

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 JUNE 22nd, 1981, commencing at 4:30 p.m.

- (1) Confirmation of the May 25th & June 1st, 1981 Council minutes

PUBLIC HEARINGS

Public hearings will be held at 7 p.m. in respect of Bylaws 2672/M-81, 2672/N-81, 2672/O-81 and 2713/81.

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COMMITTEE OF THE WHOLE

- 1) Nominations for Citizens-at-large - re: Day Care Management Board

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. _____

NO. 1

June 15, 1981

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

Dear Sir,

Re: Lot A, Plan 4411

Further to Council's resolution of May 25, 1981, the attached
By-law No. 2672/P-81 has been prepared for Council's consideration.

Yours truly,



Monte R. Christensen,
Associate Planner
City Planning Section

Enc.
MRC/hp

MEMBERS OF COMMISSION

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

TO: City Clerk (For Council Agenda)

DATE: 1981 05 15

FROM: E. L. & P. Supt.

Re: Pedestrian Crosswalk Signal at
55 Street and 48 Avenue

Pursuant to the resolution passed by City Council on May 11, 1981, the following report is submitted for Councils consideration and decision.

The Engineering and E. L. & P. Departments have quickly reviewed the alternatives available in the coordination of a pedestrian activated signal at 48 Avenue with the traffic flows on 55 Street and in particular with the traffic flow through the 49 Avenue and 55 Street intersection.

It should be noted that the installation of these pedestrian crosswalk lights will in all cases, except Alternative E outlined below, cause a disruption in orderly traffic flow. The various alternatives suggested provide decreasing disruptions to traffic flow with respective higher costs.

RECOMMENDATION

It is recommended that Alternative D as outlined below be implemented. The estimated cost is \$26,300 with a projected completion date of November 30, 1981. This particular scheme incorporates all of the features of the less costly alternatives as well as providing the ability to make the timing changes which will undoubtedly be required in order to accommodate future changing traffic speeds, volumes and patterns. If Alternative E were to be implemented in the future, it could tie in with the recommendation with no further costs associated with the 48 Avenue signals.

The comments of the Engineering Department are attached to this report and provide further comments on the disruptions to traffic flow which can be expected.

Alternative A

Install a regular type of pedestrian activated crosswalk signal which operates independently. This scheme produces a maximum degree of disruption to proper traffic flow.

Cost \$ 14,300
Completion Date Nov. 30, 1981

Alternative B

Install the pedestrian signal as in Alternative A with the addition of a tie into the controller at 49 Avenue and 55 Street to provide for the same timing of the walk signals at both 49 Avenue and 48 Avenue.

This reduces the disruption in traffic flow somewhat over Alternative A

but has no flexibility in allowing for time offsets between the two intersections which are required for proper coordination.

Cost \$ 15,600
Completion Date Nov. 30, 1981

ALTERNATIVE C

Same as Alternative B with the introduction of one fixed time delay between the 49 Avenue and 48 Avenue walk signals which would be applied to each of the five levels that the 49 Avenue controller could be operating on.

This provides some flexibility additional to Alternative B for one level only but could cause increased disruption for the other four levels. Further study is required to determine feasibility of this scheme but as cost increase is very minimal over Alternative B, it could be added any time.

Cost \$ 16,300
Completion Date Nov. 30, 1981

ALTERNATIVE D

Install a regular pedestrian activated crosswalk signal as in Alternative A less the normally supplied controller, and with the addition of a more elaborate type of controller plus a coordinator and tie this into the controller at 49 Avenue and 55 Street.

While this scheme will still provide some traffic disruption to 55 Street traffic, it has considerable flexibility for time offsets relative to 49 Avenue. It will not coordinate with traffic signals east of 49 Avenue.

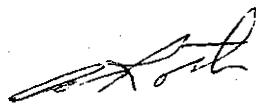
Cost \$ 26,300
Completion Date Nov. 30, 1981

ALTERNATIVE E

Install the same equipment as in Alternative D but add a master controller on 55 Street and tie it into the 49 Avenue master control system. This would provide 55 Street with the same type of control system as is presently being installed on 49 Avenue.

This scheme is the only one which could provide complete coordination, however, the cost is high and 55 Street traffic may not be at a level high enough to warrant this type of system at this time.

Cost \$ 90,000
Completion Date June 30, 1982


A. Roth,
E. L. & P. Supt.

AR/jjd

June 16, 1981

TO: City Clerk

FROM: City Engineer

RE: Pedestrian Activated Signal - 55 Street and 48 Avenue

Further to the meeting between your Electrical Foreman, yourself, myself and our Traffic Engineer for minimizing the impact of the above pedestrian activated light on downtown traffic, we would advise as follows.

1. The proposed pedestrian activated light at the intersection of 55 Street and 48 Avenue can be easily "sequenced" to start at any pre-set time after adjacent signals go into the green phase.
2. At all practical preset times that can be specified, most east/west bound vehicles would have to make an extra stop at the 48 Avenue - 55 Street intersection. This is due to a combination of factors including design speed, traffic pattern and signal spacing. Equipment capability is not the constraint.
3. Since the traffic pattern cannot be easily changed and the signal spacing cannot be changed, the operational speed would therefore have to be lowered and the number of stops would have to increase.
4. The effect of the above was outlined in our May 5, 1981 report to Council:

"The installation of a signal at 55 Street - 48 Avenue intersection would reduce the signal design speed for east/west bound traffic to approximately half of existing design speed. Furthermore, the synchronization if designed to favor west bound traffic would substantially increase the chance of the 55 Street - 49 Avenue intersection and 55 Street - Gaetz (50) Avenue intersection being blocked by east bound traffic not able to clear the 55 Street and 48 Avenue intersection. Synchronization if designed to favor east bound traffic would reduce significantly the number of west bound vehicles that can clear the intersection of 55 Street and 49 Avenue."

To minimize the impact of the above signal installation to downtown traffic, maximum flexibility should be retained to allow different offset

relationships to be specified for different traffic patterns between the intersections of 55 Street - 49 Avenue and 55 Street - 48 Avenue.

5.

This flexibility does not guarantee that a specified offset timing is available so that east bound traffic on 55 Street will not be blocking the 49 Avenue - 55 Street intersection at certain times of the day. In addition, insufficient west bound traffic may be delivered to the 49 Avenue - 55 Street intersection due to being held back by the pedestrian activated signal resulting in a reduction of capacity of the 49 Avenue - 55 Street intersection.

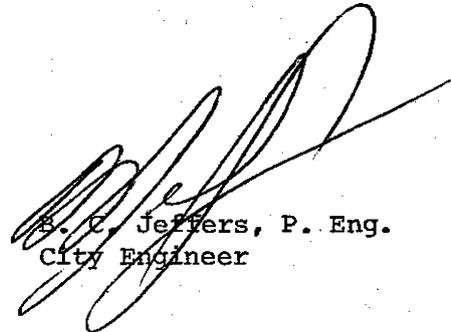
This flexibility, however, would allow us to implement the best timing possible under the prevailing traffic pattern and the priority established by the City in future years.

Only the equipment as noted in Alternative "D" and "E" (as outlined in your memo) will provide the flexibility to minimize the impact of the above pedestrian signal installation on the 49 Avenue - 55 Street intersection.

If Alternative "E" equipment is installed, there is one offset timing available that will not significantly add delay to east/west bound traffic for the present P. M. peak hour traffic pattern.

However, when traffic volumes and patterns change in the coming years, we do not know if such coincidence will still be available for future timings. The operational improvement of the 55 Street - 49 Avenue intersection would be very marginal for the installation of the Alternative "E" equipment in comparison with the Alternative "D" equipment.

In consideration of costs, flexibility and implementation time, we suggest that the Alternative "D" equipment would be the most reasonable option to be installed at present.



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

CYL/emg
cc - E. L. & P.

Commissioners' comments

If Council wish to proceed with this installation, we would recommend alternate "D", as outlined in the above reports at an estimated cost of approximately \$26,300.00.

It should be noted that Council could receive a request in the future for the removal of any lights that may be installed.

"R. J. McGHEE"
Mayor

"M. C. DAY"
City Commissioner

May 27, 1981.

TO: Council

FROM: City Clerk

RE: Day Care Centre Seven Year Plan

The following report appeared upon the May 25, 1981, Council Agenda at which time the following resolution was introduced.

"Moved by Alderman Webb, seconded by Alderman Pimm

RESOLVED that Council of the City of Red Deer having considered report from the P.S.S. Director re Day Care Centre Seven Year Plan, hereby agree with the course of action outlined in the aforementioned report presented to Council May 25, 1981, with additional funds being provided in the 1982 Seven Year Plan."

Prior to voting on the above motion, Council agreed that same be tabled until June 22 to enable the P.S.S. Board to bring back some other alternatives for Council consideration. The P.S.S. Board have been unable to meet since the May 25th meeting and, accordingly, the Commissioners recommend this be set over to July 6th.

R. Stollings
City Clerk

RS/ds
Encl.

NO. 4

18 June 1981

TO: COUNCIL

FROM: CITY CLERK

RE: TRANSIT STUDY

The following resolution was introduced at the meeting of Council June 1st, and was tabled until the meeting to enable Associated Engineering Services Ltd. to provide a further breakdown of the additional costs involved.

"RESOLVED That Council of The City of Red Deer having considered correspondence dated May 15th, 1981 from Associated Engineering Services Ltd. re: City of Red Deer Transit Study Cost Projection Details, hereby approve a net increase in the Study of \$25,000.00 from an original target figure of \$77,000.00, said increase to be charged as an over-expenditure to the Transit Budget, as recommended to Council May 25th, 1981 by the City Commissioners."

The information requested appears hereafter.

"R. STOLLINGS"
City Clerk

ASSOCIATED ENGINEERING SERVICES LTD.

Thirty-Five Years Of Engineering Excellence

204 SKINNER CENTRE, 4711-51 AVENUE, RED DEER, ALBERTA, T4N 6H8.
TEL: (403) 343-8343

June 16, 1981
File: EP97

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

Attention: Mr. H. M. C. Day,
City Commissioner

Dear Sir:

Re: Cost Breakdown of Professional Services for the
Red Deer Transit Study 1981

As per your request, please find a detailed breakdown (including cost projections for those items not yet completed) of those areas of the study that were outside the original Terms of Reference. These areas are as defined in our letter dated May 19, 1981 to the City of Red Deer. Should any further information on costs be required I would be pleased to have you view our detailed computerized labour and disbursement reports.

a) Interim Report

Includes all work specifically detailed for this report; analysis; preparation of pie charts for colour xerox and overhead slides; and 14 bound copies as submitted.

ENGINEERS

G. Evans	45 hours
V. Ghai	21 hours
University	21 hours

...2



ASSOCIATED ENGINEERING SERVICES LTD

June 16, 1981

Mr. H. M. C. Day

-2-

TECHNICIANS

K. Wilson	10 hours
P. Pettypiece	15 hours

DRAFTING

P. Pettypiece	<u>40 hours</u>
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TOTAL COST		<u>\$7,670.00</u>
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DISBURSEMENTS

Rileys	837.61
Printshop	205.11
Xerox	186.00
Misc.	84.00
Messenger Service	<u>17.95</u>

TOTAL DISBURSEMENTS	<u>\$1,330.67</u>
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TOTAL EXTRA COST OF INTERIM REPORT	=	\$9,000.00
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b) Budget Meeting

As per Council's request, preparation of cost material for, and attendance at budget meetings on both March 23 and 24, 1981.

ENGINEERING

G. Evans	18.5 hours
University	<u>4 hours</u>

TOTAL COST		<u>\$1,500.00</u>
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...3

ASSOCIATED ENGINEERING SERVICES LTD

June 16, 1981

Mr. H. M. C. Day

-3-

c) Alberta Transportation 0-5 yr. and 5-10 yr. Plan

This item is not yet completed, hence estimated cost projections only are presented.

ENGINEERING	40 hours	
UNIVERSITY	10 hours	
TECHNICIAN	20 hours	
DRAFTING	<u>30 hours</u>	
TOTAL COST		<u>\$5,000.00</u>

d) Synopsis Report

As per Transit Review Committee's request, and including only the extra time required for report preparation, review and presentation at Council meeting.

<u>ENGINEERING</u>		
G. Evans	20 hours	
<u>DRAFTING</u>		
P. Pettypiece	<u>7 hours</u>	
TOTAL COST		<u>\$1,500.00</u>

e) Community Input

As per the request of the Transit Review Committee and the City Administration, supply 5 engineers for the Tuesday, 26 May public hearing and 2 engineers for the Wednesday, 27 May hearing. In addition prepare and organize displays, move furniture. Analyze input from community hearings and report back to Council and the Administration on the results.

...4

ASSOCIATED ENGINEERING SERVICES LTD

June 16, 1981

Mr. H. M. C. Day

-4-

ENGINEERING

G. Evans	29 hours
V. Ghai	22 hours
University	21 hours

DRAFTING

P. Pettypiece	<u>22 hours</u>
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TOTAL COST

\$5,700.00

Trusting that this information fulfills your request.

Yours very truly,



G. A. Evans, P. Eng.
 Manager, Red Deer Office

cc. Mr. R. McGhee, Mayor
 Mr. D. Proudler, City Transit Superintendent
 Mr. D. W. Ferrier, Vice-President Alberta Region, A.E.S.L. Edmonton
 Mr. E. Luchka, Senior Project Controller, A.E.S.L. Edmonton

GAE/lm

Commissioners' comments

The above information is submitted as requested by Council.
 The anticipated additional costs to complete the Transit Study are estimated
 to be \$22,700.00.

"R.J. MCGHEE"
 Mayor

"M.C. DAY"
 City Commissioner

REPORTS

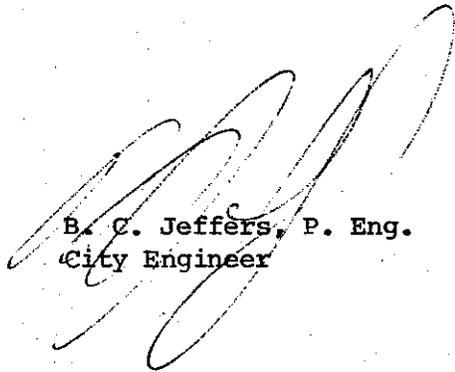
NO. 1

June 1, 1981

TO: City Clerk
FROM: City Engineer
RE: New Local Improvement for the Uniform Unit Rate Bylaw
Storm Sewer

Please add a new Local Improvement rate for storm sewer to the existing Uniform Unit Rate Bylaw.

<u>TYPE OF IMPROVEMENT</u>	<u>PERIOD OF ASSESSED YEARS</u>	<u>ANNUAL RATE FOR ASSESSABLE METRE</u>	<u>TOTAL COST PER ASSESSABLE METRE</u>
Storm sewer	20	20.08	135.00



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

TK/emg

NO. 2

June 11, 1981

TO: City Clerk

FROM: P.S.S. Director

RE: A.U.M.A. Resolution on After-School Care

Attached is a resolution which was prepared at the request of Alderman Webb and Alderman Oldring for the A.U.M.A. Conference in response to Council's discussion on after-school care programs at its May 25 meeting. Alderman Oldring is presenting this resolution on behalf of the City of Red Deer to the Resolutions Committee subject to City Council approval. Therefore, this resolution is being submitted for Council's consideration. If approved, it will stand as a City of Red Deer submission. If revised or refused by Council, it will be withdrawn by Alderman Oldring.



R. Assinger
P.S.S. Director

RA/mp
Enc.

THE CITY OF RED DEER

14.



RED DEER, ALBERTA

T4N 3T4

RESOLUTION TO A.U.M.A.

WHEREAS municipalities administered day care subsidies to families of pre-school and school-age children before August 1, 1980; and

WHEREAS the Province of Alberta assumed full responsibility for the Day Care Subsidy Program effective August 1, 1980; and

WHEREAS the Province of Alberta through the Ministry of Social Services and Community Health indicated its desire for municipalities to resume responsibility for child care programs for school-age children effective April 1, 1981; and

WHEREAS municipalities will require additional human and financial resources to properly develop after school care services;

WHEREAS the cost of additional after school programs will need to be financed under the Family and Community Support Services Program; and

WHEREAS utilizing funds under the Family and Community Support Services Program for a rapidly expanding service such as after school care will restrict the expansion and development of other vital family and community support services;

THEREFORE, be it resolved:

That the Province of Alberta make extra funding available for after school care services, in addition to that provided under the Family and Community Support Services Program, to allow municipalities to develop and expand this service without jeopardy to other family and community support services.

NO. 3

June 12th, 1981

TO: CITY CLERKS

FROM: DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RE: THE NATIONAL SUPPLY COMPANY LTD.
N.W. 1/4 SECTION 31, TWP 33, RG 27

Could your Department place the following item before Council for their consideration.

The above firm is in the process of building a manufacturing plant on the mentioned site. Included in the landscaping adjacent to Highway No. #2, is several berms and a pond, which serves a practical purpose (water storage for firefighting) and is decorative. Through the Land Sales Agreement the City has permitted these landscaping features to be located on City land is designated as Municipal Reserve (not registered).

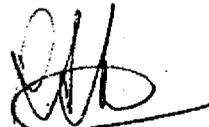
The Planning Act sections 107 to 115 regulate what Municipal Reserve can be used for and under normal circumstances anything that acts as a barrier to public access is not permitted. However, Section 114 states exception to these regulations under certain conditions (Quote - Section 114).

114 Notwithstanding sections 107 to 113, a council or a council and a school authority, as the case may be, may authorize:

- (a) the construction, installation and maintenance or any of them of a public roadway or public utility, on, in, over or under reserve land, or
- (b) the maintenance and protection of reserve land

if the interests of public will not be adversely affected.

Council may wish to grant permission for this fence (see attached diagram) as the open pond may present a hazard to the City.



R. Strader
Development Officer/
Building Inspector

RS/lg

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

June 15, 1981.

Mr. R. Strader,
Development Officer, City Hall,
City of Red Deer,
P.O. Box 5008,
Red Deer, Alberta.

Dear Sir,

Use of Public Reserve

Under Section 107 of the Planning Act, Public Reserve can be used for the following uses:

- (a) a public park, or
- (b) a public recreation area, or
- (c) school purposes, or
- (d) to separate areas of land that are used for different purposes.

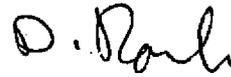
The Public Reserve may also be used for the following uses provided the City Council or School Authority authorizes the same:

- (a) the construction, installation and maintenance or any of them of a public roadway or public utility, on, in, over or under reserve land, or
- (b) the maintenance and protection of reserve land,

if the interests of the public will not be adversely affected.

Fencing for the purpose of maintenance and protection may be authorized by the City Council only if the interest of the public would not adversely be affected. The interest of the public is interpreted as having public access to the reserve at all times.

Yours truly,



D. Rouhi, MCIP
Senior Planner
City Planning Section

DR/hp

MEMBERS OF COMMISSION

June 15, 1981

TO: BUILDING INSPECTIONS
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: APPLICATION FOR FENCING PUBLIC RESERVE
BY NATIONAL SUPPLY COMPANY

The National Supply Company Limited presented plans at the time their application to purchase land was approved, which included extensive landscaping not only of their front yard, but a continuation of this landscaping into the public reserve. It was agreed that provided National Supply was prepared to install and maintain the landscaping, including a very small pond effect, the City would approve the plans.

In order to retain the attractiveness of the landscaping, it would be preferable if the entire front yard and public reserve could be fenced on the perimeter. The alternative would be to extend a fence across the western boundary of the National Supply property, which would result in fencing material being located midway in the landscaped area, and bisecting the pond. National Supply has indicated that they are prepared to provide gates on the north and south boundaries of the public reserve, which would give the necessary access to this area.

I feel that the landscaped area would be much more attractive if the fence were located on the perimeter of the public reserve, rather than on the west boundary of the National Supply property, and would therefore recommend that Council approve the National Supply proposal.


ALAN SCOTT, Director
Economic Development

AVS/gr



PLEASE REFER TO FILE NO.

21172-4(c)

May 22, 1981

City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta

Attention: Mr. R. Strader, Development Officer

Dear Sir:

Re: The National Supply Company Ltd.
Red Deer Manufacturing Plant

Please find enclosed two copies of our Drawing No. 21172-R.D.8, showing the proposed Chain Link Security Fence for the above project. This is for your review and approval as per the telephone conversation of May 21, 1981 between yourself and our Norman Arnold.

Please note that the proposed fence encloses the 30.0 metre buffer strip adjacent to Highway No. 2 and that the two temporary fences will be on City-owned property until they can be removed when the City cuts down the slope north of the above site.

If you have any questions, please do not hesitate to call.

Yours truly,

M. J. Danyluk
for Darrel J. Danyluk, P. Eng.

NJA:ljp
Encls.

cc: Mr. D. Phillips
Mr. J. Roy
Mr. G. Pyle
Mr. B. Spier
Mr. K. Haslop

1981 06 12

TO: Development Officer
FROM: City Assessor

RE: National Supply

Further to our discussion, may I confirm that it is my opinion that the public reserve lands are designed for the use of the public through recreation, parks or schools.

I have previously stated that I have no objection upon approval of individual applications for property owners to enter into a maintenance and construction agreement, providing the public has access to the lands.

It is also my opinion that if National Supply was to fence the proposed public reserve area to the west of their lands that it would be defeating the purpose of public reserves.

If our concerns are mainly the dangers involved by National Supply creating open ponds, then I believe the liable responsibilities, if any, should be theirs.



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

cc A. Scott

Commissioners' comments

With regards to the comments of the Economic Development Director and the Planners, we would recommend approval of the fence in the public reserve area subject to the conditions outlined.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

NO. 4

1981 06 15

TO: City Clerk

FROM: City Assessor

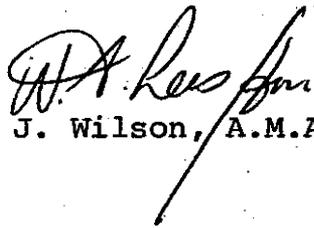
RE: Closure of Botterill Close
(See attached map)

To proceed with the registration of a subdivision plan for the addition of part of Botterill Close to Lot 52 and Lot 51U, we respectfully ask Council's approval of the road closure bylaw.

A Council resolution of August 4, 1979, approved the sale of the additional lands to be added to Lot 52, Block 5, Plan 772-0301.

The reason this request for road closure has been held in abeyance is that we were waiting confirmation from the owners of Lot 52 that they were in a position to sign the subdivision plan. Due to mortgage legalities they were not able to confirm the signing request until recently.

We have currently received their confirmation that they are now able to sign the subdivision plan.


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

WFL/bt

Commissioners' comments

Recommend Council give first reading to attached Bylaw No. 2721/81.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

NO. 5

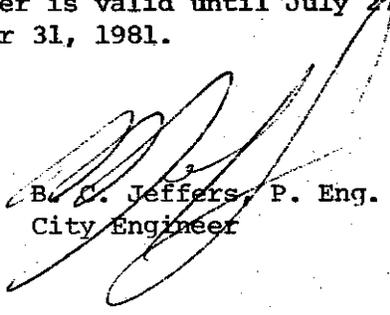
June 9, 1981

TO: City Clerk
FROM: City Engineer
RE: Tenders for 54 Avenue Construction
43 Street to 32 Street

Public tenders were called for the construction of the above noted project with advertising placed in Edmonton, Calgary and Red Deer newspapers for a three (3) week tender period. The work involves the extension of the 54 Avenue truck route as a paved roadway from the 43 Street intersection to 32 Street, and includes major intersection work on 32 Street.

Attached for the review of Council is the report received from Entek Engineering Ltd. which outlines the bids received.

Based on the comments of the consultant, we would recommend the award of the tender to the low bidder Border Paving Ltd., in the amount of \$675,955.50 which is well within the budget approved in the 1981 Seven (7) Year Capital Expenditures Plan. The tender is valid until July 27, 1981 and includes a completion date of October 31, 1981.



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

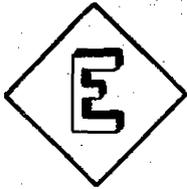
✓
KGH/emg
attach

Commissioners' comments

Concur with the recommendations of the City Engineer.

"R. J. McGHEE"
Mayor

"M. C. DAY"
City Commissioner



ENTEK ENGINEERING LIMITED

23.

CONSULTING ENGINEERS AND SURVEYORS

625 - 14th Street N.W., Calgary, Alberta T2N 2A1
#201 - 4706 - 48th Avenue, Red Deer, Alberta T4N 6J4

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

1205

June 1, 1981



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

ATTENTION: Mr. Ken Haslop, P. Eng., A.C.E. - Roads

RE: 54th Avenue Extension, 32nd Street to 43rd Street.

Dear Ken:

We are recommending that the Border Paving Limited of Red Deer Tender for the above noted be accepted and that they be awarded the Contract for construction.

Five tenders were received and are listed below for your information:

BIDDER	TENDER AMOUNT
Border Paving Limited, Red Deer	\$675,955.50
South Rock Ltd., Medicine Hat	\$741,479.92
Medican Construction Ltd., Medicine Hat	\$776,257.15
Coho Paving Ltd., Pincher Creek	\$854,526.51
Robertson Construction Ltd., Edmonton	\$1,007,337.37

All five tenders were complete with Bid Bonds and Consent of Surety forms as required and were in order except that Medican Construction Ltd., made an error in one extension and the change is reflected in the above list of Tenders.

As you are aware, we estimated this project to have a tender amount of \$964,957.00, correspondence dated May 12, 1981, but the Border Paving Ltd., bid is 30% below that figure. This difference is a result of a very competitive market and the fact that the cost estimate was calculated from Ross Street Improvements 1980 prices and the 54th Avenue Extension project was bid more on the basis of highway type earthwork rather than municipal type earthwork. The earthwork bidding accounts for more than half of the difference

June 1, 1981

between the cost estimate and the recommended Border Paving Limited tender.

I trust that you will find this recommendation satisfactory and if you have any questions, please feel free to call.

Yours truly,



Colin Anderson, P. Eng.,
Project Engineer

CA/blm

Commissioners' comments

Concur with the recommendations of the City Engineer.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 6

June 9, 1981

TO: City Clerk

FROM: City Engineer

RE: Tenders for 60 Avenue/32 Street Reconstruction
West and South of West Park Subdivision

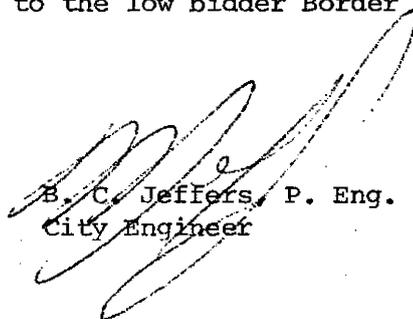
Advertisements were placed in the Edmonton, Calgary and Red Deer newspapers calling for public tenders for the reconstruction of 60 Avenue from 43 Street to Wishart Street and the reconstruction of 32 Street from 60 Avenue to 57 Avenue, to a paved, rural cross-section.

Two (2) bids were received as follows:

- | | |
|-----------------------|--------------|
| 1. Border Paving Ltd. | \$273,350.05 |
| 2. Coho Paving Ltd. | \$311,040.60 |

The pretender estimate was initially submitted by the consultant at \$391,000 but reduced to \$345,558 when the final design was completed. The tender closing date was May 29, 1981 with tenders being valid for thirty-five (35) days. The completion date is August 31, 1981.

The consultant GCG Engineering Partnership, has reviewed the tender documents and confirmed that the low bid is in order. As the tender falls within the budget provided in the 1981 Seven (7) Year Plan, we would, therefore, recommend award of the tender to the low bidder Border Paving Ltd. in the amount of \$273,350.05.


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

✓
KCH/emg

Commissioners' comments

Concur with the recommendations of the City Engineer.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

File 050-014C

NO. 7

June 8, 1981

TO: CITY CLERK

FROM: CONSTRUCTION COORDINATOR

RE: WEST YARD GAS PUMPS AND KIOSK TENDER

Tenders were called for the above mentioned project involving Kiosk building and pad to accommodate weigh scale and fuel pump readouts complete with all electrical and mechanical controls and the installation of underground fuel storage tanks and fuel pumps. The actual scale (\$50,552) and storage tanks (\$17,610) were purchased in 1980 but due to lack of funds the project could not be completed.

On May 22, 1981 three tenders were opened in the office of the City Clerk and the prices are as follows:

Hunterwood Developments.	\$62,590
Griffin Construction	68,464
Hornstrom Brothers	75,698

\$48,000 was placed in the 1981 budget based on the similar item connected with the 1979 construction of the Stores and Purchasing Building that was deleted. After preparation of plans and specifications, the Consultant Engineer, Reid Crowther and Partners estimated \$59,000 for this project.

In the tender a separate price for underground storage tank installation was requested and Hunterwood Developments would give a credit of \$15,800 for this work making their contract price \$46,790 within our budget of \$48,000.

The Engineering department recommend that the storage tank installation work could be done by City forces at a cost of not more than \$10,000 and this amount be charged to the Long Range Equipment Plan as it is directly related to this account and there have been savings on this years purchases.



P. E. Grainger
Construction Coordinator

PEG/jm
cc: A. Wilcock

Commissioners' comments

We concur with the recommendations of the Construction Co-ordinator that the estimated additional cost of \$8,790.00 be charged to the Long Range Equipment Plan and the tender for the remainder be awarded to Hunterwood Development in the amount of \$46,790.00.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 8

16 June 1981

TO: ALL MEMBERS OF COUNCIL
FROM: CITY CLERK
RE: A.U.M.A. CONVENTION

We have now received registration forms for the A.U.M.A. Convention this Fall and in order to assure appropriate accommodation, the reservations should be made now. Last year we delayed our registration and as a result could only obtain accommodation in hotels removed from the site of the Convention.

The Convention will be held in the Calgary Convention Centre September 29th & 30th and October 1st & 2nd, 1981.

Would all members of Council planning on attending this Convention, please let me know of your intentions and I will make appropriate reservations.

R. STOLLINGS,
City Clerk

Commissioners' comments

We suggest Council inform the City Clerk of their intentions no later than July 6th, 1981.

"R. J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

June 15th, 1981

TO: CITY CLERK
FROM: DEVELOPMENT OFFICER/
BUILDING INSPECTOR

We would like to have the following brought before City Council for their consideration.

#2 Moseley Close - Owner is Joan Curan of the same address. The property is in a very unsightly condition because of weeds and the lawn not being mowed. We recommend Council declare the property as unsightly as defined in the Nuisance Bylaw #2060, authorized by Section 157 of the Municipal Government Act, giving the owner 14 days to do the required work. Should the owner fail to remedy the condition, City forces will be authorized to do same. Any costs incurred be charged against the property as taxes due and owing. As several complaints have been received regarding the property, numerous calls were made to the real estate company listing the property, a letter sent to Mrs. J. Curan, a number of telephone calls to a Mr. C. Curan in Veteran requesting that the property be cleaned up. Several inspections have been made by the Parks Department & Building Inspections since May 20, 1981.



E. Strader
Development Officer/
Building Inspector

RS/lg

Commissioners' comments

Concur with the recommendations of the Development Officer.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO: 10

30.

TO: COUNCIL

FROM: CITY CLERK

Re: Public Hearings

Public hearings have been advertised in respect of the following Bylaws, described as noted hereunder:

- (1) Bylaw 2672/M-81 - rezoning of the existing Exhibition Grounds from PS = Public Service (Institutional or Governmental) District to A2 = Environmental Preservation District; P1 = Parks & Recreation District, R3 - D - Z16 - V10 and R3 - V18 = Residential (Multiple Family) District

This Bylaw also amends Sections 7.3 and 7.4 of the Land Use Bylaw with regard to permitted heights of buildings.

- (2) Bylaw 2672/N-81 - rezoning of Lot 1, Plan 24 H.W. (N.E. Corner of 59 Avenue & 67 Street) from R1A = Residential (Low Density) District to P1 = Parks & Recreation District.
- (3) Bylaw 2672/O-81 - rezoning of Lot 6, Plan 1573 H.W from A1 = Future Urban Development District to R2 = Residential (General) District and P1 = Parks and Recreation District.
- (4) Bylaw 2713/81 - which provides for the adoption of an Area Redevelopment Plan for the Exhibition Grounds bounded on the North by 44 Street; on the West by 48 Avenue; and on the South and East by Waskasoo Creek.

The Redevelopment Plan is intended to describe land uses and the sequence of Development once the existing Exhibition facility has been reallocated.

- (5) Proposed disposal of Public Reserve - all that portion of Lot R1, Plan 6298 N.Y. containing 0.420 hectares (1.04 acres) more or less (Janko application).

A further letter expressing interest in this property has been received from Jubilee Beverages and same is enclosed herewith.

As of this date, no objections have been received concerning Bylaws numbered 1 to 4 inclusive.

/cc

"R. STOLLINGS"
City Clerk

PEPSI-COLA

Phone 347-4406

Jubilee Beverages Ltd.

31.



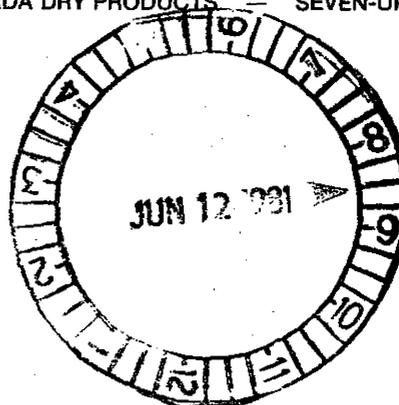
AUTHORIZED BOTTLERS OF
PEPSI-COLA — CANADA DRY PRODUCTS — SEVEN-UP — DR. PEPPER



2830 GAETZ AVENUE
P.O. Box 190
RED DEER, Alberta

June 11, 1981

Mr. R. Stollings
City Clerk
City of Red Deer



REGARDING THE PROPOSED SALE OF PROPERTY BEHIND LOTS 3B & 3A

Dear Mr. Stollings:

If the city is willing to sell the above property, I would like to purchase the land to straighten out our north boundary.

Should we be allowed to purchase the property to square off our lot, Jubilee Beverages would be able to turn its trucks at the rear of the lot and as a result have room for staff parking behind our plant. This property addition would, in effect, eliminate staff parking on the street.

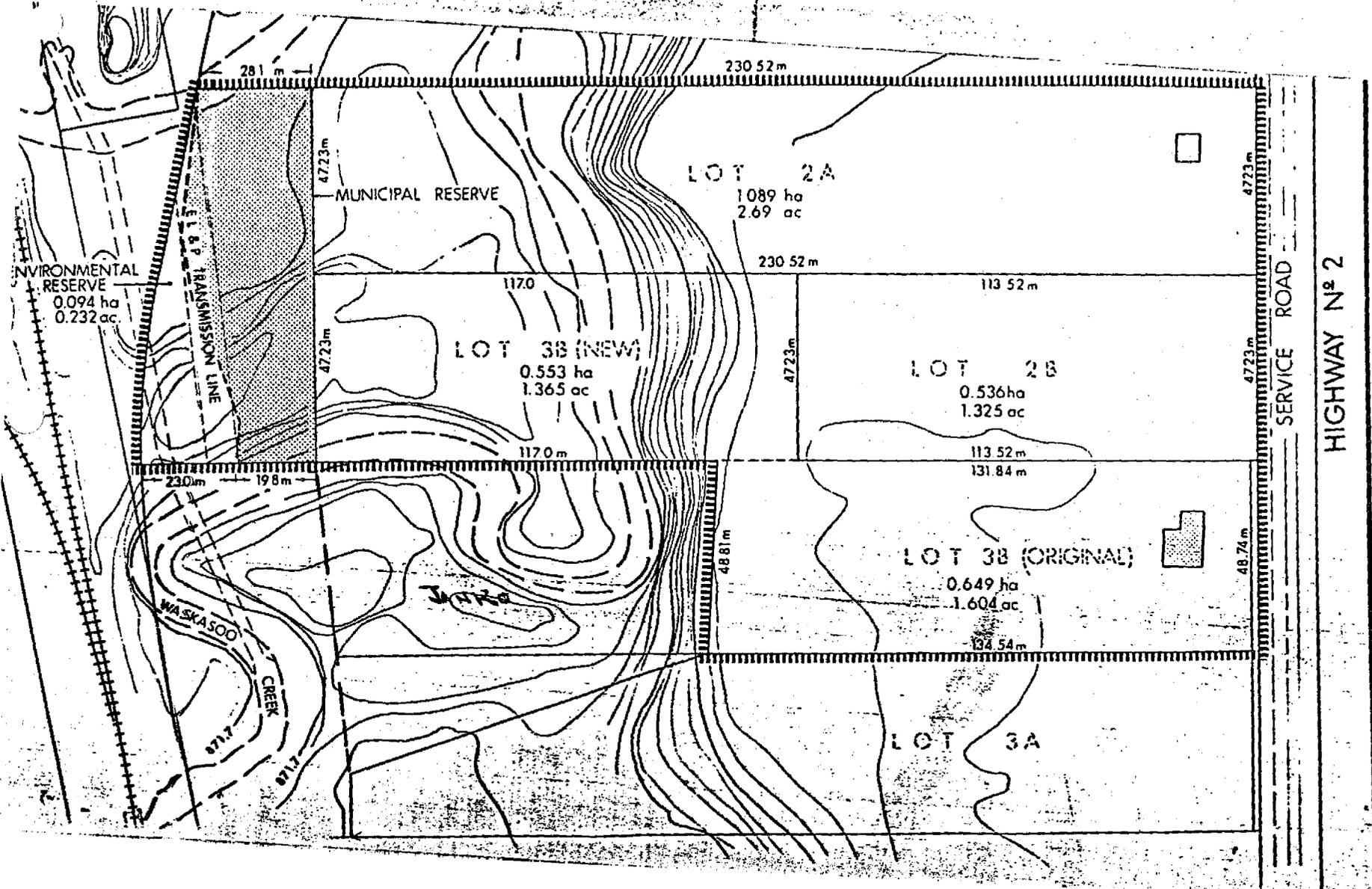
Enclosed is a map showing the proposed change.

