

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, APRIL 1st,  
1974 commencing at 5:00 p.m.

\*\*\*\*\*

- (1) Confirmation of March 18th & March 26th, 1974 Minutes

\*\* PUBLIC HEARING \*\*

A public hearing will be held at 7 p.m. in respect of Zoning Bylaw 2011/F-74. This Bylaw provides for the rezoning of the commercial properties fronting on to Gaetz Avenue and south of 30th Street.

- (2) UNFINISHED BUSINESS

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BYLAWS

- 1) 2011/F-74 (second & third readings)
- 2) 2011/J-74 (first reading)
- 3) 2151/Q-74 (three readings)
- 4) 2282/M-74 (three readings)

UNFINISHED BUSINESS

NO. 1

TO: COUNCIL

At the March 18th, 1974 meeting of Council, it was agreed the meeting normally scheduled for April 15th would be cancelled and the next regular meeting would be held April 22, 1974.

Would Council agree that further meetings be held every two weeks following April 22nd?

"R. STOLLINGS"  
City Clerk

NO. 2

March 28, 1974

TO: COUNCIL

FROM: CITY CLERK

RE: Speed - Gaetz Avenue South

Attached to this agenda is an amendment to the Traffic By-law No. 2282/M-74 to provide for a reduction in the speed limit on Gaetz Avenue south, in accordance with the decision of Council March 18th.

Yours truly,

"R. STOLLINGS",  
City Clerk.

NO. 3

TO: COUNCIL

RE: NORTHWESTERN UTILITIES GAS RATE HEARINGS

The above item was tabled at the meeting of Council March 18th, 1974 to enable us to obtain further comments from the City Solicitor. Mr. Beames, who has been involved in this matter, has been absent from the City since prior to the last meeting, and therefore, we have been unable to obtain his views. It is hoped that Mr. Beames will be present at the April 1st meeting to express further observations concerning this matter.

"R. STOLLINGS"  
City Clerk

REPORTSNO. 1

TO: COUNCIL

RE: Public Hearing - Zoning Bylaw 2011/F-74

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A public hearing in respect of the above bylaw has been advertised for 7 p.m., Monday, April 1st, 1974. This bylaw provides for the rezoning of the commercial properties fronting on to Gaetz Avenue and south of 30 Street.

Comments of the Red Deer Regional Planning Commission in respect of the above bylaw appear hereunder.

"R. STOLLINGS"  
City Clerk

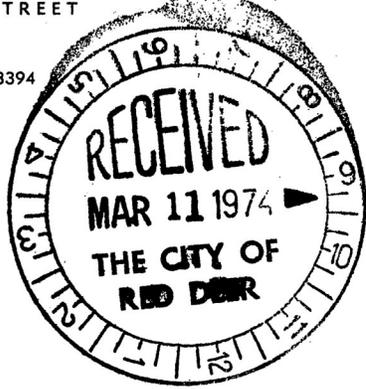
**RED DEER REGIONAL PLANNING COMMISSION**

4910 - 59 STREET

RED DEER, ALBERTA  
T4N 2N1

TELEPHONE: 346-3394

FILE No.



8 March 1974.

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

Dear Sir;

Re: Zoning By-Law 2011/F-74

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

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

Yours truly,

**D. Rouhi, MTPIC,  
Associate Planner.**

DR/lc

MEMBERS

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

NO. 2

March 22, 1974

TO: CITY COUNCIL

FROM: RED DEER DEVELOPMENT APPEAL BOARD

The Red Deer Development Appeal Board has of recent, received several appeals for relaxation of the Zoning By-law provision which requires that in a residential area the principal building shall not cover more than 25% of the site area. Specifically the need to appeal arises when the owner wishes to build a house and attached garage, the combined area of which exceeds 25% of the site area.

Two such appeals were submitted to the Development Appeal Board at the March 21, 1974 hearing. In both instances the combined area of the house and attached garage exceeded the 25% provision of the by-law. The Board was advised by the Development Officer and the Associate Planner that in each case had the garage been built separate from the house the overdevelopment would not have occurred. In fact in the cases sited above, the owners could have covered more site than what was being appealed and still comply with the by-law had they chosen to build a detached garage. This does not appear to be reasonable.

The Appeal Board supports the comments of the Red Deer Regional Planning Commission which were provided relative to the aforementioned appeals namely, that the attached garage provides better useful space in the yard than if it is detached from the house. Furthermore, an attached garage is a popular and attractive type of development.

For the above reasons the Board is of the opinion that the By-law should be reviewed relative to this matter and that same should be amended so that citizens would not be forced to appeal in order to achieve the more desirable as appears to be the case in this instance.

Respectfully submitted,



P. POWER,  
Chairman,

Red Deer Development Appeal Board.

CS:mt

NO. 3

March 25, 1974

TO: COUNCIL

FROM: Mayor Barrett

Due to the nature of Alderman Parkinson's illness and the uncertainty of the date when she will attend further meetings of Council, I would suggest that a resolution be passed by Council pursuant to Section 29 (1) (b) of the Municipal Government Act, authorizing Alderman Parkinson's absence until she is well enough to again attend Council meetings.

E. E. BARRETT,  
Mayor.

Lionel R. Lizee - Chairman

March 21, 1974

First Quarterly Report of 1973-74  
Landlord and Tenant Advisory Board  
from the date of its creation to March 15, 1974

TO His Worship the Mayor  
The City Council

In accordance with instructions received from the City Clerk, the following is the first quarterly report of the activities of the Board from its creation by City Council on the 5th day of November, 1973 to March 15, 1974.

IN THE BEGINNING

The members of the Board went through a period of orientation during which the members had to educate themselves on the rudiments of the Landlord and Tenant relationship as well as devising a fairly simple yet just means of handling complaints and requests for information. The Board held its first meeting on November 21, 1973 at which time Lionel R. Lizee was elected as its Chairman. The Board then met on November 29, 1973 to determine its procedure and to draft the various forms that it felt would be required. The Board then reported the same to City Council by letter dated December 5, 1973.

All the members of the Board were deluged with calls requesting information or making complaints in the beginning. The various Board members attempted on their own to settle the disputes at the time the complaint was made. A tabulation of these calls has been made and the results thereof are provided elsewhere in this report.

The Board undertook to advertise the more poignant aspects of the Landlord Tenant relationship in the media. The results of these advertisements is encouraging and it is our belief that the Public at large are edified by the

same. The advertising consists of twelve different adds run weekly in a cycling fashion, each add containing a short explanation of an aspect of the Landlord and Tenant relationship.

The office of the Board was established at the law office of Allan B. Armstrong at Suite 2, 4928 - 51 Street, Red Deer where the Chairman is presently completing his Articleship. The Budget of the Board consists primarily of three items: Printing, Use of Office Space and Concurrent Secretarial Help and Advertising. The printing department of City Hall is used to print the required forms. The use of office space and Secretarial help is budgeted at \$75.00 per month and the advertising is looked after by City Council's accounting department and is limited to a total expenditure of \$250.00 for the entire year.

