

## A G E N D A

For the regular meeting of RED DEER CITY COUNCIL, to be held in the Council Chambers, City Hall, MONDAY, NOVEMBER 23rd, 1981, commencing at 4:30 p.m.

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- (1) Confirmation of November 9th, 1981 minutes.

### PUBLIC HEARING

A public hearing will be held at 7 p.m., November 23, 1981 concerning Land Use Bylaw Amendment 2672/AA-81. (p.22)

(2) UNFINISHED BUSINESS

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## THE CITY OF RED DEER

NO. 1

Office of:  
CITY CLERK



RED DEER, ALBERTA

T4N 3T4

October 15, 1981

TO: CITY COUNCIL

FROM: CITY CLERK

Re: Lot 53, Block 16, Plan 792-2028  
Multiple Family Site, Morrisroe Extension

Attached is a copy of a report presented to Council August 4, 1981 when the Fire Station Location Study was first reviewed by Council. A resolution was introduced at the August 4, 1981 meeting as follows.

"RESOLVED that Council of The City of Red Deer having considered recommendations of the City Assessor regarding Lot 53, Block 16, Plan 792-2028, hereby approve sale of said site for multiple family purposes, the sale price being established at \$153,000.00 per acre with a maximum density of 20 units per acre being allowed thereon.

Council further agree that proposals for development of this particular site be invited by The City of Red Deer."

The above motion was tabled until the meeting of October 13, 1981 at which time it was again brought forward for Council consideration and Council agreed that same should be tabled until the rezoning of the 32 Street and Springfield Avenue Fire Station Site has been completed. As this rezoning has now been finalized the report in question is brought forward for Council consideration.

Yours respectfully,

R. STOLLINGS  
City Clerk

RS/cc

NO. 2

October 28, 1981.

TO: Council

FROM: City Clerk

RE: Red Deer Gymnastic Association and Project Co-operation

You will recall that at the meeting of Council, October 26, 1981, the attached reports were brought forward from the Recreation Board. A resolution was introduced at that meeting as follows:

"RESOLVED that Council of the City of Red Deer having considered report dated October 19, 1981 from the Recreation Board re: A Review of the Criteria to be used by the Recreation Board for Allocation of Project Co-operation, hereby approve the changes recommended in the policy, as presented to Council October 26, 1981, and agree that a copy of the revised policy be forwarded to the Red Deer Gymnastic Association and as recommended to Council October 26, 1981."

Prior to voting on the above motion, Council agreed that same be tabled for clarification of Items 2, 4 & 5 of the "Criteria for Grant Approval". An additional report from the Recreation Board has been received and same is attached hereto.

R. Stollings  
City Clerk

RS/ds  
Encl.

21 October 1981

TO: COUNCIL

FROM: CITY CLERK

RE: RED DEER GYMNASTIC ASSOCIATION, AND PROJECT CO-OPERATION  
GRANT

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In May of 1981 the Red Deer Gymnastic Association forwarded a letter to Council requesting information as to the criteria for obtaining access to Project Co-operation Grants, and in this instance a resolution was passed as follows:

"RESOLVED that Council of The City of Red Deer having considered correspondence dated May 1st, 1981 from the Red Deer Gymnastic Association, hereby agree that the Recreation Board be requested to prepare a report outlining the criteria established for access to the Project Co-operation Grant and reasons therefore for Council's consideration and review, said report should include any provincial requirements and as recommended to Council May 11, 1981 by the City Commissioners. "

This matter has now been reviewed by the Recreation Board and their report appears hereafter.

"R. STOLLINGS"  
City Clerk

October 19th, 1981

MEMORANDUM

TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: COUNCIL REQUEST FOR A REVIEW OF THE CRITERIA USED BY THE RECREATION BOARD  
FOR ALLOCATION OF PROJECT CO-OPERATION

The attached report of the Recreation Superintendent was received by the Recreation Board at their October 13th meeting and resolutions were passed changing the criteria as follows:

1. Priority will be given to projects that further the long and short range plans of the Recreation Board.

Is now changed to:

1. Priority will be given to projects that further the development of recreation in Red Deer.

3. Projects must serve a community or public need and no project will be accepted that benefits only the members of a select or minority group.

Is now changed to:

3. Projects must serve our community or public needs and projects that benefit only the members of a select or minority group will be given a lower priority.

Since invitations to submit proposals for 1982 will be extended shortly, any additional changes that the City Council wish to see implemented should be made known as soon as it is convenient.

*Bill Clark*  
BILL CLARK, Chairman

DM:pw

Attachment

A REVIEW OF THE CITY OF RED DEER CRITERIA FOR UTILIZATION OF THE  
COMMUNITY/SERVICE ASPECT OF PROJECT CO-OPERATION

5.

Don Moore  
October, 1981

INTRODUCTION

This grant was initiated in 1973. It provides an annual sum of fifty cents per capita to all municipalities. The participating Community Service Organizations are required to contribute not less than the amount provided by the Province.

This aspect of the program is one of five ways a Community may take advantage of Project Co-operation. It is intended to encourage Community involvement in providing Recreation services to which the public have access.

Applicants must be a Community Service Organization, Service Club, or Ethnic Cultural groups and must be registered under the Societies Act of Alberta.

Some examples given by the Government of the numerous and diverse ways in which the grant can be utilized are as follows:

- "1. Professional plans and specifications of cultural/recreation facilities or areas. eg.: Plans for an art gallery, ice facility, golf course, or children's playground."
- "2. Development of a cultural/recreation facility or renovations to existing facilities. This includes construction as well as extending or altering present facilities. eg.: Ramps for an existing recreation facility, a music rehearsal room, craft workshop, or a swimming pool cover."
- "3. The purchase of land for a cultural/recreation facility. eg.: A fitness trail, snowmobile site, recreation camp or auditorium."
- "4. The clearing or preparation of land for the development of a cultural/recreation facility. eg.: An amphitheatre, 400-metre track, a lawn bowling green."
- "5. Retirement of capital debt. Pay off all or part of an existing debt on a project that would have qualified for the grant under Item 2."
- "6. Purchase of equipment, providing it has a minimum operational life of five years. eg.: Potters' wheels and kilns, an ice-shaver for an arena, a bus to transport people to a special program, or ski-tow bars."

CURRENT POLICY

In the early years of the grant, no special guidelines were established by the Red Deer Recreation Board and the type of applications were wide ranging.

Because there were no guidelines, it was difficult for the Board to compose the various applications and allocate the funds in the most appropriate way. Some years ago, a Committee of the Board was struck to establish policy and criteria. This was approved by the Board and reads as follows:

POLICY

It is the policy of the City of Red Deer to publicize the Grant Program and invite proposals from Community Organizations.

Proposals and applications are reviewed by the Recreation Board and decisions are made in a manner that the Recreation Board considers to be most beneficial to the citizens and in a manner that will encourage Community involvement in generating ideas and carrying out various projects of Community benefit.

CRITERIA FOR GRANT APPROVAL

1. Priority will be given to projects that further the long and short range plans of the Recreation Board.
2. Other projects will be considered on the basis of merit with first consideration given to the number of persons the projects will serve.
3. Projects must serve a Community or public need and no project will be accepted that benefits only the Members of a select or minority group.
4. Equipment purchased or assets obtained through the Grant shall become the property of the City but may be entrusted to the care and custody of a Community group where considered appropriate and where the public interest is protected.
5. Although Government Regulations permit matching the value of donated labour and materials, the problems experienced have shown this to sometimes be an unsatisfactory and uncontrollable arrangement and therefore is not always accepted by the City.

The current Red Deer policy is designed to enlist the support of Community Organizations to assist the City in providing projects and services to the Community which are in accord with the Recreation Department objectives as defined by the Recreation Board.

This approach was re-enforced by the recommendations of the Recreation Master Plan which specifies that this funding should be utilized for minor capital projects supplementing the one mil provided by the City for such purposes.

It is conceivable that Community Organizations would contribute more than a matching amount, but the Master Plan assumes the contribution would be equal and for the period 1982 to 1987 the funds available would be as follows:

	Funds Available						
	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>
Government Grants (\$ .50 per capita)	\$21,500	\$22,500	\$23,500	\$24,500	\$26,000	\$27,000	\$28,000
Community Contribu- tion	<u>\$21,500</u>	<u>\$22,500</u>	<u>\$23,500</u>	<u>\$24,500</u>	<u>\$26,000</u>	<u>\$27,000</u>	<u>\$28,000</u>
TOTAL:	\$43,000	\$45,000	\$47,000	\$49,000	\$52,000	\$54,000	\$56,000

The Master Plan states:

"It seems most appropriate that the fund be reserved for some of the neighborhood and community needs, particularly where it is necessary to bring older neighborhoods up to standard."

It further notes that:

"The Municipality is responsible for allocating this fund according to its priorities. The City of Red Deer uses this grant to assist service organizations who wish to upgrade parks, playgrounds or other City projects. . . . The Department should review periodically, its priorities for the types of projects that community groups could fund. Renovating older playgrounds, upgrading public parks and buildings should receive the highest priority."

The specific recommendation reads as follows:

"Community groups and service organizations should be continually encouraged to assist the City of Red Deer in improving both the Recreation programs and facilities through financial contributions and personal involvement. To this end, a committee should be established by the City of Red Deer to initiate and maintain this kind of citizen participation and involvement."

#### OTHER ALTERNATIVES

Some Municipalities have placed different priorities on these funds and have offered the funds as a type of grant in support of private agencies and their work. This is one of many options open to the City because the intent of the Government is to allow the individual municipalities to establish their own priorities. The City could establish an entirely different set of guidelines or provide no guidelines whatsoever, dealing with each application on its perceived merit, subject of course, to the minimal requirements of the Government.

The question to be addressed is whether or not the present use of the funds is the most effective one in terms of the objectives of the Board and the interests of the majority of Red Deer citizens.

The policy has been challenged by the Red Deer Gymnastics Association because they have been told by the Government that this type of support is available for them at the discretion of the City and there are some Municipalities which have accepted applications for such use.

Should the Recreation Board broaden the policy and guidelines to accept applications from private or quasi-public agencies it would be imperative to ask the following questions:

1. Does the public have true access or will the public benefit in a significant way from the amenity or service proposed?
2. Is this a service that would normally be provided through public tax support or is it customarily provided by the participant, united fund, private and commercial funding sources?
3. Is it the best use of public funds?

It is questionable whether or not guidelines could be established where differentiation was possible at least for some time and therefore the City could expect applications from virtually every non-commercial Recreation agency in the City. There are an estimated 160 recreation organizations in Red Deer. If for example an application from the Gymnastics Association was considered, the Board should entertain applications from all similar groups.

Traditionally, the community at large, through parental support, service clubs, lodges, business and industry, the united fund and other support of self help fund raising projects, has born the responsibility for providing assistance to the host of worthwhile community groups that provide recreation opportunities. The City, on the other hand, provides basic facilities to serve a multiplicity of needs. The needs of some groups is highly specialized and requires a disproportionate capital cost compared to the number of people who benefit. There are few, if any, Cities of comparable size that provide facilities for intensive gymnastics programs such as the one that the local club is providing, but as the City grows, this could possibly be added to the list of facilities which the City provides if it was felt that such a project would have priority over the many other and would benefit a sufficient number of people.

In light of the foregoing, I would recommend no change be made in the present policy or guidelines.

#### Commissioners' comments

*The changes suggested by the Recreation Board should provide accessibility to the grant program for such groups and organizations such as the Red Deer Gymnastic Association. We recommend Council approve these changes and a copy of the revised policy be forwarded to the Red Deer Gymnastic Association.*

*It should be noted that the one mill expenditure referred to on page 3 of the above report, has not been adopted as Council policy but is merely a guideline with each annual budget to be reviewed on its merits.*

"R.J. McGHEE" Mayor

"M.C. DAV" City Commissioner

November 16th, 1981

MEMORANDUM

TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: PROJECT CO-OPERATION C3 CRITERIA REVISIONS

The concerns of Council were reviewed once more by the Recreation Board at their meeting of Tuesday, November 10th, and the following additional changes were made:

Criteria No. 2

Delete the word "first".

Criteria No. 4

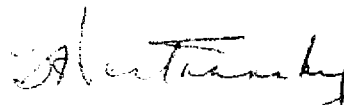
Delete entirely.

The revised criteria now reads as follows:

1. Priority will be given to projects that further the development of recreation in Red Deer.
2. Other projects will be considered on the basis of merit with consideration given to the number of persons the projects will serve.
3. Projects must serve our community or public needs and projects that benefit only the members of a select or minority group will be given a lower priority.
4. Although Government regulations permit matching the value of donated labour and materials, the problems experienced have shown this to sometimes be an unsatisfactory and uncontrollable arrangement and therefore is not always accepted by the City.

In regard to Council's request for further explanation on Criteria No. 5, which is now Criteria No. 4 above, it was found by the Board that considerable difficulty had been experienced on previous projects and although the Board is still willing to give consideration to applications where matching of labour and materials is involved, they feel the wording of the criteria leaves this open for negotiation.

Representatives of the Board will be in attendance at the meeting to answer any questions Council Members may have.

  
BLAIR NESTRANSKY, Chairman  
Recreation Board

DM:pw

Commissioners' comments

Council requested the Recreation Board review the above criteria and we would support the recommended changes.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

REPORTS

11.

NO. 1

November 16, 1981

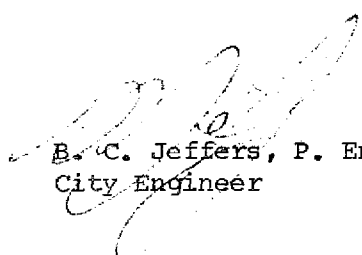
TO: City Clerk  
FROM: City Engineer  
RE: Edgar Close Industrial Subdivision

The second phase of the trunk extensions for the Edgar Park Industrial Subdivision is currently under construction by Northside Construction Ltd.. This phase will bring the trunks to 64 Avenue and should be completed early in the new year. The first phase of the Edgar Park Subdivision is the area adjacent to Edgar Close as shown on the attached plan. The area comprises approximately 14.8 ha (36.6 acres).

The Engineering Department respectfully requests Council's authorization to proceed with the installation of underground utilities and subsequent road construction for this subdivision utilizing City forces.. Right of ways were recently stripped of topsoil. The estimated cost of construction is as follows.

1. Roads (gravel stage)	\$220,000
2. Storm Sewer	\$250,000
3. Sanitary Sewer	\$330,000
4. Water Mains	\$150,000
5. Engineering	<u>\$ 35,000</u>
TOTAL	<u>\$985,000</u>

It is our understanding that the City Treasurer wishes to finance this construction with surpluses from existing debenture borrowings.

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

RKP/emg  
attach  
cc - City Treasurer  
cc - D. Wilson

Commissioners' comments

We would concur with the recommendations and recommend proceeding as outlined.

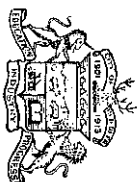
"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner



# THE CITY OF RED DEER

13.



NO. 2

RED DEER, ALBERTA

T4N 3T4

13 November 1981

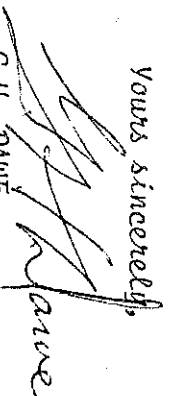
The Mayor and Councillors  
City of Red Deer  
RED DEER, Alberta

Ladies and Gentlemen:

The members of the Red Deer Police Commission respectfully request that The City of Red Deer ask K Division of the R.C.M.P. for the allocation, in 1982, of 5 additional constables to the municipal detachment of the R.C.M.P. in Red Deer. This increase would raise the number of R.C.M.P. to 61, and would maintain a ratio of approximately 1 officer to 800 persons, if the population increase of the City should be approximately seven per cent.

Inspector D. Nielsen, Officer-in-charge of the City Detachment and I would be pleased to appear before Council in support of this request, if the aldermen so desire.

Yours sincerely,

  
G.H. DAWE,  
Chairman

c.c. Inspector D. Nielsen

Commissioners' comments

We would recommend Council support the request of the Police Commission.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

TO: City Commissioner  
Mayor

DATE: 1981 11 10

FROM: E. L. & P. Supt.

Re: Alberta Electricity Marketing Agency

The Alberta Department of Utilities and Telephones has made public their intentions of establishing an Electricity Marketing Agency in Alberta: The objective of this Agency would be to establish uniform wholesale rates to the various distributors across the province.

The most current information which I can obtain is that legislation is presently being prepared which will be tabled in the Legislature in 1982. The most official documentation which I have on this matter is the minutes of a meeting of the Dept. of Utilities and Telephones and the Electric Utility Planning Council. A copy of these minutes is attached with the pertinent item highlighted on page 4.

The possible impact of the Agency on the cost of power to the City of Red Deer was discussed with the Division Manager of Trans Alta, Mr. J. Ayer. He indicated that they are unable to provide any information as too few details are known.

The establishment of the Agency could have a significant detrimental affect on the City's cost of power as we are very centrally located to the generating plants in Alberta and within the main provincial transmission line corridors.

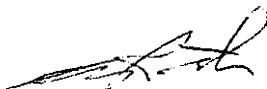
Should the City wish to pursue this matter further, there are at least two alternate courses which could be followed:

- 1) Wait until the legislation is tabled in the Legislature and make representation at that time if the proposed legislation is found to be objectionable.
- 2) Make the City's concerns known at this time prior to the legislation being drafted with the hope that this action may have some effect on the proposed legislation.

If the second item is to be followed, Mr. Les Collins of the Special Projects Branch of Utilities and Telephones could certainly expedite a meeting with the appropriate Provincial Government Staff.

Attached is a clipping from the Calgary Herald which was forwarded to me by the Calgary Electric System.

Should you wish me to involve myself in this matter to any further extent, or if you require further information, please advise.



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

# Council to fight power switch

1475 Nov 3/81

By Peter Morton

(Herald staff writer)

Calgary electricity users may have to pay an extra \$724 million over the next 25 years to subsidize the rest of the province, city council was told Monday.

Because the provincial government may create an electrical marketing board, Ald. Brian Lee said, Calgary consumers could face a 10.9 per-cent annual increase in their bills.

"It will cost \$4,000 per consumer in Calgary over the next 25 years to subsidize the rest of the province," he told council.

Calgarians pay about \$22.79 a month for electricity from the city electric system, compared with the \$22.58 Edmonton residents pay and the \$36.77 charged to customers of Alberta Power Ltd. in northern Alberta. Other customers of Trans-Alberta Utilities Ltd., which also supplies the Calgary electric system, pay about \$27.84.

Utilities Minister Larry Shogan has indicated the province is interested in creating the marketing board to equalize power bills across the province so consumers in Peace River, for example, will pay about the same as Calgarians.

Lee, chairman of the city's Gas and Power Committee, managed to convince council to urge the province to abandon its plans to create the marketing board.

Council approved a number of recommendations from the Gas and Power Committee which met earlier Monday.

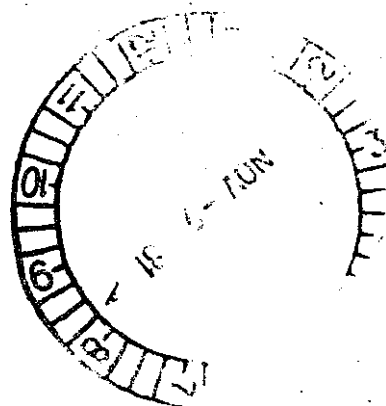
## Compensation

Among the recommendations are that Calgarians be fully compensated if a marketing board is created, that city officials appear before any hearing on the matter, and that the level of subsidization appear on Calgarians' bills as a separate item.