If you have any questions, please feel free to contact me.

Yours Truly


Pat Hanson
President

Encl



SERVICE ROAD

HIGHWAY N° 2

June 15, 1981

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

33.

Re: Bylaw No. 2672/0-81 rezoning Lot 6, Plan 1573 H.W. Clearview -Hofer land

We have received correspondence dated June 5, 1981 from Mr. R. Parker, Assistant City Engineer of Sewer & Water Department stating that \$44,208.43 must be paid on our 1.55 acres prior to Council proceeding with the third reading of the rezoning bylaw.

We think this prepayment request is highly unusual, unfair and a severe hardship to us as the property owners.

At present we do not require the offsite services for which we are being asked to pay \$44,208.43. This large cash payment must be made before rezoning can be completed. We don't think this is realistic.

The impact of this demand is to unnecessarily delay final rezoning and our ability to complete a sale of the land to multifamily developers.

In all probability, a multifamily developer will have to enter into a development agreement with the City of Red Deer with regard to provision of public reserve strips along the north and east boundaries of the property as requested by the Red Deer Regional Planning Commission in the May 15 letter to the City Clerk (Council notes pages 128 and 129).

We would suggest that when this agreement is signed or the Building Permit issued that offsite charges should be levied.

Our discussion with small to medium sized development companies indicates that levy of offsite charges prior to rezoning will place extreme hardship also on their ability to develop lands -- to the point that only large developers would be able to compete.

It would seem to us that Cairns Homes, the recipient of most of the offsite charges, would be pleased to receive a refund of money expended by them-- upon issuance of a Building Permit after the rezoning.

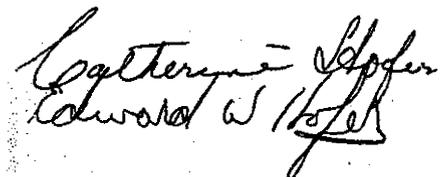
This is especially relevant as we would never have to pay Cairns Homes or the City of Red Deer anything for offsite services if we chose to reside on the property indefinitely without rezoning it.

The sooner rezoning takes places and the developer moves on the land to take it to a higher and better use, the faster everyone would receive offsite levies and charges to assist Cairns Homes with boundary and area contributions.

Therefore, we are requesting that Council proceed immediately with 2nd and 3rd reading of the zoning bylaw with the understanding that the \$44,208.43 be paid on issuance of a Building Permit to a future developer.

Thank you.

Catherine Hofer
Edward W. Hofer



THE CITY OF RED DEER

34.

Office of
CITY ENGINEER



RED DEER, ALBERTA
T4N 3T4

June 5, 1981

Edward Hofer
General Delivery
RED DEER, ALBERTA

Dear Sir:

RE: Application for Rezoning Lot 6, Plan 1573 H. W.

Please be advised that prior to proceeding with third reading of the rezoning, it will be necessary to prepay the following amounts:

1. Boundary & Area Contribution Charges (endeavour to assist to Cairns Homes Ltd.)	\$ 32,349.38
2. Offsite Levies	
- Major thoroughfare 1.55 x \$3,380 (area - 1.55ac)	\$ 5,239.00
- Water 1.55 x \$971	\$ 1,505.05
- Sanitary 1.55 x \$850	\$ 1,317.50
- Storm 1.55 x \$2,450	<u>\$ 3,797.50</u>
TOTAL	\$ 44,208.43

These figures do not include service connections or E. L. & P. charges and are only valid for 1981.

Yours truly,

Ron K. Parker, P. Eng.
Assistant City Engineer
Sewer & Water

RKP/emg
cc - City Clerk
cc - City Assessor
cc - E. L. & P.
cc - R. D. R. P. C.

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. _____

May 15, 1981.

Mr. R. Stollings,
City Clerk,
City of Red Deer,
P.O. Box 5008,
Red Deer, Alberta.
T4N 3T4

Dear Sir,

Re: Lot 6, Plan 1573 H.W.
Clearview Meadows

The request to redesignate the above mentioned site to R.2 is in accordance with the general planning for the area. The parcel is presently bounded on the south and west by an R.2 district, hence the proposed redesignation is a logical extension.

In the remainder of the Clearview subdivision a public reserve strip has been provided between the residential parcels and the major arterials such as 55 Street and 30 Avenue. The purpose of these strips is not only to provide a buffer but to prevent and control access to these parcels from the arterial roadways. Similar reserve strips should be provided from Lot 6.

The applicant should be aware that approval of the redesignation does not constitute approval of the site plan or the proposed uses. In an R.2 district apartments are a discretionary use, therefore they are subject to the approval of the Municipal Planning Commission and the right of appeal by adjoining property owners and/or interested persons.

There are some concerns regarding the layout, however, these can be addressed when the details of the site plan are considered by the Municipal Planning Commission.

It is recommended that the request for redesignation be granted provided steps are taken to ensure the provision of a public reserve strip along the north and east boundaries in a manner similar to the rest of the subdivision.

Cont'd/2.

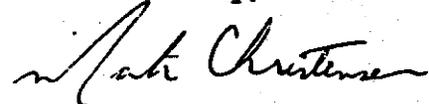
MEMBERS OF COMMISSION

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

City Clerk,
City of Red Deer.
May 15, 1981.
Page 2.

An amending by-law has been prepared for Council's consideration should they decide to proceed with the request.

Yours sincerely,



Monte R. Christensen,
Associate Planner
City Planning Section

MRC/hp

Commissioners' comments

We concur with the recommendations of the Planning Commission in respect of the proposed rezoning to R2.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Commissioners' comments

(With respect to the hearing on the proposed disposal of public reserve (Lot R1, Plan 6298 N.Y.) we suggest the hearing be held and closed, and prior to final disposition of any of the property, a meeting be held with all parties present to resolve final boundaries and a recommendation be brought back to Council.

Further comments respecting Bylaw 2672/0-81 were received too late to obtain comments from Departments and, accordingly, we recommend Council only consider second reading at this meeting and defer any further action until additional information can be brought forward.

"R.J. MCGHEE" Mayor

"M.C. DAY" City Commissioner

June 15, 1981

NO. 11

TO: MAYOR & MEMBERS OF COUNCIL
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: MOTHER'S RESTAURANTS

We have now received revised site plans for the anticipated development of the remainder of the Mother's Restaurant site. Two alternatives are presented for Council's consideration:

- 1) Alternative "A" provides for two buildings. One would house "Colour Your World" and would consist of approximately 3500 square feet. The second building would total 5730 square feet, and would include a proposed "Mac's Milk", plus two rental units. In addition, an addition would be constructed to the existing Mother's Restaurant. The total development would consist of 18,880 square feet.
- 2) Alternative "B" contemplates one building of 7,400 square feet, of which a portion is designated as being a proposed "Mac's Milk", and the remainder would be rental units. A gas bar is also proposed in this plan, together with the addition to the existing Mother's Restaurant. Total development would be 17,100 square feet, exclusive of the gas bar.

The original proposal from Mother's Restaurants, called for a total development of some 19,000 square feet. If we were to consider the gas bar being the equivalent of approximately 1500 to 2000 square feet of development, either one of these developments would be of approximately the same size as the original proposal.

I would therefore recommend that Council approve this latest proposal from Mother's Restaurants. By approving both Alternative "A" and "B", it would give Mother's some latitude in their negotiations with prospective tenants.

Respectfully submitted,


ALAN SCOTT, Director
Economic Development

AVS/gr

MOTHER'S

June 9, 1981

"VIA AIR PUROLATOR"

Mr. Alan V. Scott, Director
Economic Development
The City of Red Deer
P.O. Box 5008
4914 - 48 Avenue
RED DEER, Alberta
T4N 3T4

Dear Mr. Scott:

Re: Land Sales Agreement - City of
Red Deer and Mother's Realty Corporation

Thank you for your letter of May 26th, 1981.

Would you kindly call me and confirm the time for payment of the \$9,000. I would interpret your letter as indicating that the payment should be made within two weeks of September 1st, 1981, or no later than August 15th, 1981.

I am enclosing two alternative site plans for approval by Red Deer City Council at their meeting of June 22nd. As you will note, one proposal provides for a Mac's Milk with a gas bar; the second proposal provides for a Mac's Milk and a Colour Your World without a gas bar. I understand that the City of Red Deer would not object to the Mac's Milk being located as shown, without a gas bar.

Guy Kellett of Mother's Restaurants Incorporated, our Development Co-Ordinator, will be attending the meeting of June 22nd to answer any questions and discuss the matter with Council.

If you have any questions or comments, would you kindly let me know.

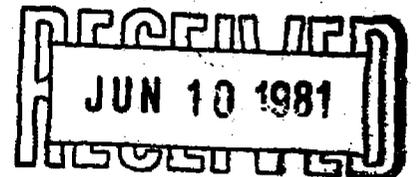
Yours very truly,

MOTHER'S REALTY CORPORATION


Michael J. Martino, Q.C.
Executive Vice President

5360 South Service Rd., Burlington, Ontario, L7L 5L1 (416) 632-7470

MJM:bc
encls.



Commissioners' comments

It would appear that alternative "A", as referred to in the Economic Development Director's report, will not meet the requirements of the Land Use Bylaw as no gas bar is included.

We would, therefore, recommend Council approve alternative "B" as outlined.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 12

June 16, 1981

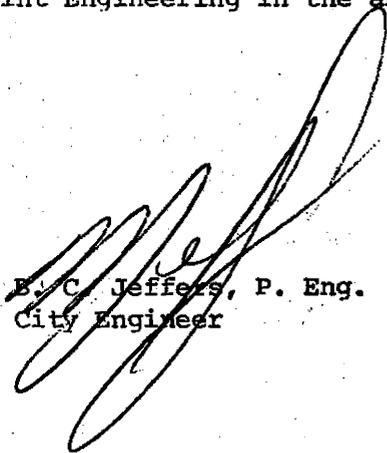
TO: City Clerk

FROM: City Engineer

RE: 77 Street Underground Utility Extensions

Tenders for the first phase of the North West Sector utility servicing were opened in Council chambers on Tuesday, June 16, 1981. Specifically, the first phase will extend the trunk services from 53 Avenue (behind International Harvester) to Kennedy Drive along 77 Street. The project basically comprises approximately 720 m of 1800 mm (72") storm sewer and 525 mm (21") sanitary sewer in a common trench. In addition, stripping and excavation of 77 Street and some storm drainage for the roadway is included.

The consultants, Reid, Crowther & Partners Ltd., have prepared a tender summary which is attached hereto. Funding for the first phase of this project will be charged to the subdivision accounts. Council's permission to award this project to the low tenderer - Flint Engineering in the amount of \$1,063, 228.33 is respectfully requested.


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

RKP/emg
cc - City Treasurer
attach



Reid, Crowther & Partners Limited

41.

Room 133, 4919 - 59th Street, Riverside Plaza, Red Deer, Alberta, Canada T4N 6C9 Telephone 343-2346

PLEASE REFER TO FILE NO.

5686-4(a)

June 17, 1981

City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta

Attention: B.C. Jeffers, P. Eng.

Dear Sir:

Re: 77 Street Extension - Underground Utilities

In response to a tender advertisement for the above project, seventeen (17) sets of documents were issued from our firm's office in Red Deer. A list of contractors to whom documents were issued is attached.

Sealed tenders were received up to 2:00 p.m., local time, at the office of the City Clerk and were publicly opened thereafter. Tenders were received from eight contractors and are listed below in order of lowest to highest bidder:

Flint Engineering & Construction Ltd.	\$1,063,228.33*
Northside Construction Ltd.	1,177,197.00
Whissel Enterprises Ltd.	1,184,342.19
Patrick Pipeline Ltd.	1,249,635.00
Batra Construction Ltd.	1,270,004.00
Acri Construction Ltd.	1,284,810.00
Wimpey Western Limited	1,387,633.14
John deVries Construction Ltd.	1,400,745.00

* corrected for arithmetic errors

Our estimate for this project was \$1,240,000.00.

All tenders acknowledged receipt of Addendum No. 1 and submitted the requested Bonding and Consent of Surety.

.... 2

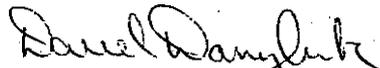
Mr. B.C. Jeffers, P. Eng.
June 17, 1981
Page Two

The arithmetic of the three low tenders was checked and errors were found in the tender submitted by Flint Engineering & Construction Ltd. These occur in Items 3.3, 4.5, 5.1, 5.7, and 5.12 of the Schedule of Quantities. The net result of the corrections is a reduction of their tender price to \$1,063,228.33 from \$1,068,847.98. A copy of their tender is attached. The other two low bidders had no errors in their tenders.

Flint Engineering & Construction Ltd. is a local contractor and has completed numerous projects in the Red Deer area. They have the equipment and manpower to complete the works and we can see no reason not to award the contract to that firm at the corrected tender price.

We await your instructions in this regard.

Yours truly,


Darrel J. Danylus, P. Eng.

DJD:ljp
Encls.

Commissioners' comments

Concur with the recommendations of the City Engineer.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 13

June 1, 1981

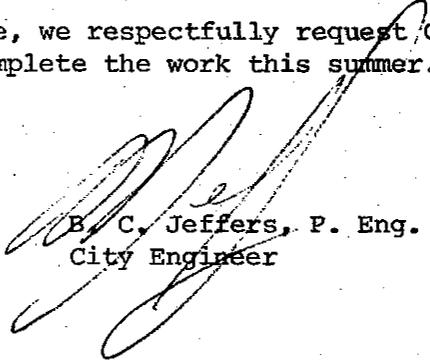
TO: City Clerk
FROM: City Engineer
RE: Paving of 77 Street
47 Avenue Close to 40 Avenue

The Engineering Department has completed the design of a paved 8.5 m two (2) lane undivided driving surface with open ditch drainage and estimated the cost of construction to be \$330,000.00. This portion of 77 Street exists as an oiled surface which due to the heavy vehicles requires continual maintenance to repair potholes and surface ravelling (washboard). The design was initiated by this department due to verbal inquiries received from the businesses in the area and due to the annual maintenance problem.

The construction proposed is for two (2) lanes only as the City and Alberta Transportation have not confirmed this section of 77 Street as a major arterial and therefore, is not on the approved cost shareable network. The classification of 77 Street will probably not be confirmed until the location of the fifth river bridge crossing is known.

Construction of this road is chargeable to the Riverside Heavy Industrial Subdivision as it serves as a local access road. The expenditure will be recovered partially through the previous sale of existing parcels and through the future sale of undeveloped lands.

Therefore, based on the above, we respectfully request Council's approval of the required expenditure to complete the work this summer.



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

✓
KGH/emg

Commissioners' comments

Although this item was not included in the Seven Year Plan, we recommend Council authorize proceeding, as outlined, with the costs to be charged as indicated.

"R. J. McGHEE"

Mayor

"M. C. DAY"

City Commissioner

NO. 14

File: R-16207

44.

May 28th, 1981

MEMORANDUM

TO: Mayor and Council

FROM: Recreation Board

RE: International Folk Festival Request for Permission to Utilize
Cashiers and Ticket Takers at July 1st Event

The following letter was received by Recreation Superintendent, Don Moore and directed to the Recreation Board for their consideration.

It was the opinion of the Board that the City policy in this regard should be upheld, but since there are extenuating circumstances resulting from the fact that it is a holiday, and the costs will be somewhat greater, the Board have agreed to forward the Folk Festival letter to Council with our comments, because the Folk Festival Society have indicated that they wish to exercise their right to bring this matter to City Council's attention.

Respectfully,

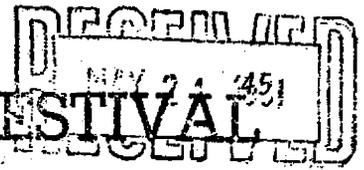
P R Wynia
for Bill Clark, Chairman
Recreation Board

DM:pw

Attachment



INTERNATIONAL FOLK FESTIVAL



P.O. Box 224
RED DEER, ALBERTA

May 20, 1981

Mr. Don Moore
Recreation Director
City of Red Deer
45th Street & 47a Avenue
Red Deer, Alberta

Dear Sir:

RE: Folk Festival 1981

With reference to the above and to my telephone conversation with you on May 20th, 1981, regarding the requirement of the City of Red Deer for the staffing of ticket booths at the Festival, I must convey the Society's concern at the cost which would be involved in supplying a minimum of two (2) persons for a total period of 17 hours over the two-day period for a total cost (bearing in mind this is a public holiday and most likely double time will be applicable) of approximately \$300.00.

Operating on a restricted budget and knowing that the Society can operate this function with volunteer labour at no cost would amount to a substantial saving to the Society.

Under the circumstances, therefore, we would request that, in this particular situation, this matter be brought before Council, with a request that, in this instance, the requirement for City staffing be waived.

Thank you for your assistance in this matter.

Yours truly,

Dave Plumtree, Chairman
Folk Festival 1981

DP:tb

NO. 15

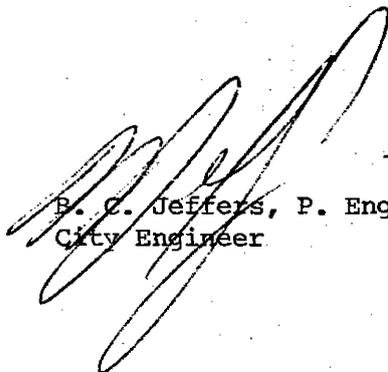
June 17, 1981

TO: City Clerk
FROM: City Engineer
RE: 55 Street Construction
Deerhome Access Road to Cardinal Avenue

Further to discussions held with the City Treasurer, it was indicated that the above noted portion of 55 Street should be constructed and charged to the Clearview Subdivision. There is a definite need for the connection to the Deerhome facilities from the subdivision and the developer has prepaid to the City fifty percent (50%) of the estimated costs of construction. The remaining fifty percent (50%) of the costs would be financed by the subdivision until such time as the land north of 55 Street is developed.

We could undertake construction by City forces within the near future to a paved collector road standard complete with curb/gutter and storm drainage.

Accordingly, the Engineering Department respectfully requests permission to proceed with construction and charge the expenditure (estimated at \$171,000) to the Clearview Subdivision.



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

KGH/emg
cc - City Treasurer
cc - S. & W. Engineer

Commissioners' comments

Concur with the recommendations of the City Engineer.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

16 June 1981

TO: MAYOR & MEMBERS OF COUNCIL
 FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
 SUBJECT: HIGH VOLTAGE (LTD.)

At the May 25th meeting of Red Deer City Council, the following resolution was approved:

"RESOLVED that Council of The City of Red Deer, having considered correspondence dated May 15th, 1981 from High Voltage (Ltd.), and a report from the Director of Economic Development dated May 20th, 1981, regarding the proposed development of a 0.80 acre parcel of land in the Northland Industrial Park, hereby agree that the application as presented to Council May 25th, 1981, be not approved as recommended by the City Commissioners."

Subsequent to the passage of the above resolution, Council agreed that the Economic Development Department should meet with the principals of High Voltage (Ltd.) to determine if it was possible to develop an alternative plan which would result in more extensive site coverage.

The principals of High Voltage (Ltd.) have presented new plans, which include the addition of two service bays at the rear of the building. The overall development now consists of 3,617 square feet, an increase of 60% from the previous proposal. By including, a site coverage, the gasoline pumps and related development, the gross site coverage is 12.36%. In spite of the substantial increases in developed area from the previous proposal, the intended development still requires a substantial relaxation approval. You will recall from the previous meeting of Council, that the average site coverage in the highway frontage portion of Northland Industrial Park, is 27.34%, with the largest relaxation previously granted by Council at 15.5%.

The property is extremely narrow in relation to its depth, which creates some development problems. In addition, you will appreciate that automobile dealerships require a great deal of outside storage. Most existing dealerships within the City seem to suffer from a lack of parking areas.

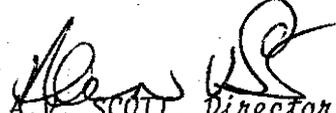
The applicant indicates that this latest proposal is the maximum he is prepared to develop at this time. Anything larger would put an undue strain on his financial capabilities. Certainly in the future, depending upon business, the intention is for an expansion to the rear, which would include an auto body repair shop. I feel that the applicant has worked very hard to expand the development as much as he can, in order to require the least possible relaxation. The business is very new, and like most new businesses, not capable of making large capital investments. The applicant will provide a service to citizens of Red Deer, which is presently lacking.

16 June 1981.

SUBJECT: HIGH VOLTAGE (LTD.) (2)

In view of the difficulty of developing this site, and the effort made by the applicant to expand the proposed development to the best of his ability, I would recommend that Council approve the requested site coverage relaxation and the sale of this 0.80 parcel of land to High Voltage (Ltd.).

Respectfully submitted,


A.V. SCOTT, Director of
Economic Development

Commissioners' comments

We concur with the recommendations of the Economic Development Director.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 17

1981 05 29

TO: City Clerk
FROM: City Treasurer
RE: Bylaw No. 2662/A-81 - Additional Borrowings For
Servicing The Westerner Site

As a result of Council's decision to authorize an expenditure of \$4,812,740 to service the Westerner Site the original debenture bylaw should be increased.

As you are aware the servicing cost of the Westerner Site is to be paid from the net proceeds of sale of the commercial strip on the new site and the old site downtown. Until these proceeds are received it will be necessary to provide interim financing. By approving the additional borrowings interim financing can be obtained at 11%. The debentures issued will be repaid from the sale proceeds.



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

AW/cp

TO: City Council

FROM: City Assessor

RE: Problem Lots - Morrisroe Subdivision

We respectfully submit this report with reference to the April 13, 1981, resolution of City Council which amended the residential land sale policies for the Morrisroe Subdivision.

The approved amendments to the land sale policies were as follows:

1. That a letter be sent to all lot owners in the subdivision outlining the potential problems that could be encountered. This letter will state the owner may within a 60 day period from this Council meeting, return his/her lot to the City at no penalty and receive a full refund (plus 12% interest per annum from the date of the agreement).
2. Future lot sales in the area to be done on a \$100.00 refundable deposit system to allow 30 days for the potential purchaser to investigate lot conditions.
3. The Committee has determined that the sanitary sewer lines on Morris Avenue may be lowered by a new sanitary sewer line which will be laid in the front of the lots to accommodate these lot owners at no cost to the owner.
4. That the Committee give to the Administration the authority to investigate requests and any such requests be brought back to the Committee for consideration and decision.
5. That all lot owners in Morrisroe Extension be allowed to take fill from the City stockpile at no charge for use within the subdivision. Transportation to be arranged and provided by owner.
6. That the Committee be empowered to offer a preferred choice on a lot in the Rosedale Subdivision at the existing land sale prices to individuals under extreme situations.

With reference to the above the following actions was taken.

On April 23, 1981, double registered letters were forwarded to all those purchasers of lots that had not started construction, advising them of the amendments.

1981 06 17
Page 2

Of the letters forwarded, 22 purchasers took the opportunity to return their lots under the amended policies (5 contractors and 16 homeowners).

Of the 22 applications, 9 requested the right to a lot in the Rosedale Subdivision, with only 2 of those requests considered to have extreme situations.

The number of lots returned represents 4% of the total number of residential lots put on sale in the entire Morrisroe Subdivision (single family and semi-detached).

At the present time the inventory of lots for sale in the Morrisroe Subdivision is 13 single family dwellings and 4 semi-detached, all in the homeowner category.



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

WFL/bt

Commissioners' comments

The above is submitted for the information of Council.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

NO. 19

18 June 1981

TO: R. STOLLINGS, CITY CLERK

FROM: P. WILLIAMS, PARKS

SUBJECT: WEED INSPECTOR APPOINTMENT

Would you please appoint Cynthia Bower, City Weed Inspector, for 1981 season up to and including August 28, 1981.

Thank you.

"P.A. WILLIAMS"
Parks

Commissioners' comments

Recommend Council appoint Cynthia Bower as requested. A Council resolution is required in this regard.

"R.J. MCGHEE" Mayor

"M.C. DAY" City Commissioner

1981 06 16

TO: City Council
FROM: City Assessor

RE: Jerram Property & City of Red Deer
Delburne Road Widening
Pt. SE¼ 4-38-27-4

Due to the proposed widening of the Delburne Highway to allow for a proper access to the new Westerner Exposition Site, the City Engineering Department requested that 0.10 acres of Mr. Jerram's land be purchased. The area required has been shaded in red on the attached map.

We have negotiated with Mr. Jerram and he is in agreement to sell the lands required, subject to the following conditions.

1. Purchase of the lands by the City subject to the City of Red Deer and County of Red Deer approval.
2. The total price to be paid by the City is \$4,000.00, to be paid in trust to the City Solicitor on the signing of an agreement and released upon completion of the work and registration of the legal survey plan. This \$4,000.00 is for the land and the inconvenience of City forces having to enter Mr. Jerram's land with construction equipment to gain access to the 0.10 acres.
3. Mr. Jerram has agreed to allow the construction equipment to utilize the main access to his property for access to the construction area. Access to be restored to its previous condition, if damaged.
4. Mr. Jerram's front lawn is not to be damaged in any way.
5. All legal survey fees and registration fees are to be borne by the City of Red Deer. The purchase of the land is to be charged to 6-6606-0101-640 (land acquisition - Delburne Road).

We respectfully ask City Council's approval of this purchase.


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

WFL/bt
att'd.

JERRAM'S PROPERTY
PT. of S.E. 1/4 Sec 4-38-27-4

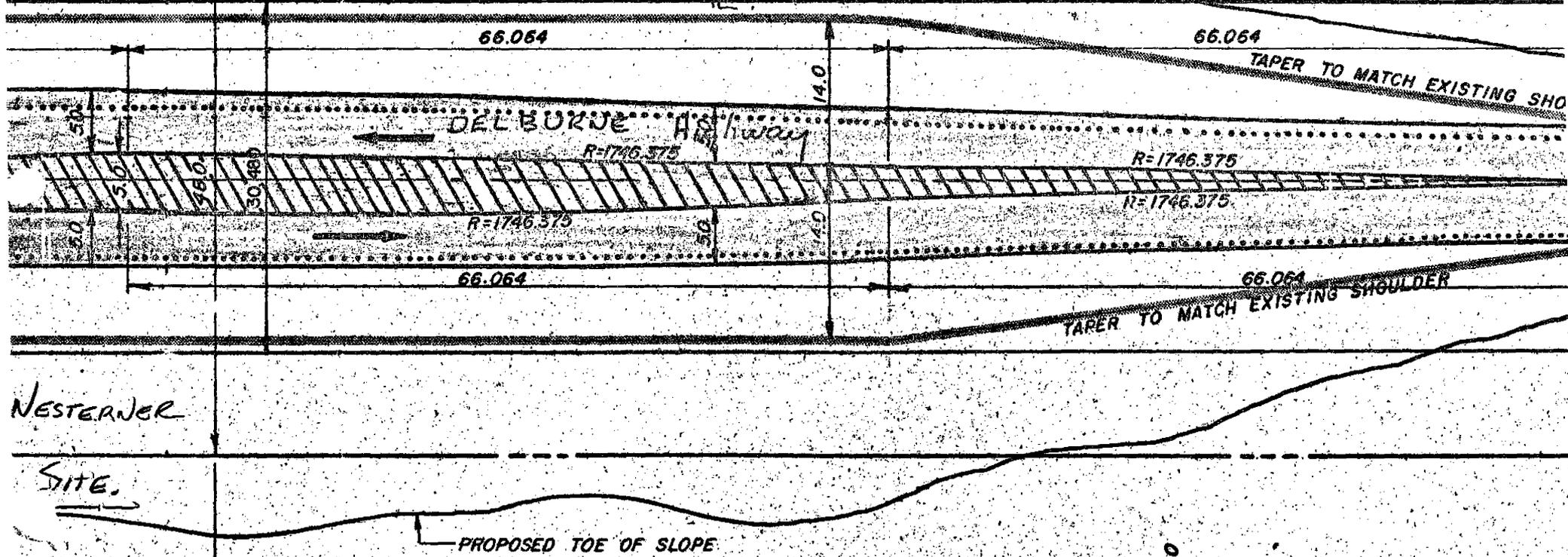


1/4 LINE

PROPOSED TOE OF SLOPE

To GAETZ
AVE.

.10 acres to be purchased



NESTERWER

SITE.

PROPOSED TOE OF SLOPE

Commissioners' comments

Concur with the comments of the Assessor.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

June 11th, 1981

TO: MAYOR
CITY COUNCIL

FROM: R. STRADER
DEVELOPMENT OFFICER

RE: AGRO POWER INTERNATIONAL
7730 - 50 AVENUE

The Building Inspection Department would like to bring to Councils attention the following situation.

The above site does not conform to approved plans in that the landscaping, access points, site treatment and storage is not completed. To acquaint Council with the history of the site, Municipal Planning Commission approved the plans for the project on January 31, 1978. These plans indicated:

1. Paved parking areas in front and to the south of the building
2. The rest of the site to be gravelled
3. New machinery storage in the front and sideyard
4. Used units stored along the west property line only
5. Landscaped areas from west side of property.

At present the site has:

1. No paving
2. Only part of the site is gravelled
3. & 4. Storage of machinery is not done per plans. Quite often machinery is stored on City property. New and used machines are intermingled
5. A strip of grass along Gaetz Avenue is the only landscaping done. No shrubs or trees have been planted
6. Access is from various locations, approved and otherwise

Our Department first contacted the property owner on December 15, 1978, requesting he get on with the work. Since then we have had several meetings and numerous correspondence with Mr. Loiselle concerning these items. The result of this has been the grassed area in front of the building.

Since the initial contact, 9 letters on the same topic have been sent to Mr. Loiselle. I have met Mr. Loiselle on the site several times in 1980 and had numerous telephone conversations with him. During each of these meetings; one with Mr. Loiselle and myself; one with Mr. Loiselle, Mike Day, Mr. Lebedoff (Engineering Department), and myself; discussion centered on the work required and when it would be completed. To date all that has been accomplished is a strip of grass along the Gaetz Avenue property line.

. 2

As well, during the summer of 1980, it was noted that in addition to the access from 77 Street, which was not approved, Mr. Loiselles had constructed an access to his site from Gaetz Avenue. This access was completely illegal, constructed across City property onto a limited access throughfare. Our efforts to have this access removed with Mr. Loiselles co-operation, were unsuccessful and as a result City crews acting on the City Commissioners direction removed it.

Under authority of Section 80 (1) and (2) of the Planning Act, the City may authorize completion of the work and charge same to the taxes of the property in question. Notification of our intent to do the work has been given to Mr. Loiselles and it is our intention to have the work started June 29, 1981. The matter has been brought before Council because of the magnitude of the job. Our estimates are that the paving will cost \$75,000 and the landscaping \$20,000.

Our Department has in the past, taken similar action to have landscaping and/or paving completed as per the approved plans when developers failed to live up their commitments. These were the minority, as most property owners completed their projects without any problems.

R. Strader
Development Officer/
Building Inspector

RS/lg

Commissioners' comments

The above is submitted for the information of Council.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 22

June 10, 1981

TO: City Clerk
FROM: City Engineer
RE: Downtown Beautification - Planter Boxes

Attached hereto is a letter from the Parks Superintendent. I believe that Mr. McMurdo's comments are self explanatory and I would concur with his comments.

I would reiterate that the Engineering Department (Parks Department) is very much interested in beautifying the downtown area. It would appear, however, that planter boxes are not the method.

Mr. McMurdo is of the opinion that the planting of mature trees below the sidewalk would be the most effective method. It is also probably the most expensive method.

I would respectfully request Council's endorsement of Mr. McMurdo's recommendations as indicated on Page 3 of his report. Should it be the wish of Council, Mr. McMurdo could prepare a further report for Council's information on method's of downtown beautification. It would not be possible to plant trees along all blocks because of physical constraint, eg. sidewalk width, underground utilities, etc. This report could be prepared this fall/winter for the 1982 budget.

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

BCJ/emg
cc - Parks Supt.
attach

May 28, 1981

TO: City Engineer
FROM: Parks Superintendent
RE: Downtown Beautification - Planter Boxes

On May 29, 1980, Mr. Peter Hansum, acting as Chairman of the Downtown Redevelopment Committee, wrote a letter to City Council asking for endorsement and financial support for a scheme to place wooden planter boxes on the sidewalks of downtown Red Deer.

The Parks Division was asked to comment on the plan and although we essentially are supportive of downtown beautification, we expressed some concerns at that time. (My letter to you - May 30, 1980). In brief, our concerns were as follows:

1. Small above ground planters do not allow plants adequate root space to grow vigorously, thus they suffer a high incidence of winter kill.
2. Plants in small planters are necessarily small, thus easily vandalized.
3. The wooden finished planters will be an extremely high maintenance problem.

At that time you had a special concern regarding loss of sidewalk space to planters.

At the regular meeting of Council of June 23, 1980, a resolution was passed to the effect that Council would provide a maximum of \$6,750.00 from the 1981 Parks budget which would pay for 50% of the first 45 planter boxes, and that the Parks Division would undertake total maintenance. It was further agreed that the group would work with the Parks Superintendent in setting the program up. Subsequently, it was agreed that the 45 planters be

placed by the group on a trial basis. We accepted (approved) them on Oct. 6, 1980.

60.

We have given the planters good maintenance and care. There have been problems. Within the first month last fall, eight plants were destroyed by vandals. At that time the soil froze and they could no longer be pulled up. Throughout the winter we replaced some 30 of the wooden slats which had been hit and broken by cars coming over the curbs. On May 11, 1981, Mr. Williams did a careful inspection with the following results:

- 6 - Containers had damage to the wooden slats
- 3 - Schubert Choke Cherries were vandalized during the winter and we cut them back to firm wood, they are showing growth but now have a very poor form
- 1 - Malus - same as above

The following plants show no sign of growth and will need replacement.

- 20 - Mugo Pine
- 4 - Russian Olive
- 3 - Potentilla
- 2 - Cranberry
- 2 - Hansa Rose
- 2 - Spirea
- 1 - Nest Spruce
- 1 - Golden Pfitzer Juniper

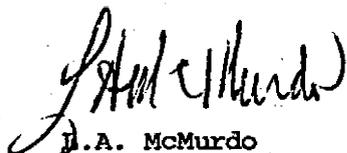
This level of damage and winter kill is significant and bears out our earlier concerns. Having open-mindedly appraised this project and giving consideration to all the factors, my recommendation at this time is as follows:

1. We continue to maintain the existing 45 boxes and associated plant material as well as possible, but when a given box is at the point where repair is no longer reasonably possible, it be taken out of service and not replaced.
2. No further such boxes be constructed or placed.
3. If the Downtown Redevelopment Committee (or any other group) wishes to pursue the project further, thought should be given to placing more mature trees below the sidewalk level, such as trees placed two years ago around the Provincial Building. These have been very successful.

We do remain interested in downtown beautification, but I wish to reiterate that any such efforts should be first class. No other city, to my knowledge, uses any above ground planters except very large concrete ones in mall areas, the trend being to mature trees planted below grade.

This is submitted for information and the attention of the Commissioner and Council.

61.



J.A. McMurdo
Parks Superintendent

LAM/mp

cc: Mr. P. Hansum

Commissioners' comments

This report was prepared after a review at the completion of a trial period. The Parks Supt. has summarized our earlier concerns and we concur with his observations outlined above.

As the planters, initiated by the downtown business community, have not proved as successful as had been hoped, we would recommend that the Parks Supt. prepare a more detailed report on the planting of mature trees outlining the location, timing and the costs involved, including the extent of participation by the downtown business community.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

File: R-16210

NO. 23

May 28th, 1981

MEMORANDUM

TO: Mayor and Council

FROM: Recreation Board

At the May 27th Meeting of the Recreation Board, a resolution requesting that City Council be requested to authorize a complimentary season swim pass for Board Members and their family in recognition of their service was passed.

Board Members realize that there are many people serving the City in various ways, but it was felt that this would be some compensation for the many hours that Board Members are required to spend away from their families dealing with Recreation Board business.

Respectfully,

P.L. Wynia
for BILL CLARK, Chairman
Recreation Board

DM:pw

Commissioners' comments

When Council advertises for citizen participation on various Boards and Commissions, it is a request for citizens-at-large who wish to volunteer their time for Community Service.

Councils, over the years, have debated the question of remuneration for such volunteers, but have concluded that remunerations begins to erode the concept of Community Service. We sincerely believe that those persons who offer their services are doing so out of a sense of dedication and responsibility to the Community with no thought of remuneration in mind. To approve this particular application would be to give a privilege to one Board, compared to others who are equally dedicated.

In the past, Board and Committee members have been given recognition by the Civic Recognition Committee, and we cannot recommend a change in practice.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

TO: City Council
FROM: City Assessor

RE: Urban Parks Project

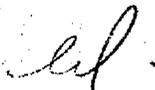
In a project of this size and manner, it would be prudent, prior to the total planning concept to have the lands which may or may not be involved appraised.

The papers, as released by Mr. Peter Trynchy, Minister of Recreation and Parks, indicates that appraisal fees are a legitimate charge against the project, whereas subdivision fees are not.

In order to assist the planners and ourselves, permission is requested to engage the services of a qualified appraiser to submit the current market value of the properties.