OPERATION

Most of the inquiries received by Board members is by telephone. Of these inquiries the great majority are for information and this information is used by the Parties concerned to settle or resolve their differences. Of the 91 inquiries referred to in this report only 5 have gone to the point of making a formal complaint which the Board has had to deal with by making a suggestion to the Parties. Out of these 5 complaints only one required that it be resolved by a hearing. The following is a tabulation of the inquiries received:

1. Statistical Outline (so far & empassizing office count)

a. Nature of Contact

73%	(56)	<u>Tenant</u> (usualy woman & phone)
16%	(11)	<u>Landlord</u> (usually man & phone)
5%	(4)	Other or unidentified

100% (71)\*

Office count only (Dec.10/73-Feb.15/74)

b. Contact Intervals

(20)	Early contacts.	Estimate.	1973.
11	December 10-31.	Office only.	
24	January 1-16.	Office only.	1974.
17	January 17-31.	Office only.	
19	February 1-15.	Office only.	
<hr/>	<hr/>	<hr/>	
91	Mid-November '73 - Mid-February.		

c. Inquiry/Complaint Nature & Frequency ('at issue')\*

31%	( <u>Damage &amp;/or Deposit</u> )
18%	( <u>Notice</u> : proper &/or improper)
16%	( <u>Facilities &amp;/or Maintenance</u> )
9%	( <u>Information</u> requested regarding the nature of landlordship &/or tenantship)
5%	( <u>Entry</u> improper)
5%	( <u>Parking</u> -plugin-snowremoval)
5%	( <u>Accommodation</u> hard to find or keep: referred elsewhere, not Board matter)
2%	( <u>Arrears</u> )
2%	( <u>Theft</u> )
2%	( <u>Rent</u> increase)
2%	( <u>Harassment</u> )
1%	( <u>Inspection forms</u> requested)**
1%	( <u>Underhold</u> claim)
1%	( <u>House rules</u> broken)

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100%      \* N = 85 items (from 71 **inquiries**).  
 \*\* Other form requests not tallied at present (e.g. complaint form).

The Board has provided the Public with 32 copies of the Landlord and Tenant Act at a cost to the Public of .45¢ for each Act making a total of \$14.40 received of which \$7.00 has already been remitted to the City.

The Board has provided inspection forms for use in connection with the damage deposit to the Public free of charge. Approximately 100 or so of these forms have been picked up by members of the Public and it is understood by the Board that the local Real Estate Board has provided copies of the same to its members for their use.

The Board has adopted a Code of Ethics for the Landlord and Tenant to abide by. Copies of this Code are available at the Board's office.

The Board has met on the following occasions:

November 2nd, 1973  
November 21st, 1973  
November 29th, 1973  
December 6th, 1973  
December 20th, 1973  
January 17th, 1974  
January 24th, 1974  
February 21st, 1974  
March 21st, 1974

#### THE TALLY

The Board is of the opinion that it is performing a worthwhile function for the Citizens of Red Deer. The easy access to professional information as well as seeing the more important aspects of the law in print has greatly assisted the citizenry to appreciate and understand their position under the law. The provision of a method of resolving disputes is also advantageous as it is inexpensive and informal. The seeming lack of actual complaints resolved by the Board should not be played down, as the mere giving of information has the tendency of resolving disputes.

All of which is respectfully submitted to Your Worship and City Council.



  
Lionel R. Lizee  
Chairman of the Board

NO. 5

TO: COUNCIL

RE: ZONING BYLAW AMENDMENT 2011/J-74

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At the last meeting of Council, members were agreed an amendment to the Zoning Bylaw should be prepared to permit "restaurants" as a conditional use in an I.2 zone (former Carling Brewery Building).

A draft amendment to the Zoning Bylaw has been prepared in accordance with the above, and is attached hereto as Bylaw 2011/J-74.

"R. STOLLINGS"  
City Clerk

NO. 6

March 28th, 1974

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

RE: PROPOSED SCHEDULE FOR REVIEW OF OPERATING BUDGET 1974

In order that the Department Heads and Agencies that are to appear before Council, may confirm their schedule accordingly, it is proposed that the following program be followed by Council in dealing with this matter:

Tuesday, April 2nd, 1974, commencing at 7:00 P.M.:

- 7:00 P.M. - Council, Mayor, Commissioner and City Clerk's Departments
- 7:30 P.M. - Assessment (Land & Tax) Department
- 8:00 P.M. - Building Inspection Department
- 8:30 P.M. - R.C.M.P.
- 9:00 P.M. - Fire Department
- 9:30 P.M. - Personnel Department

Monday, April 8th, 1974, commencing at 4:30 P.M.:

- 4:30 P.M. - Treasury Department, E.M.O. and miscellaneous
- 5:30 P.M. - Economic Development
- 5:45 P.M. - Red Deer Industrial Airport  
-- break for buffet supper --
- 7:00 P.M. - Invited Agencies on grants, etc. (V.O.N., Museum, Twilight Fdn.)
- 7:45 P.M. - Recreation Department
- 8:45 P.M. - E. L. & P. Department
- 9:30 P.M. - Transit Department
- 10:00 P.M. - Budget Round-up

R. E. BARRETT,  
Mayor

M. H. ROGERS,  
City Commissioner

MHR/pml

NO. 7

March 20th, 1974

TO: City Council

FROM: Building Inspector

RE: Amendment to the City of Red Deer  
License By-law No. 2151

Changes in the Licensing By-law to increase license fees by \$45.00 for Home Occupations were made at Council meeting of DECEMBER 17th, 1973.

These changes did not cover Home Occupations that were not subject to a license fee. For example: music teachers, dancing school, tropical fish raising and other types that involve "office only", such as an Oil Industry Construction Company.

A new Section 25 - Home Occupation License fee would provide for this authority.

1. Delete present Section 25 - Special Business License Fee

Any business, not otherwise provided for in this by-law, which commences business in premises for which a business tax has not been computed, and entered on the final revision of the business tax roll for the current year, shall pay therefore a license fee as follows:

If started prior to June 30th in any year \$50.00  
 If started after July 1st in any year 25.00

This is no longer applicable since businesses can now be placed on the business tax roll at any time during the year.

2. Replace by new Section 25 - Home Occupation License Fee

Any business classified as a Home Occupation, not otherwise provided for in this by-law and not on the business tax roll, shall pay therefore:

An annual license fee of ..... \$45.00

G.K. JORGENSEN,  
 Building Inspector.

NOTE: A draft by-law will  
 be available for Council consideration.

NO. 8

March 28th, 1974

TO: CITY COUNCIL  
FROM: CITY COMMISSIONERS

At the last meeting of the Housing Committee, discussion took place concerning the availability of sites for duplexes, fourplexes and sixplexes, pertaining to requests for such accommodation from 4 Star Construction (Council meeting of March 4th, 1974) and from Hicke Real Estate who had written to Alderman Mrs. Parkinson in her capacity as Chairman of the Housing Committee.

It was brought to our attention by Hicke Real Estate Ltd. that there is no City land and very little privately-owned land available for duplexes, fourplexes and sixplexes in the City of Red Deer and they wished to be made aware of the provision, in new subdivisions, for these developments or for townhousing. Mr. Wood, Red Deer Manager of the Central Mortgage and Housing Corporation, confirmed that there is a high demand for accommodation of this kind. The Housing Committee agreed that the Administration re-examine the design of the Anders Park Quarter Section, with the view of providing more multiple family sites in the area.

On Wednesday, March 27th, 1974, the City Commissioner met with the City Engineer, City Assessor and Associate Planner and agreed on an amended zoning proposal for the Anders Park which will require Council endorsement and re-advertising of Stages 2, 3 & 4.

In reviewing this matter we believe that the following factors are pertinent:

- 1) The impact of over 700 dwelling starts in 1973 which involve a considerable amount of rented accommodation that will become available during 1974:

- Multicon apartments behind Chamber of Commerce
- Second Phase of Murray Hill Development
- Canada West development in Sunnybrook
- Apartments behind Parkland Mall
- Starts in the West Park and Highland Green areas.