Lee wanted to get the recommendations approved by council Monday because, he said, the bill to create the marketing board is expected to be introduced in the legislature within "10 to 14 days."

Lee and Ald. David Reel, chairman of the gas and power committee, have to meet Calgary MLAs Monday to present their case to them.

Mayor Ralph Klein was not at the meeting about the province's plans to create the board in September and, on Oct. 6, city officials told the Alberta government "tended to favor" the marketing board over other alternatives, council was told.



EXCERPT FROM SEPTEMBER 28, 1981 MINUTES OF MEETING OF THE  
DEPARTMENT OF UTILITIES AND TELEPHONE AND THE EUPC

"6. Marketing Agency

- The minister has discussed a marketing agency concept with the mayors of Edmonton and Calgary as well as the heads of each of the Utilities.
- A Consultant (Mr. Dave Smith) has been hired to initiate this work. The Department of U & T will involve Utilities in discussions and in an implementation committee in the near future."

Commissioners' comments

The attached report was prepared to bring to the attention of Council possible legislation to which we believe is designed to establish more equitable power rates across the Province. Since the preparation of this report, the legislation has been tabled in the House. As such, legislation might adversely affect Red Deer's power rates. We would seek the advice of Council as to whether they may wish to take a position on this matter.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

November 10, 1981.

NO. 4

TO: CITY COUNCIL: ALL MEMBERS

FROM: ECONOMIC DEVELOPMENT COMMITTEE

The Economic Development Committee is currently in the process of establishing a work program for itself during the upcoming year.

The Committee would appreciate the advice of Council members regarding those issues they would consider appropriate for the Committee's consideration, along with an indication of the order of priority of those issues. The next regular meeting of the Committee is scheduled for December 3rd, 1981.

Thank you in advance for your assistance.

Respectfully submitted,



GAIL SURKAN, Chairman  
Economic Development Committee

GS/gr

Commissioners' comments

We would ask Council if they have any suggestions or priorities that same be submitted in writing to the City Clerk on or before December 1, 1981.

"R.J. MCGHEE"  
Mayor

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR: NO. 5

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

TELEPHONE: (403) 343-3394

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

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

November 17, 1981

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

Dear Sir:

Re: Proposed Land Use Amendments  
By-law No. 2672/DD-81

The site is located at the North-east corner of 77th Street and Kennedy Drive in the Kentwood Subdivision.

The plan of subdivision is to create 28 single and 41 semi-detached lots (82 units) was approved by Municipal Planning Commission and the Red Deer Regional Planning Commission, subject to the rezoning being approved by City Council.

The subdivision of land became necessary because of the land exchange agreement between the city and the developer.

We recommend that City Council give first reading to this By-law, but withhold the final reading until the development agreement has been signed.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY SECTION

DR/cc

c.c. - City Engineer  
- Development Officer

## MEMBERS OF COMMISSION

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

Commissioners' comments

*Concur with the recommendations of the Planning Commission.*

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

NO. 6

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

TELEPHONE: (403) 343-3394

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

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

November 17, 1981

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

Dear Sir:

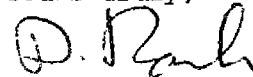
Re: Proposed Land Use Amendments  
By-law No. 2672/cc-81

The site in question is located north of Glendale, south of 77th Street and west of Northy Avenue. It has an area of 18.414 hectares. The subdivision provides a site for a water reservoir, a K to 9 School site and a recreation area (P.1). The eastern part of the area would be designated for multiple family, medium density (R3.D216).

The land is owned by the city and the plan of subdivision follows the approved structure plan for the area.

We recommend that City Council approve the proposed land use amendments.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY SECTION

DR/cc

c.c. - Don Wilson

## MEMBERS OF COMMISSION

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

Commissioners' comments

Concur with the recommendations of the Planning Commission.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 7

18 November 1981

TO: COUNCIL

FROM: CITY CLERK

RE: PUBLIC HEARING

Council are hereby advised that a public hearing scheduled for Monday, November 23, 1981 has been advertised in respect to the following Bylaw as described hereunder.

- (1) Bylaw 2672/AA-81 - application by the Knights of Columbus for the redesignation of Block Z, Plan 2376 A.I., N.E. 20/38/27/W4 from A.1 = Future Urban Development District to P.1 = Parks and Recreation District; P.S. = Public Service (Institutional or Governmental) District and R.3.D216 = Residential (Multiple Family) District.

As of this date, no objections have been received in regard to the aforementioned bylaw.

"R. STOLLINGS"  
City Clerk

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR: NO. 8

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

TELEPHONE: (403) 343-3394

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

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

November 18, 1981

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

Dear Sir:

Re: Land Use By-law

In reviewing the Land Use By-law 2672/80 with regard to the use "municipal services and utility installation", it is noted that some of the land use districts do not adequately accommodate this type of use. In many cases such things as a gas regulating station, power substation, etc., are needed to service an area.

These uses could be included as discretionary to the surrounding land use designations. The land use districts where this could possibly occur are: A.1; C.1; I.1; I.2; P.1; P.S.; R.1; R.2; R.3.

It is recommended that the Land Use By-law 2672/80 be amended to accommodate these essential municipal services.

The attached draft by-law has been prepared for Council's consideration.

Yours truly,



Monte Christensen,  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

MC/cc

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
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SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—IMPROVEMENT DISTRICT No. 10

Commissioners' comments

Concur with the comments of the Planning Commission.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

NO. 9

17 November 1981

TO: COUNCIL

FROM: RED DEER INDUSTRIAL AIRPORT COMMISSION

RE: BUILDING RENTAL RATES 1982 RED DEER INDUSTRIAL AIRPORT

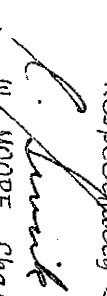
The attached report from the Airport Manager, D. Sutherland, dated November 9th, 1981, concerning recommended building rental rates for 1982 was considered by the Airport Commission at its meeting held on Tuesday November 17th, 1981.

The Airport Commission agreed to the recommended increases as outlined in the attached report, with the exception of the 2 houses # 50 and # 51 pending receipt of further information.

The rental rate increases would be effective January 1st, 1982 with the exception of Transport Canada/Flight Service Station Operations which would be effective April 1st, 1982.

The rates recommended in this instance are submitted to Council for ratification.

Respectfully submitted,

  
W. MOORE, Chairman, Red Deer  
Industrial Airport Commission

attach.

Red Deer Industrial Airport

Recommended Building Rental Rates - 1982  
(calculated on sq. foot per year)

Building No.	Square Footage	1981 Rate	1982 Rate	1982 Revenue	1982 Budget Expenditure	Revenue
Hangar One	45,830	.73¢	.77¢	\$35,290	\$26,170	\$9,120
Hangar Two	48,828	.75¢	.79¢	38,574	27,870	10,704
Hangar Three	45,440	.75¢	.80¢	38,624	28,860	9,764
Building #20	9,032	2.00	2.10	18,967	14,320	4,647
Building #21	1,460	2.00	2.20	3,212	1,720	1,492
House #50 APM Res.	1,503	2,280 per year	2,590 per yr.	2,590	2,060	530
House #51	1,503	1.90	2.09	3,140	2,060	1,080

Air Terminal Building:

	1981	1982	
Transport Canada - Annual Rent	\$18,830	21,655 (would be effective 1 Apr 82)	15% increase
W.Thorsen - Flyte Restaurant	7,500	8,250.	10% "

Air Terminal rates include all utilities. This necessitates a greater % increase than the other buildings. But will not cover all expenditures listed in the Budget 1982, a large part of the Terminal of course is supplied for the Public generally so cannot be charged to the Lessees solely.

Also not included foregoing(excluding the Terminal) are the acquisition costs of the various buildings and their heating plants. Each of these costs vary and are ammortized over 15 years.

All Lessees of buildings at the Airport were notified Sept.16/81 of a possible increase in rates due to the increased Operating Costs. These costs include maintenance & repair costs to structures electrical, plumbing and heating as well as taxes, insurance and administration costs.

The approval by the Airport Commssion, for the foregoing rate increases for 1982, is requested.

*D.H. Sutherland*

D.H.Sutherland  
Airport Manager.

NO. 10

TO: City Council

FROM: The Economic Development Committee

RE: Downtown Revitalization

At its meeting held on Thursday, November 5, 1981, the Economic Development Committee received and considered information regarding the newly formed Downtown Businessmen's Association.

The Association has made a request, through the Economic Development Department, to receive a computerized copy of statistics depicting names and addresses of business and property owners, especially absentee land owners, in the downtown area of Red Deer.

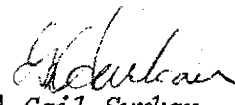
The Committee were advised that City Council would have to approve release of the aforementioned statistics from the Land and Assessment Department. These lists, normally unavailable to the public, would benefit the Association in commencing their membership campaign.

As the Economic Development Committee desire to be of assistance to the Association, a resolution was passed as noted hereunder:

"That the Economic Development Committee recommend to Council of the City of Red Deer that approval be granted for the release of a copy of the lists of business and property owners in the Downtown area, boundaries defined as 47 Avenue to the east; the CPR trackage to the west; 56th Street to the north; and 43 Street to the south, as requested by the Downtown Business Association."

The Economic Development Director, Mr. Al Scott, will provide Council with further information on this subject at the November 23, 1981 meeting.

Respectfully submitted,

  
(Mrs.) Gail Surkan, Chairman  
Economic Dev. Committee

1981 11 18

TO: City Clerk  
FROM: City Assessor

RE: Downtown Revitalization

With respect to the Economic Development Committee's letter to City Council, requesting a computerized copy of statistics depicting names and addresses of business and property owners, may we advise of the current City policy.

For tax searches of property owners and business tax, there is a minimum charge of \$3.00 per search. This policy was instituted because of the numerous requests for tax information and the reflected time and cost to the City.


As an indication of the amount of work involved, we would advise that as of October 31, 1981, there has been approximately 8,700 property searches and 2,300 tax certificates. In order to provide this information, a staff member is required to obtain each legal description and record same for a computer printout. This is very time consuming and in my opinion the current charges only recover our costs.

The Committee's letter indicates that these lists are normally unavailable to the public, which is incorrect with respect to property owners. The only list that we do not have or could not obtain without a great deal of time and work would be to computerize just those businesses located within certain boundaries of our City.

The request by the Committee for downtown property owners covers approximately 40 blocks and 1,200 property owners.

Similar requests have been received in the past from non-profit organizations as well as private enterprise, however, due to the costs involved they have not proceeded.

We would certainly have no objections to supplying the request for the property owner information subject to our normal charges. We cannot support their request for the businesses located within this area due to our heavy workload and the costs involved to ascertain this information. We would suggest that possibly they could use Henderson's Directory to obtain a list of the businesses in the downtown area.

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

Commissioners' comments

With reference to the City Assessor's comments, if Council wishes to assist the downtown business group, an anticipated cost of \$3,000.00 to \$4,000.00 will be incurred by the City in respect of the property owners list only. We would suggest that the Association utilize Hendersons Directory to compile the Business information required.

"R. J. MCGHEE"  
MAYOR

"M. C. DAY"  
City Commissioner

NO. 11

November 16, 1981

TO: City Clerk

FROM: City Engineer

RE: Lane Closure North of 3951-43 A Avenue

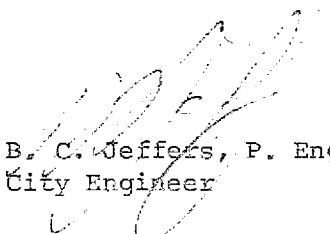
Complaints have been received at the Engineering desk regarding drainage problems and general driving condition of the above noted portion of lane. Our Public Works Department indicates that the existing large old spruce trees along the north edge of the lane are encroaching into the lane-way and the limbs are too low to allow passage of a motor grader.

The location of the lane is shown on the attached overhead plan. The right of way is approximately twenty-one (21) feet in width and does not contain water, sanitary or storm sewer mains. Very little traffic uses the lane as alternate access is available. A pedestrian walkway exists immediately east of the lane.

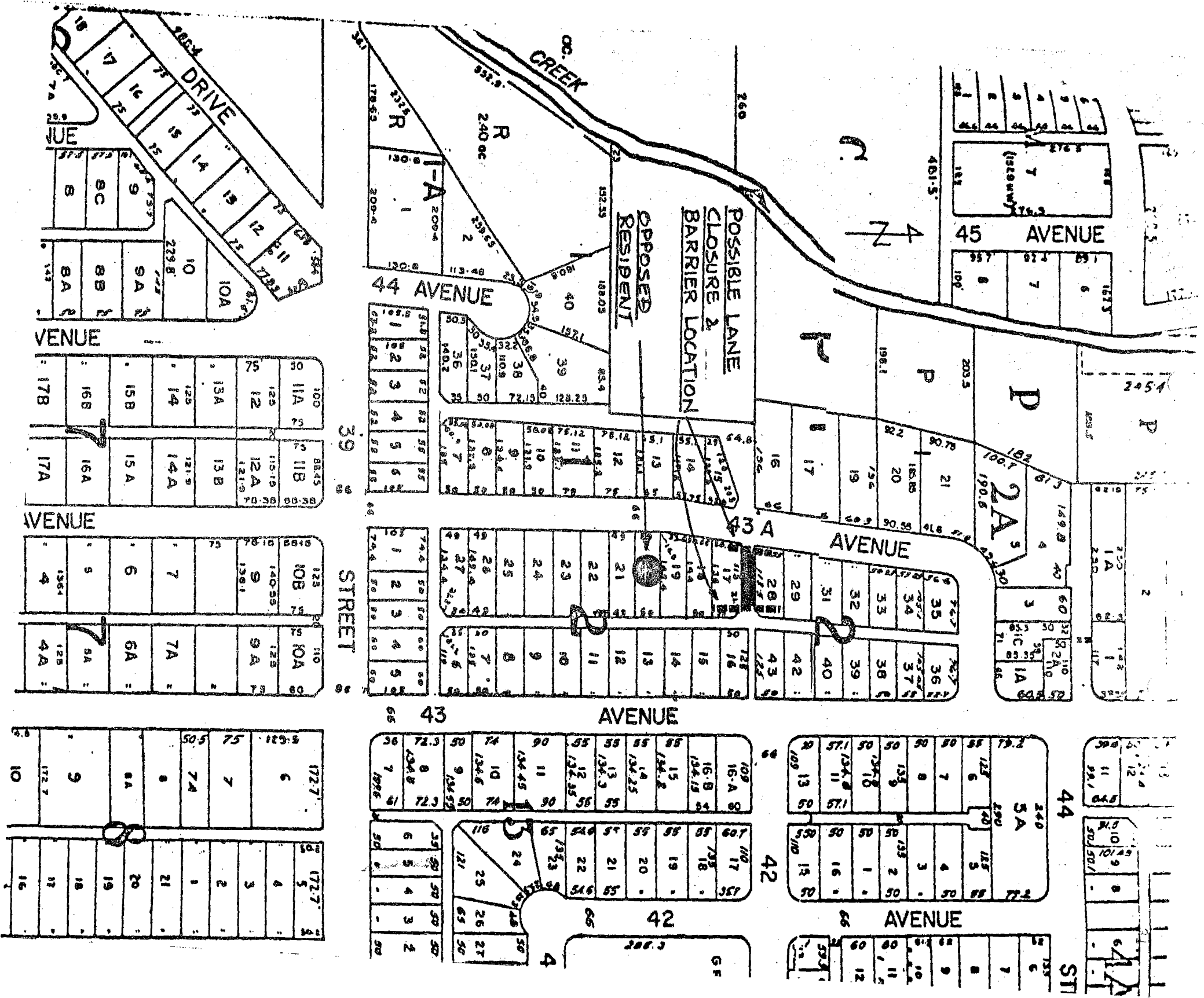
The Engineering Department conducted a letter survey of the opinion of area residents regarding lane closure. Fourteen (14) of seventeen (17) forms returned were in favor of closure, one (1) was opposed and two (2) had no opinion. The opposed resident lives at the location indicated on the overhead plan.

In view of the above, we are suggesting that Council consider complete closure of the lane way, re-registration as a utility lot, construction of a 1.5 m walkway to complement the existing walkway, landscape remaining areas and construct pedestrian walkway gates. The estimated costs to complete the work in 1982 dollars is \$7,000.00 which if approved should be provided for in the 1982 7 Year Plan under general benefit.

Submitted for the consideration and decision of Council.

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

KGH/emg  
cc - City Treasurer  
cc - E. L. & P. Supt.  
cc - Fire Chief  
cc - Development Officer  
cc - RDRPC  
attach



Commissioners' comments

We concur with the recommendations of the City Engineer.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

NO. 12

November 18, 1981

TO: City Clerk

FROM: City Engineer

RE: Reconstruction of Gaetz Avenue - 35 Street to 37 Street  
Traffic Light Installation

-----

The project involves the reconstruction of a portion of Gaetz Avenue to four (4) lane divided with left turn bays at 36 Street, installation of a center median at 37 Street and closure of unnecessary boulevard openings.

The approval of funding for the above noted project occurred in the 1981 7 Year Plan and by Alberta Transportation under the Arterial Roads Program.

The proposed changes were advertised in the Red Deer Advocate and Shopper on June 6 and 10, 1981. A copy of the advertisement is enclosed. No written responses were received. The original proposal called for closure of the median at 37th Street allowing right turn in and out movements only. Subsequent to this, the design has been discussed with Alberta Transportation and they have recommended complete closure of the intersection, i.e. boulevard cuts also closed. The Engineering Department concurs with this recommendation. We consider the inconvenience to be minimal and the operational aspects of the area are greatly improved. Council will appreciate that intersection design is difficult in this area as the streets intersecting Gaetz Avenue are not aligned.

Arterial Road Standards call for closure of the two (2) 37 Street boulevard openings, closure of the two (2) boulevard openings at 35 Street, installation of a center median at 37 Street and relocation of the main regional hospital access point to 36 Street. This substantial change in access to Gaetz Avenue was discussed with the hospital officials during the hospital design stages and to our knowledge, their concern was one of traffic signal installation on Gaetz Avenue as soon as possible. Council is aware that Gaetz Avenue is to be the Major Corridor for the City; and the standards of Corridors are equal to or higher than those of an arterial.

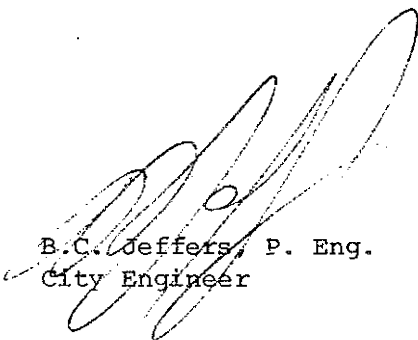
We have enclosed an overhead drawing that illustrates the basic road construction and traffic light installations.

It would not be practical to have a set of pedestrian activated lights within 60 meters of a full set of traffic lights which will accommodate pedestrians. We are therefore recommending the removal of the pedestrian lights at 35th Street.

This work was scheduled for 1981, but due to a number of factors, was not able to be constructed this year. We are intending to complete the signal work this year, construct the service road along the east side of Gaetz Avenue to a gravel stage and effect the closure of 37th Street this year, subject to weather. Final road construction would proceed next summer 1982.

In summary, we respectfully request Council's concurrence with the following course of action.

Submitted for consideration of Council.



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

KGH/BCJ/mp  
cc - Fire Chief  
cc - R.C.M.P.  
cc - E. L. & P. Supt.