As this is a major project, and in my opinion may be too large for any one firm in Red Deer, because of time constraints, I would recommend that the firm of W. J. Haldane Appraisals Ltd. be engaged and that they have the right to subcontract any expertise that they may require.

Respectfully Submitted,



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

Commissioners' comments

Recommend Council approve proceeding with appraisals as recommended by the Assessor.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

TO: City Council
FROM: City Assessor

RE: Lot 46, Block 7, Plan 752-0506

Further to the following resolution of City Council, which was approved at the March 16, 1981, meeting, we submit the attached offer from Alberta Housing Corporation to purchase the above described property. This offer to purchase agreement is a similar format as to previous agreements submitted by the Alberta Housing Corporation.

"RESOLVED that Council of the City of Red Deer having considered report dated March 9, 1981, from the City Assessor re: Senior Citizens Housing, Lot 46, Block 7, Plan 752-0506 Pines Subdivision, hereby agree that the site be removed from the open market for a period of 6 months to allow Alberta Housing Corporation sufficient time to make a submission to the City for the land purchase and development.

Council further agree that the sale price for the aforementioned site be held at \$102,224.00 for the proposed term and as recommended to Council March 16, 1981 by the City Assessor and City Commissioners."

We respectfully advise Council that the offer to purchase does not make reference to the many conditions that pertain to the land sale policy such as the following.

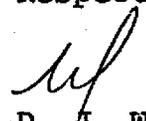
1. Terms of Payment - 1/3 on signing agreement
1/3 within 4 months of signing agreement
1/3 within 8 months of signing agreement
2. Commencement of construction, completion of construction.
3. Land to paid for in full prior to issuance of a building permit.
4. Duplicate certificate of title released only when land paid for in full and for:

1981 06 03
Page 2

- i) Registration of a mortgage for the construction of the development, or
 - ii) The development is completed to the satisfaction of the City.
5. Site plans, landscaping, parking, exterior appearance, fencing, density, etc., to be approved by the Municipal Planning Commission prior to the issuance of a building permit.
6. If additional power service is required for the development, that the additional charge to be the responsibility of the purchaser.

We therefore recommend that if the offer to purchase agreement is accepted as submitted, that a relaxation to the standard policy be approved by City Council.

Respectfully Submitted,



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

WFL/bt
cc F. Martens - A.H.C.
D. Hutton - A.H.C.

May 11, 1981



Mr. D. J. Wilson, A.M.A.A.
City Assessor
The City of Red Deer
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: Lot 46, Block 7, Plan 752-0506 - Red Deer
A.H.C. File: 1663-2755-2151 (Pines Site Self-Contained)

Further to your letter of March 17, 1981, I now enclose our Interim Agreement for purchase and sale, prepared in quadruplicate, for consideration by City Council.

I trust the terms and conditions are acceptable to Council, and upon your return of three executed copies, our recommendation will go forward to Alberta Housing Corporation Executive.

In the matter of the future fire-hall site referred to in your letter, please be advised that we are not requesting the City to hold this site for us at this time. The location is seen to be rather remote from senior citizens' amenities, and since Alberta Housing Corporation community housing projects are normally scattered duplex units rather than town-housing projects, there is no immediate need of that site for us.

Your early consideration of and return of the Interim Agreements is appreciated. Please contact me if there are any further questions.

Yours truly,



F. Martens
Appraiser-Negotiator

FM/sb
Enclosure

cc: D. Hutton
Project Manager

ALBERTA HOUSING CORPORATION
(herein referred to as "the Corporation")
9440 - 49th Street
Edmonton, Alberta
T6B 2M9

RE: Lot 46, Block 7, Plan 752-0506

situated in the City of Red Deer, Pines Subdivision, and known
municipally as Patterson Crescent

67.

GENTLEMEN:

- 1) The undersigned being the owner of the above-described property, together with all fixtures attached thereto hereby offers to sell the same to the Corporation at and for the sum of \$ 102,224.00.
- 2) All usual adjustments including taxes, utilities, rents and interest shall be made as at the 1st day of July, A.D. 1981.
- 3) Until the Transfer of Title is registered, the property shall remain at my risk.
- 4) Vacant possession shall be given on the 1st day of July, A.D. 1981.
- 5) This Offer is subject to the following special conditions and no other:
 - 6) This Offer is open for acceptance until a revocation in writing, signed by me (us), is delivered to you.
 - 7) This Offer may be accepted in the following manner, that is to say, by forwarding to me (us) by registered post a copy of this Offer duly executed by the Alberta Housing Corporation, or its duly authorized representative.
 - 8) Upon acceptance, I (we) shall forthwith deliver to the President of the Alberta Housing Corporation, a Registerable Transfer under the Land Titles Act, along with the Duplicate Certificate of Title, where applicable, and receipt showing property taxes paid up-to-date, and such other documentation as may be necessary to convey the above-described property to the Corporation free and clear of all encumbrances, except as indicated, ~~and~~ Easement No. 752 052651
 - 9) The purchase price, after all adjustments, shall be paid to me (us) upon the issuance at the Land Titles Office, of a Certificate of Title to the above-described property in favour of the Alberta Housing Corporation, free and clear of all encumbrances, except as indicated, and vacant possession having been given.
 - 10) Time shall be of the essence hereof.
 - 11) Upon acceptance, this Agreement shall enure to the benefit of and be binding upon the successors and assigns of the Corporation and the heirs, executors, administrators, successors and assigns of the owner(s).

DATED AT _____, Alberta, this _____ day of _____, A.D. 19 _____
THE CITY OF RED DEER

WITNESS _____

OWNER OR OWNERS _____

ACCEPTANCE

This Offer herein is accepted this _____ day of _____, A.D. 19 _____
ALBERTA HOUSING CORPORATION

Chairman _____

President _____

ADDENDUM

The Vendor represents and warrants to the Purchaser that:-

- (a) he is not now (nor will be 60 days after possession date) a non-resident of Canada within the meaning of the Income Tax Act of Canada, and
- (b) he is not the agent or trustee for anyone with an interest in this property who is (or will be 60 days after possession date) a non-resident of Canada within the meaning of the Income Tax Act of Canada.

Commissioners' comments

Recommend Council agree to waive the normal land policies in respect of the sale of Lot 46, Block 7, Plan 752-0506 on the trust condition the property is returned to the City at the sale price, if same is not developed for senior citizens housing within 2 years of transfer to the Province.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION ^{69.}

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

June 10, 1981

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

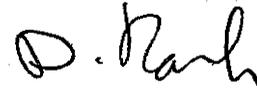
Dear Sir:

Re: Parcel R-4, Plan 5828 M.C.
S.E. Corner of Oriole Park

Following the City Council resolution, dated May 25, 1981, I am enclosing herewith a plan indicating the location of Streets planned to be closed, as well as location of Public Reserves subject to disposition:

- closing of the Street under Section 175 and the sale under Section 177 of the Municipal Government Act.
- disposition of Public Reserve under Section 111 of the Planning Act.

Yours truly,



D. Rouhi, MCIP
SENIOR PLANNER
CITY SECTION

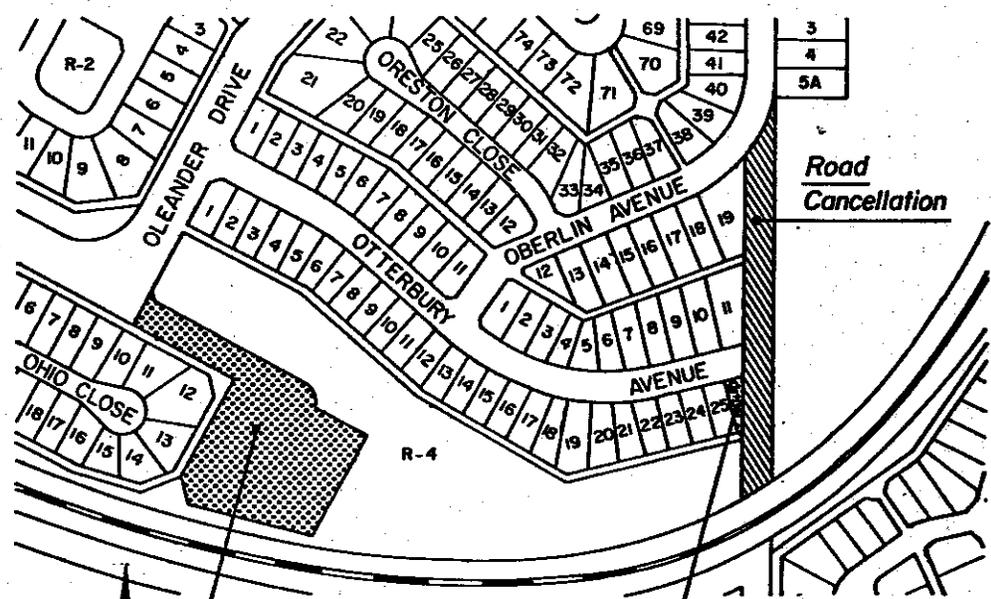
ATTACHMENT

DR/cc

- c.c. - City Engineer
- City Assessor

MEMBERS OF COMMISSION

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



Disposition of Public Reserve

Road Cancellation



Prepared by: Red Deer Regional Planning Commission
Scale 1:5000

Commissioners' comments

It is necessary to have a resolution passed by Council authorizing disposal of the public reserve in question. A Bylaw to formally close a portion of 64 Avenue is also required.

"R. J. MCGHEE"
Mayor

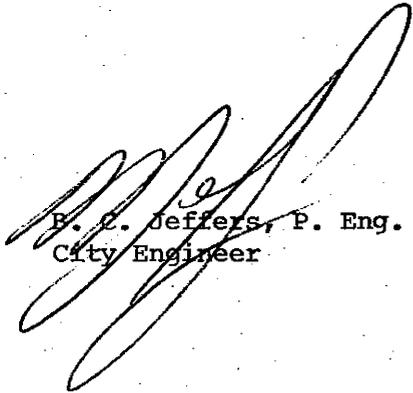
"M. C. DAY"
City Commissioner

NO. 27

June 16, 1981

TO: City Clerk
FROM: City Engineer
RE: Water Conservation

Kindly advise Council that CKRD Television will be broadcasting two (2) thirty (30) second commercials daily covering tips on water conservation, running from June 16, 1981 through to August 31, 1981. The commercials incorporate our water conserving friend "Dr. Waterdrop". The cost to the City of Red Deer is approximately ten percent (10%) of commercial air time and CKRD should, therefore, be recognized by Council for their public service contribution.



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

RKP/emg

Commissioners' comments

We would like to publicly thank C.K.R.D. for this display of community service.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 28

June 16, 1981

TO: City Clerk
FROM: City Engineer
RE: Tenders for Piper Creek Bridge Replacement

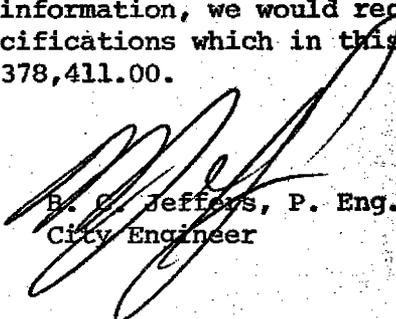
Public tenders were called for the replacement of the existing 27' x 24' single span bridge built in 1954, with two (2) multiplate culvert structures. The culvert option was estimated to be approximately \$100,000.00 less expensive than a new bridge. Included with the tender is the reconstruction of 43 Street between 49 Avenue and 48 Avenue to include concrete curb and gutter and a slightly wider driving surface. The design also includes a 2.5 m wide pedestrian walkway on the south side of the replacement structure.

Attached for the information of Council is a copy of the comments received from the project consultant Reid, Crowther & Partners Ltd.: Three (3) items to note in their letter are:

1. the existing bridge is structurally insecure and must either be replaced or closed
2. the low bid was significantly higher than the pretender estimate of \$289,000.00
3. there is not a less expensive alternative available other than premanently closing the roadway

With regard to the significant increase in tender price, this project is budgetted in the 1981 Seven (7) Year Plan under the general benefit section. One bylaw was applied for covering projects #2 to 8 inclusive in this section. Due to the actual tender price coming in significantly lower than estimated on projects #2, 6 and 7, we will have sufficient funds available within the bylaw to complete this project.

Therefore, based on the above information, we would recommend the acceptance of the lowest bid meeting specifications which in this instance is Cana Engineering Ltd. in the amount of \$378,411.00.


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

✓
KGH/emg
attach



Reid, Crowther & Partners Limited

74.

Room 133, 4919 - 59th Street, Riverside Plaza, Red Deer, Alberta, Canada T4N 6C9 Telephone 343-2346

PLEASE REFER TO FILE NO.

5684-4(a)

June 15, 1981

City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta

Attention: Mr. K. Haslop, P. Eng.

Dear Sir:

Re: Tenders for Piper Creek Bridge Replacement

In response to the Invitation to Tender advertised on May 19 and May 22, tender documents were issued from our firm's office in Red Deer. Twenty-three firms requested documents and a list of these is attached hereto.

Sealed tenders were received up to 2:00 p.m. local time at the office of the City Clerk and were publicly opened thereafter. Tenders were received from five contractors and are listed below in order of low tender to high tender:

1. Cana Engineering Ltd.	\$378,411.00
2. Northside Construction Ltd.	386,831.00
3. Bertschi Construction Ltd.	409,345.00
4. Necula Construction Ltd.	411,797.76
5. PCL Engineering Ltd.	467,276.00

All tenderers supplied the required Bid Bonds in the amount of 10% of the tender price and all tenderers supplied the required Consent of Surety. For the Consent of Surety supplied by Northside Construction Ltd., Bertschi Construction Ltd., Necula Construction Ltd. and PCL Engineering, the bonds must be called for within thirty (30) days after signing the written contract.

..... 2

RECEIVED
CITY OF RED DEER
MAY 25 1981
3:58
June 15/81
Jmgawen

Mr. K. Haslop, P. Eng.
June 15, 1981
Page Two

75.

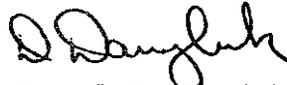
Arithmetic of all tenders was checked and was found to be in order with the exception of the tender of Bertschi Construction Ltd. The lump sum price for Item 1.4.5 'Galvanized Metal Sidewalk Railing' was omitted. This item would increase their total tender price. Bertschi Construction Ltd. as well did not acknowledge receipt of either Addendum 1 or 2.

The low tenderer, Cana Engineering Ltd., is a large firm well qualified in the construction industry and is fully capable of undertaking this project. They are experienced in Red Deer and successfully completed work on the Ross Street Bridge replacement last year. Their bid of \$378,411.00 is significantly higher than our estimate and upon review, almost all units in the low bid were found to be higher than estimated.

We believe that the structure must be replaced or the roadway closed to traffic and that an acceptable (less expensive) alternative to the proposed bridge is not available. We therefore recommend that the project be awarded to Cana Engineering Ltd.

Should you have any questions in this regard, please do not hesitate to call.

Yours truly,



Darrel J. Danyluk, P. Eng.

DJD:ljp
Encls.

cc: Mr. R. Stollings, City Clerk
Mr. M. Strong, RCPL

Commissioners' comments

We concur with the recommendations of the City Engineer and recommend Council award contract as outlined.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

file

June 26, 1981.

TO: Transit Supt.

FROM: City Clerk

RE: School Charters

At the meeting of Council June 22, 1981, consideration was given to reports from Mr. M.C. Nadeau, General Manager, Operations, Red Deer Transit, and the City Treasurer respecting school charters with the result a resolution was passed by Council as follows:

"RESOLVED that Council of the City of Red Deer having considered the reports re: school charters hereby agree that for a one year period, 14 charters as outlined in the report be retained by the City and that school boards be permitted to add private charter service as required. These arrangements to be reviewed after one year.

Further resolved that City Administration meet with the Public School Boards as soon as possible to identify which charters are to be retained, as well as their cost to the schools, and to establish the need for private charters in the north Red Deer area."

Our office will arrange to forward a copy of this particular resolution to both school boards. I assume the Transit Dept. will arrange to conduct the meetings with the School Boards as referred to in the last paragraph of the above resolution.

R. Stollings
City Clerk

RS/ds

c.c. City Treasurer
City Commissioner

THE CITY OF RED DEER

76.

NO. 29



TRANSIT DEPARTMENT

RED DEER, ALBERTA

T4N 3T4

June 17th, 1981

TO: Mr. M.C. Day,
City Commissioner,
City Hall.

FROM: Mr. M.C. Nadeau,
General Manager of Operations,
Red Deer Transit.

SUBJECT: School Charters

Should the proposed routing structure recommended by Associated Engineering be accepted by City Council, the following Appendix regarding school charters should be adopted at the operational level to ensure an economical revenue level and labour force.

APPENDIX "A" - MORNING PEAK

Four (4) Scheduled peak hour buses/combined charter four (4)
Two (2) Non Scheduled peak hour buses/combined charter one (1)

- AFTERNOON PEAK

Four (4) Scheduled peak hour buses/combined four (4)
Two (2) Non Scheduled peak hour buses/combined one (1)

SCHEDULED PEAK HOUR

The eight (8) charters for both morning and afternoon can effectively be combined with the peak hour buses. It costs two point five (2.5) hours labour to supply one (1) hour of peak service. Revenue from the school charters would be lost if not combined. Therefore the cost of labour remains the same with or without school charters.

NON SCHEDULED - PEAK

These buses are used on a regular basis to control overloading problems in both Oriole Park and Anders - Sunnybrook at the present time. The same problem will exist with the new routing system. Therefore we can

.....Con't.....

....Con't....

- 2 -

assume one (1) school charter in the morning and one (1) in the afternoon can effectively be combined with a non scheduled overload. The buses are neither a fifteen (15) minute or thirty (30) minute bus.

The remaining two (2) non scheduled buses, one morning and one afternoon are basically floaters and are used for more than one route at a time and cannot be used for school charters, for example - overloads to Composite High School etc.

The Public School Board operates four (4) noon hour buses in addition to the ten (10) charters required by Transit. These have been introduced into the employee sign-up of hours in order to create a run. A run constitutes the total hours of work available to an Operator on a daily basis. This also enables Management to maximize the total hours worked compared to total hours paid. Should these charters not be incorporated into the sign-up, approximately thirty (30) hours of charter revenue would be reduced and labour costs would remain the same due to the spareboard guarantee of sixty (60) hours bi-weekly.

It would also appear that should all charters be withdrawn, labour problems would exist because of the basic guarantee, which would make it difficult to maintain employee levels for total operation.

In conclusion, fourteen (14) charters would be required on the new proposed service (five (5) morning, four (4) noon and five (5) afternoon) in order to maximize the Transit level of operation and revenues, and at the same time minimize total deficits.

 MCH/vk

June 5, 1981

 TO: CITY CLERK

FROM: CITY TREASURER

RE: TRANSIT ROUTE CHANGES

Introduction

This report was prepared to provide financial information related to the transit route changes proposed by the consultants.

Transit Budget

The transit route changes proposed by the consultants require a driver schedule similar to the one already in existence. As the 1981 budget was based on continuing the existing schedule for the balance of the year, no material change is expected in the present budgeted expenditures.

There is a concern that the level of revenues budgeted may be overoptimistic. It is projected they could be \$35,000 less than budgeted.

The present budgeted transit deficit for 1981 is \$576,000. It is projected that if the proposed system had been in operation for all of 1981 that the deficit would have been \$92,000 less. These projections assume, of course, that present levels of revenue continue and that the City continues operating the existing school charters.

School Charters

Consideration has been given to deleting all school charters from the Red Deer Transit System. If all school charters were deleted then the hours worked by four full time drivers would be reduced from 36 hours weekly to 28 hours weekly. This would mean they would transfer to the spare board and have to be guaranteed payment for 30 hours per week.

If the four drivers were transferred to the spare board then some drivers presently on the spare board would be dropped. There would not be sufficient hours to leave them on the spare board because they are presently doing some school charters to make up the guaranteed 30 hours per week.

Two Appendices have been prepared to show the impact on the Transit System deficit if school charters were dropped.

Appendix 'A' assumes only direct costs need to be considered. These would be the only costs in the short run (next few years). In the long run (over five years) indirect costs should be considered. Appendix 'B' has been prepared to show how the deficit would be affected in the long run.

From the attached Appendices it appears that for the next few years the annual operating deficit would be increased by \$87,000 if school charters were excluded. After a few years the impact on the deficit would be reduced because of possible fixed cost reductions to \$46,000.

In preparing Appendices 'A' and 'B' a number of assumptions were made such as the charter rate being \$35.00 per hour. If any of the assumptions prove incorrect the figures could be changed.

Occasional Charters

The City presently charters its buses occasionally as available to local groups, organizations or schools for travel inside Red Deer or to points outside Red Deer. It is understood when recovering for these charters that rates are to reflect cost plus a 25% profit factor. This profit factor is presumably to ensure the City charter rates are competitive with private bus line rates. Thus property taxes would not be used to provide a subsidy for the rates.

Rates charged by private bus lines are:

<u>Carrier</u>	<u>Live Miles</u>	<u>Dead Miles</u>	<u>Waiting Time</u>	<u>Daily Max.</u>
Greyhound				
1. 39 pass w/bathroom	\$1.50/mile	\$1.30/mile	\$26.15/hr	\$430
2. 47 pass w/bathroom	1.75/mile	1.40/mile	28.50/hr	475
Prairie				
1. 54 pass school bus	\$.85/mile or \$34/hr		5.50/hr	--
2. 66 pass school bus	.90/mile or \$36/hr		5.50/hr	--
3. 72 pass school bus	.95/mile or \$38/hr		5.50/hr	--
4. 47 pass w/bathroom	1.40/mile or \$60/hr		6.50/rh	\$340

The cost per hour for operation of a regular Transit City bus including all costs has been calculated as:

	<u>Cost per Hour</u>	<u>Including 25% Profit</u>
In-Town	\$28.30	\$35.00
Out-of-Town	32.50	41.00 or \$1.05/mi.

Based on the above the proposed occasional charter rates are:

In Town (Minimum \$35.00 Charge)	
Travelling	\$35.00 per hour
Waiting	\$12.00 per hour
Out of Town (Minimum \$35.00 charge)	
Travelling	\$ 1.05 per mile
Waiting	\$12.00 per hour

Charter rates for regular school charters would be negotiated and would not have to include a profit factor.

Summary

1. The 1981 budgeted operating deficit for the transit system is \$576,000. The proposed route changes are not expected to change this for 1981. In fact, the actual deficit may be \$35,000 higher due to revenues not reaching expectations. It is expected if the proposed route system had been in operation for all 1981 the budgeted deficit would have been \$92,000 less.

2. It is recommended the City continue operating school charters where it is to the benefit of the Transit system. That is when:

- a) The drivers are being paid anyway due to guaranteed hours, or
- b) It allows the Transit system to increase the weekly hours for a driver to a reasonable level to retain staff.

3. The charter rates for occasional charters should be as recommended in the report. Regular school charter rates would be subject to negotiation and would not necessarily include a profit factor.



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

AW/jm

cc: City Commissioner
Transit Operations Manager

Appendix "A"

RED DEER TRANSIT SYSTEM
EFFECT ON ANNUAL OPERATING DEFICIT
IF SCHOOL CHARTERS ARE NOT INCLUDED
(DIRECT COSTS ONLY)

REDUCED REVENUE FROM CHARTERS

1. 21 hours per day x \$35 per hour x 18 days per month x 10 months	\$132,300
2. 2 hours per day x \$17.50 per hour x 18 days per month x 10 months	<u>6,300</u>
Total Revenue Reduction	<u>138,600</u>

EXPENDITURE DECREASE

Labour - 10 hours x 18 days per month x 10 months x \$11.20	20,160
Bus Operation - 15 mph x \$.55/mile x 21 hrs/day x 18 days/month x 10 months	<u>31,190</u>
Total Expenditure Decrease	<u>51,350</u>

INCREASE IN OPERATING DEFICIT	<u>87,250</u>
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Appendix "B"

**RED DEER TRANSIT SYSTEM
EFFECT ON ANNUAL OPERATING DEFICIT
IF SCHOOL CHARTERS NOT INCLUDED**
(All Costs Allocated)

<u>REDUCED REVENUE FROM CHARTERS</u>	<u>\$138,600</u>
<u>EXPENDITURE DECREASE</u>	
Labour	20,160
Bus Operation	
- 15 mph x \$.84 x 21 hrs/day	
x 18 days/mo. x 10 months	47,630
Depreciation	
- \$64,000 x .17 x 21 hrs/day x 18 days/ 1,660 hr. mo. x 10 months	<u>24,770</u>
Total Expenditure Decrease	<u>92,560</u>
INCREASE IN OPERATING DEFICIT	<u>46,040</u>

Commissioner's comments

At the regular meeting of Council of May 11th, 1981 Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer having considered report dated May 7th, 1981 from the Transit Review Committee, hereby agree to allow the School Boards the right to charter buses from private firms with the proviso that the City have the opportunity to negotiate certain charters with School Boards and as recommended to Council May 11, 1981."

During the public meetings with both School Boards to outline the proposed revised transit system recommended by the Consultants, the question of this resolution was raised. It was clear that not all members of Council and the administration had the same interpretation of Council's intent. The attached reports have been prepared for Council's consideration so that this resolution may be reconsidered and Council's intent more clearly specified. As can be seen from the attached reports, should the School Boards contract with the private sector for all their charters, there would be an additional deficit in the transit operations of some \$88,000. per annum. This deficit would, of course, have to be funded from general taxation.

Should the City retain the right to provide this minimum number of charters, such deficit would, of course, not be incurred. To the best of our information, where the private sector is unable to combine any of these charters with a County Charter, their rates for providing charter service to the Schools are similar to City rates. It is, therefore, my recommendation that

Council approve the City maintaining the right to provide these basic charters to avoid the taxpayer having to fund an additional \$88,000. deficit.

*"M.C. DAY"
City Commissioner*

June 4, 1981

NO. 30

TO: CITY CLERK

FROM: FIRE CHIEF

AMBULANCE TENDERS

At the opening of tenders for the new ambulance on May 29, 1981, three bids were received.

HOWARD DISTRIBUTORS - CAMBRIDGE, ONTARIO	\$49,160.00
AMBUCRAFT INNISFAIL, ALBERTA	50,108.37
CRESTLINE SASKATOON, SASK.	51,573.53

The low bidder, Howard Distributors deviated from our specifications considerably, particularly in the areas of cabinets and cupboard requirements, therefore, it is recommended that the second low tender from Ambucraft for \$50,108.37 be accepted.

The tender prices received were approximately \$10,000.00 higher than what we had budgeted for. The reason for the extra cost is that our original estimates were based on a basic life support (BLS) ambulance. With Council considering Paramedic service in the future, we changed our specifications to an Advanced Life Support (ALS) vehicle. We would then not have to convert the ambulance to ALS requirements in the future.

I respectfully request Council approval for an over expenditure of \$10,108.37 for this ambulance.


R. Oscroft, Fire Chief

RO/cb

Commissioners comments

We concur with the recommendations of the Fire Chief and recommend Council approve ordering the ambulance from the second low differ, Ambucraft. Council should be aware that this ambulance is of the modular form of construction such that the body can be reused with a new chassis when such wears out. The normal life expectancy of our conventional ambulances is about 3 - 4 years, while the life expectancy of the modular body of the proposed ambulance is estimated at about 10 years. It is for this reason that we are recommending that provision be made for the inclusion of advanced life support systems,

is required in the future.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

NO. 31

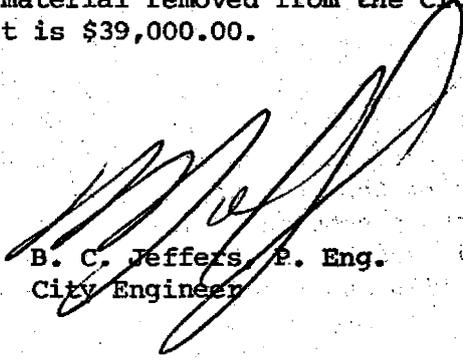
June 16, 1981

TO: City Clerk
 FROM: City Engineer
 RE: Removal of PCB's from Water Treatment Plant and Sewage Treatment Plant

Council, at their regular meeting of July 21, 1980 passed the following resolution.

"RESOLVED that Council of the City of Red Deer hereby agree that the existing 480 V Transformer at the Water Treatment Plant be disposed of and hereby authorize installation of a new 1000 KVA - 480 V Transformer and a new 480 V breaker at an estimated cost of \$39,000.00, said cost being charged to the Water Utility Budget and as recommended to Council July 21, 1980 by the E. L. & P. Supt. and City Commissioners."

At the time of budget preparation and approval, funds were not allocated to the utility. We would respectfully request Council's approval to expend the funds necessary to have the PCB material removed from the City to a disposal site. The total estimated cost is \$39,000.00.



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

BCJ/emg

Commissioners' comments

At the time of budget preparation, due to an oversight, the costs of removing this equipment previously approved by Council, were omitted from the budget. We, therefore, recommend Council approve the attached expenditure to be charged against the water utility surplus. It is anticipated that this equipment will be removed from the City by about the middle of July.

"R.J. McGhee" Mayor

"M.C. DAV" City Commissioner

NO. 32

June 16, 1981

TO: City Clerk
FROM: City Engineer
RE: 65 Avenue Gravel Road Construction from 67 Street to 64 Avenue
1981 Local Improvement Programs

At the time of the Seven (7) Year Plan preparation, 65 Avenue was considered for improvement to a paved standard, due to requests received from businessess in the area.

As we were under the impression that storm sewer construction could not be debentured individually and as a storm sewer is required to drain the road once the curb and gutter is installed, we prepared the advertising schedules to stage the construction as follows.

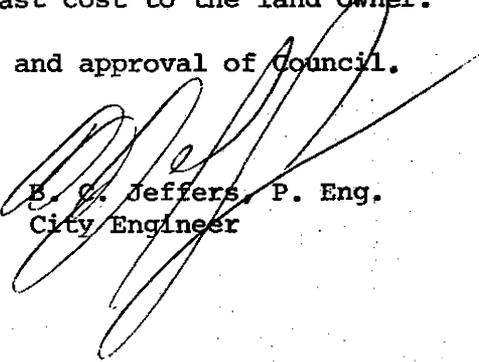
Stage I Gravel road construction in 1981

Stage II Concrete curb and gutter followed by pavement in 1982

Subsequently, we have been informed that storm sewer installation can be considered as a local improvement. Therefore, in order to reduce the cost to the benefitting land owner we would recommend that this project (as presently advertised) be dropped from this years program and re-advertised immediately for the storm sewer installation which includes gravel road restoration. This will enable the Engineering Department to install the sewer line late this year to take advantage of the settlements that will occur in the next spring thaw.

It would be our further recommendation that Stage II of the project be advertised as part of our 1982 Local Improvement Program. In this manner, paving can be accomplished at the least cost to the land owner.

Submitted for the consideration and approval of Council.


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

✓
KGH/emg
cc - City Assessor

Commissioners' comments

Concur with the recommendations of the City Engineer.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

NO. 33

June 15, 1981

TO: City Clerk

FROM: City Engineer

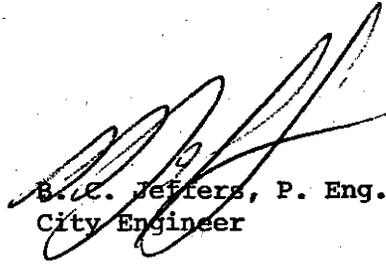
RE: Proposed Development Agreement
 Glendale - Cairns Homes Ltd.
 Lots 8, 10, 11, 12, Block 12, Plan 792-2367

Cairns Homes Ltd. has recently purchased four (4) multi-family lots and has received approval to re-subdivide same to accommodate four (4) apartment sites and nineteen (19) four-plex lots. In conjunction with the subdivision a development agreement is necessary to provide for the extension and maintenance of local improvements. This subdivision is somewhat unique in that most of the prepayments have been made as a result of the original subdivision development agreement with Wimpey Western Ltd..

Council's permission for the administration to execute a standard residential agreement incorporating the following items and all standard clauses is respectfully requested.

- | | | |
|----|------------------------------------|-------------|
| 1. | 4.1.4 Administration Charge | \$ 3,880.00 |
| 2. | 4.1.6 City Connections Charges | \$50,000.00 |
| 3. | 4.1.7 City Lighting & Power Charge | \$33,139.78 |
| | Prepayment Required - Total | \$87,019.78 |
4. 6.2.7 Maintenance period for all utilities for this agreement will be two (2) years.
 5. Special Conditions - The City will perform the connections as outlined in Article 4.1.6 on the basis of actual cost plus ten percent (10%) for administration plus ten percent (10%) for maintenance.
 6. Due to the poor ground conditions, a soils report which the developer must adhere to is to be prepared and submitted to the Development Officer.
 7. Requirements as set in Clause 2.9.5 will be required prior to agreement execution complete with bonding, easement agreement, zoning plan, etc..

8. The developer will be responsible for the construction of all onsite municipal improvements to the appropriate City standard as determined by the City Engineer.



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

RKP/emg

Commissioners' comments

Recommend Council approve execution of a development agreement as outlined by the City Engineer.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 34

May 27, 1981

TO: City Clerk
 FROM: City Engineer
 RE: 1981 Debenture Bylaw
 - Roads - General Benefit

Please add the following project to the borrowing bylaw for first reading at the next Council meeting. This project was inadvertently listed under the Local Improvement Program, rather than the General Benefit Section.

PROJECT

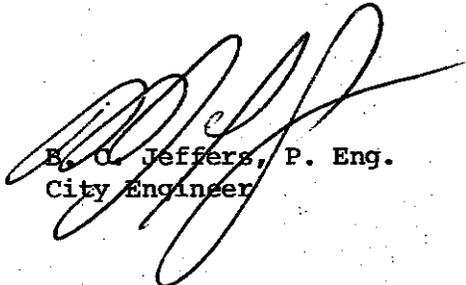
<u>ON</u>	<u>FROM</u>	<u>TO</u>
56 Avenue	Kerry Wood Drive	South 100 metres

This project is a paved road (residential) with curb on the west side, and monolithic sidewalk on the east side.

COSTS

<u>INITIAL COST ESTIMATE</u>	<u>TENDER ESTIMATE</u>	<u>ENGINEERING FEES</u>	<u>LAND UTILITY COST</u>	<u>MISC. CITY FORCES</u>	<u>TOTAL PROJECT ESTIMATE</u>
\$48,300.00	N/A (City forces)	included	----	included	\$48,300.00

This estimate does not include street lighting which will come under a separate Bylaw to be prepared by E. L. & P. Department.


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

TK/emg
 cc - City Treasurer
 cc - E. L. & P. Dept.

NO. 35

18 June 1981

TO: CITY COUNCIL
FROM: CITY CLERK
RE: LOCAL IMPROVEMENT BYLAWS

We are preparing for Council consideration 2 local improvement bylaws and due to time constraints, same will probably not be available until Monday June 22nd, 1981.

We would appreciate these Bylaws receiving first reading, after which they must be processed through the Local Authorities Board before any further action can be taken.

"R. STOLLINGS"
City Clerk

June 2nd, 1981

NO. 36

MEMORANDUM

TO: Mayor and Council
FROM: Recreation Board
RE: Recreation Master Plan

Following extensive meetings, the Recreation Board is pleased to present for Council consideration the Recreation Master Plan as prepared by the Consulting Firm of Butler Krebs Ltd.

The plan has been reviewed in detail by the Task Force, which was struck by City Council, and has been dealt with extensively by the Recreation Board at a recent series of meetings. The Board has approved the plan, and would recommend it for consideration and approval of City Council, but there are a number of minor revisions or points of emphasis which the Board wish to present for Council consideration.

They are as follows:

RECOMMENDATION 4-19

The Recreation Board felt that it was not possible to append social community hall structures to present school facilities. Further study is needed.

RECOMMENDATION 4-50

The Recreation Board was advised that there was no practical way to retain the CPR Station in its present location due to the planned link with Ross Street and Taylor Bridge, and therefore this recommendation should be not approved.

RECOMMENDATION 4-59, 4-60, 4-61

The Recreation Board believes that these recommendation were the responsibility of private enterprise and should not be City functions.

RECOMMENDATION 4-67

The Recreation Board felt that snowmobiling should not be permitted on the urban fringe. This recommendation should not be approved.

RECOMMENDATION 4-77

The Recreation Board recommended that the proposal to operate neighborhood learn to swim programs in private pools was impractical and should not be adopted.

A few additions were made to the recommendation.

RECOMMENDATION 4-1

Maryview and South Schools should be added to the sites needed to be upgraded.

RECOMMENDATION 9-1

The Board emphasized that it was important to adopt the Master Plan as a working document rather than approved in principle.

FIGURE 5 - FACILITY GUIDELINES

The Task Force and Board Members feel that the standards for ball diamonds required further study and recommended that the guidelines only be approved in principle at this time, and a detail report be prepared by the staff.

RECOMMENDATION 4-18

The Board felt that additional land requirements recommended for district sites be brought to the attention of City Council.

The Board recommended, on the advice of the City Treasurer, that one mil be used as a planning guide for capital expenditures, but not as a fixed figure.

RECOMMENDATION 9-2

The Board recommended that review of the Master Plan occur every third year which would indicate whether or not a major review was necessary and if found to be so, that a decision as to whether or not outside consultants were required would be made at that time.

A number of recommendation were denoted as requiring further study prior to adoption as follows:

RECOMMENDATION 4-36

RECOMMENDATION 4-70

RECOMMENDATION 6-6

RECOMMENDATION 8-3

RECOMMENDATION 9-2

A final decision on the City involvement with the Fine Arts Centre cannot be made until more information is provided, at which time further study will be necessary.

