

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 9th, 1975, commencing at 4:30 p.m.

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- (1) Confirmation of the May 26th, 1975 Minutes

\*\*\* PUBLIC HEARING \*\*\*

A Public Hearing will be held at 7 p.m., JUNE 9/75 in respect of Zoning Bylaw 2011/I-75

- (2) UNFINISHED BUSINESS

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- 2) City Clerk - RE: Mr. D. Pearson, Application to Develop Lots 16-27, Plan 8079 A.F. and Lot 28, Block 1, Plan 1129 T.R. .. 2
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- 5) 2476/75 - first reading
- 6) 2477/75 - first reading

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA  
T4N 2N1

TELEPHONE: 346-3394

FILE No.

NO. 1

June 3, 1975

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

Dear Sir:

Future Industrial Land Location

We are in the process of assessing the overall land use requirements up to the year 2000. Our consulting firm is assisting us in deciding which area should be opened up first and in the phasing of the development.

We expect this study will be available by September of this year and City Council will be advised accordingly.

Yours truly,



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

/mjw

MEMBERS

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

NO. 2

TO: CITY COUNCIL

FROM: CITY CLERK

RE: Mr. D. Pearson  
Application to develop Lots 16-27,  
and Lot 28, Block 1, Plan 1129 T.R.

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The following reports appeared upon the Council Agenda for the meeting of May 26, 1975 at which time a resolution was introduced as noted below.

Moved by Alderman Mabb, Seconded by Alderman  
Fielding

"RESOLVED, that Council of the City of Red Deer agree that the city owned lots 16-27, Block 1, Plan 8079 A.F. be reserved for open space and passive recreation use as the land is not suitable for development."

Prior to voting on the above a motion was introduced and carried that the matter be tabled for a further two week period.

"R. E. STOLLINGS"  
City Clerk

5354 - 42 Avenue  
RED DEER, Alta.  
April 28, 1975

The City of Red Deer  
City Hall  
RED DEER, Alta.

ATTENTION: Mayor McGregor & Council

Dear Sirs:

This letter is in regard to a piece of property, namely; Lot 28, Block 1, Plan 1129 T.R., in north Red Deer. This property is currently under an agreement, dated July 5, 1972, with the City of Red Deer which allows for the construction of a single family dwelling.

It is the purpose of this letter to have this agreement rescinded. Also, I would like to have Lots 16 to 27 inclusive added to the above property for the purpose of building a low cost condominium development.

I have had several discussions over the past years regarding this property and now feel that the time has come to build something worthwhile. Low cost condominium is good alternative to public housing and if I can have approval in principle for the development of this block, I believe we can make a plan that is not only acceptable, but a very attractive asset to the city.

I know there are some minor problems with servicing which we already have answers for. There may also be some concern over the indiscriminate tearing out of trees. To this I would advise that most of the large trees are on the property I already own. There will be no chopping down of any tree worth saving. If a tree would be in the middle of a building site, it will be moved not destroyed.

I respectfully submit this proposal to you for your sincere consideration for approval in principle. I am available at your request to explain this proposal to you and upon having gained approval would start immediately on the architectural plans.

- 2 -

If you have suggestions as to what you would like to see in a project of this type, we would be very happy to accommodate them wherever possible.

I look forward to hearing from you in this matter.

Yours truly,

"DAVID H. PEARSON"



# HICKE REAL ESTATE LTD.

5014 - 49 Street  
Red Deer, Alberta  
T4N 1V5

Phone  
346-6608  
346-2004

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

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



COAST TO COAST REAL ESTATE SERVICE

May 15, 1975

City Council  
City Of Red Deer  
Red Deer, Alberta

Attention: Bob Stollings

Dear Sir:

Re: Lot 2, Plan 8079 AF, City Of Red Deer

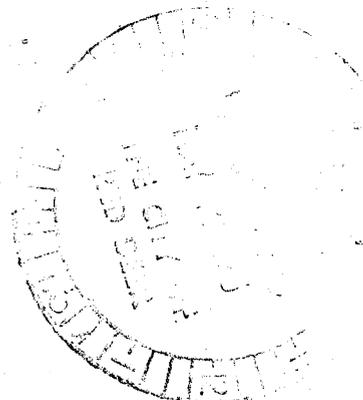
We wish to bring to your attention our letter of May 14, 1974 to Mr. Don Wilson and also his reply of May 29, 1974. In later discussion we were told that all this property would be possibly used for park area, however, it has been brought to our attention that the City might consider selling Lots 16-27 in Block 1 Plan 8079 AF. We would propose an exchange of lands being our land Lot 2, Plan 8079 AF so that it may be amalgamated with the balance of low lying areas. In exchange we would request the City owned land of Lots 16-27, Blk 2 and also that this block be zoned R3B. We would be agreeable to requirements in building in a R3B Zone.

As we approached the City on this property on May 14, 1974 we would ask that we be given first preference for exchange on this property.

Yours very truly,

HICKE REAL ESTATE LTD.

Alf Cadman  
AC/cl



May 16th, 1975

TO: CITY CLERK  
FROM: CITY ASSESSOR  
RE: Lots 16 to 27, Block 1, Plan 8079 A.F.

May we advise that the Land Department received the following letter from Hicke Real Estate Ltd., May 14th, 1974.

" Please advise the undersigned if it would be possible to trade our property located at Lot 2, Plan 8079 AF to the City for the property located at Lot 16 to 27, Block 1, Plan 8079 AF, subject to receiving zoning for four-plexes."

Our reply

" With respect to your letter of May 14th, 1974, requesting information as to a possible land exchange, may we submit the following comments.

The land in question is presently zoned R.R. (Reserve Residential) and would require City Councils approval to rezone the lands to a R-2 zoning. This zoning allows 4 plexes as a conditional use, therefor approval for 4 plexes would also be required from the municipal planning commission. In regards to using the lands for 4 plexes, we presume that a resubdivision or replot scheme would be envolved, and if so, approval of the Red Deer Regional Planning Commission is required.

In discussing your proposal with the City Engineer, he advised that approximately half of the City owned parcel is low lying, the remaining half could be serviced by gravity sanitary sewer, providing caution was used in setting building grades. The sanitary sewer available to this area is not what would be considered "deep". If a land exchange was considered, the City parcel to be exchanged should be limited to a length approximately 300' west of 59 Avenue. In this regard, access to the new parcel to be limited to 59 Avenue and or the laneway. Prepayment of utilities would be a condition of the exchange agreement.

May 16th, 1975

Our reply (continued)

In view of the number of agencies and body's involved in the possible exchange, we would recommend that you submit a submission indicating how you would propose to develop the area, the style and type of construction of 4 plex, and any other information which might assist the various body's to make the required decisions in order for you to proceed with development."

If Council is to consider the sale of this property, I would recommend that Hicke Real Estate be given equal opportunity to bid on same with an exchange of lands as indicated.

Yours truly,



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

DJW/cg

cc: R. Cundy, Reg. Planning Director  
B. McGhee, City Engineer

## RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA  
T4N 2N1

TELEPHONE: 346-3394

FILE No.

May 21, 1975

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

Dear Sir:

City Owned Lots 16 - 27 and  
Mr. Pearson's Land, Lot 28, Block 1,  
Plan 8079 A.F.

In 1972, an application was made by Mr. D. Pearson to create one lot by consolidating Lots 1 - 4 and the acquisition of the lane immediately to the rear of the above mentioned lots. This application was approved and one of the conditions of approval was that the lot was to be used for a single family house and this was the intention of Mr. Pearson when he submitted his application for subdivision.

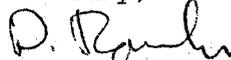
During the past few years, we have had inquiries from Mr. Pearson, Hicke Real Estate and other people in respect to the development of the City owned lots. Hicke Real estate suggested land exchange with the block to the north. In all these cases, this office was not in favor of the development of the City owned land (lots 16 - 27) mainly because it was felt that the land could be used as part of the park and recreation area for the people of north Red Deer.

Lots 16 - 27 slope from the east to the west and have an irregular topography. The area in question can be serviced with a gravity sewer system provided the area is filled to the appropriate level.

The area to the east needs filling of about two feet to reach the level of 2818 feet, the area to the west needs up to eight feet of fill to bring the level to 2820 feet.

We recommend that the City owned land be reserved for open space and passive recreation use, as the land is not suitable for development and there is not enough park land in this particular area.

Yours truly,

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

Senior Associate Planner

/mjw

MEMBERS

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

Commissioners' Comments

We concur with the recommendation of the Red Deer Regional Planning Commission and in particular the need for more parkland in this area. We feel all applications should be denied. However, if Council wish to see development on these lots, we suggest all interested parties be invited to submit detailed proposals and from this select one of the proposals.

"R.N. MCGREGOR"  
Mayor

"T.G. SUCHY"  
City Commissioner

NO. 3

TO: CITY COUNCIL

FROM: CITY CLERK

RE: Bylaw 2282/M-75

The above bylaw which provides for greater restrictions on parking in the Terrace Park Subdivision was given first reading by Council May 26, 1975 and was tabled for two weeks to enable the administration to inform all property owners of the proposed changes. A letter was forwarded to all property owners advising them of the contents of the bylaw and the reasons therefore. It would be in order for Council to proceed with second and third reading of this bylaw.

"R. STOLLINGS"  
City Clerk

NO. 4

TO: CITY COUNCIL

FROM: CITY CLERK

RE: Anders Park Church Site

Following are copies of correspondence etc. which appeared upon the May 26, 1975 Council Agenda and which were tabled for a period of two weeks in order to allow the two churches an opportunity to make representation to Council.

Both churches were advised that this matter will be considered at approximately 7:00 p.m. and they have been invited to have representatives present at that time.

"R. STOLLINGS"  
City Clerk

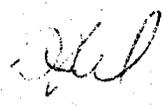
May 13th, 1975

TO: CITY CLERK  
FROM: CITY ASSESSOR  
RE: CHURCH SITE, ANDERS PARK.

In accordance with City policy, the Multiple Family Site in the Anders Park subdivision was advertised requesting submissions from those interested in having a portion of the land for church development.

In the original design of Anders Park, allowances had been made to accommodate one church site and we are of the opinion that each subdivision should be restricted to that principle.

Yours truly,

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

DJW/cg

P.S. Price \$132.00 per front foot  
plus sewer & water connection fees  
survey costs

**RED DEER  
ALLIANCE  
CHURCH OF THE CHRISTIAN MISSIONARY ALLIANCE**

TEL 403/346-6053  
6002 - 54 AVE.  
RED DEER, ALTA.  
T4N 4M8

13.

PASTOR: REV. J. H. BELL

April 30, 1975

Church Site  
City Clerk  
City Hall  
Red Deer, Alberta

Dear Sir:

We, the Executive Committee of the Christian and Missionary Alliance of 6002 - 54 Avenue, Red Deer, submit the following proposals for a church building to be located on Lot 52, Block 4, Plan 5026 TR, located in the City of Red Deer in the Anders Park subdivision.

Please find enclosed preliminary site plan with a three-stage proposal. Stage one at an estimated cost of \$175,000.00; stage two estimated cost of \$450,000.00 with consideration to be given for a third stage within a period of ten years, of an additional 5,000 square feet, which will be retained in lawns until required for the proposed extension.

Respectfully submitted,



F. F. Luke, Secretary  
Executive Committee

FFL:rd  
Encl.

"THE WORD OF OUR GOD SHALL STAND FOR EVER"

5806 - 41 Street Crescent,  
Red Deer, Alberta,  
April 30, 1975

City Clerk  
City Hall  
Red Deer, Alberta

Re Church Building Site

Dear Sir:

The Red Deer Free Methodist Church wish to submit an application to purchase 250 frontage feet of the northern portion of Lot 1, Block 6, Plan 5026 T.R. in the Anders Park Subdivision for a church site.

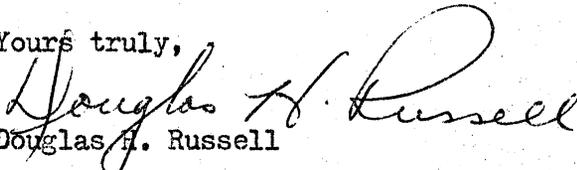
It is our plan to build a church complex on this property beginning with an educational unit of approximately 4,000 feet of floor space (to include basement and main floor or all on ground level). This building would provide Sunday School and worship facilities for a congregation of 125 people.

We propose to build a church sanctuary in a second building phase, with from 3,000 to 5,000 square feet of floor space, which would seat from 200 to 300 people.

We would expect to provide off-street parking space for from 50 to 75 cars.

The enclosed plan (page 19) has not been adopted by our congregation but provides some concept of the type of structure we propose to build. Please return plan. Thank you.

Yours truly,

  
Douglas H. Russell

May 6th, 1975

TO: City Clerk

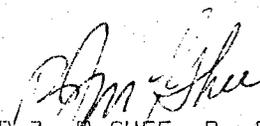
RE: CHURCH BUILDING SITE - ANDERS PARK SUBDIVISION  
Your Memorandum of May 2nd, 1975

It is our opinion that not more than one site should be provided in any one City developed residential subdivision of a quarter-section in area.

Where more than one application is received, I would suggest that City Council consider the following alternates:-

1. Have the applicants appear before Council in support of their submissions, and from these discussions select one of the applicants.
2. Council suggest to the applicants that they enter into a joint development of the one site.

Before approval is given to any one site, I believe the need should be clearly demonstrated.

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

RJM/jt

C.C.  
City Assessor  
Building Inspector  
Planning Director

## RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA  
T4N 2N1

TELEPHONE: 346-3394

FILE No.

May 16, 1975

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

Dear Sir:

Church Site - Anders Park Subdivision

The proposals submitted are in response to the City's advertisement in the paper requesting submissions for a church building in the Anders Park subdivision.

Proposal I - Free Methodist Church

This proposal is for a school church complex to be located northeast of Alford Avenue (corner of Alford Avenue and 32 Street with access from Alford Avenue). The proposal provides a Sunday school and a congregation for 125 persons in the first stage which will be increased to 200 to 300 persons in the second phase. The proposal provides for 50 - 75 off-street parking spaces.

Proposal II - Church of Christian Missionary Alliance

This church is planned to be located on the west side of Alford Avenue in the Anders Park subdivision.

The first stage of this church will seat 200 persons and future additions will bring the total capacity to 600 persons. Off-street parking is planned for 42 cars.

Background

When the Anders Park subdivision was designed, provision was made for a local store and a church. In the later stage, these two uses were eliminated and the two sites were zoned to R3B, or multiple family sites.

We believe that two church sites opposite each other, together with multiple housing for families, will create traffic and parking problems. The area could accommodate a modest size church with sufficient off-street parking.

## MEMBERS

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

R. Stollings

- 2 -

May 16, 1975

We do not have any preference for either of these and in the case one is chosen over the other, the rezoning of the site to R2B becomes necessary.

Yours truly,



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

/mjw

cc: City Engineer  
City Assessor

Commissioners' Comments

We recommend that both churches be invited to meet with Council and following such meeting Council select one proposal only as in our opinion two churches in the one area could create traffic congestion and parking problems.

"R.N. MCGREGOR"

Mayor

"T.G. SUCHY"

City Commissioner

NO. 5

TO: CITY COUNCIL

FROM: CITY CLERK

RE: Application for Traffic Control  
Lights Intersection of Springfield  
Avenue and 32 Street

At the May 26, 1975 meeting of Council the following correspondence and reports were presented in connection with the request for installation of traffic control lights on the above intersection. A resolution was introduced as indicated below and the resolution was subsequently tabled for a period of two weeks to enable E. L. & P. Supt. R. Watson to be present to answer questions by members of Council.

Moved by Alderman McKenzie, Seconded by Alderman Fielding

"RESOLVED, that Council of the City of Red Deer having considered the request of the Red Deer Public School District No. 104 that the City of Red Deer consider the installation of Traffic Lights at the intersection of 32 Street and Springfield Avenue, hereby agree that no changes be made to this intersection at this time, but that traffic counts be reviewed on a current basis with the view to a possible inclusion of traffic lights at this intersection in 1976 if deemed necessary."

Mr. R. Watson has been requested to attend the Council meeting.

"R. STOLLINGS"  
City Clerk



## RED DEER PUBLIC SCHOOL DISTRICT No. 104

Offices: 4747 - 53rd Street

Phone 347-1101

RED DEER, ALBERTA

T4N 2E6

**JAMES W. MUZA**  
Secretary-Treasurer

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

April 24, 1975

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

Dear Mr. Stollings:

At the Board meeting of April 23rd the trustees passed the following resolution:

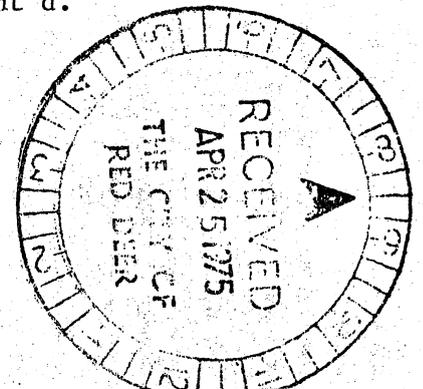
"Whereas, many children of pre-school and school age cross 32nd Street at Springfield Avenue in both the northerly and southerly directions for purposes of kindergarten, school, church, mid-week group meetings, Sunday School, outdoor rinks, grocery store, and other recreation uses, and,

Whereas, this intersection is not controlled by traffic lights, and,

Whereas, the Red Deer Public School District No. 104 is concerned about the safety of the pedestrians crossing this thoroughfare,

Therefore, be it resolved that the City of Red Deer consider the installation of traffic lights at the intersection of 32nd Street and Springfield Avenue."

Cont'd.

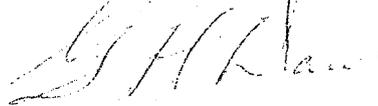


Mr. R. Stollings  
April 24, 1975  
Page Two

The trustees' concern arises from the increasing number of pupils who will have to cross 32nd Street to attend school in buildings located north of this street. Some of the Board members have drawn attention to the fact that, apart from the perils to pedestrians, there is need for some sort of traffic control to allow vehicles to emerge from Sunnybrook at Springfield Avenue. However, the principal concern of the trustees is the safety of the children.

Will you please bring this matter to the attention of Council? If further explanation is desired, either in writing or by personal appearance at a Council meeting, we shall be pleased to comply.

Yours sincerely,



G. H. Dawe,  
Superintendent of Schools.

GHD/kb

Sunnybrook Sub Division  
 Red Deer, Alberta  
 May 8, 1975

City Council  
 City Hall  
 4914 - 48 Avenue  
 Red Deer, Alberta

Gentlemen:

We, the undersigned parents, wish to draw to the attention of City Council our concern with having our school age children crossing 32nd Street to gain access to Mountview School from the Sunnybrook Sub-division. These children are quite young, ranging in age from five years and up. 32nd Street has become a very busy thoroughfare with four lanes of traffic often moving in excess of 30 m.p.h. At present there are no pedestrian lights or signs to indicate the presence of school zones.

The children will be crossing at hours when traffic is very heavy such as 8:30 - 8:45 a.m., 12 noon and 1:00 p.m. We anticipate even more traffic when the Anders Subdivision is completed. At present there are also Kindergarten children crossing this street.

We feel that the time has come when a light controlled crosswalk is essential to safety. We would appreciate your consideration of this matter which is of utmost concern to us as parents.

Thank you.

