	<i>Blade (35)</i>	
29. Claymore Developments	6430 - Golden West Ave.	<i>J.S. Ames</i>	10
30. B K B Investments	6430 - Golden West Ave.	<i>J.S. Ames</i>	3
31. Petrocraft Products	6430 - Golden West Ave.	<i>Al Rueda</i>	3
32. Barban Power Tongs Ltd.	6430 - Golden West Ave. 6729- 67 AVE	<i>Al Rueda</i>	16
33. Travelaire Trailer Canada Ltd.	6700 - Golden West Ave.	<i>Wm. Carney</i>	225
34. <del>Fravco Shelter Systems</del> WAYDON ENTERPRISES LTD	<del>6700 - Golden West Ave.</del> 67 67 67 Ave	<i>Don Snyder</i>	6
35. Inter Provincial Fast Freight	6705 - Golden West Ave.	<i>Mr French</i>	4
36. Tru-Farm Sales	6750 - Golden West Ave.	<i>J.H. Madson</i>	(10)
37. Central Precasts Ltd.	6404 - 61 Avenue	<i>John (12)</i>	
38. Circle B Trailer Repair	6660 - 64 Avenue	<i>Wilt Hendrickson</i>	(3)
39. Parkland Cattle Liner	6660 - 64 Avenue	<i>Wilt (25)</i>	
40. United Mud Supply Ltd.	6660 - 64 Avenue		
41. Western Wheel & Parts Ltd.	6660 - 64 Avenue	<i>SAME AS EDWARDS TRUCKING</i>	
42. B & D Automotive Ltd.	6660 - 64 Avenue	<i>Don (3)</i> <i>Wilt (5)</i>	
Cool Well Service		<i>P. Lukins</i>	(30)

(3)

43. Sandstra Bros. Transport Ltd.	6660 - 64 Avenue	<i>M. Smith</i>	} 30 Employees
44. Kim Ram Holdings	6660 - 64 Avenue	<i>M. Smith</i>	
<del>45. Mayfair Lumber Sales</del>	<del>6660 - 64 Avenue</del>		
46. Versatile Manufacturing Co. Ltd.	6730 - 64 Avenue	<i>Spaynder</i>	- 6 Employees
47. Tested Truss Systems	6780 - 65 Avenue	<i>Chapman</i>	20
48. Alberta Government Telephones	6759 - 65 Avenue	<i>R. Edrison</i>	170 Employees
49. Dresser Atlas	6734 - 65 Avenue	<i>J. Jones</i>	55 Employees
50. Dresser Titan	6734 - 65 Avenue	<i>J. Baker</i>	28 Employees
51. Dowell of Canada Limited	6794 - 65 Avenue	<i>B. J. ...</i>	101
52. Bomega Metals Limited	6760 - 65 Avenue	<i>M. J. ...</i>	20
53. A O Welding Ltd.	6749 - 65 Avenue	<i>John</i>	16
54. Edwards Trucking & Welding Ltd.	6740 - 65 Avenue	<i>M. Edwards</i>	17
55. Baroid of Canada Limited	6733 - 67 Avenue	<i>P. Schulz</i>	8
56. D J Diesel	6725 - 67 Avenue	<i>D. Jones</i>	1
57. Circle P Transport	6725 - 67 Avenue	<i>Pete J. ...</i>	2
58. S & M Kenworth	67 - 67 Avenue	<i>K. Blunt</i>	15
*HIGHLAND GREEN SHOPPING CENTER			
59.*Super Sams		<i>Kurt ...</i>	(25)
60.*The Flower Shoppe		<i>Stanley ...</i>	(2)
61.*Dutch Maid Bakery		<i>Diane ...</i>	61
62.*Hairport			
63.*Donut Shop		<i>Lesley Young</i>	(5)
64.*Jeeneration		<i>Margaret Wright</i>	(3)
65.*Papa Johns Pizza		<i>E. Knuth</i>	3
66.*Blakes Fashions Ltd.		<i>M. Martin</i>	(1)
67.*The Old Mill #2		<i>Bruce Haylow</i>	6
68.*Super Drugs		<i>Langhorne</i>	(1)
69.*One Hour Dry Cleaning			
70. White Farm Equipment	6710 - 65 Avenue	<i>J. A. Martin for H. Martin</i>	6
71. Ron Unrau Contracting	6720 - 65 Avenue	<i>R. ...</i>	(2)
72. Ram Aire Industries	6720 - 65 Avenue	<i>Douglas Thompson</i>	(3)
73. Millar & Brown Freightlines	6710 - 65 Avenue	<i>R. ...</i>	8
74. Peace River Electric	6720 - 65 Avenue	<i>M. ...</i>	(10)
75. Robt. Smith Plumbing & Htg.	6706 - 67 Street	<i>R. Smith</i>	6
76. Roz Con Construction	6706 - 67 Street	<i>Guila</i>	96
77. Five-O Developments Limited	6720 - 65 Avenue	<i>J. ...</i>	(7)
78. Zap Welding	6706 - 67 Street	<i>A.M. Stirling</i>	(1)

File No. R-12422  
September 21, 1979

NO. 2

TO: MAYOR AND COUNCIL  
  
FROM: RECREATION BOARD  
  
RE: RECREATION MASTER PLAN

The attached report from the Recreation Master Plan Task Force was considered by the Recreation Board at their regular meeting on September 19, 1979. The Board wished to endorse the recommendation of the Task Force and would ask City Council to authorize the City Commissioners to negotiate a contract between Butler Krebs Associates Ltd. and the City of Red Deer for services as outlined in the Master Plan and Guidelines (copy attached) at a fee not to exceed \$62,750.00 and, further, that application be made to the Provincial Government for support of this project and that the Project Task Force be authorized to proceed as planned. A representative of the Recreation Board will be on hand at City Council meeting to answer any questions that might arise.

Respectfully,

JOHN DUGAN  
Chairman,  
Recreation Board

mp

September 19, 1979

TO: RECREATION BOARD  
FROM: G. HAMILL, CHAIRMAN  
MASTER PLAN TASK FORCE

The Master Plan Task Force has met on four occasions since they were appointed by the Recreation Board. Attendance has been excellent, however, the Board may wish to know that Mr. Monty Christiansen, a Red Deer Planner, has taken over from Dave Plumtree as Regional Planning representative. Mr. Plumtree has left the Commission and is now with a private Consulting Firm in Red Deer.

Four Consulting Firms were invited to submit proposals in response to the Guidelines approved by the Board. They were:

1. MTB Consultants Limited  
#302 - 11821 - 123 Street  
EDMONTON, AB T5L 0G7
2. Akley Design Ltd.  
#201, 11729 - 105 Avenue  
EDMONTON, AB T5H 0L9
3. P.E.R.C. Ltd.  
#203B, 2323 - 32 Avenue N.E.  
CALGARY, AB T2E 6Z3
4. Butler Krebs Associates Ltd.  
10455 - 84 Avenue  
EDMONTON, AB T6E 2H3

These firms were interviewed on September 6, 1979 and the Task Force were unanimous in their choice of the Firm of Butler Krebs Associates Ltd. as being the most capable of the four. Subsequently, their references were checked and they were asked to submit more detailed information on their proposed approach and time lines as a further check of their capabilities.

This further information was reviewed by the Task Force at a meeting held today at noon and on the strength of discussion at today's meeting, it was agreed to recommend the appointment of this Firm.

The original submission by this group indicated the cost of their services to be \$72,375. In the discussions that followed, it was clear that much of the work could be undertaken using local resources and this fee has now been set at \$62,750 including consulting services and expenses. This will result in a slightly higher cost to the City than was earlier contemplated but we are of the opinion that the estimates are realistic and the job to be undertaken warrants this extra cost. The Firm has agreed to invoice on a monthly basis to facilitate cost control and they will bill only for services rendered up to the top limit allowed.

The Provincial Government through the Major Cultural/Recreational Grant will provide fifty percent (50%) of all related costs including input from Task Force and Community. The following is the budget that will be presented to the Government accompanying our Grant Application if the Recreation Board and Council agree.

Consultant Fees & Expenses including Task Force Advisor	\$ 70,250
Meeting Costs	640
Secretarial & Stenographic Costs	2,000*
Travel	1,000*
Material & Supplies	1,500
Advertising	1,500
Telephone	750
Claimable Task Force Salaries	4,800*
Claimable portion Recreation Superintendent Salary	9,600*
Other staff: Planning, Treasury, Recreation, Social Services	6,000*
	<hr/>
	\$ 98,040
	=====

The City share of these costs will be \$49,020.

The City will receive credit for the contribution identified by the asterisks, a total of \$23,400. These contributions are incorporated in existing City budgets. There is also a sum of \$20,000 allocated in the 1979 Recreation Planning and Design. The balance of \$5,620 could

come from 1979 Recreation Surplus or be chargeable to the 1980 Recreation Budget.

On the strength of the foregoing, it is recommended that Council authorize the City Commissioners to negotiate a Contract between Butler Krebs Associates Ltd. and the City of Red Deer for services as outlined in the Masterplan Guidelines at a fee not to exceed \$62,750, and further, that application be made to the Provincial Government for support of this Project and that the Project Task Force be authorized to proceed as planned.

GORDON HAMILL  
CHAIRMAN  
MASTER PLAN  
TASK FORCE

mg

GUIDELINES FOR CONSULTANT GROUPS INVITED TO  
SUBMIT PROPOSALS FOR DEVELOPMENT OF A  
RECREATION MASTER PLAN FOR RED DEER

27.

The Red Deer Recreation Board has established a Task Force to be directly responsible for the development of a Master Plan for Recreation in the City of Red Deer. The Task Force is comprised of the following persons:

Gordon Hamill, Chairman  
Mike Day, City Commissioner  
Don Moore, Recreation Superintendent  
Dave Plumtree, City Planner  
Rick Assinger, Social Services Director  
Lloyd McMurdo, Parks Superintendent  
Alan Wilcock, City Treasurer  
Lowell Hodgson, Regional Consultant  
Dr. E. J. Tyler, Advisor

The Master Plan will be developed by a Consultant Group selected by and reporting to the Task Force, with work on the development of the Master Plan beginning not later than September 25, 1979 and completed in its final form not later than April 15, 1980.

The Consultant Group selected will be expected to develop the Master Plan in four stages. The initial stage would include:

1. A series of public meetings, arranged by and under the Chairmanship of the Task Force at which the selected Consultant Group would be responsible for explaining clearly, procedure to be followed by them in the development of a Master Plan, with emphasis on points at which public participation is encouraged and procedures whereby public concerns and opinions can be communicated to the Consultant Group.
2. A comprehensive identification and evaluation of existing recreation areas and facilities by community areas in Red Deer. This should provide a comparison of various communities in terms of accessibility, availability and adequacy of recreation facilities such as open spaces, parks, playfields, cultural and social facilities, rinks, gymnasias, swimming pools, etc. for year round recreation activities.

3. A comprehensive identification and evaluation of recreation activities and programs by community areas. This should provide a comparison of various communities in terms of accessibility, availability and adequacy of year round recreation activities and programs.
4. An assessment of usage levels, and the prime characteristics of user groups using recreation facilities, activities and programs in Red Deer communities that will permit a community by community comparison of these.
5. An assessment of usage levels and the prime characteristics of user groups using major recreation facilities with special consideration for the extent to which each of these serves the non-resident of the region and the province.
6. An examination, analysis and evaluation of City and Department policies related to recreation.
7. A review and analysis of the population characteristics of Red Deer communities both present and projected, and an evaluation of these in terms of recreation need, both current and future, for facilities, programs, staff, etc.
8. A review and analysis of population characteristics and economic development trends in the Red Deer trading area, both present and projected and an analysis of these in terms of the recreation need that will likely be focused on the City of Red Deer.
9. A general review and analysis of contemporary and probable future recreation needs and trends in Canadian Society and their implication for recreation facilities and programs in Red Deer.

The second stage of the Master Plan development would include:

1. Development by the Consultant Group of at least three alternative plans for the future development of recreation facilities and programs based on studies completed and data assembled in Stage 1.
2. Presentation by the Consultant Group of data assembled in Stage 1, and, utilized by the Consultant Group in alternative plan development, to the Task Force, Recreation Board and City Council for review, evaluation and approval.

3. Presentation and explanation by the Consultant Group of approved alternative Master Plan proposals to public meetings for public discussion.

The third stage of the Master Plan development would include:

1. Development by the Consultant Group of a Provisional Master Plan for recreation in Red Deer that incorporates the best features of alternative plans developed in Stage 2, as identified through their public discussion.
2. Presentation of the Provisional Master Plan by the Consultant Groups to the Task Force, Recreation Board and City Council for evaluation and approval.
3. Presentation and explanation of the approved Provisional Master Plan at public meetings arranged by the Task Force for discussion, criticism and suggestions by the participating public.

The fourth and final stage of the Master Plan development would include:

1. The development of a Master Plan for recreation in Red Deer by the Consultant Group that recognizes and incorporates contributions received from participation in the planning process as well as reflecting the professional competence of the Consulting Group.
2. Presentation of the completed Master Plan for recreation in Red Deer by the Consultant Group to the Task Force, Recreation Board and City Council for approval.
3. Presentation and explanation of the approved Master Plan at public meetings arranged by the Task Force.

Proposals from invited Consultants should be addressed to Mr. Gordon Hamill, Chairman, Recreation Master Plan Task Force, c/o Office of the City Clerk, City Hall, Red Deer, AB, T4N 3T4. Only proposals received by 2:00 p.m. Monday, August 20, 1979 will be considered.

Consultants should be prepared to make a one hour presentation to the Task Force on Thursday, September 6, 1979 in the Forum of the Recreation Centre, 45th Street and 47 a Avenue at a time to be assigned.

For further information contact Don Moore, Secretary, Task Force, c/o City Hall, Red Deer, AB - Phone: 347-6696.

1979 09 13

NO. 3

TO: City Council  
FROM: City Assessor

RE: J. Pitt  
NE 13-38-28-4

May we advise that we have not been successful in arriving at a satisfactory agreement with Mr. J. Pitts, respecting the acquisition of a portion of his lands as approved by City Council, April 2, 1979.

A meeting was held in June with a member of the V.L.A. Department respecting this matter. He informed us that as the property was still in the name of The Director, The Veteran's Land Act that the legal agreement would have to be with them, and be in the form of a land sale agreement rather than an option and that there would have to be a fixed time limit. In view of the complications, I have left this matter in the hands of the V.L.A., who agreed to discuss this matter with Mr. Pitts and to forward to us a letter outlining all the conditions which would be applicable and/or a revised agreement for our consideration.

The above is submitted for the general information of Council as this matter has been on going since 1976, when the annexation was granted.



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

NO. 4

September 22, 1979.

TO: Council

FROM: Red Deer Economic Development Committee

RE: Howse Pass Route

At their meeting held on Thursday, September 20, 1979, the Economic Development Committee discussed the position of the Chamber of Commerce on the establishment of the Howse Pass route.

The Committee endorsed the Chamber's urge for construction of the aforementioned route which, if approved by the senior levels of Government, will commence at the intersections of Highways 11 and 93, Saskatchewan River Crossing, and terminate at a point west of Golden, B.C. on Trans-Canada Highway No. 1. When completed, the Committee members agreed the Howse Pass Route will provide an alternate course of travel to the B.C. interior as opposed to both the Rogers Pass and Yellowhead highways.

Council's support of this endorsement is requested.

Respectively submitted,

F. Meyerink, Chairman  
Economic Development Committee.

NO. 5

September 25, 1979.

TO: City Council

FROM: Red Deer Economic Development Committee

RE: Customs Office - Proposed Terminal Building  
Red Deer Industrial Airport

The above noted matter received the consideration of the Economic Development Committee at their regular meeting held on Thursday, September 20th, 1979.

The consensus of opinion of those members present was that provision should be made to include a customs area or office in the proposed Red Deer Industrial Airport Terminal building. Aircraft passengers, on arrival, and air cargo shipments in and out of Red Deer and Central Alberta should have accessibility to a customs and excise office at the Airport. Clearance of customs is currently handled through Calgary, Edmonton, Lethbridge and Regina.

The Committee endorsed the establishment of a Customs and Excise office at the Airport with the introduction and approval of the following resolution:

"That the Economic Development Committee hereby endorse the establishment of a Customs Office in the proposed Red Deer Industrial Airport Building and further that letters attesting to this endorsement be forwarded to The Red Deer Member of Parliament, The Red Deer Industrial Airport Commission and City Council."

Council's support of this endorsement is requested.

Respectfully submitted,

F. Meyerink, Chairman  
Red Deer Economic Development  
Committee

c.c. Red Deer Industrial Airport Commission

NO. 6

July 11, 1979

TO: City Clerk

FROM: Development Officer/Building Inspector

Our department has, over the last several weeks, endeavored to obtain the co-operation of the owners/developers of various sites in completing their projects so that they complied with conditions set by either the Municipal Planning Commission or the Development Appeal Board. The majority of persons contacted have done the things requested (paved parking lots, installed fences, landscaped) however, some persons contacted have neither replied to letters or done any work on their project.

The Provincial Planning Act outlines a procedure whereby the Development Officer may, by letter, issue a notice requiring certain work to be done. If the work is not done or an appeal against the notice is successful, the Development Officer may have the work done and the costs charged as taxes due.

It would be our intention to proceed along the lines established by the Planning Act, should Council concur. Perhaps a resolution on this matter may be required to ensure that all legal requirements of the act are met. If this is your opinion could you present this matter to Council.

Yours truly,



R. Strader  
Building Inspector  
& Development Officer

RS/sb

Commissioners' comments

*Recommend Council authorize the Development Officer to proceed as outlined.*

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

TO: City Council  
FROM: City Assessor

RE: 14 Warwick Drive  
Lot 38, Block 2, Plan 762-1614  
Mrs. Jeannine Albach

We submit the following comments with respect to Mrs. Albach's request (attached) to purchase a portion of the Public Reserve Lot R11, which is shown shaded on the attached sketch.

The reason for the Albach's request is that the outdoor swimming pool they constructed was not done so in accordance with the plans submitted to the Building Inspection Department and now encroaches onto the Public Reserve Lot R11 which abutts their Lot 38.

A strip of land 7' X 110.23' are the dimensions of the parcel required to make the swimming pool conform to the Land Use Bylaw.