Attached is a revised table describing proposed capital projects to be financed by debenture borrowing and major cultural recreation grants.

The Recreation Board feel that a special meeting with City Council to discuss the plan in detail will be necessary, and we would ask that Council review the plan as presented with the proposed changes for a two week period, following which, a joint meeting of the Recreation Board and City Council be convened at the convenience of City Council to answer any questions Council Members may have prior to approval.

BILL CLARK, Chairman
Recreation Board

DM:pw
Enclosure

TABLE A - CAPITAL PROJECTS TO BE FINANCED BY DEBTURE BORROWING AND FAVOR CULTURAL RECREATIONAL GRANT

96.

PROJECT	FUNDING SOURCE	1981 ESTIMATED COST	CAPITAL BUDGET PROJECTIONS (\$000) (1)							
			1981	1982	1983	1984	1985	1986	1987	
PROJECTED POPULATION CITY LEVEL FACILITIES			43,232	45,177	47,210	49,344	51,555	53,874	56,299	
1. Dava Centre	Debenture	895	555	340						
2. Recreation Centre - Renovations - Admin. Addition	Debenture	200 100	200	230 110	126					
3. Museum Addition		150		150			270			
4. Fine Arts Centre	Debenture MCR	1,500			1500 275 375 750		375 375			
5. Kinex - Purchase - Renovation	Debenture	150 325			120	130			576	
6. Athletic Parks II	Debenture	300			383	417				
7. Central Shop and Yard	Debenture	250			302					
8. Indoor Running Track	Debenture	150						242		
9. Coliseum	Debenture Spec. Grant	8,000					2,747 1,755 1,755 1,374	3,550 1,755 1,755 1,775	3,550 1,755 1,755 1,775	803 401
10. College Sportsfield (City Share)	Debenture	75			82	94				
DISTRICT LEVEL FACILITIES										
11. Easthill District Upgrading	Debenture MCR	216 216			216	498 249				
12. South Hill District Upgrading	Debenture MCR	117 117				117 117				
13. Kin City Upgrading	Debenture	250				332				
14. Northwest or Southeast Sector District Centre	Debenture Gov't. Grant	3,000 3,000					1,454 1,454	1,454 1,454	5,856 1,468 2,928	
TOTALS		19,011	755	1,094	1,649	4,632	6,748	6,720	3,504	
LESS MCR OR OTHER GRANTS				216	492	2,150	3,239	3,293	1,464	
NET TO BE DEBTURED			755	878	1,157	2,482	3,509	3,427	2,040	
TOTAL DEBTURE BORROWING AND CAPITAL FROM CURRENT INCOME LIMIT FOR ALL CITY PROJECTS			3,148	3,629	4,032	4,445	4,870	5,307	5,856	

1 An allowance of 10% annual inflation has been included.

June 9/81

NO. 1
DEER DEN;

In regards to the parcel of land referred to as B Lock-8, Plan XIIII, I would ask that this property could be rezoned from A-1 to R-2.

We @ GENTER DEVELOPMENTS LTD. of RED DEER are proposing to construct an ~~12~~¹³ suite apartment on this ~~lot~~ lot. A plan of the apartment has been submitted along with this letter. A response to this letter would be appreciated as soon as possible.

Yours Truly,
Allen & Jones

GENTER DEV. LTD.

3915-35 AVE.

RED DEER, ALTA.

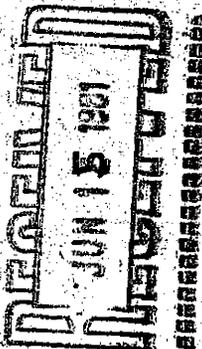
TYN-254

342-2918 (Res.)

343-6801 (Office - Answering Service)

CITY OF RED DEER
BUILDING INSPECTION DEPT.,
RED DEER.

ATTN: R STRADER



13 HOWARTH ST
RED DEER
14 JUNE 1981

DEVELOPMENT AT 27. HOWLETT AVE,

With regard to your letter of June 1st and 3rd concerning the above, I object strongly to the possibility of rezoning any land in this area now zoned for single family dwellings, since the drastic increase in traffic to be expected on Howlett Avenue, Howarth Street and Robinson Crescent would significantly increase the risk of injury to the many small children living in this area. In addition, the increased noise level to be expected will seriously affect the attractive nature of the area and result in a devaluation of property.

In my opinion, the quality of life to be expected from zoning in this area has far more value than the obvious profit incentive to developers by building high density structures in place of the single family use intended for this area.

Please be kind enough to advise that these views are made known to both the City Council and Planning Commission at the appropriate time in, ~~before~~ rezoning ~~not after!~~

Yours sincerely
Alan Gower

CITY COUNCIL
THE CITY OF RED DEER

IT HAS COME TO ATTENTION OF RESIDENTS OF THE AREA OF
HIGHLAND GREEN ADJACENT TO 27 HOWLETT AVENUE THAT THIS SPECIFIC
LOCATION IS TO BE CONSIDERED FOR REZONING FROM SINGLE FAMILY TO
MULTIFAMILY. PREVIOUSLY IT WAS INDICATED BY R. STADER'S LETTER
OF MAY-1, 1981 THAT THIS AREA WAS TO BE REVIEWED FOR CONSTRUCTION
OF A 12 SUITE APARTMENT BY THE MUNICIPAL PLANNING COMMISSION.
MANY LOCAL RESIDENTS SIGNED LETTERS STATING THEIR OBJECTIONS
TO THAT CONSTRUCTION APPLICATION. THESE CONDITIONS ALSO APPLY TO
THE REZONING OF THAT PROPERTY. PLEASE FIND ATTACHED THOSE LETTERS.

Municipal Planning Commission
C/O Building Inspections
The City of Red Deer

R. Strader's letter of May 1, 1981 stated that a 12 suite apartment is to be considered for construction at 27 Howlett Avenue, Block 8, Plan XLII. We the undersigned, City of Red Deer taxpayers, wish to object to this construction application for the following reasons.

1. Increased traffic and increased accident risk to small children.
2. Increased noise levels.
3. Decreased property value and increased difficulty of resale.
4. Decreased aesthetic appeal of area.
5. Increased on street parking causing congestion and inconvenience.
6. It is our understanding that the area in question was zoned for single family and we were not informed of any multi-family dwellings proposed.

NAME(S) ADDRESS SIGNATURE(S)

1	NAME(S)	ADDRESS	SIGNATURE(S)
1	Bob Boon	44 Haliburton	Bob Boon
2	Gordon How	112 Haliburton Cres	Gordon How
3	Wearles Man	32 HALIBURTON CRES.	Wearles Man
4	Wicain Steady	124 Haliburton Cres.	Wicain Steady
5	BRENT HEMSTREET	128 HALIBURTON CREK	Brent Hemstreet
6	Edibeets FLORES	116 HALIBURTON CRES	Edibeets Flores
7	Berna Anderson.	64 Haliburton Close	Berna Anderson
8	GARRY LAYCOCK	15 HASTE ST	Garry Laycock
9	HENRY VANDERPYL	52 HALIBURTON CRESC.	H. Vanderpyl
10	R.H. STONEHOUSE	56 " "	R.H. Stonehouse
11	Fred & Patti Bray	120 Haliburton Cres	Patti Bray
12	FRED & LOUISE ZUCKER	48 " "	L. Zucker
13	ALLEN KENNEY	108 Haliburton Cres	Allen Kenney
14	Grant McDonald	40 Haliburton Cres.	Grant McDonald
15	Nick Mansie	28 Haliburton Cres	Nick Mansie

Municipal Planning Commission
 C/O Building Inspections
 The City of Red Deer

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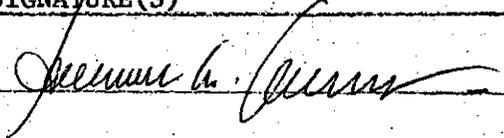
NAME(S) ADDRESS SIGNATURE(S)

NAME(S)	ADDRESS	SIGNATURE(S)
1 Allen & Patricia Woodford	23 Howlett Ave	Ms Patricia Woodford
2 George and June Dixon	11 Haste St.	George Dixon
3 Maurel Laguerre	7 Haste St	Maurel Laguerre
4 Barry & Judy LeBlanc	59 Howarth St	J LeBlanc
5 Mrs & Mrs L. Fleming	55 Howarth St.	L. Fleming
6 Mrs Mrs. Haasor	43 Howarth St.	M. Haasor
7 Wm Fairbrother	39 Howarth ST	W Fairbrother
8 RICK TALLAS	7 HALMAN	Rick Tallas
9		
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Municipal Planning commission
C/O Building Inspections
The City of Red Deer

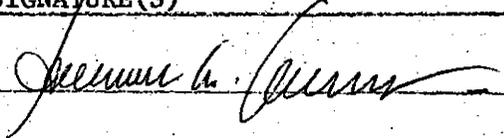
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NAME(S)	ADDRESS	SIGNATURE(S)
1 Mrs + Mrs. Herminio Mallore	16 Halman Cres ^{Red Deer} _{Alta}	
2		
3		
4		
5		
6		
7		
8		
9		
0		

1
2
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1	Mrs + Mrs. Herminio Mallore 16 Halman Cres ^{Red Deer} _{Alta}
2	
3	
4	
5	
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7	
8	
9	
0	

SIGNATURE(S)


Municipal Planning commission
 C/O Building Inspections
 The City of Red Deer

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6. It is our understanding that the area in question was zoned for single family and we were not informed of any multi-family dwellings proposed.

NAME(S) ADDRESS SIGNATURE(S)

NAME(S)	ADDRESS	SIGNATURE(S)
1	Gerald A. Johnson 3 - HASTE Street	<i>G. Johnson</i>
2	Robert J. Greig 100 - Haliburton Cresc	<i>R. Greig</i>
3	R. Malach 80 Haliburton Cres	<i>R. Malach</i>
4	M. Lagemann 76 Haliburton Cres	<i>M. Lagemann</i>
5	J. Dawson 51 Howarth St	<i>J. Dawson</i>
6	WALTER GRANTEN Granten 8 Halman Cr.	<i>W. Granten</i>
7	EVA KANTEN 8 Halman Cr.	<i>E. Kanten</i>
8	ALAN GASSOR 43 HOWARTH STREET.	<i>Alan Gassor</i>
9	TED DECKER 12 HALMAN CRES.	<i>T. A. Decker</i>
10	MRS DON GREER 11 HALMAN CRES.	<i>Mrs Christine Greer</i>
11	BOB CARDELL 19 HALMAN CRES.	<i>B. Cardell</i>
12		
13		
14		
15		

June 11, 1981

TO: CITY CLERK
FROM: BUILDING INSPECTOR/
DEVELOPMENT OFFICER
RE: GENTER DEVELOPMENTS

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

Our files on this property indicates that the Regional Planning Commission has prepared a development plan for the site. In this plan the proposed development would be two four plex units based on the overall density assigned to the Highland Green Subdivision.

We recommend that the Regional Planning Commissions proposal be used in place of the proposed development.



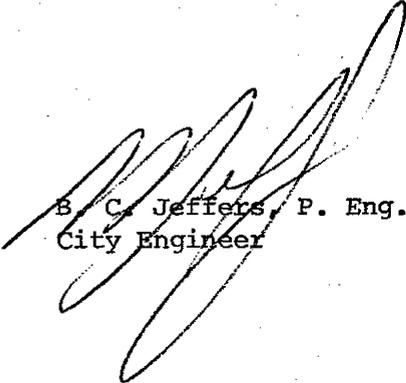
R. Strader
Development Officer/
Building Inspector

RS/lg

June 15, 1981

TO: City Clerk
FROM: City Engineer
RE: Genter Developments Ltd.
Request for Rezoning to R-2
Block 8, Plan XL11

We would suggest that the application for rezoning is premature as there is a requirement for a plan of subdivision prior to any development, to permit the continuation of Halman Crescent to Howlett Avenue.



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

KGH/emg
cc - RDRPC
cc - Development Officer
cc - City Assessor

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. _____

June 15, 1981

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

Dear Sir,

Re: GENTER DEVELOPMENTS LTD.

The lot in question is located on Howlett Avenue in Highland Green. It has 165 feet of frontage and a depth of 100 feet with a total area of 16,500 sq. ft.

The applicant is requesting rezoning of the site to R2 or general residential zoning to permit the construction of a 12 unit apartment building.

The site is part of Highland Green Extension and is presently used for single family homes.

In this general area, there are a number of acreages which have been assembled by Cairns Homes and only three parcels remain, this parcel, the parcel of similar size to the south and a large parcel to the east owned by the Cunningham estate.

The overall plan of the area (see the attached plan) indicates the extension of Halman Crescent south which would pass between the two properties facing onto Howlett Avenue. The extension of this road would reduce the frontage by half the width of the road or 25 feet. On the other hand, the extension of the north south lane would add up a strip (the land owned by Mr. Cunningham) of 10 feet to the back fo these two lots.

The overall plan shows the use of this site for three single family lots after subdivision. Similar density is planned for the identical site to the

.../2

MEMBERS OF COMMISSION

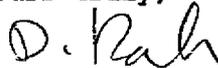
CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY —TOWN OF ECKVILLE—TOWN OF INNSFALL
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX — VILLAGE OF BENTLEY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

south. Even if we allow double the allocated density, it would give the applicant one eight unit apartment or two fourplex sites rather than 12 units requested by the applicant.

We would recommend the request for rezoning be denied and the applicant be asked to follow the procedure outlined below:

1. the applicant to make application for subdivision based on the attached plan with the dedication of about 25 feet street right-of-way south of property.
2. the applicant to negotiate with Cunningham estate for the purchase of a strip of land behind the lot.
3. the applicant to prepay-off site, on site utility charges as may be applicable.
4. when the subdivision is complete, we are prepared to recommend rezoning for two fourplexes or possibly a 12 unit apartment as proposed by the applicant.

Yours truly,

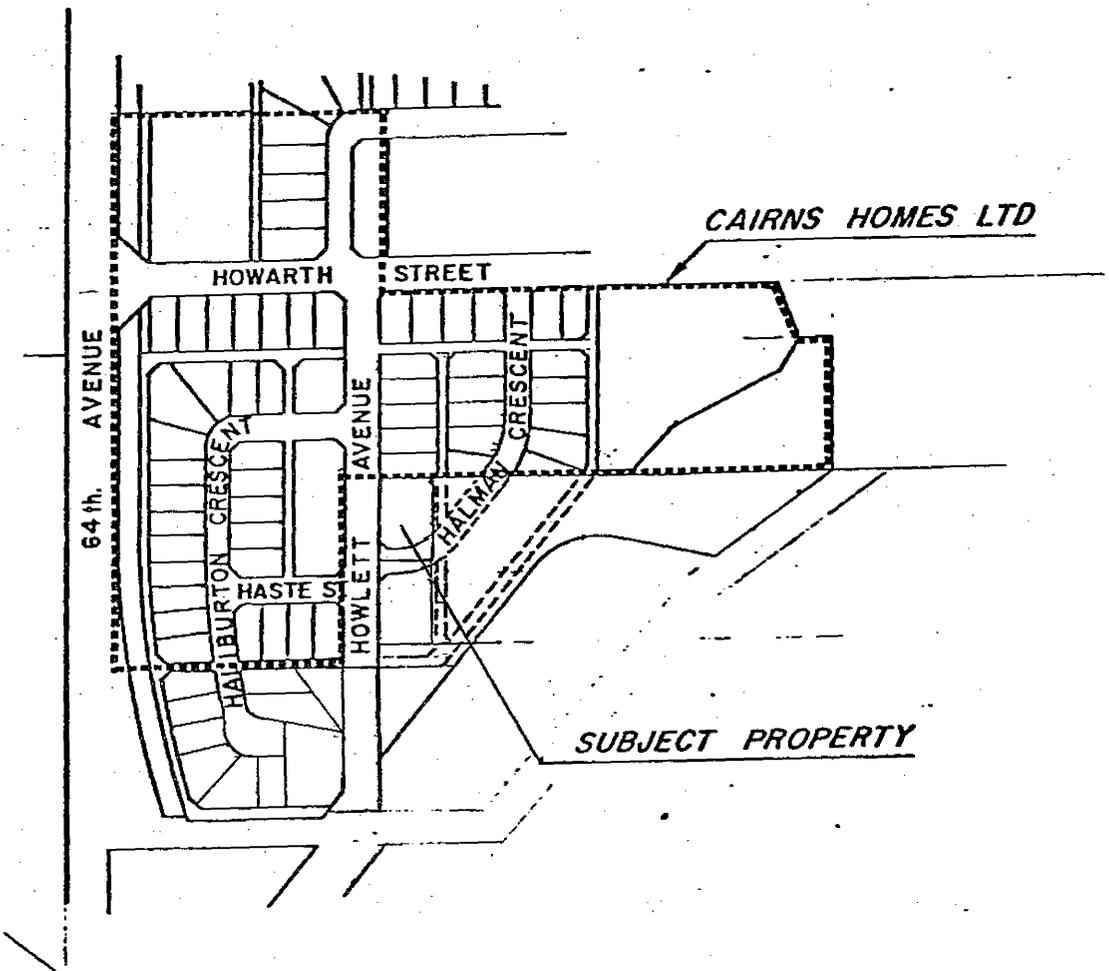


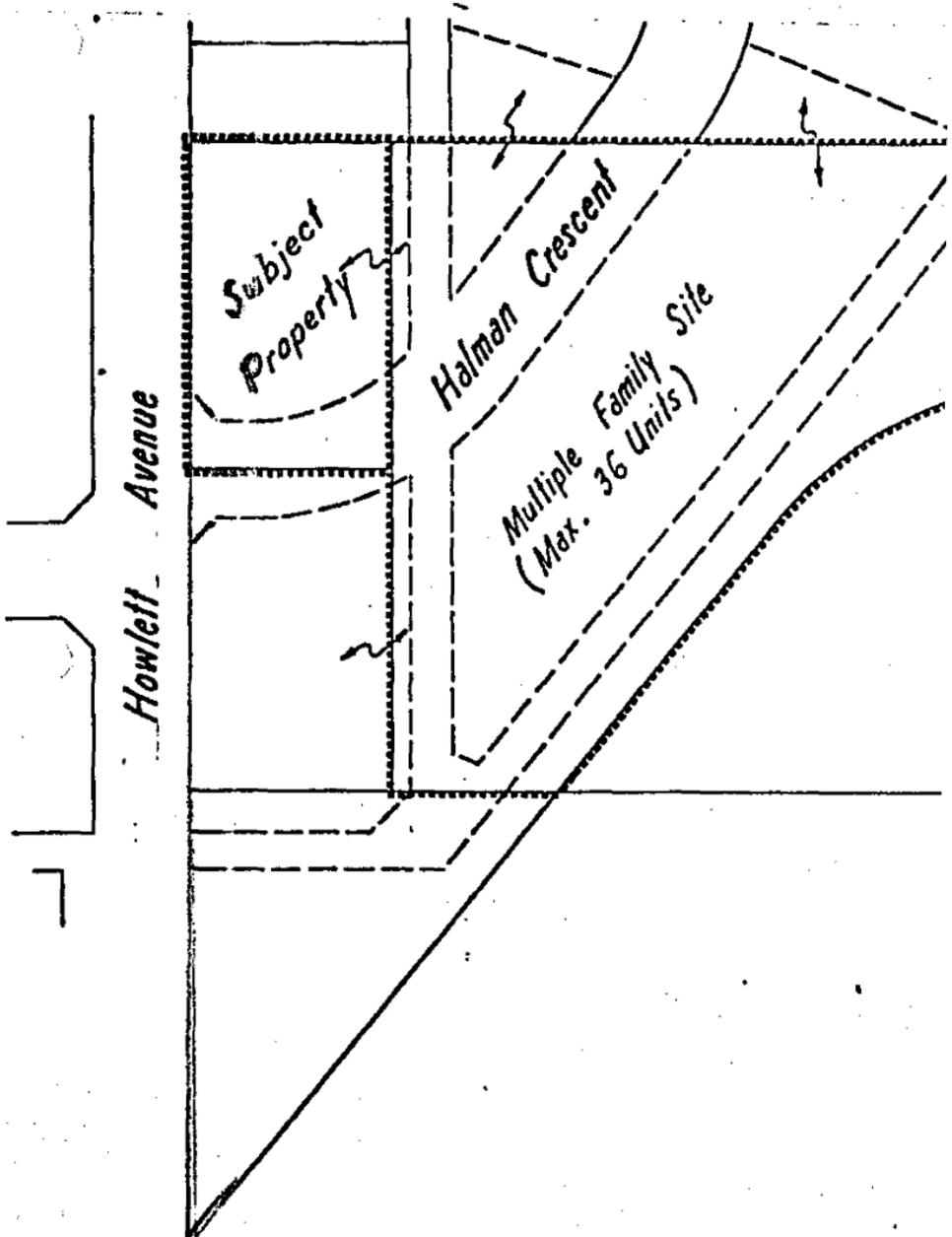
D. Rouhi, MCIP
Senior Planner
City Planning Section

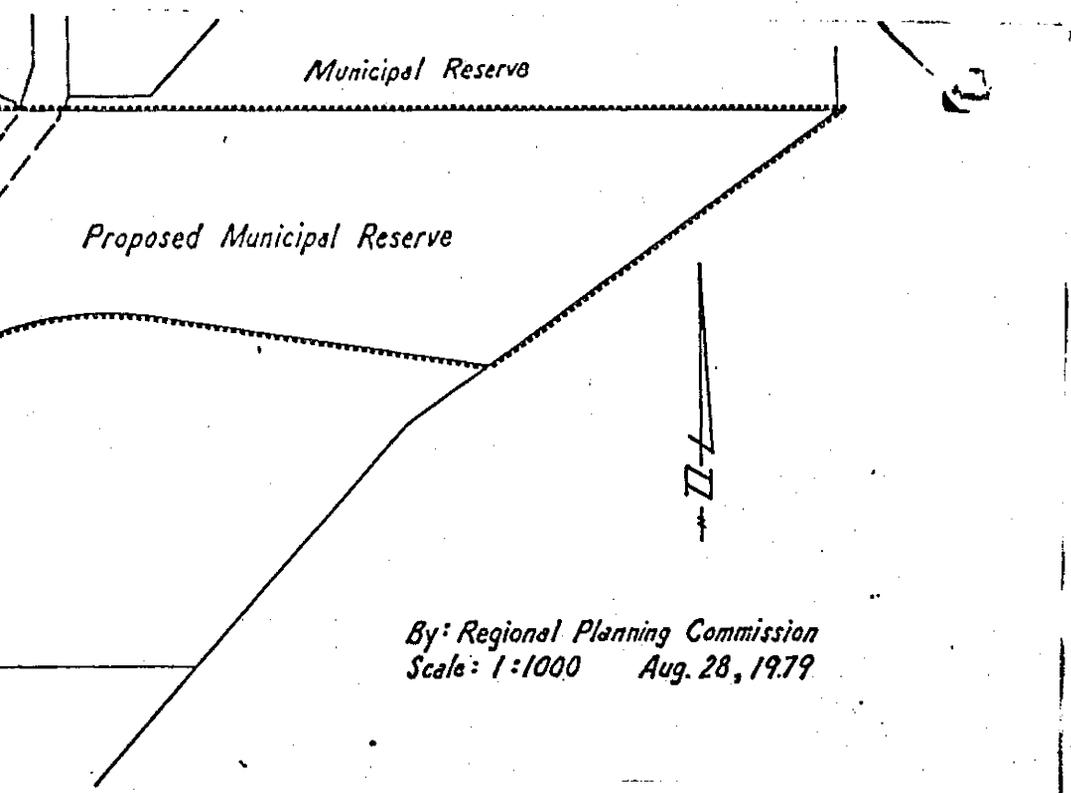
c.c. City Engineer
City Assessor
City Development Officer

Enc.

DR/hm







Municipal Reserve

Proposed Municipal Reserve



By: Regional Planning Commission
Scale: 1:1000 Aug. 28, 1979

Commissioners' comments

This is an extremely difficult area to develop because it has been assembled from a number of small holdings. An overall plan has been prepared for the area, which indicates this particular site is to be utilized for single family use. Accordingly, we cannot support the request to rezone to multiple family zoning, but rather we recommend the applicant follow the general procedure outlined by the Planners, but for single family development only.

It should be noted that the previous Council endorsed multiple family development on a portion of the Cunningham property to the south.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

N. S. TROUTH, P.ENG.

722 - 11th Ave. S.W.
CALGARY, ALBERTA
T2R 0E4

111.

NO. 2

June 8, 1981

DELIVERED

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

Attention: City Clerk

Dear Sirs:

On behalf of the owners of Teasdale Holdings Ltd., I hereby apply for re-zoning of property in the northwest corner of SE $\frac{1}{4}$ 15-38-27 W4 as shown on the attached tentative Legal Subdivision Plan; the most easterly portion to C.2, and the balance of the property to R.3

Lot 2 B/K 5

Lot 1 B/K 5

Yours truly,



N. S. Trouth

NST/dh
Attach.

ph. 269-7205

M E M O

TO: R. Stollings,
City Clerk

DATE: 1981 06 15

FROM: Karl Wahl
E. L. & P.

The E. L. & P. department have no objections to the above mentioned development. It is requested though that a 3 meter easement be taken east of the west property line of Lot 2, from the north lot line south to the lot line facing onto Ellis Crescent. The power alignment will be in the middle of the easement with A.G.T. and Cable West welcome to share the E. L. & P. trench. It is requested that a 2 meter separation be maintained between E. L. & P. and other utility services. (gas, water, sewer).

The developer should contact E. L. & P. at his earliest convenience to determine his electrical service requirement and contribution cost.

If further information is required please feel free to call Karl Wahl at 342-4018.



Karl Wahl,
Electrical Technologist

KW/jjd

June 11th, 1981

TO: CITY CLERKS
FROM: DEVELOPMENT OFFICER/
BUILDING INSPECTOR
RE: N.S. TROUT

In response to your memo on the above, we would bring to Councils attention that the Regional Planning Commission planned for a C3 site in this district. Under C2 zoning, Regional Shopping Centres are permitted. It would seem more appropriate to have neighbourhood shopping centres (C3) in the subdivision.

We trust this is of information to you.



R. Strader
Development Officer/
Building Inspector

RS/lg

June 15, 1981

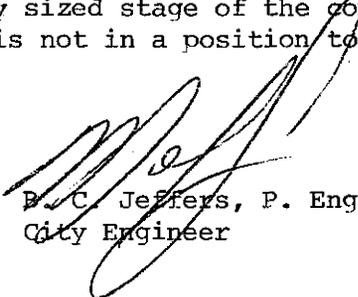
TO: City Clerk

FROM: City Engineer

RE: Request for Rezoning
 Lot 1, Block 15 to R3, Plan 2954 A. I.
 Lot 2, Block 15 to C2, Plan 2954 A. I.
 Eastview Estates

The Engineering Department has the following comments relative to the rezoning application.

1. For the benefit of the developer, we would point out that the adjacent roadway on the east side (Erickson Drive) will be constructed with a concrete center median which will restrict access to Lot 2 to a right turn in and out only. The roadways to the south (Ellis Crescent and Elder Avenue) have been designated as major residential streets with an eighteen (18) metre right of way and a twelve (12) metre carriageway to correspond with the increased adjacent density. No direct access will be permitted across the reserve lot 3 MR to Ross Street.
2. We would suggest that rezoning is premature at this time until the next phase of the quarter section is registered. The legal road access is not part of the tentative legal for these two (2) lots.
3. We are not able to comment further on any traffic problems that may be associated with the C2 zoning until such time as a specific proposal is presented.
4. We recommend that the City not approve of a development agreement for these two (2) parcels but rather insist on a development agreement for the next reasonably sized stage of the complete subdivision. The Engineering Department is not in a position to extend services to the parcels.


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

✓
 KGH/emg
 cc - R.D.R.P.C.
 cc - Development Officer
 cc - City Assessor
 cc - E. L. & P. Supt.

115.

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. _____

June 16, 1981

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

Dear Sir:

Re: N.S. Trouth

The applicant requests rezoning of about 5 acres of land for a shopping centre (C2), and the remaining area to the west to be rezoned to R3 - Multiple family housing.

The site is located south of Ross Street and is part of the Eastview Extension Plan.

Background

The East Hill concept plan approved by City Council did not indicate any shopping centre in this quarter section. However, a small local shopping centre can be permitted in new residential subdivisions to cater to local needs. When the Clearview Subdivision was approved, a small local shopping area was permitted to develop there. However, the purchaser of the site did not develop it for shopping and requested rezoning to Multiple-family use. When the Municipal Planning Commission considered the subdivision application, they passed the following resolution.

" the size of the proposed shopping centre to be reduced to about half an acre or 0.20 hectares. The extra land to be added to the multiple family site to the west."

The applicant appealed the subdivision decision, but later withdrew the appeal.

Present Request

Based on the approved plan by the M.P.C., half an acre would be set aside for shopping, and the remaining 8.5 will be designated for multiple family use. The applicant proposes to create 5 acres of shopping and four acres of multiple family housing.

pg. 2

MEMBERS OF COMMISSION

pg. 2

There is no doubt that a local shopping facilities is needed in this area, but the question is the size and the area it is expected to serve.

The local convenience shopping is expected to serve about two or three quarter sections of residential population. It's size should be similar to the Sunnybrook Centre (0.39 Ac) or the Red Rooster (0.37 Ac). The proposed five acres of shopping far exceeds the designated site. It is twice the size of Highland Green and Eastview Shopping Centres, and about 75% more than the Pines, or, 3.5 times the West Park Shopping Centres (see attached).

In the East Hill overall plan, a large shopping centre site (10 to 15 Acres) is being set aside for a medium size shopping centre. Its location is planned to be at the North-east corner of 32nd Street and 30th Avenue.

The City Council is aware that Red Deer Co-Op has already expressed interest in locating a second store in that area. This shopping centre is expected to provide day to day shopping for the East Hill area of the City.

As it was mentioned, local convenience shopping (about 1/2 acre) would be permitted throughout the East Hill area. If permission is granted to enlarge these by ten times, then the City's planned shopping centre would not be of viable proportion.

We strongly recommend that City Council uphold the decision of M.P.C. by limiting the shopping facility size to half an acre, and the remaining 8.5 acres be left for multiple family housing.

Whatever decision is made by City Council, the actual rezoning of the site depends on the signing of the development agreement and prepayment of applicable charges. Density allocation for multiple family housing is based on the overall density and will be calculated accordingly at the time of rezoning.

Yours truly,



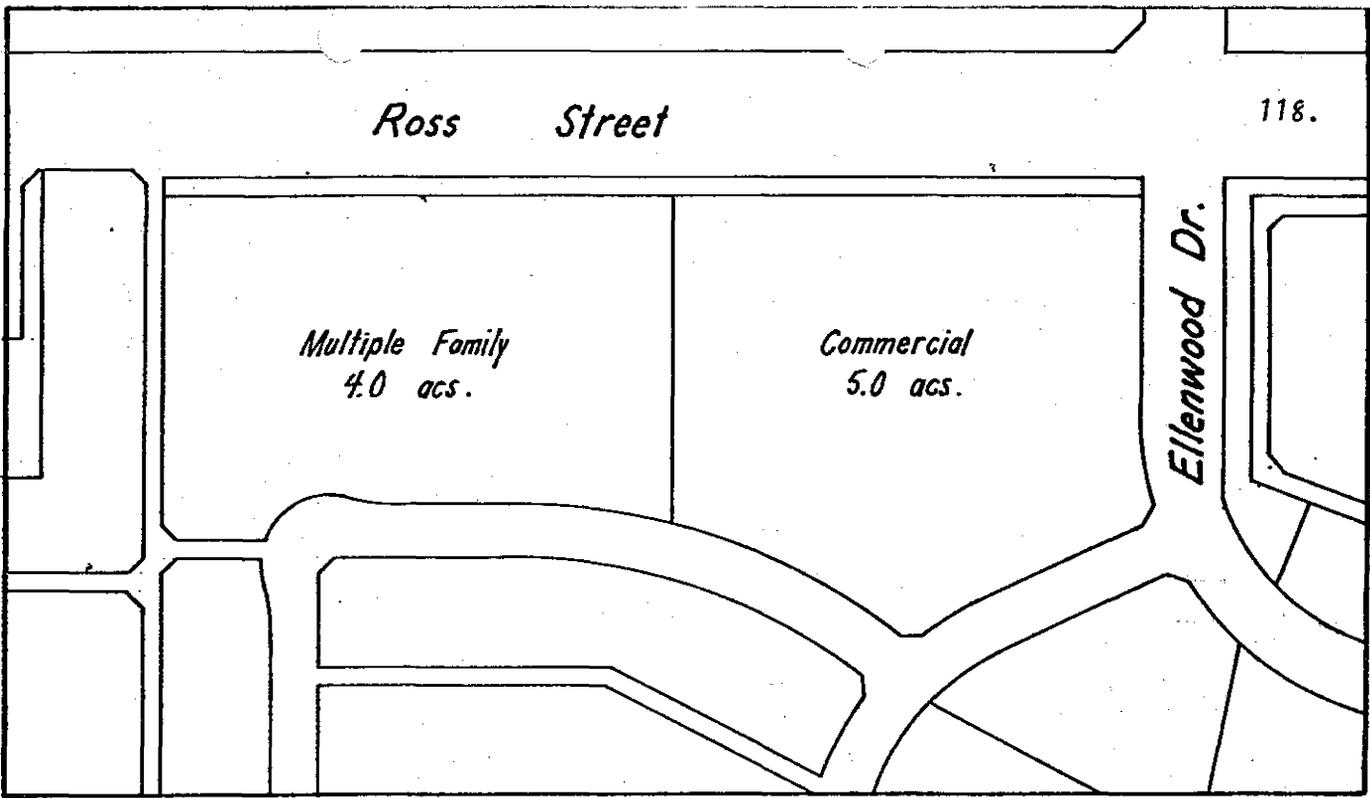
D. Rouhi, MCIP
SENIOR PLANNER
CITY SECTION

DR/cc
(attachment)

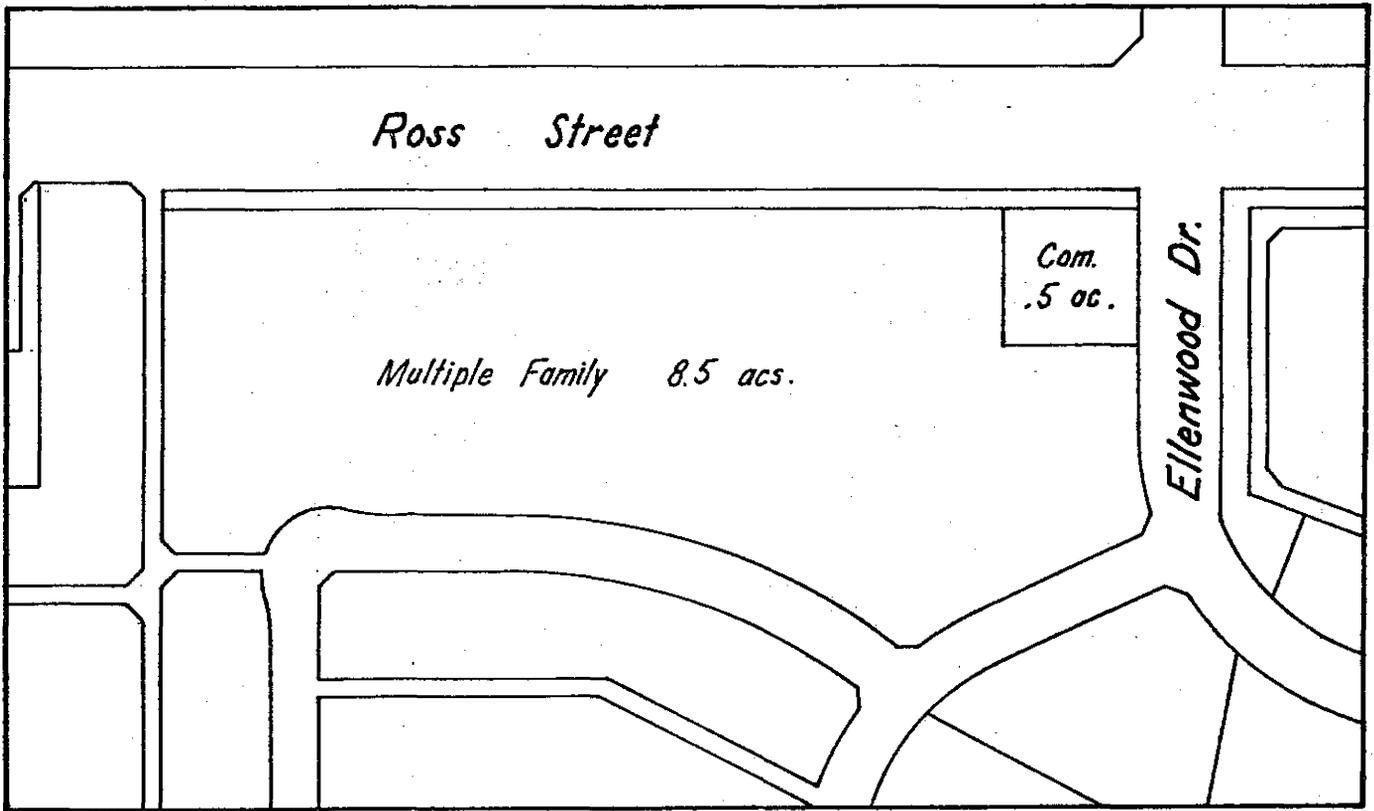
copy to: City Engineer
City Assessor
Development Officer

CITY OF RED DEER
SHOPPING CENTRES

<u>C3 - Commercial (local convenience) District</u>		<u>Site Area (Acres)</u>
1.	55th Street & 45 Avenue	0.17
2.	Mountview	0.25
3.	Red Rooster	0.37
4.	Fairview	0.38
5.	Sunnybrook	0.39
6.	Lucky Dollar	0.41
7.	Michener Hill (Ross St.)	0.50
8.	Mustang Acres	0.51
9.	7-11 60th Street & 54 Avenue	0.91
<u>C2 - Commercial (Regional and Neighbourhood District)</u>		
10.	West Park	1.35
11.	Eastview (not including 7-11 Store)	2.26
12.	Highland Green	2.35
13.	Village Mall	10.50
14.	Bower Place	34.48
15.	Parkland Mall	39.27
<u>C4 - Commercial (Major Arterial) District</u>		
16.	Pines	2.85
17.	Bower Plaza	3.51



Applicant's Proposal



M. P. C. Approved Plan

By: Regional Planning Commission
 Scale : 1:2500 June 16/81

Commissioners' comments

The overall concept plan previously approved by Council for the East Hill contemplates a neighborhood shopping centre somewhat southeast of this subdivision to service the area, when the east hill is more substantially developed. The plan contained provision to allow a convenience store on a 2 to 3 quarter section basis. As none was developed in the Clearview Subdivision, it would not seem unreasonable to allow a small convenience store in this quarter as recommended by the Planner.