*R.L. Gibben*

*S. Stinson*  
*L. Rathwell*  
*S. Rathwell*  
*M. Hoff*  
*Mrs. & Mrs. R. Mc Mullen*  
*Mrs. & Mrs. J. S. Bekker*  
*Mrs. & Mrs. K. Baskin*



"K" Division

YOUR NO.  
VOTRE NOOUR NO.  
NOTRE NORed Deer City Detachment,  
Box 533,  
Red Deer, Alberta.  
T4N 5G1

May 15th, 1975.

TO: City Clerk

FROM: Inspector C.C. Coutts

RE: Traffic Signals - Installation  
32 Street and Springfield Ave.

Memorandum from Assistant City Clerk dated May 9th, 1975 refers. Attached is a copy of a return submitted by the Police to the Traffic Advisory Committee. The police some time ago agreed with other traffic advisory people that signal lights would have to be installed at this intersection in due course. We did not agree however, on the priority for such an installation mainly because of funding.

*C.C. Coutts*  
(C.C. Coutts) Insp.  
Officer i/c Red Deer City  
Detachment

/jeo

ACCIDENT HISTORY AT 32 STREET AND SPRINGFIELD AVENUE

YEAR	NO. OF PEDESTRIAN ACCIDENTS	NO. OF VEHICLE ACCIDENTS	NO. OF CHARGES LAID	COMMENTS AND/OR OBSERVATIONS: UNUSUAL CIRCUMSTANCES, ETC.
1972	--- Not	available	----	
1973	nil	4 (1 east of inter)	nil	Our observations indicate that small children cross 32 St. at other than peak traffic periods. In light of this, traffic lights solely for the aid of pedestrians does not seem to warrant high priority at this time. It is
1974	nil	6	nil	pointed out that increased vehicle traffic at peak periods at this intersection may in the near future require mechanical control. It is difficult for traffic to get out of Sunnybrook onto 32 St., particularly those west bound, during peak periods. Increased flow from Anders Park along this collector street (32 St) will only compound the situation.
1975 (to date)	nil	2	nil	

TO: City Clerk

May 5, 1975.

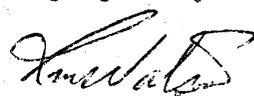
FROM: E. L. & P. Supt.

COPIES: City Engineer  
R.C.M.P. - City Detachment  
Secretary - Traffic Advisory Committee

Re: Traffic Control  
32nd Street & Springfield Avenue

With reference to your memo of April 28th and the report from the Red Deer Public School District No. 104 that the City consider the installation of traffic lights at the intersection of 32nd Street and Springfield Avenue, we offer the following:

1. Cost to supply and install traffic controls which will provide pedestrian operated signals for crossing 32nd Street plus vehicle actuated signals to control access from Springfield Ave. onto 32nd Street is estimated to be \$ 8,000.
2. Alternatively, the cost to supply and install traffic controls to provide a pedestrian operated crossing only, similar to that at 32nd Street and 49th Avenue (near Red Rooster store) is estimated to be \$ 3,500.
  - this alternative is not recommended; stop sign and traffic signals controlling the same intersection - confusing.
3. Estimated completion date for either alternative October 1975
4. No funds have been provided in the 1975 budget for this project; no priority listed for this project by Traffic Advisory Committee.

  
R. M. Watson, P. Eng.

E. L. & P. Supt.

May 22nd, 1975

TO: City Clerk  
FROM: City Engineer

INTERSECTION ANALYSIS -  
SPRINGFIELD AVENUE AND 32 STREET

Reference: A. Red Deer Public School District #104 Letter, dated April 24th, 1975.  
B. Petition, dated May 8th, 1975.  
C. Uniform Traffic Control Devices for Canada.  
D. Warrants for School and Pedestrian Crossings.

The function of an isolated traffic signal is to apportion the right-of-way among conflicting streams of traffic with maximum efficiency. Devices are intended primarily for control and not for safety purposes, since their installation does not guarantee a reduction in accident experience.

To determine whether a traffic control signal is the appropriate device for an intersection, the following factors should be considered:-

- a) Physical Characteristics of the Intersection;
- b) Accident History;
- c) Pedestrian Volumes and Delays;
- d) Availability of Crossing Gaps for Pedestrians;
- e) Distance to the nearest proposed signalized intersection; and
- f) Vehicle Volumes and Delays.

Physical Characteristics

Sight distances are good to excellent at this intersection. Signed crosswalks exist at 44A Avenue (opposite Mount Calvary Church), at 43 Avenue (opposite Sunnybrook United Church), and at Springfield Avenue. Three signed crosswalks, therefore, exist in a space of 850 feet. A new access to 32 Street was created at Sifton Avenue, approximately 900 feet east of the intersection, in the past year.

Accident History

There have been no pedestrian accidents recorded at this intersection in the last three years: prior to that, records are sketchy. There were four vehicle accidents reported in 1973, six in 1974, and two reported in 1975 to date. This accident rate is very low, and would suggest that no particular hazard exists at this intersection.

(Continued.....)

City Clerk

- 2 -

May 22nd, 1975

Pedestrian Numbers and Delay

Classes for Grade One students at Mountview and G.W. Smith School dismiss at 11:30 A.M. and 3:30 P.M. Otherwise classes run from 9:00 to 12:00 Noon, and from 1:30 to 4:00 P.M.

During a study of pedestrian flow across 32 Street during a school day, it was observed that:-

- only 13 pedestrians crossed 32 Street between 8:00 A.M. and 9:00 A.M., and eight crossed safely with absolutely no delay. During peak traffic flow (8:30 A.M. to 8:45 A.M.), two pedestrians were obliged to wait 55 seconds before crossing safely.
- between 11:30 and 1:30, only 12 pedestrians crossed 32 Street. Seven were not delayed at all. One person waited three minutes to cross during the peak traffic flow (12:00 - 12:15 P.M.).
- between 3:30 and 4:30 P.M., 18 pedestrians crossed. Thirteen persons experienced no delay in crossing safely.
- bicycle traffic during periods of observation exceed 20 bicycles per hour. All cyclists were seen to obey traffic rules, and no problems or conflicts with vehicular or pedestrian traffic were noted.

General Comments:-

On the day of observation, very few elementary school age children were observed to use the crossing. Most children were older, possibly of an age to attend Junior High School. The few smaller children, and young cyclists, were observed to use proper hand signals and obey traffic rules. This indicates to us that the pedestrian and bicycle safety programs operated by the school systems, safety associations and the R.C.M.P., are having some impact.

According to the Guidelines for pedestrian crossing evaluation adopted by council resolution November 5th, 1973, no changes to the existing crossings are justified by numbers of pedestrians, or by delay. The pedestrians observed to use the crossing acted prudently, and most of them experienced no delay at all in crossing safely.

In any given five minute period of traffic flow, even during peak hours, a gap of 60 seconds appeared between groups of vehicles. Under prevailing traffic conditions, this would suggest that even very large groups of pedestrians would have no difficulty in crossing 32 Street with very little delay.

(Continued.....)

City Clerk

- 3 -

May 22nd, 1975

Projections

The populations of Sunnybrook and Mountview Subdivisions have varied as follows:-

	<u>Sunnybrook</u>	<u>Mountview</u>
1972	1,895	2,361
1973	1,835	2,273
1974	1,811	2,222
1975	1,915	2,146

We were advised that the elementary school populations in Mountview and Sunnybrook were as follows:-

	<u>Sunnybrook</u>	<u>Mountview</u>
1972	281	245
1973	228	218
1974	226	180
1975	229	184

These figures suggest that the populations of these established subdivisions, including the number of small children, has stabilized.

Anders Subdivision will be occupied over the next two years, but this should not affect the number of pedestrians crossing 32 Street at Springfield Avenue. Rather, it is expected that signalization of the intersection of 32 Street and 40 Avenue would be examined to accommodate future pedestrian and vehicle flows.

Vehicle Volume and Delays

Intersection traffic counts were carried out to determine the relative volumes of traffic and the resultant delay. Some traffic counts on 32 Street from previous years were reviewed to check for trends in traffic movement.

<u>32 Street Traffic (47 Avenue)</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>
8:00 A.M. to 9:00 A.M.	356	113	377
11:00 A.M. to 12:00 Noon	317	265	353
12:00 Noon to 1:00 P.M.	389	204	565
4:00 P.M. to 5:00 P.M.	497	279	586

(Continued.....)

City Clerk

- 4 -

May 22nd, 1975

Springfield Avenue Traffic 1974 1975

8:00 A.M. to 9:00 A.M.	313	263	( 8:00 A.M. to 9:00 A.M.)
11:00 A.M. to 12:00 Noon	371	290	(11:30 A.M. to 12:30 P.M.)
12:00 Noon to 1:00 P.M.	367	304	(12:30 P.M. to 1:30 P.M.)
1:00 P.M. to 2:00 P.M.	232	-	
4:00 P.M. to 5:00 P.M.	450	300	( 3:30 P.M. to 4:30 P.M.)

The opening of Sifton Avenue approximately 900 feet east of Springfield Avenue may be siphoning off some traffic from Springfield Avenue.

Left Turns from Springfield Avenue - May 14th, 1975

8:00 A.M. to 9:00 A.M.	135
11:30 A.M. to 12:30 P.M.	65
12:30 P.M. to 1:30 P.M.	164
3:30 P.M. to 4:30 P.M.	93

Of 135 vehicles turning west on 32 Street from Springfield Avenue between 8:00 A.M. and 9:00 A.M., only 54 experienced any delay at all. The maximum number of cars observed waiting to emerge from Springfield Avenue was six, but normally only two or three cars had to wait at one time. The average recorded delay for vehicles waiting at Springfield Avenue was 11 seconds.

Between 11:30 A.M. and 1:30 P.M., 229 vehicles emerged from Springfield. Only 65 experienced any delay at all. The average delay for those vehicles forced to wait was 13 seconds.

Between 3:30 P.M. and 4:30 P.M., 93 cars emerged from Springfield. Thirty were delayed for an average wait of 18 seconds.

These measurements suggest that the intersection functions well in its present configuration. Most vehicles are not delayed at all, some are delayed a few seconds, and isolated vehicles might wait the better part of a minute during peak traffic flows on 32 Street.

The transit department has indicated that no problem exists with their buses clearing this intersection with little or no delay. The observation was made that some delay is caused by over timid drivers who hold up a queue of vehicles, but under normal conditions traffic moves freely and safely through the intersection.

The Uniform Signal Control Devices for Canada offers a method for evaluating the requirement for signals in terms of vehicle and pedestrian numbers and delays. This system has been adopted by most cities throughout Canada, and represents the standards of good practice throughout North America.

According to the numbers of vehicles and pedestrians observed using Springfield Avenue, no traffic signal installation is warranted.

(Continued.....)

City Clerk

- 5 -

May 22nd, 1975

Vehicle Speeds

Vehicle speeds on 32 Street were measured and recorded during peak hours of travel. The following average speeds were recorded:-

	<u>Numbers of Vehicles Sampled</u>	<u>Average Speed</u>
9:00 A.M. - 9:30 A.M.	27	32.41 m.p.h.
11:30 A.M. - 12:30 P.M.	208	31.06 m.p.h.
12:30 P.M. - 1:30 P.M.	193	30.45 m.p.h.
3:30 P.M. - 4:30 P.M.	141	29.125 m.p.h.

This would indicate that most vehicles travel at or very near the speed limit. In all periods, the most common speed was exactly 30 m.p.h.

Vehicle Volume Projections

Within two years, about 550 households will occupy Anders Park, and about 800 vehicles are expected to be operated by these families. Traffic will be distributed between 32 Street and 40 Avenue. We anticipate keeping a close watch on these streets for the next several years to determine the evolving traffic patterns. The projected growth of traffic is certainly well within the capacities of the major roads to handle without seriously affecting cross streets such as Springfield Avenue.

Summary

We do not recommend any changes to this intersection at this time.

Sight distances are excellent in all directions. Three signed crosswalks exist in a space of 850 feet. No pedestrian accidents have been recorded in the recent past. The volumes of pedestrian traffic observed during peak hours of traffic flow are low in relation to many other intersections, and the majority had to wait only a few seconds before crossing. According to the guidelines adopted by Council in 1973, there is not sufficient justification to make any changes to the intersection. Our impression is that pedestrians can and do cross safely under prevailing conditions.

From our observations, the average amount of delay experienced by drivers emerging from Sunnybrook is not great. The construction of Sifton Avenue gives a new access to 32 Street several hundred feet east of Springfield Avenue. The transit department has not experienced any particular difficulty in clearing the intersection. At many other intersections in the City, drivers experience an equal or greater amount of delay.

(Continued.....)

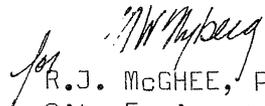
City Clerk

- 6 -

May 22nd, 1975

The most widely accepted criterion for traffic signal installation is the Uniform Traffic Control Devices for Canada manual. According to the manual, no justification for traffic signal installation exists at present.

The opening of Anders Park Subdivision will generate some additional pedestrian and vehicular traffic, but vehicle movements will be split between 40 Avenue and 32 Street. This may cause some additional traffic on 32 Street, but given the capacity of the road, it is unlikely to result in serious traffic congestion, even during peak hours. For the next two years, when Anders will be constructed and occupied, we will pay particular attention to traffic on 32 Street and 40 Avenue, and bring forward recommendations for traffic and pedestrian control measures when additional stages of the subdivision are placed on sale and occupied.

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

NWN/jt

c.c. Red Deer Regional Planning Commission  
R.C.M.P., City Detachment

Commissioners' Comments

We concur with the observations of the City Engineer and that traffic counts be reviewed on a current basis with the view to a possible inclusion of lights in 1976 if deemed necessary. The traffic may increase in the Fall of 1975 in view of the new open school policy adopted by the School Board.

"R.N. MCGREGOR"  
Mayor

"T.G. SUCHY"  
City Commissioner

REPORTSNO. 1

January 16th, 1975

Mr. A.G. Bourk, Manager  
Red Deer Chamber of Commerce  
Box 708  
RED DEER, Alberta

Dear Bud:

This will confirm our recent discussions concerning the possibility of an Annual City Award to community groups to be made in conjunction with your annual Citizen of the Year Award.

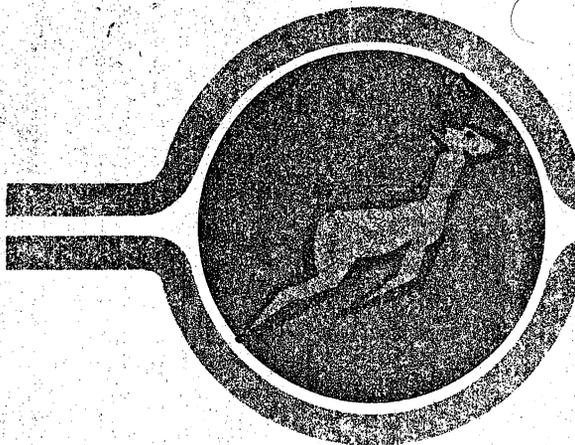
Would you please bring this matter up at your next Executive meeting for consideration and/or approval in order that we can pursue this proposal and set out Terms of Reference for a Committee to give consideration to.

I would also remind you that we do have a suitable trophy for this Award that was given to the City of Red Deer by Mayor Desrosiers of Cap-de-la-Madeleine.

It would be appreciated if we could hear from you at your earliest convenience.

Yours truly,

"R.N. MCGREGOR"  
Mayor

**RED DEER CHAMBER OF COMMERCE**

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

May 28, 1975

Mayor R. N. McGregor,  
City Hall,  
Red Deer, Alberta

Dear Roy:

Very sorry for the delay in answering your inquiry regarding an Annual City Award to community groups. However, our Directors were not able to discuss it until last week.

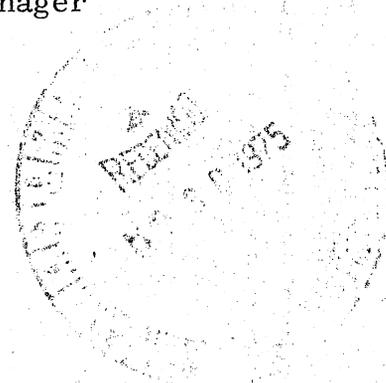
The Chamber Directors were unanimous in approving your suggestion. They also would be in favour of the award being presented in conjunction with our Citizen of the Year Award.

Please contact the Chamber if we can assist in any committee work.

Yours truly,

A.G. Bourk  
Manager

AGB/jg  
c.c. Alderman Mabb, Chairman  
Civic Recognition Committee



May 30, 1975

TO: CITY COUNCIL

FROM: R.N. MCGREGOR, MAYOR

Attached correspondence confirms the Red Deer Chamber acceptance of a proposal to issue an Annual Citizen Group or Service Club Award utilizing a beautiful trophy donated to the City of Red Deer some few years ago by Mayor Desrosiers of Cap-de-la-Madeleine. And to make annual presentations in conjunction with the Chamber Citizen of the Year Award.

If Council concurs with the proposal would assume Alderman Chairman could meet with other interested Alderman and citizens to draft a program including Terms of Reference, judging etc., and report back to Council in the near future.

"R.N. MCGREGOR"  
Mayor

NO. 2

June 2nd, 1975

TO: City Clerk

RE: CITY OF RED DEER TRANSPORTATION STUDY

The attached notice will be advertised through the local media. Copies will also be forwarded to a number of bodies and organizations in the City.

Would you please place this on the Council agenda for information.



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

RJM/jt

Attach.



June 2nd, 1975

CITY OF RED DEER TRANSPORTATION STUDY

A study will be undertaken for the City of Red Deer related to present and future roadway and public transit systems.

The study will be coordinated by a Steering Committee as established by City Council.

The committee cordially invites any interested persons and representatives of groups or organizations for their assistance and input into the study.

The prime goal of this comprehensive study is to provide the City of Red Deer with plans and programs to guide its expansion for transportation facilities.

An information meeting will be held in the City Council Chambers on Tuesday, June 17th, 1975, at 7:00 P.M. Mayor R. McGregor and committee members will be in attendance.

Comments, briefs, etc. may now be forwarded to the Chairman, Transportation Study Steering Committee, City Hall, Red Deer.

R.J. McSHEE, P. Eng.  
Chairman

# RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA  
T4N 2N1

NO. 4

TELEPHONE: 346-3394

FILE No.

May 29, 1975

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

Dear Sir:

### Aspen Heights Area

Following the naming of the area north of 67 Street and west of 59 Avenue as "Aspen Heights", it was brought to our attention that this name may create problems when street names are chosen.

According to City practice, street names have to start with the same letter of the alphabet as the subdivision name, in this case, with the letter "A".

We have already named the streets of Anders Park with names beginning with the same letter.

The area south of 67 Street and east of 59 Avenue has not been officially named, but the name "Woodland Park" has been used on some sketch plans. This name will also clash with West Park subdivision.

If City Council agrees with the above observation, it is recommended that the matter of the naming of the two areas be referred to the Archives Society to pick appropriate names starting with letters not already used.