The M.P.C. August 21, 1979, meeting approved an application to consolidate a strip of the Public Reserve lands with Lot 38, subject to:

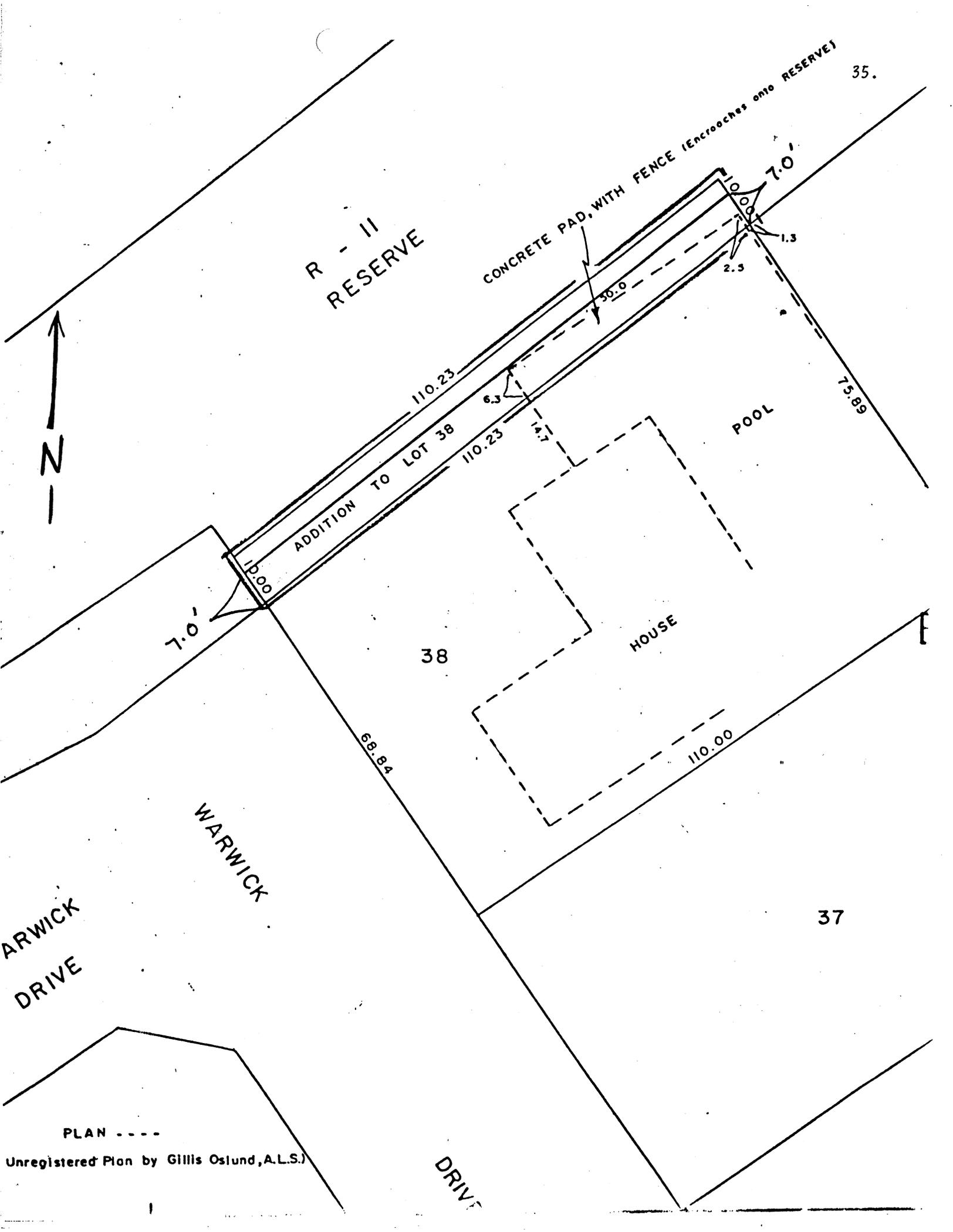
1. The required portion of the public reserve being disposed of in accordance with the Planning Act, 1977.
2. Revised property line does not conflict with proposed storm sewer.
3. Approval of Red Deer City Council.

We recommend the sale of the 7' X 110.23' strip of land to the Albach's subject to:

1. Council's approval.
2. Price to be \$2,340.00 (based on our latest residential land sale price, less survey fees.
3. Any and all costs (survey, advertising, re: disposal of Public Reserve) to effect the registration of the consolidation to be borne by the Albachs.

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

att'd.



R - II  
RESERVE

CONCRETE PAD, WITH FENCE (Encroaches onto RESERVE)

35.

ADDITION TO LOT 38

POOL

HOUSE

38

37

WARWICK  
DRIVE

WARWICK

DRIVE

PLAN - - - -

Unregistered Plan by Gillis Ostlund, A.L.S.

September 5, 1979

City Council  
City of Red Deer  
Red Deer, Alberta

Re: # 14 Warwick Dr.  
Lot 38 Block 2, Plan 762 1614

Dear Sirs:

I would like to request approval from your council, to purchase 10' of reserve property (R-11) to be added to the above lot # 38.

Enclosed please find:

- 1) Proposed Subdivision Plan of Reserve R - 11. with area to be purchased shaded red.
- 2) Letter of approval from Red Deer Regional Planning Commission.

Yours very truly,

*Jeannine Albach*

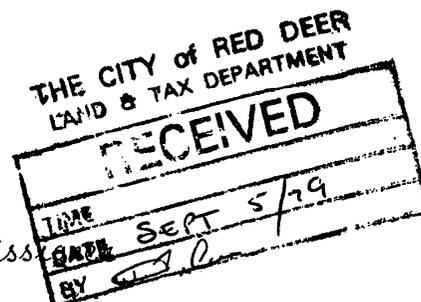
Jeannine Albach

Commissioners' comments

Concur with the recommendations  
of the City Assessor.

"K. CURLE" Mayor

"M.C. DAY" City Commiss



NO. 8

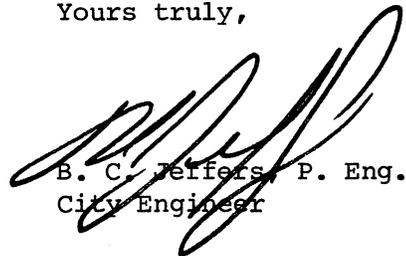
September 25, 1979

TO: City Clerk  
FROM: City Engineer  
RE: Development Agreement - Block X  
Plan 2376 A. I. - T. McRee  
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Attached hereto are copies of the pertinent sections of the proposed Development Agreement complete with a letter outlining the Developers concurrence with the terms and conditions of the Agreement. Council's attention is drawn to Mr. McRee's request for a prepayment schedule which would permit a 50% payment for E. L. & P. at the time of signing the Agreement and 50% when E. L. & P. commence work. The Engineering Department has advised Mr. McRee that similar requests have been refused by Council and the City Administration feel that it is imperative to treat all Developers consistently.

Council's approval to execute this Agreement is respectfully requested.

Yours truly,



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

RKP/emg

REVISIONS TO DEVELOPMENT AGREEMENTSEPTEMBER 21, 1979

The following revisions shall form the basis for this Development Agreement with all other costs and conditions remaining unchanged:

- 1) Recreation Levy - As the number of dwelling units has been increased from 159 to 170 the revised recreational levy is as follows  
170 x \$190/unit - \$32,300
- 2) Landscaping - The landscaping, as indicated in clause 4.1.2., schedule E, is to be the responsibility of the Developer.
- 3) Area Contribution - New alignments for the storm and sanitary sewer along the west boundary result in a reduction in the area contribution from \$42,942.04 to \$37,633.83.
- 4) Oversize Credit for storm sewer from MH 304 to 305 - 54 M of 15"-12" at \$4.62/M (including 5% surcharge) = \$249.48.

4 Page 12 of this Agreement is herein revised as follows:

4.1 Developer's Cost

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

4.1.1	<u>Offsite</u> (Schedule E)	\$127,907.30
4.1.2	<u>Boundary Improvements</u> (Schedule E)	\$(20,315.00)
4.1.3	<u>Area Contribution</u> (Schedule E)	\$ 37,633.83
4.1.4	<u>Field Inspection</u> (Schedule E)	\$ 12,033.50
4.1.5	<u>Survey Network Extension</u> (Schedule E)	\$ 2,201.25
4.1.6	<u>City Connections</u> (Schedule E)	\$ 2,800.00
4.1.7	<u>Power Street Lighting</u> (Schedule C)	\$143,447.00
4.1.8	<u>Recreation Levy</u> (Schedule E)	<u>\$ 32,300.00</u>
	SUB TOTAL	\$338,007.88

4.2 City's Costs

The City shall pay to the Developer on the execution date of this Agreement the following sums arrived at by calculations attached in the applicable schedules and made part hereof:-

4.2.1 <u>Oversize Underground Utilities</u> (Schedule F)	\$249.48
4.2.2 <u>Oversize Carriageways</u> (Schedule F)	NIL

## 4.3

Total Payable by Developer

Section 4.1 minus Section 4.2 = TOTAL           \$337,758.40

In addition, the Developer herein acknowledges and agrees to the following special conditions:

- 1) If this Agreement is not executed and payment made to the City by October 15, 1979, then the area contribution of \$43,942.04 shall be increased by 20% to reflect winter working conditions and this revised amount shall form part of the Agreement.
- 2) A minimum of three weeks written notice is to be given to the Electric Light and Power Department and an allowance of 4 acres/week for a servicing schedule. The Developer herein acknowledges that E. L. & P. may require 6 months to start construction after the date of the signing of the Development Agreement and no guarantee is made as to when power can be made available to this sub-division.

THE CITY OF RED DEER

40.



RED DEER, ALBERTA  
T4N 3T4

September 25, 1979

Entek Engineering Ltd.  
A-4814-50 Street  
RED DEER, ALBERTA  
T4N 1X4

ATTENTION: Mr. D. Watt, P. Eng.

Dear Sir:

RE: T. McRee Sub-division

In response to your letter dated September 21, 1979, please be advised that the sum of \$27,000 need be advanced if Mr. McRee wishes the City to order materials for the area contribution mains. This amount only allows for the purchase of the materials and no work will start on the project until such time as the Agreement is approved by Council and payment is made in full. As there is a three to four week delivery on 750 MM storm sewer pipe, the prepayment will help expedite this project.

With respect to E. L. & P. charges and the proposed payment scheduling of 50% at the start of construction and the balance upon commencement by E. L. & P., we must advise that it is council who will approve or disapprove of such a scheduling. As Mr. McRee is aware, the City of Red Deer is endeavoring to treat all developers in a consistent manner and recent requests for a payment scheduling similar to the one proposed by Mr. McRee have been refused by Council.

With respect to the required landscaping for this project, we have reviewed this matter with the Parks Superintendent and agree with points (a) through (d), referred to in your letter of September 21, 1979.

Yours truly,

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

- cc - E. L. & P.  
- Parks Supt.  
- Rec. Supt.  
- City Assessor  
- City Treasurer  
- City Commissioner

RKP/emg



# ENTEK ENGINEERING LIMITED

41.

CONSULTING ENGINEERS AND SURVEYORS

625 - 14th Street N.W., Calgary, Alberta T2N 2A1  
#A, 4814 - 50th Street, Red Deer, Alberta T4N 1X4

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

1501

September 21, 1979

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

Attention: Ron Parker, P. Eng.

Re: T. McRee Subdivision  
-----

Dear Sir:

On behalf of Taras and Zanny McRee, the owners of the aforementioned subdivision, we hereby request that the Development Agreement negotiated in this respect be presented to the next sitting of council for their ratification. Mr. McRee has indicated to me that he is in agreement with the terms and conditions negotiated with respect to the agreement but wishes to make the request that the E.L. & P. charges be made payable in two parts, 50% at the time of signing of the Development Agreement and 50% at the start of E.L. & P. installation on the site. Mr. McRee informs me that such an agreement was reached between himself and the E.L. & P Department prior to Entek Engineering Limited's involvement in this project.

Mr. McRee informs me that the following agreement has been reached between himself and the City Parks Department pertaining to landscaping.

- (a) Landscape design is to be carried out under the auspices of the City in conjunction with information supplied by Entek Engineering Limited.
- (b) Taras McRee is to provide grade at site in accordance with the landscape architects design and provide and spread topsoil.
- (c) Taras McRee is to seed the area to grass in accordance with City regulations.

... 2

- (d) The city is to provide and plant any trees or shrubs which they require at no obligation to the developer.

In order to expedite the construction of trunk sewers to the site of the development, Mr. McRee has indicated that he is prepared to advance the cost of materials for these sewers to the City prior to the signing of the Development Agreement. I therefore request that your office forward the required information and cost estimate for these materials to our office at your earliest convenience so that advance payment can be made. Mr. McRee requests that construction of these sewers commence as soon as possible.

Thank you for your attention to this matter.

Yours truly,



David A. Watt, P. Eng.  
Red Deer Manager

DAW/msk

Copy: Taras McRee



## PREAMBLE

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

THE CITY OF RED DEER

A Municipal Corporation

(hereinafter called the "CITY")

OF THE FIRST PART

- and -

TARAS & ZANNY McREE

(hereinafter called the "DEVELOPER")

OF THE SECOND PART

WHEREAS the Developer (s) ~~is~~/are the registered and equitable owner (s) of those lands situate in the City of Red Deer, in the Province of Alberta, and being part of the N.E. 1/4 of Section 20, In Township 38, Range, 27, West of the 4 including 29.92 acres more or less, and 91 lots more or less; the said lands hereinafter called the "DEVELOPMENT AREA."

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

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

SCHEDULE EDEVELOPER'S COSTS4.1.1 OFFSITE

- as per City of Red Deer Offsite Levy Bylaw # \_\_\_\_\_ and Clause 1.8 of The Agreement

- Calculation:-

- development acreage	29.35 acres
levy as per bylaw	
-storm	\$1,265/acre
-sanitary	\$ 715/acre
-water	\$ 500/acre
-roads	<u>\$1,878/acre</u>
Total	\$4,358/acre

Cost to Developer 29.35 x \$4,358 = \$127,907.30

4.1.2 BOUNDARY CONDITIONS & IMPROVEMENTS

- The Developer will be responsible for the following:-

a) Submission of landscaping plans to the City of Red Deer Parks Superintendent for approval prior to construction, showing Stage I and Stage II landscaping for the following areas:-

- i) R-1 parcel south of 67 Street
- ii) R-2 parcel west of Hall Crescent
- iii) R-3 parcel internal park
- iv) R-4 parcel adjacent to 52 Avenue
- v) U-31 parcel south of Hermary Street

b) Construction of Stage I and Stage II landscaping on the above noted areas in accordance with the approved plans.

c) Construction of a six (6) foot vertical board fence at the rear property line of Lots 1 to 23, Block 12. Subsequent maintenance to be the property owners responsibility.

- d) Prepayment of 50% of the estimated costs of Stage I and Stage II landscaping for 52 Avenue road right-of-way between Holmes and Hermary Streets. The City retains the right to either landscape the area as intended at the present time or construct 52 Avenue as a normal roadway should future development of sites to the east warrant such construction. The Developer will not be assessed further costs relative to road construction, should it be determined necessary in the future.

- In accordance with Clause 3.9 of the Agreement boundary conditions will apply to the landscaping of 52 Avenue road right-of-way from Holmes to Hermary Streets.

Calculation

- estimated cost of Stage I and Stage II

landscaping on 52 Avenue \$ 8,510.00

Cost to Developer (50%)	\$ 4,255.00 =====
-------------------------	----------------------

- In accordance with Clause 3.9 of the Agreement, boundary conditions will apply to road construction of:

- a) 52 Avenue from 67 Street south 350 feet
- b) 52 Avenue from Hermary Street south 150 feet

- the Developer will be responsible for construction of the roadways designated above with the City of Red Deer agreeing to share in the amount of 50% of the costs of construction. Construction shall include, but not be limited to, all underground drainage works, curb & gutter, sidewalk and curb returns as designated on the plans.

Calculation

- estimated cost of road construction (exclusive of street lighting and traffic signals on 67 Street & 52 Avenue)

- a) \$33,000.00
- b) \$13,800.00

total \$46,800.00

Credit to Developer (50%)	\$23,400.00
Surcharge (5%) as per Clause 3.7 of Agreement	<u>\$ 1,170.00</u>
Credit to Developer	(\$24,570.00)
NET CREDIT to Developer under this section	(\$20,315.00) =====

4.1.3 AREA CONTRIBUTION

- In accordance with Clause 1.14 of the Agreement, storm and sanitary mains have to be extended in order to provide services to this subdivision.
- The proposed plan of subdivision is to be amended deleting the road construction on Hamly Avenue and substituting one residential lot, deleting Lot 31, Block 7 and substituting one utility lot (U-1), and by transferring proposed road construction on Hamly Avenue to 52 Avenue.
- Construction of the storm and sanitary mains referred to above will be constructed by the City in 1979 subject to the Developer signing this agreement and subject to the Developer agreeing to pay the following costs:-

a) 30" Storm - constructed along revised alignment through Lot 31, Block 7

- storm service basin = 53.5 acres
- development acreage = 29.35 acres
- total estimated cost = \$82,600.00

- reduction to total cost (50%) approved by Council June 12, 1978 due to a change in trunk design and service basin area which has occurred over the previous years.

Cost to Developer  $\$41,300 \times \frac{29.35}{53.50} = \$22,657.10$

b) 12" Sanitary - constructed along revised alignment through Lot 31, Block 7

- sanitary service basin = 39.5 acres
- development acreage = 29.35 acres
- total estimated cost = \$27,300.00

Cost to Developer  $\$27,300 \times \frac{29.35}{39.50} = \$20,284.94$

Total cost to Developer under this section  $\$42,942.04$  \*

\* SEE REVISION SCHEDULE

4.1.4 FIELD INSPECTION

- In accordance with Clause 2.4 of the Agreement, this charge is levied against the Developer to cover the costs of administering the agreement, field inspection of the municipal improvements as they are installed, minor materials testing should the City not agree with test results supplied by the Developer as per Clause 2.6 of the Agreement, and followup T.V. camera inspection of the underground utilities should the City feel it necessary prior to release of the FINAL COMPLETION CERTIFICATE.

Cost to Developer \$410.00/acre x 29.35 acres = \$12,033.50

4.1.5 SURVEY NETWORK EXTENSION

- In accordance with Clause 2.13 of the Agreement, this charge is levied against the Developer to cover the costs of the City extending a system of survey control monuments at a density of approximately 300 meter spacing. City of Red Deer has been declared a Survey Control Area (Provincial Legislation Jan. 1/70) and as such requires all legal surveys within it's boundaries to be tied to this control system.

Cost to Developer \$75.00/acre x 29.35 acres = \$2,201.25

4.1.6 CITY CONNECTIONS

- In accordance with Clause 2.12 of the Agreement, this charge is levied against the Developer to cover the costs of the City connecting the Development Area to the existing City utility system as follows:-

- a) Water - 22' of service and a 12" valve to be constructed by the City at the northwest corner of the Development Area as per plan.

Cost to Developer \$ 2,800.00

- b) Sanitary - 12" connection at south property line of U-31 lot south of Hermary Street will be completed by whichever party constructing their portion of the main last, and at no charge to either party.
  
- c) Storm - 30" connection at south property line of U-31 lot south of Hermary Street will be completed by whichever party constructing their portion of the main last, and at no charge to either party.

4.1.8 RECREATIONAL LEVY

- In accordance with Clause 2.14 of the Agreement, this charge is levied against the Developer to cover the costs of improvements to recreational areas designated within the subdivision. The amount is determined by the City of Red Deer Recreation Department.

Cost to Developer \$190.00/ dwelling unit x	\$32,300.00
170 dwelling units	=====

File No. R-11140

March 21, 1979

V.H.  
50.

TO: KEN HASLOP, Asst. City Engineer  
FROM: DON MOORE, Recreation Superintendent

This will confirm that the Recreation charge for the McCree Sub-division in the Highland Green Extension Parcel X Plan 2376AI will be \$190.00 per dwelling unit.



DON MOORE

DM:mg

File No. R-12315

September 24, 1979

TO: RON PARKER, ENGINEERING DEPT.  
FROM: DON MOORE, RECREATION SUPERINTENDENT  
RE: Terry McCree Subdivision

Having inspected the site with McCree, I am satisfied the \$190.00 per dwelling unit based on a minimum of 159 units is acceptable.

He has agreed to shape and seed land to our design and will also build public reserve adjacent to 67th Street to our specifications. He will also provide proper drainage for the recreation area and will assist us in the design by providing some survey information.