We, therefore, concur with the recommendations of the administration and recommend Council not approve C.2 zoning for a 5 acre site, but rather C.3 zoning for a site of approximately 1/2 acre, with the balance of the site to be R.3 zoning to permit multiple family development conforming to the density requirements proposed for this area.

"R. J. MCGHEE"
Mayor

"M. C. DAV"
City Commissioner

Bearden Engineering Consultants Ltd.

120.

NO. 3

June 10, 1981

Mr. Bob Stolling, City Clerk
City of Red Deer
Red Deer, Alta.

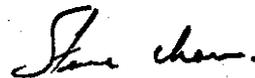
RE: Proposed 4 plex
5629 56 St.
Red Deer, Alta.
Lot: 6,7,8, Blk: 1, Plan: 3331 AJ

Dear Mr. Bob Stolling:

On behalf of Deerton Development Ltd. of Red Deer, we would like to request a zoning change on the above mentioned site for a proposed 4 plex. The present zoning is R-1A (Residential low density district). The proposed 4 plex will require a change of site zoning to R-2 residential general district. Also, enclosed are 4 sets of the proposed drawings for the committee to review.

Should you have any questions with regard to the above, please do not hesitate to contact the undersigned at your convenience.

Yours truly,



Steve Chow, P. Eng.

cc: Deerton Dev. Ltd.

SC/rl

STRUCTURAL ANALYSIS, DESIGN & INSPECTION

Phone: (403) 343-6858

#250  Riverside Office Plaza, 4919-59 St. Red Deer, Alberta T4N 6C9

June 15, 1981

TO: CITY CLERKS

FROM: DEVELOPMENT OFFICER/
BUILDING INSPECTOR

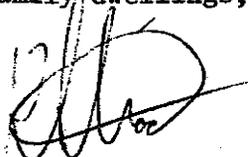
RE: BEARDON ENGINEERING

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

The site in question is designated as R1A in which duplexes are listed as discretionary use. They are the only form of multiple family dwellings mentioned in this use table. Multiple family dwellings have not been permitted in this district since 1979 when Council restricted this type of development after receiving petitions from persons in the area.

This position was re-affirmed in August, 1980, when the present City Land Use Bylaw received third readings after various public hearings.

In our opinion, unless there is considerable public support for a change in zoning to allow multiple family dwellings, the zoning should not change.



R. Strader
Development Officer/
Building Inspector

RS/lg

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3384

Your File No. _____

Our File No. _____

June 15, 1981.

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

Dear Sir,

Re: Lots 6, 7 and 8, Block 1, Plan
3331 A.J. : 5629 - 56 Street,
Proposed 4 plex

Bearden Engineering Consultants Ltd., on behalf of Deerton Development Ltd., has requested that the above property be redesignated from R1A to R2 in order to allow the construction of a fourplex.

In December, 1978 Council considered a report entitled Density : A Study of Redevelopment in Older Residential Neighbourhoods and resolved that the Fairview area redevelopment would be limited to single family or semi-detached dwellings. Subsequently, in January 1979 after considerable citizen representation at a public hearing an amending by-law restricting redevelopment to single family and semi-detached dwellings was approved by Council. The new Land Use By-law 2672/80 designated the Fairview area R1A in accordance with this philosophy.

Redesignation of the subject property would be contradictory to the adopted policy regarding redevelopment.

It is recommended the policy of restricting redevelopment to single family or semi-detached dwellings be maintained and that the request be denied.

Yours truly,



Monte R. Christensen,
Associate Planner
City Planning Section

MRC/hp

MEMBERS OF COMMISSION

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

Commissioners' comments

We concur with the recommendations of the Planners and Development Officer and recommend this application be denied.

"R. J. MCGHEE"
Mayor

"M. C. DAVY"
City Commissioner

NO. 4



HOSPITALS AND MEDICAL CARE

403/427-3685

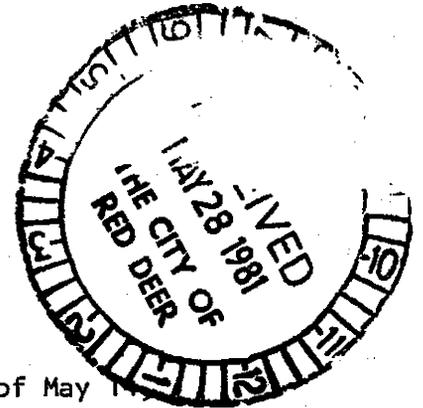
Office of
the Minister

420 Legislative Building
Edmonton, Alberta, Canada

T5K 2B6

May 21, 1981

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



Dear Mr. Stollings:

Thank you for providing me with a copy of your letter of May 1, 1981 to the Alberta Urban Municipalities Association, advising me of your Council's resolution regarding the possibility of hospitals once again being given the authority to requisition local property taxpayers for hospital operating costs.

As I am sure you know, until 1972, hospitals had the authority to requisition operating funds from local property taxpayers. The Premier, the Minister of Municipal Affairs, and I have all mentioned the possibility of returning some local requisitioning authority to hospitals in order to give them some discretionary income and ability to respond to local demands which might exceed the standard programs funded by the Province.

At the present time, local hospital boards are not really directly accountable for the funds finally expended by their facilities. If they exceed budget guidelines established by the Province and run a deficit, the Province has no option but to eventually pick up the deficit. There simply are no other sources of funds available to the Boards.

At the present time a decision has not been made to reinstitute local requisitioning for hospital operating costs, and I was,

therefore, interested to read your Council's comments on the proposal.

Thank you for taking the time to write.

Yours very truly,



D. J. RUSSELL
Minister of Hospitals
and Medical Care

Commissioners' comments

The above is submitted for Council's information.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

126.

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

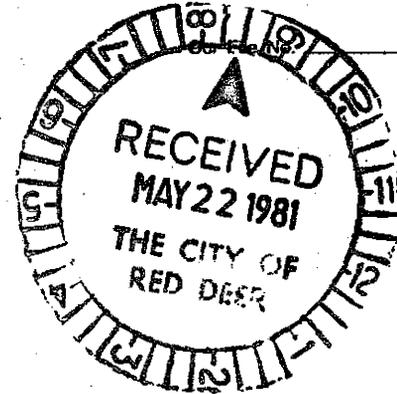
DIRECTOR: NO. 5
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No. _____

May 19, 1981.

To: City and County Commissioners,
Town Managers and Secretary-
Treasurers of Municipalities
located within the area of the
Red Deer Regional Planning Commission



Dear Sir or Madam:

At a recent meeting of the Commission held to discuss our building program for office space for the Commission, it was reported from correspondence that the Minister of Municipal Affairs is prepared to ask Cabinet to approve a loan guarantee for our mortgage with an insurance company provided that any additional costs of owning our facilities over leasing facilities be borne by all of our member municipalities. The Alberta Planning Fund is not to contribute to Regional Planning Commissions' building programs except for the amount needed to lease comparable space as recognized by the Alberta Planning Board.

The difference in cost in our case will be a total of \$141,000 for a three year period only, or \$47,000 per year after which it will cost less to own facilities than to lease facilities.

The Commission has on a number of occasions discussed our building program, as progress reports to the Commission have been made, and at our most recent meeting, the Commission still favoured the advancing of our building program on the site secured by the Commission from the City of Red Deer.

While the Commission anticipate the interest income earned by the Commission will cover the yearly cost of \$47,000 needed each year for a three year period from our member municipalities, there is always the possibility that interest income will not be available or adequate, and the expense of \$47,000 would then become the responsibility of each municipality based upon each municipality's share of the 1981 total equalized assessment located within the Commission area.

The attached table indicates the possible charges for the municipalities shown, based on the formula mentioned above, that may be levied by the Commission per year for a three year period should interest income of the Commission not be available.

MEMBERS OF COMMISSION

.../2

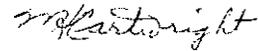
CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DODSBURY—TOWN OF EDGEMOUNT—TOWN OF INNISFAIR
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SURET—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNÉ
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY
SUMMER VILLAGE OF ROCHON SANDS -- SUMMER VILLAGE OF WHITE SANDS -- COUNTY OF LACOMBE No. 14 -- COUNTY OF MOUNTAIN VIEW No. 17
COUNTY OF PAINTEARTH No. 18 -- COUNTY OF RED DEER No. 23 -- COUNTY OF STETTLER No. 6 -- IMPROVEMENT DISTRICT No. 10

In order that the Commission may proceed with the next step in our building program, I would appreciate your presenting this matter to Council, along with our request that Council officially pass a resolution agreeing to the above levy for a three year period commencing in 1982 on the understanding that such charges or a portion thereof are only to be collected if Commission interest income does not cover the amounts needed for building debt service charges.

Besides the financing advantages from ownership, our proposed facilities will provide adequate floor space and off-street parking to meet current and long range needs of the Commission.

Council's early consideration of this request would be appreciated.

Yours truly,



M.H. Cartwright,
Chairman

MHC/t
Encl.

Possible charges to Member Municipalities
to cover the extra initial charges for the
Commission to construct office facilities and
off-street parking to accommodate its needs

128.

	Amount Needed
	<u>\$47,000</u>
City of Red Deer	12,082
County of Stettler	2,149
County of Lacombe	4,885
County of Mountain View	4,418
County of Paintearth	2,570
County of Red Deer	4,473
Improvement District No. 10	5,368
Town of Blackfalds	225
Town of Carstairs	316
Town of Castor	197
Town of Coronation	209
Town of Didsbury	649
Town of Eckville	145
Town of Innisfail	1,498
Town of Lacombe	1,379
Town of Olds	1,396
Town of Penhold	233
Town of Rocky Mountain House	963
Town of Stettler	1,228
Town of Sundre	340
Town of Sylvan Lake	989
Village of Alix	124
Village of Bentley	156
Village of Big Valley	39
Village of Botha	24
Village of Bowden	208
Village of Caroline	80
Village of Clive	55
Village of Cremona	68
Village of Delburne	81
Village of Donalda	29
Village of Elnora	38
Village of Gadsby	7
Village of Halkirk	16
Village of Mirror	87
Summer Village of Birchcliff	74
Summer Village of Gull Lake	61
Summer Village of Half Moon Bay	27
Summer Village of Norglenwold	62
Summer Village of Rochon Sands	27
Summer Village of White Sands	<u>25</u>
TOTAL	<u>\$47,000</u>

ALBERTA EQUALIZED ASSESSMENTS AND POPULATION

MUNICIPALITY	1980 EQUALIZED ASSESSMENT (\$)	1980 POPULATION	1981 EQUALIZED ASSESSMENT (\$)	1981 POPULATION
CITIES				
RED DEER	195,153,210	41,371	259,338,380	
	195,153,210	41,371	259,338,380	
TOWNS				
BLACKFALDS	3,940,000	1,325	4,837,030	
CARSTAIRS	4,705,220	1,474	6,783,740	
CASTOR	3,484,610	1,207	4,226,780	
CORONATION	4,077,820	1,421	4,485,010	
DIDSBURY	11,102,410	2,866	13,921,130	
ECKVILLE	2,438,880	828	3,108,540	
INNISFAIL	22,527,570	4,831	32,156,670	
LACOMBE	21,572,890	5,218	29,599,300	
OLDS	23,102,060	4,488	29,969,570	
PENHOLD	3,117,130	1,242	4,999,510	
ROCKY MOUNTAIN HOUSE	14,264,490	4,467	20,677,420	
STETTLER	19,570,200	5,035	26,354,570	
SUNDRE	4,578,700	1,604	7,284,860	
SYLVAN LAKE	16,517,040	3,650	21,239,690	
	154,999,020	39,656	209,643,820	
VILLAGES				
ALIX	2,187,230	874	2,652,670	
BENTLEY	2,526,070	828	3,372,830	
BIG VALLEY	562,250	344	842,500	
BIRCHCLIFF S.V.	1,074,220	41	1,587,390	
BOTHA	438,450	160	521,860	
BOWDEN	3,225,710	963	4,488,510	
CAROLINE	1,527,080	402	1,715,560	
CLIVE	966,710	338	1,180,950	
CREMONA	1,067,670	334	1,448,980	

ALBERTA EQUALIZED ASSESSMENTS AND POPULATION (cont'd)

MUNICIPALITY	1980 EQUALIZED ASSESSMENT (\$)	1980 POPULATION
VILLAGES (cont'd)		
DELBURNE	1,438,800	555
DONALDA	617,570	278
ELNORA	603,960	241
GADSBY	109,770	48
GULL LAKE S.V.	1,094,830	92
HALF MOON BAY S.V.	474,040	40
HALKIRK	286,320	152
MIRROR	1,337,120	479
NORGLNWOLD S.V.	904,170	94
ROCHON SANDS S.V.	406,270	44
WHITE SANDS S.V.	315,320	5
	21,163,560	6,312
COUNTIES		
STETTTLER NO. 6	30,142,880	4,924
LACOMBE NO. 14	50,854,700	8,399
MOUNTAIN VIEW NO. 17	60,383,990	8,695
PAINTEARTH NO. 18	31,686,780	2,603
RED DEER NO. 23	61,462,110	13,575
	234,530,460	38,196
IMPROVEMENT DISTRICTS		
NO. 10	66,097,960	8,548
	66,097,960	8,548
TOTAL	671,944,210	134,083

* 1980 figure, 1981 figure not available.

1981 EQUALIZED
ASSESSMENT
(\$)

1981
POPULATION

1,735,640
617,570*
810,830
148,430
1,302,700
578,150
351,310
1,883,300
1,323,940
564,090
528,530

27,655,740

46,126,610
104,853,870
94,838,190
55,171,840
96,007,430

396,997,940

115,236,390

115,236,390

1,008,872,270

May 26, 1981



TO: CITY CLERK
FROM: CITY TREASURER
RE: REGIONAL PLANNING COMMISSION

As you are aware the Regional Planning Commission is currently planning the construction of a building to be owned by the Commission to house its offices. The Commission presently leases its office space.

The Planning Commission is proposing to use a long term loan to pay for the construction cost. The Province, however, is only agreeable to paying that portion of the loan repayment that is equal to what the lease payment would have been. Any excess loan repayments would be shared among the participating municipalities based on equalized assessment.

The Commission is anticipating that interest earnings on its surplus funds could be used to pay the excess loan payments. In the event they are not sufficient, however, the Commission is asking each participating municipality to pass a resolution agreeing to pay its share of excess levy for a three year period. It is anticipated that after three years lease payments would be higher because the debt repayment would not change.

The approximate amount the City could be liable to pay is \$12,082 per year for three years. This would be provided in the operating budget commencing in 1982.

Required Action

If Council is agreeable to the Commission proposal a resolution would be required as follows:

"RESOLVED that Council of the City of Red Deer agree to provide to the Red Deer Regional Planning Commission for three years, commencing in 1982, the City of Red Deer share of \$47,000 each year based on the equalized assessment of municipalities participating in the Red Deer Regional Planning Commission if interest revenue of the Commission is not sufficient to pay the \$47,000.

It is recommended the Commission be requested to try and recover any payments required from the municipalities from the Province when the debt repayments become less than what the lease payments would have been.



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

AW/jm

Commissioners' comments

We recommend Council approve the above and funds for same be provided in the 1982, 1983 and 1984 budgets, if required.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

May 12, 1981

133.

NO. 6

The Mayor and City Council
c/o Mr. R. Stollings, City Clerk
The City of Red Deer
Box 5008
Red Deer, Alberta

Re: Public Notice to Construct a 1.5 Metre
Sidewalk 55 Street from Waskasoo Bridge
to 45 Avenue (North Side) as per your
Schedule F

Honourable Members:

I am one of the four taxpayers involved and I strenuously object to paying for this improvement a second time -- and now at the rate of \$8.53 per front metre per year for twenty years. Long before the twenty years are up it will need improvement again. This is no fault of the taxpayers. One only needs to examine the condition of the cement walks within the confines of the four taxpayers' properties to realize proper cement work, put to the proper use, lasts for forty years or more.

Two very important factors have destroyed this sidewalk in question, both city traffic related:

1. Constant use of melting material on city street during winter for the traffic lights at 55 Street and 45 Avenue.
2. City bus stop to the west of the 45 Avenue intersection that constantly splashes salt and melting material onto the sidewalk from the pavement.

Now why not, at this time, give serious consideration to putting a Tarmac finish on top of the present sidewalk of like material to the pavement that seems to withstand the salt? The four residences in question have no access to their frontage -- because of city traffic they must come and go via their back alley -- and hence do not use the sidewalk anyway.

Yours truly,

Gladys V. McKee

(Mrs.) Gladys V. McKee



1981 05 20

134.

TO: City Clerk
FROM: City Assessor

RE: Proposed Sidewalk
55 Street From
Waskasoo Bridge to 45 Avenue
North Side

With reference to the letter submitted by Mrs. Gladys V. McKee, may we advise that we have no previous record in the tax rolls respecting the existing sidewalk.

The notice to construct a new sidewalk has been done in accordance with the Municipal Taxation Act. Section 145 (1), 2 and 9, allows for the construction and/or reconstruction of sidewalks as a local improvement.

Section 153 (1) of the Municipal Taxation Act stipulates that Council, on their own initiative, may cause a notice of intention to undertake a local improvement subject to certain regulations. Unless a majority of property owners owning at least one-half of the value of the lands abutting the improvement, appeal against the local improvement within two weeks after the last date of publication, the local improvement may be undertaken and charged against the properties.



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

May 19, 1981

TO: City Clerk

FROM: City Engineer

RE: Proposed Replacement of a 1.5 m Sidewalk on the North Side of
55 Street from Waskasoo Bridge to 45 Avenue

The replacement of the above noted section of sidewalk was initiated by the Engineering Department due to verbal inquiries received from the public and due to the extremely poor condition of the walking surface. The walk, according to our record plans, is twenty-three (23) years old and is beyond repair that would normally be charged to the current years operating budget. A two (2) inch asphalt overlay is not recommended by the Engineering Department due to the costs (approximately \$22.50 per front metre) and due to the differences in elevation that would result when matching property owners' sidewalks, driveways, etc.. In addition, once concrete begins to deteriorate the chloride ion concentration is probably high enough to continue deterioration particularly where reinforcing is present, even after an overlay is placed. A good example is the deteriorating deck on the Gaetz Avenue Bridge.

When complete replacement is necessary, particularly to reduce the potential for liability claims due to personal injury, it is current policy to charge the replacement costs against the abutting and benefitting land owners.

The advertized rate of \$8.53 per front metre is the current rate approved by Council in the 1981 Unit Rate Bylaw and is the rate required to recover the expenditures associated with this type of construction. The assessment period of twenty (20) years was chosen as quality concrete is expected to yield adequate service for at least that time period. The land owner has the opportunity to either pay for the local improvement as a yearly assessment on his property taxes or to prepay the required amount. On an average 16 m (50 foot) wide lot the cost would be as follows:

a) Yearly Assessment

$\$5.69/\text{m}^2/\text{assess m} \times 1.5 \text{ m (wide)} \times 16 \text{ m (frontage)} = \136.48 annually

$\$5.69 \times 1.5 \times 16 \times 20 = \$2,729.60 \text{ at the end of 20 years}$

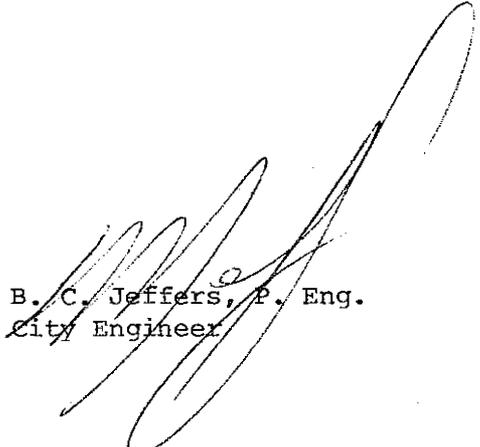
b) Prepayment:

\$37.70/m²/assess m x 1.5 m x 16

= \$904.80

With regard to usage, the on street parking is currently restricted in front of the residence in question, therefore, as indicated by Mrs. McKee, visitors by car would likely use the rear lane. Pedestrian visitors such as mailmen, meter readers, milkmen, paper boys, etc. could still probably use the front walkway.

A photograph and a photocopy of our record plan is enclosed herewith for the information of Council. Our recommendation for sidewalk replacement remains.



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

KGH/emg
cc - City Assessor
attach



45 AVE.

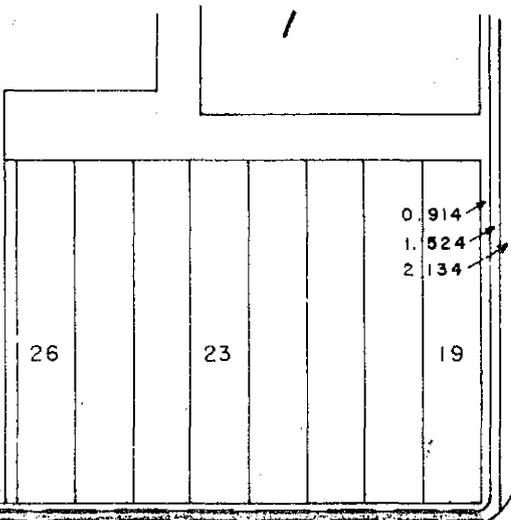
0.914
1.219
2.438

10.973

TRAFFIC LIGHT

13.411

137.



55 STREET

REPLACE ASPHALT BETWEEN WALK AND CURB

TIE TO EXISTING WALK ON BRIDGE

F

REPLACE EXISTING WALK WITH 1.5 CONCRETE WALK

0.610
0.914
1.524

WASKASOO

NETSIC ENGINEERING & ARCHITECTURE
1000 WEST 10TH STREET
SIOUX FALLS, S.D. 57105

CREEK

48

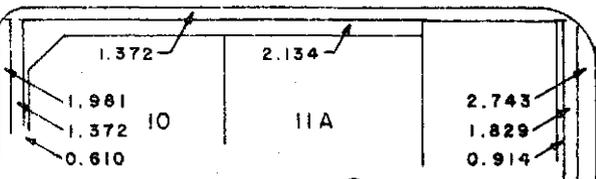
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46 AVE

7.315



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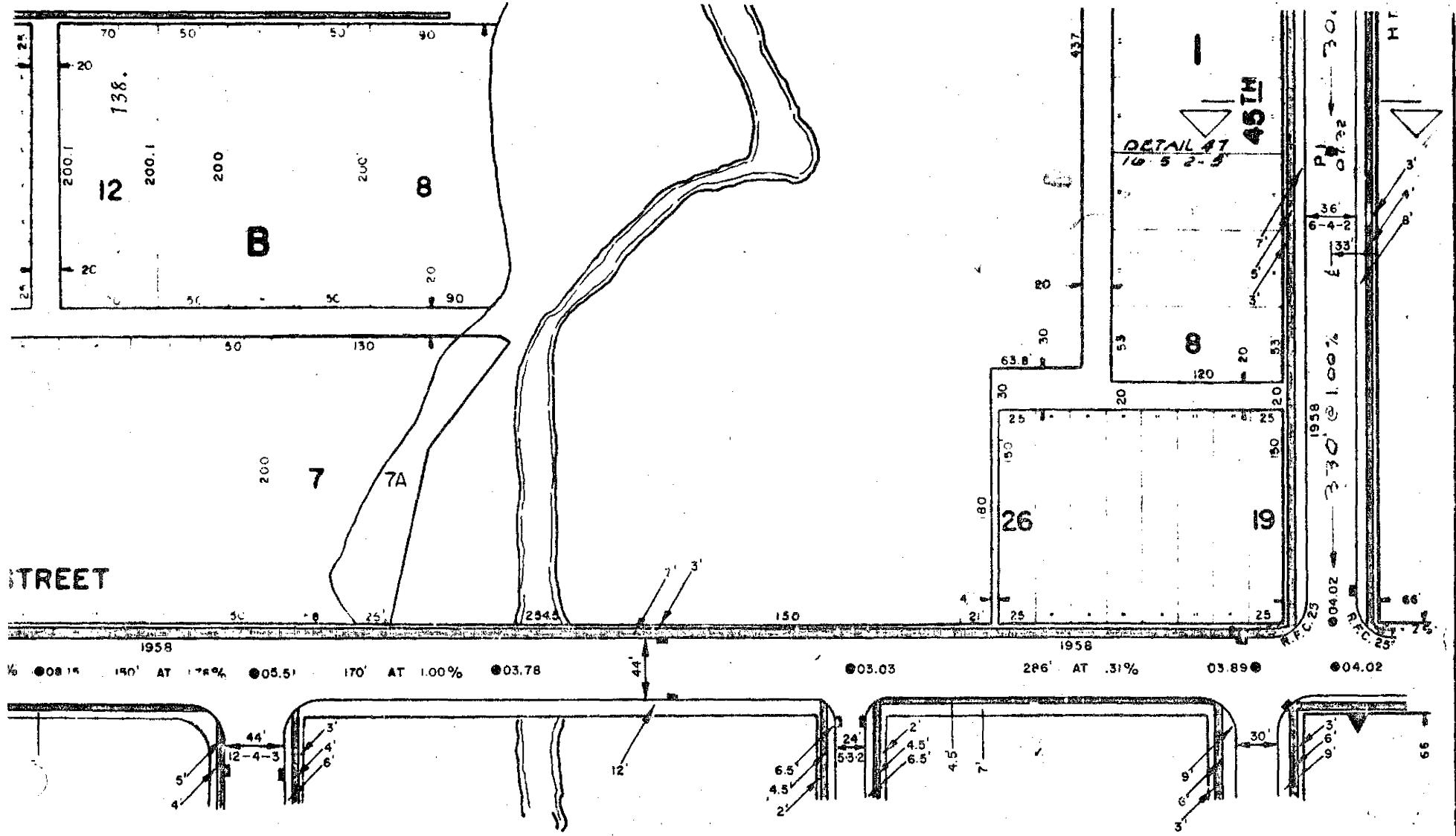
3.048
1.524
0.914

ACCT. No. 6-0156-0004

CITY OF RED DEER

SIDEWALK REPLACEMENT 55 STREET

NO. DATE
REVISION
SCALE 1:1000
APPROVED BY
DRAWING NO. 81-R-19
APPROVED BY
DRAWING NO. 81-R-19



STREET

1958
 150' AT 1.76% 170' AT 1.00% 286' AT .31%
 ●08.15 ●05.51 ●03.78 ●03.03 ●04.02

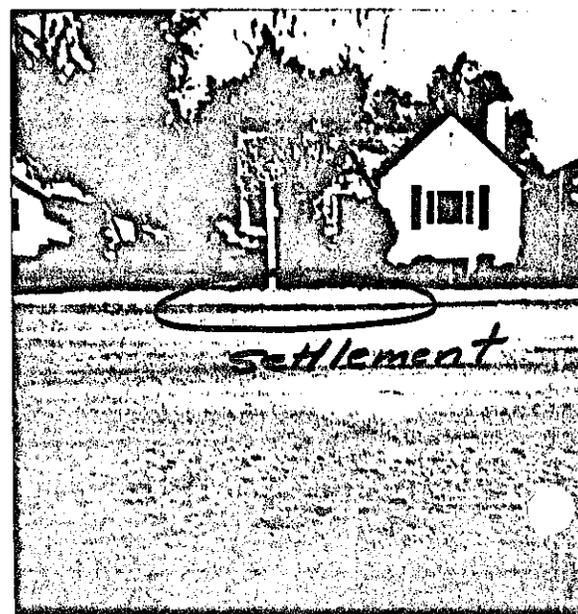
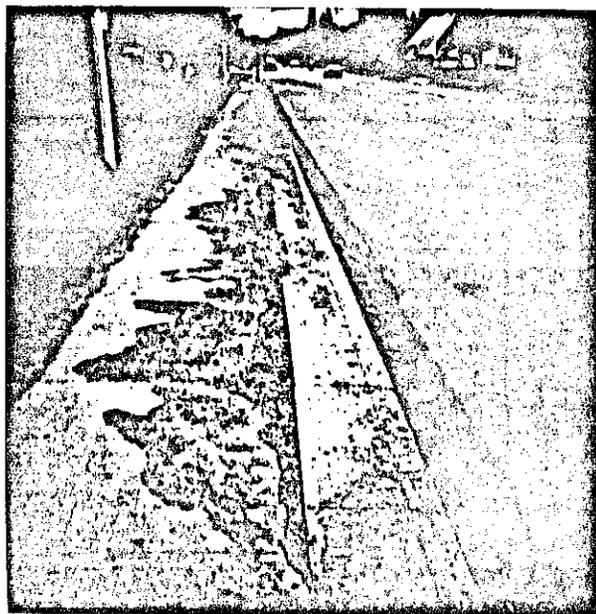
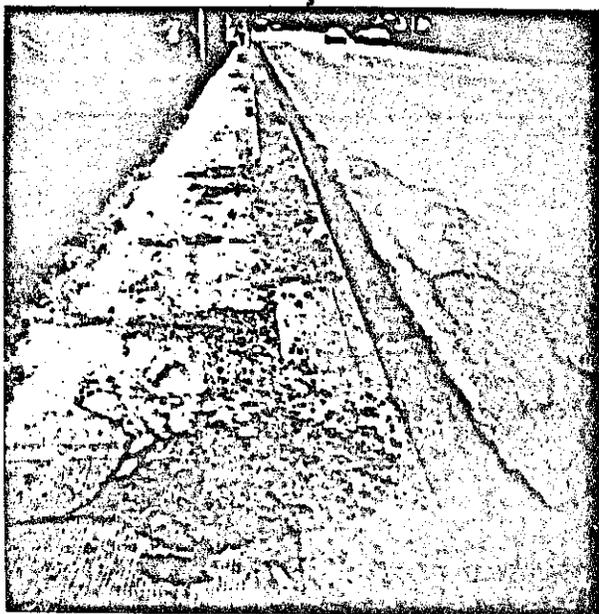
HADDIN, DAVIS & BROWN (ALBERTA) LIMITED
 CONSULTING ENGINEERS
 VANCOUVER EDMONTON CALGARY REGINA WINNIPEG

CITY OF RED DEER
 LSD. 3 and 4, SEC 20.

LANE GRADES ARE GUTTER GRADES

▲ CONTROL MONUMENTS

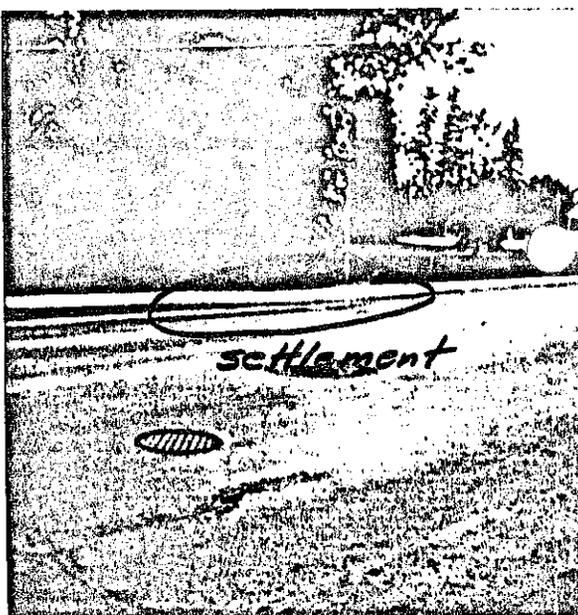
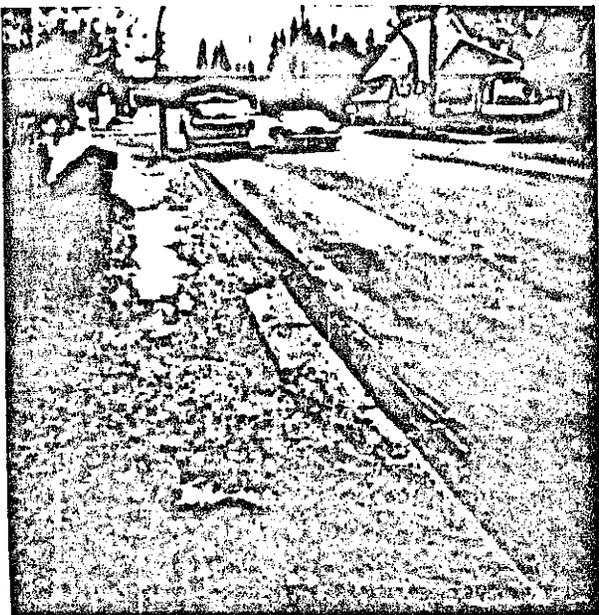
ROADS AND SIDEWALKS



55 ST (N side) FACING EAST TOWARDS

55 ST (N side) FACING EAST TOWARDS

55 ST (N side) FACING NORTH BEYOND
15 Ave 11/19/81



55 ST (N side) FACING EAST TOWARDS
15 Ave 11/19/81

55 ST FACING WEST FROM 46 AVE
(N side) 11/19/81

55 ST (N side) FACING N.E. FROM
46 AVE 11/19/81 139.

Commissioners' comments

In response to our advertisement for reconstruction of this section of sidewalk on 55 Street only one property owner has objected. We, therefore, recommend proceeding with the local improvement as outlined by the City Engineer.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

PANDER



REALTY LTD.

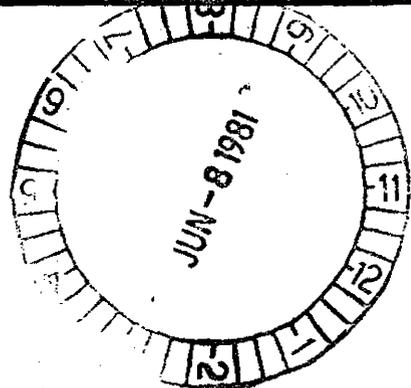
THE VILLAGE
6320 50 Avenue
Red Deer, Alberta T4N 4G6

(403) 342-1100

NO. 7

141.

CITY OF RED DEER
4914 - 48 AVENUE
RED DEER, ALBERTA



JUNE 3, 1981

ATTENTION: MAYOR McGHEE and MEMBERS OF CITY COUNCIL

RE: LOTS 1 & 2, BLOCK C PLAN 782-1023
on 50 AVENUE, NORTH OF RED DEER HONDA

Baystone Developments Ltd., the owner of the subject property, is proceeding with plans to construct a 38,400 square foot commercial condominium building. The firm is anxious to commence construction at an early stage to meet the demands from Red Deer and other Alberta businesses which require 'exposure to 50 Avenue in an attractive building, featuring ample paved parking, and designed to accommodate commercial as well as distribution type interests'.

THE SITE: 3.12 acres which will feature site improvements of paved parking for 186 vehicles and 17,945 square feet (13%) landscaped area, current zoning is C-4 (Highway Commercial).

THE LOCATION: On the West side of the 50 Avenue Service Road North of Red Deer Honda (at 76 Street) and South of a vacant lot adjacent to 77 Street (zoned C-4 Major Arterial Commercial District). The property to the West of the subject site is zoned R-4 and accommodates a large, partially filled mobile development. The developments on the East side of 50 Avenue are zoned C-4 and accommodate a wide variety of quasi-commercial/industrial firms including industrial supply houses; construction and sub-trade contracting businesses; automotive sales and service companies; household supply, carpet and furniture warehouses; distribution outlets; home recreational products; etc. Businesses on the West side of 50 Avenue cater to the farming, tourist, and automotive minded consumer.

The location and the shape of the site is such that it invites more than a Highway Commercial designation and yet is also attractive to many firms that are more commonly thought of as Highway Industrial. The out of town traveller visiting Red Deer via old Highway 11, the proposed new David Thompson route, and Highway 2A North would find it a convenient place to pick up a wide variety of supplies ranging from medical-drugstore, convenience groceries and fast foods, camping and sporting goods, and laundry facilities, etc.

Residential • Acreages • Farms • Commercial Sales
Property Management • Commercial Leasing

The development should also accommodate the 12 - 16 requests we've already received to house industrial supply firms (electrical, fastener, plumbing, etc.), large and small furniture, home entertainment, and home construction materials (including hardware, floor and wall covering, windows and doors, draperies, etc.).

142.