For City Council's information, the following letters have not been used in our new areas:

C, D, G, I, J, K, L, Q, R, T, U, X, Y, Z

Our new areas with street names corresponding to the subdivision names are:

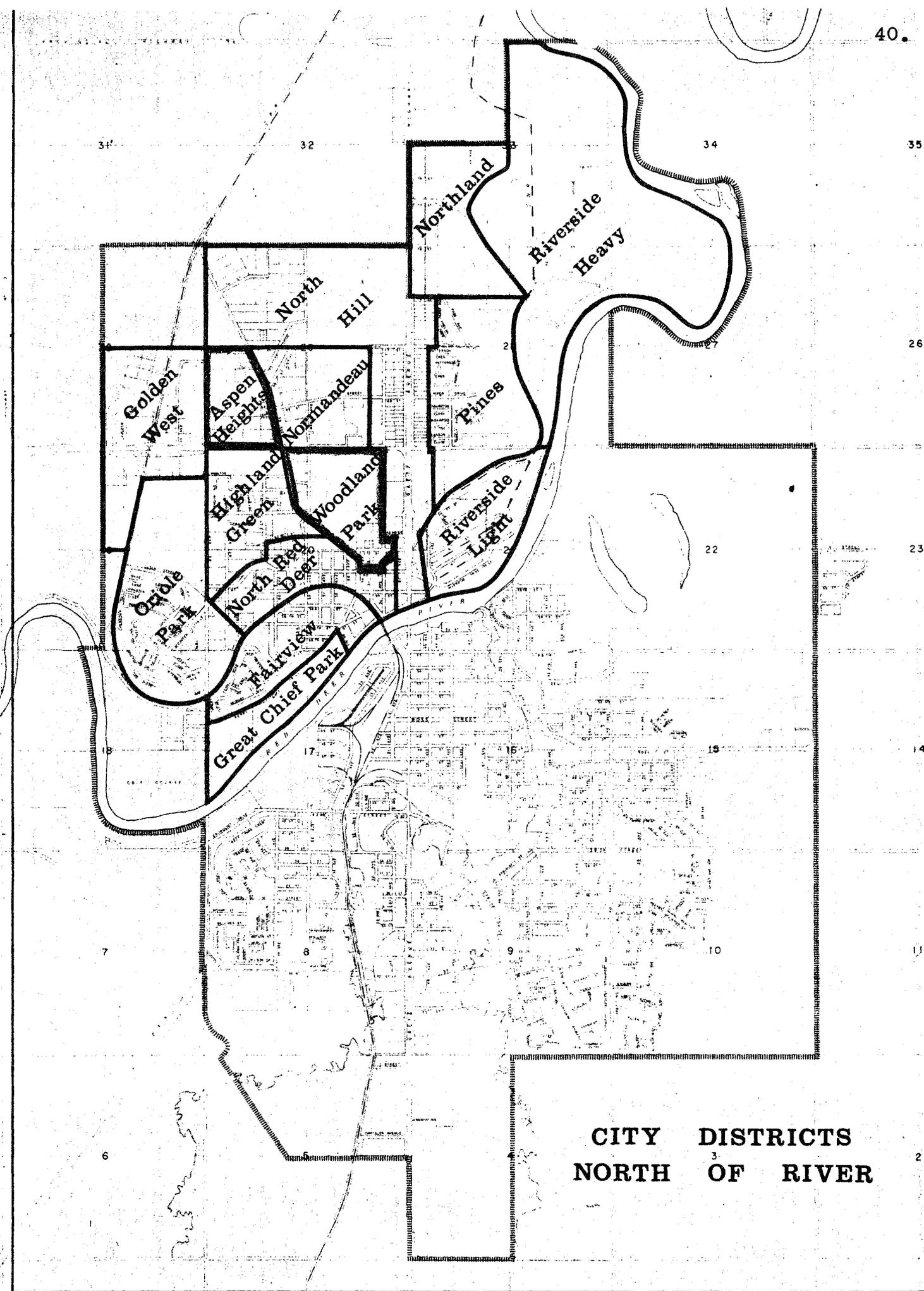
Anders Park, Bower Place, Eastview, Fairview, Highland Green, Morrisroe, Normandeau, Oriole Park, Pines, Sunnybrook and West Park.

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

/mjw

#### MEMBERS

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



**CITY DISTRICTS  
NORTH OF RIVER**

CITY COMMISSIONER'S COMMENTS

We would concur with Mr. Rouhi's suggestion that this matter be referred to the Archives Committee for suggestions prior to any decision being made to change any subdivision names.

"T.G. SUCHY"  
City Commissioner

NO. 5

4 June 1975

TO: COUNCIL  
FROM: CITY COMMISSIONER

RE: CHAMBER OF COMMERCE COINS

The City have been requested to purchase and accept Chamber of Commerce Coins as legal tender until September 1, 1975. It is necessary that a resolution be passed by Council authorizing the City Treasurer to purchase these coins and to accept same as legal tender until September 1st, and we would recommend that such a resolution be passed by Council.

"T.G. SUCHY"  
City Commissioner

NO. 6

4 June 1975

TO: COUNCIL

FROM: CITY COMMISSIONER

RE: PEST CONTROL OFFICER

Under provisions of the Agricultural Pests Act, Council are required to appoint a Pest Control Officer and to advise the appropriate Provincial Minister of such appointment.

I would recommend that Mr. G.K. Jorgenson be appointed as Pest Control Officer for the City of Red Deer.

"T. SUCHY"  
City Commissioner

NO. 7

4 June 1975

TO: COUNCIL

FROM: MAYOR MCGREGOR

RE: ANNUAL CIVIC HOLIDAY

For the information of Council, the Mayor has for the past several years declared the first Monday in August as a Civic Holiday. It is my intention to follow the procedure established several years ago and to declare MONDAY, AUGUST 4th, 1975 as a Civic Holiday in the City of Red Deer.

The above is forwarded for the information of Council.

"R. N. MCGREGOR"  
Mayor

NO. 8

4 June 1975

TO: COUNCIL

FROM: CITY CLERK

RE: ZONING BYLAW 2011/I-75

A public hearing in respect of the above bylaw has been advertised for 7 p.m., MONDAY, JUNE 9th, 1975. This bylaw provides for the rezoning of the property lying on the north side of 47 Street and between the lane east of Gaetz Avenue & 49 Avenue from T.C. to C.1 Zoning (re: Ranger Construction Application).

Comments of the Regional Planning Commission in respect of this bylaw appear hereunder.

"R. STOLLINGS"  
City Clerk

## RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA  
T4N 2N1

TELEPHONE: 346-3394

FILE No.

May 16, 1975.

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

Dear Sir:

RE: Zoning By-Law I-75

With reference to the above amendment, this is to advise that the form and content of the above appears to comply with the Planning Act.

It is trusted that the above paragraph of this letter will be read into the minutes of the Public Hearing.

Yours truly,



D. ROUHI, MPIC,  
Senior Associate Planner.

DR/lac

## MEMBERS

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

*June 9/75  
Committee*

NO. 9REPORTS

June 4, 1975

TO: CITY COUNCIL

FROM: CITY CLERK

RE: Presentation of Certificates

Arrangements have been made to present certificates to a number of Young Bowlers who achieved recognition in the Youth Bowling Council Dominion Rolloffs held in Calgary, April 20 & 21, 1975.

"R. STOLLINGS"  
City Clerk

**ROYAL CANADIAN MOUNTED POLICE  
MUNICIPAL POLICING REPORT**

NO. 10

NOTE: ADDITIONAL INFORMATION WILL BE SUPPLIED UPON REQUEST.

TO The Mayor, City of Red Deer.		MONTH OF May, 1975		DATE 4 June, 1975.	
		POLICING OF City of Red Deer		MEMBERS ON DUTY 37	
MUNICIPAL BY-LAWS	COURT CONVICTIONS	VOLUNTARY PENALTIES	WARNINGS	DISMISSED	WITHDR/WN
TRAFFIC, EXCLUDING PARKING					
PARKING	68	3494	158		67
OTHER BY-LAWS					
COMPLAINTS RECEIVED 844		COMPLAINTS INVESTIGATED 844		UNLIGHTED STREET LAMPS	
FIRES ATTENDED 10	BUSINESS PLACES UNLOCKED 18		RECOVERABLE EXPENSES		LIQUOR CASES 42
LIQUOR SITUATION Normal	ARTICLES LOST 18		ARTICLES FOUND 22	BICYCLES STOLEN 16	BICYCLES RECOVERED 5
PRISONERS' EXPENSES AND MAINTENANCE (MEALS)			FINES IMPOSED UNDER MUNICIPAL BY-LAWS		

## MUNICIPAL CASES

REVENUE COLLECTED AND PAYABLE TO	MUNICIPALITY	PROVINCE	FEDERAL GOVERNMENT
FINES			
COSTS			

MILEAGE ON MUNICIPAL DUTIES		
RCMP TRANSPORT	MUNICIPAL TRANSPORT	HIRED TRANSPORT
22361		

NO. OF CASES, WHERE ASSISTANCE RENDERED TO MUNICIPALITY AND NO REPORT SUBMITTED.

## REMARKS:

M.V. accidents during the month of May 100  
 Fatal accidents - 1 Injurious accidents - 9 Injured persons - 18  
 Property damage accidents - 90 Estimated damage - \$87,668.00.  
 Charges laid as a result of accidents - 52 7 drivers charged for Hit & Run  
 Burglar alarms answered during the month - 20  
 Total number of H.T. Act - 376 25 drivers charged for Impaired Driving  
 43 persons arrested under Sec. 84(2) of the Liquor Control Act and released the following morning without charges.

During May, 1975, a male from Lousana, Alberta, was arrested for theft from local stores in Red Deer. A very large quantity of goods believed stolen, were recovered. This case is presently before the Court. As a result of several complaints of a male indecently exposing himself to females, a male adult from Calgary has been charged with 10 counts of Indecent Exposure. This case is also before the Court. During the long week-end of May 17/18/19, Red Deer Lock and Key was unlawfully entered and 20 hand guns were stolen. The previous week, 41 hand guns were stolen from a gun shop in Olds, Alta. Local criminals are suspected of being responsible. On 30 May, 75, Linda May HUTTON, 22 years old, was killed in a M.V.A. on Ross Street and 40 Ave. Stop checks and radar is set up at various times and locations throughout the city in an effort to reduce speeding and apprehend impaired drivers.

*C.C. Courtts*  
 (C.C. Courtts) Insp. Officer  
 1/c Red Deer City DETACHMENT

NO. 11

DATE: May 29, 1975

TO: City Council

FROM: City Treasurer

RE: Insurance Consultant

Council will recall that I was requested to advertise for proposals from insurance brokers on handling the City's insurance program. To assist me in this action Council agreed to a budget of \$3,000 to hire an insurance consultant.

It is my recommendation that Marsh & McLennan Limited be hired as insurance consultants to:

1. Review existing insurance program.
2. Design a new program (if necessary).
3. Advertise for proposals from insurance brokers and agents on handling the City's account.
4. Evaluate proposals received and make a recommendation.

Marsh and McLennan Limited are an international insurance brokerage firm and are the second largest insurance broker in Canada. Reed Shaw Stenhouse is the largest general insurance broker in Canada.

Marsh and McLennan Limited have been providing insurance consulting services to the City of Calgary for ten years.

The fee requested by Marsh and McLennan Limited for providing the consulting services outlined is \$3,000. This fee would include compensation for travel expenses to and from Red Deer.

Council approval of the appointment of Marsh and McLennan Limited to provide the insurance consulting services outlined is requested.

*A. Wilcock*

A. Wilcock  
City Treasurer

AW:mg

Commissioner's Comments

Recommend approval as per Treasurer's report.

"T.G. SUCHY"  
City Commissioner

NO. 12

June 4, 1975

TO: CITY COUNCIL

FROM: CITY COMMISSIONER

RE: Petition for removal of sidewalk and  
street lighting from local improvement  
program - 44A Avenue

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At the last meeting of Council a petition was submitted requesting that street lighting and installation of sidewalks on 44A Avenue between 35 and 37 Street be deleted from the proposed construction program. Having reviewed the comments which appeared upon the Agenda and having heard representation from some of the property owners Council concurred with the request.

Since the May 26, 1975 meeting we have received the following letter from Mr. G. E. Spiers and similar letters have been signed by Mr. G. Zelt, 3516 - 44A Avenue and Mr. Gordon Zelt 3512 - 44A Avenue.

In the event Council wish to re-consider this matter it would be necessary for Council to firstly introduce a resolution to re-consider their decision of May 26, 1975.

The Engineer's comments and Commissioners' comments which appeared upon the last Agenda are reproduced hereunder for the information of Council.

"T. G. SUCHY"  
City Commissioner

May 7th, 1975

TO: City Clerk

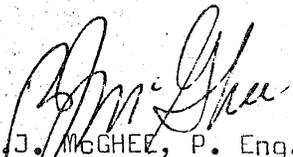
RE: PETITION NOT TO CONSTRUCT SIDEWALK  
In conjunction with the paving of 44 A Avenue  
from 35 Street to 37 Street -  
Your memorandum of May 7th, 1975

The existing roadway has a gravel surface. It is proposed to construct a paved roadway with a monolithic concrete sidewalk on both sides. The petitioners are requesting that only curb and gutter be constructed along the edge of the paved roadway.

A sidewalk provides an area for the movement of pedestrians. If not provided, they may be forced to use the roadway. This could be dangerous, especially for young children and the elderly, and for such service people as mailmen. Where sidewalks are not provided along the edge of roadways, these areas become blocked by cars parked in driveways, snow accumulation in the winter, or by muddy conditions during wet weather. Pedestrians would also tend to wander over the lawn areas if no specific surface was provided for their use. A sidewalk also provides an area for vehicle users embarking and disembarking.

We have found that where sidewalks have not been provided in some areas (such as flankage) that the City has subsequently been requested and has carried out construction to provide this improvement.

We would recommend that sidewalks be provided with road improvements in residential areas where lots front the street. The majority of the lots on this street face 44 A Avenue.

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

RJM/jt

Commissioners' Comments

The work referred to in the above petition was advertised as being proposed during this year's public works program, and was undertaken pursuant to provisions of Section 153 of the Municipal Taxation Act. Under Section 153(3) the local improvements may be undertaken and the cost thereof assessed by the system of assessment referred to in the notice unless a majority of persons registered or assessed as owners of lands benefiting by the local improvements and representing at least one-half of the value of the land, excluding improvements thereon, petition against the improvements within 2 weeks of the last publication of the notice.

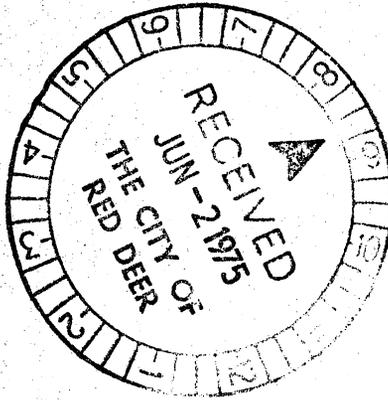
In this particular instance there are 20 persons registered and assessed as owners of 12 parcels of property. Six of the 20 registered owners have signed the petition and these 6 persons represent more than one-half in value of the lands.

Under provisions of Section 155 of the Municipal Taxation Act, and where a petition has been received pursuant to an advertisement published under Section 153 of the Act, and wherein the opinion of 2/3 of all of the members of Council it is necessary or required in the general interest of the district in which the work is situated, the Council notwithstanding lack of consent of the required majority of abutting or other owners concerned, may with the approval of the Local Authorities Board authorize and direct that the work be carried out and the cost thereon charged against the properties concerned.

In view of the comments of the City Engineer, we are of the opinion the work should be proceeded with and so recommend to Council.

"R.N. MCGREGOR"  
Mayor

"T.G. SUCHY"  
City Commissioner



May 30, 1975

City Council  
City Hall  
RED DEER, Alberta

City Council:

RE: SIDEWALK AND LIGHTING BETWEEN 35 ST. & 37 ST. ON 44A AVENUE

My concern with the above is because I own the property on the corner of 44A Avenue and 35 Street.

Frankly, I am amazed that the City would even consider a request not to include sidewalks and lighting when installing a new road. What you are really saying is we will let the people walk down the roadway which is supposed to be for automobiles, in the darkness and then after someone gets hit by a car or worse still - killed by a car you will wonder whether it is the motorists' fault or the pedestrians' fault, when in actual fact you can put a good piece of the blame on City Council.

There are so many obvious pitfalls in not putting in sidewalks and lighting that it just doesn't make sense to put a road in and not include them.

- (1) I think the people in the City expect and are entitled to a sidewalk to walk on and lights to be able to see where they are going; and to reduce the possibility of anyone getting molested.
- (2) The people who live in the two block area are not the only ones who use that street - many school children use it daily.
- (3) From a straight safety standpoint do you not want the pedestrians off the road and on the sidewalk rather than waiting until there is an accident and then questioning whether or not, not putting in a sidewalk was the right move.
- (4) I understand the reasoning behind not putting in street lights is because most of the houses have outdoor lights on them; but do you really want to depend on individuals leaving their outside light on to light the street. It sounds preposterous.

-2-

- (5) I have a problem with children cutting across my lawn because we are on a corner, a sidewalk would probably correct this, but without a sidewalk how many other lawns are going to be walked on when the roads are wet or slushy; and what about people getting splashed.
- (6) If the City of Red Deer start making exceptions like this I can hardly imagine the hodgepodge you will get into when you start looking at new areas where you could have one street with a sidewalk, one without, one street with lighting and one without; it seems a ridiculous situation and I feel City Council should reverse their decision on this matter and install sidewalks and lighting on 44A Avenue.

Yours truly,



G. E. Spiers  
4406 - 35 Street  
RED DEER, Alberta

NO. 13

June 4th, 1975

TO: CITY COUNCIL  
FROM: CITY ASSESSOR

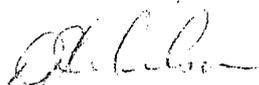
RE: Michener Hill Multiple Family Site  
Lot 1, Block 4, Plan 5024 T.R.  
51 A St. and 39th Ave.

May we advise that five submissions were received in response to our advertisement for the development of the Multiple Family Site located in the Michener Hill Subdivision.

The administration has reviewed the submissions and the following reports from the Planning Commission and Building Inspection Department. They recommend that proposal # 1 be accepted with a provision that a minor adjustment be made to the parking layout. The normal land sale agreement for this subdivision would apply.

Reports attached.