I am satisfied with this arrangement and will appoint an Architect to work on this Project right away.



DON MOORE

DM:mg

c.c. J. Simpson  
Neil Evans  
Ed Morris

SCHEDULE GACCESS ROADS

In accordance with Clause 2.10 of the Agreement, access to the proposed development will be via Hermary Street, Holmes Street and the unimproved portion of 52nd Avenue to 67 Street.

The Developer is cautioned to monitor the dust, dirt, pavement damage etc., to Hermary and Holmes Street on the west edge of the proposed subdivision.

Commissioners' comments

*We recommend Council approve the attached development agreement as outlined by the City Engineer. We cannot support the request of Mr. McRee that the City finance 50% of his E.L. & P. costs, which would be a change of Council Policy and lead to many further requests by the developers. Consequently, we recommend Council deny this.*

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 9

September 5, 1979

TO: City Clerk  
 FROM: City Engineer

RE: Extension of sanitary sewer and watermains in  
 65 Avenue from 67 Street to 64 Avenue  
 -----

The Engineering Department over the past several months has reviewed the feasibility of extending the above services to the owners of property along 65 Avenue in the Golden West subdivision. In brief, the charges were distributed on the basis of frontage along 65 Avenue for "on-site" improvements, and in addition, an offsite charge was calculated on the basis of gross acreage. A more detailed explanation is contained within the attached Engineering Department's letter of May 30, 1979, which was sent to all property owners (copy attached).

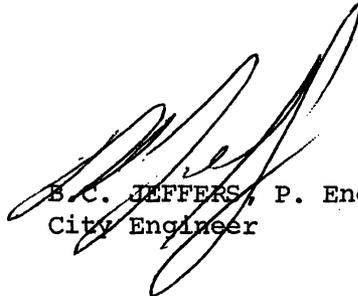
The replies received to date indicate the following:-

- |   |           |
|---|-----------|
| 1. Anticipated expenditure  | \$ 82,700 |
| 2. Total Recoveries (if all applicable charged collected from all property owners)              | \$115,685 |
| 3. Known Recoveries (collection of charges from those properties that have agreed to servicing) | \$ 82,485 |

The total recovery would only be realized if the owners are "forced" under the Sewer and Water Bylaw to connect and pay for City services. The survey revealed that of the total recovery, the negative replies constituted \$8,130 and no replies represented \$25,070.

There are two possible methods of collection. The first would be to treat the servicing as being similar to a new development and have all property owners prepay their portion of the costs, or possibly consider a relaxation to 50% now and 50% one year hence. Those property owners opposed would resist such a situation and it may not be possible to collect from them. It would then be necessary to provide some protection to the City such that when these properties do connect they would have to pay all applicable charges.

A second method of cost recovery would be to treat the work as a local improvement. The project could go ahead if a simple majority of property owners owning two-thirds of the property value of the area agreed to the servicing. The owners would then have the option of prepaying or debenturing over a specified number of years. The City Solicitor would have to confirm whether or not the City has the power to charge offsite levies in the Local Improvement Programs.



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

BCJ/ab

cc: City Assessor

May 30, 1979

Dear Sir/Madame:

A recent inquiry with respect to the feasibility of extending a sanitary sewer to replace an inoperative septic field system has resulted in the Engineering Department polling the owners to determine if the majority of same are in favor of prepaying for a sewer and/or water connection. As you are aware, this department initially contacted the owners by telephone and the majority stated they were in favor of both a sewer and water service. It should be noted that the extension of a watermain will include an appropriate number of fire hydrants and hence will likely lower present insurance rates.

The charges are based on calculations as follows:-

1. OFFSITE WATER - This levy is calculated on an acreage basis and is a contribution towards the cost of a large diameter water main that was recently constructed from the water treatment plant to North Red Deer. The charge is \$500.00/Acre.
2. OFFSITE SANITARY SEWER - This levy is calculated on an acreage basis and is a contribution towards the cost of a sewer trunk which serves North West Red Deer. The charge is \$1,085.00/Acre.
- 3) ONSITE WATER - This charge represents the estimated cost of the small diameter watermain and hydrants which will be located in 65th Avenue. The Engineering Department has distributed the costs of the construction to the assessable frontage along 65th Avenue.
4. ONSITE SANITARY SEWER - This charge represents the estimated cost of the sanitary sewer and manholes which will be located in 65th Avenue. Once again the costs have been distributed to the assessable frontage along 65th Avenue.

The above charges do not include a sewer and water connection (to property line) charge as this charge varies with the size of service requested. A standard 6" sanitary sewer and one inch water would cost an additional \$710.00.

Once the system is installed and operative, the monthly charges for sewer and water are as follows:-

Sewer \$.50 per 100 cu. ft. based on water consumption - min. \$5.40/month

Water - varies with meter size and a consumption charge of 40¢/100 cu. ft.

NOTE: Meters less than 2" in size are supplied by the City and feature a remote (external) readout.

As this work could, subject to Council approval, be scheduled for this summer, an early reply would be appreciated. Should you have any questions, please contact Mr. Ron Parker of this department at 347-4421, local 63.

Yours truly,



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

RJP:sp

cc: Mayor Curle  
City Commissioner  
City Treasurer  
City Assessor

COMMISSIONER'S COMMENTS

Based on the reports received <sup>from</sup> the City Solicitor and City Engineer I would recommend to Council the following course of action:-

1. An agreement be entered into with all property owners wishing to be provided with water and sewer utility. Such agreement to state the owner agrees to pay for all on-site and off-site costs as may be determined by the City.
2. The Water & Sewer Utility Bylaw be amended to give the City the authority to charge any owner who may wish to hook up in the future, the cost of all applicable on-site and off-site costs as determined by the City.

If Council concurs with the preceeding comments, I would recommend that Council authorize the City Engineering Department to proceed with design and construction of the utilities. The City Engineering Department with the assistance of the City Solicitor will draft the necessary agreements and the appropriate amendments to the Utility Bylaw for Council's consideration and approval.

H. MICHAEL C. DAY  
City Commissioner

September 19, 1979

NO. 10

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

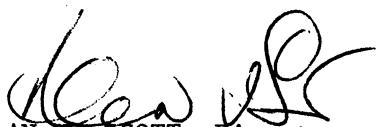
RE: RIVERSIDE CNR HEAVY INDUSTRIAL AREA  
and  
ATCO DEVELOPMENTS LTD.

At the time Council agreed to assign the Land Sales Agreement covering 20 acres of land from Fletcher's Foods Limited to Atco Developments Ltd., Atco agreed to certain basic development schemes. Stage I of their proposed development, called for the construction of a headquarters facility for the Atco drilling operation, which would consist of approximately 20,000 square feet of facility and cost approximately \$500,000.00. Construction was to commence by June 20th, 1979 and be completed within twelve months of that date. Since that time, Atco has obtained a 120 day extension on the development because of unforeseen problems and difficulties in site preparation.

The plans submitted to us for the construction of their drilling headquarters calls for a building of 14,100 square feet, to cost in the neighborhood of \$1 million.

We feel therefore, that Council should be made aware of the reduced size of the facility proposed by Atco Developments. We have no objection to a reduction in the size as requested, and would therefore request that Council approve this reduction.

Respectfully submitted,

  
ALAN V. SCOTT, Director  
Economic Development

AVS/gr

Commissioners' comments

*We concur with the comments of the Economic Development Director. There have been a number of problems with this site and we believe that the overall final developments will benefit the City. We, therefore, recommend Council approve the reduction in size of headquarters building for Atco's Oil Field Servicing Operation.*

"K. CURLE" MAYOR

"M.C. DAY" CITY COMMISSIONER

TO: City Council  
FROM: City Assessor

RE: Lot 3A, Block 5, Plan 792-1077  
SW Corner of Barrett Drive and Bennett Street

May we advise that when the Red Deer Jehovah Witnesses released their right of first refusal to acquire the above lands for construction of a church, representatives of the Ismailia Community approached us respecting the acquisition of the property. The two attached letters respecting their proposed development are submitted to City Council for their consideration.

We would recommend the City option the property to the Ismailia Group for the sum of \$141,560.00, which is the value placed on same. A normal land sale agreement to be entered into, whereby construction is to start within 12 months and to be completed within 24 months. Building plans, parking and landscaping to be approved by the City Administration prior to the exercising of an option agreement.

The optionees are required to submit a registrable name for agreement, title and transfer purposes.

*B. Taylor for.*  
D. J. Wilson, A.M.A.A.

att'd.

Mr. A. Ramtulla.,  
27 Anquetel Street.,  
Red Deer, Alberta

Tel: 323-3003

17th September, 1979

Mr. Wilson,  
City Land Division  
City Hall,  
Red Deer, Alberta

Dear Mr. Wilson.,

Re: Allocation of Lot

We wish to confirm our telephone conversation of today's date, Wilson/Ramtulla wherein we were very pleased to learn that the City is favourably considering our application for the parcel of land in Bower Place for Church use.

We have reassessed our requirements since our letter dated 17th August, 1979 and wish to advise you that in addition to the Church Hall, we are now contemplating increasing the total built up area to accommodate a Sunday school and recreation facility. Our revised requirements will therefore be as follows:

(a)	Church Hall	-	4,000.00 sq. ft.
(b)	Sunday School	-	2,000.00 sq.ft
(c)	Recreation Hall	-	<u>2,000.00</u> sq.ft
	TOTAL BUILT-UP AREA		8,000.00 sq.ft.

As you indicated to the writer, you will attempt to present our proposal at the next regular Council Meeting which is scheduled for Tuesday September 18th, 1979.

We shall be much obliged if you would kindly relate the Council's decision to us soon thereafter.

In the meantime, however, if you require any further information, please do not hesitate to contact the writer at the above number.

Thanking you,

Yours truly,

  
A. RAMTULLA

August 17, 1979

61.

A. Ramtulla  
27 Anquetel Street  
Red Deer, Alberta  
Tel.: 343-3003

Mr. Wilson  
City Land Division  
City Hall  
Red Deer, Alberta

Dear Mr. Wilson:

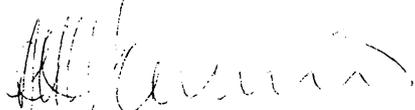
This will confirm our recent telephone conversation where in we discussed the possibility of obtaining a parcel of land designated for Churches in Bower Place on behalf of the Ismailia Community of Red Deer.

To give you some background about the community, I wish to advise you that the community presently numbers 150 and is expected to grow to about 400 in the coming five years.

We would estimate that our total requirements would be a build up area of approximately 4000 sq. ft. and parking facilities for approximately 100 vehicles.

We should be obliged if you would kindly send us the necessary application forms so that we can register our interest at an early date.

Yours truly,



A. Ramtulla

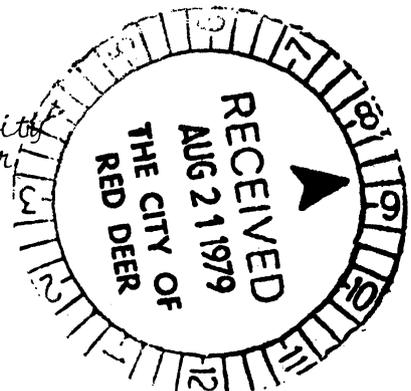
AR/an

Commissioners' comments

We concur with the comments of the City Assessor and recommend Council authorize the Assessor to enter into an option agreement with the Ismailia Community for this church site.

"K. CURLE"  
Mayor

"M.C. DAV"  
City Commissioner



NO. 12

27 September 1979

TO: CITY CLERK  
FROM: CITY ENGINEER  
RE: APPLICATION OF SEWAGE TO LAND

Council at its last regular meeting of September 17, 1979 passed the following resolution:-

"RESOLVED that Council of the City of Red Deer having considered report from the City Engineer re: Application of Sewage to Land, hereby approve this project in principle in order that preliminary work can begin with a more detailed report to be presented to Council for final approval and as recommended to Council September 17, 1979 by the City Commissioners."

With the approval of Council, it is the intention of the Engineering Department to commission a Consultant to proceed with the preparation of an engineering report dealing with the above matter. The exact cost of this study is not known at this time, however, because of the 90% Province - 10% City funding arrangement the cost to the City will not be great and certainly should not exceed \$5,000.

It is our intention to proceed with this project as quickly as possible. We will also endeavor to keep Council informed of any significant developments relating to this project and the Sewage Treatment Plant expansion.

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

Commissioners' comments

Recommend Council authorize the Engineer to proceed as outlined, the estimated cost of which (\$5,000.00) to be charged to the project. In the event the project does not proceed, this cost will be charged to the sewer utility.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

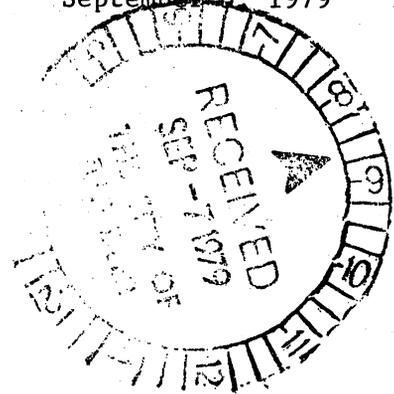


4912-50 Ave. (Box 1602)  
Lacombe, Alta. T0C 1S0  
(403) 782-6969

#16 Highland Green Shopping Centre  
Red Deer, Alta. T4N 6H5  
(403) 342-1100

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

September 5, 1979



Attention: THE MAYOR AND MEMBERS OF CITY COUNCIL

Re: REQUEST TO PURCHASE 2.87 ACRE  
'SPECIAL USE' SITE IN BOWER PLACE

We wish to purchase a 2.87 acre site in Bower Place located directly East and across Bremner Avenue from the proposed Legion development. Details are as follows:

1. LOCATION: Lot 8 (North & East of 28 St. - Bremner Ave. intersection).
2. SIZE OF SITE: Approx. 2.87 acres having dimensions of 245.70'x 324'.
3. DEVELOPMENT PROPOSED

- a) Use: A commercial recreation complex to include roller skating and/or racquet sports, skate board, six-man volleyball. A local concession and in-house equipment rental could also be expected in the proposed complex.
- b) Floor Area: Approximately 30,000+ square feet.
- c) Cost of Development:
 

Land .....	\$257,713.60	
Building .....	<u>720,000.00</u>	..... \$978,000 approx.
- d) Construction Information:
  - Materials ... concrete block with brick & glass frontage architecturally designed to reflect the natural surroundings of this beautiful area.
  - Parking ..... to accommodate approx. 50 vehicles.
  - Date ..... construction is expected to commence by October 15 - 30, 1979 for completion & occupancy by February - March, 1980.
  - Plans ..... would be available for Council review within three weeks of Council's decision to sell us the requested site.

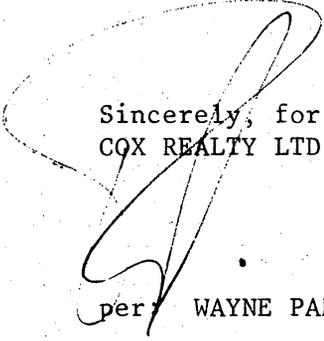
..2/

EXCLUSIVE AGENT FOR

*Andy Buruma Enterprises Ltd.*

4. **COST OF SITE:** \$93,280 per acre or \$257,713.60
5. **ZONING:** The property is designated as a 'SPECIAL USE' area and it is felt that this proposed development is a 'special use', a use that would be appropriate for the neighborhood.
6. **OWNERSHIP:** The project will be owned & operated by a new company now being incorporated.
7. **DEPOSIT:** A deposit (to be applied toward the purchase price) in the amount of \$10,000 will be forwarded if required.

Your earliest consideration and positive response will be most appreciated.



Sincerely, for  
COX REALTY LTD.

per: WAYNE PANDER

WP/cp  
Incl.



4912-50 Ave. (Box 1602)  
Lacombe, Alta. T0C 1S0  
(403) 782-6969

#16 Highland Green Shopping Centre  
Red Deer, Alta. T4N 6H5  
(403) 342-1100

September 20, 1979

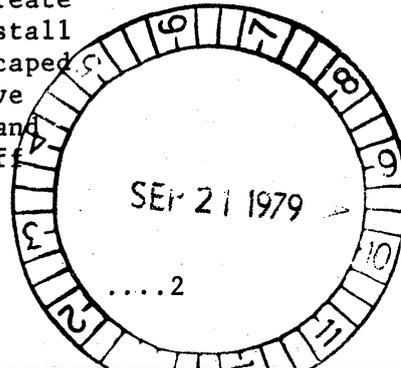
CITY OF RED DEER  
4914 - 48 Avenue  
Red Deer, Alberta  
T4N 3T4

Attention: THE MAYOR AND MEMBERS OF COUNCIL

Re: PROPOSED RECREATION PROJECT (Commercial)

Further to our correspondence dated September 5, 1979, we wish to submit the following additional information on our proposed development in the Bower Place Special Use area:

1. OWNERSHIP: The project will be owned by a new company being incorporated, whose directors and shareholders include Joe and Lou SCHUURMAN (majority shareholders of Rollerland, located at 4725 - 8 Avenue in Calgary). Some shares are not yet designated but are being held for release to as yet unappointed staff members.
2. PARKING: At the time of the original request to purchase the desired site, we were unaware of site coverage and parking requirements. While our research indicates that a complex of the above nature would not require more than 50 stalls of parking for staff and clientele, there would appear to be ample site area to accommodate up to 120 total parking stalls. Frankly, we would prefer not to create a 120 stall asphalt emporium, but would install an immediate 70 parking stalls and a landscaped parking reserve for 50 stalls. This reserve area would be transformed into parking if and when Council and/or the administrative staff feels that parking is a problem.



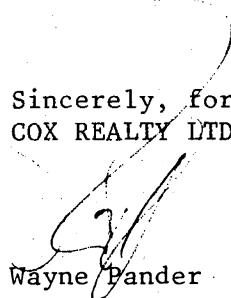
EXCLUSIVE AGENT FOR

*Andy Buruma Enterprises Ltd.*

3. SITE COVERAGE: Our proposal calls for the construction of a total of 30,000 square feet of ground floor area. This provides a site coverage of 24%. This percentage will provide a good tax return to the City, and provide an ample use of the site, and yet permit the development to blend in with the parkland nature of this subdivision.

We trust that the above and previous information is to your satisfaction and that you will be in contact with us for further input, if desired, prior to your decision.

Sincerely, for  
COX REALTY LTD.



Wayne Pander

WP/jw

b.cc J. Schuurman  
P.O. Box 63  
Jasper, Alta.

September 24, 1979

TO: CITY CLERK

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: PROPOSED RECREATION PROJECT -  
BOWER PLACE SPECIAL USE AREA

I would have no objection to the use as requested for a roller skating rink and related facilities.

The only relaxation requested would be in site coverage, which has been established at 25% for the Bower Place Special Use Area, and which requires a slight relaxation of 1% for this development.

The developer should be made aware that the standards in Bower Place Special Use Area are intended to remain exceedingly high, and that there shall be no parking allowed in the front yard, which is to be devoted to landscaping of a high quality.

Respectfully submitted,



A.V. SCOTT, Director  
Economic Development

AVS/gr

69.

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

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

TELEPHONE: (403) 343-3394

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

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

September 25, 1979.

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

Dear Sir,

Re: Bower Place "Special Use" Area  
Request from Cox Realty Ltd.