- 2) The desire to obtain a balance of residential types in each neighborhood so as to not overload a particular area and to retain the marketability of the lots that will be made available.
- 3) The availability of and expectation that development of private property (including redevelopment) will meet part of the demand for higher density development.
- 4) The understanding that the City will endeavour to provide land each year, on both sides of the River, and for all or most types of accommodation, within the physical and economic constraints with which it is faced. It has never been policy that the City should attempt to satisfy the total housing market. Sales in West Park in 1973 indicated that there is demand for all types of accommodation and we believe that a sudden shift in the provision for different types of housing accommodation could lead to complaints from other builders.

Mr. Cundy, Regional Planning Director, advised City Council on March 4th, 1974, that 46 duplex lots that will accommodate 92 units, are proposed in The Pines, A.S.H. and Anders Park Subdivisions, for 1974.

As a result of our review of the Anders Park Subdivision, and recognizing that subsequent stages will be commenced as the preceding stages are completed, the following is a breakdown of the proposed multiple accommodation:

STAGE 1:

- 19 duplex lots for 38 units

STAGE 2:

- Approximately  $3\frac{1}{2}$  acres, formerly designated as store and church site, to be rezoned R.3.b. and designed for fourplexes or townhousing, to provide for a total of 40 units or 55 units, respectively.

STAGE 3:

- Approximately 4 acres of R.3.b. for apartments that could accommodate some 120 units; plus five 2-family lots for a further 10 units.

STAGE 4:

- Twelve 2-family lots for 24 units.

This represents a substantial increase from the original mix of multiple accommodation and it is our opinion that Council would be making a serious mistake if it was to exceed this amount of multiple accommodation in an area that has been designed to attract prestigious residential development.

In 1974, there is an apartment site available for development in Highland Green; sites for 2-family development in The Pines and sites for 2-family and apartment development in the A.S.H. Subdivision. On the basis of the foregoing, we feel that we are moving in the right direction and that the housing deficiency will be less acute than in 1973.

A plan of the amended zoning proposed for Anders Park, is attached.

R. E. BARRETT,  
Mayor

M. H. ROGERS,  
City Commissioner

MHR/pml

R

NO. 9

TO: COUNCIL

FROM: CITY COMMISSIONERS

RE: STREET NAMES FOR THE PINES AND ANDERS  
PARK SUBDIVISIONS

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We are in receipt of 50 names from which to make a selection for these two subdivisions. It is recommended that an Ad Hoc Committee of three people be appointed by Council with the responsibility for selecting the names.

"R.E. BARRETT"  
Mayor

"M.H. ROGERS"  
City Commissioner

NO. 10

March 29th, 1974

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

RE: ALBERTA UNIFORM BUILDING STANDARDS ACT

Further to the discussion in this regard, which took place at the Council meeting of March 18th, 1974, the attached reply to our telegram, has been received from the Honourable Mr. A. E. Hohol, Minister of Manpower and Labour.

On Thursday, March 28th, 1974, the City Commissioner met with Mr. W. Lawson and Mr. D. Monsen and explained the areas of Council's concern, particularly our desire not to discourage development or re-development through the application of standards that could only be appealed to a Provincial body not sensitive to local conditions nor responsible to the taxpayers of Red Deer. Concern was also expressed by the City Commissioner in respect of the probable additional staff required to enforce Provincial regulations at a time when the municipalities are strapped for funds and when there is a limit to what a reasonable increase in the cost of permit fees should be.

Mr. Lawson and Mr. Monsen then met with representatives of the City Administration, the Regional Planning Commission and the County of Red Deer and spent some three hours going through the new Alberta Building Regulations, copies of which have now been received.

As a result of this meeting, many matters have been clarified in respect of implementation of the new regulations, but there has been insufficient time for the Building Inspector to prepare a new report for Council.

It is Mr. Jorgenson's recommendation that the third reading of the Building Permit By-law and the Plumbing By-law (which were given two readings at the last meeting of Council) should not be given until these have been reviewed further with the City Solicitor to ensure that we do not inadvertently place the City in an untenable position of liability.

The final Alberta Building Regulations have adopted the Provincial Plumbing Regulations and we will not, therefore, require a Plumbing By-law as such, but will require a fee schedule to be included in the Building Permit By-law.

Mr. Jorgenson understands that we can continue to issue permits on the same fee bases as our present Building By-law but new structures must meet the new Alberta Building Regulations.

We have not had the opportunity of preparing, for Council, a detailed report on the meetings with Mr. Lawson and Mr. Monsen, but these two gentlemen have agreed to attend the Council meeting at 5:00 P.M. on Monday, April 1st, for the purpose of clarifying questions arising out of the new Alberta Building Regulations. Mr. Jorgenson and the Fire Chief will also be prepared to answer questions in this regard.

A copy of the new Regulations is enclosed with the Council material, together with a copy of the Alberta Uniform Building Standards Act.

R. E. BARRETT,  
Mayor

M. H. ROGERS,  
City Commissioner

MHR/pml



## MANPOWER AND LABOUR

403/229-3565

Office of  
the Minister

423 Legislative Building  
Edmonton, Alberta, Canada T5K 2B6

March 22, 1974

His Worship, Mayor R. E. Barrett  
Mayor of Red Deer  
Red Deer, Alberta

Dear Mr. Barrett:

I was sorry to learn from your March 20th communication that the Red Deer City Council has some concerns over the Alberta Building Standards and the proposals for their implementation. Unfortunately, it was assumed, since no adverse comments or suggestions had been received in response to the briefing material sent to the City of Red Deer during the last several weeks of 1973 and the early part of 1974, that your council was aware, and in support of the proposals.

I can well appreciate that because of the broad nature of the new legislation any doubt as to what may be intended could lead to apprehension on the part of those concerned. It is hoped that the following additional information on the regulations and enforcement procedures will dispel any fear that the new legislation will materially alter the standards, or enforcement procedures, now being followed in the City of Red Deer.

Regulations As you know, draft regulations were circulated in November 1973 for critical review and comment. The response was most gratifying with some excellent suggestions received for improvement in content. However, the regulations as adopted are essentially the same as those in the draft with some additions to cover provisions for the handicapped and other matters of this nature. (See attached).

Mayor R. E. Barrett

- 2 -

March 22, 1974

Appropriateness of Regulations for the City of Red Deer

The representatives, including the building officials, on the committee took the position throughout the deliberations that any regulations developed should be suitable for all locales in the province. Since the responses received from all other cities in the province indicated full support for the proposals we would think they should be appropriate also for the City of Red Deer.

Enforcement

In a letter from our department officials during February, all municipalities having an enforcement program in effect were advised that a ministerial order would be issued authorizing them to enforce the provisions of the Alberta Uniform Building Standards Act. Subsequent thereto, confirmation of the ministerial order and sample bylaw materials were distributed for information and assistance. Since you already have an enforcement program in effect we cannot foresee any reason why the new Alberta Building Standards would require staffing changes. When a municipality undertakes enforcement of the standard it is assumed that the financial resource to cover the expense involved will be obtained from permit fees.

Alberta Building Standards Council

The Alberta Building Standards Council will be broad enough to include regional participation. It is intended that the council will be meeting as frequently as deemed necessary to deal with appeal and policy matters, but a quorum which will consist of three or more members may be called at short notice in any locale throughout the province to deal with a specific problem.

Realizing the importance of this matter to you I have asked department officials to arrange a visit to Red Deer early next week to review in depth all aspects of this programming. I sincerely trust that the information contained herein and our proposals for dealing with this matter further will satisfy the concerns of your council.

Yours sincerely

*A. E. Hohol*

A. E. Hohol  
Minister

AEH/dz  
att'd.