Yours truly,



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

D.J.W/cj

MICHENER HILL MULTIPLE FAMILY SITE

Proposals	Proposal #1 21 Suite	Proposal #2 16 Suite	Proposal #3 24 Suite	Proposal #4 22 Suite	Proposal #5 36 Suite
1. Landscaped area and the type of landscaping	Good, one common area 20' x 20'	Not Shown	Good	Very Good	Good
2. Ratio of parking stalls to the number of suites	1:1.33	1:1	1:1.25	1:1.22	Less one per unit
3. Access and exit to and from parking lot	Access from avenue and street - 16 stalls back into lane	- All backing into lane - all backing into the avenue	Access from avenue and lane - 9 stalls backing into lane	Access from lane all backing into lane	Access from lane all stalls backing into lane
4. Exterior materials	Brick - rough cedar	Brick and stucco	Brick - rough cedar	Stucco and cedar siding	Brick - cedar siding
5. General appearance of building	Good - similar to apartment behind Parkland Mall	Fair - similar to one in North Red Deer	Good	Good	Good
6. Variation in the type of accommodation	1/3 - one bedroom 2/3 - two bedroom	all three bedroom	5/6 - one bedroom 1/6 - two bedroom	about 1/2 - one bedroom, 1/2 - two bedroom	3/5 - one bedroom 2/5 - two bedroom
7. Number of basement suites	7 units	8 units	2 units	6 units	12 units
8. Tenants' common storage space	Not shown	Not shown	Very Good	Very Good	Not shown

- D. Rouhi

June 2, 1975

PROPOSAL	NUMBER & TYPE OF SUITES DENSITY	CONSTRUCTION	HEIGHT
Overland Holdings Ltd.	14 - 2 Bedroom 7 - 1 Bedroom O.K.	Frame - Brick & vertical siding	2 ½ storeys
1) D. Campbell Realty Limited  2)	16 - 3 Bedroom O.K.	Frame - Brick & Stucco	1 ½ storeys
	Same	Same	
Stan Simpson	4 - 2 Bedroom 20 - 1 Bedroom O.K.	Frame - Brick & Rough Cedar Boarding	3 ½ Storeys
Hicke Real Estate	11 - 1 Bedroom 10 - 2 Bedroom 1 - 3 Bedroom O.K.	Frame & Stucco or Frame & Cedar Siding	2 ½ storeys
Moyie Developments	14 - 2 Bedroom 22 - 1 Bedroom Overdeveloped by 9,944 sq. ft.	Frame - Brick & Cedar Siding	2 ½ storeys

LANDSCAPING 13.2.2.4	PARKING	SITE COVERAGE 30.056.4	Y
O.K. - shrubs and grass	1.33 to 1 paved 1 lot 26 (need to be wide)	6,600 square feet O.K. 7.514 allowed	N. Yd S. Yd E. Yd W. Yd
O.K. - not in- dicated as to type	1 to 1 finish not indicated 4 separate lots	8,640 square feet 7,514 sq. ft. allowed over by 1,126 sq. ft.	N. Yd S. Yd E. Yd W. Yd
Same	Same	Same	W. Yd N. Yd S. Yd E. Yd
Mature Trees O.K.	1.25 to 1 - 30 stalls, finish not indicated	5,500 square feet O.K.	N. Yd S. Yd E. Yd W. Yd
O.K. Trees & Grass, no spec- ifications	1 to 1 or 1.2 to 1, 22 stalls or 26 stalls, finish not indicated	7140 square feet O.K.	N. Yd S. Yd E. Yd W. Yd
O.K. Trees & Grass, no spec- ifications	less than 1 to 1 3/4 stalls, finish not indicated	10,050 - over dev- eloped by 2,566 square feet	N. Yd S. Yd E. Yd W. Yd

CONSTRUCTION	HEIGHT	LANDSCAPING 13.2.2.4	PARKING	SITE COVERAGE 30.056.4	YARDS	REMARKS
Frame - Brick & Vertical siding	2 1/2 storeys	O.K. - shrubs and grass	1.33 to 1 paved 1 lot 26 (need to be wide)	6,600 square feet O.K. 7.514 allowed	N. Yd.-20' S. Yd.-36' E. Yd.-25' W. Yd.-110'	Building can be moved 1 building
Frame - Brick & Stucco	1 1/2 storeys	O.K. - not indicated as to type	1 to 1 finish not indicated 4 separate lots	8,640 square feet 7,514 sq. ft. allowed over by 1,126 sq. ft.	N. Yd.-15' S. Yd.-10' E. Yd.-50' W. Yd.-50'	Buildings cannot be moved north of south 4 buildings
me		Same	Same	Same	W. Yd.-20' N. Yd.-20' & 25' S. Yd.-70' E. Yd.-20'	Building can be moved
Frame - Brick & High Cedar Siding	3 1/2 Storeys	Mature Trees O.K.	1.25 to 1 - 30 stalls, finish not indicated	5,500 square feet O.K.	N. Yd.-30' S. Yd.-25' E. Yd.-24' W. Yd.-119'	
Frame & Stucco Frame & Cedar Siding	2 1/2 storeys	O.K. Trees & Grass, no specifications	1 to 1 or 1.2 to 1, 22 stalls or 26 stalls, finish not indicated	7140 square feet O.K.	N. Yd.-25' S. Yd.-25' E. Yd.-12.5' W. Yd.-12.5'	
Frame - Brick & Cedar Siding	2 1/2 storeys	O.K. Trees & Grass, no specifications	less than 1 to 1 34 stalls, finish not indicated	10,050 - over developed by 2,566 square feet	N. Yd.-30' S. Yd.-37' E. Yd.-25' W. Yd.-25'	

Commissioner's Comments

I would recommend that proposal #1 be accepted subject to minor adjustments in the parking layout.

"T.G. SUCHY"  
City Commissioner

NO. 14

5 June 1975

TO: CITY COUNCIL

The following recommendation was discussed in a Committee of the Whole meeting of Council May 26, 1975 and is forwarded for ratification by open council at the June 9th meeting.

Moved by Alderman Fielding, Seconded by Alderman McKenzie

"Committee of the Whole of Council of the City of Red Deer recommend to Council of the City of Red Deer that requirements for employees to have business insurance coverage on their vehicle to be reimbursed by mileage, be as outlined in the report dated May 21, 1975 by the Personnel Committee and as submitted to the Committee of the Whole of Council, May 26, 1975 effective May 26, 1975."

The report referred to in the above motion reads in part as follows.

"R. STOLLINGS"  
City Clerk

21 May 1975

TO: CITY COUNCIL

The Personnel Committee in a meeting held on May 21st considered the following proposal and agreed to recommend same to City Council.

- (1) In consideration of the increased cost of automobile insurance, fuel and other automobile operating costs increase car allowances as follows:
  - Basic allowance from \$20. to \$23. per month
  - In City mileage from 15¢ to 17¢ per mile
  - Out-of-city mileage from 12¢ to 14¢ per mile
- (2) Change the vehicle reimbursement policy to apply as follows:
  - a) Employees driving less than 500 miles per year on City business not be required to provide proof of insurance.
  - b) Employees driving more than 500 miles but less than 1,000 miles per year provide proof of \$200,000 liability insurance coverage.
  - c) Employees driving more than 1,000 miles per year on City business provide proof of \$200,000 liability insurance and business use Coverage.
  - d) All employees receiving \$20 per month car allowance to provide at least (2). If business mileage exceeds 1,000 miles per year then (3) to be provided.

PERSONNEL COMMITTEE

NO. 15

5 June 1975

TO: COUNCIL  
FROM: CITY CLERK

RE: 1975 Debenture Bylaws

The following bylaws have been prepared and are attached to this agenda for first reading by City Council.

BYLAW 2474/75 Local Improvements - 20 Years

Schedule "A" - Paved Roads  
Schedule "B" - 5' Monolithic Sidewalk  
Schedule "C" - Curb & Gutter  
Schedule "D" - Residential Separate Sidewalk

BYLAW 2475/75 Local Improvements - 10 Years

Schedule "A" - Commercial Streetlighting on Street Poles  
Schedule "B" - Commercial Streetlighting on Existing Wood Poles  
Schedule "C" - Residential Streetlighting on Existing Wood Pole

BYLAW 2476/75 General Benefit - 10 Years

Schedule "A" - Crown Surfacing

BYLAW 2477/75 General Benefit - 5 years

Schedule "A" - Gravel Lane

The improvements proposed in the aforementioned bylaws have been previously approved for construction by Council when the 7 year plan was considered. It should be noted that although Bylaw 2474/75 and 2475/75 include the construction of sidewalks and Streetlighting on 44A Ave. between 35 Street and 37th Street, the work will not be undertaken and the money will not be borrowed for this construction, if Council continues to abide by its previous decision not to have the work undertaken.

"R. STOLLINGS"  
City Clerk

NO. 16

6 June 1975

TO: COUNCIL

FROM: CITY CLERK

RE: ZONING BYLAW AMENDMENT 2011/J-75

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Included in the bylaw section of this agenda is proposed zoning bylaw amendment 2011/J-75. The purpose of this bylaw is to amend the Use Table for a R.4.A. zone to provide that the use "1 relocatable dwelling unit per site" be a conditional use rather than a permitted use; and that the use "private garage in connection with conditional uses" be a permitted use under the aforementioned zone.

The effect of this bylaw, if passed, would be that every relocatable dwelling unit would require Municipal Planning Commission approval prior to same being located on a lot which is within residential (relocatable dwelling unit) zone.

Council may give only first reading to the aforementioned bylaw at this meeting.

"R. STOLLINGS"  
City Clerk

File No. R-4334

NO. 17

May 30th, 1975.

TO: CITY COMMISSIONERS

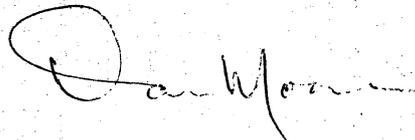
FROM: RECREATION SUPERINTENDENT

At the May 27th meeting of the Recreation Board, submissions were received from two architectural firms on the City portion of the Anders Community-School Site planning. The submissions were from Stevenson Raines et al of Calgary, and John Murray, Architect of Red Deer. A letter was also received from Mr. Frank Holman of Red Deer, indicating that he would be interested in future projects but was unable to submit a proposal for this particular one.

Representatives of the other two firms were interviewed, and it was agreed that the firm of John Murray, Architect, be commissioned to undertake this work at the standard architectural fee of 8% on any structures and an up set price of \$1,250.00 on the design, tendering, and supervision of the site.

The Recreation Board also considered these two firms for work related to the safety evaluation of the diving tower and provision of a new ladder design. The Board were of the opinion that Stevenson Raines and Partners, had more experience in house for such work and it is recommended that they be engaged for this work on a time expended basis.

Respectfully,



RON DALE,  
For Recreation Board.

RD:kk

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COMMISSIONERS' COMMENTS:

Recommend approval as per report submitted by the Recreation Superintendent.

R. N. MCGREGOR,  
Mayor

T. G. SUCHY,  
City Commissioner



File No. R-4340

NO. 18

June 2nd, 1975.

TO: MAYOR MCGREGOR AND CITY COUNCIL

FROM: RECREATION SUPERINTENDENT

Re: North Red Deer District Project

At the May 27th meeting of the Recreation Board, the project as it now stands was reviewed.

The attached progress report will bring Council up to date on the project.

We are now at the point where a firm commitment from Council is required and the following steps should be taken.

1. Council should confirm that the City share of the project will be funded as proposed in the report submitted to Council in January of this year. (The text of the applicable section of the report is attached hereto.)

The proposal in summary was for the City to pay 25% of the cost of a pool (about \$250,000) and contribute an amount equivalent to the City share of the Kin City Centre (about \$220,000) with the balance of the funds coming from a special tax on North Red Deer Property owners.

The City funding as presently provided for in the Seven Year Plan is as follows:

	1976	1977
Seven Year Plan	\$164,500	\$164,500
Provincial Grant	70,500	70,500
	<u>\$235,000</u>	<u>\$235,000</u>

TOTAL \$470,000

Since the facility is now more elaborate than was previously contemplated, it is recommended that any other facility costs be either delayed and added in stages or proceeded with under the Provincial Grant.

- 2 -

Assuming this financing method is endorsed by Council, the next steps would follow:

2. That Council approve the present general form of the facility and authorize the Architect to prepare as accurate estimate as possible for each component for which the City would be responsible and also each component in which the City may be asked to cost share.

3. Council should authorize the Board to give the plan as much publicity as possible so that North Red Deer residents may evaluate the plan. A series of public meetings in North Red Deer, hosted by all the agencies concerned, should be part of this publicity program.

4. Steps should be taken at once to declare North Red Deer a special recreation area in accordance with the Provincial enabling legislation. This step is necessary to allow a special recreation tax to be assessed to recover the Citizens' share.

5. When all facts are known, the project should be advertised as required by Provincial Legislation.

6. Assuming there was no objection, the project could be tendered along with the Public School Complex.

The foregoing proposed course of action was approved by the Recreation Board and authority to proceed as proposed is respectfully requested.

Respectfully,

DON MOORE,  
Recreation Superintendent.

DM:kk  
Encl.

PROGRESS REPORT ON THE NORTH RED DEER DISTRICT

COMMUNITY SERVICE CENTRE

May 28th, 1975.

The purpose of the project is to provide a total community service or "Opportunity Centre" for the District of North Red Deer.

Recognizing the economic and other advantages of maximizing the use of community facilities, the City and School authorities have developed a relationship that has resulted in a number of co-operative ventures, dating back to 1962.

The North Red Deer project provided the first opportunity to maximize a co-operative approach and to involve the citizens in the planning.

Following a series of public meetings in the District in 1972 and 1973, an inter-agency meeting was held on December 8, 1973, at which time it was agreed by both School authorities, the City of Red Deer and representatives of the District, that a Steering Committee be formed to select an architect and prepare a site plan that would accommodate all interests. It was later agreed by all concerned, that a basic building design be developed.

The plan as it has evolved, has been referred periodically to each agency and through the media to the community at large. A special community video presentation was also made.

Provision was made in the City Seven Year Capital Plan, to provide for the City share of certain aspects of the development, and until recently it appeared that this would be the first stage of development. The Public School Board were unable to obtain permission from the Department of Education to proceed and the Separate School system were not ready.

A short time ago, the Public School Board were given clearance to proceed and the need to finalize the plan has now become urgent.

We have involved each of the Provincial Government Departments responsible for the "Share-It" concept which outlines some approaches to the joint use of community facilities. The previous Ministers and their Deputies have been kept informed and have indicated their willingness to assist us. Unfortunately the recent change in responsibility at the Provincial Level, has put us somewhat out of touch at the Provincial level and in recent weeks we have attempted to bring the new Ministers up to date with our plan. This has only been possible through the key staff in each Department.

With the assistance of Dr. W.R. Duke, Director of Planning and Research, a very successful meeting was held on May 13th in Edmonton. Several members of the steering committee met with a group of Government officials including the following:

Dr. E.K. Hawkesworth - Deputy Minister of Education  
Mr. B.H. Fennell - Research Assistant to the Deputy Minister  
Mr. Dave Brekman - Advanced Education  
Dr. J.W. Kulba - Director of School Buildings  
Mr. N.J. Chamchuk - Director of Communications  
Mr. Dan Ewasiuk - Member Provincial Tri-Departmental Committee  
Mr. Al Roberts - Department of Parks, Recreation & Wildlife  
Mr. Rick Curtis - Department of Parks, Recreation & Wildlife

Those with whom we met, had no power to make decisions as to how the Government may assist us through the various departments, but they were helpful in advising us as to how we might proceed. They appeared very impressed with our plans and generally indicated strong support. Their reaction to the plans and the proposed agreements was also helpful.

- 3 -

We sought their reaction to the following proposed Government support.

"1. We require the advice and guidance of each Provincial Department in a co-ordinated manner.

2. We also ask additional financial support, estimated at \$150,000 to resolve problems that are unique to this type of co-operative development such as larger areas, more storage, more change rooms, centralized control and other contingencies that we cannot foresee.

3. We believe that an amount of up to \$50,000 is required for planning and development costs and to maximize community involvement in the planning process. We believe employment of a Social Planning professional should be considered.

4. We would also suggest that this project has potential as a model. Therefore, support and involvement of the Province in the early stages of operation would be of mutual benefit. We estimate that \$30,000 would be required to properly supervise, monitor and evaluate the first year of operation."

The reaction was seen to be as follows:

1. The Department of Education through Dr. Duke's section would definitely assist. The extent to be determined later.

2. Those present agreed to take the proposals back to the respective Ministers, to solicit their commitment to a pilot project.

It was agreed that if there was no response from the other Departments within 30 days, that the Red Deer Committee should seek commitment by other means.

While awaiting further word from the Government Departments, the Committee propose to proceed as follows:

- 4 -

1. Solicit firm commitment from City Council on the funding and if necessary, the staging of the Recreation components.
2. Continue to advance the overall plan.
3. Work toward the finalization of agreements on the ownership, management, operation, administration, and maintenance of the plant.

Attached hereto, is a copy of a preliminary draft of a basic agreement which would permit subsidiary agreements dealing with more specific aspects of the development. This draft is still under discussion.

PROPOSED AGREEMENT

Agreement for the Planning, Development, and Use of the  
Recreational and Educational Complex  
Located adjacent to 67th Street between 59th Avenue and 64th Avenue

This Agreement is binding upon:

The Red Deer Public School District No. 104, party of the first part; and

The Red Deer Roman Catholic Separate School District No. 17, party of the second part; and

The City of Red Deer, party of the third part.

WHEREAS it is proposed and agreed that school and recreational facilities should be planned, constructed, and operated for joint use of the North and North Hill residents; and

WHEREAS the Red Deer Public School District No. 104 has approval for the construction of an 8 x 8 core school on the North Hill; and

WHEREAS the Red Deer Roman Catholic Separate School District No. 17 may at some time build school facilities on the North Hill; and

WHEREAS the City of Red Deer proposes recreational facilities for the North Hill to include ultimately a swimming pool, a covered rink, facilities for various cultural and recreational activities; and

WHEREAS the 32.5 acres of the site will be developed jointly for community and school use;

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that the parties hereto covenant and agree to share the use of facilities, including the playfields, under the terms and conditions outlined below.

Advisory Board on Planning, Development and Operation

The membership of this Board shall consist of:

- (a) Two representatives from each School District;
- (b) Two representatives from the City of Red Deer;
- (c) A representative from each incorporated body that contributes regularly to the programs and assists in providing facilities.

- 2 -

The appointments shall be made on an annual basis. A member shall be eligible for re-appointment.

#### Duties of the Advisory Board

The Advisory Board shall elect from its members a chairman and a secretary. The Board shall

- (1) set dates and times for its meetings and keep written records of such meetings;
- (2) act in an advisory capacity to the three parties to this Agreement on programs, use of facilities, design, development, and repair of facilities, scheduling of common-use areas, and maintenance and upkeep of buildings and grounds;
- (3) organize and utilize resource personnel.

#### Finance

The three parties to this Agreement shall co-operate in preparing an operating budget for common-use areas in time for each party to incorporate costs in its annual budget. Cost-sharing of capital projects shall be worked out with reference to the various sources of funds for capital construction.

#### Title to Facilities

Each party shall retain proprietorship in the land and buildings for which it provides the capital with or without Government assistance. Unless there is an agreement to the contrary, ownership of equipment purchased by each party to the Agreement shall be retained by each party, but on the advice of the Advisory Committee, there shall be cost-sharing of the maintenance and replacement of equipment and the addition of equipment for joint use.

#### Insurance

Each party shall adequately insure the properties to which it holds title for fire, explosion, theft, and public liability.

#### Amendments to this Agreement

The Agreement may be amended by the party desiring such amendment(s) making a written request to the other parties to the Agreement and to the Advisory Committee. The Advisory Committee shall make a recommendation on the proposed amendment(s) to the three parties to the Agreement within thirty (30) days of receiving the request for the amendment(s). No amend-

ment by one party to the Agreement shall negate the agreement of joint use of facilities by the other two parties to the Agreement.

Termination of Agreement

A party to this Agreement may withdraw on at least six (6) months' written notice to the other parties, provided that such withdrawal shall not become effective except on the beginning of the school year.

Signing

Each of the parties to this Agreement binds itself by the signatures of its proper officers and by affixing its Corporate Seal on the date and year written hereunder.

Red Deer Public School District No. 104

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Superintendent of Schools

\_\_\_\_\_  
Secretary-Treasurer

Red Deer Roman Catholic School District  
No. 17

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Superintendent of Schools

\_\_\_\_\_  
Secretary-Treasurer

City of Red Deer

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
City Clerk

Signed and sealed on behalf of  
the Red Deer Public School Dis-  
trict No. 104 this \_\_\_\_\_ day of  
\_\_\_\_\_, 1975.