THE PROJECT: The \$2.0 Million development is a unique L-shape design with an attractive elevation that encompasses 38,400 square feet, with glass frontage, concrete block construction, and pre-baked enamel roof exterior. Typical larger firms could occupy the focal ends and centre point of approximately 6,400 square feet each, whereas small firms would find the remaining shop areas of 15' - 20' x 60' (900 - 1200 square feet) very conveniently sized and easily affordable.

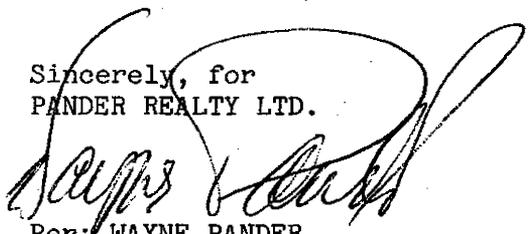
The development will be accessible to firms wishing to own (via condominium plan) as well as to those desiring rental accommodation. As such, it will be the ideal answer to established businesses ready to own their own premises that will be more economical than if they were to build for themselves; as well as to newer, smaller firms which for other reasons may wish to lease their business accommodation initially possibly purchasing at a later date.

WE THEREFORE REQUEST that City Council rezone this site to C-2 (Regional and Neighbourhood Shopping District) which will satisfy the requirements of all the uses mentioned above. We recognize that there is an ample supply of commercial project alternatives to this development but none of those also fulfil the essential design criteria required to accommodate the quasi-commercial/industrial uses (overhead loading doors, greater ceiling height) and also satisfy the local demand for owner occupation of premises located on a major internal roadway. This rezoning would also clarify the developers position in talking to clients and will result in a faster possession date for the businesses scheduled to take occupancy.

Baystone Developments is an Edmonton based company which has also been active in Red Deer for the past three years. The principals of Baystone have considerable experience in residential and land development, the hotel industry, industrial service businesses and commercial recreational development.

Your early consideration and positive response to this request will be most appreciated.

Sincerely, for
PANDER REALTY LTD.



Per: WAYNE PANDER

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. _____

June 15, 1981.

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

Dear Sir,

Re: Lots 1 & 2, Block C, Plan
782 4083

The request to redesignate the above mentioned property from C.4 Commercial (Major Arterial) to C.2 Commercial (Regional and Neighbourhood Shopping) raises several concerns.

The primary purpose of the C.2 district

"is to provide land in which the full range of uses and services normally found in the city center may locate in order to serve planned neighbourhoods or to function on a regional basis. These areas will consist of a group of commercial establishments conceived, designed, developed, or managed as a unit with adjacent on-site parking facilities."

Throughout the City there are two regional shopping centers, Parkland Mall and the Bower Place Mall, and several neighbourhood centers are found in Eastview, Westpark and Highland Green. In Glendale land has been designated for a neighbourhood shopping center. This hierarchy of shopping facilities is designed to provide an extension of the downtown services into other areas remotely located from the downtown. Controlling commercial uses in this manner provides clusters of planned groups of uses at planned locations and helps prevent extensive and ad hoc strip commercial development.

The proposal is neither neighbourhood nor regionally oriented and deviates from the philosophy of planned shopping areas. Allowing the redesignation as requested will adversely affect the viability of the planned shopping facilities for the residential areas west of this proposal.

Cont'd/2.

MEMBERS OF COMMISSION

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

. R. Stollings,
City of Red Deer.
June 15, 1981.
Page 2.

144.

It is recommended that the request for redesignation be denied.

Yours truly,



Monte R. Christensen,
Associate Planner
City Planning Section

MRC/hp

June 16, 1981

TO: City Clerk

FROM: City Engineer

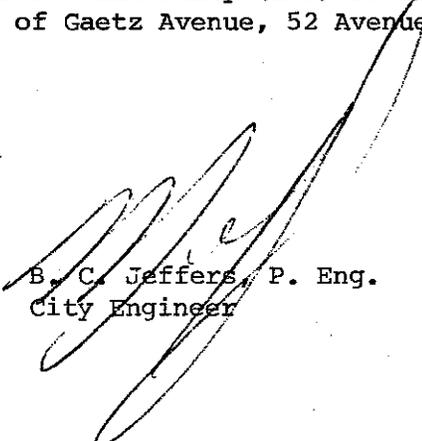
RE: Pander Realty Ltd.
Request for Rezoning to C-2
Lots 1 & 2, Block C, Plan 782-1023

The Engineering Department has no comments regarding the request for rezoning.

The site can be readily serviced and the normal prepayments have been previously made at time of subdivision.

The developer would be responsible for all additional cost relative to E. I. & P. services, sanitary, water, storm connections, hydrants and curb crossings for any development.

For the developers information, the service road termination at 77 Street is being designed and constructed this year as a right turn in and out only access to 77 Street. This design is necessary to avoid the potential through movement across 77 Street on 52 Avenue and to avoid the placement of traffic signals every one hundred and sixty (160) metres along 77 Street (example at the intersections of Gaetz Avenue, 52 Avenue and 53 Avenue).



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

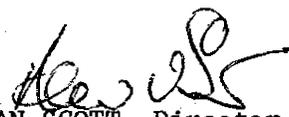
KGH/emg
cc - City Assessor
cc - Economic Development Officer
cc - Building Inspector
cc - RDRPC

June 15, 1981

TO: CITY CLERK, BOB STOLLINGS
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: CORRESPONDENCE FROM PANDER REALTY LTD.

The Economic Development Department would oppose the application for a re-zoning of this site to C-2. The site in question is adjacent to Northland Industrial Park, and the land surrounding the site is zoned C-4. In order for the zoning on this site to be consistent with the surrounding areas, I would recommend that the zoning remain as C-4. Many of the uses which Mr. Pander refers to in his correspondence to Council, could be suitably accommodated under the existing C-4 zoning.

Respectfully submitted,



ALAN SCOTT, Director
Economic Development

AVS/gr

THE CITY OF RED DEER

147.



RED DEER, ALBERTA

T4N 3T4

June 9, 1981

TO: CITY CLERKS
FROM: DEVELOPMENT OFFICER/
BUILDING INSPECTOR
RE: PANDER REALTY LTD.

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

The above site is presently designated C4, in which the attached uses are listed as permitted or discretionary. C2 zoning would permit the uses mentioned in the second attachment.

At present these are the following sites designated C2:

PARKLAND MALL	SHOPPING MALL
BOWER PLACE	SHOPPING MALL
HIGHLAND GREEN	SHOPPING CENTRE
SITE IN GLENDALE SUBDIVISION	UNDEVELOPED
WEST PARK	SHOPPING CENTRE
EASTVIEW	SHOPPING CENTRE
VILLAGE GREEN	SHOPPING MALL (directly across from Parkland Mall)

Several of these sites have vacant space and the Village Green site is still not fully developed. It is our opinion that adequate C2 space is available at this time and that further expansion of the designation would have negative results on the existing sites. For these reasons we recommend that the site not be rezoned.


R. Strader
Development Officer/
Building Inspector

RS/lis

6.2.2 C2 COMMERCIAL (REGIONAL & NEIGHBOURHOOD SHOPPING) DISTRICT

6.2.2.1 General Purpose of District

The purpose of this district is to provide land in which the full range of uses and services normally found in the city center may locate in order to serve planned neighbourhoods or to function on a regional basis. These areas will consist of a group of commercial establishments conceived, designed, developed, or managed as a unit with adjacent on-site parking facilities.

6.2.2.2 Permitted Uses

- (1) Shopping center including any or all of the uses listed as permitted in the C1 Commercial (City Center) district, Section 6.2.1.2, except signs and except offices.

6.2.2.3 Discretionary Uses

- (1) Shopping center including or intending to include uses listed as discretionary in the C1 Commercial (City Center) district, Section 6.2.1.3.
- (2) Signs - Identification - Class C (see Section 4.12)
 - Local Advertising - Class C
 - General Advertising.
- (3) Office within a shopping center subject to Section 6.2.2.6(1).
- (4) All permitted and discretionary uses in the C1 District, subject to the provisions of Section 6.2.2 and 4.13.1. (2672/A-80)

6.2.2.4 Regulations

- (1) Floor Area: Minimum - Dwelling Units 55 m²
Maximum - One third of the site area
- (2) Building Height: Minimum - N/A
Maximum - Three storeys unless otherwise approved by the M.P.C.
- (3) Front Yard: Minimum 9 m, subject to Section 6.2.2.5
- (4) Side Yard: Minimum 9 m.
- (5) Rear Yard: Minimum 9 m.
- (6) Landscape Area: Minimum 15%.
- (7) Parking Spaces Required: 5.5 spaces for every 93 m² of gross leasable floor area.
(Subject to Section 4.10).

- (8) Loading Spaces Required: One opposite each loading door with a minimum of one, subject to Section 4.11.
- (9) Site Area: Minimum 0.4 ha unless otherwise approved by the M.P.C.
- (10) Frontage: N/A

6.2.2.5 Site Development

- (1) The site plan, the relationship between buildings, structures and open spaces; the architectural treatment of buildings; the provision and architecture of landscaped open space; and the parking layout shall be subject to approval by the Development Officer or Municipal Planning Commission.
- (2) If strict adherence to Section 6.2.2.4 prohibits an effective relationship between buildings, structures and open spaces on the site and adjoining property the Municipal Planning Commission may relax the requirements of Section 6.2.2.4.

6.2.2.6 Special Provisions

- (1) Notwithstanding any provision of this Bylaw, office uses shall not be allowed above a second storey of any structure within the C.2 district, nor shall the area designated for office use in any such structure exceed five per cent (5%) of the gross leasable floor area of the ground level storey.

6.2.4 C-4 COMMERCIAL (MAJOR ARTERIAL) DISTRICT

6.2.4.1 General Purpose of District

150.

To provide sufficient land for commercial, industrial, and other services for the people using major arterial transportation routes; and to provide sites for those services that require locations on major routes, i.e. that require a high degree of visibility and accessibility.

6.2.4.2 Permitted Uses

- (1) Hotels and motels.
- (2) Eating and beverage establishments subject to Section 6.2.4.5.
- (3) Service stations subject to Section 6.2.4.5.
- (4) Signs - Identification - Class C - see Section 4.12.
- Local advertising - Class C - see Section 4.12.

6.2.4.3 Discretionary Uses

- (1) Banks.
- (2) Commercial Recreational Establishments
- (3) Convenience Grocery not exceeding 235 m² of gross floor area in conjunction with a gasoline sales outlet.
- (4) Sale of:
 - (a) automobiles, motorcycles, recreation vehicles, industrial and agricultural machinery,
 - (b) tools, machinery, equipment and other products used in the building and construction industry including but not limited to the following trades: carpentry and cabinet making, plumbing, heating, insulating, roofing, flooring, drywalling, electrical installation, tinsmithing, painting, wallpapering, landscaping, bricklaying and masonry provided that each use, and in particular the storage of materials is contained solely within the buildings,
 - (c) tools, machinery, equipment, and other products used in the agriculture industry except bulk livestock food and bulk chemicals and fertilizers.
- (5) Sales and administrative uses ancillary to a permitted or discretionary use.
- (6) Repair, rental or servicing of any article, vehicle, or commodity of which the sale, warehousing, fabrication or processing is permitted in the C4 zone.
- (7) Warehousing and storage of any article or commodity subject to Section 5.2.2.
- (8) Fabrication, processing, material testing and manufacturing establishments which meet industrial standard I, Section 5.3.1. (2672/M-80)

- (9) Distribution of:
 - (a) automotive tools, parts and accessories,
 - (b) industrial tools, parts and accessories.
- (10) Furniture and white goods store and showroom, the ground floor area of which, including storage, to be not less than 930 m² unless otherwise approved by the M.P.C. No outside storage or display is permitted.
- (11) Signs - General Advertising - see Section 4.12
- Directional - see Section 4.12.
- (12) Any development legally existing or legally approved prior to the passing of this Land Use Bylaw is deemed to be a discretionary use duly approved by the Municipal Planning Commission.

151.

6.2.4.4 Regulations

- (1) Floor Area: Minimum - N/A
Maximum - 33% of site area
- (2) Building Height: Minimum - N/A
Maximum - Three storeys unless otherwise approved by the M.P.C.
- (3) Front Yard: Minimum 18 m.
- (4) Side Yard: Minimum 3.8 m.
- (5) Rear Yard: Minimum 3 m.
- (6) Landscape Area: Minimum 40% of the minimum front yard.
- (7) Parking Space: Subject to Section 4.10 or 4 spaces for 93 m² of gross floor area, whichever is greater.
- (8) Loading Space: One space opposite each loading door with a minimum of one per building, subject to Section 4.11.
- (9) Site Area: Minimum 1,393 m².
- (10) Frontage: Minimum 30 m.

6.2.4.5 Site Development

- (1) The site plan; the relationship between buildings, structures and open space; the architectural treatment of buildings; the provision and architecture of landscaped open space; and the parking layout shall be subject to approval by the Development Officer or Municipal Planning Commission.
- (2) If strict adherence to Section 6.2.4.4 prohibits an effective relationship between buildings, structures and open space on the site and adjoining property the Municipal Planning Commission may relax the requirements of Section 6.2.4.4.

6.2.4.6 Special Provisions

- (1) Notwithstanding Section 6.2.4.2 and Section 6.2.4.3 a drugstore shall be a permitted use in the parcel of land described as Lot 21-A, Block 2, Plan 792 0235. (2588/S-80)

Commissioners' comments

The attached request for rezoning would effectively allow unlimited commercial uses, including office space. As outlined by the Planner, this is not consistent with good planning and would result in yet a further dispersion of retail and commercial facilities from those areas designated by Council.

We, therefore, concur with the recommendations of the administration and recommend Council deny this application.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

PETITIONS & DELEGATIONS

153.

NO. 1

347-5373
11 Humber Close
Red Deer, Alberta, T4N 5N1
June 1, 1981

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

Re: Remainder of U-1 Lot, Plan 1479TR, Adjacent to Lot 106,
Block 16, Plan 4848TR.

Dear Sir:

Enclosed please find two petitions from citizens of the Highland Green area near the above mentioned utility lot. These people are supporting the installation of a public walkway in order to increase the pedestrian accessibility to the G. H. Dawe Community Center for people in the Hazlett, Humber, Hepworth Closes, Horn Street, Horn Crescent, and other areas in the Highland Green West subdivision and to decrease the incidence of trespassing along Hamilton Drive and 61st Avenue. There is no direct access to G. H. Dawe other than to use the main streets of 61st Avenue and Hewson Avenue.

Problems have arisen since the access was closed off by a fence erected by the residents of Lot 106 who were leasing this utility lot last spring. Since that time residents of the south side of Hamilton Drive as well as residents along the west side of 61st Avenue have been bombarded by people trespassing through their private property in order to reach G. H. Dawe. Children on their way to school have especially been the cause of this problem but adults too have been known to jump fences and open gates in order to get across these properties. It is also a concern that kindergarten and younger primary children have an unnecessary increased walking distance to school during the cold winter months. When parents drive their children to school at this time the extra traffic at Dawe does not add to the safety of hundreds of children.

At the present time a sidewalk and fence are being erected at the alley side of the properties of the two Caddy residences of Lots B and Lot 16 and a chain link fence is being erected along the south side of the G. H. Dawe parking area. This sidewalk and

. . . 2 .

*Lead 2:15/2/81
June 2/81*

Mr. B. Stollings
June 1, 1981
Page 2

154.

fencing will be funnelling people from the G. H. Dawe Center to Hamilton Drive and at the moment people have no place to go and are thus tempted to further trespass. The opening of the proposed walkway would alleviate the problem as it is almost directly across the street from the new sidewalk. It does not make sense to spend this amount of money on a sidewalk and fencing when it doesn't direct the people to any accessible outlet. It should also be noted that there is no sidewalk on either the east or south sides of the Caddy residences of Lots B and 16. Also the opening of St. Patrick Separate School and the arena will increase the traffice in this area and trespassing is bound to increase.

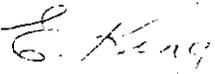
I have been in contact with Mrs. Gail Olsen, the new owner of Lot 106, who is currently leasing this utility lot and though she has mixed feelings about the walkway is not totally against it because she is aware of the problems of trespassing and has had people jump their five foot fence. Mrs. Olsen, I believe, would support this walkway if a mutual agreement could be worked out and if she doesn't have to give up the entire area. I am proposing that approximately ten to twelve feet be fenced off and opened as an informal, undeveloped walkway that is gravelled. I do not think it is necessary for a sidewalk snowplow to have access to this area as children's feet will keep the snow well packed down as they did when they used this area prior to the fence going up. Mrs. Olsen would also like to have a fence installed to match her existing fence and that any damage to her lawn be repaired. Both ends of the walkway should be protected from motor vehicles and crosswalk signs should be put up.

Mr. Ian Duncan, the new owner to the east of the utility lot would prefer to have the area remain as it is but is aware of the problems. He feels that if a walkway is put in it should be done attractively so as not to devaluate his property, so perhaps a grassed sidewalk area would be better. However a decision as to how the area is developed if the walkway is approved should be worked out with these two neighbors to complement both properties.

It would be appreciated if this walkway could be taken into consideration so that goodwill among neighbors can be restored in this area and better pedestrian access to G. H. Dawe be ensured. I would be grateful if this proposal could be placed on the City Council agenda for June 22nd during the evening, so that we, as petitioners may attend and that the problems be rectified prior to the September opening of the school term.

Thank you for your consideration.

Sincerely,


(Mrs.) E. King

/ek Encls.

Mr. R. Stollings, City Clerk
City Hall, 4913-48th Avenue
Red Deer, Alberta.
T4N 3T4

June 3-1981

Dear Sir:

Re: Remainder of Utility Lot U-1, Block 16, Plan 4848 TR, Lot 106.

Being previous owners of said property before and after city annexation, we would like to comment on two petitions being put to Council, regarding a walk-way through the above U-lot.

(1) When developing Lot 106 in 1975, we were informed of the option to lease the utility lane, advising us if leased, that we could not close it in, as access must be left for people and children from the south area to a proposed school, which now is G.H. Dawe and St. Patrick's.

(2) Due to the closing of this lane, by a fence, in June 1980 we have had children trespassing through our property and climbing over the back fence, necessitating repairs to the said fence.

We would appreciate your consideration of this problem.

Thanking You, we are, Yours truly.

E. G. Hanson
Shury Hanson
6129-Hamilton Drive
Red Deer, Alberta.
T4N 5N5

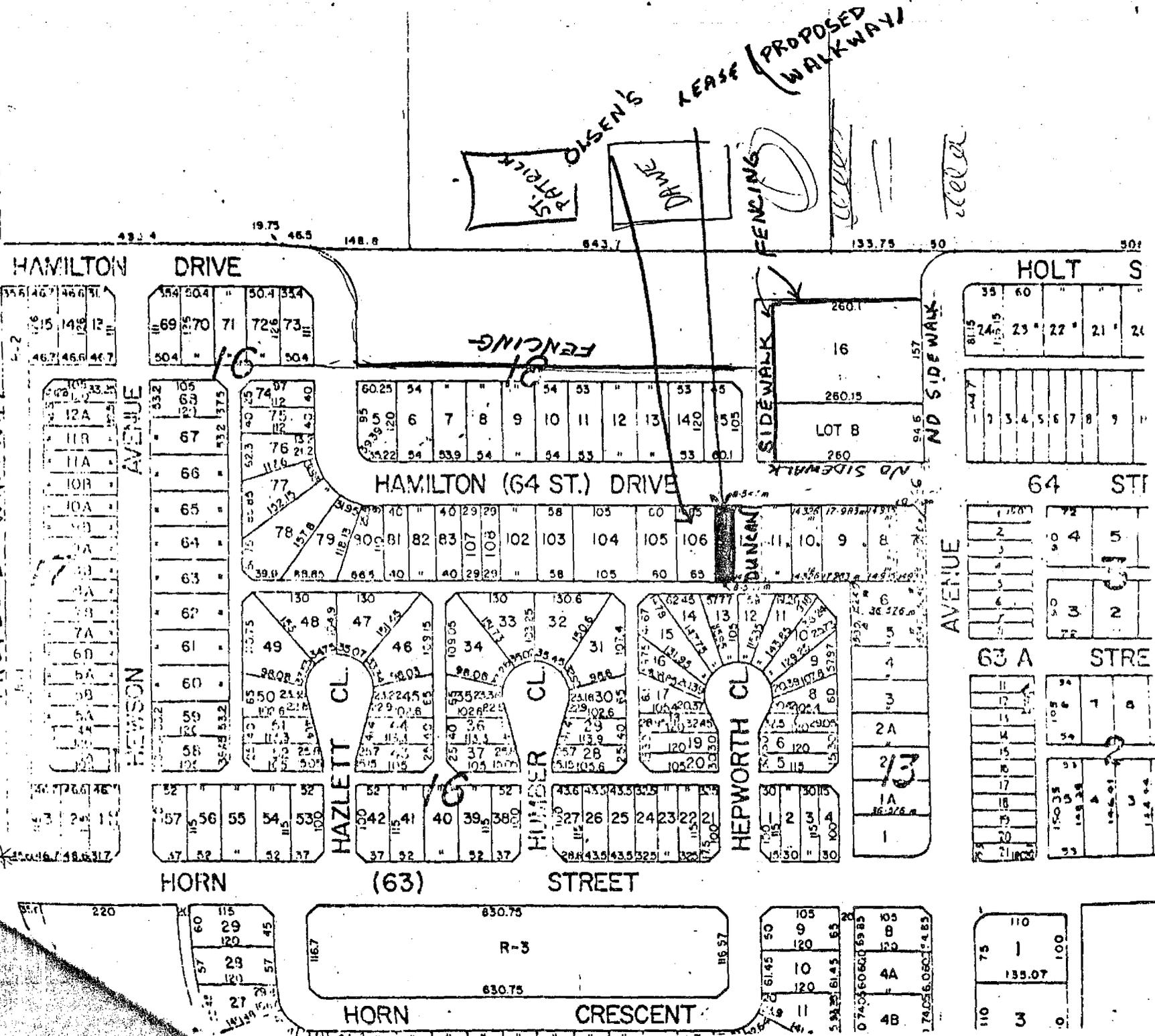
*Recd. 2:25 PM
June 2/81*

MAY, 1981

156-

U-1 Lot, Block 16, Plan 4848TR

PROPOSED WALKWAY



ST. PATRICK'S LEASE

DRIVE

FENCING

NO SIDEWALK

SIDEWALK

AVENUE

ND SIDEWALK

FENCING

HAMILTON (64 ST.) DRIVE

DUNCAN

HAZLETT CT

HUMBER CT

HEPWORTH CT

HORN (63) STREET

HORN CRESCENT

HAMILTON DRIVE

HOLT S

HEWSON AVENUE

HEWSON AVENUE

HORN

STREET

AVENUE

64 STI

63 A STRE

60 115 29 45

57 29 57

27

830.75

630.75

R-3

105 9 120 53

10 120

11

105 8 120 48.5

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110 75 100

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19125 Hamilton Ave.
 Peel West, Alberta.
 June 1, 1981

Mr. B. Stallings
 City Clerk
 City of Peel West, Alberta.

Dear Sir,

As a resident and property owner of Hamiltonville, I'm concerned that no walkway access is available to the G. Peace center, from the South, East without a cross of Highland Green. This in turn presents a problem of adults and children crossing private property, thro' gardens, and taking short cuts over lawns, which after repeated warnings, looks like a number of law trials.

Much to our dislike we were forced to put up a fence in order to try and discourage people from trespassing.

We also have posted "No Trespassing" signs but this has been disregarded also. Children on bicycles are 50% trespassing. I feel a portion of the utility lot W1 Plan 1479TR, if developed into a access walkway would eliminate this problem and benefit a number of people, and also make for good public relations among neighbors.

I thank you for your attention.
 Betty Shields

PETITION FOR PUBLIC WALKWAY ON U-1 LOT, PLAN 1479TR, ADJACENT TO LOT 106, BLOCK 16, PLAN 4848 TR, CITY OF RED DEER.

We the undersigned do support the installation of a public pedestrian walkway at the above location. We have been continually subjected to children and adults trespassing across our private property in order to reach the G. H. Dawe Community Center area. We have suffered inconvenience and/or damage to our property from this trespassing and feel this public walkway alleviate this problem.

Printed Name	Signature	Address	Phone	Witness
1. HANSON	Thury Hanson	6129 Hamilton Dr.	346-6126	B. Trider
2. HANSON	G.O. Hanson	6129 Hamilton Dr.	346-6126	B. Trider
3. Boddy	Ms. Boddy	6141 Hamilton Dr.	347-9102	B. Trider
4. Boddy	Jana D. Boddy	6141 Hamilton Dr.	347-9102	B. Trider
5. WILSON	Erud Wilson	6145 Hamilton Dr.	343-6947	B. Trider
6. BARCOCK	Tom Barcock	6165 Hamilton Dr.	346-4210	B. Trider
7. CARR	Pat Carr	6169 Hamilton Dr.	347-1512	B. Trider
8. SCHLOSSER	Louanna Schlosser	6173 Hamilton Dr.	342-2522	B. Trider
9. GRAMLICH	Vern Gramlich	6177 Hamilton Dr.	343-2526	B. Trider
10. KUKURA	Jerry Kukura	6181 Hamilton Dr.	347-8558	B. Trider
11. CLARKIN	Clara	6185 Hamilton Dr.	346-6520	B. Trider
12. MRS CLARKIN	Mrs. Clarkin	6185 HAMILTON DR	346-6520	B. Trider
13. CLAYTON WHITE	Clara	6132 Hamilton Dr.	342-1447	B. Trider
14. Helen White	Helen White	6132 Hamilton Dr.	347-1447	B. Trider
15. RANDY HARGREAVES	Randy	6137 Hamilton Dr.	343-2390	B. Trider
16. RUTH BOLZE	Ruth Bolze	6157 Hamilton Dr.	346-7850	B. Trider
17. JIM BOLZE	Jim Bolze	6157 Hamilton Dr.	346-7850	B. Trider
18. GEORGE DUFFY	George Duffy	6147 Hamilton Dr.	342-5761	B. Trider
19. ANNE DUFFY	Anne Duffy	6147 Hamilton Dr.	342-5761	B. Trider
20. DEANNA KOZAK	Deanna Kozak	6132 Hamilton Dr.	343-1592	B. Trider
21. Alberdina Peterson	ALBERDINA PETERSON	6115 Hamilton Dr.	347-8570	B. Trider
22. Maynard B Peterson	MAYNARD PETERSON	6115 Hamilton Dr.	347-8570	B. Trider
23. DOROTHY HEWITT	Dorothy Hewitt	6107 Hamilton Drive	346-5239	B. Trider
24. BETTY LUKA	Betty Luka	6103 Hamilton Drive	343-1970	B. Trider
25. Sharon Ray	Sharon Ray	6332 61 st AVE	342-7017	B. Trider
26. FLOYD RAY	Floyd Ray	6332 61 st AVE	342-7017	B. Trider
27. DOROTHY REYNOLDS	Dorothy Reynolds	6302-61 AVE, R.D.	346-6371	B. Trider
28. G.R. Reynolds	REYNOLDS	6302-61 AVE, R.D.	700-6771	B. Trider
29. G.R. Mogel	G.R. MOGEL	6308-61 Ave R.D.	6-6057	B. Trider
30. PHYL TORVE	Phyl Torve	6316-61 Ave	347-1548	B. Trider
31. AL TORVE	Alvin L. Torve	6316-61 Ave	347-1548	B. Trider
32. Sharon Pell	Sharon Pell	6320-61 Ave	347-7920	B. Trider
33. ROLAND PELL	Roland Pell	"	"	B. Trider
34. NORSEN MARKHAM	Norsen Markham	6324-61 Ave.	348-2366	B. Trider
35. STEVE MARKHAM	Steve Markham	6324-61 Ave	342-2366	B. Trider
36. Willetts - Stan	Stan Willetts	6328-61 Ave	343-6732	B. Trider
37. Willetts - Elaine	Elaine Willetts	6328-61 Ave	343-6732	B. Trider
38. JACK TRIDER	J.C. Trider	6125 - Hamilton Dr.	343-0805	-
39. TRIDER	Betty Trider	6125 - Hamilton Dr.	343-0805	-

**PETITION FOR PUBLIC WALKWAY ON U-1 LOT, PLAN 1479 TR, ADJACENT
TO LOT 106, BLOCK 16, PLAN 4848 TR, CITY OF RED DEER.**

We the undersigned do support the installation of a public pedestrian walkway at the above location. It is our desire to promote goodwill among neighbors and reduce the incidence of trespassing through private property along Hamilton Drive and 61st Avenue of children and adults desiring to reach the G. H. Dawe Community Center area.

Printed Name	Signature	Address	Phone	Witness
1. Dale Torwatt	Dale Torwatt	26 Hazel St.	343-2004	E. King
2. Margita Torwatt	Margita Torwatt	5 Hazel St.	343-2004	E. King
3. Barry W. Spence	Barry W. Spence	5 Hazel St.	343-2004	E. King
4. EDWARD SEMLAS	Edward Semlas	7 Hazel St.	343-2004	E. King
5. A. Selman	A. Selman	8 Hazel St.	343-2004	E. King
6. St. Bonifacian	St. Bonifacian	9 Hazel St.	343-2004	E. King
7. Anne M. Munn	Anne M. Munn	11 Hazel St.	343-2004	E. King
8. Eunie Munn	Eunie Munn	11 Hazel St.	343-2004	E. King
9. Winn Paulsen	Winn Paulsen	12 Hazel St.	343-2004	E. King
10. Robert Reed	Robert Reed	13 Hazel St.	343-2004	E. King
11. Chris Reed	Chris Reed	16 Hazel St.	343-2004	E. King
12. STUART MCCONNELL	Stuart McConnell	12 Hazel St.	343-1728	E. King
13. HEATHER MCCONNELL	Heather McConnell	12 Hazel St.	343-1728	E. King
14. NARIKA THARCKOZY	Narika Tharckozy	22 Hazel St.	343-2004	E. King
15. LES THARCKOZY	Les Tharckozy	22 Hazel St.	343-2004	E. King
16. ESTHER SVEINSON	Esther Sveinson	12 HUNTER BLVD	343-2004	E. King
17. Darcy Sveinson	Darcy Sveinson	# 12 HUNTER BLVD	343-2004	E. King
18. Robin Larson	Robin Larson	# 14 HUNTER BLVD	343-2004	E. King
19. Donna Larson	Donna Larson	# 14 HUNTER BLVD	343-2004	E. King
20. PETER FOX	Peter Fox	# 14 HUNTER BLVD	343-2004	E. King
21. Joyce Rogers	Joyce Rogers	# 18 HUNTER BLVD	343-2004	E. King
22. GLEN SASYNIK	Glen Sasyunik	# 20 HUNTER BLVD	343-2004	E. King
23. DARLENE SASYNIK	Darlene Sasyunik	# 20 HUNTER BLVD	343-2004	E. King
24. BRENDA VANDEBEEK	Brenda Vandebek	# 22 HUNTER BLVD	343-2004	E. King
25. LAURIE L. KRAFT	Laurie L. Kraft	# 24 HUNTER BLVD	343-2004	E. King
26. BRIAN PELLERIN	Brian Pellerin	# 26 HUNTER BLVD	343-2004	E. King
27. Laurie L. Stuart	Laurie L. Stuart	# 32 HUNTER BLVD	343-7715	E. King
28. JACKI COLLIER	Jacki Collier	# 34 HUNTER BLVD	343-2004	E. King
29. ISABEL JOHNSON	Isabel Johnson	# 36 HUNTER BLVD	343-2004	E. King
30. Dale JOHNSON	Dale Johnson	# 36 HUNTER BLVD	343-5130	E. King
31. Debra Michel	Debra Michel	# 38 HUNTER BLVD	343-2004	E. King
32. Larry Ross	Larry Ross	# 40 HUNTER BLVD	343-2004	E. King
33. Pat Ross	Pat Ross	# 42 HUNTER BLVD	343-2004	E. King
34. KAY SYVERTSEN	Kay Syvertsen	# 20 HEPWORTH BLVD	343-1960	E. King
35. GARY BAUMGART	Gary Baumgart	# 15 HEPWORTH BLVD	343-5745	E. King
36. LINDA BAUMGART	Linda Baumgart	# 15 HEPWORTH BLVD	343-5745	E. King
37. LUCIE CARRIERE	Lucie Carriere	# 7 HEPWORTH BLVD	343-2004	E. King

PETITION FOR PUBLIC WALKWAY ON U-1 LOT, PLAN 1479 TR, ADJACENT TO LOT 106, BLOCK 16, PLAN 4848 TR, CITY OF RED DEER. PAGE 3

We the undersigned do support the installation of a public pedestrian walkway at the above location. It is our desire to promote goodwill among neighbors and reduce the incidence of trespassing through private property along Hamilton Drive and 61st Avenue of children and adults desiring to reach the G. H. Dawe Community Center area.

Printed Name	Signature	Address	Phone	Witness
81. R. O. GAY	<i>R. O. Gay</i>	19 Horn Cres.	347-5366	E. King
82. R. ORCHYK	<i>Ronald Orchyk</i>	15 Horn Cres	347-1537	E. King
83. R. ORCHYK	<i>Ronald Orchyk</i>	" " "	" " "	E. King
84. D. BIRD	<i>Derek Bird</i>	7 - Horn Cres.	346-4151	E. King
85. D. CONKLIN	<i>Dorothy Conklin</i>	3 Horn Cres	342-5331	E. King
86. S. WELLING.	<i>Sharnadie Welling</i>	6110 Horn St.	347-6513	E. King
87. A. CALENSO	<i>Ane Calenso</i>	6124 Horn St	346-7106	E. King
88. E. S. JIWA	<i>E. S. Jiwa</i>	6126 Horn St.	343 6113	E. King
89. W. STIMFORD	<i>W. Stimford</i>	11 Hepworth Cl	342-6354	E. King
90. A. STILLINGS	<i>A. Stillings</i>	43 Horn Cres.	347-5096	E. King
91. S. NICHOLSON	<i>Sheryl Nicholson</i>	9 Hepworth Close.	347-1386	E. King
92. P. KING	<i>P. King</i>	" " " "	347-5373	E. King
93. ELAINE KING	<i>E. King</i>	11 " " "	347-2373	E. King
94. WENDY SINDAR	<i>Wendy Sindar</i>	6122 Horn St	346-1222	E. King
95. RAY GANT	<i>Ray Gant</i>	6123 Horn St.	343-1241	E. King
96. GRACE BREEN	<i>Grace Breen</i>	6214 Horn St.	347-1246	E. King
97. BRETT BEE	<i>Brett Bee</i>	" " "	" " "	E. King
98. ADEBBY RAY	<i>Adelby A. Ray</i>	6242 Horn St	343-7301	E. King
99. ALLEN RAY	<i>Allan Ray</i>	" " "	" " "	E. King
100. GAIL O'CONNOR	<i>Gail O'Connor</i>	30 - Hepworth Cl	343-8082	E. King
101. JESSIE CADDY	<i>Jessie Caddy</i>	6404-61 Ave.	346-7304	E. King
102. SCOTT CADDY	<i>Scott Caddy</i>	" " "	" " "	E. King
103. JOHN CADDY	<i>John Caddy</i>	6408-61 Ave.	346-5920	E. King
104. GAYLE CADDY	<i>Gayle Caddy</i>	6404-61 Ave	346-5920	E. King
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PETITION FOR PUBLIC WALKWAY ON U-1 LOT, PLAN 1479 TR, ADJACENT TO LOT 106, BLOCK 16, PLAN 4848 TR, CITY OF RED DEER. PAGE 2

We the undersigned do support the installation of a public pedestrian walkway at the above location. It is our desire to promote goodwill among neighbors and reduce the incidence of trespassing through private property along Hamilton Drive and 61 Avenue of children and adults desiring to reach the G. H. Dawe Community Center area.