NO. 11

March 29th, 1974

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

RE: LODGE MOTELS ( LETHBRIDGE ) LTD.  
DEVELOPMENT OF PROPERTY BETWEEN  
PORT-O-CALL SHOPPING CENTRE AND  
EXHIBITION GROUNDS

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Further to the report on this matter, at the Council meeting, March 18th, 1974, and Council's agreement to extend the commencement date to April 15th, 1974, the Development Appeal Board at its meeting of March 21st, 1974, ordered that the parking requirements of Zoning By-law No. 2011 be relaxed to permit the construction of the motor hotel on Lot 4, Plan 6450 M.C., and in particular, that a relaxation of 140 parking stalls be granted, subject to the site being rezoned by City Council and all other approvals being received.

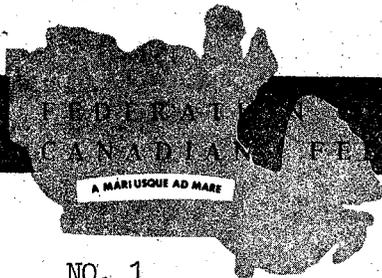
The City Commissioner has spoken with Mr. C. Rempel, who indicates that he will be representing the Company at the Council Meeting of April 1st, and will have in his possession, a copy of the signed agreement and a letter of credit (Bank guarantee) in the amount of \$100,000.

If Council is satisfied that the assurances expected of this Company are fulfilled, it is recommended that third reading of the Zoning amendment to provide for C.5, Highway Commercial, be approved.

R. E. BARRETT,  
Mayor

M. H. ROGERS,  
City Commissioner

MHR/pm1



816-56 SPARKS, OTTAWA, ONTARIO K1P 5A9 (613) 237-5221, TELEX 053-4338

NO. 1

March 26, 1974

MEMO TO: CFMM members

SUBJECT: CFMM's 37th Annual Conference

DATE: June 2 - 6 (incl) 1974

LOCATION: Winnipeg Inn  
Winnipeg, Manitoba

CONFERENCE CHAIRMAN: Mayor J.W. Bird, President

REGISTRATION:

- \* Registration will be held in the East Ballroom of the Winnipeg Inn, starting at 10:30 a.m. on Sunday June 2 (the Conference starts officially on Monday June 3).
- \* Registration fees are \$60.00 for delegates and \$25.00 for spouses.

HOTEL RESERVATIONS:

- \* Deadline: May 17, 1974.
- \* Reservations must be made through the CFMM offices - hotels will not accept reservations made directly by the delegates.

CAMA

The Canadian Association of Municipal Administrators will meet at the Northstar Inn, Winnipeg, on Friday, May 31 and Saturday, June 1.

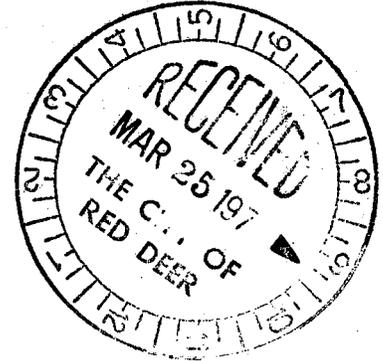
PLEASE NOTE

- a. Delegates' conference registration and hotel reservations are confirmed only on the receipt of the delegates' registration fee.
- b. Refunds of registration fees are allowed, but a penalty of 25% of the prepaid fee is levied against delegates failing to notify the secretariat ten (10) days in advance of the conference opening.

PLEASE FIND ATTACHED:

- \* Conference registration and hotel reservation forms and hotel rates.

GUY LEVESQUE  
Executive Director



NOTE: Members of Council are reminded that resolutions to be brought before the C.F.M.M.'s annual conference, must be submitted prior to April 30th this year.

"R. STOLLINGS"  
City Clerk

NO. 2

5925 West Park Crescent  
Red Deer, Alberta

March 15, 1974

The Mayor and Aldermen  
Council of the City of Red Deer  
City Hall  
RED DEER, Alberta

Dear Mayor and Aldermen:

The Red Deer Local Council of Women, feel that some type of waste disposal units should be available at Bus Shelters in Red Deer. It has been brought to our attention that candy wrappers, cigarette packages and the like are making these shelters very unsightly.

With Council's permission, we would like to look into the cost of a container to be secured in some way to the shelters, with a view to purchasing one for the shelter at the Hospital Bus stop, if Council would be interested in seeing to the placement of other containers at other bus shelters around the City.

We realize that there is likely to be vandalism. For this reason we thought perhaps a container that could be fastened onto the shelter might be more practical.

Thank you for giving this your attention.

Sincerely,

"BARBARA WOOLEY"  
Secretary

## THE CITY OF RED DEER



TRANSIT DEPARTMENT

RED DEER, ALBERTA

T4N 3T4

TO: City Clerk

DATE: March 25th, 1974

FROM: Transit Superintendent

RE: Letter from Council of Women regarding  
Garbage Containers in Shelters

This is to advise that Garbage Containers were placed in all Shelters as soon as they were installed. Five (5) of these were stolen during the first week-end after installation. We installed five (5) more and four (4) of these disappeared during the next week. The fifth (5th) one, in the downtown main Shelter on the north side of Ross Street is still there, but never used. Paper, cartons, and garbage of every description is thrown on the floor. These Shelters are swept out and cleaned periodically, but within twelve (12) hours become pig-stys again.

Until such time as a massive public "Clean Up and Don't Litter" campaign is organized, I see no benefit from garbage containers in Shelters. If fastened to the wall how would they be emptied? Who would empty them? and who would pay for their purchase, installation, emptying, etc.

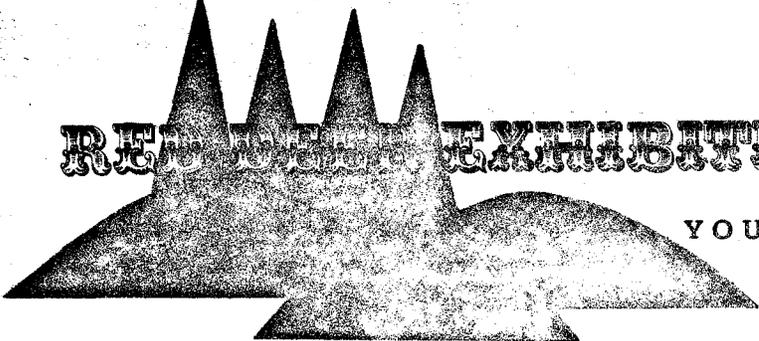
If council wishes to see a travelling pig-sty, they are cordially invited to the Transit Garage any night of the week at 7:00 P.M. to see the condition of the insides of our main line buses.

All our vehicles are swept, mopped, washed inside and out on a daily basis, but one wonders sometimes whether our cleanliness is really worthwhile! However, we persevere in the hope that conditions will eventually change when the results of our previous kindergarten lectures take effect.

Paul V. Prior  
Transit Superintendent

FVP/jck





# RED DEER EXHIBITION ASSOCIATION

YOUR VACATIONLAND EXHIBITION

March 19th, 1974

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

Dear Mr. Stollings:

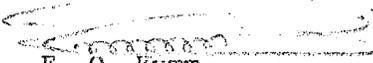
Please find attached two designs for the 1974 Float in connection with the Red Deer Exhibition Parade which will be taking place on July 16th and the other cities and towns this Float will be visiting throughout the year, 1974.

As this is the Centennial Year for the Royal Canadian Mounted Police in the Province of Alberta and the Province is asking for everyone's complete co-operation in this regard, our theme for the parade for the year will be "The R. C. M. P. Centennial Celebrations."