We have received the request from Cox Realty Ltd. for the purchase of 2.87 acres in the Specific Use district in the Bower Place subdivision. The proposed commercial recreation complex which will include roller skating and/or racquet sports, skate board, six-man volleyball plus associated concessions and rentals is a relatively new concept to City of Red Deer. Currently the Land Use By-law lists two uses which are similar to the proposal, i.e. "squash, racketball and tennis courts" in the C.5 district; and, "commercial recreational establishment such as handball, racketball, tennis and squash courts" in the I.2 district. The proposals which prompt these additions to the Use Tables have not yet become operational thereby making it difficult to assess the nature of such establishments.

In evaluating the desirability of allowing certain uses in the Specific Use district the element of longevity seems to be an underlying characteristic or principle. The three uses that have been allowed seem to be reasonable secure. If the commercial recreation centre proved to be unsuccessful there would be resultant pressures for alternative uses for the building. Some of these uses may not be compatible with the Specific Use district.

It is, therefore, recommended that the request be denied.

Yours truly,



Monte R. Christensen,  
Associate Planner  
City Planning Section

/hp

MEMBERS OF COMMISSION

CITY OF RED DEER — TOWN OF CARSTAIRS — TOWN OF CASTOR — TOWN OF CORONATION — TOWN OF DIDSBURY — TOWN OF ECKVILLE — TOWN OF INNISFAIL — TOWN OF LACOMBE  
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SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLNWOLD — 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

1979 09 25

TO: City Clerk  
FROM: City Assessor

RE: Cox Realty Ltd.  
Proposed Recreation Project  
Bower Place Special Use Area

Further to Cox Realty's letter of September 20, 1979, may I advise that I have no objections to this type of use being approved in the "Special Land Use Area" providing the City's requirements respecting building size, parking, etc., are met.

*B. Taylor / for.*  
D. J. Wilson, A.M.A.A.

September 25, 1979

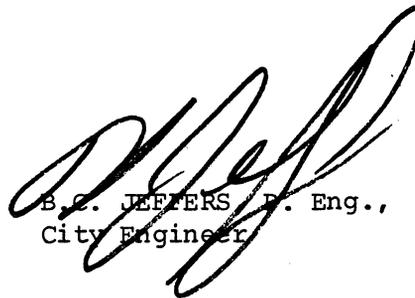
TO: City Clerk  
FROM: City Engineer

RE: Letter from Cox Realty Ltd.  
2.87 Acre 'Special Use' Site in Bower Place

---

The Engineering Department has no objections to the proposed staged construction of the parking facility subject to the following:-

1. The Developer providing the Engineering Department with a detailed plan of the final parking lot accommodating the 120 stalls.
2. The area designated for the future 50 stall expansion to remain free and clear of any and all structures and be landscaped to the satisfaction of the Parks Superintendent.
3. The Developer entering into an agreement with the City indicating his agreement to construct a parking lot when the City deems such construction to be necessary.
4. Such approval of staged parking subject to a yearly review.



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

BCJ/ab

cc: Regional Planning Commission  
Building Inspector  
City Assessor  
Economic Development Director

TO: City Clerk  
FROM: Development Officer/Building Inspector

RE: Cox Realty Ltd.  
Special Use Site

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

The proposal as outlined in the submission would cover about 25% of the site and provide about one parking stall for every 600 square feet of building. Based on these figures, it is possible that the applicant could provide adequate landscaping for the site. However, the Municipal Planning Commission would be the approving authority for these items.

The City Land Use Bylaw would allow the proposed use as either a discretionary use in a C1, C2, C3, C5, I1 (where it abuts Gaetz Avenue) and I2. It is also a mentioned use in the various park zones providing the building is a civic building.



R. Strader  
Building Inspector  
Development Officer

Commissioner's comments

While I can see no basic objections to the attached application, in fact it would appear to be just the sort of special use for which this area was reserved, there are a number of areas which cause me some concern.

(1) Architectural Standards

The particular site in question is bordered on the south by Barrett Drive, on the west by Bremner Avenue and on the north by a proposed future road, consequently three sides of the building will be fully exposed. Council has insisted on a high architectural standard for this area and it would appear from the attached proposal that the building in question is to be concrete block with brick and glass frontage only at a proposed cost of \$24.00 a sq. ft. In view of the exposure, I believe a much higher architectural standard should be required with, for example, the brick and glass features extending at least to the three exposed sides.

(2) Landscaping

In view of the fact that this is a corner site immediately north of the proposed shopping centre, I believe it would not be unrealistic to require a high grade of landscaping satisfactory to the Park's Superintendent, along the full frontage of both Barrett Drive and Bremner Avenue.

(3) Parking

The proposal indicates that the developer prefers to provide only 70 stalls immediately with provision for an additional 50 if, as and when the need arises. Although the Engineering Department has no objections to staged construction of the parking, we have had poor experience in the past in ensuring that developers live up to commitments for future actions. Accordingly, I believe all of the parking should be provided at the outset.

I would recommend Council approve the application in principle subject to the developer making satisfactory arrangements with the administration to resolve the foregoing problems.

"M.C. DAY"  
City Commissioner

September 19 1979

74.

Mayor Curle  
 Mike Day  
 City Council of Red Deer,

Re: Annual Report  
 Red Deer Landlord / Tenant Advisory Board

Dear Sirs:

The Red Deer Landlord / Tenant Advisory Board, since January 1st. 1979, has handled 2362 calls, up to the end of August 1979. A letter is enclosed of the breakdown. This was handled from my home, where our office is located. Calls that I cannot answer satisfactory are passed on to the Board Members, also written complaints received by the office are given to Board Members. The majority of these calls are from tenants, 75% non return of security deposit 10 % eviction notices: 15 % general information relating to Bill 25, passed July 1st/ 79 how much notice to vacate, from Tenant & Landlords. damage, carpet cleaning etc.

Our office is located at # 6 4809 A - 48 ave., Red Deer Alta. Phone 343 - 0410 office hours being from 10.00 a.m to 3 p.m. We carry all literature for the public, both beneficial to Landlords as well as tenants.

During the year, several members attended conferences, in Calgary and Edmonton. The conference in Edmonton was to educate us on the New Act Bill 25, Dicky Mulder, Peter Hansum June Wilson attended the Edmonton Seminar. Also both Dicky Mulder, myself, Jim Wocks attended the annual conference in Calgary, for the Landlord / Tenant Advisory Bds of Alberta.

Amsaltab ( Association members staff Alberta Landlord / Tenant Advisory Boards) voted The Newsletter, be given to the Red Deer Board, copies sent to you, first edition, which we put out quarterly, with Amsaltab picking up the tab., at no cost to the Red Deer Board.

We had one resignation, that came Sept 7th, 1979, Mr. Tony Van Esson, business & ill health.

Our 1978 - 79 Board was a good working Board, and congratulations to them. As chairman of the Board 1978 - 79, I feel we have had a successful year, more Landlords are picking up our material, as well as Tenants. As Red Deer is growing in leaps and bounds, I feel that the board is doing a real good job.

Also, for the good relations we have with the City and public;

Sincerely Yours,  
 June Wilson chairman 1978 - 79

MONTH	MAIN CALLS	BOARD MEMBER	OFFICE CALLS	TENANT CALLS	HANDLOR CALLS	COMPLAIN SENT	COMPLAIN Rec'D	
January	285		x	295	x	No. checks drawn 175. no fund yet set up yet		January 1 to Aug 31st 1979.
February	185	36	23	109	53		15	
March	301	37	63	180	58		24	
April	254	19	22	162	70		10	
May	294	19	23	179	42		19	
June	342	47	58	192	92		28	
July	364	39	42	227	95		9	
August	387	25	77	175	135		26	
	2362	222	308	1224	545		131	

Proposed 1980 Budget

76.

Red Deer Landlord / Tenant Advisory Board

	<u>1980 Budget</u>	<u>1979 Budget</u>
1. Advertising 12 months	\$ 500.	\$ 400.
2. Rent ( own office ) 120,00 x 12	1440.	1440.
3. Conferences: This represents payment to delegates of \$ 25. per day, in addition to reimbursement of expenses.		
Standardization 2 conf: 50.00 day x 2 days	200.	200.
All Boards: 2 delegates , 2 conf. \$ 50. /day x 2	400.	400.
4. Supplies: stamps, stationary, Xerox copies of accounts and material	400.	400.
5. Telephone - own phone Bus. 12 x 14.50 = 174.00 Long Distance	<u>400.</u>	<u>400.</u>
Total Budget submitted	<u>\$ 3340.</u>	<u>\$ 3240.</u>

Mrs. Dicky Mulder will represent budget when time comes.

Phone: 343 - 6924 or 343 - 6942

Submitted to City Treasurer and Red Deer City Council.

June Wilson, Chairman  
Red Deer Landlord / Tenant Adv. Bd

Commissioners' comments

The annual report is submitted for the information of Council. We recommend the 1980 budget be set over for discussion with all other budgets.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

# RED DEER REGIONAL PLANNING COMMISSION<sup>78</sup>

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR: NO. 3  
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

September 18, 1979

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

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

Mayors, Reeves & Municipal Councils  
of Urban & Rural Municipalities  
located within the jurisdiction  
of the Red Deer Regional Planning Commission



Dear Sir or Madam,

Re: Representatives to be appointed to the Commission by  
Municipal Councils for the forthcoming year -  
October 1979 to October 1980

As you are no doubt aware, this Commission has been actively engaged in the preparation of a Regional Plan for the Commission area in order to meet the requirements of the new Planning Act, 1977. To this end, the existing representatives from Council on the Commission for the past two years have been elected to the following Committees by the Commission.

- Regional Plan Co-ordinating Committee
- Regional Infrastructure Committee
- Regional Environment Committee
- Regional Economic Committee
- Regional Municipal Facilities & Services Committee

The work on the Regional Plan program is progressing according to timetable and we expect the Commission and its Committees will be able to complete its work on the Regional Plan before October 1980, when municipal elections will be held in the Province.

In order to expedite the work of the Commission and its Committee on the Regional Plan, the Commission at its September meeting passed a resolution urging Municipal Councils to re-appoint their present representatives on the Commission for another term ending October 1980.

New appointments to the Commission, at this time, would set back the Commission's Regional Plan work program as work completed would require re-examination by new representatives, thus creating unnecessary delays in the work program. It is important that the current momentum associated with the

.... /2

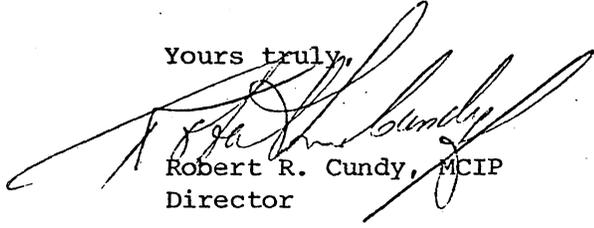
#### MEMBERS OF COMMISSION

CITY OF RED DEER — TOWN OF CARSTAIRS — TOWN OF CASTOR — TOWN OF CORONATION — TOWN OF DIDSBURY — TOWN OF ECKVILLE — TOWN OF INNISFAIR — TOWN OF LACOMBE  
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COUNTY OF MOUNTAIN VIEW No. 17 — COUNTY OF PAINTEARTH No. 18 — COUNTY OF RED DEER No. 23 — COUNTY OF STETTLER No. 6 — IMPROVEMENT DISTRICT No. 10

Regional Work program be maintained at this time.

The Commission urges all municipal Councils to recognize the above concern of the Commission and to re-appoint its present member and alternate member to the Commission for another term.

Yours truly,

A large, stylized handwritten signature in black ink, appearing to read 'Robert R. Cundy', is written over the typed name and title.

Robert R. Cundy, MCIP  
Director

RRC/t

## RED DEER CHAMBER OF COMMERCE

P.O. BOX 708, 3017 GAETZ AVENUE  
RED DEER, ALBERTA T4N 5H2  
TELEPHONE 347-4491

September 18, 1979

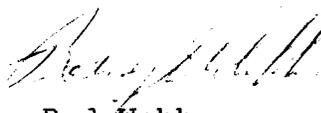
Mayor Ken Curle & City Council,  
City Hall,  
City of Red Deer,  
4914 - 48 Avenue,  
Red Deer, Alberta

Dear Mayor and Councillors:

On behalf of the Red Deer Chamber of Commerce,  
we would like to thank you for your cheque in the amount  
of \$3,580.63. This represents the \$7500.00 Grant approved  
by Council less our taxes for the year.

The monies received will assist greatly in the  
operation of the Chamber during the present year.

Sincerely,



Rod Webb,  
President

RW/jg



NO. 5

**URBAN LIFE CONSULTANTS LTD.**

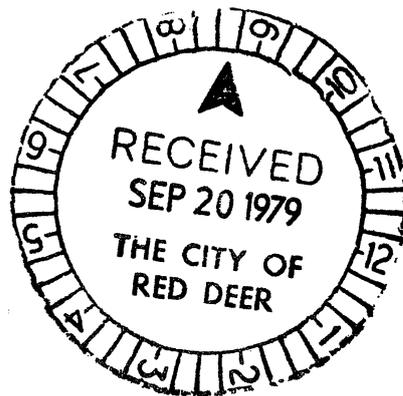
814-16th Avenue NW. Calgary, Alberta T2M 0J9

Tel: (403) 289-1926

ULC5059

18 September 1979

City of Red Deer  
 Red Deer, Alberta  
 T4N 3T4



Attention: R. Stollings, City Clerk

Dear sir:

re: Land Use Designation - SW $\frac{1}{4}$  Sec.19 Twp.38 Rge.27 W4M

On behalf of our client, Dr. R. J. Marra, who is the registered owner of approximately 85 acres of the above-described lands, we wish to request consideration by City Council at its earliest convenience of approval in principal for residential development therein. The lands owned by Dr. Marra are presently designated for possible future light industrial use. Their current usage is for agricultural with one residence on the site.

This request is being made for the following reasons:

1. The scenic setting of the site, overlooking the Red Deer River just beyond the Golf and Country Club and Great Chief Park, cannot be duplicated in any areas remaining in the city for residential development. Aesthetically it would be wasted on industrial development.

. . . 2

SW19-38-27-4, page 2

2. With construction of the new river crossing, the property is as close to the centre of the city as any lands currently under development or designated for future residential development elsewhere in Red Deer. In fact, the property is significantly closer than almost 90% of these future residential lands, the only exception of any significant size being the Cairn's lands on the east side.
3. There is adequate land intended for future industrial development within the city limits excluding this property to meet the needs projected for at least the next 40 to 45 years and possibly well beyond that time. In comparison, at projected growth rates the land intended for future residential development would be fully utilized within 30 to 35 years. The proposed development would add less than a 1-year extension of this residential absorption period.
4. The proposed development would have direct access to the city centre without any rail crossings (both before and after rail relocation).
5. The property can be buffered from any future industrial development on its north boundary at least as readily as Oriole Park or as other areas could in the future

SW19-38-27-4, page 3

northwest sector where industry and housing will have a direct interface.

In composite, we feel that the request for approval in principal for residential usage of the site is reasonable. It is Dr. Marra's intent to proceed with preparation of plans for a high quality, estates residential area for submission to the City should this initial approval be granted. Because of transportation and servicing timing, however, it is anticipated that development would commence in three to five years. Approval in principal is requested at this time because of the relative flexibility that is now available which could be lost as light industrial development extends south from 67 Street and because of the lead time required to develop the concept for an outstanding residential community as proposed by Dr. Marra.

Additional background material is included with this submission and it is our intent to appear at the Council meeting when it is considered to be available for presentation of the request and to respond to any concerns.

Thanking you in advance for your cooperation, we are,

Yours very truly,

URBAN LIFE CONSULTANTS LTD.



Ramsay R. Walker, MCIP

RRW/sc

## LAND AVAILABILITY/ABSORPTION

The map which follows indicates the general areas available for future residential and industrial development in Red Deer, based on present city limits including the southeast annexation area. In total, the availability is:

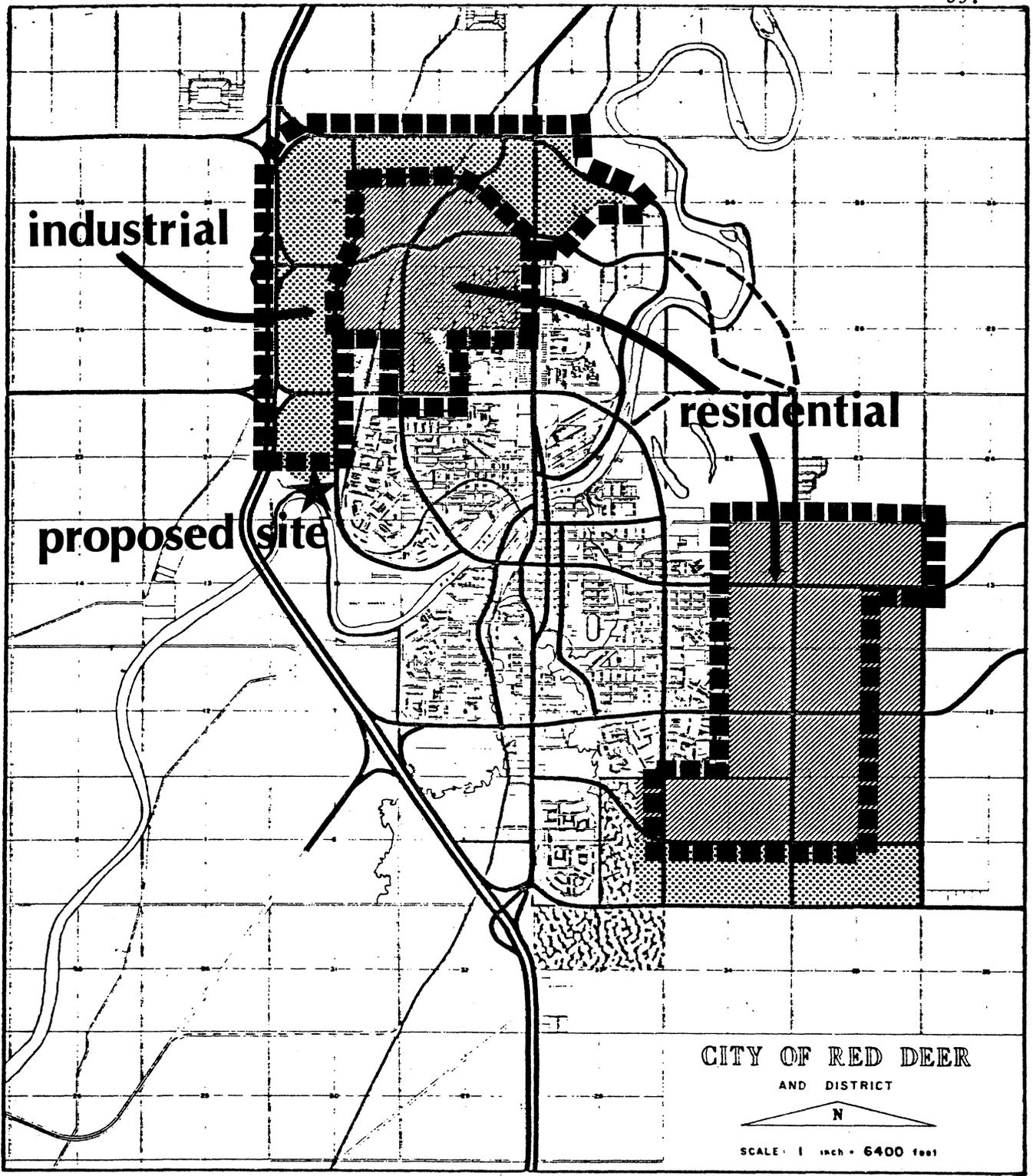
future residential	approx. 2900 acres
future industrial	approx. 1450 acres

Population projections prepared for the city by the Regional Planning Commission indicate an anticipated growth rate averaging 1600 to 1700 persons annually over the next two decades. At an average density of 18 persons per acre (in actual as opposed to theoretical terms) this population increment would require 90 to 95 acres each year for residential purposes. This would then imply that the current supply of land would be adequate for:

future residential	30 to 32 years
--------------------	----------------

Industrial development and population growth are inter-related. To estimate requirements for industrial land in Red Deer, it is useful to look at what is happening elsewhere. In Calgary, for example, where growth is occurring at a relative rate comparable to Red Deer's, between 10 to 12 acres of industrial land are being absorbed for each 1,000 persons added to the population. In Lethbridge, which is closer in size to Red Deer but growing much more slowly, from 16 to 20 acres are being absorbed per 1,000 population increase. Because much of Calgary's growth in employment appears to be concentrating in the downtown, the Lethbridge figures are probably more applicable to Red Deer. Using the 16 to 20 acres per 1,000 population and the above growth estimates, the current supply of land would be adequate for:

future industrial	40 to 55 years
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CITY OF RED DEER

AND DISTRICT

N

SCALE: 1 inch = 6400 feet

# LONG RANGE PLANNING PROPOSALS

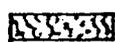
RESIDENTIAL



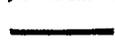
INDUSTRIAL



RECREATIONAL & PUBLIC



MAJOR THOROUGHFARES



## MAP

# 1

## PROPOSED LAND USE

Of the total land holdings (approx. 85 acres) an estimated 55 acres would be utilized for residential purposes. The balance would be for rail relocation requirements, possible future light industrial, and right-of-way and setback requirements for the proposed collector roadway system.