Printed Name	Signature	Address	Phone	Witness
41. <u>HOWARD A. BINDON</u>	<i>[Signature]</i>	#5 Humbler Close	346-7010	E King
42. <u>JEAN BINDON</u>	<i>[Signature]</i>	"	"	E King
43. <u>CAROL WHENS</u>	<i>[Signature]</i>	19 Hopwood St	silent	E King
44. <u>LISSIAN BLAIR</u>	<i>[Signature]</i>	13 Hopwood Close	346-6571	E King
45. <u>David Blasley</u>	<i>[Signature]</i>	6140 Horn Street	342-6251	E King
46. <u>Glenna Blasley</u>	<i>[Signature]</i>	6140 Horn St.	342-6251	E King
47. <u>Yvonne M. Muley</u>	<i>[Signature]</i>	6136 Horn St.	346-7528	E King
48. <u>EDITH ERICKSON</u>	<i>[Signature]</i>	6132 Horn St.	347-4361	E King
49. <u>Kenneth Bernot</u>	<i>[Signature]</i>	6132 Horn St.	347-4361	E King
50. <u>SANDRA SENN</u>	<i>[Signature]</i>	6128 Horn St.	347-1427	E King
51. <u>SANDY FISHER</u>	<i>[Signature]</i>	6114 - Horn St	343-0892	E King
52. <u>Richard Thompson</u>	<i>[Signature]</i>	6210 - Horn St	347-8243	E King
53. <u>LINDA DOWLING</u>	<i>[Signature]</i>	6212 - Horn St	343-5132	E King
54. <u>L. LEWIS HAVELL</u>	<i>[Signature]</i>	6222 Horn St	347-5268	E King
55. <u>MARJORIE HAVELL</u>	<i>[Signature]</i>	6222 Horn St	347-5268	E King
56. <u>MARGARIE SKREPNYK</u>	<i>[Signature]</i>	6222 Horn St	347-5268	E King
57. <u>Sammy Jay Knops</u>	<i>[Signature]</i>	#12 Hopwood Close	346-3552	E King
58. <u>LEARY FERUSON</u>	<i>[Signature]</i>	12 Hopwood Cr.	346-2552	E King
59. <u>WES WALIKER</u>	<i>[Signature]</i>	6233 Horn St	347-1721	E King
50. <u>DROVIN SAETAN</u>	<i>[Signature]</i>	6240 - Horn St.	342-5455	E King
51. <u>ED HARRISON</u>	<i>[Signature]</i>	76 Horn St	347-8226	E King
52. <u>BRYAN KOELEN</u>	<i>[Signature]</i>	79 Horn St	347-8226	E King
53. <u>Gloria Campbell</u>	<i>[Signature]</i>	"	"	E King
44. <u>Loki Hughes</u>	<i>[Signature]</i>	"	"	E King
5. <u>Fred Schöftele</u>	<i>[Signature]</i>	71 Horn St	342-1126	E King
6. <u>Joyce ALTON</u>	<i>[Signature]</i>	67 Horn St	342-5178	E King
7. <u>JOAN BOSCH</u>	<i>[Signature]</i>	63 Horn St	342-5178	E King
8. <u>LARRY HALL</u>	<i>[Signature]</i>	51 Horn St	347-3433	E King
9. <u>MARIAN HALL</u>	<i>[Signature]</i>	54 Horn St	347-3433	E King
10. <u>MARG YAGILASKA</u>	<i>[Signature]</i>	55 Horn St	342-5178	E King
11. <u>Nebbie King</u>	<i>[Signature]</i>	51 Horn St	342-5178	E King
12. <u>GEORGE BRIGDEN</u>	<i>[Signature]</i>	7 HUMBUR CRSE	343-5502	E King
13. <u>JOAN BRIGDEN</u>	<i>[Signature]</i>	7 HUMBUR CRSE	343-5582	E King
14. <u>MARION CURRIE</u>	<i>[Signature]</i>	"	"	E King
15. <u>RUBY DORF</u>	<i>[Signature]</i>	39 HORN CRSE	347-6004	E King
16. <u>P.A. Kinley</u>	<i>[Signature]</i>	35 " "	347-5178	E King
	<i>[Signature]</i>	35 " "	347-8124	E King

J. Caddy

(403) 346-7304

P.O. BOX 51
RED DEER, ALBERTA
CANADA T4N 5E7

June 11 1981

Mayor R J McGhee
City Council
Red Deer.
Dear Sir's;

This letter is in regards to Utility Lot Plan #
1479TR. on the south side of Hamilton Drive,

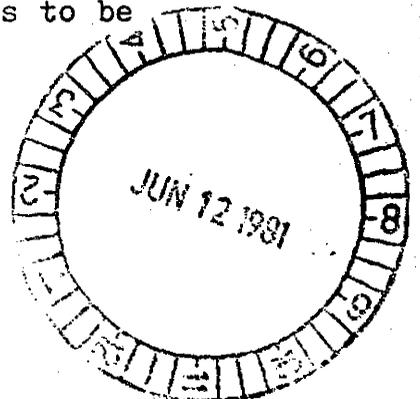
I submit, that it would make good sense, at this
time, to allow citizens to exit the G H Dawe centre, that wish to
walk southward, on the new sidewalk, (presently under construction)
to cross Hamilton Drive and go through our Utility Lot, on a simple
footpath, to reach the area South of Hamilton Drive.

This Utility Lot, is almost directly across the
road, from the lane and soon to be sidewalk, which is also almost
directly south of the main entrnce to the G H Dawe centre, and by
the volume of pedestrian traffic that pass my property, seven days
per week, I am sure that this "SHORT CUT" would benifit suficient
numbers of citizens south of Hamilton to warrant a foot-path, through
the utility lot.

Thank you Sir's for allowing my views to be
considered,

I remain , yours faithfully,

Jim Caddy



Red Deer, Alberta
May 19, 1981

163.



Dear Sir,

It is of great importance to a considerable number of our community associations membership, that a walkway be established to facilitate school children and adults using the St. H. Blaine Community Center. Apparently there is a 27' utility lot on Hamilton Drive, that backs on to an alley. The alley is three backed on to, on the south side, by three closed and open onto Horn Street.

There are a great number of children and adults from this area to the south that would be greatly convenience by a walkway put through the part of that 27' lot.

It is ridiculous to consider a 27' walkway, as was suggested the city would merit upon.

There should be no reason that a 10' wide walkway would not

be sufficient. If city
maintenance men would find it
too difficult to clean the area
I mean on debris, I feel
quite sure that local concerned
residents would not consider it
too much of a burden to maintain.

Considering the City of Red Deer has
removed a considerable amount of
property from the back of the Caddy
lots, and is presently developing a
walkway of considerable expense to
lead up to Hamilton Avenue, this
walkway will be of very little
practical use as it is. The only
residents it will serve is the flats
on Hamilton Avenue, and the children
that cut across yards from
the south. Whereas extending
the walkway side from Hamilton
Avenue to the alley would open up
a whole area to the use of

the walkways

There are several residents on the south side of Hamilton Avenue that are annoyed at children, and some adults, taking advantage of their yards and beating regular paths to take a short cut to Hamilton Avenue to get to the H. H. House Community Center.

With the new separate school, St. Patrick's, soon to open; and the new arena coming up, the Highland Green Community Association feels strongly that the City of Red Deer should consider installing the walkway extension in the near future, not 4 or 5 years down the road. The need is there now.

Yours truly,
Russell Cuthbert (Pres)
Sophie Cuthbert (Sec.)

166.

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. _____

June 4, 1981

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

Dear Mr. Stollings:

Re: Correspondence from Russell & Sophie Caton

In the above mentioned correspondence, the Highland Green Community Association is requesting that a walkway be extended through utility lot U-1, Plan 792-1369. The attached subdivision plan shows the precise location of the parcel in question.

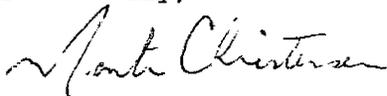
A walkway constructed within this utility lot would improve the pedestrian accessibility to the G. H. Dawe Community Centre. Residents living on Horn Street, Hazlett Close, Humber Close and Hepworth Close would have a direct route to the Centre.

A similar request was considered by Council on May 26, 1980, however, the following resolution was defeated.

"RESOLVED that Council of the City of Red Deer having considered correspondence from Mrs. E. King dated May 2nd, 1980 regarding a proposed public walkway on the utility lot U-1, Plan 792-1365, hereby approve cancellation of the existing lease of said walkway and the opening of such area as an informal undeveloped walkway."

We strongly support the concept of a walkway at this location and recommend that the existing lease be canceled and a concrete walkway constructed.

Yours truly,



MONTE CHRISTENSEN
Associate Planner
City Planning Section

MC/mp

ATTACHMENT

MEMBERS OF COMMISSION

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

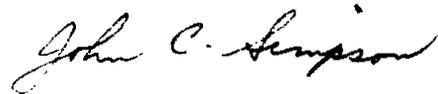
June 3rd, 1981

TO: CITY CLERK
FROM: ASSISTANT RECREATION SUPERINTENDENT
RE: CORRESPONDENCE FROM RUSSELL AND SOPHIE CATON

A walkway is presently being constructed behind the Caddy property which will provide access to the G.H. Dawe Centre from Hamilton Drive.

Access to the Centre is more difficult south of Hamilton Drive. The construction of a walkway through the utility lot from Hamilton Drive south to the alley would certainly improve the access for residents in the three closes adjacent to the alley and for those residents south of Horn Street. The utility lot walkway would provide a natural link with the walkway behind the Caddy property.

We would therefore recommend approval of Mr. Caton's request and further recommend that suitable landscaping be incorporated in the design of the walkway to enhance and protect adjacent properties from litter and property damage.



JOHN C. SIMPSON,
Assistant Recreation Superintendent

JCS/hg

c.c. Don Moore

169.

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. _____

June 9, 1981

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

Dear Sir:

Further to the correspondence and petition regarding the development of a walkway within the above utility parcel please refer to our letter dated June 4, 1981.

Accessibility to the G.H. Dawe Community Centre for this portion of neighbourhood will improve significantly with the construction of a walkway.

We recommend that the walkway be constructed.

Yours truly,



Monte Christensen,
ASSOCIATE PLANNER
CITY SECTION

MC/cc

MEMBERS OF COMMISSION

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

1981 06 10

TO: City Clerk
FROM: City Assesor

RE: 1. Correspondence from Russell & Sophia Caton
2. Remainder of Lot U1, Plan 1479 TR
Adjacent to Lot 106, Block 16, Plan 4848 TR

Further to the correspondence received from your Department and pertaining to the above inquiries, we wish to advise that the utility lot registered as Remainder of Lot U1, Block 16, Plan 1479 TR and which abutts Lot 106, Block 16, Plan 4848 TR is presently leased (90 termination clause) to Mr. & Mrs. E. Olson who reside on Lot 106.

The land under lease is 28' in width and contains a water main, sanitary sewer main and a power line within its boundaries.

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

WFL/bt

June 12, 1981

TO: City Clerk

FROM: City Engineer

RE: Request for Pedestrian Walkway
Lot U-1, Plan 1479 T.R.
Highland Green Subdivision

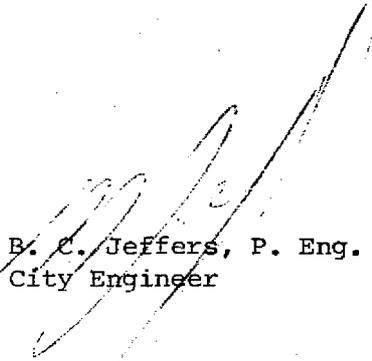
This request was received and considered by Council May 26, 1980 at which time the resolution calling for the cancellation of the existing lease and development of a pedestrian walkway was defeated.

Apparently, the ownership of the adjacent lots 106 and 12 has changed and due to a continuing desire by the area residents for a walkway, the petition has been resubmitted.

The comments of the Engineering Department are basically the same as previous indicated. Our comments are as follows.

1. The walkway could be constructed by fall of this year but will involve lease cancellation, existing fence relocation, removal of an existing parking area, and relandscaping.
2. The City currently has an eight (8) inch water line and a twelve (12) inch sanitary line within the twenty-seven (27) foot wide U-lot.
3. In order to properly maintain the walkway, eg. snow ploughing, mowing, etc., in order to place the sidewalk clear of the underground utilities, and in order to allow reasonable access to the underground utilities for maintenance purposes, the complete twenty-seven (27) feet wide should be retained as public walkway.
4. A fence would have to be constructed along the west property line of the U-lot in addition to removing the fence across the U-lot at the lane side. Fence construction could be done by City forces.
5. Wooden guard rail posts would be installed at the lane end of the lot to prohibit use by motor vehicles.

6. A crosswalk could be painted mid-block complete with signs if necessary.
7. Apparently the adjacent land owners are not against the walkway but we suggest they be formally contacted by the City Clerk prior to proceeding.
8. We would suggest all costs relative to the walkway construction be charged to the subdivision. Costs could be in the order of \$4,000.00.



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

✓
KGH/emg
cc - City Treasurer
cc - Parks Supt.

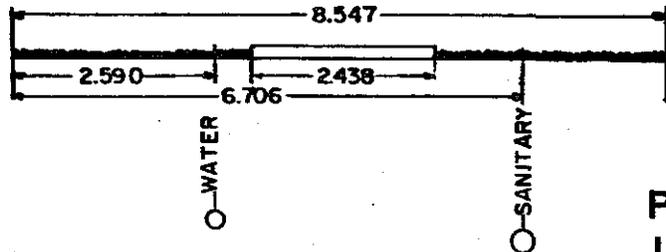
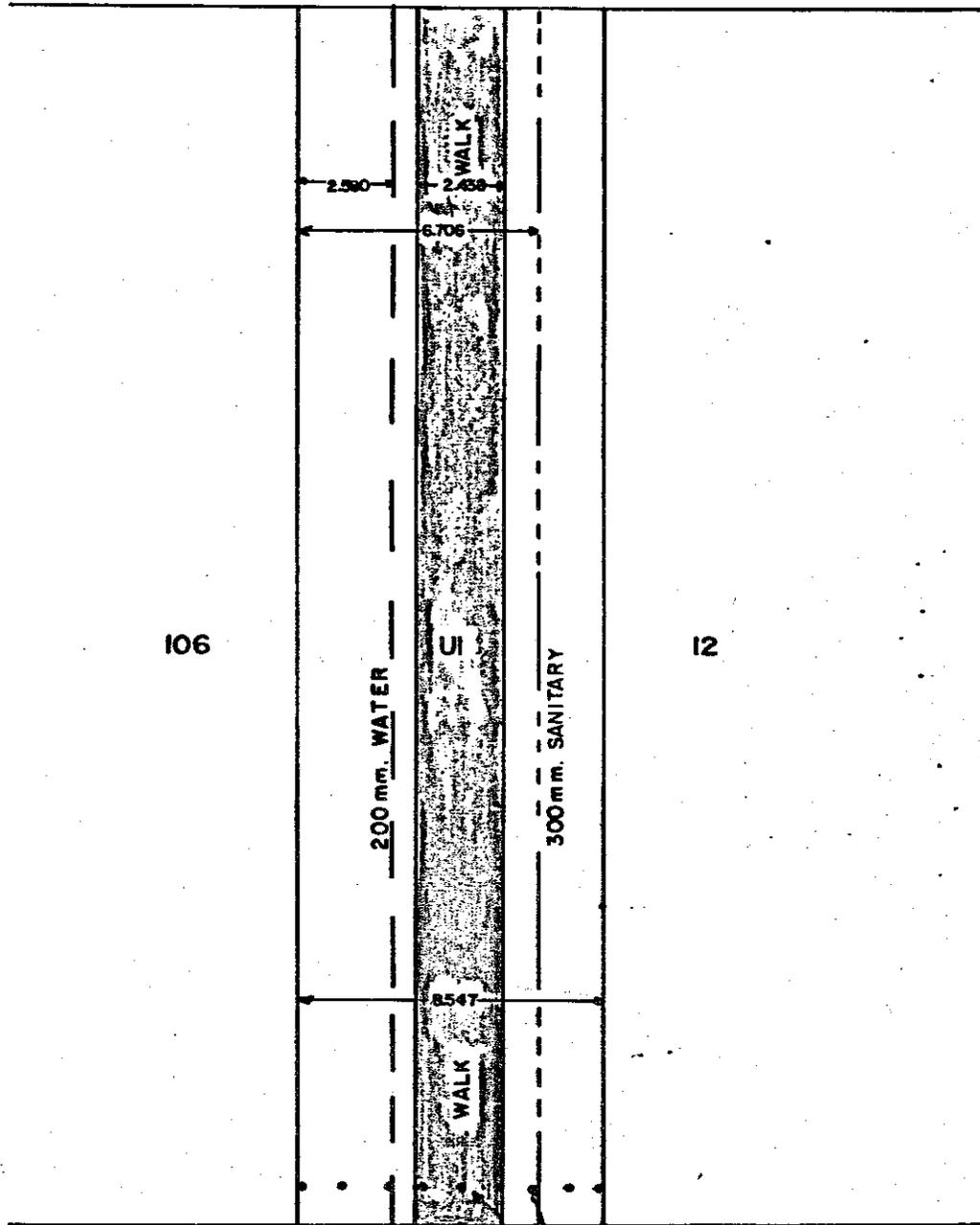
Commissioners' comments

When this matter came before Council in 1980, the Commissioners recommended that Council proceed as outlined by the Engineer, and again we support such action at this time.

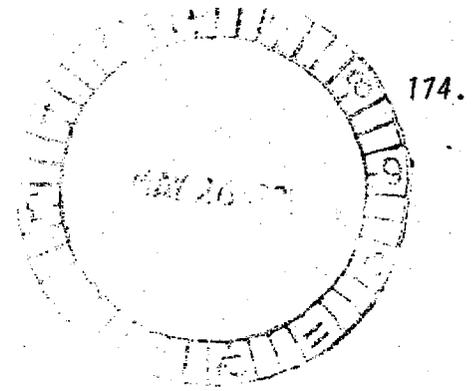
"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

HAMILTON DRIVE



PROPOSED WALKWAY
LOT UI PLAN I479TR
 SCALE 1:200



May 15th, 1981

The Mayor & City Council
City Hall
RED DEER, Alberta

Your Worship and Members of Council:

Re: Erection of permanent "No Parking" signs in the following location: "The north side of 60th Street from the west intersection of 54th Avenue, thence west to the east intersection of 60th Avenue."

I represent the City of Red Deer residents affected by the erection of the "No Parking" signs on or about November 25th, 1981, in the above described location. We hereby protest this action on the grounds that:

1. It causes significant inconvenience, in that residents must find permanent alternate parking facilities;
2. Visitors and guests with temporary parking requirements will be inconvenienced;
3. Many of the residents do not have parking facilities in the rear lane, and there are insufficient parking spaces on the south side of 60th Street to accommodate the needs of both sides of the street; notwithstanding the fact that some residents will be able to find space on the south side of 60th Street, we feel that this represents an unnecessary inconvenience;
4. It causes inconvenience to residents of neighboring streets, who will be forced to sacrifice a portion of their parking space in order to accommodate the displaced residents of 60th Street;
5. Although we do not have statistical data to support our claim, we who use the street on a regular basis do not feel that traffic is heavy enough at any time of day to necessitate an extra lane;

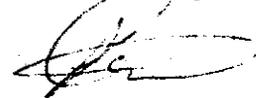
It is our understanding that a number of the complaints centered around the fact that a large asphalt truck was regularly parked in the street in the 5900 block. The owner of the truck indicates that he would be happy to find alternate parking facilities for his truck, and will not use the street even if the signs are removed.

We enclose a petition signed by those residents most seriously affected by this action, which are those in the 5800 and 5900 blocks on the north side of 60th Avenue. These two blocks contain the highest concentration of dwellings facing 60th Street, and thus have the heaviest street parking requirements. The residents of 60th Street between 54th and 58th Avenues are not seriously affected by the action, as they have ample parking facilities available to them.

In light of the above, we ask that Your Worship and Members of Council reconsider their decision in this regard and have the signs removed from the 5800 and 5900 blocks on the north side of 60th Street.

We thank you for your consideration in this regard and look forward to your decision and comments.

Yours truly,



Glen J. Davies
Concerned Taxpayer
and Citizens
Representative

Please direct correspondence to:

Mr. Glen J. Davies
c/o Federal Business Development Bank
Riverside Office Plaza
Suite 100, 4919 - 59th Street
Red Deer, Alberta
T4N 6C9
Telephone: 343-3232 (Office)
342-1894 (Home)

Note: We advise that the long delay in our taking this action is due to a series of misunderstandings as to who would initiate the protest.

P E T I T I O N

By: The residents of the north side of 60th Street between 58th and 60th Avenues in the City of Red Deer

To: The City of Red Deer

Re: The erection of permanent "No Parking" signs in the following location:
The north side of 60th Street from the west intersection of 54th Avenue, thence west to the east intersection of 60th Avenue.

We, the undersigned, hereby make protest to the City of Red Deer for the above described action, for reasons and grounds as described in our letter of May 15th, 1981 to the Mayor and City Council. We acknowledge having read the letter, and agree with its contents, and have chosen Glen J. Davies, of 5912 - 60th Street, to be our representative.

Name: GLEN J. DAVIES
Address: 5912 - 60 STREET
RED DEER, ALTA
T4N 2P8
Signature: [Signature]
Telephone: Home 342-1874 Business 343-3212

Name: LAURA DAVIES
Address: 5912 - 60th ST
RED DEER
T4N 2P8
Signature: [Signature]
Telephone: Home 342-1874 Business 346-8741

Name: THEODORE L. BAKER
Address: 435006 60th
T4N 2P8
Signature: [Signature]
Telephone: Home 342-0715 Business _____

Name: GRANT P. BAKER
Address: 43 5006 60 ST
T4N 2P0
Signature: [Signature]
Telephone: Home 342-0978 Business 347-2476

Name: Karen Bergman
Address: 44 5906 60th
Red Deer
Signature: [Signature]
Telephone: Home 3-7567 Business 3-4969

Name: Don W. Scott
Address: 5436-60th
Signature: [Signature]
Telephone: Home 342-9874 Business 342-5304

Name: Synda Green-Scott
Address: 5836 60 St
Red Deer
Alberta
Signature: [Signature]
Telephone: Home 342-4874 Business 343-5317

Name: E. Wheeler
Address: 5836 60 St
Red Deer
Signature: [Signature]
Telephone: Home 342-5874 Business _____

Name: Dona Brandy
Address: 5810-60 St.
Red Deer Alta.

Signature: Dona Brandy
Telephone: Home 342-1396 Business 342-4853

Name: Carol Chalkin
Address: 5803-60 Street
Red Deer

Signature: Carol Chalkin
Telephone: Home 347-6800 Business _____

Name: Joe Potvin
Address: 5857-60 St
Red Deer

Signature: Joe Potvin
Telephone: Home _____ Business _____

Name: E. D. Taylor
Address: 5832-60 Street
Red Deer

Signature: E. D. Taylor
Telephone: Home 345-1451 Business 345-2280

Name: George Swanson
Address: 65916 East

Signature: George Swanson
Telephone: Home _____ Business _____

Name: Jesselyn Tierle
Address: 59201-60 St.

Signature: Jesselyn Tierle
Telephone: Home 347-5744 Business 343-5105

Name: Joe Anne Jackson
Address: 15814 of 60 St.
R.D.

Signature: Joe Anne Jackson
Telephone: Home _____ Business _____

Name: Kim Study
Address: 81 6906-60 St.
R.D. One

Signature: Kim Study
Telephone: Home 344-7051 Business _____

Name: D. Adrian
Address: 5906 60 St 24

Signature: D. Adrian
Telephone: Home 343-7897 Business 341-3277

Name: Karla Holliman
Address: 5808-60 St.

Signature: Karla Holliman
Telephone: Home 346-2149 Business _____

Name: Chuck Dixon
Address: 5808-60 St.

Signature: Chuck Dixon
Telephone: Home 346-2947 Business _____

Name: R. JEAN MERRAN
Address: 3611 12th St
Red Deer TAN-2P6

Signature: [Signature]
Telephone: Home 347-2411 Business _____

Name: Araco Bittner
Address: 5908-60 St
Red Deer

Signature: [Signature]
Telephone: Home 347-2417 Business _____

Name: G. BITTNER
Address: 5908-60 St
Red Deer

Signature: [Signature]
Telephone: Home 347-2417 Business _____

Name: _____
Address: _____

Signature: _____
Telephone: Home _____ Business _____

Name: _____
Address: _____

Signature: _____
Telephone: Home _____ Business _____

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Address: _____

Signature: _____
Telephone: Home _____ Business _____

Name: _____
Address: _____

Signature: _____
Telephone: Home _____ Business _____

June 15, 1981

TO: City Clerk

FROM: City Engineer

RE: Petition - North Side of 60 Street Between 58 Avenue and 60 Avenue

In October 1980 the Traffic Advisory Committee gave consideration to requests received to have parking restricted because of the narrow travelling lanes caused by parked vehicles on both sides of 60 Street between 54 Avenue and 60 Avenue. The Committee recommended the removal of parking from the north side of 60 Street in this area.

60 Street is a residential collector roadway with a carriageway of 10.97 metres (36'). If 2.44 metres (8' minimum) is allowed for parking on both sides of 60 Street, the travel lane width is reduced to 6.10 metres (20' maximum) for two (2) lanes of travel in opposite directions. The resulting 3.05 metres (10' maximum) travel lane is less than our recommended standard of 3.75 metres (12') per lane and is extremely narrow for travel in opposite directions on a relatively busy collector street.

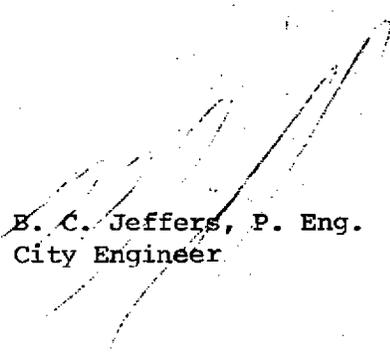
We have been informed by the Transit Department that City buses are currently not using this section of roadway.

The problem area is not the complete section between 54 Avenue and 60 Avenue but rather the westerly two (2) blocks between 58 Avenue and 60 Avenue where residential lots front onto 60 Street. We can understand the problems of inconvenience, alternate parking on adjacent streets or avenues, etc. but we also must indicate to Council that the present traffic volumes (based on the 1980 traffic count equal 5,770 vehicles total in both directions over a twenty-four (24) hour period) warrant a higher standard of travel lane than would exist if parking remained on both sides.

We are not aware of any accident problems when the parking existed on both sides possibly due to the fact that the peak hour volume occurs prior to the evening on street parking.

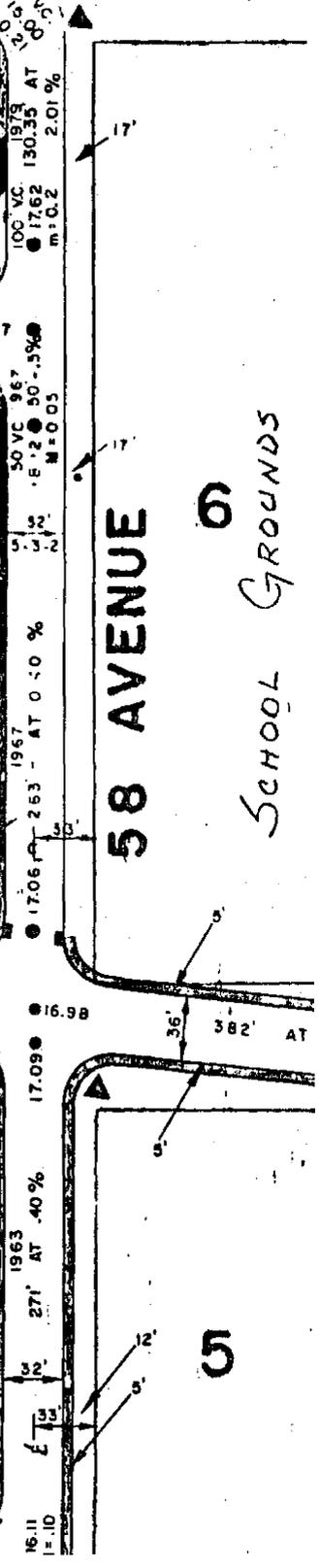
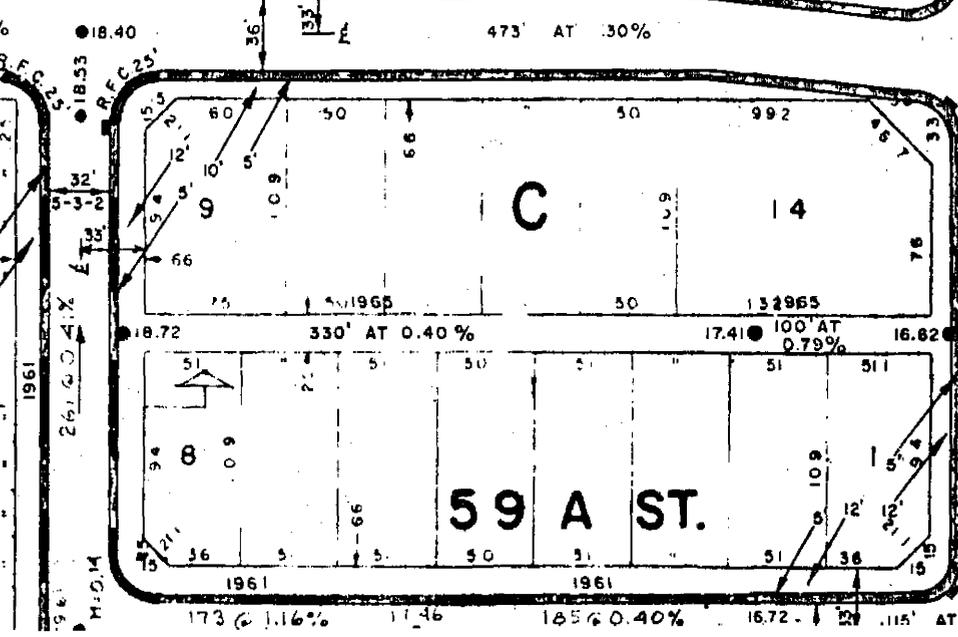
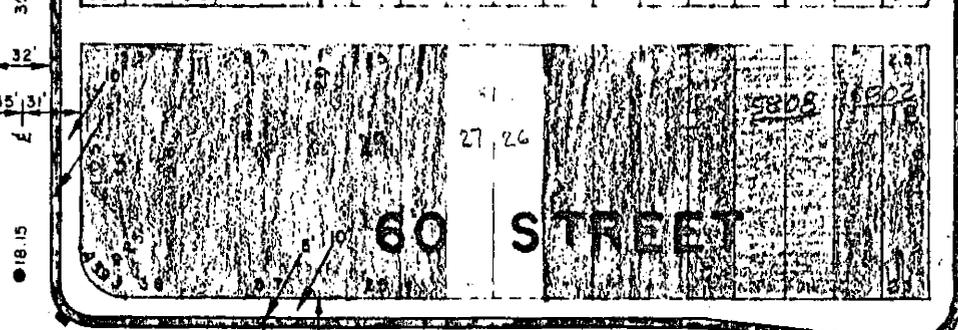
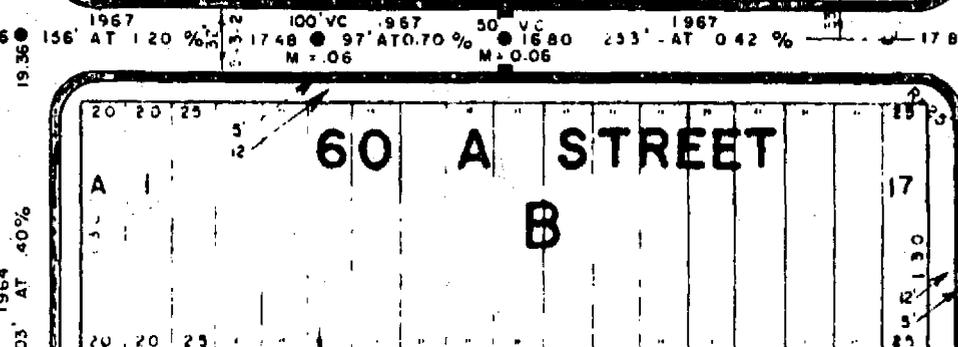
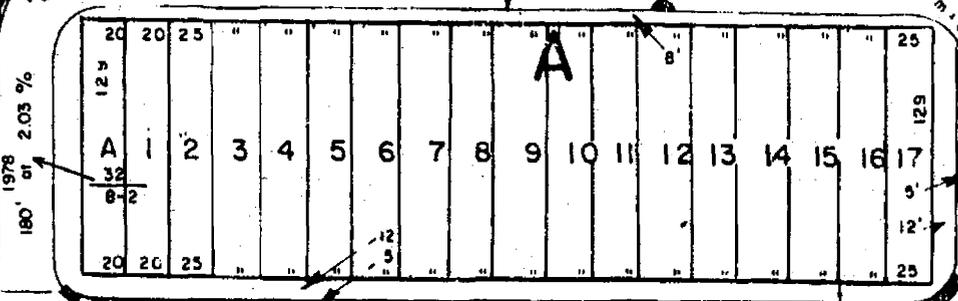
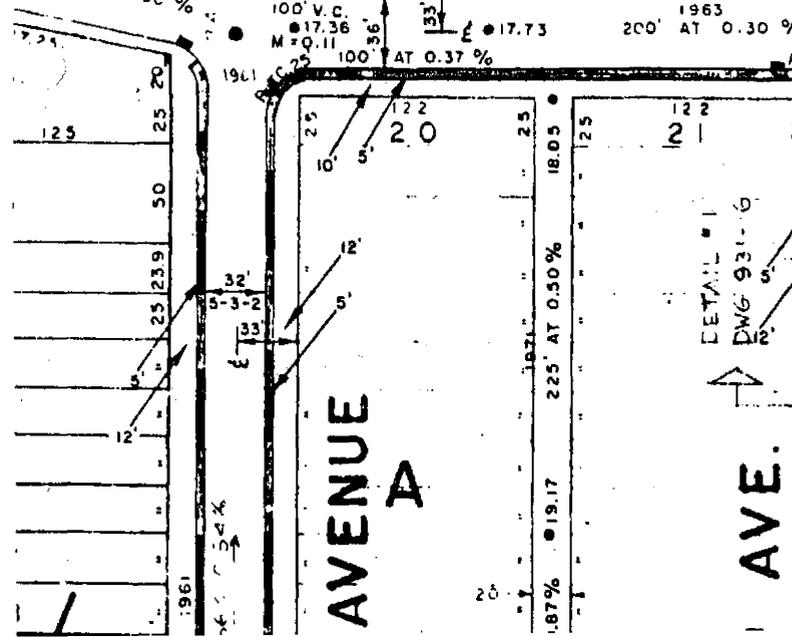
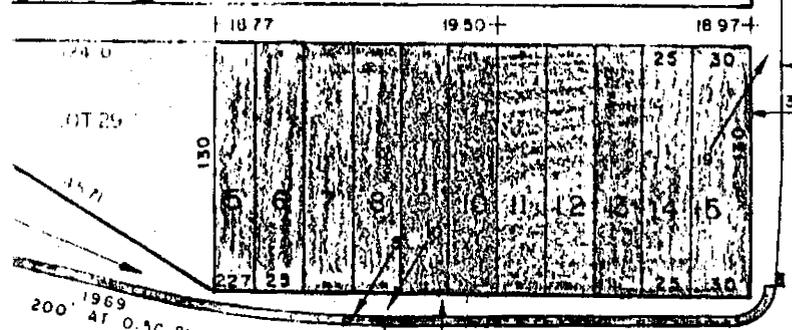
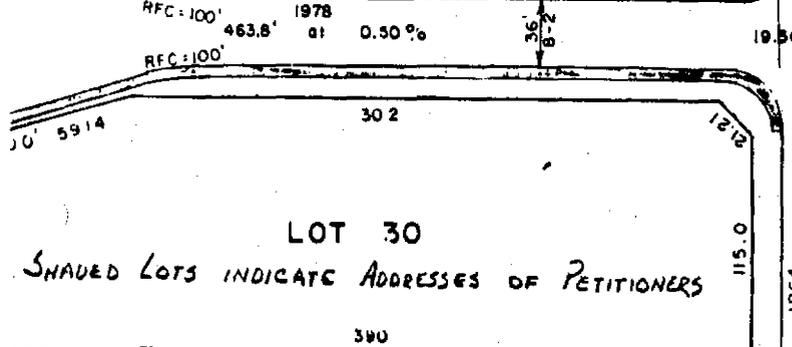
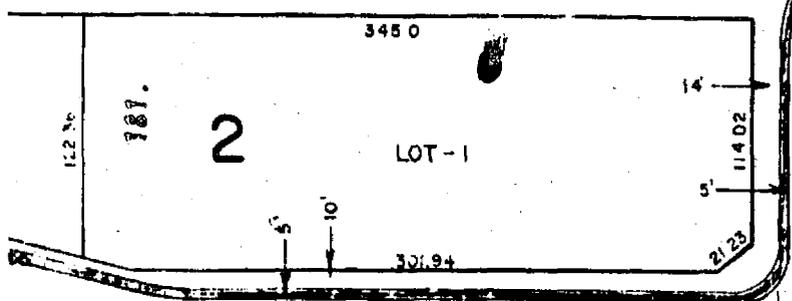
Due to the traffic volumes and the rather narrow road width for two (2) travel lanes and on street parking both sides, we would recommend that the parking restrictions remain as is. If, however, Council feels that this

represents an unreasonable hardship to the petitioners, Council may wish to consider a partial parking restriction on the north side of 60 Street from 58 Avenue to 60 Avenue that will cover the daytime peak hour traffic volumes. The current restriction could be modified to read "No Parking 8 A. M. to 6 P. M. Monday to Friday Inclusive."



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

v
KGH/BW/emg



SCHOOL GROUNDS

DETAIL DWG 931-6

5

Commissioners' comments

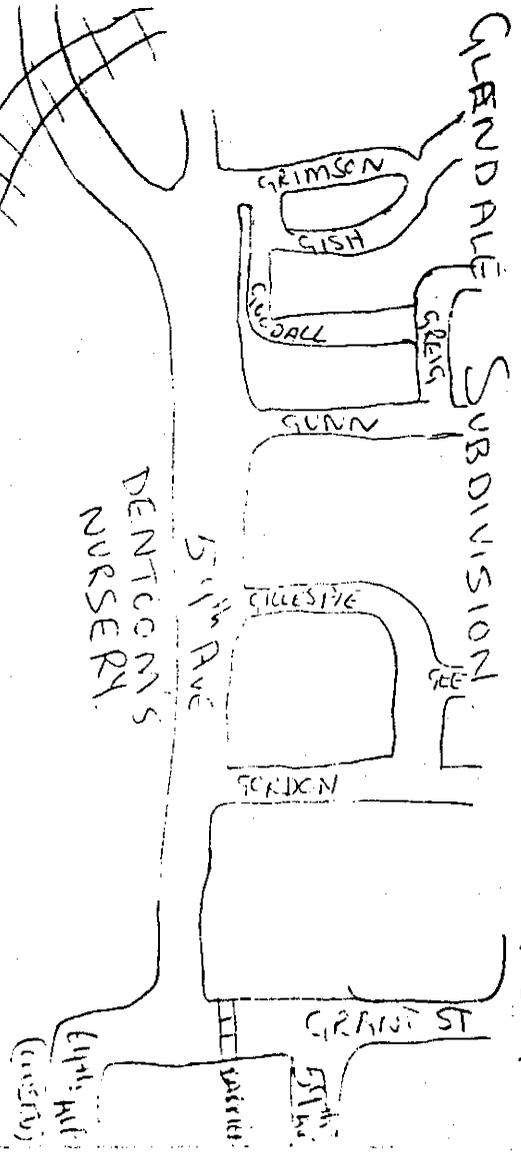
We would recommend the existing "No Parking" restrictions be modified to "No Parking - 8 A.M. - 6 P.M., Monday to Friday inclusive".