We have done considerable planning with respect to the Float content and because of the shortage of supply and difficulty in obtaining same, we have already had to start to purchase items for our Float or else be placed in a difficult situation for construction.

I would like to have the design approved as quickly as possible in order that we can proceed with the work that has to be done.

Yours very truly,



E. O. Kumm  
Secretary-Manager

EOK/nt  
Encl. 2

**ROBERT CRUICKSHANK**

PRESIDENT, ~~REDACTED~~ SECRETARY MANAGER, E. O. KUMM

P.O. BOX 176 — RED DEER, ALBERTA, CANADA — TELEPHONE 347-6611 — AREA CODE 403



NOTE: Sketch plans as to proposed design of the float  
will be available for Council's consideration.

"R. STOLLINGS"  
City Clerk



# Wiseman - Coupland Insurance Ltd.

4932 - 51 STREET, RED DEER, ALBERTA T4N 2A7

NO. 4

March 21, 1974

CITY COUNCIL  
CITY OF RED DEER  
RED DEER, ALBERTA

Dear Sirs;

Further to previous correspondence dated April 17, 1972,  
April 18, 1972 and September 27, 1972.

If you recall we requested the installation of traffic lights  
at the corner of 51st Street and Gaetz Avenue and 51st Street and  
49th Avenue. We went on to point out that these intersections were  
a danger to pedestrians.

Our concern has now been confirmed since a pedestrian was  
hit at 51st Street and Gaetz Avenue yesterday. Would you please  
re-open this file and advise whether this unnecessary injury will  
change the decision taken by council on September 25th, 1972.

Yours sincerely

WISEMAN-COUPLAND INSURANCE LTD.

PER

*H. B. Coupland*

rec/sb

Representing

The  
**Wawanesa**

MUTUAL INSURANCE COMPANY



March 28th, 1974

TO: City Clerk  
 FROM: City Engineer  
 RE: TRAFFIC CONTROL SIGNALS ON 51 STREET  
 AT GAETZ AVENUE AND 49 AVENUE

Reference: A. Your memorandum dated March 22nd, 1974.  
 B. Wiseman-Coupland Insurance Limited letter dated March 21st, 1974.

We do not recommend any traffic control signals be installed at either location at this time.

#### FACTORS

The R.C.M.P. records show a low accident rate at these intersections, compared to other City intersections with similar volumes of traffic. We do not believe that signalization of either intersection would prevent the type of accident which occurred March 20th, 1974. The pedestrian-vehicle collision was attributed to poor visibility through an obscured windshield.

Council has authorized the retention of Grimble Associates to study intersection capacity and traffic patterns in the City Centre, in connection with the Downtown Plan. Both intersections will be analyzed at the time of the Study.

Congestion at both intersections is restricted to portions of the morning, noon and evening peak hours. During the balance of the day signalization would adversely affect traffic flows on the one-way couplet.

The unit cost of traffic signals may approach \$10,000, and delivery times may extend beyond ten months.

#### DISCUSSION

The public safety is the prime concern, but in this case, we believe that signals would have had little or no effect on the accident. The low accident rate points out that the vast majority of drivers and pedestrians use the intersection safely. Implementation of any part of the Downtown Plan is expected to change traffic flows and characteristics. The whole downtown traffic situation will be studied in the immediate future, and predicted delays in material delivery might prevent us from making any changes at these locations for a number of months.

#### RECOMMENDATIONS

We do not, therefore, feel that sufficient justification exists

(Continued....)

City Clerk

- 2 -

March 28th, 1974

for signalization of either intersection. We do, however, recommend that the City's consultants address this problem in the course of their study.

*R.J. McGhee*  
for R.J. McGHEE, P. Eng.  
City Engineer

NWN/jt

c.c. Sgt. McGuiness,  
R.C.M.P.  
  
Meter & Signs Foreman  
  
E. L. & P. Supt.

COMMISSIONERS' COMMENTS

Commissioners concur.

"R.E. BARRETT"  
Mayor

"M.H. ROGERS"  
City Commissioner

# SNELL & OS Lund SURVEYS LTD.

SUBDIVISION, MUNICIPAL, OILFIELD  
SURVEYS AND REPORTS

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

CHARLES H. SNELL, D.L.S., A.L.S., P. Eng.  
GILLIS OS LUND, A.L.S., P. Eng.

OFFICE PHONE 346-2355  
G. OS LUND, RES. PHONE 346-6342  
C. H. SNELL — CONSULTANT

SPECIAL ATTENTION TO URBAN,  
RURAL AND OILFIELD SURVEYS

4915 48th AVENUE,  
RED DEER, ALBERTA  
T4N 3T5  
March 27, 1974

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

Dear Sir;

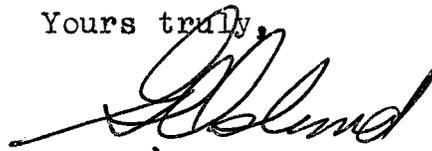
Re: Lot 13 & 14 Block 14  
Plan 7604 S.

Please accept this as a request for permission for a garage to accupy a small portion of lane behind the above noted lots.

The garage has ~~be~~ been in its present for a long time and to have to move or replace the garage would cause a considerable financial hardship.

Prints showing the relative position of the garage and house are enclosed herewith. The favourable decision of council is respectfully <sup>fully</sup> requested.

Yours truly,



ADMINISTRATION COMMENTS:

If the Engineering Department is agreeable, I would have no objections, providing the encroachment was covered by a 30 day cancellation license and the City was protected insurance wise.

"D.J. WILSON"  
City Assessor

\*

\*

TO: CITY COUNCIL

We would not recommend allowing any encroachment to take place within our street or lane rights-of-way. The rights-of-way are provided for the movement of vehicles and pedestrians, and the installation of the various utilities. The rights-of-way should be retained clear of any encumbrances.

"R.J. McCHEE" P. Eng.  
City Engineer

If Council were to agree to the garage encroachment, it would be necessary to pass a Bylaw authorizing the encroachment and in addition the owner of the Building shall indemnify the City in full against any claim for damage sustained by reason of the building encroachment.

"R. STOLLINGS"  
City Clerk

NO. 6

**CENTRAL DISPOSE ALL LTD.**

5601 KERRY WOOD DRIVE, RED DEER, ALBERTA

March 27, 1974

Mr. Mike Rogers  
City Commissioner  
City of Red Deer  
RED DEER, Alberta

Dear Mr. Rogers:

RE: Garbage Contract Dated June 19, 1973

In reference to the above contract, I would suggest that we finalize an existing discrepancy.

On page 2, items 3.2 and 3.3 do not clearly spell out the intent of our negotiated agreement. It could be interpreted that the amount paid in 1975 would be the total amount paid in 1974 plus 8%, without an allowance for growth in numbers of pickups or increases in commercial volumes.

I reluctantly bring to your attention another matter all transportation seem to be contending with, and that is unusually high increased operating costs. Our labor, fuel and replacement parts costs seem to be uncontrollable and are approximately 25% higher than I projected for 1974.

I am particularly concerned about increased wages and fuel prices, and in view of this I was wondering whether you could consider this in working out the payment formula for the remaining term of the contract.

Perhaps you could consider an escalation clause for fuel and labor costs. Unfortunately, our employees observe the labor rates which the City of Red Deer, as well as what Calgary and Edmonton are paying, under similar job classifications.

It is with great reluctance that I bring the above to your attention, however, it seems that Management in both governments and business have lost control of some major expense items and unless there is some form of exercisable control over revenues - you have a serious problem.

2 . . . . .

2 . . . . .