CITY OF RED DEER

PUBLIC NOTICE

Proposed Improvements to Gaetz Avenue South

The City of Red Deer is proposing the following improvements to Gaetz Avenue between 34 Street and 37 Street during August and September of 1981:

1. Median improvements at the intersection 34 Street and Gaetz Avenue to improve turning maneuvers.
2. Removing pedestrian crossing control at intersection of 35 Street and Gaetz Avenue.
3. Installing traffic control lights at 36 Street and Gaetz Avenue.
4. Construction of east service road of Gaetz Avenue between 35 Street and 37 Street.
5. Median improvements near 35 Street which would prevent direct access to Gaetz Avenue from 35 Street.
6. Center median construction at 37 Street which would restrict access to "right turn in" and "right turn out" only.

We would invite any comments and/or concerns regarding these improvements submitted to the City Clerk, P.O. Box 5008, Red Deer, Alberta, T4N 3T4 by no later than 4:30 p.m. June 17, 1981.

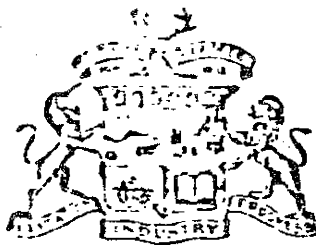
R. STOLLINGS  
CITY CLERK

Commissioners' comments

In order to make this project eligible for Provincial funding, Alberta Transportation require changes to the plans initially submitted to Council.

We would recommend Council endorse the actions proposed in the Engineer's report. With the removal of the pedestrian activated light at 35 Street to a short distance north at 36 Street, adequate pedestrian protection will be provided at this location.

"R.J. McGHEE" Mayor  
"M.C. DAY" City Commissioner



EXISTING

PROPOSED

CITY OF RED DEER  
GAETZ AVENUE  
IMPROVEMENTS



BOULEVARD  
CLOSURE

DESIGNATES  
IMPROVEMENTS



TRAFFIC CONTROL LIGHTS  
TO BE INSTALLED AT  
INTERSECTION

BOULEVARD  
CLOSURE

PEDESTRIAN ACTIVATED  
LIGHTS TO BE REMOVED

37 ST.

37 ST.

37 ST.

37 ST.

AVE.

AVE.

36 ST.

36 ST.

35 ST.

35 ST.

GAETZ

GAETZ

34 ST.

34 ST.

TO: CITY COUNCIL

As Members of Council are aware, a supper was held on Wednesday, October 21st, 1981, to recognize service on Council-appointed committees, commissions and boards of The City of Red Deer. From all indications, this function was very well received by those who attended.

It is the opinion of those members of Council who served on the 1980-81 Civic Recognition Committee, an opinion which is supported by His Worship Mayor McGhee, that a similar function should be held on an on-going basis, in an effort to suitably recognize this type of service to the City.

In this regard, we would recommend that Council consider the adoption of a policy along the following lines:-

- 1) That a supper be held on a regular basis, to recognize service on Council-appointed committees, commissions and boards;
- 2) that this function be held approximately every two years, to cover the current and the previous year (e.g., the 1981 supper included 1979-80 and 1980-81 representatives on Council-appointed committees, commissions and boards);
- 3) that invitations to this function be extended to members of committees, commissions and boards appointed by Council, members of the current Council, members of the immediate past Council who have retired or otherwise left Council, Administrative staff comprised of the City Commissioner, all Department Heads, Committee Secretaries, the Director of the Red Deer Regional Planning Commission and the City Solicitor;
- 4) that the cost of this function be absorbed by The City of Red Deer, and budgeted for on alternate years, as required.

Should this or a similar policy be adopted by Council, it is anticipated that the next recognition supper would be held in 1983.

Council's consideration of this recommendation, is requested.

Respectfully submitted,

(1980-81) CIVIC RECOGNITION COMMITTEE

I. Shandera, Chairman

38.

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR: NO. 14

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

TELEPHONE: (403) 343-3394

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

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

November 17, 1981.

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

Dear Sir,

Re: Residential Rehabilitation Assistance  
Program

The attached report regarding areas of the City of Red Deer where the Residential Rehabilitation Assistance Program (R.R.A.P.) could be implemented is submitted for Council's consideration.

This report has been submitted to the Family and Community Support Services Board and their recommendation will be forwarded to Council under separate correspondence.

In order to proceed further with an application for R.R.A.P., Council must by way of a resolution select an area and authorize the administration to proceed.

Yours truly,



Monte R. Christensen,  
Associate Planner  
City Planning Section

MRC/hp

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTNER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
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SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTNER No. 6—IMPROVEMENT DISTRICT No. 10

November 18, 1981

39.

TO: City Clerk

FROM: Dave Roberts, Vice-Chairman  
Family and Community Support Services Board

RE: Residential Rehabilitation Assistance Program  
Proposed Expansion

---

The Family and Community Support Services Board at its regular meeting on November 17, reviewed the report of Monte Christensen of the Regional Planning Commission regarding other areas of the City that might be considered for R.R.A.P. expansion. Mr. Christensen attended the meeting and answered Board members' questions.

After a thorough discussion including a review of the progress of R.R.A.P. in Parkvale to date (copy of F.C.S.S. Department report is attached), the Board passed the following resolution:

"That the Red Deer and District Family and Community Support Services Board having considered the Residential Rehabilitation Assistance Program Report, prepared by the Red Deer Regional Planning Commission, hereby agree that the report be forwarded to City Council with the following recommendations:

(a) That the City of Red Deer pursue an application for a R.R.A. Program for Area #2, Fairview and Area #6, Waskasoo

(b) That the Program continue to be administered by the F.C.S.S. Department."

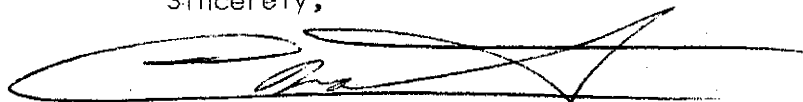
Board members are in support of this program as it extends benefits to the elderly and low-income families to rehabilitate existing housing stock and improve their housing standards for many of our residents who otherwise could not afford to make these improvements. At the same time, and perhaps as important, neighborhoods that are showing early signs of deterioration can be given a new life through this program. Generally, it is a valuable preventive service which we feel should be supported.

Although the Parkvale neighborhood has experienced a rather "slow start" on this program, forty (40) dwelling units under rehabilitation is a significant number. Furthermore, we are very pleased to see the number of rental units that are involved.

If Council supports our recommendation, the Regional Planning Commission and the F.C.S.S. Department can proceed to make application to Canada Mortgage and Housing Corporation to include the areas of the City identified. We will then be able to develop a budget for the further consideration of Council. Given the funding that is available from C.M.H.C. to administer this program we do not expect the City cost to be great.

We encourage Council's support.

Sincerely,



Dave Roberts, Vice-Chairman  
FAMILY & COMMUNITY SUPPORT SERVICES BOARD

The City of Red Deer  
Residential Rehabilitation Assistance Program  
(R.R.A.P.)

STATEMENT OF REVENUE AND EXPENDITURE  
From April 1, 1981 to October 31, 1981

	<u>ACTUAL</u>	<u>BUDGET</u>
<u>REVENUE</u>		
C.M.H.C. Contribution	\$ 3,590	\$20,000
<u>EXPENDITURE</u>		
Salaries	14,120	23,840
Travel	260	1,930
Membership & Conference Fees		500
Telephone		200
Information Services	1,310	800
Stationery and Supplies	<u>400</u>	<u>630</u>
TOTAL EXPENDITURE	<u>\$16,090</u>	<u>\$27,900</u>
Excess of Expenditure over Revenue	<u>\$12,500</u>	<u>\$ 7,900</u>

R.R.A.P. PROGRAM - STATISTICS

NOVEMBER 16, 1981

41.

TOTAL  
APPLICATIONS

Number of Units applied for in Parkvale Residential/Homeowners	21 *	
Number of Units applied for in Parkvale Rental Units/Landlord	<u>19</u>	40
-----		
Number of Senior Citizens that have applied in Parkvale	16	
Number of residents who are not seniors that have applied in Parkvale	<u>5</u>	21 *
-----		
Number of disabled applicants in Parkvale	0	
Number of disabled applicants not in Parkvale	<u>18</u>	18
-----		
TOTAL -- Applications in Parkvale	40	
Application not in Parkvale	<u>18</u>	
	<u>58</u>	

Commissioners' comments

We believe the R.R.A.P. is a very worthwhile program and will assist many of Red Deer's home owners and rental accommodation. We would, therefore, support the recommendation of the Planners and suggest Council pass a resolution to this effect.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

November 18, 1981

NO. 15

TO: City Clerk

FROM: Dave Roberts, Vice-Chairman  
Family and Community Support Services Board

RE: Funding for AID Centre

-----

The attached proposal to establish an advice, information, and direction service in Red Deer commencing January 1, 1982 was reviewed by the Board on November 17. A delegation supporting the project was present at our Board meeting.

As we understand the proposal, this service would begin as a 9 - 5 operation five days per week and expand to a 24 hour - a - day, 7 day - a - week operation in 1982. It is anticipated that a crisis service would be added as well in 1982. The service would gather all available information on community services that are available in central Alberta and be able to assist any caller or visitor to match a proven need to an appropriate community service. This would include health services, social services, recreation services, education services, housing programs, and transportation services.

A unique feature of this service is the integration of a housing registry to be financed exclusively by Alberta Housing and Public Works under its Housing Registry Grant Program. This we feel is also a needed service in Red Deer as there is presently no place to go to get information on available housing programs.

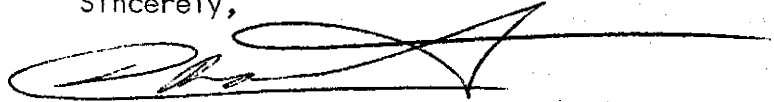
An advantage to funding this service under F.C.S.S. is that local governments through the F.C.S.S. Board will be able to have input into the development of this service to better meet local needs. At the same time, we will be able to monitor the demand for new and emerging needs in the community as well as the demand for existing services. Of course, its greatest value will be to residents who have social needs and are unaware of or unable to access the service of a suitable community service.

The Board considered this proposal very seriously and felt that it should be given top priority in the 1982 budget. We would therefore recommend that Council approve the request now at a cost not to exceed \$4,720 in 1982, (the City's share of the project), the total 1982 budget to be 32,380. For Council's further information, the Board felt that this project should be designated "regional" project and therefore the other municipalities in the F.C.S.S. Program are being contacted for support of local costs as well.

... 2

We have asked Sharon Comstock, Chairperson of the Alternate Future Society to be present at Council to address the matter and answer questions. She would like to make a few introductory remarks if Council would agree.

Sincerely,



Dave Roberts, Vice-Chairman  
FAMILY AND COMMUNITY SUPPORT SERVICES BOARD

/r/

Commissioners' comments

We would recommend this request be considered with the overall 1982 F.C.S.S. Budget. Any prior approval may reduce Council's flexibility to consider other projects within the F.C.S.S. budget.

"R. J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

1981 11 18

NO. 16

TO: City Council

FROM: City Assessor

RE: Parkland South of 32 Street

Further to City Council's resolution of November 9, 1981, naming the parkland area south of 32 Street as the Norman Bower Park, may I advise that City Council on October 23, 1972, upon recommendations from the Parks Board passed the following resolution.

"Moved by Alderman Taylor, Seconded by Alderman Donald

Moved that Council of the City of Red Deer accept the recommendations of the Parks Board concerning the naming of Bower Woods.

That this name is historic recognition and appreciation of the pioneer Bower families be designated for the area to be maintained in its natural state along Piper's Creek, from 32nd Street to the southern boundary of the City; present land being owned to a small extent by the City and by private ownership of Mr. Charles Bower and Mr. Norman Bower who are in agreement to the naming of this area; the naming of Bower Woods formalizing a 60 year old connotation recorded in Kerry Wood's Book "Dark Winter".

Unfortunately, at the time of writing my report dated October 28, 1981, we were not aware of the above resolution, due to an oversight in the City records.

On the basis of my report and after full discussion by a Committee of the Whole, the following resolution was passed:

"Resolved that Council of the City of Red Deer agree that the Parkland adjacent to Piper Creek from 32nd Street south to the south boundary of Sec. 4 and lying within the present corporate boundaries of the City of Red Deer be named Norman Bower Park".

Following the public announcement it was brought to my attention that, in fact, we now had two names for the same area. I discussed this matter with Mr. Norman Bower.

1981 11 18  
Page 2

He advised me that he also was unaware of the previous resolution naming the area Bower Woods, when he made the suggestion to us to name the area Sunnybrook Valley.

In view of the above, this matter is referred back to City Council for their consideration.

Respectfully Submitted,



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

NO. 17

17 November 1981

TO: COUNCIL

FROM: RED DEER INDUSTRIAL AIRPORT COMMISSION

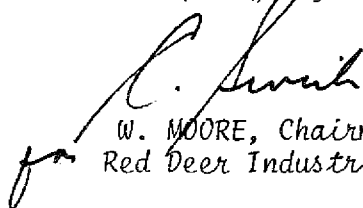
RE: RED DEER FLYING CLUB LEASE AGREEMENT BUILDING #49

The Red Deer Industrial Airport Commission has approved the lease of building #49, former Time Air Terminal Building, to the Red Deer Flying Club with the main articles being as follows:

- (a) the lease is for \$1.00 per year
- (b) all operating costs, renovations, repairs and expenses of any kind to be the sole responsibility of the Red Deer Flying Club
- (c) the lease initially is for a 3 year period commencing July 1, 1981
- (d) any renovations or alterations to be approved by the Airport Manager and the Airport Commission

The aforesaid lease has just recently been signed by the Red Deer Flying Club and is being submitted to Council at this time for ratification.

Respectfully submitted,



W. MOORE, Chairman,  
Red Deer Industrial Airport Commission

Commissioners' comments

Similar arrangements have been in existence in the past years in another building at the Airport. We concur with the recommendations of the Airport Commission.

"R.J. MCGHEE" Mayor

"M.C. DAY" City Commissioner

19 November 1981

TO: COUNCIL

FROM: CITY CLERK

At the November 23rd, 1981 meeting of Council, a Certificate of Recognition will be presented to Mr. Andrew Miller, who is retiring from the City's employment effective December 1st, 1981, following 26 years service in the Roads Section, Engineering Department as an Equipment Operator.

Mr. Miller will accompany members of Council to the evening meal at 6 p.m., and will be present in the Council Chambers at 7 p.m. for official recognition of his service to the citizens of Red Deer.

"R. STOLLINGS"  
City Clerk

NO. 19

November 18, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: RESOLUTION ON USE OF SURPLUS FUNDS

You will recall on October 26, 1981 Council passed the attached resolution.

The Local Authorities Board has requested the resolution include additional information regarding financing. Accordingly, Council is respectfully requested to rescind the previous resolution and consider the new resolution attached.

The surplus funds are being used to finance certain proposed subdivision expenditures. Whether the surplus funds are used for residential or industrial subdivisions is immaterial. Any reduction in financing costs resulting from the use of the surplus funds will be used for the benefit of all subdivisions.

When the subdivision lots are sold in the subdivision the surplus funds are being used, the funds will again become surplus and will be reapplied to new subdivision construction (subject to Council approval at that time).



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

AW/jm  
Att.

Commissioners' comments

We concur with the recommendations of the City Treasurer and recommend Council rescind the resolution of October 26, 1981 and pass a new resolution as attached.

"R.J. MCGHEE" Mayor

"M.C. DAY" City Commissioner

"WHEREAS pursuant to Bylaws No. 2467/75, 2471/75, 2472/75, 2490/76, 2531/77 and 2532/77 of The City of Red Deer, passed on the 28th day of April, 1975; 15th day of July, 1975; 15th day of July, 1975; 12th day of April, 1976; 13th day of June, 1976; and 29th day of March, 1977 respectively the said City of Red Deer was authorized to borrow by way of debenture the sums of \$2,000,000.00; \$640,000.00; \$640,000.00; \$490,000.00; \$3,338,000.00 and \$480,000.00 respectively;

WHEREAS the aforesaid Bylaws No. 2467/75, 2471/75, 2472/75, 2490/75, 2531/77 and 2532/77 were approved by Board Orders No. 7808, 7965, 7966, 8460, 9597 and 9283 respectively of the Local Authorities Board dated the 28th day of April, 1975; 19th day of June, 1975; 19th day of June, 1975; 1st day of March, 1976; 7th day of June, 1977; and the 9th day of February, 1977 respectively;

WHEREAS the aforesaid debentures were sold and the said City of Red Deer received the sums of \$2,000,000.00; \$640,000.00; \$640,000.00; \$490,000.00; \$1,618,000.00; and \$480,000.00 respectively as proceeds of the said sale;

WHEREAS the said City of Red Deer repaid \$1,100,000.00 of the \$2,000,000.00 issued in debentures for Bylaw 2467/75 leaving debentures of \$900,000.00 remaining outstanding.

WHEREAS the projects described in the aforesaid Bylaws No. 2467/75, 2471/75, 2472/75, 2490/76, 2531/77 and 2532/77 were completed by the City of Red Deer at a cost of \$1,953,204.10, \$640,000.00, \$640,000.00, \$490,000.00, \$4,082,008.00 and \$480,000.00 respectively, which were paid by land sales proceeds in the amount of \$1,953,204.10, \$640,000.00, \$640,000.00, \$490,000.00, \$4,035,773.83 and \$480,000.00 respectively and Federal grants in the amount of \$46,234.17 received for the project described in Bylaw No. 2531/77 for a total unexpended balance of \$4,768,000.00.

WHEREAS the said City of Red Deer now desires to use the aforesaid unexpended debenture funds in the amount of \$4,768,000.00 for the purpose of extending existing utility services as follows:

Edgar Close Industrial Subdivision	\$ 985,000.00
Services on Edgar Drive & Crescent	1,090,000.00
Trunk Sewers - 77th St. to 64th Ave. in 58th Ave.	1,350,000.00
Trunk Sewers - West sector Edgar Subdivision	880,000.00
Waterline to Edgar Subdivision	463,000.00
	<u>4,768,000.00</u>

NOW THEREFORE the Council of The City of Red Deer hereby resolves that:

- (1) The surplus debenture funds described above and in the amount of \$4,768,000.00 be expended on extending existing utility services.
- (2) Application be made to the Local Authorities Board for required approval of the use of the aforesaid surplus debenture funds.

PASSED by Council this \_\_\_\_\_ day of November, A.D., 1981.

\_\_\_\_\_  
Mayor, R. J. McGhee

\_\_\_\_\_  
City Clerk, R. Stollings

NO. 20

19 November 1981

TO: COUNCIL

FROM: CITY CLERK

RE: BYLAW 2734/81

We have now received approval from the Local Authorities Board to proceed with second and third reading of Bylaw 2734/81. The Board have requested that, prior to third reading, the Bylaw be amended by striking out "208" and by substituting therefore "258".

This particular Bylaw provides for the borrowing of \$32,066. for the purpose of constructing certain street lighting as local improvements.

"R. STOLLINGS"  
City Clerk

NO. 21

November 19, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: PURCHASE OF ADDITIONAL CASH REGISTER

Payments to the City of Red Deer are made by two methods:

1. Mail (including payments to banks), and
2. over the counter

There are 2½ positions used to process the payments through two cash registers.

In 1981 a significant increase in over the counter and mail payments has occurred. When the mail payments are processed one of the two cash registers is tied up and unable to accept over the counter payments. The volume of over the counter payments in the afternoon has meant that it is frequently not possible to close one of the cash registers to record mail receipts until late in the afternoon. This has required the cashiers to work overtime on a frequent basis to complete the mail listing. Processing of mail receipts the following morning has been tried but has not been successful due to one of the cash registers being tied up.

Included in the initial 1982 budget proposal is a request for an additional cash register and making the ½ time cashier position full time.

If Council would consider giving prior budget approval to purchase an additional cash register now for approximately \$5,500. it would:

1. Reduce staff overtime (and resulting additional costs for overtime premium),

...2

2. Provide better service to the public by allowing two cash registers to be available for over the counter payments.
3. Would provide a back-up machine in the event of a breakdown of one of the other machines.