Signed and sealed on behalf of  
the Red Deer Roman Catholic  
Separate School District No. 17  
this \_\_\_\_\_ day of \_\_\_\_\_,  
1975.

Signed and sealed on behalf of  
the City of Red Deer this \_\_\_\_\_  
day of \_\_\_\_\_, 1975.

When the construction and shaping of the new site in North Red Deer is completed next year the area will be as well served as the Easthill or Westpark except for the fact that they do not have the facilities that are traditionally provided with a Junior High School, and of course the new Kin City Ice Centre is an additional asset that the East Hill will acquire as of late this winter or early next fall.

In the past year the prospects for construction of school facilities at an early date have brightened considerably due to the aggressive approach taken by both school authorities and the prospect of relaxed regulations at the Provincial level.

With little prospect for school development earlier consideration had been given to construction of a gymnasium and related facilities by the City with an understanding that the cost may be recoverable from the Provincial Department of Education at a later date. This may still be a consideration if school construction is delayed for any length of time.

The North Red Deer project steering committee has called for a preliminary building plan that will incorporate all of the District needs including a swimming pool, skating rink, and other recreation facilities. When this plan is at hand it will be more clear what the potential for staged development will be.

The District has indicated that they consider a swimming pool a priority although there is strong interest in both gymnasium accommodation and covered ice.

The cost of the type of swimming pool that would be desirable has risen in the past eight to ten years from \$350,000 to close to \$900,000. The cost of a basic covered ice facility is not less than \$350,000 and could be considerably more. No estimates are available for the other amenities including the gymnasium but it is likely that it would run to a figure of about \$400,000. The total project on this basis would be about 1.65 million which could increase substantially if the project is delayed.

In assessing the problems of financing facilities at the District level, the Board concluded that the onus for the decision and also the financing must be placed on the citizenry when it came to more elaborate and costly facilities. A recommendation reflecting this thinking was placed before Council earlier but no firm policy has been adopted. In essence the recommendation was as follows:

That the District be offered twenty-five percent of the cost of any major facility that was in keeping with the overall development plan with an understanding that the balance must come from either community initiative or from a self imposed tax as described earlier in this report.

In other words, the City would adopt a policy whereby the standard for rinks and pools would be one for every 30,000 people which is better than Calgary and Edmonton. The citizens of an area would then have a choice of accepting this standard or adopting the higher and more desirable standard of one facility for each 7,500 of population. Since theoretically they have and will continue to contribute toward the acquisition and maintenance of the existing facilities, the City would in effect be giving them back their share of the replacement cost of a comparable facility.

In assessing the validity of this proposal it must be remembered that the operational costs would be shared by the City as a whole as evidence that there is commitment to the higher standard.

The alternative to this would be to accept the higher standard and attempt to provide these new facilities as funds become available.

A precedent for ice rinks has already been set by providing a rink for the citizens of the East Hill, and therefore it is recommended that a sum equivalent to the City contribution be made available to North Red Deer to develop this facility.

It is assumed that playfields, tennis courts, and other less costly amenities would be provided by the City as funds became available as is the case in other Districts. It is also assumed that the North Red Deer people should be provided with the type of facility that is normally provided with a Junior High School by one means or another.

If the above proposal is acceptable and the assumptions made are correct, it is recommended that an amount of \$470,000 be placed in the seven year plan for 1976 or for 1976 and 1977 to provide for the City share of an ice facility (\$220,000) and the City share of a swimming pool (\$250,000).

It is also recommended that immediate steps be taken to seek financing for a gymnasium and other recreation facilities through the Provincial Department of Education.

Other District needs such as equipping of the playfield and provision of tennis courts, etc. will be partially financed from the funding for the first stage of development. The remainder, when costs are identified, would be financed from project co-operation or capital from current income.

DATE: June 5, 1975

TO: City Commissioner  
 FROM: City Treasurer  
 RE: North Red Deer District Project

You requested my comments on the Recreation Superintendent's report to Council on the above.

The regulations pertaining to the Province of Alberta Major Cultural/Recreational Facility Development Program state that 40% of expenditures where the approved project is a multipurpose project would be paid by the Program. A recreation facility having at least three recreational uses would qualify for the 40%.

Assuming it is intended to build a pool, ice center and gymnasium under the program 40% of the expenditure would be reimbursed. Costs are estimated as follows:

Swimming Pool	\$ 900,000
Ice Center	350,000
Gymnasium	400,000
	<hr/>
Preliminary Estimated Cost	\$1,650,000
	<hr/> <hr/>

Assuming the Schools would pay 60% of the Cost of the gymnasium the funding would be:

School Board	\$ 240,000
City (Seven Year Plan Provision)	329,000
Province	660,000
Special Tax on North Red Deer	421,000
	<hr/>
	\$1,650,000
	<hr/> <hr/>

The recommendation to take steps at once to declare North Red Deer a special recreation area will perhaps have to be delayed until the amount to be required from the community is determined. The first step should probably be to engage an architect, on Council approval, to design a facility and estimate costs.

*A. Wilcock*

A. Wilcock  
 City Treasurer

AW:mg

COMMISSIONERS' COMMENTS:

The North Red Deer District Project has now reached a stage where certain additional approvals are now required by Council in order to progress to the next step in the development of the site.

Council, by resolution October 28th, 1974, approved that the site be rough graded; this was partially completed last Fall in conjunction with the sewer line which ran through the property.

A further motion to provide funds in the years 1975, 1976 and 1977 in order to construct and develop an indoor ice facility and an indoor swimming pool was tabled for consideration in the 7 Year Plan. The 7 Year Plan, 1975 to 1981 was subsequently approved on March 3, 1975, and included the following allocation of funds for the North Red Deer District facility:

<u>1976</u>	\$ 235,000	
less Provincial Grant	70,500	
based on 30% cost sharing	_____	\$164,500
<u>1977</u>	\$ 235,000	
less Provincial Grant	70,500	
	_____	\$164,500

A summary of the proposed financing is shown on the attached comments from the City Treasurer and I would concur with the City Treasurer that as a first step, approval be given for the Architect to complete the plans in order that accurate costs may be determined. This could then be followed up with the steps outlined in the Recreation Superintendent's report.

R. N. McGREGOR,  
Mayor

T. G. SUCHY,  
City Commissioner

TGS/pml

# RED DEER TENNIS CLUB

NO. 1

3514 Spruce Drive,  
RED DEER, Alberta

May 27, 1975

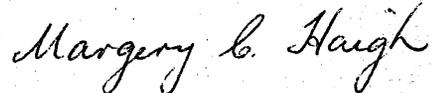
The Mayor and City Council,  
City Hall,  
RED DEER,  
Alberta.

Dear Sirs:

On behalf of the Red Deer Tennis Club members, I would like to thank you for your favourable consideration of our submission to Council on the re-surfacing of the Tennis Courts. We feel we can now go ahead and make plans for the rest of the season.

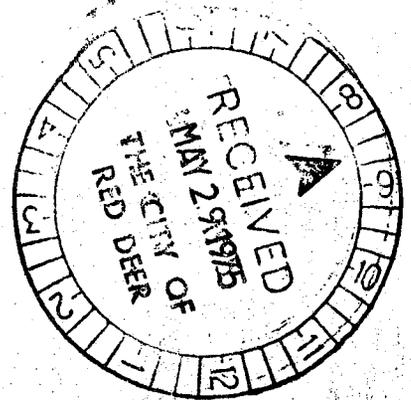
I assure you that the Tennis Club will continue to co-operate with the City in all endeavours to make the Tennis Court area a first-class Recreation Facility.

Yours sincerely,



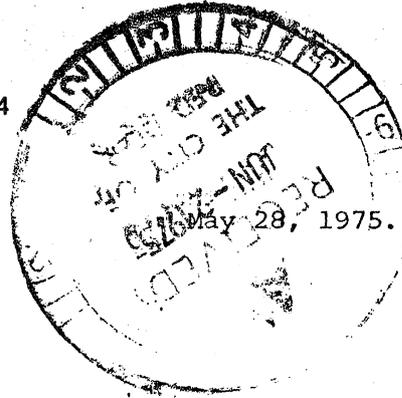
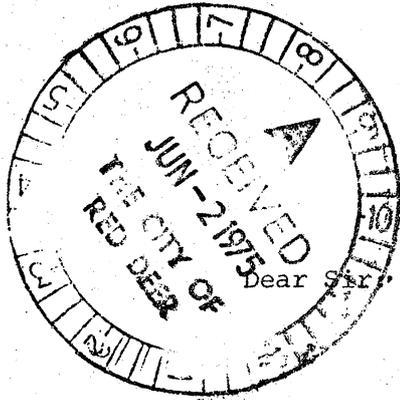
Margery C. Haigh,  
President,  
Red Deer Tennis Club.

MCH/ar



NO. 2

**New Home Certification Program of Alberta.**  
 540-12th Ave. S.W. Calgary, Alberta. T2R-0H4  
 Phone: 266-2887



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company designed to register qualified home builders

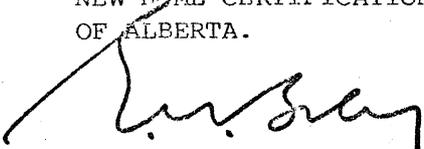
- certify their warranted homes
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- providers of re-insurance protection against major structural defects during the last 4 years of the total five (5) year program.

In order to answer the questions you will be receiving from potential home buyers, or builders interested in joining our group, we enclose a stock of brochures.

We welcome enquiries from you or your ratepayers, and will be glad to send you more information or literature. If you have space, we can send you a cardboard holder for the brochures.

Yours very truly,

NEW HOME CERTIFICATION PROGRAM  
 OF ALBERTA.

  
 E.W. Boley,  
 Executive Director.

EWB/dw

Enc. "Facts"

List of Builder Members

Alidritt Homes Ltd.  
 B & H Homes (Edmonton) Ltd.  
 J. Baker Construction Ltd.  
 Barkley Homes Ltd.  
 Birkholz Construction Ltd.  
 Bojack Developments Ltd.  
 Boychuck Construction (Sask) Ltd.  
 Bracco Construction  
 Bylane Custom Builders Ltd.  
 Cairns Homes (1972) Ltd.  
 Camelot Construction Ltd.  
 Cameron Homes Ltd.  
 Candlelight Homes Ltd.  
 Cedarglen Homes - Division  
 of Atco Industries Ltd.  
 Clareco Developments Ltd.  
 Comfort Homes Ltd.  
 Conifer Construction Ltd.  
 Cozy Homes Ltd.  
 Darlington Homes Ltd.  
 Dekker Construction Ltd.  
 Delwood Construction  
 & Development Ltd.  
 Design West Homes Ltd.  
 Domke Homes Ltd.  
 Durham Homes Ltd.  
 Dykstra Construction Ltd.  
 E & P Construction Ltd.  
 Edmonton Country Homes  
 & Developments Ltd.  
 Ekert & Smith Construction Ltd.  
 Engelman Homes Ltd.  
 Engineered Homes Limited  
 Esquire Homes Ltd.  
 Glacier Developments Ltd.  
 Gothic Development - A Division  
 of Gothic Investments Limited  
 Granadon Builders Ltd.  
 Hill Developers Ltd.  
 Jackson Homes Ltd.  
 Key Royale Homes Ltd.  
 Labrenz Construction Ltd.  
 Ace Lange Construction Ltd.  
 Lorinda Construction & Realty (1970) Ltd.  
 MacLachlan & Mitchell Homes Ltd.  
 Marlo Homes Limited  
 McB Homes Ltd.  
 Melton Homes, a division  
 of Melton Real Estate Ltd.  
 Merrywood Construction Ltd.  
 Molzahn Construction Ltd.  
 Walter Neiser Construction Ltd.  
 Nernberg Construction Ltd.  
 Niakwa Development of Canada Ltd.  
 Nu-Town Construction Ltd.  
 Nu-West Development  
 Corporation Ltd.  
 Oakland Homes Ltd.  
 Oakridge Developments Ltd.  
 P. J. Homes Ltd.  
 Park Homes  
 Permyd Design Homes Ltd.  
 Len Perry Homes Ltd.  
 Plainsman Developments Ltd.  
 Qualico Developments Ltd.  
 Rio-Vista Homes Ltd.  
 S & S Homes (Edmonton) Ltd.  
 Sage Homes (Edmonton) Ltd.  
 Scandia Homes Ltd.  
 Schaat Bros. Construction Ltd.

New Home Certification Program of Alberta #316, 540 - 12 Avenue S.W. Calgary Alberta T2R 0H4 Phone 266-2887

Shostak Construction Ltd.  
 Skylark Construction Ltd.  
 Space Homes Ltd.  
 Springer Construction Ltd.  
 Squair Homes Ltd.  
 Stanton Developments Ltd.  
 Style Homes (Edmonton) Ltd.  
 United Home Builders Ltd.  
 Ven Air Homes Ltd.  
 M. F. Wakal Construction Ltd.  
 Wayne Homes Ltd.  
 Westland-Imperial Developments  
 Willowbrook Homes (1964) Ltd.  
 Wonder Homes Ltd.

#### MEDICINE HAT

Biltrite Residential (1973) Ltd.  
 Century Homes Ltd.  
 Engineered Homes Limited  
 Landmark Homes Ltd.  
 Rodermond Construction Ltd.  
 Silcher Construction Ltd.  
 Sohn Construction Ltd.  
 Versatile Building Systems Ltd.

#### GRANDE PRAIRIE

Burkholder Building Supplies Ltd.  
 D & B Contractors Ltd.  
 Dan's Construction Ltd.  
 Engineered Homes Limited  
 Rimrock Development Ltd.  
 Rodeeann Construction Ltd.  
 Solheim & Haugen Construction Ltd.

#### RED DEER

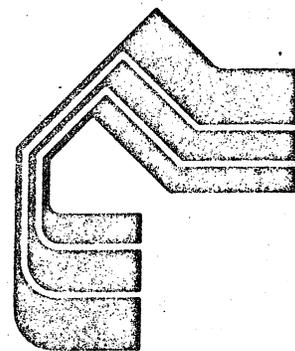
B & H Homes (Edmonton) Ltd.  
 Cairns Homes (1972) Ltd.  
 Cedarglen Homes - Division  
 of Atco Industries Ltd.  
 Consolidated Holdings  
 Engineered Homes Limited  
 Stanton Developments Ltd.  
 Volk Builders Ltd.  
 Welikoklad Const.  
 & General Builders Ltd.

#### LETHBRIDGE

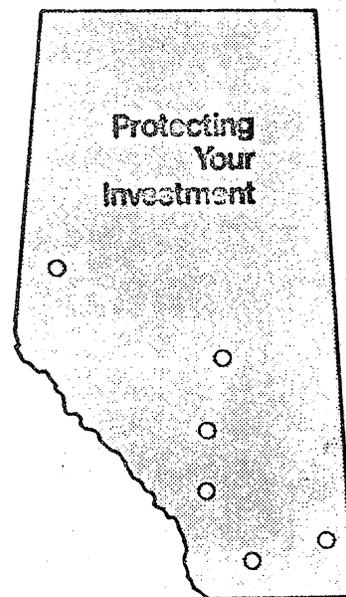
Ed Bartel Construction Ltd.  
 Blue Star Homes Ltd.  
 Boychuck Construction (Sask) Ltd.  
 Chaperal Construction Ltd.  
 Cresthome Construction Ltd.  
 Engineered Homes Limited  
 Jorgensen Construction Ltd.  
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 Klassen Construction  
 (Coaldale) Ltd.  
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 Nu-Mode Homes Ltd.  
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 Peter Pauls' Construction Ltd.  
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 Virginillo Homes Ltd.  
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A. B. Custic Designers Ltd.  
 Arcan Construction Ltd.  
 B & H Homes (Calgary) Ltd.  
 Beltrons Contractors Ltd.  
 Better Built Homes Ltd.  
 Bluum Construction Ltd.  
 Britannia Homes Ltd.  
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 Cavalier Construction and  
 Property Developments Ltd.  
 Cedarglen Homes - Division  
 of Atco Industries Ltd.  
 Chatus Construction  
 Clareco Developments Ltd.  
 Coral Construction Ltd.  
 Daken Homes Ltd.  
 J. L. Doyle Construction Ltd.  
 E. B. Developments Ltd.  
 Engineered Homes Limited  
 Foremost Construction Ltd.  
 Gapanow Construction Ltd.  
 Golden West Homes Ltd.  
 Herman Enterprises  
 Heship Holdings Ltd.  
 Holden Construction Ltd.  
 Holly Management Ltd.  
 Homes By Hanson  
 Husky Homes Ltd.  
 J. K. Built Homes Ltd.  
 G. Janssen Homes Ltd.  
 Kentron Homes Ltd.  
 Kolles Construction Limited  
 Linwood Homes Ltd.  
 Maco Holdings Ltd. (Maco Homes)  
 Makoi Holdings Ltd.  
 Master Craft Homes Ltd.  
 Melton Homes, a division of  
 Melton Real Estate Ltd.  
 Morrison Construction Ltd.  
 Niakwa Development  
 of Canada Ltd.  
 T. H. Nielsen Construction  
 & Holdings Ltd.  
 Nu-West Development  
 Corporation Ltd.  
 P. W. Construction Ltd.  
 Palace Homes Ltd.  
 Paragon Homes Limited  
 Park Place Projections Ltd.  
 Peters Bros.  
 Construction Co. Ltd.  
 Pilot Construction Ltd.  
 Porter Developments Ltd.  
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 Riviera Builders Ltd.  
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 Sentinel Homes Ltd.  
 Spindler Homes Ltd.  
 Springer Construction  
 (Calgary) Ltd.  
 Sterling Real Estate  
 (Calgary) Ltd.  
 V.I.P. Modular Construction  
 (Calgary) Ltd.  
 View West Construction Ltd.  
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 Edmonton, Alberta  
 Phone 425-1824

NO. 3

406 - 25 Government St.  
VICTORIA, B.C. V8V 2K4  
May 29, 1975

Mayor McGregor  
City Hall  
RED DEER, Alberta

Dear Sir:

We are holding our second annual Red Deer Social and Picnic get together on Sunday, June 22nd at Beacon Hill Park, Victoria. The committee wish to extend to yourself and members of your Council a special invitation to attend. We would all be pleased to hear of the many changes taking place in Red Deer.

Yours truly,

"GEO. B. HORN"  
For the Committee



# THE BOY SCOUTS OF CANADA

RED DEER DISTRICT COUNCIL

NO. 4

5526 - 60th Avenue

~~5526-60th Avenue~~

RED DEER, ALBERTA

April 24th, 1975

Your Worship Mayor Roy McGregor  
City of Red Deer  
City Hall  
Red Deer, Alberta

Dear Sir:

The executive of Red Deer District Council, Boy Scouts of Canada, has been directed to examine the desirability of extending the lease on the property of 47th Avenue, near Waskasoo Creek.

The loss of the "Scout Hall" by fire last year leaves only the Log Cabin, donated by former Governor-General Roland Michener. The limited usefulness of the Log Cabin to the Scout organization makes it difficult to justify the expense of maintaining it to our membership and to the chief source of our operating capital, the United Way.

We fully recognize our responsibility to remove the old Scout Hall which was partially destroyed by fire and to backfill the area, which we hope to undertake and complete in the very near future.