It is anticipated that the residential portion would be developed as a high-quality estates area with large lots (6500 to 8500 sq.ft.) and extensive open space. Existing trees around the property would be retained and substantial supplementary landscaping incorporated into the site. Lots would be oriented as much as possible to the river valley south of the property or to the internal park system. Interior roadways would be characterized by quiet groupings of crescents with a limited number of short culs-de-sac. On the basis of the above, the anticipated composition of the community would be as follows:

residential	35.0 acres (63.6%) 180 to 220 lots
open space	7.5 acres (13.6%)
streets	12.5 acres (22.8%)

Because the area would be developed as an estates area, school requirements would be relatively low. Most children would be in their teens or older and would therefore be attending junior or senior high schools. They would not present the safety concern that large numbers of elementary-aged children would in a community not large enough to support a school internally.



## SERVICING

The area is serviceable by facilities being planned for the northwest in general. Sanitary and water servicing will be from the north through the adjacent Allarco lands. Both storm and sanitary sewer mains will connect to the property in the northwest corner. Water will feed from the northeast. The extension of 67 avenue to connect with the new river crossing will provide primary transportation access both to the south towards the city centre and to the north towards the highway access and to other city facilities.

It is anticipated that these facilities will be developed to within reasonable proximity of the site within three to five years.

## RESIDENTIAL/INDUSTRIAL INTERFACE

Development of the residential concept would create an interface with a future industrial area across the northern property line. This boundary presently contains a mature tree belt which would be retained and supplemented by berming, additional landscaping, and extra lot depths. Housing units would be oriented towards the south and away from the industrial area.

Additional moderation of any potential conflict at the interface could be achieved through the use of design standards for peripheral industrial sites. These standards could include such aspects as permitted uses, aesthetic appearance, yard storage, and exterior fencing.

It should be noted that the proposed residential use in no way increases the number of residential units which would interface with industry.

## RESIDENTIAL/RAILWAY INTERFACE

Oriole Park exists successfully adjacent to the railway mainline because of the use of earth berms and the retention of mature trees. The proposed residential area has the same potential and in fact could be buffered even more effectively. An existing woodland (on City property) along the west side of the tracks varies in depth from 200 to 400 feet and is continuous for the length of the property. This alone would exceed CMHC's standards for noise attenuation for residential development adjacent to railway lines. It could be further supplemented by berming, additional landscaping, and extra lot depths.

The proposed rail relocation would form the western boundary of residential development. Because it would approach the North Hill from the river valley through Maskapatoon Park, much of the length it traverses the site is likely to be depressed. This in combination with berms and new tree planting will form an excellent noise and visual barrier.

Again it should be noted that the proposed residential use will not increase the number of residential units interfacing with the railway, once the relocation occurs.

September 25, 1979

TO: City Clerk  
FROM: City Engineer

RE: Urban Life Consultants Ltd.  
Land Use Designation - SW 1/4 19-38-27-4

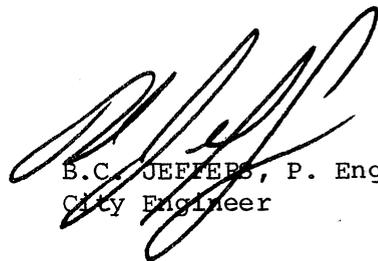
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The Engineering Department has reviewed the correspondence received by Urban Life Consultants Ltd., and would offer the following comments:-

1. Water, sanitary and storm utilities are not extended to or in this area yet and would have to be constructed. The utility trunks would have the capacity to service a residential development within reasonable density limitations.
2. A portion of the land in question will be required to accommodate the rail relocation. The exact requirements are not known at this time.
3. The property in question will be bounded on the east by rail road tracks, to the north by industrial lands, and will have Highway 2 to the west, although in this direction there is a significant buffer of trees.
4. Development of this area prior to the quarter to the north would in, our opinion, not be in proper sequence. The cost of extending sanitary sewer and water mains to this area prior to development to the north would be costly to the City in terms of expenditures and recoveries.
5. School and recreation facilities would be some distance away and it would be necessary to cross the tracks to reach them.

- 2 -

6. Roadways serving the area would be truck routes heavily used by industrial traffic.
7. Any development in this area would have to maintain a wide buffer zone between the escarpment and the built up area. It is our understanding that the escarpment is unstable in this area.



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

BCJ/ab

cc: Regional Planning Commission  
E.L. & P. Department  
Development Officer  
Economic Development Director  
City Assessor

# RED DEER REGIONAL PLANNING COMMISSION<sup>92.</sup>

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

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

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

September 25, 1979.

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

Dear Sir,

Re: Urban Life Consultants  
Land Use Designation  
S.W. 1/4 19-38-27-4

The area proposed by the applicant is + 85 acres of land located north of Maskepetoon Park and west of Canadian Pacific main line track. The area is zoned A1 or agricultural farming and it is used for that purpose.

The applicant proposes to use the site for residential purposes. In our overall planning, this site plus the quarter section to the north (owned by Allarco Development) have been designated for future light industrial uses.

Presently we are negotiating with Allarco Development to open up part of their quarter section for industrial uses and at the same time protect the railway relocation right of ways.

The area is not suitable for residential development for the following reasons:

1. The first and second stages of the railway relocation would cut the site into three parcels unsuitable for residential development.
2. The site is completely isolated from our existing residential area and the nearest elementary school being in Fairview is at least a mile away from the area. The same situation is true for other community services such as church or shopping, etc.
3. To service Allarco's as well as the applicant's land with sanitary sewer, the services have to be extended from 67th Street south or over half a mile to reach Dr. Marra's land. To develop the area in an orderly manner, the area to the north will have to be developed first.
4. When all the railway right of ways are taken as well as the buffer zones, the area will be too small to become a viable residential area.

Cont'd .../2.

## MEMBERS OF COMMISSION

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

Mr. R. Stollings.  
September 25, 1979.

93.  
Page 2.

5. The proposed residential use is contrary to the long range plan as well as sound planning principles.

The applicant has mentioned that the City has too many areas of industrial land and this site would not be needed for industrial uses.

One of the objectives of the railway relocation is to reduce the industrial area by about 400 acres and add it to a residential area. When the Northland Industrial Park is completed, our next industrial area will be the area north and south of 67th Street, and the planning of that area has already started. I am enclosing a tentative concept plan of the area for your consideration.

We feel that the application is contrary to the proposed land use and is premature at this time. We recommend that the application be denied.

The City may also consider the acquisition of this land for future industrial uses.

Yours truly,



D. Rouhi, MCIP  
Senior Planner  
City Planning Section

C.c. City Assessor.  
City Engineer.  
Development Officer.

Enc. Large Scale Plan.

Commissioners' Comments

We concur fully with the comments of the Engineer's and Planner's. The long range plan approved by Council for the development of this section of the City anticipates this land for light industrial uses. To permit a small pocket of residential development in this area, separated from other residential areas by railway tracks and track routes, would create the very situation we have been trying to avoid. The size of the development proposed will not support schools, recreational facilities, transit services, etc., but undoubtedly any assurances from the developer notwithstanding if allowed to proceed, Council will be faced by pressures to provide these services.

We strongly recommend this application be denied and that the applicant be encouraged to work closely with the Planning Commission and Allarco Developments for the orderly development of the site for light industrial purposes.

"K. CURLE" MAYOR

"M.C. DAY" CITY COMMISSIONER

# J. T. MILLER CONSTRUCTION LTD.

94.

NO. 6

GENERAL BUILDING CONTRACTORS  
PROPERTY DEVELOPMENT

XXXXXXXXXXXXXXXXXXXX  
201, 340-14th Avenue, S.W.  
CALGARY, ALBERTA T2E 0K4  
100-D Oak Street  
RED DEER, Alberta

City of Red Deer  
RED DEER, Alberta

Your File: 31-864

Dear Sir:

In regards to the Agreement of April 1, 1977, the piece of property known as Lot 9, Block 15, Plan 762-1978, we request that it be changed to Four-plexes (earlier referred to as row-housing). The Block Plan and Plot Plan are attached with the most recent changes that have been made to the Block Plan.

Hoping this meets with your approval, I remain.

Yours truly,

J. T. MILLER CONSTRUCTION



Ed Fox  
General Manager  
Red Deer, Alberta

EF/dl

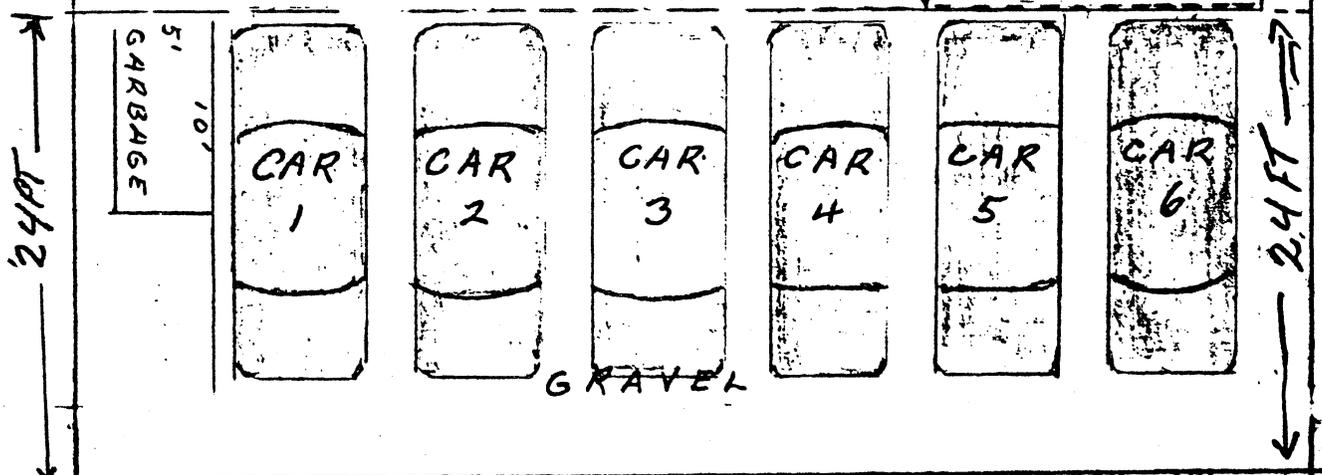
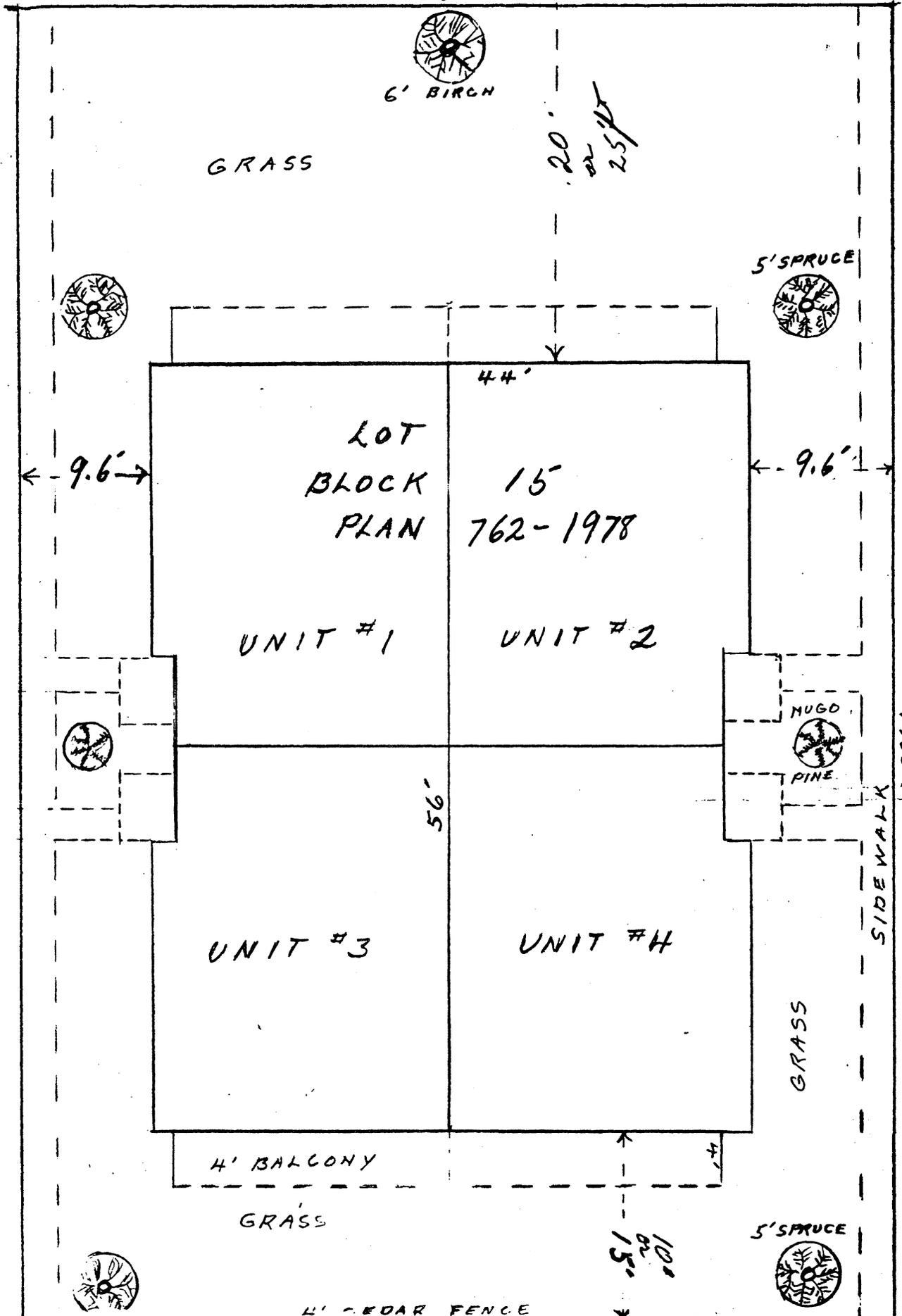
Attach.



ONAWAY AVE.

95.

63.25'



DESIGN OF RICK BALBI ARCHITECT

Scale 1" = 10'

# RED DEER REGIONAL PLANNING COMMISSION

920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA, T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394 <sup>96.</sup>

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

Our File No. 31/864  
77-R-636

September 7, 1979.

Snell & Oslund Surveys Ltd.,  
4821 - 48 Avenue,  
Red Deer, Alberta.

Dear Sirs,

Re: Proposed Subdivision  
N.E. 19-38-27-4  
City of Red Deer (J.T. Miller  
Construction Ltd.)

Your application for subdivision was considered by the Subdivision Committee of the Commission at a meeting held today, September 7, 1979 and was approved subject to the following conditions:

1. The applicant having approval from the City Council on a development proposal for the site.
2. Prepayment is required for the difference between the current rate and the previously prepaid rate for service connections.
3. Minimum lot frontage for a four-plex is 64 feet. These lots range from 63.25 to 61.30 feet in frontage. Municipal Planning Commission must approve the frontage deficiency.

It will now be in order for you to submit the registerable document to this office for approval, together with verification that conditions of approval have been complied with. We will also require a \$ 20.00 approval fee for each new parcel being created. This decision is valid for a period of two years from this date. If the registerable document is not submitted to our office within this time, re-application will have to be made.

Enclosed for your information is a copy of Appendix "A" which outlines the procedure for Subdivision Appeals.

Yours truly,



D. Rouhi, MCIP  
Senior Planner  
City Planning Section

Enc.  
/hp

c.c. Mr. D. Wilson, City of Red Deer.

c.c. Red Deer Separate School Board.

c.c. Red Deer Public School Board.

## MEMBERS OF COMMISSION

CITY OF RED DEER — TOWN OF CARSTARS — TOWN OF CASTOR — TOWN OF CORONATION — TOWN OF DIDSBURY — TOWN OF ECKVILLE — 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 ALIX — VILLAGE OF BENTLEY  
VILLAGE OF BIG VALLEY — VILLAGE OF BLACKFALDS — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURNIE — VILLAGE OF DONALDA  
VILLAGE OF ELNORA — VILLAGE OF GADSBY — VILLAGE OF MIRROR — VILLAGE OF PENHOLD — SUMMER VILLAGE OF BRICHCLIFF — SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLENWOLD — SUMMER VILLAGE OF ROCHON SANDS — COUNTY OF LACOMBE No 14  
COUNTY OF MOUNTAIN VIEW No 17 — COUNTY OF PAINTEARTH No 18 — COUNTY OF RED DEER No 23 — COUNTY OF STETTLER No 6 — IMPROVEMENT DISTRICT No 10

THE CITY OF RED DEER

MC  
97.



OFFICE OF:  
ELECTRIC LIGHT AND POWER  
SUPERINTENDENT

RED DEER, ALBERTA

T4N 3T4

1979 08 01

Mr. D. Rouhi  
Red Deer Regional Planning Commission  
4920 - 59 Street  
Red Deer, Alberta  
T4N 5Y5

Dear Sir:

Re: Proposed Subdivision  
J. T. Miller Construction  
Oriole Park Subdivision  
Lot 9; Block 15; Plan 762 1978  
File # 31/864

Power installation has already been completed in Lot 9; Block 15 Plan 762 1978, however the plan which we were provided with for this installation differs somewhat from the plan which accompanied your letter of July 26, 1979. This should not be of concern, however if Mr. Miller requires transformers to be within lot boundaries, E. L. & P. would request lot boundaries be altered from the plan received by this department July 26, 1979. Please find enclosed a copy of existing power services in lot 9.