It is not necessary for Council to consider a staff increase at this time. This can be considered during the 1982 budget review.

Normally the request for a cash register would have waited for 1982 budget review. As this could delay action for up to 3 months Council's consideration is requested.



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

AW/jm

Commissioners' comments

*In view of the deteriorating service to the public and the excessive amounts of overtime having to be worked, we would recommend Council approve the purchase of a new cash register to be charged against the 1982 budget in an attempt to mitigate these problems.*

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



CORRESPONDENCE

THE CITY OF CALGARY  
CITY CLERK'S DEPARTMENT

53.

NO. 1

1981 October 29

The City of Red Deer  
City Hall  
Box 5008  
RED DEER, Alberta  
T4N 3T4

ATTENTION: R. Stallings, City Clerk

Dear Sir/Madam:

Re: Municipal Support for a Fuel Tax

Please be advised that Calgary City Council, at its meeting of 1981 October 19, passed the following resolutions regarding the above-noted matter:

"WHEREAS the AUMA and the Provincial Government have been dealing with many AUMA Convention resolutions over the past many years regarding increased amount of money for municipalities; and

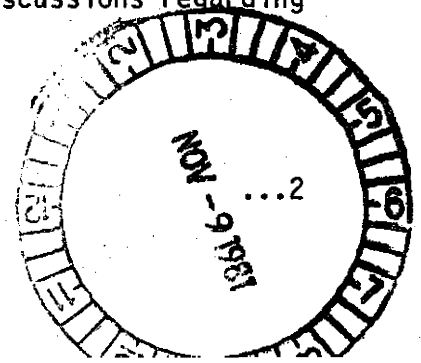
WHEREAS these dealings have resulted in a diverse pattern of conditional and unconditional grants; and

WHEREAS over the last eight years the AUMA has fixed on REVENUE SHARING by the Province as a legitimate source of increased monies for municipalities; and

WHEREAS this resulted in a major study by AUMA entitled THE NEW PARTNERSHIP, chaired by Alderman Ron Hayter of Edmonton (often referred to as the Ploen-McMillan Report); and

WHEREAS the Province accepted the concept of a NEW PARTNERSHIP, but categorically rejected REVENUE SHARING, and Income Tax and Resource Tax as sources of money; and

WHEREAS the Province agreed to enter into discussions regarding changed FISCAL ARRANGEMENTS; and



- 2 -

WHEREAS the Ministerial Advisory Committee on Municipal Finance was appointed to study the various other sources where a FISCAL ARRANGEMENT might be found; and

WHEREAS the Ministerial Advisory Committee on Municipal Finance in May focused its attention on a fuel tax at the suggestion of the Minister; and

WHEREAS any fuel tax monies were to be distributed to municipalities on a per capita basis for transportation system purposes; and

WHEREAS the money was to be considered a part of the new FISCAL ARRANGEMENTS with the Province; and

WHEREAS the Ministerial Advisory Committee on Municipal Finance Interim Report was considered at the AUMA Convention at the request of the Minister; and

WHEREAS the proposal for a fuel tax failed to obtain omnibus approval as specifically worded of the Convention as a FISCAL ARRANGEMENT with the Provincial Government; and

WHEREAS the latter concept is not acceptable to the Province;

WHEREAS a modified version of the proposal did pass which in effect returned the focus on monies to REVENUE SHARING; and

WHEREAS it is desirable to have additional monies for municipalities from a source which is potential common ground in agreement with the Province; and

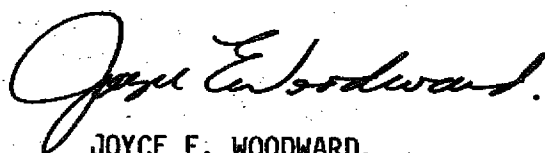
AND WHEREAS "off road" fuels should be excluded; and

NOW THEREFORE BE IT RESOLVED THAT this Council endorse the concept of the fuel tax as a FISCAL ARRANGEMENT with the Provincial Government, and communicate said endorsement to the Minister of Municipal Affairs and AUMA."

- 3 -

"That this Council undertake to contact other municipalities within Alberta to encourage them to support a fuel tax as a new source of income for municipalities."

Yours very truly,



JOYCE E. WOODWARD,  
CITY CLERK

cc: All Alberta Cities  
Mayor R. Klein and  
Members of Council  
Chief Comm. G.H. Cornish  
Director of Finance  
Secretary, Board of Commissioners  
Manager, Secretariat

Mayor's comments

The direction of Council is being sought in connection with the above. Councillor Oldring was a member of the Task Force who initially reviewed this matter and we would ask him to elaborate at the Council meeting.

"R.J. McGHEE"  
Mayor

NO. 2

*Crowe, Duhamel, Manning*

Barristers. Solicitors, Notaries

DENNIS W. CROWE, B.A., LL. B.\*  
 DOUGLAS M. DUHAMEL, B.A., LL. B.\*  
 DONALD J. MANNING, B.P.E., LL. B.\*  
 KEITH R. LAYCOCK, B.A., LL. B.  
 BRIAN D. NEELAND, B.A., LL. B.  
 DONALD A. PETERSEN, LL. B.  
 GARY W. WANLESS, B.S.W., LL. B.

2nd Floor,  
 5233 - 49th Avenue,  
 RED DEER, ALBERTA  
 T4N 6G5

In reply please  
 refer to:

DENNIS W. CROWE  
 10557 DWC

November 4th, 1981

OUR FILE No.

YOUR FILE No.

DELIVERED BY HAND

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

Attention: Mr. Bill Lees

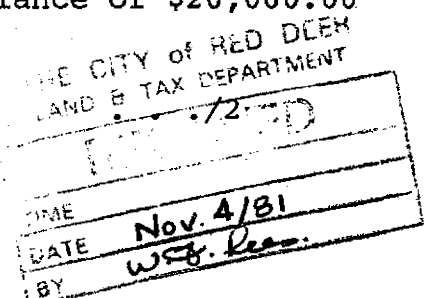
Dear Sirs:

Re: Kinsmen Club of Red Deer and Proposed Purchase  
 from the City of Red Deer of Lot 3, Block 3,  
Rosedale Subdivision - Homeowners Price of \$28,213.00

This letter will confirm our recent telephone conversation wherein I advised that I was Chairman of the Second Kinsmen Dream Home Raffle. This will further confirm that a \$100.00 deposit has been placed by the writer on the above lot pending permission from City Council to purchase same.

We are in the process of making a decision as to where the funds raised will be spent, however, have not as yet made that decision. The Attorney General's Department has advised that they will issue a licence to us even though the funds have not as yet been "earmarked" on the condition that the expenditure of the funds raised is subject to their approval. Projects presently being considered for the funds are The Exhibition Association, The Red Deer Curling Club, The City of Red Deer Recreation Department, and The Red Deer Regional Hospital.

We would request that we be allowed to pay \$8,213.00 upon execution of the Land Sale Agreement and the balance of \$20,000.00 on February 3rd, 1982.



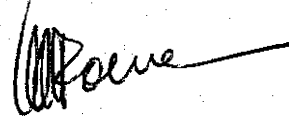
The City of Red Deer,  
November 4th, 1981,  
Page 2.

Please telephone the writer to advise as to whether or not this matter will be heard at City Council on Monday, November 9th, 1981.

I will be in attendance to answer any questions that there may be.

Thank you for your cooperation.

Yours truly,



DENNIS W. CROWE, Chairman,  
Kinsmen Dream Home Raffle  
No. Two

DWC\*cm

November 5, 1981

TO: CITY COUNCIL  
FROM: CITY ASSESSOR

RE: Kinsmen Club  
Lot 3, Block 3, Plan 812-1606  
Rosedale Stage 1

The attached correspondence from Dennis Crowe is requesting permission on behalf of The Kinsmen Club to purchase the above described lot for a fund raising project.


The lot in question is located at #47 Roth Crescent (see attached print) and carries a home owner value of \$28,213.00 and a contractor value of \$31,739.00.

This application is being presented to City Council for approval of the sale to a party other than an individual or a certified contractor.

A previous request by the Kinsmen Club was approved by Council on May 11, 1981 for a lot in the Morrisroe Extension, and this development has been carried out as scheduled.

In view of this application having to be presented to City Council a \$100.00 deposit has been accepted to hold the lot off the market until such time as The Kinsmen Club can make representation to City Council.

As there is a surplus of lots for home owner applicants at the present time and as the proposed Kinsmen Dream Home Rally is controlled by the Provincial Government, and that the profits from the project are earmarked for a specific civic project we recommend that their application be approved subject to the normal building commitment conditions.

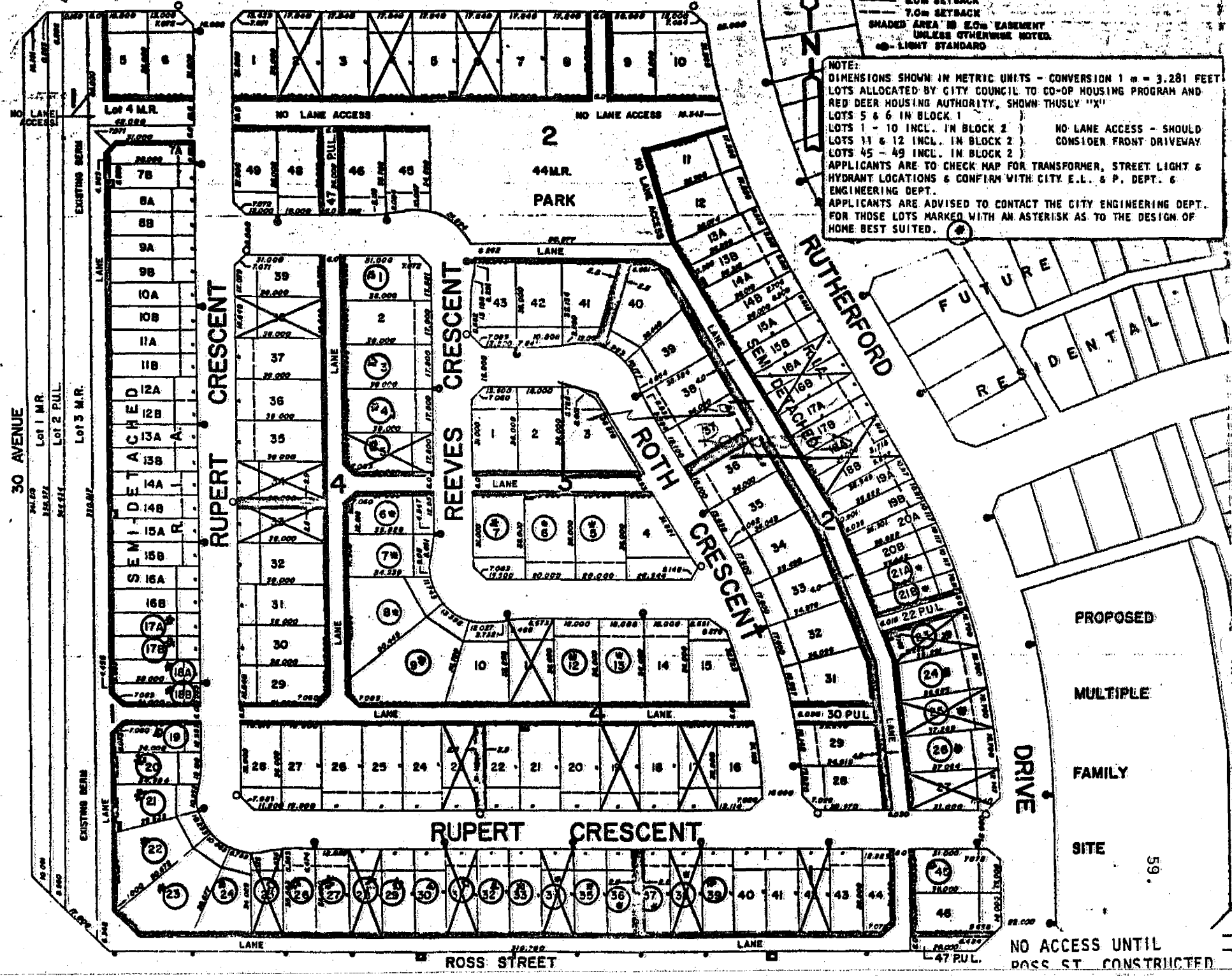
  
D.J. WILSON, A.M.A.A.

WL/gp  
enc.

# ROLLIS STREET

E - E.L. & P. TRANSFORMER BOX  
 S - E.L. & P. URB. BOX  
 O - HYDRANT  
 8.0m SETBACK  
 7.0m SETBACK  
 SHADED AREA IS E.O.M. EASEMENT  
 UNLESS OTHERWISE NOTED.  
 \* - LIGHT STANDARD

NOTE:  
 DIMENSIONS SHOWN IN METRIC UNITS - CONVERSION 1 m = 3.281 FEET  
 LOTS ALLOCATED BY CITY COUNCIL TO CO-OP HOUSING PROGRAM AND  
 RED DEER HOUSING AUTHORITY, SHOWN THUSLY "X"  
 LOTS 5 & 6 IN BLOCK 1  
 LOTS 1 - 10 INCL. IN BLOCK 2  
 LOTS 11 & 12 INCL. IN BLOCK 2  
 LOTS 45 - 49 INCL. IN BLOCK 2  
 APPLICANTS ARE TO CHECK MAP FOR TRANSFORMER, STREET LIGHT &  
 HYDRANT LOCATIONS & CONFIRM WITH CITY E.L. & P. DEPT. &  
 ENGINEERING DEPT.  
 APPLICANTS ARE ADVISED TO CONTACT THE CITY ENGINEERING DEPT.  
 FOR THOSE LOTS MARKED WITH AN ASTERISK AS TO THE DESIGN OF  
 HOME BEST SUITED.



NO ACCESS UNTIL ROSS ST. CONSTRUCTED

Commissioners' comments

Concur with the recommendations of the City Assessor.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 3

November 5, 1981

His Worship the Mayor  
and City Councillors  
City Hall  
Red Deer, Alberta

Your Worship:

Peavey Industries has enjoyed the growth and expansion with the City of Red Deer.

Because of this growth our present facilities located on the south hill of Red Deer have been outgrown and further expansion in this location is impractical.

In order to meet our present requirements and plans for the future, we wish to relocate and expand our facilities in the city. We have located suitable city-owned sites with the help of your staff, and request council approval for the following development:

- (1) We wish to purchase a minimum 6 acre parcel in the CNR heavy industrial area to accommodate our new distribution centre; specifically a portion of Lot 3 Blk 1 Plan 752 1573 lying north of the westerly extension of the centre line of 78 Street Crescent, approximately 160 metres of frontage on the north south extension of 78 Street Crescent. We propose to build a pre-engineered steel structure of 50,000 to 60,000 square feet to service the needs of our 23 Western Canadian outlets and provide sufficient space to accommodate our plans for future expansion. This facility employs 15 to 20 full time workers.
- (2) We also wish to purchase Lot 21C Block 9 Plan 812-2206 to accommodate a new Retail Outlet and self-service Gas Bar. Our line of merchandise is directed to the agricultural consumer and includes tools, farm supplies, automotive accessories, with small amounts of work clothing, housewares and sporting goods -- see attached catalogues. The building proposed is a steel structure such as we have built in Medicine Hat, Westlock, Wetaskiwin and Stettler in the past year -- see rendering attached. Approximately 12,000 square feet of retail area with side yard merchandise display is

..2

proposed. To properly meet the needs of our retail stores it is essential that our purchasing and advertising departments be adjacent to one of our major retail outlets. We therefore plan to build 10,000 to 12,000 square feet of space to accommodate our Corporate Head Offices. The entire structure would be architecturally designed to provide an attractive building which would enhance the appearance of the area. Ample parking is included in our plans to provide for customers and the 25 to 30 employees the complex would employ.

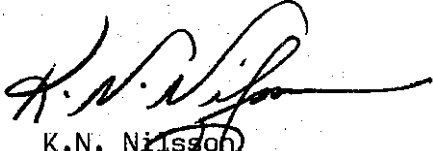
62.

The total project is planned for a spring 1982 construction start with a completion date on all phases December 31, 1982. Project cost excluding the cost of land is estimated at from \$2,500,000.00 to \$2,750,000.00. Should you or any members of your staff require any further information, we would be most pleased to provide it.

We respectfully request the approval of you and your council so that further plans may be made to proceed with this project.

Yours truly,

PEAVEY INDUSTRIES LIMITED



K.N. Nilsson  
Vice-President and General Manager

KNN/ami

Enc.

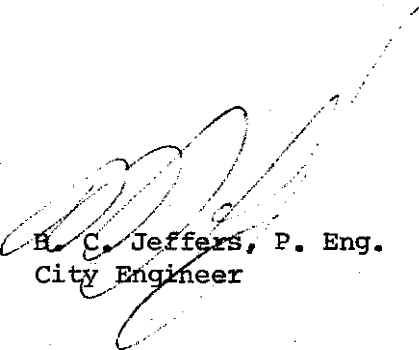
November 16, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Peavy Industries Ltd.  
Proposed Site Developments  
Portion of Lot 3, Block 1, Plan 752-1573  
and Lot 21C, Block 9, Plan 812-2206

---

The lot in Northlands Industrial, Lot 21C, Block 9, Plan 812-2206 is serviceable. The water and sanitary service will come from the rear of the lot and the storm service will come from 81 Street. Roads adjacent to this site may be completed to a gravel standard in 1982. It should be noted that a six (6) inch high pressure gas line exists near the rear of this lot.

The lot in Riverside Heavy Industrial is not presently serviced. Subject to City Council's approval, services could be available to that site by the summer of 1982. Road construction to a gravel stage should be completed by 1982.



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

FLL/emg  
cc - RDRPC  
cc - Economic Development Director  
cc - Development Officer  
cc - City Assessor

November 16, 1981

TO: CITY CLERK

FROM: BUILDING INSPECTOR/DEVELOPMENT OFFICER

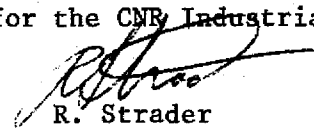
RE: PEAVY INDUSTRIES

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

The application contains two parts which are:

- 1) A distribution centre to be located in the C.N.R. Industrial District which is designated I1. From the information available, it is our opinion that the proposed use would fit the designation. "Warehousing, warehouse distribution, yarding and storage of any article, vehicle or commodity subject to Section 5.2.2" This particular use is permitted in the I1 district. We would like to mention that if any sales are intended from this site, the Municipal Planning Commission would be the approving authority and the decision would be subject to appeal.
- 2) Retail outlet/Gasbar/Offices from the Northlands area which is designated C4. In our opinion this proposal would not conform to the Land Use Bylaw for the following reasons:
  - a) work clothing and housewares are not mentioned as permitted or discretionary in C4 districts.
  - b) Sales and administrative uses can be considered ancillary to a permitted or discretionary use. The sale of tools, farm supplies, automotive accessories and sporting goods are mentioned as discretionary uses. However, the application indicates the office space will be approximately equal in area to the area for sales. The entire proposal would have to be considered by the Municipal Planning Commission whom are the the approving authority for discretionary uses. Our departments recommendation to Municipal Planning Commission would be that an application based on the information available at this time be refused.

To sum up our position, the application for the Northlands outlet does not conform with the Land Use Bylaw. The application for the CNR Industrial district conforms with the Bylaw insofar as the use.