As you are aware, the Regional Council, Boy Scouts of Canada, is undertaking a building program in the city. The Red Deer District Council, Boy Scouts of Canada, will be participating in this program and will have facilities in the new building. For this reason, the "Log Cabin" would appear to be surplus to our requirements. As the building is of considerable historic and sentimental value to many of the citizens of Red Deer, we would hope that the City would consider maintaining it as a historic site, showing some appropriate recognition of its origin and former use.

We would appreciate your early reply indicating your reaction to this proposal.

Yours very truly,

Gerry Breen  
President, Red Deer District Council  
Boy Scouts of Canada

:ss





## Red Deer and District Archives Committee

642 47JA'3

Stories of Long Ago

4818-49 St.,  
Red Deer, Alta. T4N 1T8  
May 26, 1975

Mr. Stollings,  
Office of the City Clerk,  
City Hall, Red Deer.

Dear Mr. Stollings,

In reply to your letter of Apr. 30, 1975, requesting our comments on the keeping of the old Boy Scout cabin as a Historic Site in Red Deer ----- it was felt by the majority of the Archive's Committee (at the monthly meeting on May 15th.) that the matter might better be in the hands of the Museum Society.

Sorry for the delay in answering, -to some extent unavoidable.

Yours truly,

*Mrs. S. Bentley*

Mrs. S. Bentley

Archivist.

# Red Deer & District Museum Society

PHONE 347-4651

P.O. BOX 762  
RED DEER, ALBERTA  
June 3, 1975

Boy Scouts of Canada  
Red Deer District Council  
5526 - 60 Avenue  
Red Deer, Alta.

Dear Sir:

re- "Log Cabin"

The Red Deer & District Museum Society received your letter from the City of Red Deer asking us if we would be interested in preserving and maintaining the Log Cabin.

The Board felt that this building should be preserved, but we did not feel that we were in a position to take an active part in preservation. It was suggested the Boy Scouts of Canada make representation to the City to have this action taken.

Yours truly,

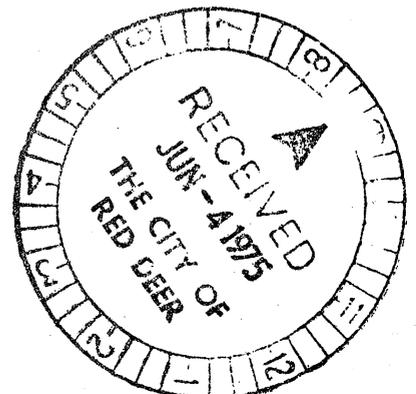
*Gertrude Richards (Mrs.)*

Red Deer & District Museum Society

Chairman:

Gertrude Richards (Mrs.)

c/c R. Stollings  
City Clerk



Commissioner's Comments

We referred the above matter to the Archives Committee and Red Deer Museum Society for comments and their comments appear above.

We would suggest the building be removed from the site and that the site be levelled and maintained as part of the Parkland in this area.

"T. SUCHY"  
City Commissioner

NO. 5

CENTRAL ALBERTA STRING ORCHESTRA  
ASSOCIATION - RED DEER, ALBERTA

3931 - 35A Ave.  
Red Deer, Alberta

May 30, 1975

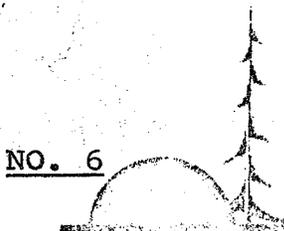
Mayor McGregor  
& Members of Council  
City Hall  
RED DEER, Alberta

Dear Sirs:

The Central Alberta String Orchestra Association wishes to acknowledge the receipt of your cheque in the amount of \$1,500. We would like to express our sincere thanks and appreciation for this financial assistance. This grant will greatly help to carry on the endeavors of our organizations.

Yours truly,

"Mrs. Kathleen Sorensen"  
Corresponding Secretary



NO. 6

205, 10240 - 124 ST., EDMONTON, ALTA.  
TEL. 482-7141

May 28, 1975

Mr. W. Pander  
City of Red Deer  
City Hall  
4914 48th Avenue  
Red Deer, Alberta

Re: Proposal for Black Knight Hotel on Lot 5, Block 14, Plan 4436 T.R.  
Red Deer, Alberta

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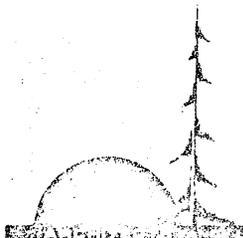
Dear Mr. Pander,

Enclosed please find our final preliminary design drawings on the above project.

After a thorough study of the project by our feasibility consultant, the owner, and ourselves, the plans have been adjusted to reflect a more practical and economically viable layout of the kitchen and dining areas. The plan now shows a dining facility that is reduced in scale and visual significance. This reduction is justifiable based on the returns provided to the Owners from the diningroom business.

You will note that the revised layout provides a central location for one kitchen which can now functionally relate to the banquet rooms, dining room, and the cafeteria. The previous proposal split these functions and required three separate kitchen areas. In addition to saving this costly floor area, the revised plan will provide for good service with a reduced staff.

Although the exterior form has had to undergo several changes, the original black metal and silver mirror windows have been utilized to produce a design that contrasts with the surrounding landscape similar to the first proposal.



205, 10240 - 124 ST., EDMONTON, ALTA.  
TEL. 482-7141

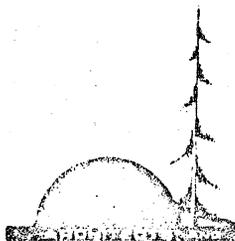
May 28, 1975

Mr. W. Pander - 2 -

The landscape design will utilize grassed mounds and mature vegetation in a large area in front of the building and parking lot, and will be larger in area than the original submission. The space saved on the ground floor of our revised plans will be returned to the project as additional landscaping.

An itemized account of the changes is as follows:

<u>Original Proposal</u>		<u>Final Plan</u>	
69	Rooms	78	Rooms
25	Rooms with kitchenettes		None
332	Parking	334	Parking
	No future provisions for cars	50	Future cars possible
2	Kitchens and 1 cafeteria	1	Kitchen
100	People Dining	105	People Dining
90	People Lounge	60	People Lounge
294	People Banquet Facilities	380	People Banquet Facilities
62	People Cafeteria	65	People Cafeteria
375	People Pub	375	People Pub
4	Sales Sample Rooms		None - Banquet rooms provide this
12	Small commercial spaces		None
1	Pool and saunas	1	Pool and saunas
1	Tropical garden	1	Open landscape court
	No exterior patios	2	Exterior patios
46'	Building height	42'	Building height



EDMONTON  
205, 10240 - 124 ST., EDMONTON, ALTA.  
TEL. 482-7141

May 28, 1975

Mr. W. Pander - 3 -

On behalf of the Owners, I request you and Council to review our revised plans, and accept the revisions indicated as necessary and vital to the success of this development.

Sincerely,

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

Wayne Scott, MRAIC  
Architect

WS.er  
Encl.

## RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA  
T4N 2N1

TELEPHONE: 346-3394

FILE No.

June 3, 1975

Mr. T. Suchy  
City Commissioner  
City Hall  
Red Deer, Alberta

Dear Sir:

Black Knight Hotel Revision

This is in response to Mr. W. Pander's letter requesting our comments to the above revision.

In the following, we compare the new proposal with the last plan that was approved.

1. Site Planning and Orientation

In the original plan, the elevation of the main building or the hotel rooms block was facing the road, but in the revised proposal the side of the building faces Gaetz Avenue similar to the Relax Inn. We prefer the previous plan orientation because it will give a much better appearance from Gaetz Avenue and every room will have a period of sunshine rather than half never seeing the sun because it faces the north.

2. Extra Features

In the previous plan, we had a very attractive covered pool with tropical gardens and a skylight over the garden. It was located close to the main entrance and extended over two storeys.

In the new plan, there is a pool, but it has been down graded and is located a fair distance from the main entrance with no tropical garden.

3. Access Points

In the previous plan, there were two access points to the service road and it was possible to stop right under the building for loading or unloading. The main entrance could be reached via a loop road off the service road.

## MEMBERS

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

The new plan shows these access points to the service road with the hotel's main entrance facing the north.

4. Landscaping

In the original plan, there was a central landscaped area decorated with trees and shrubs. In the new plan, not a single tree is shown.

5. Elevation and the Material to be Used on the Elevation

In the previous plan, we had a very fine elevation design facing the main road. The materials indicated were mirror glazing with chrome dividers and metal vertical siding. In the new proposal, the most important elevation, the one facing onto Gaetz Avenue, has vertical corrugated siding; the same material being used on the north side.

Recommendation:

When the City advertised for development submissions, we received the proposal for a hotel known as the Black Knight. We were quite happy with the proposal minus the commercial spaces which we understand were taken out at a later stage.

The original plan was well thought out and a well designed development which would have been an asset to the City's hotel accommodation.

The new proposal falls short of what was submitted and to which we agreed. We cannot support the new proposal. If the applicant does not want to go back to the original submission (minus the commercial space), we recommend that City Council reject this proposal and call for new submissions from interested parties.

Yours truly,



D. Rouhi, M.C.I.P.,  
Senior Assistant Planner

/mjw

cc: Building Inspector  
Land Administrator  
City Engineer

2 June 1975

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER

RE: PROPOSED BLACK KNIGHT HOTEL

The following calculations are by scale and may not be accurate.

The site contains 245,000 square feet  
Site cover by building 28,293 square feet  
Landscaping 79,500 square feet  
Site coverage by parking 137,200 square feet  
Parking 334 stalls

The proposal appears to meet the Zoning Bylaw requirements.

"G.K. JORGENSON"

June 2nd, 1975

TO: CITY CLERK  
FROM: CITY ASSESSOR  
RE: Lot 5, Block 14, Plan 4436 T.R.  
(Black Knight Hotel Revision)  
( W.G. Fahlman Enterprises Limited)

---

The property in question is located immediately north of the new Relax Inn and was advertised in 1974 for submissions for development.

City Council, October 7th, 1974, approved in principle the proposed development as submitted by W.G. Fahlman Enterprises Limited subject to details being satisfactorily completed.

The agreement has been completed subject to the tabling motion of Council, May 26th, 1975, providing for a future change of ownership.

It is my understanding that the Building Inspector and Planner will be meeting with the Commissioner to discuss the new proposal and that a report will be submitted for Council's consideration.



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

DJW/cg  
cc: City Commissioner

Commissioner's Comments

It is apparent that the revised proposal submitted by W.G. Fahlman Enterprises Limited is based on economics and the changes are as a result of the feasibility study carried out by a consultant for the owner.

We have no objections to some of the internal changes proposed e.g. one kitchen instead of three, however, we are concerned and would concur with the comments of the Senior Assistant Planner that the revised proposal falls short of the original proposal insofar as the design and siting on the lot is concerned.

Although Mr. Rouhi commented that not a single tree is shown on the new plan, the architect has indicated in his letter that the landscape design will utilize grass mounds and mature vegetation.

The alternatives for Council's consideration would be:

- (1) To accept the revised plan as submitted.
- (2) Request the developer to re-submit a proposal in keeping with the original submission and which Council approved in principle.
- (3) Failing #2 that the site be re-advertised for new submission.

Mr. Fahlman or his representative will be present to answer any questions Council may have regarding this development.

"T.G. SUCHY"  
City Commissioner

NOTE: Mr. Fahlman has requested that this matter be tabled for two weeks.



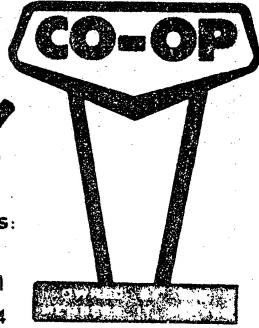
NO. 7

# Red Deer Co-op Limited

PLAZA SHOPPING CENTRE  
5118 - 47 AVENUE, RED DEER, ALBERTA  
T4N 3P7

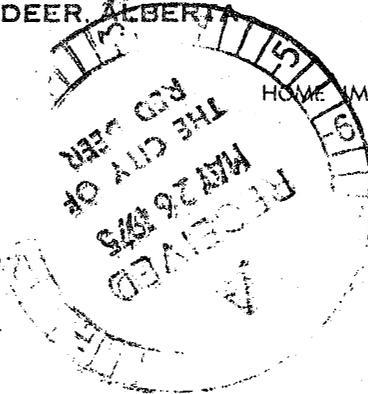
PHONES:

PLAZA — 346-6681  
FEED MILL — 346-2294  
HOME IMPROVEMENT  
CENTRE — 347-7761



May 24, 1975

Land and Taxation Office  
City of Red Deer  
Red Deer, Alta. T4N 3T4



Dear Sirs:

Re: Lot 50 Block 1 Plan 1422 R.S.

We have your May 16, 1975, quotation on the above described property. The property is presently leased by the Red Deer Co-op.

We are very interested in purchasing the property. However building requirements are a concern to us. Our intention would be to use the property much as it is used at present, that is for storage of lumber and other lines sold through our Home Improvement Centre. We would be giving very serious consideration to construction of a large warehouse and storage building, but size would not be equal to 1/3 of site area. Storage of most lumber and some other lines does not require inside or enclosed area.

We would respectfully request consideration be given to easing the building size requirements on this property to allow the Red Deer Co-op to purchase same and use it in the manner that best suits our requirements.

We can appreciate there may be some concern as to the appearance aspect should the property be sold without building or other requirements. Should we acquire title to the property, we would include in our budget a plan of landscaping, paving, etc., that would allow us to maintain a orderly and uncluttered area.

Consideration of the above is respectfully requested. We would be pleased to appear in order to further elaborate on our intentions or to answer any questions.

Respectfully submitted,

B. Christensen  
General Manager.

June 4th, 1975

TO: CITY COUNCIL  
FROM: CITY ASSESSOR

RE: Lot 5C, Block 1, Plan 1422 R.S.  
4712 Riverside Drive

---

With reference to the application by the Red Deer Co-op Limited for the acquisition of the storage yard located adjacent to their Home Improvement Centre, may I submit the following comments:

The Red Deer Co-op Limited established the Home Improvement Centre in 1969 and the Mixing Plant located on 60th St., (north of the Home Centre) in 1970 and have leased Lot 5-C for storage for a number of years. The following sketch of Lot 5-C indicates that it is of an odd shape lot which is transversed with the Calgary Power Ltd. and spur track easements.

The various City Departments have indicated that in view of the overall complex they have no objections to the sale of the property with no building commitments. The Electric Light and Power Department submitted the following:

"With reference to your letter of May 29th, 1975, concerning the proposed purchase and construction of large warehouse and storage building, by Red Deer Co-op Ltd. on the above property, E. L. & P. expect some problem in providing electrical service to a building on this lot.

We would require a plot plan showing the location of the building and the electrical service entrance so that suitable routing of the electrical service could be worked out prior to the granting of a building permit."

.....2



Commissioner's Comments

I would concur with the recommendation of the City Assessor that the building requirements for the lot in question be waived and the lot be sold subject to the conditions of the E.L. & P. Superintendent.

"T.G. SUCHY"  
City Commissioner

NO. 8

# **HANSUM CONSTRUCTION LTD.**

## **REAL ESTATE LTD.**

EMPIRE BUILDING - 4909-48 STREET RED DEER, ALBERTA, CANADA T4N 1S8 Telephone (403) 346-3363

June 4, 1975

Office of the Commissioner,  
City Hall,  
City of Red Deer,  
Red Deer, Alberta.

Attention: Mr. T. Suchy

Dear Sir:

In support of our May 1, 1975 meeting, our submitted blue prints and rendering of proposed apartments and my subsequent discussions with the Red Deer Regional Planning Commission and City Hall department executives, we herein formally request Council's approval and outline the basic reasons for the change and request.

Due to economic reasons it is at this time impossible to justify highrise development programs. Those conclusions were made following receipt of tenders for Saratoga II. Building and labour costs prohibit such undertakings.

In turn, we examined 2½-storey apartment developments and found a combination of frame and concrete a feasible venture. Our presented plans are in excess of National Building Code and the Alberta Building Standard requirements, also comply with the standards of the Central Mortgage and Housing Corporation, plus density and site development is much less than our City By-Laws require.

We respectfully request your approval so that one and possibly two 30-suite apartments may this year become a reality.

Sincerely,

HANSUM CONSTRUCTION LTD.

PER: 

p.C. Hansum

May 26, 1975.

Mr. R. McGhee,  
City Engineer,  
City Hall,  
RED DEER, Alberta.

Dear Sir:

RE: Canada West - Multiple Housing  
Sunnybrook - Lot C, F, G

Mr. P. Hansen of Canada West recently visited our office and deposited a site plan and the artist impression of his proposed buildings in the Sunnybrook Subdivision.

The construction on lot A, B, D and E is completed and the remaining three lots of C, F, and G are undeveloped. The plan submitted by Mr. Hansen covers lot C, F, and G or completes the plan for the whole ten acres of multiple housing in this subdivision.

We have taken the existing 7 1/2 storey apartment as yard stick and compares his proposal with the existing building on block "B".

1. The proposed buildings for lot C, F and G will have the same area under the building as the existing tower.
2. The proposed building will have 2 1/2 storeys compared to 7 1/2 storeys for the tower.
3. The existing tower has parking underneath the building and the proposed building will have parking on the south side of the building but not under the building.
4. The existing tower has 48 units and the proposed building will have 30 units each.
5. The tower has 72 parking stalls or 1 1/2 per units, the proposed building will have 45 parking stall for 30 units with the same ratio of one and a half parking stalls per unit.

- 2 -

6. The tower has masonry structure with elevator but the proposed building will be frame structure and walk/up type.
7. The tower has no basement suite, but the proposed building will have half basement suite and only two floors will be above the grade.
8. Mr. Hansen has not suggested any completion date for the three remaining buildings, but has stated the following starting dates.

<u>Lot</u>	<u>Completion Date Agreement</u>	<u>Starting Date-Proposed</u>
C	March 1, 1976	July 1, 1975
F	December 31, 1977	March 1, 1976
G	December 31, 1977	December 31, 1976

On the whole, we do not have any objection to the items 1, 3, 4, 5 mentioned above. Item 2, we are not happy with 2 1/2 storey, we prefer a three storey building. Item 6, we would like to see a masonry structure of three storeys all above the grade. Item 7, no basement suite. Item 8, we prefer that the starting date for that building on lot C and F start this year and the third building no later than July 1st, 1976. Parking designs have to be improved and the landscaping to be similar to the tower building site.

The above are general comments concerning the overall design. We have not checked them against Zoning By-laws or the latest agreement.

I will appreciate receiving your comments to this proposal.

Yours truly,

D. ROJHI, MCIP,  
Senior Associate Planner.

DR/bac

P.S. Since only one (1) plan is available, please forward it to Mr. Wilson and Mr. Jorgenson after studying it.

c.c. Mr. Wilson,  
Mr. Jorgenson.

Encl.

CITY OF RED DEER

DK 102.



Office of:  
CITY ENGINEER

RED DEER, ALBERTA  
T4N 3T4

May 27th, 1975

Mr. D. Rouhi, MCIP  
Senior Associate Planner  
RED DEER REGIONAL PLANNING COMMISSION



Dear Sir:-

RE: Canada West - Sunnybrook -  
Lots C, F and G  
Your letter of May 26th, 1975

We generally agree with your comments. We would support the suggested change for apartment development with the lower density.