Yours truly,

Gary Fredine

GF/jjd  
Enclosure

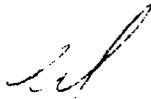
1979 09 12

TO: City Clerk  
FROM: City Assessor

RE: Lot 9, Block 15, Plan 762-1978  
J. T. Miller Construction Ltd.

When the original plans of this portion of Oriole Park were presented to City Council they indicated that the above described property was for the construction of row housing.

In view of the construction of the numerous four plexes in this area by J. T. Miller and the appearance of same, I would recommend that he be allowed to construct four plexes as presented in place of the previously proposed row housing, with the exception of the parking as indicated on his sketches. I would strongly recommend that the approval be granted providing satisfactory parking arrangements are made respecting the proposed development.



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

September 13, 1979

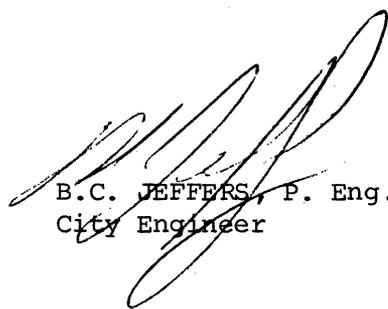
TO: City Clerk  
FROM: City Engineer

RE: J.T. Miller  
-----

The Engineering Department has no comments re: altering an agreement to allow four-plexes.

We are, however, strongly opposed to the parking layout proposed by the Developer. This type of parking layout is usually not approved by Municipal Planning Commission unless exceptional conditions exist. The form of parking proposed by the Developer is unsightly and hazardous, as it results in vehicles backing out into the lanes, often with a very restricted line of vision.

We would respectfully recommend to Council that if four-plexes are to be allowed, that it be conditional upon a proper design of the parking area.



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

BCJ/ab

cc: City Assessor  
Building Inspector  
Planning Commission

TO: City Clerk  
FROM: Development Officer/Building Inspector

RE: J. T. Miller

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

The requested change concerns a land sale agreement, we do not have comments on that particular request. We would bring to Council's attention that the layout of the typical four-plex as shown has not been acceptable to the Municipal Planning Commission; whom are the approving authority for multiple family units specifically. MPC has not been approving parking with direct access to the lane as problems have been found especially when dealing with a subdivision of this size. The lot is located directly across from units which have parking direct onto the lane (approved by the Development Appeal Board) which is presenting a very undesirable appearance.

It should also be noted that the project would require relaxations of:

1. Site dimensions - minimum width under the bylaw is 64 feet; the applicant is providing 63.25 feet.
2. Site coverage - the bylaw permits a maximum building size 25% of the total lot area for site coverage or in this case 1980 square feet. The applicant has a building of 2464 square feet.

We trust this is of information to Council.



R. Strader  
Building Inspector  
Development Officer

101

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

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

TELEPHONE: (403) 343-3394

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

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

September 20, 1979.

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

Dear Sir,

J.T. Miller Construction Ltd., Oriole  
Park

The agreement mentioned in Mr. Miller's letter designates the use of Lot 9, Block 15, Plan 762 1978 for town house type of development. Mr. Miller wishes to change the type of housing from town house to fourplex as shown on their plan.

We have no objection to the site being used for fourplex units but we have reservations over the car parking arrangements. We feel that the parking arrangements of the existing and proposed fourplex units are not satisfactory.

The Municipal Planning Commission refused to approve the parking layout. The Development Appeal Board reversed the M.P.C.'s decision and granted the necessary permission.

Parking straight off the lane is not acceptable for so many units. It could be arranged in a different way by having only one vehicular access to the lane rather than the six, proposed by the applicant.

If the applicant proceeds as planned, there will be a total of 162 parking stalls (including the existing one) on both sides of this lane.

We recommend the change of type of housing as requested be denied until a satisfactory parking layout is submitted to City Council.

Yours truly,



D. Rouhi, MCIP  
Senior Planner  
City Planning Section

/h<sub>2</sub>

c.c. Development Officer.  
c.c. City Engineer.

c.c. City Assessor.

MEMBERS OF COMMISSION

Commissioners' comments

We concur with the comments of the administration. While we can see no objection to the concept of fourplexes as opposed to row housing, we believe Council should insist on a proper parking arrangement with only one access per unit to the lane. On many occasions the administration have prepared drawings to show Mr. Miller and the Municipal Planning Commission how this can be achieved, however, the Development Appeal Board has in the past granted the developer permission to locate all the stalls opening directly to lane.

If Council has any doubts about this course of action, we suggest they view the existing fourplexes and parking arrangements with all the attendant problems. Should the proposed parking arrangements be impractical as a result of the substantial over-development in terms of site coverage as proposed by Mr. Miller, then we would recommend Council not approve such over-development. We further recommend that all parking stalls be paved.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

# STEWART SUPPLIES (Penhold) Ltd.

NO. 7

Post Office Box 100 Penhold, Alberta T0M 1R0  
 Phone: 886-4522 886-4440 (Area Code 403)

**Agents for:**

Plywood Grain Bins  
 Plywood Fertilizer Bins

**Manufacturers of:**

Truss Rafters:  
 (Residential, Farm  
 and Commercial)  
 Stairs:  
 (Interior and Exterior)  
 Shed Doors

**Suppliers of:**

**Lumber**  
 Spruce & Fir  
 Dimension  
 Precut Studs  
 P.W.F. Foundations  
 Fir Finish

**Mouldings**

Fir  
 Mahogany  
 Plastic

**Plywood**

Fir Sheathing  
 Spruce Sheathing  
 Fir G.I.S.  
 Exotics  
 P.W.F. Select Sheathing  
 Pre-finished Panellings

**Doors**

Exterior and Interior  
 Prehung  
 Prefinished  
 Unfinished  
 Slab  
 Bifold  
 Folding  
 Sectional Overhead

**Windows**

Sliding  
 Casement  
 Awning  
 Bay  
 Bow  
 Basement  
 Sealed  
 Cottage

**Hardware**

Builders Hardware  
 Hand Tools  
 Power Tools  
 Electrical Supplies  
 Fireplaces  
 Amerock and Weiser

**General**

Arborite  
 Spindles  
 Paint & Stain  
 Drywall  
 Insulation  
 Building Paper  
 Polythene  
 Coatings

**Siding**

Vinyl  
 Cedar  
 Hardboard  
 Aluminum  
 Galvanized Metal  
 Coloured Metal

**Roofing**

Galvanized Metal  
 Coloured Metal  
 Asphalt Singles

**Estimators and Planners**

Conventional Frame Structures  
 Pole Frame Buildings  
 Arch Rafter Sheds  
 Stewart Plan Homes

August 4, 1979.

The Mayor and Council,  
 City of Red Deer,

Red Deer, Alta.

Re: Our property 45 St and 51st Ave.

Gentlemen:

We are wondering how the finalizing of our arrangements with your council are proceeding, with regard to the above property.

There are the three items that concern us, and which we would like to have resolved.

- (1) The inclusion of the surplus land to our title.
- (2) The matter of access from 51st Ave.
- (3) The unauthorized removal of one access from block 2, to 45th Street.

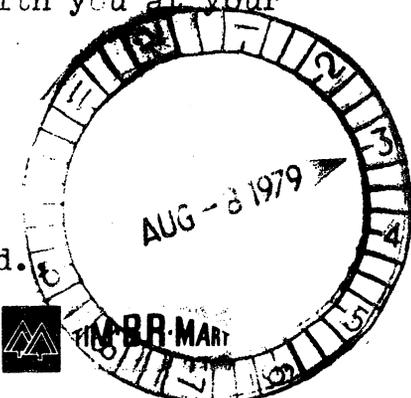
Would it be possible for us to meet with you at your earliest convenience please ?

Yours very truly,

Stewart Supplies Ltd.

per: *G. J. [Signature]*

SERVING THE PARKLAND SINCE 1902



1979 08 09

TO: City Council  
FROM: City Assessor

RE: Lot 2, Block 2, Plan 6712 ET  
Stewart Supplies

With respect to Mr. G. Ford's letter of August 4, 1979, may we advise the following.

The Canadian Transport Commission granted abandonment of a portion of the CNR track required for the realignment of 51 Avenue. Mr. Oslund and I met with the CNR officials in Edmonton to discuss the matter of survey and transfer, etc. Mr. Oslund has advised that the proposed plan of subdivision should be submitted to the Planning Commission within the next couple of days. If we have the proposed subdivision information prior to the Council meeting we will make a further report.

In the meantime, we recommend that this matter be once again held in abeyance until the subdivision and final CNR approval is obtained.

  
D. J. Wilsson, A.M.A.A.

cc G. Oslund

1979 08 22

TO: City Council  
FROM: City Assessor

RE: Lots 2 & 3, Block 2, Plan 6712 ET  
Stewart Supplies Penhold Ltd.

Further to Mr. Ford's letter of August 4, 1979, and ours of August 8, 1979, may I advise that the proposed plan of subdivision has been submitted for approval.

As you are aware, City Council on May 26, 1975, passed the following resolution:

"RESOLVED that Council of the City of Red Deer agree to purchase Part of Lot 2, Block 2, Plan 6712 ET, 5016 - 45 Street from Stewart Supplies (Penhold) Limited, subject to the following conditions

- (1) The City of Red Deer is to acquire that portion of Lot 2 as shown on previous 1,551 sq. ft. plot plan required for road widening in exchange for any excess city lands north of lots 2 & 3, Block 2, Plan 6712 ET
- (2) The City is to be responsible for all survey, registration and legal fees for same
- (3) The City will fill and level the excess lands north of Lots 2, 3 will endeavor to provide a north access to the property.
- (4) The City will not require the property for a minimum of 90 days but may proceed with the road widening survey and registration."

The original negotiations and agreement were based on preliminary plans and concepts. The attached print from the surveyors indicate the land which may become excess north of Lots 2 & 3, (2,793 sq.ft.), which would be the area to be exchanged for the 1,551 sq.ft. acquired by the City in 1975.

The plan also indicates that the City will have excess land of 1,478 sq.ft. along the proposed eastern boundary of Lot 2 and that we should acquire an additional 3,012 sq.ft. of land along the south boundary of Lots 2 & 3 from Stewart Supplies.

Should the total land exchange be acceptable to Stewart Supplies and the City, the following breakdown would

1979 08 22

Page 2

be applicable.

<u>City</u>	<u>Stewart Supplies</u>
2,793	1,551
1,341	3,012
137	28
<u>4,271</u> sq.ft.	<u>4,591</u> sq.ft.

As these figures are from the proposed plan which has not been approved and may be subject to revisions, I would recommend that both parties agree in principle subject to final approval of the plan (with possible slight minor adjustments) by all approving authorities as well as the CNR.

A copy of this letter and print of the proposed land exchange has been forwarded to Mr. Ford.



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

cc Stewart Supplies  
att'd.



September 26, 1979

TO: City Clerk  
FROM: City Engineer

RE: Stewart Supplies (Penhold) Ltd.  
-----

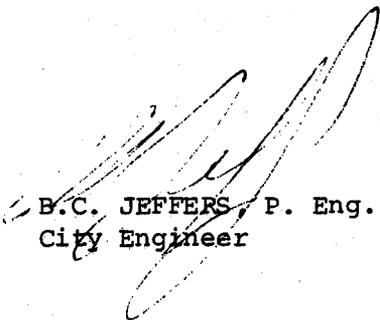
Please be advised that the Engineering Department's position has not changed since our previous comments of November 29, 1978 (copy attached).

Responding specifically to Mr. Stewart's letter item No. 3, one access was removed as this access was on the curve of the West Park turnoff and would have been very hazardous if left. As the lots are commonly owned access to Lot 2 is available through Lot 3.

One further point in our letter of November 29, 1978 requires amending. Point No. 3 states:-

"3. Any new access to 51 Avenue would have to be constructed across property which is presently owned by the C.N.R."

If the plan of subdivision presently prepared is registered the lands in question will be owned by the City not the C.N.R.



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

BCJ/ab

attachment

November 29, 1978

TO: City Commissioner

FROM: City Engineer

RE: Stewart Supplies (Penhold) Ltd.,  
Lot 2, Block 2, Plan 6712 E.T.  
-----

We would advise that our reasons for opposing construction of a vehicle access from 51 Avenue to the property in question are as follows:-

1. 51 Avenue was designed to operate as a major arterial roadway by passing the main downtown area. As a major roadway and as a continuation of Hwy 2A through the City, it is expected to provide as high level of service as possible by moving the maximum amount of vehicles in the shortest possible time. In this regard we should minimize the interference with the through traffic movement. Construction of numerous access points slows traffic speeds, reduces capacity, and increases the potential for accidents.
2. 51 Avenue was funded by the Province upon the request of the City, in an effort to improve the level of service through the downtown area. We are expected to try to maintain at least minimal access control adjacent to such arteries as the Province is interested in funding projects that move through traffic safely and not to supply localized access.
3. Any new access to 51 Avenue would have to be constructed across property which is presently owned by the C.N.R.
4. The location of a new access to 51 Avenue will attract vehicles from 46 Street which would cross 6 lanes of fast moving traffic, against the traffic flow. This movement is already occurring to some degree from 46 Street to the right turn loop to 45 Street.
5. The new access would be located approximately 360 feet + from the 45 Street intersection. This distance is too short to allow comfortable merging across 5 lanes of traffic to make a left turn at 45 Street. This has been proven by the construction of the 46 Street access to 51 Avenue.

6. As the lots (2 & 3) are currently owned by Stewart Properties and may be consolidated when redevelopment occurs, we suggest that access be limited to the existing access to 45 Street as shown on the attached sketch. This location is not the best but the sight distance is good and the loop traffic must yield prior to entering 45 Street.

It is important that the type of development in this area be considered carefully. Traffic oriented businesses e.g. "drive-in restaurants, bus depot etc" are not recommended.

It is true that there are other accesses off major thoroughfares to other sites - two examples would be the Red Deer Lodge and the Turbo Service Station at the north end of 51 Avenue.

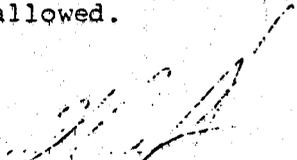
In the case of the former, there have been problems associated with the Lodge access to 49 Avenue and the resulting traffic cross-over to Port-O-Call Shopping Center. Since 1976 there has been four (4) accidents at this location, two being in 1978 to date.

In the construction of the 51 Avenue Bypass, the geometric alignment of the roadway made it necessary to purchase some of the Turbo property. Also it was considered desirable to purchase the remainder to develop more off-street parking. Through negotiations a land trade was made. Turbo do have access to 51 Avenue, one of these is a new access; one is an existing lane which also serves the Bowladrome parking lot, this curb cut already existed but was enlarged. One access to the old site was eliminated. The north access to Turbo appears to be operating satisfactorily at the moment. The site distance is poor, the curvature sharp and as traffic volumes increase we may encounter problems. This access is certainly far from ideal, however a combination of circumstances made allowing this access necessary. These circumstances involve, primarily, the construction of a major transportation project which greatly benefits the entire City.

In the case of the access requested by Stewart Supplies (Penhold) Limited, there certainly is no significant advantage to the City rather, it is a detrement to a major traffic artery. This matter has stretched through several years and the Engineering Department has consistently been against allowing any access from Lot 2 to 51 Avenue. Mr. Ford has consistently refused to accept this and has brought the matter before City Council.

An access used as an entrance only may relieve some of the problems, however, it is still undesirable. There is also a very significant problem enforcing an "entrance only" access.

The information is presented for Council's review and to assist in arriving at a decision. The Engineering Department respectfully recommends that access, in any form, to 51 Avenue be not allowed.

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

KGH/ab  
attachment

cc: City Assessor

Commissioner's comments

I concur with the comments of the City Assessor and recommend Council approve the exchange of lands as outlined subject to the necessary approvals.

With regard to the unauthorized removal of the access to lot 2 from 45 Street, as outlined by the Engineer, this was in a hazardous location relative to the redesigned intersection. Should it prove necessary, access can be provided to this lot from 45 Street adjacent to the west property line.

With regard to access to 51 Avenue, I concur fully with the comments of the City Engineer. Prior to construction of 51 Avenue, apart from a lane, there was no access to the north and east of this property, and we recommend Council not approve a new access at this time.

The matter of access points can be reviewed at the time an application for development is received and which time Council can better assess the impact of such access relative to the development and traffic safety.

"M.C. DAY"  
City Commissioner

To the Mayor of Red Deer -

It has been discussed by some of the people on Medicine Hill that the 41st Ave lights now were not altogether necessary now that the lights are on Ross Street and 43 and also on 40 Ave. The removal of the lights on 41st Ave & Ross would put a stop to the speed & noise to get through the lights in a hurry, the attaching of brakes & tires while coming to a stop.

The traffic & noise in the President Trail Area is very bad having in & out of the car back & gas station to get through before the light changes.

Wm. B. STEWART, Capt. - for Robert children

Sincerely

one of the concerned

Ruthleen Stewart

September 25, 1979

TO: City Clerk  
FROM: City Engineer

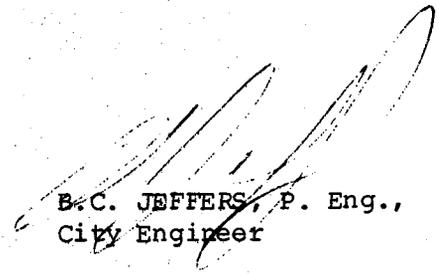
RE: Traffic Signal - Ross Street & 41 Avenue  
-----

A traffic signal is necessary at the above location so that a right of way can be assigned to traffic on 41 Avenue. Without provision of the traffic signal, it would be very difficult for 41 Avenue traffic to cross Ross Street or to make left hand turns onto Ross Street. Continued expansion of the City towards the East, i.e.: Clearview Meadows, Morrisroe Extension, will significantly increase traffic on Ross Street and make the above traffic movements even more difficult. The future connection of Taylor Bridge to Ross Street will also contribute significantly to this difficulty.

Traffic signals at Ross Street and 43 Avenue and Ross Street and 40 Avenue do not eliminate the need for traffic signals at Ross Street and 41 Avenue.

Regarding the comment, "the screeching of brakes and tires while coming to a stop", the City of Red Deer Bylaw 2282/AA-79 section 2.08 states: "No person shall start, drive, turn or stop any motor vehicle, or accelerate the vehicle engine in a manner which causes any loud or unnecessary noise in or from the engine, exhaust system, or the braking system, or from contact of the tires with the roadway." The Bylaw Enforcement Department or R.C.M.P. should be contacted if such a violation is witnessed.

In view of the above, the Engineering Department recommends that the existing traffic signal at Ross Street and 41 Avenue remain as is at the present time.



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

BCJ/ab  
cc: E.L. & P. Department  
Bylaw Enforcement Department  
R.C.M.P.  
Traffic Engineer

Commissioners' comments

As stated by the City Engineer, this traffic light is necessary and will become more important in the future. Accordingly, we recommend Council take no action to remove the light from this location.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 8a

**REMCO MEMORIALS**

Head Office: 611-6th Avenue East, Regina, Saskatchewan S4N 5A3

Telephone: (306) 569-0621

*In reply please quote our file number and refer to office indicated.*

File No.	Office
	Red Deer

Sept 18 1979

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

Dear Mr Stollings:

Re: Bylaw 2379 Section 5 Paragraphs 7 and 10.

Please refer to paragrph 7 which reads--.

Concrete or stone slab covers over graves are prohibited.

WE are in agreement that concrete covers should be prohibited in our cemeteries, as the durability of this type of cover would be averaged at 25 to 40 years.