R. Strader  
Development Officer/  
Building Inspector

RS/ls

November 6, 1981

TO: CITY CLERK, BOB STOLLINGS

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT, A. SCOTT

RE: PEAVEY INDUSTRIES LIMITED, REQUEST TO PURCHASE  
Pt. of LOT 3, BLOCK 1, PLAN 752-1573 and  
LOT 21C, BLOCK 9, PLAN 812-2206

The first parcel, Lot 3, Block 1, Plan 752-1573, is located in our CN Heavy Industrial Area immediately to the north of the Canada Packers development, on land recently pre-levelled in preparation for sale by the City of Red Deer. A total of approximately 36 acres is contained within this parcel, and it is designed for larger purchases related to pure industrial use. As a result, the use proposed by Peavey Industries Limited, would be compatible with uses anticipated for this area. Comments from the Engineering Department will define more clearly their schedule for developing services within the area, but it is my understanding that these services are planned for the Spring of 1982, which shouldn't cause any problems as far as the Peavey Industries Limited schedule is concerned.

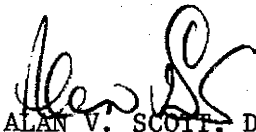
Lot 21C, Block 9, Plan 812-2206 is a parcel of C.4 land located in Northland Industrial Park. It is immediately north of the Riverside Motors site between 80th and 81st Streets. The parcel consists of 2.70 acres of land. It carries with it a requirement, by Council resolution, of a minimum site coverage of 33%. This would require a development of 39,204 square feet. The development proposed by Peavey Industries is 22,000 to 24,000 square feet, and would therefore require the granting of a relaxation of site coverage by Council. Relaxations in site coverage of this size, have been granted in the past, to such clients as Riverside Motors, Koks Motors, Certified Rentals, and the Red Deer Datsun development.

The Economic Development Department sees the proposal by Peavey Industries as an opportunity of accommodating a facility designed to supply the entire Canadian operation of the Company from their distribution centre, together with their Head Office facility. The expansion of Peavey Industries Limited over the past ten years has been substantial, and we would expect this expansion to continue. In this respect, it is not unreasonable to assume that further additions to both proposed developments would result in much more extensive site coverage in the foreseeable future.

- cont'd -

I would recommend that Council approve the purchase of these two parcels of land by Peavey Industries Limited for the relocation of their Canadian operation.

Respectfully submitted,

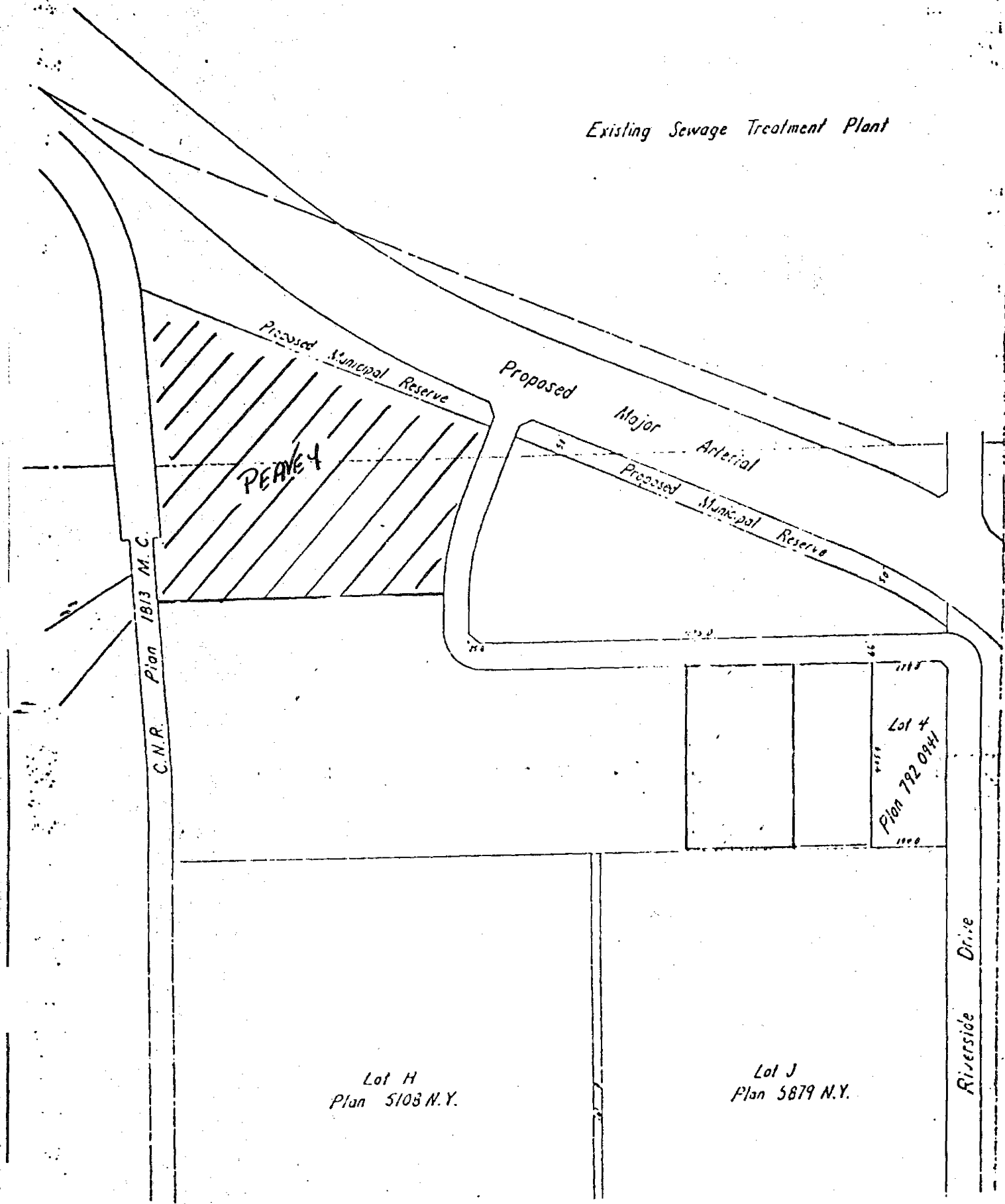


ALAN V. SCOTT, Director  
Economic Development

AVS/gr



Existing Sewage Treatment Plant



## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

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

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

November 16, 1981

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

Dear Sir:

Re: Peavey Industries Ltd.,  
Lot 3, Blk. 1, Plan 752-1573  
Lot 21C, Blk. 9, Plan 812-2206

Peavey Industries have requested approval of an offer to purchase and develop the above properties.

The warehousing and distribution facilities proposed for Lot 3, Blk. 1, Plan 752-1572 is in accordance with the intent of the I.2 land use district. Specific site planning and other details of development is subject to the approval of the Municipal Planning Commission.

The retail outlet and self service gas bar proposed for Lot 21C, Block 9, Plan 812-2206 does, for the most part, meet the intent of the C.4 land use district. The sale of work clothing and housewares as a principal use, is not allowed in the C.4 district. It seems however, that these two uses are rather incidental and ancillary to the sale of tools, farm supplies and automotive accessories, which comprises the major portion of the business. Site planning, architectural treatment, landscaping, etc., will require the approval of the Municipal Planning Commission.

We do not object to the approval of the offer to purchase and the development of the above properties, subject to more detailed plans of developments being submitted to the Municipal Planning Commission for review and approval.

Yours truly,

*Monte Christensen*  
Monte Christensen,  
ASSOCIATE PLANNER  
CITY SECTION

MC/cc

MEMBERS OF COMMISSION

Commissioners' comments

We concur with the recommendation for approval of the development proposed for the heavy industrial area.

With regard to the proposed development for the Northlands site, it would appear that the primary function related to the agricultural industry meets the intent of the C.4 zoning and is similar to other facilities presently located in C.4 areas. The one or two proposed uses which do not comply with the uses specified in the C.4 use table could be considered as ancillary to the principal use of the site. We, therefore, concur with the recommendations of the Planners and Economic Development Director and recommend Council approve same subject to all details related to parking, landscaping, screening, outside storage, site layout and particularly building appearance being satisfactory to Municipal Planning Commission.

"R. J. MCGHEE"

Mayor

"M. C. DAV"

City Commissioner

RECEIVED

35 SEWER ST 71.

NO. 4

'81 NOV 10 AM 05

ALBERTA, T4N 0B3  
NOVEMBER 4, 1981

Mayor + Members of Council of the City of Red Deer  
P.O. Box 5008

CITY OF  
RED DEER

Red Deer, Alberta

Dear Mayor + Members of Council,

I am writing

BECAUSE I AM CONCERNED ABOUT THE LACK  
OF DAWLIGHT ALLOWED TO ENTER MY KITCHEN WINDOW.  
IT IS CAUSED BY TREES PLANTED ON THE PROPERTY  
DIVIDING LINE BETWEEN THE NEXT CITY LOT AND OUR  
LOT. THESE TREES BELONG TO THE PEOPLE WHO OWN  
THE NEXT LOT TO OURS.

I UNDERSTAND THAT IN SOME CITIES THERE  
HAVE BEEN BYLAWS PASSED WHICH STATES NO ONE  
SHALL PLANT TREES WITHIN FIVE FEET OF THE  
PROPERTY DIVIDING BETWEEN THE CITY RESIDENTIAL  
LOTS. WITH THIS IN MIND, I WONDER IF YOU  
WOULD DISCUSS AT YOUR NEXT COUNCIL MEETING  
THE POSSIBILITY OF, NOT NECESSARILY ELIMINATING  
THE GROWTH OF TREES AT THE PROPERTY DIVIDING  
LINE (FOR THEY DO PROVIDE PRIVACY AND SOUND  
ABSORBENCY,) BUT LIMITING THE HEIGHT TO WHICH  
THEY ARE ALLOWED TO GROW.

ANY CONSIDERATION AND HELPFULNESS WHICH  
YOU MAY GIVE TO MY LETTER WILL BE MOST  
APPRECIATED. MY TELEPHONE NUMBER IS 347-6883 SHOULD  
YOU WISH TO CONTACT ME FURTHER AND REGARD

To THIS MATTER. I am,

Yours

Truly,

M. Kline

M. Kline

(M.K.)  
Jenn

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

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

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

November 16, 1981

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

Dear Sir:

Re: Correspondence from Mrs. Jean Kline

In considering the matter raised by Mrs. Kline in her correspondence of November 4, 1981, several concerns arise.

A by-law controlling the growth of trees, in order to preserve the amount of sunlight received by a neighbouring property, would be very complex and difficult. Lot orientation, house orientation, the time of year, the type of trees, the height of trees, floor plans and the arrangement of windows, are all factors which would have to be considered in such a by-law.

If such detail was not considered, then the by-law would have to be extremely broad and flexible. Interpretation of such a by-law would be subjective. In either case, the by-law would be difficult to administer and police.

Even if a by-law could be written to effectively achieve the above end, it could not be retroactive, hence the situation referred to by Mrs. Kline could not be changed.

It is recommended that no further action be taken at this time.

Yours truly,

*Monte Christensen*  
Monte Christensen  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

MC/cc

## MEMBERS OF COMMISSION

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

November 16, 1981

TO: CITY CLERK

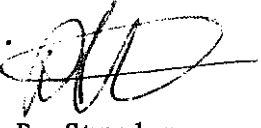
FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: MRS. J. KLINE

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

Our department has checked with several Alberta Cities whom indicated their Bylaws regarding the height of trees or shrubs are similar to ours, which places a height restriction on them only when they are located on street or lane corners. In these locations their height is restricted to three<sup>feet</sup> twenty feet from the intersection of the streets.

We trust this will be of information to Council.

  
R. Strader  
Development Officer/  
Building Inspector

RS/ljs


Commissioners' comments

We would agree with the comments of the Planning Commission.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

Myland Holdings Ltd.

 your homes Builder

NOV 13 P1:14

343-1800

No. 4b - 7819 - 50 Avenue

Red Deer, Alberta

T4P 1M8

75.

November 12, 1981

## CITY OF

RED DEER

Mayor R. McGhee and Council  
City of Red Deer  
City Hall  
Red Deer, Alberta

Dear Mayor McGhee and Members of Council,

Myland Holdings Ltd. respectfully requests permission to appear at the next council meeting to present to you a project which has recently been turned down by the city building inspection department. To clarify that statement, the inspection department on direction from MPC has refused our applications for building permits even though our application falls within either permitted uses or discretionary uses for the existing zoning of our property. It has been suggested that we are using a loophole in the bylaw to produce units that are outside the original intention for resubdivision as approved last winter. There is a concern about exceeding the density approved for the overall subdivision as well as concerns in regard to parking and the physical performance of the property.

We have not in fact ever considered this project as something that takes advantage of a "loophole" in the bylaw and we have not varied from the original commitment we've made to this community to provide a very high standard of affordable housing.

This project does require some relaxations to existing regulations and it will require a minor increase in density, but our concept provides excellent control of parking and all other physical requirements and the relaxations in fact improve the architectural presence of the units making them even more acceptable and effective.

We have come to you because through council we are able to resolve this question very quickly, and as a result we will know what direction to take. Time is absolutely crucial in this project and if we are not able to proceed by the 4th week of November the project will fail regardless of your decision. As you can see we do not have any time left to debate with D.A.B., M.P.C. or the inspection department.

The units are structurally superior and far above minimum acceptable standards. The units are in fact all presold and 100% occupancy has been verbally assured to us by the spring of '82. The quality and appeal of these units has exceeded even our original expectations and they support RDRPC and the city of Red Deer's own desire for innovative housing concepts.


There are no comparable units existing in Red Deer and the construction of this project is in keeping with our commitment to

.....2

provide affordable housing to this community. The effects of the success or failure of this project will have a far greater impact on our community than is "evident" by the simple approval of this project and we sincerely hope you'll hear our case so that you may be far more informed about the project than we believe you now are.

The benefit to and success of our community is of the highest priority to us and as a result of our presentation we hope to convince you to support our request that council upon consideration of our proposal direct the city of Red Deer building inspection department to approve our application for building permits and direct the Municipal Planning Commission to further approve and accept our proposal as submitted, thereby allowing the development of these rental units with the result of providing rental accommodations under the desirable concept of innovative housing.

Respectfully yours,



John Ferguson  
Manager Planning & Development  
Myland Holdings Ltd.

JF/1j

November 16, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Myland Holdings

The Engineering Department would be very concerned with the prospect of the fifteen (15) units on Gibson Close becoming duplex in nature. Parking in a design such as this (close) is often a problem in single family areas. We feel it could be much more severe in this case. The applicant states "but our concept provides excellent control of parking." We have seen no plans indicating a parking layout so are unable to comment further regarding his plans. Should all the stalls be placed in the lane it may well involve three (3) to four (4) cars per lot backing out onto a lane.

As a member of MPC it was always the writer's belief that the application for subdivision was for single family lots, otherwise I would have questioned the application. I would also feel that the single family units on Greenham Drive may also be concerned as they will, if this proposal proceeds, be sandwiched between two (2) multi-family developments.

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

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

November 17, 1981

TO: CITY COUNCIL

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: MYLAND HOLDINGS LTD.

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

The site in question is located in the Glendale subdivision, fronting onto Gibson Close and Glendale Drive. A total of 40 lots were approved in the subdivision, 16 building permit applications were received by our Department November 2, 1981.

After examining the plans for the units on these lots, we were of the opinion they would not fit the approved uses for this district. As well the Municipal Planning Commission agreed that the original request for subdivision approval was for single family lots.

The building permit applications were for "Single Family Dwellings with a basement suite". The Land Use Bylaw defines a basement suite as "means a dwelling unit located on the lower floor of a detached dwelling and this lower floor is below the grade of the detached dwelling site". In examining the plans submitted, they indicated two dwelling units one above the other, the lower units floor not entirely built at the lowest grade level. Each unit had its own entrance as well. In our opinion this meant the units were not Single Family Dwelling with a basement suite but duplexes which are defined as " means a residential building, constructed on site, containing two semi-detached dwelling units, or a residential building constructed on site and containing two dwelling units one above the other.

The area is designated R2 in which duplexes are a discretionary use, which must be approved by Municipal Planning Commission. Myland Homes were notified of this in a letter dated November 5, 1981.

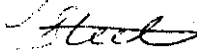
Our department would not support an application for approval of duplexes in this area for several reasons:

1. The Area was designed and approved for Single Family use.
2. The density in one area would be effectively doubled. This increase in density would effect parking and other amenities such as playgrounds, green areas. The lots fronting onto Gibson Close would have a extreme problem finding parking.

Page 2 of 2

In dealing with Mr. Fergenson's letter, he is incorrect in stating that we have refused his building permit applications. Our letter clearly states that we are holding them until notified as to what action they wish us to take. Nowhere does this letter suggest that Myland Holdings is using a loophole in the bylaw. Mr. Fergenson's statement that a minor increase in density is involved is debatable when you consider that the 16 applications made to date are each for 2 units. The fact that Mr. Fergenson has run out of time to begin construction is hardly the fault of the City as a building permit application could have been made quite some time ago.

Our recommendation, based on the increased density and increase use of amenities is that no changes be made to the Land Use Bylaw that would permit this development to proceed.

  
R. Strader  
Development Officer/  
Building Inspector

RS/lrs

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

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

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

November 17, 1981.

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

Dear Sir,

Re: Myland Holdings Ltd.,  
Lots 5, 29 - 43, Block 14, Plan  
802 2839

Myland Holdings Ltd. in its correspondence dated November 12, 1981 to Council is essentially requesting Council to consider a decision made by the Development Officer and the Municipal Planning Commission regarding a housing project on the above noted property.

The Municipal Planning Commission's decision regarding the matter is:

"That the Municipal Planning Commission direct the Development Officer to refuse the application submitted by Myland Holdings Ltd. for 16 building permits to allow the construction of single family dwellings with basement suites on Lots 1 - 3, Block 14, Plan 792 2367, Glendale Subdivision, on the grounds that the application is not consistent with the application upon which subdivision approval was granted, namely a subdivision to create 40 single family lots."

The Development Officer has considered the proposed housing to be duplex units a discretionary use.

The original intent and purpose of the resubdivision of Block 14 was to create a small lot subdivision for detached dwellings. Subdivision approval was given to accomplish this purpose. The decision and conditions regarding this approval was at that time sent to the adjacent land owners. No objection was received to the detached dwelling proposal. This may not have been the case if a duplex proposal had been presented.

The proposal will significantly increase the density. An additional 16 units, an increase of 40%, is proposed for Block 14.

Cont'd ...../2.

## MEMBERS OF COMMISSION

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

Mr. R. Stollings,  
City of Red Deer.  
November 17, 1981.  
Page 2.

81.

A decision by Council will in effect circumvent the due course of appeal as established by the Planning Act, 1977. Section 81(4) states:

- "(4) A person affected by an order, decision or development permit made or issued by a development officer, other than a person having a right of appeal under subsection (3), may appeal to a development appeal board in accordance with this Division."

The Municipal Planning Commission and the Development Officer have made a decision: the proper recourse for Myland Holdings is an appeal to the Development Appeal Board.

The right of appeal and public notification of this proposal cannot be abrogated.

It is recommended that Council deny approval of the request of Myland Holdings Ltd.

Yours truly,



Monte R. Christensen,  
Associate Planner,  
City Planning Section

MRC/hp

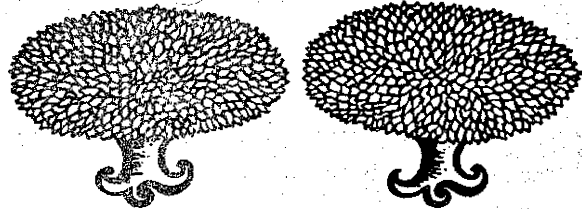
Commissioners' comments

This application for conversion from a multiple family development to a single family development was considered by Municipal Planning Commission who recommend to the Red Deer Regional Planning Commission approval of the subdivision based on 40 single family units. The resulting lots, although pie-shaped, are relatively small. Subsequent to this approval by Municipal Planning Commission, the applicant is now proposing two family units per lot for those lots facing the interior small Close. The anticipated increase in the number of people, vehicles and vehicle movements would, in our opinion, cause considerable problems for the area. We have no objections to the innovative housing as suggested, but such should be preplanned to provide the required facilities to accommodate same.