Mr. Mike Rogers

For your information I am pleased to announce the appointment of Harry Brown to the position of Supervisor of Operations and Louie Bec as Route Supervisor - residential garbage pickup. Both men are experienced in the garbage pickup industry and these appointments will help maintain the services provided to the City in the past years.

I feel I should bring to your attention too that I plan on moving to Edmonton later on this year. This has come about because of some unexpected business developments which I am personally involved in. I plan on being in Red Deer at least two days a week since my business responsibilities in Red Deer will continue.

Please feel free to contact me direct if I can be of further assistance in providing you with information on operating costs or details on the contract.

Yours truly,

*Ronald A. Thiessen*  
Ronald A. Thiessen  
President

RI/ha



March 29th, 1974

TO: CITY COUNCIL  
FROM: CITY COMMISSIONERS

RE: GARBAGE CONTRACT WITH CENTRAL  
DISPOSE ALL LTD.

The first point in Mr. Thiessen's letter is a technical matter that can be resolved between the City Commissioner and the City Solicitor, whereby the agreement that was signed in 1973 is slightly at variance with the intent of the terms of the proposal agreed by City Council.

With regard to the question of escalating labor, fuel and replacement costs, Mr. Thiessen is not specifically requesting, nor would the Commissioners recommend, that any change be made in the contract for 1974 to off-set the higher costs. However, City Council will recall that at the time the transfer of this contract was agreed, from John Perlick to Central Dispose All Ltd., a projection of garbage collection rates was prepared by the City Treasurer for the five year period commencing January 1st, 1975. The intent of the formula proposed at that time, was that the increased rates (based on cost projections of the day) would provide for a surplus in the first two years and a deficit in the last two years.

With the inflationary situation with which we are now faced, it is recommended that the City Treasurer should review the formula that was prepared in March of 1973, with a view to introducing new rates next year, based on a shorter period and recognizing the unforeseen increase in operating costs sustained by the Contractor.

Mr. Thiessen is also advising Council at this time, of the appointment of local supervisory personnel, and the Commissioners are confident that Central Dispose All Ltd. will continue to provide the high level of service that has been provided in this City for a good many years.

R. E. BARRETT,  
Mayor

M. H. ROGERS,  
City Commissioner

MHR/pml

NOTICES OF MOTIONNO. 1

The following notices of motion has been submitted by Alderman J. Donald for submission to the Canadian Federation of Mayors & Municipalities Convention:

"That C.F.M.M. prepare a detailed report to all members of costs and benefits of 'Snow Melters' including list not limited to the 'Jet Melters'."

"That C.F.M.M. establish and fund a scholarship at a recognized engineering faculty in Canada for research in snow removal methods for municipalities."

NO. 2

March 29th, 1974

TO: CITY COUNCIL  
FROM: CITY COMMISSIONERS

RE: NOTICE OF MOTION - AMBULANCE SERVICE -  
MARCH 18TH MEETING OF CITY COUNCIL

---

"As Edmonton and Calgary have made request to Mr. Neil Crawford, Minister of Health and Social Development, to have his Department take over ambulance service in their respective cities,

And as Red Deer is faced with similar service at increasing costs,

Whereas the most crucial part of patient care is from pick-up until delivery at hospital, it seems that medical staff in the way of a doctor or a nurse is most desirable.

As information available states that more deaths occur during the period emergency.

THEREFORE BE IT RESOLVED that the Council of the City of Red Deer ask Mr. Neil Crawford to give serious consideration to the matter of placing ambulance services in Red Deer under the Department of Health and Social Development."

The foregoing motion was tabled and referred to the Commissioners to bring forward a revised motion which, in effect, will call for assistance in the funding of ambulance service deficits, by the Department of Health and Social Development.

For the information of Council, the ambulances operated by the Fire Department did a total of 26,438 miles in 1973, responding to 998 calls. Of the total number of calls, 246 were out-of-town (25% of the total) but approximately 3/4's of the mileage was involved in the out-of-town response - 19,750 miles.

The out-of-town response involved 67 trips to Edmonton, 17 to Calgary and 162 in the Red Deer Region.

In reviewing the operating subsidy that would be expected by a private operator, and the rates that have been suggested by such an operator, it is clear that the City would be looking at an annual subsidy of approximately \$30,000 in addition to the projected revenue for 1974, of \$30,000, based on the existing rates. It is our opinion that financial assistance equal to our projected revenues, would balance the operating costs of the ambulance service.

Having regard to the discussion that occurred at the last Council meeting, it is recommended that the third, fourth and fifth paragraphs of the Notice of Motion be deleted and that the following be substituted:

"WHEREAS the City of Red Deer ambulance service responded to 998 calls in 1973, of which out-of-town calls contributed to 3/4's of the total mileage, which reflects Red Deer's position as a regional service centre,

AND WHEREAS the charges that are levied by the ambulance service recover approximately 1/2 of the operating costs.

THEREFORE BE IT RESOLVED THAT the Council of the City of Red Deer request the Honourable Mr. Neil Crawford to give serious consideration to the matter of assistance in funding the ambulance services provided by the City of Red Deer, through the Department of Health and Social Development, in an amount equal to the revenue from fees."

R. E. BARRETT,  
Mayor

M. H. ROGERS,  
City Commissioner

MHR/pml



BYLAW NO. 2151/Q-74

Being a Bylaw to amend the Licensing Bylaw of the City of Red Deer, Bylaw No. 2151.

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

- (1) Bylaw 2151 is hereby amended by striking out all of Section 25 of said bylaw and by substituting the following therefore:

"25. Home Occupation License Fee

Any business classified as a home occupation, not otherwise provided for in this bylaw and not on the business tax roll, shall pay therefore; an annual license fee of \$45.00."

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D., 1974.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D., 1974.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of  
A.D., 1974.

---

MAYOR

---

CITY CLERK



DATE: April 1, 1974

TO: City Commissioner

FROM City Treasurer

SUBJECT: Student Temporary Employment Program - 1974

The following programs are being proposed by City departments for the 1974 Student Temporary Employment Program.

1. Police Department

City Share of Cost

To assist with the overflow of work during the summer months. Duties to involve typing bylaw tickets, accident forms, envelopes, copy reports and filing duties.

This is an excellent opportunity for two students for a period of three months each to get to know and understand the workings of a police office. Besides the educational benefits, it provides the opportunity to work with members of the police force.

Estimated wage cost	\$2,662	
Estimated recoveries	<u>(2,662)</u>	\$Nil

2. Recreation Department

(a) To promote local participation in the Central Alberta and Alberta games by organizing local clinics, for both participants and officials and handle all local publicity, registration and coordination of the playdowns.

This project will involve two students for a period of three months each.

Estimated wage cost	\$ 2,840	
Estimated wages	<u>(2,840)</u>	Nil

City Share  
of Cost

2. Recreation Department (Cont'd)

(b) To promote and develop a competitive diving club and a water polo league. The duties will involve organizing demonstrations and clinics to develop diving and water polo activities. At present the City of Red Deer has excellent facilities but no diving or water polo.

This project will involve two persons for a period of three months each.

Estimated wage cost	\$2,840
Estimated recoveries	<u>(2,840)</u>

Nil

(c) To assist twenty two summer playground supervisors in broadening their program by assisting in expanding native crafts and nature appreciation programs, music and drama.

This program will involve two persons for a period of three months each.

Estimated wage cost	\$2,840
Estimated recoveries	<u>(2,840)</u>

Nil

3. Parks Department

(a) To remove deadwood from the watercourse of Waskasoo creek and from the banks adjacent to the watercourse. Debris will be hauled to the landfill site. The benefits of this program will be reduced erosion, removal of stagnant pools where mosquitos breed and reduction of hazard to children. In addition, as this is a park area it will be made much more attractive for city residents as well as out of town visitors.