Granite covers, as a comparison, are everlasting, as the durability is listed in thousands of years.

There are at present 11 covers now in the Alto-Reste Cemetery, which, like all markers, are flush with the ground and create no problem in the cutting of the grass, maintenance in general or the opening and closing of adjacent graves. These covers have been installed over a period of years dating back to 1967. Upon inspection we find that there has been no noticable settling on any of this covers.

We have at this date, two definite requests to install a granite cover in the Alto-Reste Cemetery. We would ask that the bylaw be amended to allow granite covers.

Part Two.

We would further request that you refer to section 5 paragraph 10 which reads--.

No headstone or permanent grave marker shall be placed on any plot prior to the interments of human remains in such graves in the Alto-Reste cemetery, if the plot was purchased from the City of Red Deer.

This, in essence, prohibits a married couple from purchasing a double memorial until the second party has passed away.

As you know, most plots in any cemetery are sold in groups of two or more, and for one purpose only, which is, so that man and wife can be interred together (as they lived) side by side. Hence the double memorials.



Members of the American  
Institute of Commemorative Art



Members of the Monument  
Builders of North America

GONT.  
3106-4th Street N.W.  
Calgary T2M 3A4  
Phone 276-5649

82nd Street & 120th Ave.  
Edmonton T5B 2W4  
Phone 474-3253

817-3rd Avenue S.  
Lethbridge T1J 0H8  
Phone 329-9434

721 Caribou Street W.  
Moose Jaw S6H 2K8  
Phone 692-4666

3345-2nd Avenue W.  
Prince Albert S6V 4A4  
Phone 764-0313

5017-45th Street  
Red Deer T4N 1K8  
Phone 347-2206

714-2nd Avenue N.  
Saskatoon S7K 2E1  
Phone 652-5363

107 West Broadway  
Yorkton S3N 0M3  
Phone 783-4212

# REMCO MEMORIALS

Head Office: 611-6th Avenue East, Regina, Saskatchewan S4N 5A3

Telephone: (306) 569-0621

In reply please quote our file number and refer to office indicated.

File No.	Office
	Red Deer

Bylaw 2379 cont.

The present ratio of double memorials purchased in comparison to singles in the Red Deer Cemeteries for people over twenty five years represents approximately 85 % of all plots. The purpose of a double memorial are many and we list a few.

## HERITAGE, CUSTOM and ASSURANCE.

There is provided a permanent visual record for future generations indicating that the people lived and were buried (as they lived) together as man and wife. This also gives the remaining spouse the assurance that his/her remains and memorial inscription will be placed in accordance to their wishes.

## COST.

The price of a double memorial is 35% less than that of two single memorials. This is certainly a consideration for many people living on a fixed income.

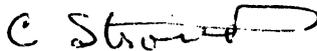
## MAINTENANCE.

At the time paragraph 10 was changed to single memorials, the cemetery crews were experiencing some difficulty in digging the second grave when a double memorial had been installed. However, by improved technique in operating the back hoe this trouble has now been overcome.

We would therefore request that the city council review and amend the present bylaw as it now appears in Section 5 Paragraph 7 and 10 to allow - Granite covers in the Alto-Reste Cemetery and also double memorials on plots sold by the City in the Alto-Reste Cemetery.

Sincerely,

Remco Memorials



Clarence Stroud

Central Alberta Sales Manager.

CS/cs



Members of the American  
Institute of Commemorative Art



Members of the Monument  
Builders of North America

3106-4th Street N.W.  
Calgary T2M 3A4  
Phone 276-5649

82nd Street & 120th Ave.  
Edmonton T5B 2W4  
Phone 474-3253

817-3rd Avenue S.  
Lethbridge T1J 0H8  
Phone 329-9434

721 Caribou Street W.  
Moose Jaw S6H 2K8  
Phone 692-4666

3345-2nd Avenue W.  
Prince Albert S6V 4A4  
Phone 764-0313

5017-45th Street  
Red Deer T4N 1K8  
Phone 347-2206

714-2nd Avenue N.  
Saskatoon S7K 2E1  
Phone 652-5363

107 West Broadway  
Yorkton S3N 0M3  
Phone 783-4212

September 20, 1979

TO: City Clerk

FROM: Parks Superintendent

RE: Remco Memorials - Request for Amendments to Cemetery Bylaw #2379

Thank you for forwarding Mr. Strouds' letter for my comments.

In his reference to Section 5 (Monuments), Subsection 7, which prohibits the use of slabs of any material over grave sites, I would recommend against any change in the bylaw in this regard. Our reasoning concerning the prohibition of slabs deals with maintenance. Such large slabs tend to settle unevenly over a period of years, and because of their great weight we are unable to level them without danger of damage to them. Further, mowers and other machinery must necessarily drive over them which can cause scratches or chipping of the edges, while the smaller flush markers can be straddled. Damage to markers from maintenance machinery is the responsibility of the City, and since repair is not normally possible, the City could be faced with extremely high replacement costs.

Today I phoned the cemetery managers at Edmonton, Calgary and Lethbridge and without exception, they do not allow slabs of any material whatever, in any cemetery.

Contrary to Mr. Strouds comments, the durability of the material is not so much in question as the inability to provide secure enough footing to assure that the slab will not settle.

Mr. Strouds second concern is with our Section 5 (Monuments), Subsection 10, which prohibits the installation of headstones or markers prior to interment on those plots which are 9 feet in length. As the bylaw now stands, we do allow pre-need stones in Alto Reste plots which were sold prior to the City taking over that cemetery, because that was the understanding at time of sale. We further allow pre-need stones in the Red Deer Cemetery because those plots are a minimum 10 feet in length. The prohibition deals with the short 9 foot plots in the Alto Reste Cemetery. Because of the shortness of the 9 foot plots, and particularly where a concrete outer case is involved, in preparing a grave we must undercut the headstone if it is in place prior to the interment. In so doing, we run a risk of

damage to the marker through working under such difficult circumstances.

Nevertheless, there is merit in some of Mr. Strouds comments concerning pre-need markers, and I have a strong feeling that many of the public do, in fact, object to this restriction.

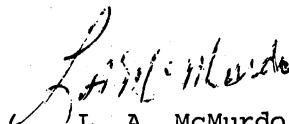
In discussing this matter with the Cemetery managers of Edmonton, Calgary and Lethbridge today, I find that Calgary and Lethbridge do allow such prior placement of stones, although their minimum plot size is 10 feet, which of course poses no problem, and is in keeping with our present bylaw. Edmonton allows prior placement too, and they do have 9 feet plots. The Manager, Mr. Ken Louch, say they do infrequently damage an existing stone, but are prepared to assume replacement costs.

Because this is an area of considerable sensitivity with the public, I am prepared to recommend that we amend Section 5, Subsection 10 of the bylaw as requested. If it is Councils wish to amend, Aldermen will be aware that even with extreme care, damage to a marker may occur from time to time.

In amending this clause, we have the alternative of assuming replacement costs for the occassional damaged marker, or building a protective factor into the subsection which saves the city harmless in the event of damage. The legality of such a position should, of course, be confirmed with our Solicitor.

Submitted for your consideration.

Yours truly,



L. A. McMurdo  
Parks Superintendent

cc - Bryon Jeffers  
LAM/emg

Commissioner's comments

I concur with the comments of the Parks Superintendent. The maintenance of our cemeteries is a difficult and sensitive task, and would be made substantially more difficult and expensive if Council were to approve the placement of the slabs requested. I, therefore, strongly recommend against this course of action.

With regard to pre-installation of double headstone markers, while this is allowed in the Red Deer Cemetery, because of the shortness of the plots in Alto Reste, they do cause problems and additional expense. If, however, Council feels these installations should be permitted for the benefit of the public, I would recommend a contingency account be provided in the budget for replacement of any damaged markers.

"M. DAY"

City Commissioner



**OXFORD  
SHOPPING CENTRES**  
a division of  
OXFORD DEVELOPMENT GROUP LTD.

119.  
390 Bay Street, Suite 400,  
Toronto, Ontario M5H 2Y2  
(416) 868-3700 Telex 06 23567

NO. 9

September 19, 1979

Mayor Kenneth Curle  
City Hall  
4914 48th Avenue  
Red Deer, Alberta T4N 3T4

Re: Bower Place Shopping Centre Site

Dear Mayor Curle:

At this time the Oxford/Bay/South Hill Shopping Centre group is preparing a proposal for a regional shopping centre in Red Deer which we sincerely hope will best meet the needs of the City of Red Deer and the surrounding community in the years to come. In order that we may give this proposal the degree of consideration that it deserves, we at this time respectfully ask you to re-consider the November 19, 1979 submission deadline.

We make this request in view of the time requirements necessary to complete such requirements as a thorough market study and site planning.

We respectfully request that you re-establish the submission date as 90 days from the date the land price is established - December 17th, as provided for in a letter dated July 24, 1977 from your Mr. Alan Scott.

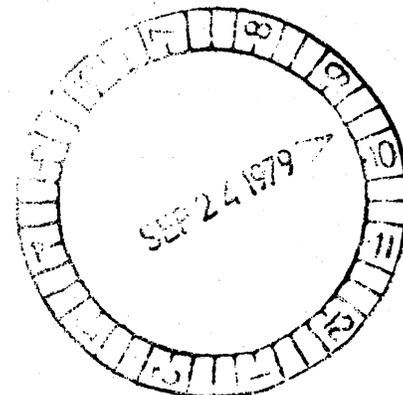
Thanking you in advance for consideration of our request.

Best regards,

OXFORD SHOPPING CENTRES

David D. Arthur  
Senior Development Officer

DDA:bp-b



September 25, 1979

120.

TO: MAYOR & MEMBERS OF COUNCIL  
FROM: ECONOMIC DEVELOPMENT DIRECTOR  
RE: BOWER PLACE SHOPPING CENTRE SITE -  
OXFORD SHOPPING CENTRES

It may be appropriate at this time to quote a paragraph from the original brochure which was sent out to all developers:

"The City of Red Deer intends to give all interested persons an equal opportunity to develop the Bower Place Regional Shopping Centre. To this end, we will call for preliminary proposals, which will provide the basic information we require. From these submissions, the City of Red Deer will select a short list of developers, who will be asked to provide a complete and comprehensive development proposal. We anticipate the completion of a short list by July 31st, 1979, and the selection of a developer by November 30, 1979."

The short list of developers was selected by Council at their meeting of July 23, 1979. Council then established a price of \$150,000 per acre for the land at their regular meeting of September 4, 1979, and this price was amended to \$104,320 per acre at the regular meeting of September 17th.

Following the September 4th meeting, I contacted each of the developers by mail, advising them of the price structure for the land and the standards which Council had established for the developments. I also asked at this time if the developers would be prepared to live with a deadline for their submissions of November 19, 1979, in order to give the administration time to evaluate each development, and Council time to select a developer prior to Christmas. It was anticipated that if submissions were in to us by the 19th of November, Council could perhaps deal with them at a special meeting on December 3rd. I asked that the developers contact me if this deadline was going to create problems. To date, the Oxford Shopping Centre group is the only one which has expressed concern.

In a telephone conversation with Mr. Arthur of Oxford Shopping Centres, he indicated that approximately 14 weeks would be needed from the time a developer was selected until actual construction work could commence. Mr. Arthur went on to say ideally, a developer would like to commence construction by March 31st, 1980.

- cont'd -

In order therefore to allow the required time for the successful developer to complete his drawings and his other preliminary work prior to commencing construction at the end of March, it would seem that a decision would have to be made by Council early in December. Ninety (90) days from September 4th, brings us to December 3rd - the date we had originally hoped that Council could make a decision on.

We are now sitting with four developers, at least one of which is evaluating the situation at present. With this many proposals to examine, it would not take the administration longer than a day at most to properly appraise the proposals and prepare a report for Council. Perhaps two to three days would be necessary for the report to be properly printed and delivered to the members of Council, and several days for Council to examine the submissions.

I would therefore like to suggest that we extend the submission date to December 3, 1979, and that Council select a date no later than the 17th of December to consider the submissions and select a developer. This should give everyone concerned the time necessary to make their presentations, and the successful developer sufficient time to prepare himself for an early Spring construction start.

Respectfully submitted,



A.V. SCOTT, Director  
Economic Development

AVS/gr

Commissioners' comments

When the date of November 18th was suggested to the developers on the short list as the submission deadline, it was arrived at on the basis of being an extension from the original terms of reference, but still giving time for evaluation of proposals for presentation to Council early in December so that the successful developer could commence construction at the optimum time, the end of March, 1980. As pointed out by Mr. Scott, we did ask the developers if this would cause a problem. Oxford Developments is requesting an extension to December 17th for submissions, and because of the time of year, we feel it would be difficult for Council to make a decision before the New Year, thereby probably delaying the start of construction. We believe the best solution is that recommended by Mr. Scott, that Council establish December 3rd as the deadline for submissions enabling Council to make a decision at the regular meeting of December 10th, or at a special meeting on December 17th. This would represent an extension of two weeks over the original terms of reference, not the 4 weeks requested by Oxford, but will still allow the successful developer to take optimum advantage of the construction season.

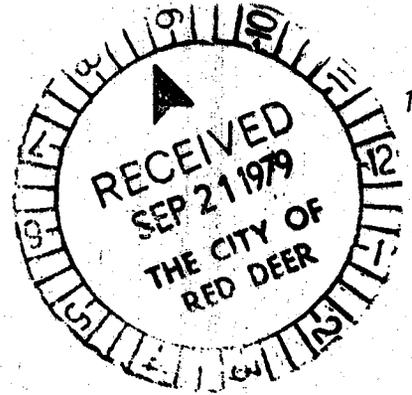
"K. CURLE" Mayor

"M.C. DAY" City Commissioner

NO. 10

Sept 20th, 1979

His Worship Mayor K. Curle  
and City Council



122.

Dear Ladies and Gentlemen,

I have reviewed with dissatisfaction the procedures in which council has established the price of land for the Bower Place Shopping Centre. To vary in price by over one and a half million taxpayer dollars within two weeks is extremely negligent. To begin with, when there was such a wide variance between appraisals, a third or fourth appraisal should have been sought. This is common practice in any real estate transaction where there is a variance of more than 10%. Mayor Curle's comments, that a third unbiased appraisal would be impossible, does not give much credit to the appraisal profession, as it is the prime objective of an accredited appraiser to give an unbiased value, under any circumstance. It should also have been investigated as to an explanation for the great difference in values given. If the reason was because of two different valuation approaches being used, then only one valuation should have been applied, that of income to be derived from the property. Market comparison is extremely difficult as there is no site of similar size and zoning in Central Alberta to compare with. You cannot compare a dozen oranges with one apple.

The drop in price from \$150,000 an acre to \$104,320 represents an effective loss to the taxpayers of more than 10% their annual taxes.

As Mr. J. Bullock, vice-president of Cadillac-Fairview was quoted in the Sept. 19th/79 issue of the

Red Deer Advocate, " the land is worth more than \$104,000 an acre if you have your major tenant deals properly structured."

The next paragraph mentioned that Mr. Bullock believed Daon led the developer pressure to have council reduce the price.

Daon attracted Woodward's & Eatons with very low rental offers, he said, and the rents are so low the firm can't afford a higher land price.

Well I think that is Daon's problem and not the problem of the taxpayers of this city who I am sure would not be willing to 'pay' up to 1.5 million dollars, just to have a Woodward's store.

Also, it is an unrealistic view to think that the project is in jeopardy because of what price council sets. There were 16 original proposals, and as Mr. Bullock mentioned in the same article quoted above " it's one of the best shopping centre opportunities in Western Canada." Any of those 16 original developers must be willing to pay fair market value for the land. Do you think that anybody would not be willing to pay fair market value in such an extremely viable project as this?

Another point I strongly disagree with is the reduction in price by 20% (\$912,000.00) because of the restriction the city places on the development.

While this policy is applied to industrial land, (where there are many sites available) it is used to encourage industry to Red Deer and to ensure proper development of the industrial park. It should not be applied to the isolated case of one shopping centre site. All of the developers were aware that construction had to start within one year of purchase date, the site coverage, parking requirements and landscaping requirements are all C3 zoning restrictions that have to be adhered to in any development, so I don't know how the city justifies giving

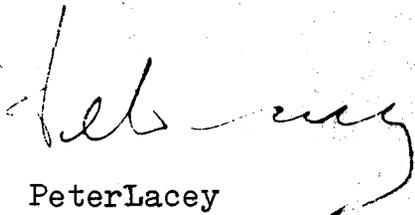
to the successful developer just under 1 million dollars of taxpayers money because of the "strict" development requirements.

All the major department stores, except for Sears are willing to establish a second store in Red Deer. There is probably a list a mile long of smaller tenants desiring space in the new mall. The Bower Place Shopping Centre is a proven success even before a spade hits the ground. The successful developer will be making enough money from this project that they do not need any subsidies from the taxpayers of Red Deer.

I think that establishing a price of \$104,320. an acre for "the best shopping centre opportunity in Western Canada" is an extreme breach of the Municipal Act and I urge council to consider another 2 appraisals, using the same valuation approaches, and to sell the land at the average of the four appraisals.

Unfortunately I will not be able to attend the Oct. 1st council meeting, but I hope, from my comments, that council will re-evaluate such an important piece of taxpayer property.

Yours Sincerely,



Peter Lacey

58 Niven St. Red Deer

September 24, 1979

TO: BOB STOLLINGS, CITY CLERK

FROM: A. SCOTT, DIRECTOR OF ECONOMIC DEVELOPMENT

RE: CORRESPONDENCE FROM P. LACEY

Comments with respect to the land price arrived at at the September 17th meeting of City Council could be best made by the persons responsible for producing the two appraisals which were used in establishing that price.

I would however, take exception to Mr. Lacey's suggestion that a 20% discount from market value should not be considered for this parcel of land. Certainly the developers were fully aware of the C.3 zoning of the site at the time they made their submissions. However, subsequent to those submissions being made, Council established a total of 16 requirements, many of which were in excess of what is the basic standard outlined in the C.3 Zoning By-law. A copy of those standards is attached for Council's consideration.

There are two extremely severe requirements, which I feel have a very major bearing on the market value of the land, and would, in my opinion, justify a discount from the unencumbered market value. They are Item No. 3 and Item No. 12. Neither of these requirements were called for in the original tender for submissions, but were added subsequent to the selection of a short list. The fact that one of the six developers has withdrawn from the competition, and a second has joined forces with another developer since the requirements were established, indicates the severity of the standards.

At the time the decision was made to sell the Bower Place Shopping Centre Site the price of the land was only one of several considerations. Of equal importance was the type of development, and the tenants. I believe it is Council's responsibility to provide the citizens of Red Deer with the best possible development of the site, while selling the parcel of land at fair market value. While four developers remain in the competition, Council at no time has indicated that they must sell to any one of those four. Once the final submissions are received, Council can then determine if the type of development they wish to have on the site is provided by one or more of the developers.

- cont'd -

Perhaps therefore it is premature to criticize the price which is established, without seeing the resulting developments which will be proposed. If a reduction in the price results in a superior development which Red Deer citizens can be proud of, then Council has accomplished their goal.