Recommend Council deny this request and proceed with the rezoning of the sites.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner



**DOUBLETREE DEVELOPMENTS LTD.**

NO. 6

November 3, 1981

THE CITY OF RED DEER  
4914 - 48th Avenue  
Red Deer, Alberta  
T4P 3T4

Attention: Mayor Mc Gee, Members of City Council

Re: 3809 and 3813 - 50th Street, Red Deer  
Lots 33, 34, 35, 36; Block 37, Plan 5555 A.F.

Further to the Red Deer City Council meeting of August 4, 1981, at which time, Council denied our application to have the above described property rezoned from R.2 to C.3, we hereby reapply to Council for the rezoning based on the following points.

- A) The site is located on very heavily travelled Ross Street, between a twelve suite apartment building to the West, a twelve suite apartment building to the South, and a new free standing commercial building to the East containing a Mac's Milk Store and the new Al's Restaurant. Currently there are two run down, totally neglected houses on the site which are doing the neighborhood, and the City a disservice. (Please refer to photos)
- B) We submit that the site is not properly utilized in its current R.2 zoning status. Further, that present economies including the purchase price, financing costs, mortgage rates and projected rental rates will not allow for new residential construction.
- C) Because of the isolated location and size of the site, and the fact that Ross Street has become a major commuter roadway we feel that it is NOT a satisfactory location for new residential construction.
- D) Should the site be rezoned from R.2 to C.3, it is our intention to construct a 350 square meter (3,767 square feet) neighborhood convenience centre. At the most, we could accommodate only three or four small local businesses in a structure compatible with the new building to the East and with the surrounding area.

RECEIVED

'81 NOV -5 P2:26

CITY OF  
RED DEER

*PA.*



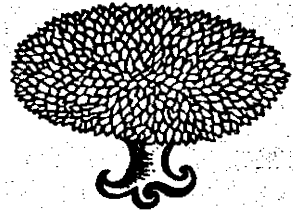
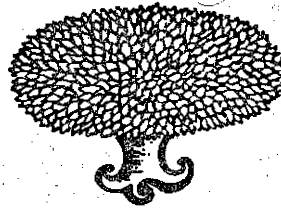
Page 2

**DOUBLETREE DEVELOPMENTS LTD.**

Re: 3809 and 3813 - 50th Street, Red Deer CONTINUED

- E) Should the site be rezoned, it is our intention to be the prime tenant by constructing a 75 - 90 square meter coin operated laundry and a dry clean pick up facility. Our studies indicate a business of this nature to be in great demand. The site, being located in close proximity to Michner Centre, one of the city's largest employers, is ideal to house additional personal service shops.
- F) The size of our proposed building, being limited to only a few businesses, would certainly not effect the overall plan of the East Hill area, presently, or in the future.
- G) As we are requesting local convenience zoning and not highway commercial, access to the site would be via existing ingress/egress off of Ross Street, the lane and 38th Avenue. No additional curb cuts are required. Our proposed development would be consolidated with the new facility to the East and would use existing vehicular access. (Please refer to letter from Beca International).
- H) Because the site is virtually isolated and unique in the area, our rezoning application should not create a precedent for additional applications.
- I) We have reduced the size of our proposed development from 390 square meters to approximately 350 square meters. This will accommodate an improved overall facility. We would conform in all respects to the development by-law.
- J) On file, we have letters expressing interest from local businesses wishing to provide personal services from our proposed development. We would not require additional uses to the current C.3 zoning regulation.

Your worship, members of council, these are our reasons for reapplying for the zoning change. We hope they make as much sense to you as they do to us. Currently the site is an eyesore, and due to the present economies, is not prime for residential redevelopment. We invite you to view the area previous to voting on this application.



Page 3

**DOUBLETREE DEVELOPMENTS LTD.**

Re: 3809 and 3813 - 50th Street, Red Deer CONTINUED

Our proposal would accommodate a small, well done, local convenience centre providing three or four personal service shops for the benefit of the neighborhood. We wish to locate our own business on this site.

It is our opinion that this development is a positive step, one which will add vitality to the area, and enhance the neighborhood.

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

Sincerely, for

DOUBLETREE DEVELOPMENTS LTD.

R. Sorensen  
PRESIDENT

RS/cd

Encl.

November 9, 1981

TO: CITY CLERKS

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

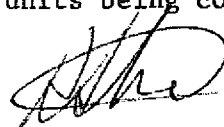
RE: 3809 - 3813 - 50 Street

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

Council has previously considered a request from this applicant for a rezoning of the above site. The requested designation C3, was considered August 4, 1981 and denied by Council at that time. Our department did not support the original request and can find no new information in this request that would change our recommendation.

The site in question is adjacent to a recently developed site which is designated C3 (local convenience) and contains a building of 373 square metres. This building and existing Michner Hill C3 Site (50 Street and 41 Avenue) should be able to meet the needs of the immediate community for convenience shopping. The expansion of the existing residential districts to the east of the site contain areas designated for this type of use.

We again recommend Council deny this request based on the amount of C3 space available in this district, and the fact that R2 land is becoming more difficult to locate due to the number of apartment units being constructed.



R. Strader  
Development Officer/  
Building Inspector

RS/lrs

November 16, 1981

TO: City Clerk  
FROM: City Engineer  
RE: 3809 and 3813-50 Street  
-----  
Lots 33-36, Block 37, Plan 5555 A.F.

With reference to the above proposed development submitted by Doubletree Developments Ltd., the Engineering Department has the following comments.

1. Only right in, right out maneuvers will be allowed for the proposed joint access from Ross Street.
2. A centre median will be constructed on Ross Street in future, hence prohibiting any left turning movements in and out of the Ross Street access.
3. A storm sewer main extension will likely be required to properly handle surface drainage.



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

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

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

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

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

November 16, 1981

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

Dear Sir:

Re: 3809 and 3813 - 50 Street  
Lots 33-36, Blk. 37, Plan 5555 A.F.

The request to redesignate the above property from R.2 to C.3 does not differ from the one denied by Council on August 4, 1981.

In the report, Commercial Development adjacent to Major Arterials, considered further commercial development along this portion of Ross Street. The report essentially concluded that further commercial development along Ross Street should not be allowed, for the following reasons:

- "(a) The proposal is not in keeping with the planned commercial facilities of the Easthill Concept Plan. Allowing commercial redevelopment will fragment these attempts for planned growth.
- (b) It is intended that Ross Street will become a major traffic artery serving the East-hill. When this occurs, it is expected that parking and access to properties along Ross Street will be restricted. Traffic movements generated by commercial activities would add to the congestion and hamper the efficiency of Ross Street.
- (c) Commercial development begets further commercial development. The area has not been designed to accommodate strip commercial development. In an automobile oriented setting, experience along Gaetz Avenue indicates that a service road and ample off-street parking are necessities for satisfactory strip commercial development. There is not enough available space to satisfactorily provide for both of these necessities.
- (d) Commercial development would adversely affect the residential character of the surrounding area. There is not sufficient land to provide an adequate buffer between a commercial activity and the residential areas. "

pg. 2.

## MEMBERS OF COMMISSION

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

pg. 2

It is recommended that this request be denied.

Yours truly,



Monte Christensen  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

MC/cc

Commissioners' comments

This application was last considered by Council August 4, 1981. At that same meeting, Council considered a report entitled "Commercial Development adjacent to Major Arterials" and endorsed the recommendations therein and, as outlined by the Planners in their report attached hereto. In view of Council approval of this report, we would concur with the comments of the various departments and recommend Council deny this application.

"R.J. McGHEE"  
MAYOR

"M.C. DAY"  
City Commissioner





PETITION FOR LOCAL IMPROVEMENT

FOR OFFICE USE ONLY

PETITION NO. \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_

TO THE MAYOR AND COUNCIL OF THE CITY OF RED DEER

GENTLEMEN:

We, the undersigned property owners, request that you will construct PEDESTRIAN SIDEWALKS

on 67 Street from Gaetz Ave to 59 Ave, as a Local Improvement to be assessed by way of a Unit Rate to be fixed by the Council, in accordance with the provisions of the Municipal Taxation Act and the By-Laws of the City of Red Deer.

Signature of Registered or Assessed Owner	Postal Address	Lot	Block	Plan	Occupation	Signature of Witness
<i>Jim L. Smith</i>	59 NEWCOMBE CRES	26	1	762-0352	STUFF ACCEPT	<i>LS</i>
<i>11</i>		25	1	762-0352		<i>LS</i>
<i>Archie G. Goshert</i>	47 Newcombe Ave	23	1	762-0352	Landscaper	<i>LS</i>
<i>John H. L.</i>	47 Newcombe Ave	23	1	762-0352	Truck Driver	<i>LS</i>
<i>Ray Staines</i>	39 Newcombe Ave	21	1	762-0352	Truck Driver	<i>LS</i>
<i>Paul L. L.</i>	39 Newcombe Ave	21	1	762-0352	Truck Driver	<i>LS</i>
<i>11</i>	39 Newcombe Ave	20	1	762-0352	COMPUTER OPERATION	<i>LS</i>
<i>11</i>	23 NEWCOMBE CRES	16	1	762-0352	Truck Driver	<i>LS</i>
<i>11</i>	19 Newcombe Ave	15	1	762-0352	Truck Driver	<i>LS</i>
<i>Jack Reid</i>	19 NEWCOMBE CRES	15	1	762-0352	LABOUR	<i>LS</i>
<i>Garnet Morrison</i>	7 Newcombe Ave				Sales Clerk Sears	<i>LS</i>
<i>John Wray</i>	3 Newcombe Ave				Rehab Practitioner	<i>LS</i>
<i>11</i>	8 Nagel Ave				Welder	<i>LS</i>
<i>George K. Winnidge</i>	5 Nagel Ave	5	1	762-0367	Truck Driver	<i>LS</i>
<i>11</i>	5 Nagel Ave	5	1	762-1367	Truck Driver	<i>LS</i>

THE CITY OF RED DEER

PETITION FOR LOCAL IMPROVEMENT

FOR OFFICE USE ONLY

PETITION NO. \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_

TO THE MAYOR AND COUNCIL OF THE CITY OF RED DEER

GENTLEMEN:

We, the undersigned property owners, request that you will construct PEDESTRIAN SIDEWALKS on 67 Street from Geetz Avenue to 59 Avenue, as a Local Improvement to be assessed by way of a Unit Rate to be fixed by the Council, in accordance with the provisions of the Municipal Taxation Act and the By-Laws of the City of Red Deer.

Signature of Registered or Assessed Owner	Postal Address	Lot	Block	Plan	Occupation	Signature of Witness
L. Sisco	88 Neal Close	30	1	762-1890	Power Engineer	Witness
Peggy Robinson	84 Neal Close	31	1	762-1890	Janitor	Witness
M. Feller	80 NEAL CLOSE	32	1	762-1890	" "	Witness
E. Crossley	76 NEAL CLOSE	33	1	762-1890	House wife	Witness
R. Igo	72 NEAL CLOSE	34	1	762-1890	House wife	Witness
W. Igo	72 NEAL CLOSE	34	1	762-1890	Crust Engineer	Witness
B. MacCharles	68 Neal Close	35	1	762-1890	Bank	Witness
Ronald D. MacCharles	68 Neal Close	35	1	762-1890	Woodworker	Witness
Pat Zettler	66 Neal Close	37	1	762-1890	Receptionist	Witness
Ledine Paulson	56 Neal Close	38	1	762-1890	House wife	Witness
G. Adams	57 NEAL CLOSE	39	1	762-1890	Mechanic	Witness
Lincoln Adams	57 NEAL CLOSE	39	1	762-1890	Handicraft	Witness
Edmund Fyfe	12 NEAL CLOSE	49	1	762-1890	Meat cutter	Witness
D. Fyfe	15-96 Holmes Street		15	7322990	R.C.M.P.	Witness
McDonald	#15-96 Holmes St		15	7322990	Bookkeeper	Witness

1981 11 10

TO: City Clerk  
FROM: City Assessor

RE: Petition - Pedestrian Sidewalks  
67 Street from Gaetz Avenue to 59 Avenue

May we advise that the petition submitted for the construction of sidewalks as a local improvement does not meet the requirements of the Municipal Taxation Act, being Section 152, Subsection 2.

This section of the Act stipulates that at least two thirds of the property owners representing at least one half of the value of the lands must have signed the petition.

The petition appears to be from property owners other than those located on 67 Street, and I would suggest that this type of construction should be charged to the City at large.



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

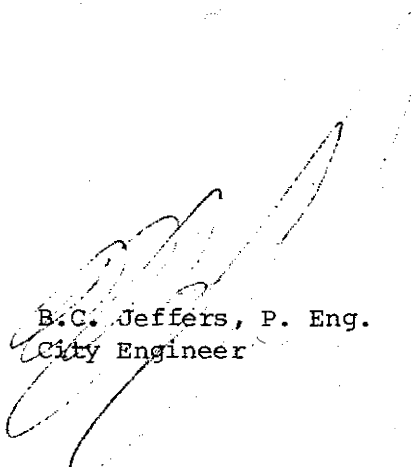
November 18, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Petition - Pedestrian Sidewalks  
-----  
67 Street from Gaetz Avenue to 59 Avenue

The Engineering Department has not undertaken a pedestrian count to determine the need for the sidewalk. We cannot, therefore, confirm or disprove a need for the walk. Requests for a walk in this area have been received in the past.

An estimate to construct a 2.5 metre separate sidewalk on the south side of 67 Street from 59 Avenue to Gaetz Avenue, in 1982 has been completed with the cost being \$100,000.00.

This project, if approved, could be funded through the benefitting subdivision surpluses. We can envision Highland Green, Normandeau and the Pines benefitting from this walkway. The Engineering Department, if directed by Council, will place this project in the 1982 Seven Year Plan for construction in 1982.

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

FLL/BCJ/mp

cc: City Assessor

Commissioners' comments

We would support the recommendations of the City Engineer.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner











PROPOSAL FOR THE

RED DEER AID CENTER

October, 1981











people could get information on a variety of Community services.

Regarding information on Community Services "there was strong support expressed for a central source of information on services available in the community. 83.6% felt this was an important service while 44.7% felt not enough was presently being done about it. Also, in the follow-up phone calls to 15% of the sample, many persons commented on the number of services they did not know about. In fact, many people indicated that had they known about some of the services earlier they might have been able to use them at a much earlier point in the development of a problem. This type of service would be preventive in that problems are much easier to deal with in their infancy than after they have matured."

pg. 106<sup>(1)</sup>

(1)

Red Deer: The Citizens' Perspective A Survey of Community  
Opinion on Social Concerns  
Preventive Social Services, August 1980







- f) To function as a barometer for the social needs of the community.

Objective: to maintain statistics on the types of calls received and the information requested.

- g) To monitor success of matching individuals to appropriate services.

Objective: to initiate a systematic method of follow up for information and referral calls regarding level of satisfaction of clients.

### 3. Long Range Goals

- a) Expansion of services to include a 24 hour, 7 days a week crisis service.
- b) Establishment of an effective information collection system.

### 4. Evaluation:

Evaluation of each of the objectives that constitute short & long range goals will be carried out. Consultation with evaluators has occurred and it is suggested that a condition of funding be that a preliminary evaluation be completed by the end of 1982. A more comprehensive evaluation would occur in March 1983.



- 6) During the first year of operation make contact with agencies, including at least one visit.
- 7) Read local newspapers and publications on a daily basis.
- 8) Publicize 3 articles in local newspapers annually.
- 9) Follow up each housing request to determine success of referral.
- 10) Follow up at least 20% of other calls to monitor success of referral.
- 11) Promote interagency meetings and newsletters.

Qualifications:

Training or experience in social services an asset, plus good organizational and management skills. Must be able to work with the community.

Salary: \$18,000 - \$20,000.

VI. Conclusion

Because of the rapid growth and expansion of Red Deer it is very important that the much needed Information/Referral Service and Housing Registry be established as soon as possible.



VIII CAPITAL AND EVALUATION COSTS  
OF RED DEER AID SERVICE

I Capital

Filing cabinets (4)	400.00
Desks (2)	700.00
Chairs (office) (2)	400.00
Typewriter	500.00
Chairs (misc.) (10)	350.00
Tables (3)	300.00
Display rack	200.00
Misc.	300.00
Total	<u>3,150.00</u>

II Proposed evaluation before end of 1982

Consultant fees and report	2,000.00
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## APPENDIX A

### Names and addresses of the Steering Committee

1. Rick ASSINGER, Director of Family and Community Support Services (FCSS);  
City Hall, Red Deer  
Phone: 347 - 4421
2. Mark DIMIRSKY, Mental Health Association  
4950 - 51 Street, Red Deer  
Phone: 343 - 5466
3. Nester GREGG, Admission Discharge Program, Red Deer General Hospital Centre  
3942 - 50A Avenue, Red Deer  
Phone: 343 - 4669
4. Sandy HARPER-JAQUES, Head Nurse of Psychiatry, Red Deer General Hospital Center  
Phone: 343 - 4596
5. Sharon COMSTOCK, Senior Counsellor at Red Deer College  
56 Avenue - 32 Street, Red Deer  
Phone: 342 - 3254



- b) Type of Information - health services and legal  
- family allowance and health care  
- drugs and alcohol  
- single parenthood  
- counselling for children - 2  
- counselling on family problems - 2  
- child abuse  
- make a wider variety of services available - 2  
- make more information to younger kids

- c) Methods to Reach People - booklets  
- put in Advisor because not everyone gets the Advocate  
- pamphlets  
- put them in doctors' offices

d) Other Comments Agreed

- people should be made well informed that these services are there if they need them
- volunteers would be good for this type of thing
- depends who the place will serve (newcomers)
- if there was a place like this you wouldn't have to go all over
- need more for handicapped and elderly
- make easy for everyone to contact
- put lists of services in different buildings (in each office downtown)

Disagreed

- will likely end up having to send them to a different place anyway
- it would be a waste of money
- keep the different services separate - government in one place and social in another place
- not necessary
- everything is fine the way it is now

APPENDIX C

Supporting Letters from R.D. Agencies.

RED DEER MEALS ON WHEELS  
701 - 10 Stanton Street  
RED DEER, Alberta


June 24, 1981

Red Deer Women's Alternate Futures  
c/o Mrs. Sharon Comstock  
Red Deer College  
RED DEER, Alberta

Dear Mrs. Comstock:

Red Deer Meals on Wheels wishes to express support for the proposed information line to be established in Red Deer. It is felt that an eight hour referral service would be of benefit to persons in Red Deer seeking information, and it is hoped that such a service could be expanded to twenty-four hours in the near future.

Yours sincerely,

  
Ellen L. Ayer  
Co-ordinator  
RED DEER MEALS ON WHEELS.

ELA:gb

Copy to: Jose de Cangas  
Co-ordinator of Gerontological Services  
Mental Health Services  
Box 5002  
4920 - 51 Street  
RED DEER, Alberta.

4620-47 Avenue,

June 20/91

Red Deer, Alberta,

T4N 3P5

Red Deer Women's Alternate Futures Society,  
c/o Sharon Comstock,  
Red Deer College,  
Red Deer, Alberta.

Dear Sharon:

As co-ordinator of the Outreach Department at the Golden Circle, I wish to express our support for a Crisis - Information Line which has been proposed by Red Deer Women's Alternate Futures Society.