This project will require two persons for seven weeks each.

Estimated wage cost	\$1,509
Other costs	<u>200</u>
	1,709
Estimated recoveries	<u>(1,509)</u>

200

City Share  
of Cost

3. Parks Department (Cont'd)

(b) To repair and repaint the animals, props and figures used in the park Christmas scenes. There are about twenty life size, three dimensional figures as well as a stable and a little church. Most of these need repair badly.

This project will employ two persons for a one month period.

Estimated wage cost	\$ 932	
Other costs	150	
	<u>\$1,082</u>	
Estimated recoveries	(932)	150

4. Engineering Department

(a) To cut down and dispose of rank weed growth along the water's edge at the sewage lagoon complex. This growth requires hand work utilizing a scythe or small push type mower because of the unstable soil. This project will do much to enhance the public image of sewage treatment by beautifying the grounds.

This project will employ one person for a three month period.

Estimated wage costs	\$1,420	
Estimated recoveries	<u>(1,420)</u>	Nil

NET CITY COSTS \$350

The projects submitted by the four departments have a total cost of \$15,393 of which the Province would contribute \$15,043 and the City \$350. Attached is Exhibit "A" that summarizes the projects and indicates the actual costs for the 1973 S.T.E.P. programs.

The Province requires that these projects be submitted to them no later than April 15, 1974. In addition, they require that the projects be listed in order of priority.

It will be necessary to have these projects brought before Council for approval and for a determination of priority.

*A. Wilcock*

A. Wilcock  
City Treasurer

AW:mg  
Att'd.

	Application 1(a)	Application 2(a)	Application 2(b)	Application 2(c)	Application 3(a)
Period June 1 to August 31, 1974:					
Number of persons to be employed	2	2	2	2	2
Wages to be paid:					
Hours	960	1,024	1,024	1,024	544
Rate per hour	2.50	2.50	2.50	2.50	2.50
Gross pay	2,400.00	2,560.00	2,560.00	2,560.00	1,360.00
Holiday pay 6%	144.00	154.00	154.00	154.00	82.00
Fringe benefits	118.00	126.00	126.00	126.00	67.00
Total Wages	2,662.00	2,840.00	2,840.00	2,840.00	1,509.00
Other costs	-	-	-	-	200.00
Total project costs	2,662.00	2,840.00	2,840.00	2,840.00	1,709.00
Recoveries	(2,662.00)	(2,840.00)	(2,840.00)	(2,840.00)	(1,509.00)
Cost to City (excluding supervisory and administrative costs)	Ø	Ø	Ø	Ø	200.00

*File*

\*\*\*\*\*

\*\*\*\* ADDITIONAL AGENDA \*\*\*\*

FOR THE REGULAR MEETING OF RED DEER  
CITY COUNCIL, MONDAY, APRIL 1st, 1974

\*\*\*\*\*

TO: Mayor and Council  
FROM: Recreation Superintendent

Re: Co-operative Project on Exhibition Grounds

Following discussions with Exhibition Board officials a plan was prepared for consideration of both the Recreation and Exhibition Boards.

The plan calls for the addition of a twenty foot bay to an existing building which is located directly behind the Arena.

Provision is also made for upgrading of the lighting and insulation of the complete building.

The completed project will provide an economic and mutually satisfactory facility which will accommodate the Recreation Department maintenance, storage and vehicle storage. When required for exhibition purposes including the annual Exhibition it will provide a pleasant display building with limited public lavatory facilities.

The Recreation Board have approved the plan in principle and approval has also been obtained from the Exhibition Association at their meeting last Thursday.

Following Council approval an agreement will be prepared. The agreement will include the following terms and conditions:

- (1) The total cost of renovations will be borne by the City of Red Deer. (The previous allocated \$10,000. plus L.I.P. labor will be used).
- (2) The City shall pay all normal utilities.
- (3) There will probably be no rental charge to the City.
- (4) Maintenance of the building will be the responsibility of the party in possession except for general maintenance which will be shared on the basis of use. e.g. 1/12 - 11/12.
- (5) The Exhibition Association shall have the right to use the building for the Annual Fair and for any other event or activity.
- (6) The Exhibition Association shall have the right to relocate the facility in accordance with any long range plans which may develop.

Council approval to proceed is respectfully requested.

April 1, 1974

TO: M. ROGERS, CITY COMMISSIONER

FROM: WM. THOMLISON, FIRE CHIEF

RE: ALBERTA BUILDING REGULATIONS

During the past years my Department has taken the responsibility of a wide variety of work which was under the City Building By-Law.

A lot of this was our responsibility and was also done by other Fire Departments in Alberta, but some of it was only done by this Fire Department and no other Fire Department in Alberta supervised this work.

We sort of took it over when Mr. McLean left the Building Inspection Department and was not replaced; over the years this has placed a lot of extra work on my Inspectors and as the building boom increased in Red Deer, cut down on their normal fire inspections.

Therefore I am listing all the work or items that we should be responsible for and have also listed the ones that should be done by the Building Inspection Department in accordance with the new Alberta Regulations.

Fire Department Responsibility

Stairwells enclosed	Fire Pump	Elevator key
Doors - type & construction	Fire Pump em. power	Elevator Em. Power
Smoke Barrier doors	Automatic Ext. system	(High Rise)
Secondary means of egress	Fire Extinguishers	All fire loads
Panic Hardware	Exit Lights	All occupancy loads in
Fire Hydrants (private)	Directional exit lights	schools, institutions,
Sprinkler system	Directional exit signs	hospitals and all places
Sprinkler in chutes	Emergency Lights	of public assembly.
Standpipes	Break Glass fire alarm	
Hose Cabinets	Fire Detector system	
Fire Department - roof	Fire Alarm annunciator	
connections	Alarm Em. Power	
Fire Department - grade	Smoke Detectors	
level connections	Magnetic door holders	

Items we no longer want to be responsible for

Fire ratings & separations between buildings, between occupancies, between floors in all service rooms. (These all pertain to the structural components of buildings).

Flame spread ratings in buildings . (This is a finished component of wall structure).

Ventilating, Air Conditioners & Smoke Control units.

To summarize the situation, the information my Chief Inspector received from Calgary and through the information one of my Inspectors received when he attended the Alberta Building Officials Association meeting in Calgary, the latter group of items listed above are the responsibility of the Building Inspectors and not the Fire Department. All the Fire Departments in Alberta are not doing this work and the Building Inspectors are, therefore I do not feel that my Inspectors should be responsible for these items either.

We will still continue to check all plans for any new buildings or renovations to any building except single dwellings, duplexes or private garages as we have in the past; and we will continue to do field inspections pertaining to our responsibilities as buildings are constructed or altered, and in this particular area I recommend that there be no change in the procedure that no building permit be issued until the Fire Department has approved the plans.



Wm. N. Thomlison,  
Fire Chief

WNT/cb  
c.c. Mr. K. Jorgenson, Building Inspector

April 1st, 1974.

TO: CITY COMMISSIONER

FROM: BUILDING INSPECTOR

RE: Building Permit By-law 2435-74 Plumbing By-law,  
Amendments to Garbage, Sign & Zoning By-laws

---

A meeting was held at City Hall with Mr. W. Lawson and Mr. D. Monsen on March 27, 1974.

