

File

A G E N D A

for the Regular Meeting of RED DEER CITY COUNCIL
to be held in the Council Chambers, City Hall,
Monday, NOVEMBER 22, 1982, commencing at 4:30 p.m.

(1) Confirmation of the November 8, 1982 minutes

(2) UNFINISHED BUSINESS

(3) REPORTS

- 1) Development Officer - Re: Temporary A-Board Signs
Bylaw 2699/C-82 .. 1
- 2) R.D.R.P.C. - Re: Proposed Land Use Amendment
Bylaw 2672/P-82 .. 2
- 3) City Assessor - Re: 4205 - 46 Ave.
2/B/257 H.W. .. 4
- 4) Parking Commission - Re: Parking Tickets in the Downtown
Core .. 5
- 5) R.D.R.P.C. - Re: Proposed Land Use Amendment
Bylaw 2672/G-82 .. 6
- 6) Recreation Board - Re: Recreation Centre Renovations
Projects .. 8
- 7) Waskasoo Park Management Committee - Re: Waskasoo Park
Progress Report .. 10
- 8) City Commissioners - Re: Petition - "Cash Saver" Promotions
and Angel Studios .. 16
- 9) City Assessor - Re: Land Sales - Rosedale Stage II
Oriole Park Extension .. 17
- 10) City Assessor - Re: Mobile Home Lots - Normandeau
Subdivision .. 19
- 11) Fire Chief - Re: Ambulance Responses Outside City Limits .. 20
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of Hangar No. 3 .. 23
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Universal Equipment Co. .. 26
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- 9) Underwood McLellan Ltd. - Re: R.C.M.P. Bldg. .. 59
- 10) Kalsi Properties Ltd. - Re: Lot 11, Blk. 1, Plan 792-2025 .. 77
- 11) Red Deer & District Museum - Re: Century Books .. 85

(6) PETITIONS & DELEGATIONS

(7) NOTICES OF MOTION

(8) BYLAWS

- 1) 2672/G-82 - Land Use Bylaw Amendment - 1st reading p.6
- 2) 2672/O-82 - Land Use Bylaw Amendment - 1st reading p. 35
- 3) 2672/P-82 - Land Use Bylaw Amendment - 1st reading p.2
- 4) 2699/C-82 - Amendment to Sign Bylaw - 3 readings p.1
- 5) 2783/82 - Local Improvement Bylaw - 2nd & 3rd readings p. 29B
- 6) 2787/82 - Debenture Bylaw - 2nd & 3rd readings p. 29B
- 7) 2800/82 - Traffic Bylaw - 3 readings p.22

COMMITTEE OF THE WHOLE MEETING

1. Land Negotiations
2. Union Discussions

REPORTSNO. 1

November 10, 1982

TO: CITY CLERK

FROM: R. STRADER, DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RE: TEMPORARY A BOARD SIGNS

Could you place the following item before Council for their consideration:

Council recently amended the Sign Bylaw to permit A Board signs, however; the Bylaw now requires the permit to be renewed every 30 days and a new fee paid. This situation was not what we intended or to the best of my recollection what Council intended. Therefore; after discussing the above with the City Solicitor, we feel the best alternative to deal with the above situation is to delete section 9.1 of the Sign Bylaw. This would eliminate the need for the above type of signs to be renewed and a sign fee paid every thirty(30) days.



R. Strader
Development Officer/
Building Inspector

RS/lc

Commissioners' Comments

We would agree with the recommendations of the Building Inspector/ Development Officer. Should this not prove satisfactory in the future, we may be required to bring back an amendment to Council for their consideration. If Council agree with the deletion, three readings may be given to the draft bylaw included on this agenda.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION^{2.}

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA, T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

NO. 2

November 15, 1982

Mr. C. Sevcik,
Assistant City Clerk
City of Red Deer
Box 5008
Red Deer, Alberta

Dear Sir:

Re: Proposed Land Use Amendment
By-law 2672/P-82

Under the City Land Use By-law, (Enterntainment Establishments) is a permitted use in the C-2 District. C-2 is referred to as Commercial (Regional & Neighbourhood) District.

This has created some difficulty when it is applied to small neighbourhood centres such as Eastview, etc. The Red Deer Development Appeal Board, as well as the Municipal Planning Commission, felt that this use should be discretionary in the C-2 District.