"R. J. MCGHEE"
Mayor

"M. C. DAV"
City Commissioner

PETITION

NO. 3
IN OPPOSITION TO BARRIER PLACED
ACROSS GRANT ST (AT JUNCTION OF
59th AVE, SULLIVAN LK TRAIL) EFFECTIVELY
STOPPING TRAFFIC PROCEEDING NORTH
ON 59th AVE PAST DENTOOMS NURSERY
AND ACCESS TO WEST & NORTHWEST



NAME	ADDRESS	SIGNATURE
TETERSELL	26 Goodall Ave	Mrs. P.A. Tetersell
TAIT	57 Gunn St.	James Tait
Corbett Hopkins	53 Gunn St	Corbett Hopkins
Park Alms	53 Gunn St	Park Alms
Stanley Marshall	49 Sturton St.	Stanley Marshall
M. Brady	31 Leckard Ave.	David Bratt
DAVE CARLIT	65 Goodall Ave	Debbie Carlitt
DEBBIE CARLIT	65 Goodall Ave	Debbie Carlitt
CARRIS KURPP	69 Goodall Ave	CARRIS KURPP
K. R. H. HIGGINS	73 Goodall Ave.	K. R. H. HIGGINS
Marilyn Jensen	33 Jimson St.	Marilyn Jensen
Joe R. Ketter		Joe R. Ketter
Walter Spooner		Walter Spooner
John Stenlund	29 Jimson St.	John Stenlund
Jo. Ann Richards	29 Jimson St.	Jo. Ann Richards
Elaine Ravelle	21 Jimson St.	Elaine Ravelle
Clara Louwer	21 Jimson St.	Clara Louwer
Marilyn Ellstrom	#13 Jimson St.	Marilyn Ellstrom

NAME	ADDRESS	SIGNATURE
Maurice Nilsen	51 Gladstone	Maurice Nilsen
Grace Mithell	71 Gladstone	Grace Mithell
Alice Mignall	41 - Gladstone	Alice Mignall
Ethel Mignall	21 - Gladstone	Ethel Mignall
Randy Logan	7351 System Lane West	Randy Logan
Sylvain Kourouit	9355 Gladstone Street West	Sylvain Kourouit
Pamela Leung	7359 Gladstone Street West	Pamela Leung
J.B. Leung	7359 Gladstone Street West	J.B. Leung
Debbie Brown	81 Burnside St.	Debbie Brown
A. DEUTON.	7510 - 5740AUTERAIL	A. Deuton
Dean Denton	7510 System Lake Blvd	Dean Denton

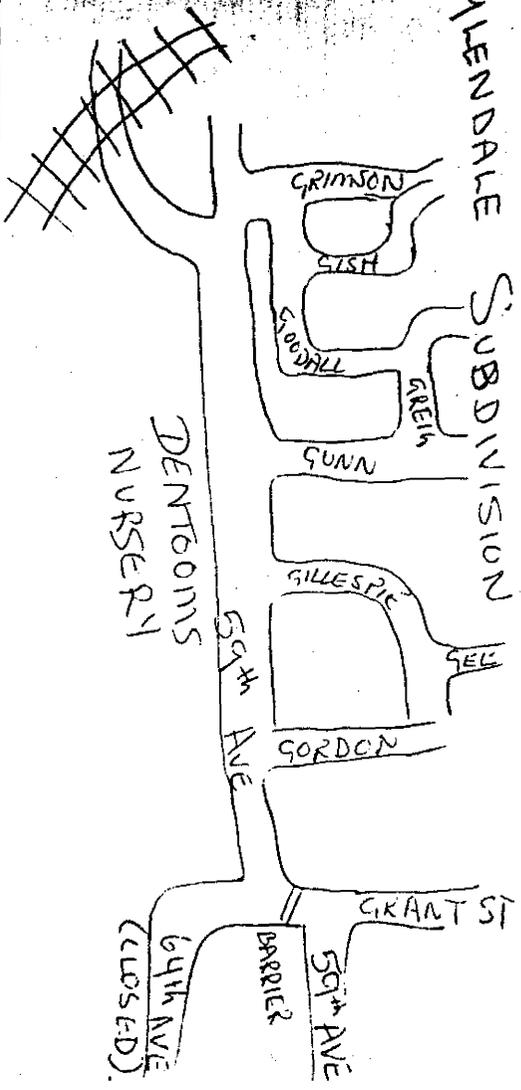
NAME	NOV. 23	SIGNATURE
Gene Thompson	49 Wilcox Ave	Gene Thompson
Ken Thompson	49 Wilcox Ave	Ken Thompson
W. Trammitt	47 GILLESPIE CRT	W. Trammitt
B. Neerue	27 Greenway Cir	B. Neerue
D. Baynes	27 Gillespie Dr	D. Baynes
Sammy Jay	21 See St	Sammy Jay
Margaret Howard	24 Gillespie Dr	Margaret Howard
John Emmet	23. GILLESPIE (West)	John Emmet
Bruce Morgan	11 Gillespie West	Bruce Morgan
Diane Winkler	11 Greenway Cir	Diane Winkler
Ken Ritzky	11 Gillespie West	Ken Ritzky
Tat McRagerty	5 Gillespie Ave	Tat McRagerty
David McRagerty	5 Gillespie Ave	David McRagerty
Leo STEEK	14 Gordon St	Leo STEEK
MIKE KOURKOS	14 Gordon St	MIKE KOURKOS
Brian Dunphy	14 Gordon St	Brian Dunphy
Jane Dunphy	14 Gordon St	Jane Dunphy
Bob Wiggins	4 Gordon Close	Bob Wiggins
BUNNY WIGGINS	4 Gordon Close	BUNNY WIGGINS
Barry Bess	60 Goodall Ave	Barry Bess
Ed Murray	20 Goodall Ave	Ed Murray
H. HEBERT	2 Hummer Close	H. HEBERT
John W. Hebert	#6 Hummer Close	John W. Hebert
Ed Stearn	#6 Hummer Close	Ed Stearn
Ann S. Moe	18 Hummer Close	Ann S. Moe
ROD McWilliam	95 Green Dr	ROD McWilliam
John Moe	18 Hummer Close	John Moe
Donnell	26 Hummer Close	Donnell
Arnold Moore	30 Hummer Close	Arnold Moore
Margaret Zacharias	7363. Alhambra Stail	Margaret Zacharias
Neil Zacharias	"	Neil Zacharias
John Donnell	7567 S. 1st. Wash St	John Donnell

1. Sengul
 E.A. & Lentini
 S. Bossini
 Morris Vg
 Gene Brown
 Neely & Schick
 Gene Dawson
 Wm. P. Pyle
 Dennis Anderson
 Gene Roweth
 Cheryl & Simpson
 P. Burdickman
 Benny Thompson
 Gene Klever
 PAUL KIBORON
 JIM CHAGA
 Steve Fisher
 W. McCall
 S. J. Turner
 Single Family
 J. Paul Lamond
 Anthony & Mather
 Mary Deller
 Alan Stalk
 Jean & John Rene
 John Rene
 Henry J.
 Bonnie Jones

7 College Cr.
 13 Elmwood St
 9 Gering St
 9 GRIMSON ST
 5 GRIMSON ST
 70 2nd St
 74 2 1/2 St
 51 2nd St
 35 Oak St.
 11 Oak St.
 104 2nd St
 99 Gering Drive
 108 Blair, W
 113 Gering Dr
 118 BREIG DRIVE
 150 GREIG DRIVE
 " " "
 76 Allapua Cres.
 60 G. HISSIE (PRESENT)
 14 S. HENNINGSEN
 36 Allapua Cres
 52 Allapua Cres
 44 Allapua Cres
 30 Allapua Cres
 6 Buckeye Court
 11 2nd St
 11 Gering St
 21 Gordon St.
 21 1/2 2nd St.

1. Sengul
 E.A. & Lentini
 S. Bossini
 Morris Vg
 Gene Brown
 Neely & Schick
 Gene Dawson
 Wm. P. Pyle
 Dennis Anderson
 Gene Roweth
 Cheryl & Simpson
 P. Burdickman
 Benny Thompson
 Gene Klever
 Paul Kiboron
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 W. McCall
 S. J. Turner
 Single Family
 J. Paul Lamond
 Anthony & Mather
 Mary Deller
 Alan Stalk
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 Henry J.
 Bonnie Jones

IN OPPOSITION TO BARRIER PLACED
ACROSS GRANT ST (AT JUNCTION OF
54TH AVE. SILVAN W. TRAIL) EFFECTIVELY
STOPPING TRAFFIC PROCEEDING NORTH
ON 54TH AVE PAST DENTOOMS NURSERY
AND ACCESS TO WEST & NORTHWEST
QUENDALE SUBDIVISION



NAME	ADDRESS	SIGNATURE
Q. J. Meadows. DARRYL WELLS MAKE TEALIN	3133 Silver Avenue. 306-151 NORTHET AVE 6333-58th RD.	Q. J. Meadows Daryl Wells for fence -

June 16, 1981

The City of Red Deer
City Hall
48th Avenue & 50th Street
Red Deer, Alberta

Attention: Mr. R. Stollings:

Re: City Council Resolution to
Barricade Grant Street and 59th
Avenue, Red Deer, Alberta

I understand that the Red Deer City Council recently passed a resolution to place a barricade at the intersection of Grant Street and 59th Avenue. This resolution was apparently passed to restrict the volume of traffic utilizing the most easterly portion of Nolan Street which is not designed for large volume vehicular traffic.

I have been carrying on a greenhousing business at 7510 Sylvan Lake Trail (or 59th Avenue) in the City of Red Deer for the past 27 years. During this time I have established a well known business that caters not only to wholesale greenhousing sales but also to retail sales to the residents of Red Deer and the Parkland area. The most direct route to my place of business is west on 67th Street and then North on 59th Avenue. I am particularly opposed to City Councils' recent resolution to block off Grant Street and 59th Avenue because it would have the effect of isolating my place of business and thereby cause inconvenience to my seasonal retail clientele which I anticipate would in turn result in a serious loss of business.

Although the damage to my greenhousing business is my most serious concern to the proposed blockage at Nolan Street and 59th Avenue other objections to the rerouting of traffic include the following:

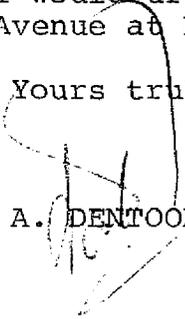
1. 59th Avenue has always acted as a major through-fare to the residential and business community in North-West Red Deer and the proposed blockage would seriously threaten direct access to the area for all essential services.
2. The blockage at 59th Avenue and Nolan Street is an attempt to curtail traffic at 58th Avenue and Nolan Street. This is the spot not properly designed for heavy volume traffic and it seems that the proposed cure by Council would not be treating the ailment.
3. I believe there should be a concern by Council to restrict

and police the large vehicle or truck traffic on 59th Avenue but not to the detriment of small vehicle traffic in the area.

4. I was obliged to sell a portion of my land to Wimpey to facilitate vehicle traffic on 59th Avenue to the Glendale Park Estates subdivision. It now becomes ironic that the land I reluctantly sold to accommodate a rerouting of 59th Avenue around the development will not be put to the original use intended by the City Engineering and Planning Departments.
5. It seems reasonable to anticipate that some of the heavy traffic on Nolan Street will find alternate routes through the residential areas which would undoubtedly exemplify the traffic problem to more residents in the residential subdivision.

In conclusion I would urge City Council to reconsider its resolution to barricade 59th Avenue at Nolan Street.

Yours truly,


A. DENTOOM

DATE: June 12, 1981

192.

To: City Clerk

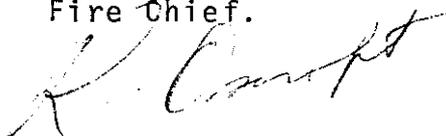
FROM: Fire Chief

RE: PETITION - Barrier; Grant Street and 59th Avenue

I am not in favor of any barriers on City streets which restrict access or stop the flow of traffic, and have indicated this in the past.

In this instance, and after consultation with Mr. Jeffers, I agreed that locating the barrier at this location would be the best solution from a response time point of view for fire apparatus or ambulance.

R. Oscroft,
Fire Chief.

A handwritten signature in cursive script, appearing to read "R. Oscroft", written in dark ink over the typed name.

June 15, 1981

TO: City Clerk
 FROM: City Engineer
 RE: Barriers Across Grant Street at 59 Avenue

 Petition received from Glendale Area

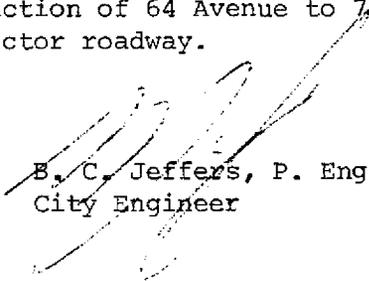
In accordance with the resolution of Council dated May 11, 1981, the Engineering Department placed the precast concrete barriers at the above noted location at 9:00 A. M. on Friday, June 5, 1981 and upon instructions from the Mayor removed the same at 12:00 noon. Public reaction to the barriers was significant. The barriers were also determined to interfere with detours that must be set up to accommodate the utility extensions in the 64 Avenue reconstruction project.

In review of all the previous correspondence and meetings held on the matter of short cutting traffic on the Grant/Nolan connection, it would appear that all reasonable efforts have been tried for the time being to improve the situation. It is clear that barriers, cul-de-sacs, bus traps, etc. are not the answer to this type of problem.

The City has taken the following action:

1. installed truck prohibition signs at both ends of Grant and Nolan Streets
2. installed a playground area on Nolan Street
3. installed a four (4) way stop at the intersection of Nolan Street and Northey Avenue
4. installed pedestrian activated signals at Noble Avenue

In view of the above, it is our opinion that the Grant/Nolan roadways be left as is at least until the 64 Avenue construction is completed which should be near the first part of August. Once 64 Avenue is re-opened to traffic, the barrier could again be installed if deemed necessary. Considering the subject petition however, we would recommend to Council that the solution to the problem is in the future construction of 64 Avenue to 77 Street and not in placing obstacles on a main collector roadway.


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

KGH/emg

cc - R.C.M.P., RDRPC, Building Inspection

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. _____

June 17th, 1981

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

Dear Sir:

RE: TRAFFIC PROBLEMS:
NOLAN STREET AND GRANT STREET

Your letter of 10th June 1981 and my letters dated 27th January 1981 and 6th April 1981 refer.

1. The question of high traffic volumes in Nolan and Grant Streets was considered by Council at its meeting on 2nd February 1981. After considering reports from the City Engineer's Department, the RCMP and the Red Deer Regional Planning Commission, Council adopted the following resolution:

"RESOLVED that Council of the City of Red Deer having considered correspondence dated January 21st, 1981 from Irene Mosher and Marlene Lang re: Problems pertaining to traffic on Nolan Street and Grant Street and having considered reports from the administration concerning said matter hereby agree that stop signs be erected at the intersection of Northey Avenue and Nolan Street as quickly as possible."

At this time the City Planning Section commented that Nolan and Grant Streets at present act as the only east-west collector in the area. It was emphasized that through traffic would be reduced in the future once the 64th Avenue and 77th Street arterials have been constructed as proposed in the North-West Sector Area Structure Plan. It was therefore recommended that the construction of these arterials be given priority and the streets be restrictly policed to prevent their utilization as an illegal truck route.

2. After Council's resolution, further discussions were held with residents in Nolan Street and a petition was addressed to the City requesting further action. The petition requested that Nolan Street be converted into a cul de sac or that a traffic diverter be constructed at the intersection between Northey Avenue and Grant and Nolan Streets.

.... /2

MEMBERS OF COMMISSION

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

Mr. R. Stollings
June 17th, 1981
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The petition was considered by Council at its meeting on 13th April 1981, together with reports from the City Engineer's Department, the Fire Department, the Transit Superintendent, the RCMP and the Red Deer Regional Planning Commission.

At this time the City Planning Section commented that there was no objection from a planning point of view to the construction of a traffic diverter in the location shown. In view of the Fire Chief's comments however, it was recommended that further traffic counts be undertaken before a final decision was made.

After considering these comments, Council finally adopted the following resolution:

"RESOLVED that Council of the City of Red Deer having considered correspondence from residents adjacent to Nolan Street and accompanying petition regarding excessive volume of traffic using Nolan Street as an East/West thoroughfare, hereby agree in principle to installation of a barrier at the intersection of Nolan Street and Northey Avenue as per the diagram submitted to Council April 13, 1981 by the City Engineer.

Council further agree that the proposal for a barrier be advertised and that Council withhold final decision until such time as this information is available and as recommended to Council April 13, by Mayor McGhee."

3. The proposed traffic diverter was advertised and numerous petitions and objections were received.

The matter was again considered by Council at its meeting on 11th May 1981. After considerable debate, Council finally adopted the following resolution, which approved a compromise proposal including the installation of a traffic diverter on Grant Street at 59th Avenue.

"RESOLVED that Council direct that the following action be taken to resolve the problem in this area.

- a) that a pedestrian controlled traffic light be installed as soon as possible in the vicinity of Nolan and Noble Avenue.
- b) that the East end of Nolan be posted to clearly indicate that heavy truck traffic and parking is not permitted
- c) that a diverter be installed on Grant at 59 Avenue to minimize through traffic from industrial areas
- d) that an amount of \$5,000 be provided in the budget to provide a chain link fence along the south boundary of the school site with a 50 ft. wrap around at the east and west end
- e) that the R.C.M.P. be directed to undertake an extensive campaign that will result in adherence to the speed limit that is mandatory in a playground/school zone

Mr. R. Stollings

June 17th, 1981

Page three

196.

- f) all costs in connection with the chain link fencing be charged to the Normandeau prepaid subdivision
- g) all costs for installation of traffic lights be charged to the operating accounts as an over-expenditure."

4. The traffic diverter was temporarily installed on 5th June and removed the same day, following considerable objection from the public. It was also ascertained that the barrier interfered with the construction of the 64th Avenue arterial.

A petition has now been received from 126 residents in Glendale objecting to the erection of a traffic diverter in this location.

5. The City Planning Section has again reviewed this matter and has the following comments:

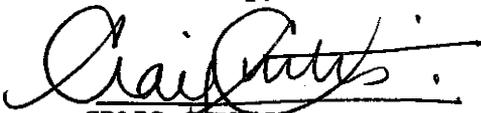
- (a) Nolan and Grant Streets are used as a short cut between 64th Avenue and Gaetz Avenue and recent traffic counts indicated a considerable increase in traffic volumes.

It should again be emphasized that through traffic in this area will be considerably reduced in the future, once the 64th Avenue and 77th Street arterials have been constructed, as proposed in the North-West Sector Area Structure Plan.

- (b) Following Council's instruction a number of actions have been taken in an attempt to improve the situation in these streets and discourage through traffic. These include the installation of truck prohibition signs, the installation of a playground zone on Nolan Street, the installation of a four way stop at Northey Avenue and the installation of pedestrian activated signals at Noble Avenue. It appears however that a traffic diverter at 59th Avenue is not acceptable to residents in the surrounding area and would create problems for the construction of 64th Avenue.

In view of the above it is recommended that no further action be taken at this stage. It is considered, however, that a traffic diverter at 59th Avenue would eliminate the majority of through traffic in this area and it is therefore proposed that a temporary diverter be erected in this location once the construction of the southern section of 64th Avenue has been completed. Public reaction to this diverter could then be reassessed and it could ultimately be removed once the 64th Avenue and 77th Street arterials have been completed.

Yours truly,



CRAIG CURTIS
ASSOCIATE PLANNER
CITY PLANNING SECTION

CC/lt

Commissioners' comments

The attached petition is in reaction to the previous decision of Council to erect barriers at Grant Street and 59th Avenue. Although we do not favour the installation of a barrier at this location, we recommend no action be taken on the Council resolution until such time as travel on 64 Avenue is assured.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

JOHNSTON, MING, SCAMMELL, MANNING, LAMB & LEE

NO. 4

BARRISTERS, SOLICITORS, NOTARIES

198.

J. MACDONALD JOHNSTON, Q.C.
JAMES T. MAH MING, B.A., LL.B.
ROBERT H. SCAMMELL, Q.C.
DAVID M. MANNING, B.A., LL.B.
KEITH R. LAMB, B.A., LL.B.
JOHN E. LEE, LL.B.
JAMES B. MITCHELL, B.A., LL.B.
DARRELL R. MOORE, LL.B.

AREA CODE 403
TELEPHONE 346-5581
TWX 610-841-5120

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

IN REPLY REFER TO:

D. R. MOORE

May 20, 1981

Mr. Robert Stollings
City Clerk
City Hall
4914 - 48 Avenue
RED DEER, Alberta
T4N 3T4

Dear Sir:

Please be advised the writer acts on behalf of Henry A. Pithers who has asked me to forward to the City the enclosed Petition signed by Mr. Pithers and various other adjoining property owners.

This Petition relates to a Notice filed in the Red Deer Advocate on Wednesday, May 6, 1981, which proposes that the Council of the City of Red Deer undertake the construction of gravel lanes. In particular, the land owners object to Schedule B insofar as it relates to the construction of a gravel lane behind their properties.

Therefore, please find enclosed a Petition signed by the majority of land owners who object to the construction of a lane behind their properties.

Yours very truly,

JOHNSTON, MING & COMPANY

Per: 
DARRELL R. MOORE

DRM/ew
encl.

Hand Delivered

1981 06 01

TO: City Clerk
FROM: City Assessor

RE: Petition Against Construction of Gravel Lane
West of 59 Avenue from Lane North of 63
Street to South Property Line of A1 & A6,
Block 4, Plan 792-2401

With reference to the above petition against the proposed gravel lane, may we advise that a majority of the registered owners of land abutting the lane have signed the petition which represents a sufficiently signed petition in accordance with Section 153 (3) of the Municipal Taxation Act.

Section 153 (4) of the Municipal Taxation Act states:

"If any sufficiently signed petition against the proposed local improvement is presented to the Council, no second notice for the same local improvement may be given by the Council within the then current calendar year."



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

NF/bt

June 15, 1981

TO: City Clerk

FROM: City Engineer

RE: Petition Against Gravel Lane Construction
West of 59 Avenue and South of 64 Street
Mr. Pithers

Enclosed is a plan indicating the extent and the location of the proposed lane construction. The cost to construct the seventy-five (75) metre section of lane is \$6,900.00.

The petition against construction is submitted as the adjacent property owners feel the cost of lane construction has been paid by the developer to the City and that the purchase price of the land included the cost of lane construction. No one to our knowledge is protesting the lane construction due to insufficient need. In fact, one lot owner has already started on a rear garage which will definitely require the lane construction. The lane will also complete the link between a newly constructed portion to the north (which was prepaid by the developer) and the existing east/west lane to the south. The lane could also be used by garbage collection vehicles and utility service vehicles as well as the abutting land owners.

In reviewing our files and in discussions with the City Assessor, we can find no record on file that would indicate that the developer - Kinch Investments, Box 417, Sylvan Lake, has made a prepayment to the City for lane construction.

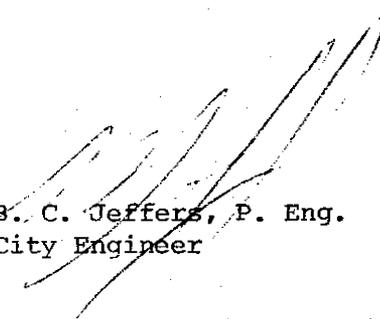
It has been the opinion of the Engineering Department that due to the number of different land owners in the area, and due to the greatly varying development schedules, that this lane be constructed as a local improvement when adequate right of way provided. This in fact is varified in the attached photocopies of correspondence previously sent out to the developer and other land owners in the area. In addition, in our comments to the Red Deer Regional Planning Commission dated May 18, 1978 we stated that "the lane will not be constructed until the entire right of way is obtained and the construction petitioned for."

Therefore, based on the above, when preparing our 1981 Local Improvement

Program, we included this portion of the lane as the required right of way is now available and the residents were concerned that the lane way was not properly constructed to provide vehicles access to the rear of the effected properties.

This portion of lane exists as a low area between two (2) existing gravel lanes, which traps water and is very likely impassable at certain times of the year. The lane was cut down to subgrade level to accommodate the installation of E. L. & P. facilities and left until the local improvement program was approved.

Based on the above, it is our recommendation that this project remain on the 1981 Local Improvement Program.



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

KGH/emg
attach
cc - City Assessor

Commissioners' comments

The proposed work was advertised as a local improvement at the initiation of the City. As a result of such advertising, the above petition was received.

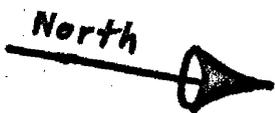
It is not clear from the petition whether the prime concern of the petitioners is the construction of the lane, or having to pay costs of same. As indicated in the Engineers report, no funds or contributions from the property owners have been received for the construction of this lane. It is also clear that the completion of construction is necessary and should be undertaken.

For Council's information, Sec. 155 of The Municipal Taxation Act provides that, if in the opinion of 2/3 of all the members of Council the work is necessary or required, that Council may, with Local Authorities Board approval, direct that such work be undertaken.

We, therefore, recommend Council approve proceeding with this project as a local improvement.

"R. J. MCGHEE"
Mayor

"M. C. DAV"
City Commissioner



laneway

END OF CONST. 1981

START OF CONST. 1981

ST. STREET

F-1
KINCH
INVEST.

C-1
KINCH
INVEST

B-5
KINCH
INVEST

B-2
KINCH
INVEST

Ray
Mc Mullen

A-3

3658m
BLVD

1524m
SW

A-1

A-2

CONSTRUCTED 1979

878.083
45.831
21.134
27.111
194.760 m at 0.50%
878.537 + 31.361 m at 2.00% 877.910

LOCAL IMPROVEMENT

(PREPAID)

GEORGE
WONG
G-1

HENRY
PITHERS
C-3

HENRY
PITHERS
C-2

MAXINE & ANITA
DURAND
B-4 B-3

RAY
Mc Mullen
A-6 A-5 A-4

Northhill
Store

59 AVE.

1.524 m
S.W. 3.0 m
BLVD.

7.32 m
BLVD

1.524 m
S.W.

NO. 1

8 June 1981

TO: COUNCIL
FROM: CITY CLERK

RE: NOTICE OF MOTION

J. Oldring at meeting of Council June 1st, 1981.
The following notice of motion was submitted by Alderman

"WHEREAS a number of Alberta Municipalities have now introduced paramedic service within their Municipalities, and

WHEREAS such service would be beneficial to the citizens of Red Deer and could well save many lives if same were in force in The City of Red Deer, and

WHEREAS the Province have for some time been reviewing ambulance services on a Provincial basis, and

WHEREAS there is no indication of any immediate action being taken as a result of said review;

NOW, THEREFORE, BE IT RESOLVED that The City of Red Deer establish an ad-hoc committee to review and make recommendations to Council on the implementation and cost of a paramedic program for The City of Red Deer, such committee to comprise 2 members of Council, a representative of the Fire Department, the Red Deer Regional Hospital Board and 2 citizens-at-large, and the City Commissioners. "

R. STOLLINGS,
City Clerk

BYLAW NO. 2662/A-81

OF THE

CITY OF RED DEER

A Bylaw to authorize the Municipal Council of the City of Red Deer to incur an additional indebtedness on behalf of the said City by the issuance of debentures for the purpose of extending existing utility services and roads within the boundaries of the City of Red Deer.

WHEREAS by Bylaw No. 2662/80, hereinafter called the "Said Bylaw". Council of the City of Red Deer, pursuant to section 338 of the Municipal Government Act, authorized the borrowing of monies by issue and sale of debentures, in the sum of Two Million, Nine Hundred and Twenty Three Thousand Five Hundred Dollars (\$2,923,500.00).

AND WHEREAS revised estimates by the City Engineer of costs of the work proposed under the "Said Bylaw", based on tenders received and estimates of work required are One Million, Eight Hundred and Eighty-Nine Thousand Two Hundred and Forty Dollars (\$1,889,240.00) greater than originally estimated.

AND WHEREAS it is deemed expedient and proper pursuant to the provisions Section 338 of the Municipal Government Act that the Council shall issue a bylaw to authorize additional funds for extending existing utility services and roads.

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the additional sum of One Million, Eight Hundred and Eighty-Nine Thousand Two Hundred and Forty Dollars (\$1,889,240.00) on the credit of the City of Red Deer by issuing debenture of the City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty years in annual instalments, with interest not exceeding Twenty per centum per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$195,152,210.00.

AND WHEREAS the amount of the existing debenture debt of the City of Red Deer is \$31,669,205.95, no part of which is in arrears.

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

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER in the Province of Alberta is hereby empowered and authorized to enter into contracts for the purpose of extending existing utility services and roads.

2. That for the purpose aforesaid, the sum of One Million, Eight Hundred and Eighty-Nine Thousand Two Hundred and Forty Dollars (\$1,889,240.00) be borrowed on the credit and security of the City of Red Deer at large.

3. The debentures to be issued under this By-law shall not exceed the sum of One Million, Eight Hundred and Eighty-Nine Thousand, Two Hundred and Forty Dollars and may be in any denomination not exceeding the amount authorized by this By-law and shall be dated having regard to the date of the borrowing.

4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Twenty per centum (20%) per annum, payable annually.

5. The debentures shall be issued in such manner that the principal and interest will be combined and made payable in, as nearly as possible, equal annual instalments over a period of Twenty (20) years, in accordance with the schedule attached and forming a part of each debenture.

6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agent during the currency of the debentures.

7. The Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such dates and in such amounts as specified in the repayment schedule forming part of each debenture.

8. The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.

9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient therefore, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.

10. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.

11. The net amount realized by the issue and sale of debentures issued under this By-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

12. This By-law shall take effect on the date of the final passing thereof.

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

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

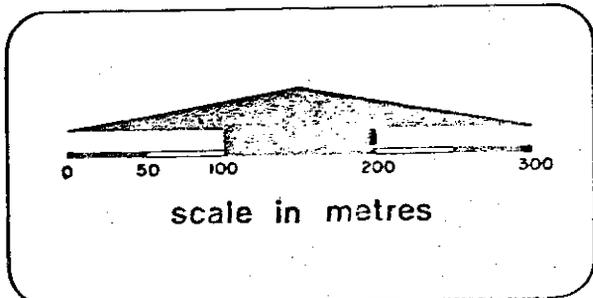
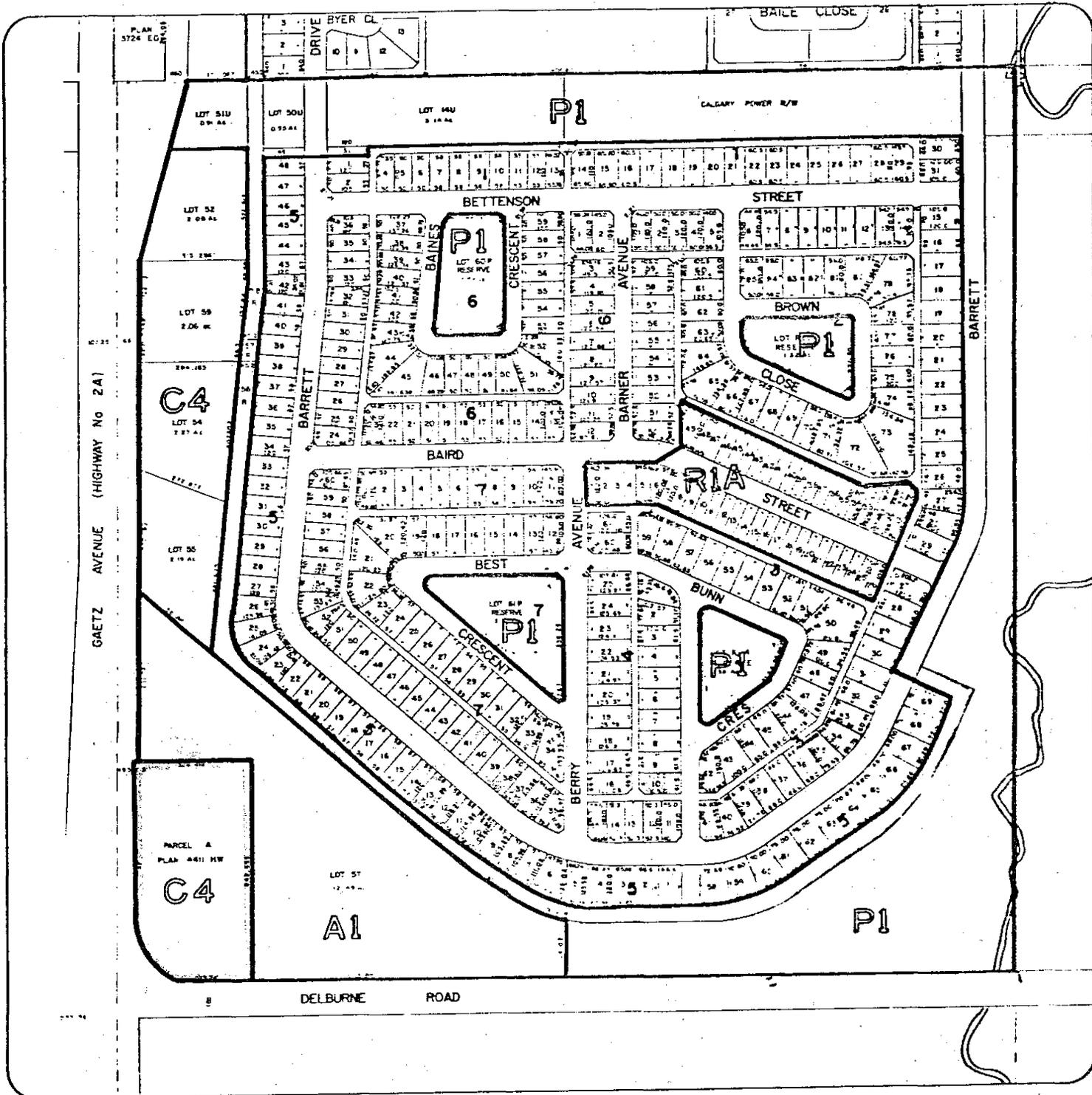
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this _____ day of _____ A.D., 1981

MAYOR

CITY CLERK

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

G4



Revisions :

MAP NO. 10/81
(BYLAW No. 2672/P-81)

Changed from A1 to C4 .

BYLAW NO. 2705/C-81

Being a Bylaw to amend Bylaw No. 2705/81, the Uniform Rate Bylaw of The City of Red Deer.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACT AS FOLLOWS:

(1) Bylaw 2705/81, as amended, is further amended by adding the following immediately after clause 19:

<u>TYPE OF IMPROVEMENT</u>	<u>PERIOD OF ASSESSED YEARS</u>	<u>ANNUAL RATE FOR ASSESSABLE METRE</u>	<u>TOTAL COST PER ASSESSABLE METRE</u>
20. Storm sewer	20	20.08	135.00

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

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

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

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

MAYOR

CITY CLERK

A Bylaw to authorize the Municipal Council of The City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of construction of roads.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 338 of The Municipal Government Act that the Council shall issue a Bylaw to authorize the undertaking and completing the construction of roads as detailed on Schedule "A" attached.

AND WHEREAS plans, specifications and estimates for such work have been made by the City Engineer whereby the total cost of the said construction is estimated to be Forty Eight Thousand, Three Hundred Dollars (\$48,300.00).

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of Forty Eight Thousand, Three Hundred Dollars (\$48,300.00) on the credit of The City of Red Deer by issuing debentures of The City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual instalments, with interest not exceeding twenty (20%) per annum, payable annually.

AND WHEREAS the amount of the qualified assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$259,338,380.00.

AND WHEREAS the amount of the existing debenture debt of The City of Red Deer is \$31,658,386.37.

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

1) NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER is hereby empowered and authorized to enter into contracts for the purpose of construction of roads as may be necessary.

2) That for the purpose aforesaid, the sum of Forty Eight Thousand, Three Hundred Dollars (\$48,300.00) be borrowed by way of debenture on the credit and security of The City of Red Deer at large, of which amount the sum of \$48,300.00 is to be paid by the City.

3) The debentures to be issued under this Bylaw shall not exceed the sum of Forty Eight Thousand, Three Hundred (\$48,300.00) and may be in any denomination not exceeding the amount authorized by this Bylaw and shall be dated having regard to the date of the borrowing.

4) The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Twenty percentum (20%) per annum, payable annually.

5) The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of Twenty (20) years, in accordance with the schedule attached and forming a part of each debenture.

BYLAW 2722/81

SCHEDULE "A"

BORROWING FOR CONSTRUCTION OF ROADS

PROJECT

ON

FROM

TO

ESTIMATED COST

56 Avenue

Kerrywood Drive

South 100 metres

\$48,300.00