Yours very truly,

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

RJM/jt

c.c. City Assessor  
Building Inspector

June 5, 1975

TO: CITY COMMISSIONER

FROM: BUILDING INSPECTOR

RE: MULTIPLE FAMILY SITE - SUNNYBROOK

The proposed 1½ storey apartment meets the Zoning Bylaw requirements for site coverage yards and area of landscaping. The parking is 1.5 to 1 in accordance with the present agreement. Details on landscaping are not outlined on the plan.

The density is less than was approved and less than the Bylaw would permit. The proposal contains 24 - 2 bedroom suites and 6 - 1 bedroom suites.

The plans indicate the exterior walls to be frame - exterior finish is indicated to be baked enamel aluminum siding.

Should City Council agree to changing the terms of the agreement, I would make the following comments:

- (1) That the landscaping be of very high quality and that it should include berming to screen the large parking area, a variety of mature trees and shrubs be provided.
- (2) The parking area and entrance to be paved.
- (3) Exterior finish to be of high quality and if the finish does not match the existing 7½ storey building at least the remaining buildings should match in finish and appearance.

"G.K.JORGENSEN"  
Building Inspector

COMMISSIONER'S COMMENTS:

In reviewing the comments submitted by the Senior Associate Planner, City Engineer and Building Inspector regarding the revised plans for the Canada West Development in Sunnybrook, I would recommend approval of the 30 suite apartments on Lots C, F and G, provided that the exterior finish is compatible with the 48 suite apartment building. Should Council approve the revised building plans, a revision to Schedule "A" of the amended agreement, dated July 4th, 1972, will be required.

With regard to the completion dates outlined in Mr. Rouhi's letter for the development of Lots C, F and G, these are well within the amended completion dates approved by Council, January 20th, 1975.

i.e.,            Parcel C            - June 30, 1976  
                  Parcels F & G   - Dec. 31, 1978

Mr. Hansum will be at the Council Meeting to answer any questions Council may have regarding his proposal.

T. G. SUCHY,  
City Commissioner

TGS/pml

NO. 9

4216 - 43 A Avenue,  
Red Deer, Alberta  
May 29, 1975

City Commissioners,  
City of Red Deer,  
City Hall,  
Red Deer, Alberta

Dear Sirs:

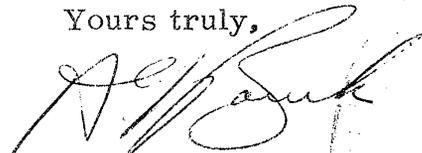
I am the owner of the Red Deer Bowladrome at 5218 Gaetz Avenue, and would like to add on to the existing 50' building. This would be used to add badly needed lanes to the present 16 in operation. The City of Red Deer own the 200' immediately south of the building, which is to be used for the rerouting of Gaetz Avenue to 51 Avenue.

Attached is a copy of the most recent engineering drawing of the proposed road cutting across the property. It would appear that if the proposed building were set back approximately 10', that it would clear the curve. Depending of course on the City's decision as to the disposition of the remaining land, I would be interested in acquiring 25' or 50' for an addition, or all the remaining property to be developed for parking. Also marked on the map is about a 25' strip of land on which an abandoned spur track is situated. Correspondence from the C.P.R. attached shows that this also would be available for parking and also make an exit from the property easier to merge into southbound traffic.

In order to start on some preliminary planning, I would like to receive approval in principal from the City. The final approval would necessarily be after Provincial approval of the by-pass road and the recommended curve across the property.

Thank you for your consideration.

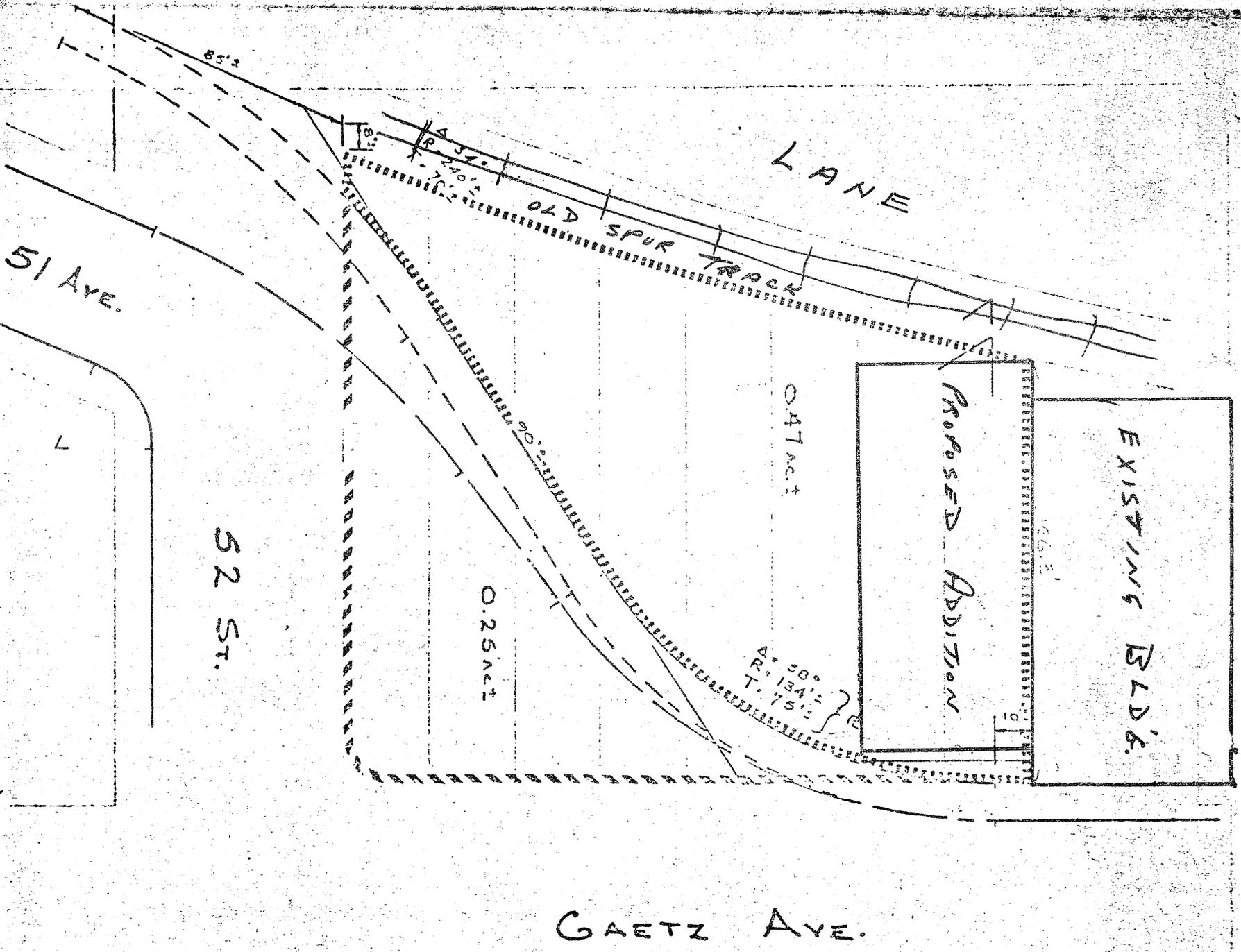
Yours truly,

  
A.G. Bourk  
Red Deer Bowladrome

AGB/jg  
Encl.

CITY OF MID DELA. ENGINEERING DEPT.

LOVELL ET AL. PROPERTY



June 3rd, 1975

TO: City Clerk

RE: Proposed 51 Avenue Re-Alignment  
and the Red Deer Bowladrome

The City has purchased the area at the north-west corner of Gatz Avenue and 52 Street to facilitate the re-alignment proposal. This area lies immediately south of the Bowladrome property.

Preliminary information on the re-alignment indicates that there will be some surplus land south of the Bowladrome. The exact area will not be determined until detailed design plans are completed together with a field survey.

It would seem logical and we would recommend that any surplus land should be made available, on a first refusal basis, to the adjacent land owner.



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

RJM/jt

c.c. City Assessor  
Planning Director

June 2nd, 1975

TO: CITY CLERK  
FROM: CITY ASSESSOR  
RE: Lots 1 to 8, Block 8, Plan K  
5202 50 Ave.

With respect to Mr. A.G. Bourk's letter of May 29th, may we advise of the following.

The City of Red Deer acquired the property in question in 1974 for the future re-alignment of 51 Ave. and Gaetz Ave.. At the present time, the Engineering studies have not been completed and therefore the excess lands are not known.

Mr. Bourk advised us in June 1974, that he had purchased the Red Deer Bowladrome and that he would be interested in possibly acquiring the adjacent 50' for future expansion. He was informed that as the excess lands were not known and that other parties had also shown an interest in acquiring the property and that it was our recommendation that the balance of the lands would be sold under the normal policy of advertising and requesting submissions.

It is my opinion that the excess property could well be suited for the expansion of the Bowladrome and parking facilities, however in view of other enquiries we would be remiss in not giving equal opportunities to others to submit for development when the area is known.

Yours truly,



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

DJW/cg

## RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA  
T4N 2N1

TELEPHONE: 346-3394

FILE No.

June 4, 1975

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

Dear Sir:

Red Deer Bowladrome - 5218 Gaetz Avenue

This is in reply to your memo concerning the sale of City owned land located south of the above property.

We discussed this matter with the City Engineering Department and the following is the situation as it stands:

1. The road realignment is tentative at this stage and is subject to change.
2. Alberta Transportation has not approved the technical design of the road.
3. Because of the contribution from Alberta Transportation, they will rule on all access points.

On the whole, it seems premature to sell any portion of this land before the above points have been finalized. In the event that any portion of this land comes on the market as surplus land, it is our intention to advertise for submissions at that time.

Yours truly,



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

/mjw

## MEMBERS

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

City Commissioner's Comments

I concur with recommendations of the Senior Associate Planner, City Engineer and City Assessor and recommend that no commitment for sale of this land be made until such time as the road alignment has been finalized and the amount of excess land is determined. In view of the shape of the lot which would result from the excess lands available, it would appear logical that the land be made available on a first refusal basis to the adjacent owner.

"T.G. SUCHY"  
City Commissioner

NO. 10

## HOUSING AND PUBLIC WORKS

403/ ~~30783X~~

427-3917

Office of  
the Deputy Minister20th Floor, College Plaza  
8215 - 112th Street  
Edmonton, Alberta, Canada  
T6G 5A9

G187U-5-72/75

June 5, 1975

Mayor R.N. McGregor  
The City of Red Deer  
RED DEER, Alberta  
T4N 3T4

Dear Mayor McGregor:

Re: Alberta Government Service Centre - Red Deer

I wish to thank you for the consideration you and your Council have given us with regard to the set back we requested for our new Alberta Government Service Centre. I realize that if you have to amend the zoning bylaw to meet our condition we are, in fact, asking for special consideration.

This worries me, because I feel as the senior government we should, wherever possible, try to accommodate local bylaws. Such being the case, we have asked our Architect, and he has agreed, to do a minor redesign of our building, thus removing that portion of the building which would have protruded onto the normal set back.

I am therefore suggesting to you that there is no need to proceed with the advertising of the bylaw, and I wish to thank you for your efforts on our behalf.

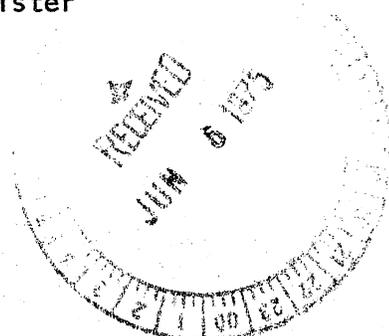
Yours very truly,




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 W.A.B. SAUNDERS, P.ENG.  
Deputy Minister

WABS: mh

cc: Mr. J.F. Hunt  
Mr. N.M. Fleming  
Mr. M.Z. KubrakCOPIES: CITY COMMISSIONER  
CITY CLERK

RED DEER  
ALLIANCE

NO. 11

CHURCH OF THE CHRISTIAN MISSIONARY ALLIANCE

TEL 403/346-6053  
6002 - 54 AVE  
RED DEER, ALTA.  
T4N 4M8

112.

PASTOR: REV. J. H. BELL



June 6, 1975

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

Dear Sir:

RE: Church Site - Anders Park Subdivision

We are in receipt of your letter dated May 27, 1975 requesting a representative be in attendance at council meeting June 9, 1975 to outline our proposed plans for the above church site.

We would request permission to postpone our appearing before council until the July meeting.

Hoping this meets with your approval.

Yours truly,

F. F. Luke  
Secretary

FFL:rd

"THE WORD OF OUR GOD SHALL STAND FOR EVER"

PETITIONS & DELEGATIONS

NO. 1

We the undersigned, being property owners, of land and/or buildings located on/or near Gaetz Avenue, Red Deer, Alberta; between the intersections of Ross Street and Gaetz Avenue, south to the intersection of 47th Street and Gaetz Avenue, on Gaetz Avenue; do hereby petition the Mayor and Members of City Council to consider the merits of and practical application of a Bylaw that dictates the extension of a Seven (7) foot setback along Gaetz Avenue, between the forementioned intersections, and have this bylaw rescind and/or set aside.

We further suggest, that this Bylaw be considered discriminatory, as evidenced by the construction of and/or renovating of several buildings between the above intersections, where this Bylaw was not enforced (i.e.) Royal Bank Building, Ming Building and Ponderosa Steak House, and therefore ask that this specific Bylaw be rescinded.

As property owners between the above two intersections, we wish to see the construction of additional structures and/or renovations to present buildings, at an economical cost; for the purpose of maintaining both individual and neighborhood property values, more specifically, to prevent the deterioration of property values, through the lack of development.

The aforementioned petition was signed by the following property owners:

Millard & Son Glass Ltd.	4709 - 4711 - 50 Ave.
H.D. Millard	
P.O. Lund (Red Deer Florists)	4708 Gaetz Avenue
Dino Truant	4601 Gaetz Avenue
A. Truant	4705 Gaetz Avenue
L.L. Bawtinheimer	4925 - 48 Street
L. Whitney	4702 - Gaetz Avenue

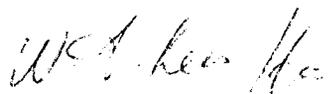
June 5th, 1975

TO: CITY CLERK  
FROM: CITY ASSESSOR

RE: Petition - Seven Foot Setback on Gaetz Ave.

In principle we believe the 7' setback to be a good feature for the future development of the downtown area and would recommend City Council confirm the existing policy.

Respectfully submitted,



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

DJW/cg

# RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

RED DEER, ALBERTA  
T4N 2N1

TELEPHONE: 346-3394

FILE No.

June 4, 1975

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

Dear Sir:

Petition  
Seven Foot Setback on Gaetz Avenue

Thank you for your memo dated June 3, regarding our comments on the above petition. The petition was to the City requesting the bylaw requiring a seven-foot setback between Ross Street and 47th Street, a distance of three blocks, be rescinded.

There is no seven-foot setback requirements between Ross Street and 48 Avenue and therefore the property owners can build right on the property line. The new buildings such as the Royal Bank, Ming or Bunn Buildings all comply with the bylaw regulation.

There is a seven-foot setback requirement along Gaetz Avenue between 48 Street and 39 Street. No new building has been built on the seven-foot setback. The Ranch House Steak House was an old building built before the zoning bylaw went into effect.

City Center Plan

In the City Center Plan, recommendation is made to divert traffic to 51 Avenue and create two superblocks known as Superblock 1 and 2. The rôle of streets remaining in the superblocks will be reduced and two of them are planned to be converted to pedestrian malls and the third one into a parking mall.

This will create ring roads around the superblocks. All of the roads feeding into the ring road will attract additional traffic.

The portion of Gaetz Avenue between 48 and 47 Streets will be one of the major arteries feeding into the ring road and will have to be widened eventually.

The principle of setback in the City center is good and should be maintained. All new buildings where the seven-foot setback

MEMBERS

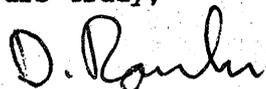
CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE  
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS  
VILLAGE OF BOWDEN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

- 2 -

applies, have complied with the provisions of the bylaw and in some cases, the seven feet have been dedicated to the City.

We strongly recommend that the provisions of the bylaw be maintained and no changes be made in this regard.

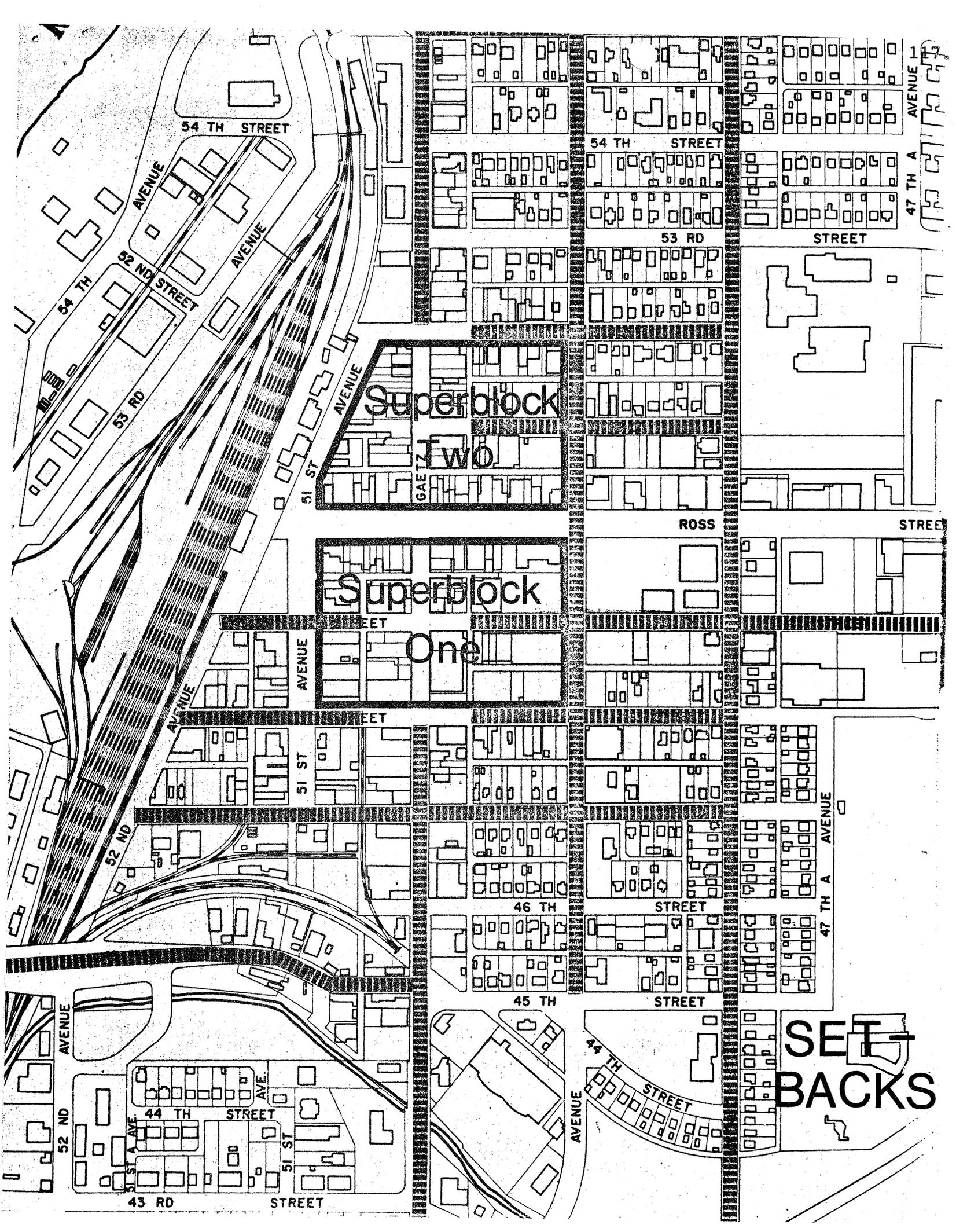
Yours truly,



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

/mjw

Attachment - Setback Plan,  
Downtown Area



54 TH STREET

AVENUE

52 ND STREET

53 RD

AVENUE

Superblock

Two

GAE 17

54 TH STREET

53 RD

STREET

47 TH A AVENUE

Superblock

One

ROSS

STREET

AVENUE

AVENUE

STREET

51 ST

52 ND

46 TH

STREET

45 TH

STREET

47 TH A AVENUE

AVENUE

51 ST AVE.

44 TH STREET

51 ST

43 RD

STREET

AVENUE

44 TH STREET

SET BACKS

Commissioner's Comments

I concur with the recommendations of the Senior Associate Planner, D. Rouhi and recommend that the City retain the 7' setback requirement in the Zoning Bylaw.