Respectfully submitted,

A.V. SCOTT, Director  
Economic Development

AVS/gr

Attach:

August 1, 1979

NO. 5

TO: THE MAYOR & MEMBERS OF COUNCIL  
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT  
RE: BOWER PLACE SHOPPING CENTRE SITE

At the July 23rd meeting of Council, the administration was requested to prepare a list of recommendations, which could be established as standards, which the short list of developers would be asked to conform with, for their final submissions on the Bower Place Shopping Centre Site. A committee, consisting of the Mayor, City Commissioner, Land and Tax Administrator, Development Control Officer, and myself, prepared the following list for Council's consideration. We would be pleased to provide Council with additional information with respect to the following recommendations.

All submissions must:

1. Conform in all respects with the City of Red Deer's Zoning Bylaw. The site is zoned C3, and the specifications for that zoning are contained herein.
2. Include a minimum of 300,000 square feet gross leasable area.
3. Be accompanied by a written commitment from a full line department store to occupy in the order of 100,000 square feet.
4. Provide provision for a food floor in the order of 30,000 square feet.
5. Contain details of the remainder of the proposed development, such as anticipated tenants, sizes of individual stores, etc.
6. Contain details of any other amenities which you might envision.
7. Provide an indication of the anticipated CRU space mix, i.e. percentage of space anticipated for national chain stores. Percentage of space anticipated for local merchants.
8. Provide details of any anticipated future expansion.
9. In no more than six pages, (sheets) provide
  - (a) Rendering - showing exterior and interior;
  - (b) Plan of Centre - showing location of stores and any outbuildings;

- cont'd -

- (c) Typical Elevation - showing material types and colors, landscaping signs, etc.
- (d) Site Plan - showing entrance and exits, parking lot layout and circulation.
- 10. Include estimated costs of development.
- 11. Commencement and completion dates of construction.
- 12. Provide a market survey which must be made available to the City of Red Deer as a portion of the submission.
- 13. Provide a minimum of 15 copies of the submission.

All developers should be made aware that once a developer is selected by City Council, he must be prepared to:

- 1. Provide detailed site plans, showing landscaping, parking, etc., together with elevations, prior to entering into a land sales agreement. These details shall not vary to any significant extent from the submission made to Council.
- 2. Provide all landscaping details which are to be approved by the Parks Department.
- 3. Enter into a land sales agreement satisfactory to the City of Red Deer.

It is recommended that the administration of the City of Red Deer check out all of the technical aspects of each of the submissions and provide Council with the complete proposals, as submitted by each developers, along with a technical summary, based upon the administration's investigation. The final decision therefore with respect to the selection of a developer, would rest with Council.

It is also suggested that Council agree to a special meeting, called for the sole purpose of selecting a developer. We would recommend that at that meeting, each developer be given a thirty minute maximum time period in which to make his final submission. The thirty minutes would also include a period for any questions Council may wish to ask. We would further suggest that all developers be excluded from Council Chambers until such time as they make their presentation. The order in which presentations are made, should be determined through a draw which could be held at any time prior to the meeting.



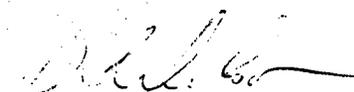
A.V. SCOTT, Director  
Economic Development

1979 09 25

TO: City Clerk  
FROM: City Assessor

RE: Correspondence From P. Lacey

In reply to your memo of September 21, 1979, and Mr. Lacey's letter of September 20, 1979, may I advise that in our opinion City Council gave full consideration to the matters outlined in Mr. Lacey's letter, and therefore, we have no comments to make on same.



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

Commissioners' comments

*We concur with the comments of the administration, that City Council gave full consideration to this matter and we recommend no further action be taken.*

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 10a

Sept.12/79.

City Council,  
City of Red Deer,  
Red Deer, Alta.

RE: Request revision to Lot 11- Block 6, Plan 6564 E.T., Zoned R-2B.

I hereby request revision to zoning regulations of my property situated at 3810- 52 nd Ave., in the city of Red Deer.

This area is becoming a high density area with the construction of numerous apartment blocks. The house is only four and one half years old, but nevertheless would be difficult to sell as a domestic residence with so many apartment blocks adjacent to it and soon the medical clinic to be built by Associate Clinic on block 4, plan 6564 E.T.

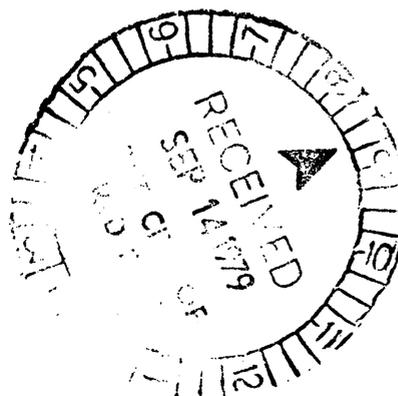
This house would sell if relaxation of the zoning regulations were approved prior to our offering it for sale.

Enclosed is a photo copy of revision granted Associate Clinic. I request identical revision so that my wife and I can move to a quiet residential area of the city.

Respectfully,



Lawrence D. Maki.



131.

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

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

TELEPHONE: (403) 343-3394

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

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

September 25, 1979.

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

Dear Sir,

Re: Lawrence D. Maki  
Application for Land Use Amendments  
Lot 11, Block 6, Plan 6564 E.T.

The applicant is requesting the necessary changes to be made in the Land Use By-law to permit the operation of a medical office from an existing single family house. The house is located on 52nd Avenue, between 38th and 39th Streets.

We were opposed to the rezoning application by Associate Clinic and other doctors when the request was made about a year ago. The City Council approved the medical offices uses for the whole block, known as Block Four.

So far, no construction has taken place for Associate Clinic or any other doctors on that block. The argument put forward by the doctors was that they are planning a modern medical centre which would compliment the medical facilities at the Hospital, and that it would not create mixed land uses since their plan required large scale redevelopment with ample off-street parking.

Presently there are ample empty office spaces close to the Hospital in the Central Alberta Florist building and soon in the high rise complex at the corner of Gaetz Avenue and 43rd Street. There are also a large number of houses in the down-town area which can be used as medical offices.

We recommend against the spot zoning of a single family into medical offices since it creates mixed land uses and sets a precedent difficult to reverse.

Yours truly,



D. Rouhi, MCIP  
Senior Planner  
City Planning Section

/hp

c.c. City Assessor.  
c.c. Development Officer.

c.c. City Engineer.

MEMBERS OF COMMISSION

CITY OF RED DEER — TOWN OF CARSTAIRS — TOWN OF CASTOR — TOWN OF CORONATION — TOWN OF DIDSBURY — TOWN OF ECKVILLE — TOWN OF INNISFAIL — TOWN OF LACOMBE  
TOWN OF OLDS — TOWN OF ROCKY MOUNTAIN HOUSE — TOWN OF STETTLER — TOWN OF SUNDRE — TOWN OF SYLVAN LAKE — VILLAGE OF ALIX — VILLAGE OF BENTLEY  
VILLAGE OF BIG VALLEY — VILLAGE OF BLACKFALDS — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURNE — VILLAGE OF DONALDA  
VILLAGE OF ELNORA — VILLAGE OF GADSBY — VILLAGE OF MIRROR — VILLAGE OF PENHOLD — SUMMER VILLAGE OF BIRCHCLIFF — SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLNWOLD — 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

TO: City Clerk  
FROM: Development Officer/Building Inspector

September 19, 1979

RE: L. Maki

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

Our department has no comment on the planning aspect of this matter. We would mention that the request concerns one lot only which is located in the middle of the block with two lots on either side. The lot is 52 feet wide and 105 feet deep; which when considering that medical offices usually require a fairly high ratio of parking; will limit the type of development that can occur on the site.



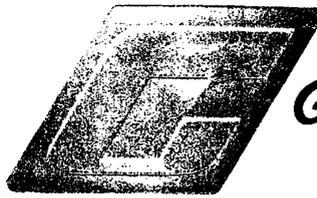
R. Strader  
Building Inspector  
Development Officer

Commissioners' comments

*We would concur with the comments of the Planners. To accede to this request would be spot zoning in that one isolated house centered amongst several would be rezoned for doctors offices. We, therefore, recommend Council deny this application.*

*"K. CURLE" Mayor*

*"M.C. DAY" City Commissioner*



**GLEN RIVER** 133.  
INDUSTRIES CO. LTD.

NO. 11

September 14, 1979

Mayor Ken Curle and City Council  
City Hall  
Council Chambers  
Red Deer, Alberta

Gentlemen:

Pursuant to our telegram of September 6, 1979 relative to the available Mobile Home subdivision lots in Red Deer the following outlines, in general terms, our proposal and will be supported further by some visual presentations which we would like to make to Council on October 1.

The result of your recent lot draw for the Mobile Home Subdivision lots was somewhat discouraging to Glen River as one of the leading members of our industry. For years our industry has been approaching governments to make land available for our form of housing. With results such as those recently experienced, one might assume that it is a direct reflection of a lack of demand for our form of housing, and for that matter a direct reflection on the lack of demand for low cost, single family housing. We at Glen River do not believe that this is the case.

You might recall that our industry conducted a Joint Study with Central Mortgage and Housing in an effort to make recommendations to Andre Ouellette, the then Federal Minister of Housing. As one of two industry members in that joint study we visited Red Deer and concluded that your City was one of the leading cities in Alberta, and for that matter in Canada, in providing subdivision lots for Factory Built housing. Your

....2

Mayor and Town Council  
Red Deer  
page two

concept of integrated subdivision planning is rather unique and was very highly regarded by the joint study group as outlined in the report attached. That same joint study concluded that the primary constraints to the consumers' ability to take advantage of our low cost housing, had to do with financing and the financing constraint was tied to the lack of available owned land. That same joint study touted the existing Alberta Home Mortgage program for financing mobile homes on owned land in Alberta. The study also reflected on our industry's somewhat fragmented approach to marketing, which in the past has not provided for the aesthetic value of total planned community developments.

We at Glen River have recognized this shortcoming and have launched on a serious program of securing land where possible and developing this land in a way to provide the desired aesthetics that are obviously necessary to create a proper public and consumer image, while at the same time providing the lowest cost available single family housing.

We are currently in the process of developing such a project in High River where our first Alberta plant is located. This concept is quite a departure from our traditional methods of marketing wherein we have purchased and serviced the land and then developed specific homes for specific lots giving consideration to colour coordination of exteriors as well as floor plan coordination within the development to provide maximum livability. Our efforts in creating the necessary aesthetic value have extended beyond simply installing the house. As part of the purchase package we are absorbing the cost of total landscaping which includes sodding and some trees as well as fencing each lot so that the total community is tied together with a pre-planned fencing package. In addition we have utilized the New Home Certification 5 Year Warranty Program which is now traditional in conventional housing, and which to date has been non existent in the Mobile Home industry. Also with that project we have utilized the Alberta Home Mortgage spec mortgage program as well as their subsidy programs to provide the lowest possible cost to the consumer. Traditionally, after-sales warranty responsibility has been somewhat confusing to the consumer since, in the past it has been split between the manufacturer and the dealer. In the case of our High River development we the manufacturer are installing the houses as well as assuming the after-sales warranty responsibility and our dealer is simply marketing the product as our agent. This is also a unique approach to marketing in our industry but we believe one which is most advantageous to the consumer. Our High River project has been labeled "Experimental Housing" by both the Calgary Regional Planning Board as well as our Provincial Minister of Housing. The results to date in our marketing efforts would indicate that the concept is clearly the answer for all parties concerned including manufacturer, dealer, consumer, lender as well as all levels of government.

Mayor and Town Council  
Red Deer  
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Following is our proposal:

1. We would like to pursue with you a similar concept on as many of the mobile home lots as possible which are now available in your subdivision. Because of the proximity of our plant in Red Deer we would intend to design specific plans for specific lots including colour coordinated exteriors, as we have done in High River, in order to provide maximum aesthetic value.
2. We would propose that the subdivision be totally constructed with asphalt shingle roofs.
3. We would plan to landscape and fence each lot so that the subdivision can be tied together.
4. Our plans would be to approach Alberta Home Mortgage for spec mortgages on the development so that the potential consumer could assume that mortgage and take advantage of the available subsidies. We had preliminary discussion yesterday morning with Joe Engleman, President of Alberta Home Mortgage, who is very familiar with what we have done in High River. While he is somewhat concerned with the present condition of the total housing market in Red Deer he expressed his total support for our concept and encouraged us to proceed with this presentation. Joe has watched the evolution of our industry and is very excited about our concept.
5. We believe it goes without saying that our ability to furnish housing for this project will further support employment conditions at our Red Deer facility.
6. Our desires would be to discuss our plans with those consumers who have now selected lots in an effort to either incorporate their home into our concept through landscaping, fencing, etc. or to propose to them that they select different lots, in order that we may confine our development into one area.
7. Our proposal would be subject to Alberta Home Mortgage commitments on the mortgage financing. We believe however that with our current track record and relationship, that this could be accomplished quickly.

We enclose a picture of the model of our High River development for your perusal. This project consists totally of single wide mobile homes however we would propose that there would be a mixture of single wide and double wide units in the Red Deer project. We will be presenting additional conceptual drawings and other visual presentations at your meeting October 1.

....4

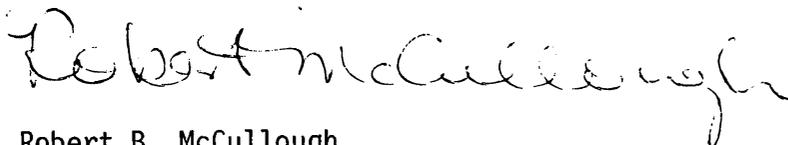
Mayor and Town Council  
Red Deer  
page four

136.

As an indication of our good faith and our sincerity we enclose a cheque for \$5000.00 as a deposit pending further negotiations. We look forward to meeting you October 1. We would like to have, if possible, 15 minutes for our presentation plus additional time to answer any questions.

Yours very truly,

GLEN RIVER INDUSTRIES CO. LTD.

A handwritten signature in cursive script that reads "Robert B. McCullough". The signature is written in dark ink and is positioned above the typed name and title.

Robert B. McCullough,  
President

RBMcC/bjb  
enclosure

1979 09 25

TO: City Clerk  
FROM: City Assessor

RE: Glen River Industries Co. Ltd.

In reply to the letter by Glen River Industries for the acquisition of some of the mobile home lots located in the Normandeau Subdivision, may I advise as follows:

The City Administration is presently negotiating with the Mobile Home Dealers Association in accordance with Council's previous resolution allocating one lot to each dealer. It is my understanding that the Mobile Home Association may be presenting an additional brief to City Council along the lines of the proposal submitted by Glen River Industries Co. Ltd.

In view of the forgoing I would recommend that the application by Glen River Industries Co. Ltd. be held in abeyance until after our meeting with the Mobile Home Dealers Association.



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

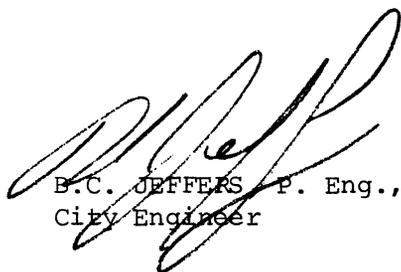
September 25, 1979

TO: City Clerk  
FROM: City Engineer

RE: Glen River Industries Co. Ltd.  
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The Engineering Department has no objections to the proposal put forward by Glen River Industries Co. Ltd. The concept appears to have considerable merit and should be attractive if properly carried out.

It may be that other firms may wish to prepare and submit similar projects to Council, and if Council is favourable to what is being proposed, they may wish to invite submissions from other interested parties.

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

BCJ/ab

cc: City Assessor  
E.L. & P. Department  
Building Inspector  
Regional Planning Commission

RED DEER REGIONAL PLANNING COMMISSION<sup>139</sup>

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

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

TELEPHONE: (403) 343-3394

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

September 25, 1979.

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

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

Dear Sir,

Re: Glen River Industries Co. Ltd.

Although the proposal for mobile home lots in the City's Normandeau subdivision is interesting, there are several concerns.

Firstly, the land is already subdivided and registered. The configuration of the layout and area does not readily lend itself to the concept that was used by this company in High River.

It appears that the most that could be accomplished by allowing the developer to acquire a block of lots is some continuity in landscaping, fencing, roofing materials, etc. These, however, are not a concern because the City in their land sale agreement and Technical Review Committee can achieve a high standard of development.

Since a definite proposal for the lots has not been received, it is difficult to make any further comments.

Yours truly,

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

/hp

MEMBERS OF COMMISSION

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

TO: City Clerk  
FROM: Development Officer/Building Inspector

RE: Glen River Industries Co.

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

Our Normandean Trailer Subdivision is not presently completely sold; an inventory of about 20 lots exists. The interest shown in these remaining lots has been good in that we are receiving inquiries from the public daily. As pointed out in the submission from Glen River the chief obstacle individuals encounter is in securing financing for the project.

It is our opinion that some lots should be left unsold for individuals to choose from.



R. Strader  
Building Inspector  
Development Officer

Commissioner's comments

*I concur with the comments of the City Assessor. Council has approved the allocation of some of the surplus lots and I do not believe Glen River Industries should be treated any differently. It would, therefore, be my recommendation that Council deny this request and that Glen River Industries be advised to work with the Mobile Home Dealers Association to present one overall brief to City Council.*

"M.C. DAY"  
City Commissioner

NOTICES OF MOTIONNO. 1

24 September 1979

TO: COUNCIL  
FROM: CITY CLERK

RE: NOTICE OF MOTION

The following notice of motion was submitted by Alderman Callahan at meeting of Council September 17, 1979.

"BE IT RESOLVED that Table 'E' of the Land Use Bylaw 2588/78 be amended by adding to the table an additional condition that reads as follows:

'Notwithstanding any other provision of this bylaw, any parking space required for row housing and/or apartment sites shall be paved."

R. STOLLINGS,  
City Clerk

NO. 2

## NOTICE OF MOTION - ALDERMAN R. DALE

## PARKING &amp; PARKING STRUCTURES IN C1 ZONE DOWNTOWN AREA

"The need for City Council to review the whole spectrum of the present and particular the future need of parking in the downtown core.

WHEREAS an Off-street Parking Bylaw should be considered similar to the one which was in effect and rescinded some time ago. Core Businessmen should be asked to meet with Council to work out ways and means for a present and long term plan to finance an Off-street Bylaw.

WHEREAS large areas such as the one founded on the east by 51st Avenue and in the west by 52 Avenue and C.P.R. north 47th Street and south by the Waskasoo Creek could be considered for Off-street and truck parking controlled by spitter meters.

The area bounded on south by lane north of Ross Street bounded on the east by Gaetz Avenue, bounded on the west by 51 Avenue (4 lanes) on the north by 52 Avenue. This area could be developed with parking structure in conjunction with Provincial Building. Overall development could be a joint venture between City of Red Deer and private developer. This project could be put out for tender proposals.

WHEREAS the area and parking lot Eaton's, Hudson's Bay could be considered as a joint venture. Placing a parking structure with retail on this block would help to ease parking in this section, as new construction is already commencing in C1 area which again requires the developer to provide no parking C1 zone.

WHEREAS parking and the flow of traffic particularly on 49 Avenue are becoming acute. One cannot be separated from the other so some immediate planning by Council should be undertaken.

THEREFORE BE IT RESOLVED that the following recommendation be considered by Council.

- (1) That parking structures be seriously looked and assessed.
- (2) That the possibility of widening 49th Bridge be considered either by adding to and twinning.
- (3) That immediate plans be considered to construction of the fourth River Bridge on 30th Avenue connecting with proposed extension of No. 11 highway east.
- (4) That an off-street Parking Bylaw be considered to provide some funds for future needs on above suggestions."