We see this as being of benefit to Seniors and others in many ways. There is the simplicity of having one number to call for any type of information or crisis. But even more important, and we emphasize this, is the fact that it would provide an after business hours service which is not now available. Most helping agencies close at 4:30 or 5:00 P.M. It is our hope that this Line would cover evening and night hours, including weekends, to provide individuals with at least temporary support until the appropriate agency can take over. In some cases this could be life saving and at the least, it would ease the anxiety an individual is experiencing.

If you require more information regarding specific information that Seniors might require from such a 'Line', please do not hesitate to contact me and I will give you as much help as I can.

Good Luck in your Proposal !

Sincerely yours,

c.c.  
Jode de Jonghe











# The GOLDEN CIRCLE

4620 - 47 AVENUE — RED DEER, ALBERTA T4N 3P5 Phone ~~343-6074~~ 343-6074

September 29, 1981

Red Deer Women's Alternate Futures Society,  
c/o Sharon Comstock,  
Red Deer College,  
Red Deer, Alberta

Dear Sharon:

As Director of the Golden Circle, I wish to express our support for the Crisis-Information Line which has been proposed by the Red Deer Women's Alternate Futures Society.

Such a Line would offer supportive measures to Seniors and others until appropriate agencies could be involved. It is hoped that this Line would be manned after business hours and on weekends.

As well, we would like to see a Housing Registry established as part of the information available. This would give people access to a list of housing available to them within their individual budget and needs.

We wish you luck with your Proposal.

Sincerely yours,

Agnes Donnelly, Director

cc Rick Assinger

October 30 1981

Miss Sharon Comstock  
Chairman  
Alternative Futures Board  
Red Deer  
Alberta.

Dear Miss Comstock:

I have had the opportunity, recently, to read a copy of the proposal to establish an Aid Center in Red Deer. My writing is simply to congratulate the Alternative Futures Board for taking the initiative both to establish such a Center and to seek the concomitant funding that is required.

It is my experience, over the past five or six years, that a Center which could enable persons in Central Alberta to readily access a moiety of community resources has long been needed. Certainly even those who have a high level of community 'know-how' and who are aggressive have had a great deal of difficulty knowing precisely where to turn to match a proven need to the appropriate community service.

I should mention one of my hopes - this is that when you have established the Center, it might be able to expand to house, under the same roof, counsellors from the various agencies represented by you. In this fashion possibly an even greater service could be provided to your clientele.

Again, then, the best wishes of the College in your efforts to develop the appropriate resource base to support your project. Once underway, if there are College resources which might assist in the evolution of your plans, I would be more than pleased to discuss these with you.

Yours sincerely,

*Bill Forbes*

Dr. W.G. Forbes  
President

/ab

*File*

CITY OF RED DEER

RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM: A STUDY OF POTENTIAL AREAS

RED DEER REGIONAL PLANNING COMMISSION  
CITY PLANNING SECTION  
November 1981

## INTRODUCTION

On March 30, 1981 Council approved the commencement of a Residential Rehabilitation Assistance Program (R.R.A.P.) for the Parkvale District. Also, at that time, Council requested that a report be prepared on other neighbourhoods where this program could be implemented.

In keeping with this request, several areas of the City have been reviewed. The areas reviewed are not the only possible areas, but have been chosen because, initially, they seemed to have the most potential for achieving the objectives of the R.R.A.P.

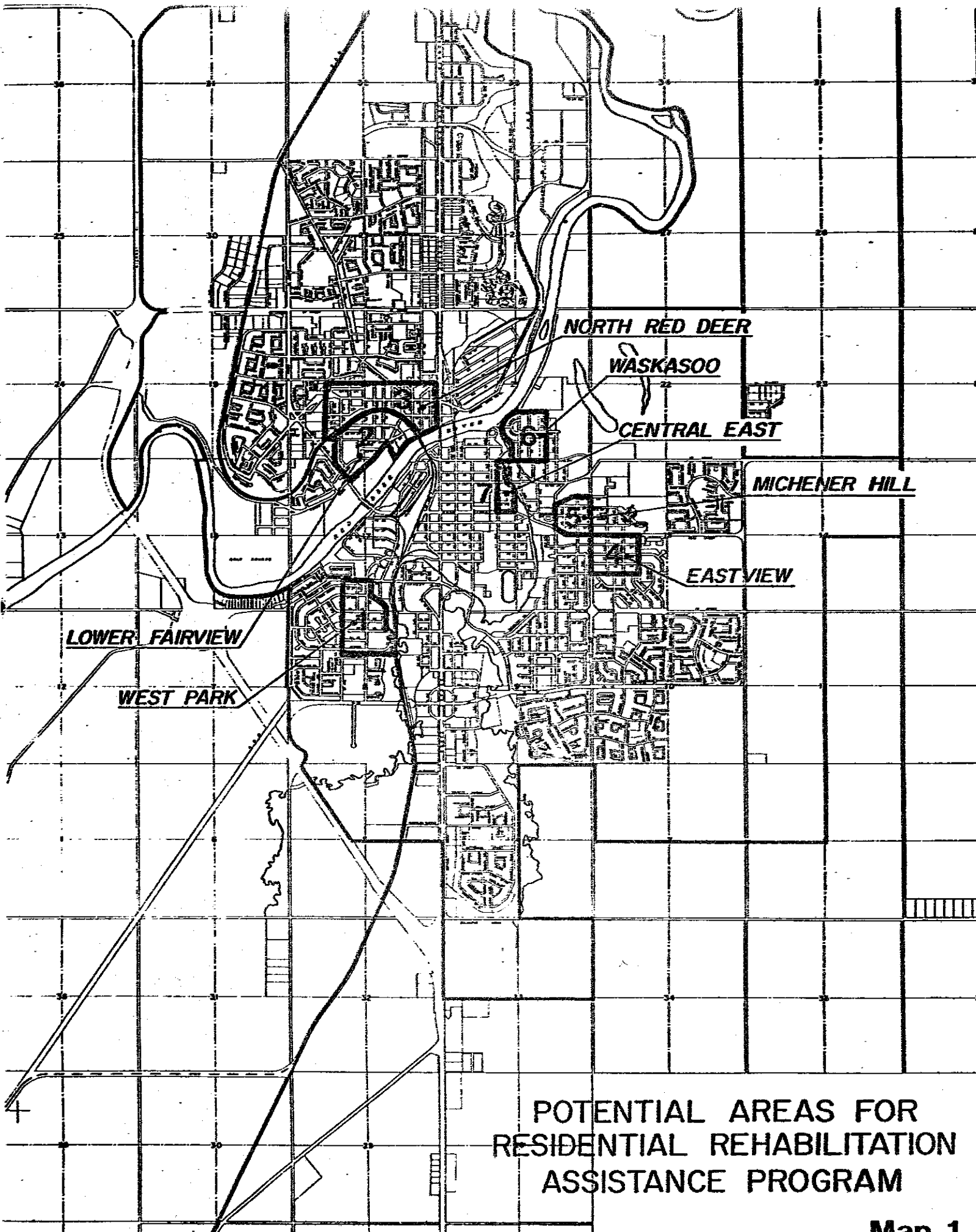
The objective of a R.R.A.P. is "to assist in the repair and improvement of existing substandard housing and to promote its subsequent maintenance." More specifically, "it is aimed primarily at ensuring the adequacy of the basic structural and service components of a dwelling. Therefore, first priority for the expenditure of funds is given for such items as heating and insulation, plumbing and electrical systems, and the structural components of a building - roof, windows, etc. Some money may, however, be used to improve the environment of the dwelling - fences, walkways, outbuildings, etc., as the improvement of the external appearance of individual dwellings is a catalyst for community effort to improve the total living environment of a neighbourhood, and is visible evidence of success. It is anticipated that a dwelling, after the above mentioned and other related components have been improved to the required standard through the investment of R.R.A.P. funds, would have an added life expectancy of about 15 years."

Another element of a R.R.A.P. is the designation of areas or neighbourhoods in which the program can be implemented. "This area approach has been pursued in order to continue to maximize the benefits to be gained from concentrating rehabilitation activity at any given time, and to enable municipalities to continue to pursue their own neighbourhood improvement type program.

One of the benefits derived by using this approach is that the confidence in a neighbourhood is restored or strengthened. The area stabilizes and is no longer thought to be in a state of decline resulting in more incentive for the homeowner to invest his own money in to repairs and rehabilitation.

With the above criteria in mind, several older residential areas have been examined. The surveys are based mainly on the visual structural component of the buildings such as the condition of the roof, windows, siding, foundation, etc. Depending upon the condition, the buildings were generally classified as good, fair or poor. Appended to this report is a more detailed description of these conditions (Appendix A).

An outline of each area surveyed is shown on Map 1. The results of the survey are summarized in Table 1.





#### Area 1 - Westpark

Area 1 is the older portion of Westpark. Scattered throughout the area are multiple family buildings. At one time pressure for redevelopment to higher density housing was a major concern. This trend has been curtailed with the majority of the area being designated as R1(A) - Residential (Low Density) District. This portion of Westpark is well endowed with community and park facilities, with good accessibility via 57th Avenue.

A good portion of the housing, approximately 91%, has been constructed since 1961. Condition of the housing is relatively good with 55% being rated as good.

#### Area 2 - Lower Fairview

This portion of the City is commonly referred to as Lower Fairview. Like the older portion of Westpark, Lower Fairview has in the past received considerable pressure for multiple family housing redevelopment. In keeping with Council policy, multiple family development in this area was frozen, and with the passing of Land Use Bylaw 2672/80, the area was designated as R1(A).

Kerry Wood Drive provides good access to the community. This accessibility has been greatly enhanced with the construction of Taylor Bridge.

Of the existing housing stock, 56% has been built since 1961 with 38% rated as good, 48% as fair and 14% as poor.

#### Area 3 - North Red Deer

North Red Deer, as outlined on the map, consists of approximately 51.4 hectares (127 acres). This entire area is part of an area redevelopment plan currently being prepared. This area, formerly known as the village of North Red Deer, was annexed to the City in January 1948. Although the area is basically residential, small pockets of I.1, C.3 and C.4 District do exist. The residential portion is designated R.2, Residential (General) District.

Sixty-four per cent of the housing was built between 1920 and 1961 with 41% rated as good, 44% rated as fair and 15% rated as poor.

#### Area 4 - Eastview

This portion of Eastview was annexed to the City in December 1957. This is another area of the City where the redevelopment of older single family house to multiple family buildings has been curtailed. Except for Block 37, this area has been redesignated as R1(A). Within Block 37, multiple family buildings are still a discretionary use.

Forty-five per cent of the buildings have been built since 1961. Forty-five per cent are rated as being in good condition with 51% rated as fair and 4% as poor.

#### Area 5 - Michener Hill

Historically, this attractive older residential area has been called Michener Hill. Close to 85% of the housing stock was constructed between 1920 and 1961.

A relatively high proportion (67%) of the housing stock is rated as good with 28% being fair and 5% being poor. This area is zoned R1 except for Block 3 and the residential portion of Block 4 which are zoned R.2.

#### Area 6 - Waskasoo

This portion of Woodlea is one of the older areas of Red Deer. Almost all of the housing in this area was built between 1920 and 1961.

Within this area two residential use districts exist. All the residential land west of 45th Avenue and east of Waskasoo Creek is designated as R.1, while east of 45th Avenue it is designated R.2.

A windshield survey of the housing indicates that approximately 37% are in good condition, 56% in fair condition and 7% in poor condition.

Area 7 - Central East

This smaller area east of the Co-op Shopping Plaza on 47th Avenue and north of Ross Street consists of approximately 35 single family dwelling units. Forty per cent of these are rated to be in good condition while the remaining 60% are fair. Close to 97% of the housing stock is pre-1961. The area is designated as R.2.

CONCLUSION

Although the objective of a Residential Rehabilitation Assistance Program could be achieved in any one of these seven areas, the one selected should be the one where the benefit of the program will be maximized. In meeting this objective several criteria must be considered. Obviously, the overall condition and age of the buildings are the major factor. The more buildings rated as fair and poor, the greater the potential for rehabilitation. A high proportion of older buildings is usually, but not always, indicative of a need for rehabilitation.

Further analysis of Table 1, in particular the "Condition of Buildings" and the "Age of Buildings" columns provides a reasonable indication of potential:

Area	Buildings Rated as "Fair" and "Poor"		Proportion of Older Buildings
	Number	%	%
1	115	45	9
2	125	62	44
3	149	59	36
4	111	55	45
5	54	33	85
6	85	63	96
7	21	60	97

This Table indicates that Area 2, Fairview and Area 6, Waskasoo has the highest relative potential with 62% and 63% respectively of the area's buildings rated as fair and poor.

Either one of these two areas could benefit from a R.R.A.P. The Waskasoo area would, however, require land use redesignation for that portion zoned R.2.

It should be noted the selection of these two areas is based only on physical criteria. There are other social and economic factors which also affect the potential of rehabilitation. Such things as ownership, tenure, level of income, and public acceptance have an influence on the potential. Once an area has been finally chosen, the detail of these factors could be pursued further, as part of the application for a Residential Rehabilitation Assistance Program.

#### RECOMMENDATION

Although other areas could generally benefit from an R.R.A.P., it is recommended that the City of Red Deer pursue an application for a Residential Rehabilitation Assistance Program for Area 2, Fairview and/or Area 6, Waskasoo.

MC/mp

ATTACHMENT

## APPENDIX A

1. Good Condition - building of any age which are:
  - in sound structural condition
  - free from any form of deterioration and well maintained
  - of good original construction.
  
2. Fair Condition - buildings of reasonably sound construction having no major structural deficiencies, but which present a run-down or neglected appearance due to a lack of normal maintenance. Some of these minor deficiencies may be:
  - poorly fitting windows and doors
  - need of inside or outside paint
  - deteriorated eaves and flashing
  - considerable wear on floors, doorsills and stairs
  - poor roof condition such as loose or missing shingles
  - missing and cracked windows
  - broken or shaky railings on steps
  - poorly constructed lean-to additions
  - insufficient lot size with resultant fire hazard due to buildings close to or touching one another.
  
3. Poor Condition - buildings which display visible signs of serious structural deficiencies that make necessary repairs uneconomical. Buildings possessing any one of the following deficiencies would qualify it under this category:
  - sagging or crumbling foundation indicated by major cracks in outside walls or leaning walls, or no foundation
  - faulty roof or chimney indicated by holes, cracks, or a considerable number of loose or missing shingles or other materials around the roof or chimney
  - rotting doorsills or window frames
  - interior badly in need of repairs indicated by sagging or broken floors or large holes and open cracks in the walls or ceiling.

THIS LEASE made this

day of

*File*  
A.D. 1981

BETWEEN:

THE CITY OF RED DEER

(hereinafter called "the Lessor")

OF THE FIRST PART

and

THE RED DEER FLYING CLUB

(hereinafter called "the Lessee")

OF THE SECOND PART

WHEREAS the Lessor is the Lessee of a building designated as Building 49 under a lease in writing dated July 8, 1971 between Her Majesty the Queen, as represented by the Minister of Transport, as Lessor, and the Lessor herein as Lessee(hereinafter called "the Crown Lease");

AND WHEREAS the Lessee desires to lease all of the said Building Forty-nine for the term and upon the terms and conditions hereinafter contained;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the rents, covenants, and agreements hereinafter respectively reserved and contained by the Lessee to be respectively paid, observed and performed, the parties hereunto covenant and agree as follows:

#### ARTICLE 1

##### PREMISES

1.1 The Lessor hereby demises and leases and by these premises does demise and lease unto the Lessee all of Building #49 containing approximately 870 square feet (hereinafter called "the demised premises").

#### ARTICLE 2

##### TERM

2.1 TO HAVE AND TO HOLD the demised premises for and during the term of Three years, to be computed from the 1st day of July, 1981 to the 30th day of June, 1984.

#### ARTICLE 3

##### RENT

3.1 YIELDING AND PAYING therefore unto the Lessor for each year of the term hereof in lawful money of Canada, the annual rent of One Dollar(\$1.00)to be paid in advance on the 1st day of July, 1981.

At anytime after the month of December 1981, the rental reserved and payable hereunder for the balance of the demised term shall be increased by such amounts as are necessary to reimburse the Lessor for the Lessor's increased costs associated with the premises and in particular, operating costs including utilities and taxes, notification in writing of which amount shall be given by the Lessor to the Lessee from time to time.. PROVIDED that if the Lessee disagrees with such amount, it shall within seven (7) days after the aforesaid notice is mailed to it by the Lessor notify the Lessor in writing accordingly at the sametime appointing an arbitrator. The City, within seven(7)days of receipt of such notice from the Lessee shall also appoint and advise the Lessee thereof, and the two arbitrators so appointed shall select a chairman and such Board of Arbitration shall proceed to finally determine the amount of such increased rent. Such determination shall be made upon the decision and the award of the majority of the said Board, or failing a majority by the Chairman. Subject as aforesaid, the Arbitration Act of the Province of Alberta shall apply.

3.2 All rent and other payments, payable under this lease are to be paid to the Lessor at P.O.Box 5008, Red Deer, Alberta T4N 3T4, or such other place as the Lessor may from time to time in writing designate.

#### ARTICLE 4

##### MANNER OF PAYMENT

4.1 The Lessee covenants with the Lessor to pay the rental and all other sums payable hereunder at the times and in the manner specified.

#### ARTICLE 5

##### BUSINESS TAX

5.1 The Lessee covenants with the Lessor to pay all business taxes in respect of the demised premises or taxes upon the personal property or income of the Lessee or License fees or other taxes or rates properly imposed upon the personal property, business or incomes of the Lessee or made by reason of the use or occupation of the demised premises by the Lessee.

## ARTICLE 6

### REPAIRS AND MAINTENANCE

6.1 The Lessee shall examine the demised premises before taking possession hereunder and such taking possession shall be conclusive evidence that at the time thereof the demised premises were in good order and satisfactory condition, and that all promises, representations and undertakings by or binding upon the Lessor with respect to any alteration, remodelling or decorating of, or installation of fixtures in the demised premises have been fully satisfied and performed by the Lessor.

6.2 The Lessee covenants to keep the demised premises in a state of good repair at all times and to immediately give notice to the Lessor of any damage to the demised premises of which it is aware and the Lessor will have the right to any reasonable time to enter and view the state of damage.

6.3 Any damage to the demised premises and to the fixtures, appurtenances and equipment therein or its fixtures, appurtenances or equipment, ordinary wear and tear excepted, due to the carelessness, omission, neglect of the Lessee, its employees, servants or its visitors shall be promptly repaired at the expense of the Lessee upon receipt of a demand in writing from the Lessor to the Lessee and that such repairs shall be carried out to the satisfaction of the Lessor. If the Lessee fails to make such repairs the same will be made by the Lessor at the expense of the Lessee and shall be paid by the Lessee within twenty(20)days after receipt by the Lessee of a statement for such repairs. Such covenant to repair shall include the obligation at the Lessee's expense:

- (i) To operate, maintain and keep in good order, condition and repair, the demised premises and all fixtures located therein.
- (ii) to comply with the requirements of every applicable statute, law and ordinance and by-law and with every applicable lawful regulation or order with respect to the condition, maintenance, use or occupation of the demised premises, or any equipment or machinery located therein.
- (iii) to comply with any reasonable application, regulation or recommendation of the Canadian Underwriters Association or any other body or Association having similar functions or any liability or fire insurance company by which the Lessor and/or the Lessee may be insured.
- (iv) such repairs or replacements shall be subject to Article 7 of this lease.

At the termination of the said lease, the Lessee will yield up to the demised premises in like good and substantial repair, damage from fire, storm and tempest and reasonable wear and tear only accepted.