"T.G. SUCHY"  
City Commissioner

BYLAW NO. 2011/J-75

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) Bylaw No. 2011 as amended, is further amended as hereinafter set out.
- (2) Table 25A of Bylaw No. 2011 is amended by adding under the column headed, "Conditional Uses", the words "One Relocatable Dwelling Unit per site" and deleting under the column "Permitted Uses", the words, "One Relocatable Dwelling Unit per site".
- (3) Table 25A of Bylaw No. 2011 is further amended by adding under the column headed "Permitted Uses" the words "Private garage in connection with conditional uses".
- (4) This Bylaw shall come into force upon the final passing hereof.

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

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

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

---

MAYOR

---

CITY CLERK

BYLAW NO. 2474-75

OF THE

CITY OF RED DEER

A Bylaw to authorize the Municipal Council of the City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of constructing certain local improvements within the City of Red Deer.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 315 of the Municipal Government Act that the Council shall issue a Bylaw to authorize the undertaking and completing the construction of certain local improvements as referred to in Schedules "A", "E", "C" and "D" hereto attached and forming part of this Bylaw,

AND WHEREAS plans, specifications and estimates for such work have been made by the City Engineering Department, whereby the total cost of the said construction is estimated to be \$258,000.00,

AND WHEREAS in order to construct and complete the said project it will be necessary to borrow the sum of \$258,000.00 on the credit of the City of Red Deer by issuing debentures of the City of Red Deer as herein provided,

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual installments, with interest not exceeding twelve per centum (12%) per annum, payable annually,

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$73,657,230.00.,

AND WHEREAS the amount of the existing debenture debt of the City of Red Deer is no part of which is in arrears,

AND WHEREAS the proposed construction will serve about 15,843.6 lineal feet of frontage,

AND WHEREAS the estimated life of the project is Twenty (20) years,

AND WHEREAS the total value of the land to be charged with the said special assessment, according to the last revised assessment roll is

AND WHEREAS pursuant to the provisions of Section 153 of the Municipal Taxation Act, the Council has given proper notice of intention to undertake and complete the construction of paved roads, monolithic sidewalks, curb and gutter and residential separate sidewalk, the costs or a portion of the costs thereof to be assessed against abutting owners in accordance with the attached Schedules "A", "E", "C", and "D" and no sufficiently signed and valid petition against the said proposals has been received by the Council.

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

1. The Municipal Council of the City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of constructing paved roads, monolithic sidewalks, curb and gutter and residential separate sidewalk as may be necessary.

2. That for the purpose aforesaid, the sum of Two Hundred and fifty-eight Thousand Dollars (\$258,000.00) be borrowed by way of debenture on the credit and security of the City of Red Deer at large, of which amount the sum of \$59,207.16 is to be paid by the City at large and \$198,792.84 is to be collected by way of special assessment as herein provided in attached Schedules "A", "B", "C", and "D".

3. The debentures to be issued under this Bylaw shall be for the said sum of Two Hundred and Fifty Eight Thousand Dollars (\$258,000.00) shall be in denominations of One Hundred Dollars (\$100.00) or any multiple thereof, shall be dated the 1st day of August, 1975, or upon such other day as may be appropriate having regard to the date of the borrowing and 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 installments during the said Twenty (20) years.

4. The debentures maturing in each of such years shall bear interest during the currency of the debentures, at a rate not exceeding Twelve per centum (12%) per annum, payable annually on the 1st day of August in each year, or on such other day in each year as may be appropriate having regard to the date of the borrowing and shall have coupons attached thereto for the payment of principal and interest.

5. The debentures with coupons thereto attached, shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer, and at such other branches of the said Bank as may be appropriate.

6. 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.

7. The coupons attached to the said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer and such signatures may be engraved or lithographed.

8. There shall be levied and raised in each year of the currency of the debentures hereby authorized the amount necessary to pay the interest falling due in such year on such debentures and in addition thereto the amount required to pay any of such debentures which fall due in each year after applying the special assessment hereinafter provided for, by a rate sufficient therefore on all the rateable property in the said city and collectable at the same time and in the same manner as other rates.

9. During the currency of the said debentures there shall be raised annually for payment of the owners' portion of the cost and interest therein by special assessment under The Municipal Taxation Act the respective sums shown as yearly payments on Schedules "A", "B", "C" and "D" hereto attached, and there is hereby imposed on all lands fronting or abutting on that portion of the streets or places whereon the said improvements are to be laid, a special assessment sufficient to cover the owners' portion of the cost of the said work and the interest thereon payable at the unit rate or rates set forth in said Schedules "A", "B", "C" and "D". The said special assessment shall be in addition to all other rates and taxes.

10. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.

11. The net amount realized by the issue and sale of debentures issued under this bylaw shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

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

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

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

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

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MAYOR

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CITY CLERK

SCHEDULE "A"LOCAL IMPROVEMENT ASSESSMENT FOR PAVED ROADS

<u>ON</u>	<u>FROM</u>	<u>TO</u>
West Gaetz Avenue Service Road	62 Street	67 Street
44 A Avenue	35 Street	37 Street
52 Avenue	67 Street	71 Street
68 Street	Gaetz Avenue	52 Avenue

The total Estimated Cost of above projects	\$ 182,936.00
Will serve 7,011.3 lineal feet	
Total assessment against all properties	\$ 147,237.30
Total assessment per front foot	21.00
Annual Unit Rate per front foot of frontage	2.14/20 years
Total annual assessment against all above properties	\$ 15,004.18

Based on Unit Rate Bylaw 2461-75

SCHEDULE "B"

LOCAL IMPROVEMENT ASSESSMENT FOR  
5 FOOT MONOLITHIC SIDE WALK, CURB & GUTTER IN RESIDENTIAL AREAS

<u>ON</u>	<u>FROM</u>	<u>TO</u>	<u>SIDE</u>
50 A Street	40 Avenue	41 Avenue	North
44 A Avenue	35 Street	37 Street	Both

Total Estimated Cost of the Above Projects	\$ 14,519.
Will serve 679.90 lineal feet	
Total assessment against all properties	\$ 8,022.82
Total assessment per front foot	\$ 11.80
Annual Unit Rate per front foot of frontage	\$ 1.21/20 years
Total annual assessment against all properties	\$ 822.68

Based on Unit Rate Bylaw No. 2461-75

SCHEDULE "C"LOCAL IMPROVEMENT ASSESSMENT FOR CONCRETE CURB AND GUTTER

<u>ON</u>	<u>FROM</u>	<u>TO</u>	<u>SIDE</u>
West Gaetz Avenue Service Road	62 Street	67 Street	Both
52 Avenue	67 Street	71 Street	Both
68 Street	Gaetz Avenue	52 Avenue	Both
53 Street	48 Avenue	49 Avenue	Both
50 A Street	40 Avenue	41 Avenue	South

The total Estimated Cost of above Projects	\$ 57,545.
Will serve 7,902.4 lineal feet	
Total assessment against all properties	\$ 41,882.72
Total assessment per front foot	\$ 5.30
Annual Unit Rate per front foot of frontage	\$ 0.54/20 years
Total annual assessment against all above properties	\$ 4,267.30

Based on Unit Rate Bylaw No. 2461-75

SCHEDULE "D"LOCAL IMPROVEMENT ASSESSMENT FOR RESIDENTIAL SEPARATE SIDEWALK

<u>ON</u>	<u>FROM</u>	<u>TO</u>	<u>SIDE</u>
37 Street	51 Avenue	52 Avenue	South
Total Estimated Cost of above projects			\$ 3,000.
Will serve 250 lineal feet			
Total assessment against all properties			\$ 1,650.
Total assessment per front foot			\$ 6.60
Annual Unit Rate per front foot of frontage			\$ 0.68/20 years
Total annual assessment against all above properties			\$ 170.00

Based on Unit Rate Bylaw No. 2352

BYLAW NO. 2475/75

OF THE

CITY OF RED DEER

A Bylaw to authorize the Municipal Council of the City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of constructing certain local improvements within the City of Red Deer.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 315 of The Municipal Government Act that the Council shall issue a Bylaw to authorize the undertaking and completing the construction of certain local improvements as referred to in Schedule "A", "B" and "C", hereto attached and forming part of this Bylaw,

AND WHEREAS plans, specifications and estimates for such work have been made by the City Engineering Department, whereby the total cost of the said construction is estimated to be \$27,228.00,

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$27,228.00 on the credit of the City of Red Deer by issuing debentures of the City of Red Deer as herein provided,

AND WHEREAS the said indebtedness is to be repaid over a period of Ten (10) years in annual installments, with interest not exceeding twelve per centum (12%) per annum, payable annually,

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$73,657,230.00

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

AND WHEREAS the proposed construction will serve about lineal feet of frontage,

AND WHEREAS the estimated life of the project is Ten (10) years,

AND WHEREAS the total value of the land to be charged with the said special assessment, according to the last revised assessment roll is

AND WHEREAS pursuant to the provisions of Section 153 of The Municipal Taxation Act, the Council has given proper notice of intention to undertake and complete the construction of commercial street lighting on Steel Poles, commercial street lighting on existing wood poles and Residential streetlighting on existing wood poles, the costs or a portion of the costs thereof to be assessed against abutting owners in accordance with the attached Schedules "A" "B" and "C", and no sufficiently signed and valid petition against the said proposals has been received by the Council.

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

- 1) The Municipal Council of the City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of constructing commercial street lighting on steel poles, commercial street lighting on existing wood poles and residential street lighting on existing wood poles, as may be necessary.
- 2) That for the purpose aforesaid, the sum of Twenty Seven Thousand Two Hundred and Twenty Eight DOLLARS (\$27,228.00) 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 \$6,803.61 is to be paid by the City-at-large and \$20,424.39 is to be collected by way of special assessment as herein provided in attached Schedules "A", "B" and "C".
- 3) The debentures to be issued under this Bylaw shall be for the said sum of Twenty Seven Thousand Two Hundred and Twenty Eight Dollars (\$27,228.00), shall be in denominations of One Hundred Dollars (\$100.00) or any multiple thereof, shall be dated the 1st day of August, 1975, or upon such other day as may be appropriate having regard to the date of the borrowing and 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 installments during the said Ten (10) years.
- 4) The debentures maturing in each of such years shall bear interest during the currency of the debentures, at a rate not exceeding Twelve per centum (12%) per annum, payable annually on the 1st day of August in each year, or on such other day in each year as may be appropriate having regard to the date of the borrowing and shall have coupons attached thereto for the payment of principal and interest.
- 5) The debentures with coupons thereto attached, shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer, and at such other branches of the said Bank as may be appropriate.
- 6) 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.
- 7) The coupons attached to the said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer and such signatures may be engraved or lithographed.
- 8) There shall be levied and raised in each year of the currency of the debentures hereby authorized the amount necessary to pay the interest falling due in such year on such debentures and in addition thereto the amount required to pay any of such debentures which fall due in each year after applying the special assessment hereinafter provided for, by a rate sufficient therefore on all the rateable property in the said City and collectable at the same time and in the same manner as other rates.

9) During the currency of the said debentures there shall be raised annually for payment of the owners' portion of the cost and interest thereon by special assessment under The Municipal Taxation Act the respective sums shown as yearly payments on Schedules "A", "B" and "C", hereto attached, and there is hereby imposed on all lands fronting or abutting on that portion of the streets or places whereon the said improvements are to be laid, a special assessment sufficient to cover the owners' portion of the cost of the said work and the interest thereon payable at the unit rate or rates set forth in said Schedules "A", "B" and "C". The said special assessment shall be in addition to all other rates and taxes.

10) The said indebtedness is contracted on the credit and security of the City of Red Deer at large.

11) The net amount realized by the issue and sale of debentures issued under this Bylaw shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

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

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

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

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

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MAYOR

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CITY CLERK

SCHEDULE "A"LOCAL IMPROVEMENT ASSESSMENT FOR  
COMMERCIAL STREET LIGHTING ON STEEL POLES SUPPLIED BY UNDERGROUND WIRING

<u>ON</u>	<u>FROM</u>	<u>TO</u>
West 50 Avenue Service Road	62 Street	67 Street
52 Avenue	67 Street	71 Street
68 Street	50 Avenue	52 Avenue

Total Estimated Cost of above project	\$ 22, 128
Will serve 6,501.4 lineal feet	
Total assessment against all properties	\$ 17,878.85
Total assessment per front foot	\$ 2.75
Annual Unit Rate per front foot of frontage	\$ 0.42/10
Total annual assessment against all above properties	\$ 2,730.59

SCHEDULE "B"LOCAL IMPROVEMENT ASSESSMENT FOR  
COMMERCIAL STREET LIGHTING ON EXISTING WOOD POLES

<u>ON</u>	<u>FROM</u>	<u>TO</u>
43 Street	50 Avenue	49 Avenue
43 Street	49 Avenue	48 Avenue
West 50 Avenue Service Road	150 feet South 51 Avenue	S.P.L. Lot 3A, Block 2, Plan 6298 N.Y.

Total Estimated Cost of above project	\$ 2,475
Will serve 1,052.88 lineal feet	
Total assessment against all properties	\$ 1,316.10
Total assessment per front foot	\$ 1.25
Annual Unit Rate per front foot of frontage	\$ 0.19/10 years
Total annual assessment against all properties	\$ 200.05

Based on Unit Rate Bylaw No. 2461 - 75

SCHEDULE "C"

LOCAL IMPROVEMENT ASSESSMENT FOR  
RESIDENTIAL STREET LIGHTING ON EXISTING WOOD POLES

<u>ON</u>	<u>FROM</u>	<u>TO</u>
44 A Avenue	35 Street	37 Street
47 Street	41 Avenue	40 Avenue
42 Avenue	50 Street	51 A Street

Total Estimated Cost of above project	\$	2,625
Will serve 1,446.40 lineal feet,		
Total assessment against all properties	\$	1,229.44
Total assessment per front foot	\$	0.85
Annual Unit Rate per front foot of frontage	\$	0.13/10 yea:
Total annual assessment against all properties	\$	188.03

Based on Unit Rate Bylaw No. 2461 - 75

BYLAW NO. 2476-75

OF THE

CITY OF RED DEER

A Bylaw to authorize the Municipal Council of the City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of Crown Surfacing in the said City of Red Deer.

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 as referred to in Schedule "A", hereto attached and forming part of this Bylaw.

AND WHEREAS plans, specifications and estimates for such work have been made by the City Engineering Department whereby the total cost of the said construction is estimated to be \$10,000.00.

AND WHEREAS in order to construct and complete the said projects, it will be necessary to borrow the sum of \$10,000.00 on the credit of the City of Red Deer by issuing debentures of the City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Ten (10) years in annual installments, with interest not exceeding twelve per centum (12%) per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assesment Equalization Board is \$73,657,230.00.

AND WHEREAS the amount of the existing debenture debt of the City of Red Deer is no part of which is in arrears.

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

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

1. The Municipal Council of the City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of completing the construction referred to in Schedule "A", as may be necessary.
2. That for the purpose aforesaid, the sum of Ten thousand Dollars (\$10,000.00) be borrowed by way of debenture on the credit and security of the City of Red Deer at large, which amount is to be paid by the City at large.
3. The debentures to be issued under this Bylaw shall be for the said sum of Ten thousand dollars (\$10,000.00) shall be in denominations of One Hundred Dollars (\$100.00) or any multiple thereof, shall be dated the 1st day of August 1975, or upon such other day as may be appropriate having regard to the date of borrowing and 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 installments during the said Ten (10) years.

4. The debentures maturing in each of such years shall bear interest during the currency of the debentures, at a rate not exceeding Twelve per centum (12%) per annum, payable annually on the 1st day of August in each year, or on such other day in each year as may be appropriate having regard to the date of the borrowing, and shall have coupons attached thereto for the payment of principal and interest.

5. The debentures with coupons thereto attached, shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer, and at such other branches of the said Bank as may be appropriate.

6. 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.

7. The coupons attached to the said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer and such signatures may be engraved or lithographed.

8. 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 collectable at the same time and in the same manner as other rates and taxes.

9. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.

10. The net amount realized by the issue and sale of debentures issued under this Bylaw shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

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

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

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

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

\_\_\_\_\_  
MAYOR

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

Bylaw No. 2476-75

SCHEDULE "A"

CROWN SURFACING

\$ 10,000.

Total Estimated Cost

10,000.

10 Year Debenture

BYLAW NO. 2477-75

OF THE

CITY OF RED DEER

A Bylaw to authorize the Municipal Council of the City of Red Deer to incur an indebtedness on behalf of the said city by the issuance of debentures for the purpose of constructing a gravel lane in the said City of Red Deer.

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 as referred to in Schedule "A", hereto attached and forming part of this Bylaw.

AND WHEREAS plans, specifications and estimates for such work have been made by the City Engineering Department whereby the total cost of the said construction is estimated to be \$3,000.00.

AND WHEREAS in order to construct and complete the said projects, it will be necessary to borrow the sum of \$3,000.00 on the credit of the City of Red Deer by issuing debentures of the City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of five (5) years in annual installments, with interest not exceeding twelve per centum (12%) per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$73,657,230.00.

AND WHEREAS the amount of the existing debenture debt of the City of Red Deer is no part of which is in arrears.

AND WHEREAS the estimated life of the project is 5 years.

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

1. The Municipal Council of the City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of completing the construction referred to in Schedule "A" as may be necessary.
2. That for the purpose aforesaid, the sum of Three thousand Dollars (\$3,000.00) be borrowed by way of debenture on the credit and security of the City of Red Deer at large, which amount is to be paid by the City at large.
3. The debentures to be issued under this Bylaw shall be for the said sum of Three thousand dollars (\$3,000.00) shall be in denominations of One Hundred Dollars (\$100.00) or any multiple thereof, shall be dated the 1st day of August, 1975. or upon such other day as may be appropriate having regard to the date of borrowing and 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 installments during the said Five (5) years.



SCHEDULE "A"

CONSTRUCTION OF GRAVEL LANES

<u>ON LANE</u>	<u>FROM</u>	<u>TO</u>
North of 60 Street	57 Avenue	Lane West of 57 Avenue

Total Estimated Cost \$3,000.

5 year Debenture