This meeting was attended by Mr. R. Cundy and Mr. H. Rasmussen Red Deer Regional Planning Commission, Mr. G. Jautz, Assistant Secretary Town of Lacombe, Mr. R. Young Assessor and Development Officer County of Lacombe, Mr. J. Masson and Mr. E. Neis County of Red Deer, Mr. W. Thomlison and Mr. K. Jorgenson City of Red Deer.

There were a number of areas in the new Alberta Building Standards and the Alberta Uniform Building Standards Act that were not clear to the representatives present and myself.

We met as a group prior to the joint meeting with Mr. Lawson and Mr. Monsen to prepare a list of questions that were of mutual concern and some questions expressing individual concerns. In this report I will deal with the questions, and answers relating to the concerns of the Fire Chief and myself.

(1) Liability of the City and individual employees. As you are aware there a number of court cases that have resulted in judgments being handed down in courts assessing damages from Municipal Governments and employees for actions taken in (a) giving out improper information that was acted upon e.g. Windsor Motors Limited and the Corporation of the district of Powell River. (b) Dutton vs Bognes - Regis and the McCrae vs White Rock B.C. failure of a roof structure (under appeal)

My question was two fold

Is there an employee - employer relationship between the government of Alberta and the City of Red Deer or its employees? The Government of Alberta passed an Act and regulations they delegated the enforcement to the City allowing the City to require permits and fees to cover the work.

Answer There is no employee-employer relationship and therefore, no liability and the fact by passing the Act and regulations did not change the liabilities as they were there prior to that time.

As Councils and Governments are protected by the statutes of limitations and the employee is not protected is there a move towards giving the employee protection in the statute.

Answer This question has been brought forward many times by the Provincial Employees and no action has been taken. Mr. W. Lawson will look into the matter. (I believe cities, towns, villages etc. should make representation to the Government to have the protection provided).

(2) My question was the powers of the Standards Council regarding relaxation of the requirements.

Answer No relaxations. They act on appeals regarding a difference of opinion between the Building Owner or designer and the authority having jurisdiction in the area of interpretation.

(3) My question was regarding the special permission referred to in section 3-2-7 of the Regulations - This Section deals with requirements for the handicapped).

The Answer was the local Authority having jurisdiction administered this and the intent is special permission was to be given in parts of a building such as a coffee shop in a building where it is not necessary for a handicapped person to use the facility or, a building used by a club which would not have handicapped persons belonging to the club and not to be used as a relaxation so that the building would not meet the standards.

(4) My question on sections of the administration in the 1970 Code were eliminated as there could not be a Building By-law could these be placed in a Building Fee By-law.

Answer Yes, as these sections were considered part of the process of issuing permits

(5) My question was why was the Provincial Plumbing Regulations included as part of the regulations when other acts such as Fire Prevention Act, Gas Act, Electrical Protection Act etc. were not included and do we include just a fee schedule?

The Answer was that the Acts excluded were accepted as a standard in all parts of Canada whereas the Plumbing Regulations were different in other provinces, therefore, these plumbing regulations were included. We include a permit system and fee in a By-law.

(6) My question was the reason for the amendments to the 1970 Code.

(a) Part 1 subsection 1-4-3 of the 1970 National Building Code provided for when a whole or part of a building was demolished the 1970 Code provisions applied to the part remaining and to the work involved in demolition.

The Alberta Building Standards read that when a whole or part of a building is demolished these regulations apply to any part remaining which becomes unsafe as a result thereof and to the work involved with the demolition.

Answer This question was not answered for some reason. I will write Mr. Monsen on this matter.

(b) Part 1 subsection 1-4-5 of the 1970 National Code provided that where a building was altered the code applied to the whole building or that part of the building that was self contained with respect to facilities and safety measures required by this Code. The Alberta Building Standards read when a building is altered these regulations apply to all parts of the building affected by the alterations. My question was that this would allow piece meal renovations and at the end of the renovations the building would not comply with the regulations. The answer was this is not the intent of the section but was reworded to enable a person to facelift or change a door or minor alteration without being faced with changing the whole building to make it meet the standards.

(7) The Alberta Building regulations exclude all trailers manufactured prior to January 1st, 1975. My question was why were they excluded. Answer was there are negotiations taking place to have all trailers conform to one standard.

(8) The Alberta Building Regulations have a section regulating Heating, Air Conditioning and Ventilation. My question was as this is a new field for the inspectors here in the City and would require a professional man, why was it included. The answer was that it was felt this area needed regulations and inspections. It would appear that we can either provide a qualified inspector or require the owner or contractor to provide inspections by an Engineer and provide us with an inspections report.

(9) There was a question raised on provincial help in inspections.

Answer was that in some areas this could be arranged by sharing the permit fee and costs for the help.

(10) The Question of the Planning Act relating to authority to pass Building By-laws. Mr. Lawson was of the opinion that the act spelt out the purpose for the Act and this purpose was to regulate the orderly development of land and he failed to see where the need for say a sprinkler system related to the orderly development of land, and therefore, believed that there is a question of the legality of a Building By-law passed under the Planning Act.

(11) The Fire Chief will be submitting a report on the Inspection, Plan Checking and enforcement of Fire Requirements.

Yours truly,



G. K. JORGENSON,  
Development Officer.

Being a Bylaw of the City of Red Deer to authorize the acquisition of lands for the purpose of re-alignment of 51 Avenue.

WHEREAS it is deemed expedient, pursuant to Sections 127 and 311 of the Municipal Government Act, to acquire lands within the limits of the City of Red Deer for the purpose of re-alignment of 51 Avenue:-

(1) Lots 1 - 8, Block 12, Plan K containing .76 acres more or less.

AND WHEREAS the estimated purchase price for acquiring the aforesaid lands is \$100,000.00.

AND WHEREAS the indebtedness shall be repaid over a period of twenty (20) years in equal annual installments of interest not exceeding Nine per cent (9%) per annum.

AND WHEREAS the amount of the equalized assessment to the City as last determined and fixed by the Assessment Equalization Board is \$54,543,470.00.

AND WHEREAS the amount of the existing debenture debt of the City is \$12,134,481.00 no part of which is in arrears.

NOW THEREFORE, COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

(1) The Mayor and City Clerk are hereby authorized and directed to execute and deliver agreements for the purchase of the above described lands in accordance with the foregoing.

(2) That for the purpose aforesaid, the sum of \$100,000. may be borrowed by way of debenture on the credit and security of and to be paid by the City at large.

(3) The debenture which may be issued under this Bylaw shall be for the said sum of \$100,000. shall be in denominations of \$100.00 or any multiple thereof, shall be dated upon such day as may be appropriate having regard to the date of the borrowing and shall be issued in such a manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual installments during the said period of 20 years.

(4) The debentures maturing in each of such years shall bear interest during the currency of the debentures, at a rate not exceeding 9% per annum, payable annually on such day in each year as may be appropriate having regard to the date of the borrowing, and shall have coupons attached thereto for the payment of principal and interest.

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

(6) The said debenture shall be signed by the Mayor and the Treasurer of the City of Red Deer, and the City Clerk shall affix thereto the corporate seal of the said City.

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

(8) Upon the issue of debentures hereunder, there shall be levied and raised in each year of the currency of the debentures hereby authorized by a rate or rates sufficient therefor, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectable at the same time and in the same manner as other rates and taxes.

(9) The said indebtedness shall be contracted on the credit and security of the City of Red Deer at large.

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

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

READ A FIRST TIME IN OPEN COUNCIL this                    day of                    A.D., 1974.

READ A SECOND TIME IN OPEN COUNCIL this                    day of                    A.D., 1974.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                    day of  
A.D., 1974.

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MAYOR

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CITY CLERK