## ARTICLE 7

### PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE

7.1 The Lessee covenants, agrees and undertakes to provide to the Lessor upon demand, a copy of its insurance policy consisting of Comprehensive Public Liability and Property Damage Insurance with respect to the leased premises and Lessee's Legal Liability Insurance respecting the leased premises in an amount satisfactory to the Lessor.

7.2 The Lessee further covenants not to cancel or alter any policy of insurance referred to in this article without first giving the Lessor thirty (30) days notice in writing of its intention to so cancel or alter such insurance.

7.3 The Lessee shall maintain insurance against loss or damage by fire and extended perils and the premiums shall be paid by the Lessee.

## ARTICLE 8

### FIRE

8.1 It is mutually covenanted and agreed between the parties hereto that if during the term of this lease the demised premises shall be so damaged by fire or other cause or be partially destroyed or damaged so as to make the demised premises wholly or partially unfit for occupation the rent hereby reserved, or a proportionate part hereof, according to the nature and extent of the damage sustained, shall abate until the said demised premises shall have been rebuilt or repaired and made fit for the purposes of the Lessee, and the Lessor shall, if the same can be rebuilt or repaired within ninety (90) days of the commencement of such rebuilding or repairs, forthwith rebuild or repair and make the said demised premises fit for the purposes of the Lessee. If the demised premises cannot be rebuilt or repaired within ninety (90) days as aforesaid the Lessor may, at its sole option, by notice in writing to the other, forthwith determine and put an end to this Lease and the Lessor may thereupon recover the rent due and accruing up to the time of such damage or destruction or refund any prepaid rent as at that time and may deal with the said premises as fully and effectively as if these presents had not been entered into;

PROVIDED that the Lessor shall determine within ten(10) days whether or not the demised premises can be repaired or rebuilt within ninety(90) days as aforementioned, and if the Lessor determines that the same may be repaired or rebuilt within ninety(90) days, the Lessor shall proceed with all expedition and dispatch to repair and build the same with the same stime. If there be any dispute as to the proportionate part of rent to be abated the dispute will be referred to arbitration by one(1) arbitrator pursuant to the Arbitration Act of the Province of Alberta. In no case shall the Lessor be liable to the Lessee for any loss or damage accasioned by such fire or other cause.

#### ARTICLE 9

##### USE OF PREMISES

9.1 THE LESSEE further covenants, that it will not carry on or permit to be carried on upon said premises, any trade or occupation other than Flying Club operations or activities related to flying club operations and for no other purposes and it will not commit, suffer, permit or carry on anuissance in or about the premises and in the event of insurance rates of the Lessor being increased by reason of things brought on the demised premises or the extraordinary nature of the Lessee's business the Lessee shall pay to the Lessor as additional rent forthwith upon demand the amount of such increase. If any insurance policy upon said building or any part thereof be cancelled by reason of the use of occupancy by the Lessee, the Lessee shall forthwith remedy or rectify such use or occupation upon being requested in writing by the Lessor to do so.

#### ARTICLE 10

10.1 THE LESSEE covenants with the Lessor that the Lessee will not assign or sub-let the demised premises or any part thereof (for the term hereby granted or any part thereof) without the consent in writing of the Lessor. Should the

Lessor consent to an assignment of this lease by the Lessor, the Lessee shall, nevertheless, remain liable to the Lessor for the full payment of rent and performance of the Lessee's other obligations under this lease, such consent by the Lessor not to be unreasonably withheld.

#### ARTICLE 11

##### ORDINANCES

11.1 The Lessee shall not suffer, permit or commit any waste or nuisance. The Lessee covenants with the Lessor that the Lessee will observe and fulfill the lawful conditions and requirements of all statutes, orders in council, by-laws, rules and regulations, municipal, parliamentary or otherwise, now or hereinafter enacted relating to the use of the demised premises.

#### ARTICLE 12

##### ALTERATIONS

12.1 The Lessee covenants with the Lessor that the Lessee will not carry out any alterations to the demised premises without the prior written consent of the Lessor, that any such alterations shall be carried out only by persons or tradesmen approved by the Lessor, and that any alterations, additions or improvements shall be and remain at the option of the Lessor, the property of the Lessor at the expiration or prior termination of this lease; provided that the Lessee shall have the right to remove its furniture and office equipment installed and placed by the Lessee upon the demised premises before or during the said term and that the Lessee shall make good all damages to the demised premises caused by such removal and shall restore all equipment to the original normal method of operation.

#### ARTICLE 13

##### DEFAULT AND TERMINATION

13.1 If the Lessee fails to pay any rental or any other payment due under this lease as additional rental, or if the Lessee fails to perform any other

terms or conditions of this lease, to be observed or performed by the Lessee, or if the term hereby granted or any of the goods or chattels of the Lessee on the demised premises shall at any time during the said term be seized or taken into execution or attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors or any bulk sale or becoming bankrupt or insolvent shall take the benefit of any statute now or hereafter in force for bankrupt or insolvent debtors, or if a receiving order shall be made against the Lessee, or if any order shall be made for the winding-up of the Lessee, or if the demised premises shall without the written consent of the Lessor become and remain vacant for a period of thirty (30) days, or be used by any other persons than such as are entitled to use them under the terms of this lease or if they shall be used for any other purpose than that for which the same are demised as hereinbefore provided, or if the Lessee shall without the written consent of the Lessor abandon or attempt to abandon the demised premises or to sell or dispose of goods or chattels of the Lessee or to remove them or any of them from the demised premises so that there would not, in the event of such abandonment, sale or disposal, be sufficient goods on the demised premises subject to distress to satisfy the rent above due or accruing due, then and in every such event the then current month's rent and the next ensuing three (3) months' rent shall immediately become due and be payable and the Lessor may at its option terminate this lease upon written notice to the Lessee and may re-enter and take possession of the demised premises as though the term ended by the expiration of the time fixed in this lease.

#### ARTICLE 14

##### RIGHT TO LEVY DISTRESS

14.1 The Lessor may distrain for the rent hereby reserved including accelerated and additional rent, if any, or for any money hereby recoverable by distress upon the goods and chattels of the Lessee wheresoever situate and upon any other premises to which the same may have been removed, and wherever the same may be found within the Province of Alberta, or elsewhere.

ARTICLE 15

INDEMNIFICATION

15.1 The Lessee covenants with the Lessor that the Lessee will indemnify and save harmless the Lessor from any and all liability, damage, expense, cause of action, suits, claims or judgements arising from injury to persons or property as a result of negligence of the Lessor, its agents, servants or contractors.

ARTICLE 16

VIEWING PREMISES

16.1 The Lessee covenants with the Lessor to permit the Lessor or its agents to exhibit the demised premises during the last three (3) months of the term or any renewal thereof to any prospective tenant and to permit all persons having written authority of the Lessor therefore to view the said demised premises at all reasonable hours during such three (3) month period.

ARTICLE 17

UTILITIES AND TAXES

17.1 The Lessee covenants with the Lessor to pay all rates and charges for telephone, water, sewer, electricity and heating costs which shall be assessed or chargeable with respect to the demised premises as and when the same becomes due and payable.

17.2 The Lessee covenants to pay all property and local improvement taxes which may be charged or levied against the demised premises during the term hereby demised.

ARTICLE 18

OPERATING COSTS

18.1 The Lessee will maintain and keep in proper condition, the leased

lands adjacent to the building upon the demised premises herein leased, and must take all action required by local authorities in regard to the property and, the Lessee, its servants and agents, and the customers of the Lessee, hereby are granted the right to use the same.

18.2 The Lessee shall, at its own cost, supply replacement bulbs and tubes for electrical fixtures and the replacement thereof.

18.3 The Lessee shall at its own cost, pay for its own janitor service and window cleaning service.

18.4 The Lessee will not allow any refuse, garbage or other loose or objectionable material to accumulate in or about the premises. The Lessee shall be responsible for garbage removal and it will keep the said premises in a clean and neat condition and will immediately, before the termination of the term hereby granted, wash the floors, the windows of the premises hereby demised, and will remove from the premises, at its own expense, garbage or cans during the term of this lease.

18.5 The Lessor will be responsible for snow removal from all roads and taxiways to the demised premises.

#### ARTICLE 19

##### LIENS

19.1 The Lessee shall not suffer or permit any lien or other charges to be filed or registered against the lands, the Lessor's building or any fixtures or improvements on the lands by reason of work, labour, services or materials supplied or claimed to have been supplied to the Lessee or anyone holding any interest in any part thereof through or under the lease. If any such lien shall at any time be filed or registered, the Lessee shall procure its discharge within ten (10) days after the lien has come to the notice or knowledge of the Lessee. The Lessor may, but shall not be obliged to procure a discharge of any lien filed or registered at any time if in the Lessor's judgement the lands or the Lessor's building or any part thereof or the Lessee's interest therein becomes liable to any forfeiture or sale or otherwise in jeopardy, and any amount paid by the Lessor in so doing, together with reasonable costs and expenses of the Lessor, shall be reimbursed to the Lessor by the Lessee on demand together with the interest at the rate of twelve (12%) per cent per annum from the date incurred until paid, and may

recovered as rent in arrears. Nothing herein contained shall preclude the Lessee discharging any lien through the appropriate proceedings which preserve the Lessee's right to afterwards contest the validity of such a lien.

## ARTICLE 20

### CAVEATS

20.1 The Lessee shall have the right to file a Caveat respecting this lease in the appropriate Land Titles Office in which the titles to the lands upon which the leased premises are situate and is entitled to file or register this lease.

20.2 The Lessee further covenants and agrees that if it shall receive a written request from the Lessor, it shall execute any postponements that are required to effect subordination of the caveat and enable mortgage financing; PROVIDED, however that such subordination shall be upon the express condition that the validity of this lease shall be recognized and consented to by the Mortgagee.

## ARTICLE 21

### QUIET ENJOYMENT

21.1 The Lessor covenants with the Lessee that upon the Lessee paying the rent hereby reserved and performing and observing the Lessee's covenants and agreements herein contained, the Lessee shall and may peaceably possess, occupy and enjoy the demised premises for the term hereby granted.

## ARTICLE 22

### LESSOR'S REPAIRS

22.1 The Lessee covenants to keep in good repair and condition the foundations, outer walls and roof of the building, all common areas therein and all pipes, plumbing electrical, and heating systems of the building and all installations of a structural nature. In the event that any such repairs shall be required to be made by the Lessor

by reason of the negligence of the Lessee, its agents, employees, invitees or licensees, the Lessor shall be entitled to recover the cost thereof from the Lessee and if the Lessee shall fail to pay the same on demand, the Lessor may recover the amount so due by all remedies available to it for the recovery of rent in arrears.

## ARTICLE 23

### LIABILITY

23.1 The Lessor shall not be liable in any way for injury to any person or persons or for loss of or damage to any property belonging to the Lessee or to employees, agents, invitees, or licensee of the Lessee while such person or property is in or about the demised premises or the building containing the demised premises or any runways, platforms or corridors in connection therewith, including (without restricting the generality of the foregoing) any injury to persons or loss of or damage to any such property caused by theft or breaking, or by steam, water, rain or snow of which may leak, issue or flow into the demised premises from any part of the Lessor's building containing the demised premises or from any adjacent or neighbouring lands or premises or from the water, steam or drainage pipes or plumbing works of the same or from any other place or quarter or for any loss or damage caused by or attributable to the condition or arrangement of any electric or other wiring, plumbing, heating, air-conditioning, gas, telephone and all other utility services supplied to and used on or in connection with the demised premises, or for any damage or injury caused by anything done or omitted to be done by the Lessee (whether required by this lease or not) or by any other Lessee or occupant of the Lessor's building containing the demised premises or for any other loss whatsoever of the Lessee with respect to the demised premises or the business of the Lessee carried on therein.

23.2 All property of the Lessee kept or stored upon the demised premises shall be so kept or stored at the sole risk of the Lessee and the Lessee hereby releases the Lessor from any and all liability for any claims whatsoever arising out of damage to, loss of or theft of such property including any and all claims in subrogation by any insurer of the Lessee, unless such damage or loss is caused solely by the willful act or gross neglect of the Lessor.

23.3 Notwithstanding the foregoing, if the Lessor should without fault on its part be made a party to any litigation commenced by or against the Lessee, the Lessee shall indemnify and save harmless the Lessor from and against any and all claims or liability resulting from such litigation and shall pay all costs, expenses and legal fees incurred and paid by the Lessor in connection with such litigation.

#### ARTICLE 24

##### ENTRY TO EFFECT REPAIRS

24.1 It is mutually covenanted and agreed between the parties hereto that the Lessor may at any reasonable time enter the demised premises for the purpose of making repairs that the lessor deems necessary and for the purpose of constructing any addition to the building of which the demised premises forms a part.

#### ARTICLE 25

##### LACHES

25.1 It is mutually covenanted and agreed between the parties hereto that failure of the Lessor to insist at all times upon strict compliance with all of the terms, conditions, obligations, covenants and agreements contained herein shall not be construed as a waiver or relinquishment in respect thereof thereafter.

25.2 The Lessor shall not be considered to have waived any of the rights, covenants or conditions herein contained unless evidenced by the Lessor's written waiver, executed by its proper signing officers; and waiver of any other or further default or right.

#### ARTICLE 26

##### LEGAL FEES

26.1 It is mutually covenanted and agreed between the parties hereto that in the event that it shall be necessary for the Lessor to retain the services of

a Solicitor for the purpose of collection of rent in arrears or enforcing the performance of any of the Lessee's covenants, it shall be entitled to collect from the Lessee all reasonable solicitor's fees in respect thereof as if the same were rent reserved and in arrears hereunder.

#### ARTICLE 27

##### HOLDING OVER

27.1 It is mutually covenanted and agreed between the parties hereto that upon the expiration or other termination of the term or any renewal hereof if the Lessee remains in possession of the demised premises with the consent of the Lessor, the Lessee shall be deemed to be a tenant from month to month only and no other tenancy shall be created by implication of law or otherwise and the monthly rental installment provided under the provisions of this lease shall be paid in advance on the first day of each month, and such month to month tenancy shall be otherwise subject to all other terms of this lease.

#### ARTICLE 28

##### NOTICES

28.1 It is mutually covenanted and agreed between the parties hereto that all notices required to be given hereunder shall be sufficiently given if mailed by registered mail addressed to the Lessee at the demised premises and to the Lessor by directing same to that person or office at which the rent reserved hereunder is from time to time payable, any such notice shall be deemed to have been received ninety-six (96) hours after it has been so mailed. Further it is mutually agreed that in the event of a postal strike, lock-out or other event that prevents delivery of registered mail, all notices required to be given hereunder shall be sufficiently given if taken to the Lessee at the demised premises and to the Lessor at the place or office at which the rent reserved hereunder is from time to time payable.

ARTICLE 29

RADIO COMMUNICATIONS

29.1 The Lessee shall properly shield any equipment installed in the said premises so that such equipment or the operation thereof shall not interfere with radio communications of which interference with the Lessor, on the advice of the director named in the Crown Lease, shall be the sole judge, and in the event of such interference, the Lessee shall forthwith remove or cease to operate the equipment causing the same.

ARTICLE 30

APPROVAL OF LEASE

30.1 The within demise and lease is subject to the same being approved by or on behalf of the Director named in the Crown Lease.

ARTICLE 31

SEVERABILITY OF RIGHTS

31.1 It is mutually covenanted and agreed between the parties hereto that if any clause or provision of this lease is held to be illegal, invalid or unenforceable, then in that event, it is the intention of the parties hereto that the remainder of the lease shall remain in force.

ARTICLE 32

SUCCESSORS AND ASSIGNS

32.1 In these presents the term "Lessor" shall, unless the context otherwise requires, mean and include the Lessor, its successors and assigns, and the term "Lessee" shall wherever used herein include and extend to the successors and permitted assigns of the Lessee.

ARTICLE 33

INTERPRETATION

33.1 Wherever the singular or masculine is used throughout this lease, the plural or feminine or a body corporate shall be implied whenever the context so requires.

ARTICLE 34

TIME

34.1 Time shall be the essence of this agreement and these presents and everything herein contained shall enure to the benefit of and be binding upon and enforceable by the parties hereto, their respective administrators, successors and where permitted, assigns.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their hands and seals attested to by the signatures of their authorized officers in that behalf the day and year first above written.

THE CITY OF RED DEER

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

Mayor

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

THE RED DEER FLYING CLUB

Per: *Lauff Schmitz*

PRESIDENT

Per: *[Signature]*

SECRETARY

Oct 27/81

Date

November 17, 1981

TO: City Clerk

FROM: City Engineer

RE: 32 Street Outfall Repairs

Council at their regular meeting of November 9, 1981 expressed a concern with respect to the length of time City crews have spent on this particular project. The following text is a brief description of the project.

During the heavy rainstorm of July 29, 1981, a section of 1500 mm (60") diameter half-section culvert was washed out. The section that was damaged is on an extremely steep slope (28%). Basically the flow of water overtopped the flume and then undermined the structure. The water then washed out several (10-20) mature trees and undermined the existing outfall structure at the bottom of the slope. Approximately 32 m (105 ft. +) of pipe had to be replaced. The storm sewer that was damaged drains a large area which includes portions of Mountview, Sunnybrook, Morrisroe and Anders Subdivisions. The half culvert was replaced with a 1200 mm (48") corrugated steel pipe on a seventeen percent (17%) slope which is fully buried whereas the previous system was a surface installation. This will hopefully prevent a reoccurrence of the damage to the slope. In addition to the buried pipe a concrete drop structure with a "splitter" baffle was constructed and tied into the original structure at the top of the slope.

The design drawings were issued approximately September 15, 1981 and work commenced on September 29, 1981. As the work space was extremely confined due to the requirement to preserve as many trees as possible the number of men and amount of equipment that could work at the site was kept to a minimum. For much of the time the crew consisted of four (4) people and occasionally the crew was dispatched to other work (ie. during concrete curing intervals). In addition, rains during October did overtop the temporary by-pass that was constructed which resulted in some work being damaged and replaced. Vandals also created some additional work by damaging both the by-pass and the snow fence.

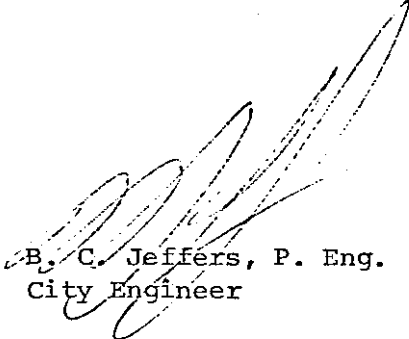
It is anticipated that the work will be completed as of November 18, 1981 with the exception of seeding the slope. This work will likely be undertaken by the Parks Department in the spring of 1982. The original cost estimate utilizing imported backfill from the Westerner Detention Pond site was \$47,700.00. This material was found to be unsuitable for this purpose

and the estimate was subsequently revised to provide for pit run backfill. The revised estimated cost using the pit run backfill was \$55,900.00. The actual final cost will be \$53,000.00 - \$54,000.00.

Although there has been no firm commitment on the part of the Province, we anticipate that funding will be available through the Alberta Disaster Fund. Regardless of funding, the project had to proceed immediately so that a proper storm drainage structure would be in place and functional prior to Spring 1982. Left in an unrepaired state we would have faced the prospect of severe erosion and roadway damage.

An approximate cost analysis to November 14, 1981 is as follows.

Labor	\$ 14,832.60
City Equipment	\$ 3,405.00
Rented Equipment	\$ 14,256.94
Material - Concrete	\$ 3,278.50
- Pit run	\$ 8,704.90
- Culvert	\$ 3,120.19
- Lumber	\$ 1,333.80
- Miscellaneous	\$ 920.09
 TOTAL	 \$ 49,852.02



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

RKP/emg  
cc - J. MacLean  
cc - City Treasurer