We are in complete agreement and the required land use amendment is attached.

Yours truly,



D. Rouhi, MCIP
SENIOR PLANNER
CITY SECTION

DR/cc

attachment

c.c. Mr. Tom Chapman
City Solicitor.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—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 STETTTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLNWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTHEARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTTLER No. 6 —IMPROVEMENT DISTRICT No. 10

Commissioners' Comments

The request to amend the Land Use Bylaw with respect to Entertainment Establishments was originated by the Development Appeal Board as a result of citizens' concern respecting an Amusement Arcade. A number of alternative amendments were considered by the Municipal Planning Commission with the attached proposal being recommended. We would support this proposal and recommend Council approve the attached bylaw amendment.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 3

November 9, 1982

TO: CITY COUNCIL
FROM: CITY ASSESSOR

Re: 4205 - 46 Avenue
2/E/257 H.W.

City Council will recall that when agreement was reached with the Westerner Exposition Association four of the five houses under their control were to revert to the City for disposition and that they would be responsible for the removal of the one located on the grounds.

The above described house was turned over to the City and advertised for sale. The building is old and in very poor condition and it was felt that any bidder would probably bid on the basis of destroying the house and rebuild on the lot.

Two tenders were received (10% deposit required).

- (1) Bid of \$20,000.00 from P.D. Irwin who plans to redevelop the property (10% deposit of \$2,000.00)
- (2) A cheque for \$1,000.00 from Griffin Construction Ltd. - no additional information.

It is recommended that City Council authorize the sale of the property to P. D. Irwin and that the money be credited to the exhibition relocation costs.

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

Commissioners' Comments

We would agree with the recommendations of the City Assessor.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 4

4 November 1982

TO: CITY COUNCIL

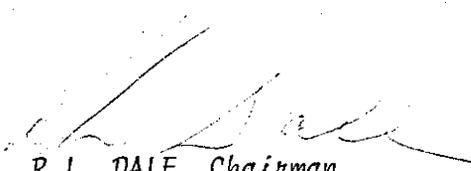
RE: ISSUING OF PARKING TICKETS IN THE DOWNTOWN CORE

At the November 3rd, 1982 meeting of the Parking Commission, consideration was given to a recommendation from E.K. Sisson that the Bylaw Enforcement Office cease the practice of issuing parking tickets in the downtown core after 4:30 p.m.

The following resolution is submitted for Council's consideration:

"RESOLVED that the Parking Commission recommend to City Council that the Commissionaires cease to issue parking tickets in the downtown core after 4:30 p.m."

Sincerely,



R.L. DALE, Chairman,
Parking Commission

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

NO. 5

November 10th, 1982

Mr. R. Stollings
City Clerk
City Hall
RED DEER, Alberta

Dear Sir:

Re: Proposed Land Use Amendments
Bylaw 2672/G-82

I am enclosing herewith a proposed Land Use amendment affecting two areas:

- a) the strip of land west of the Westerner grounds to Highway Commercial or C4,
- b) to designate the municipal reserve (4 M.R.) located on the east side of the Westerner grounds and both sides of the creek to P1 or Park.

The matter of redesignation has been discussed with the Westerner Association and they are in agreement with the proposed rezoning.

It is recommended that the City Council give the first reading to the proposed Land Use amendments.

Yours truly,



D. Rouhi, M.C.I.P.
SENIOR PLANNER
CITY PLANNING SECTION

DR/vl
Encl.

c.c. - Mr. T. Chapman
City Solicitor

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF ODSBURY—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
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COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTHEARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLE No. 6 —IMPROVEMENT DISTRICT No. 10

Commissioners' Comments

We would concur with the recommendations of the Sr. Planner and recommend Council proceed with first reading of the Land Use Bylaw Amendment. In addition it will be necessary to revise the lease agreement with the Westerner to remove therefrom the land designated as Municipal Reserve.

'R.J. MCGHEE'
Mayor

'M.C. DAY'
City Commissioner

File: R-19082

November 16th, 1982

NO. 6MEMORANDUM

TO: MAYOR BOB MCGHEE AND MEMBERS OF CITY COUNCIL

FROM: RECREATION BOARD

RE: RECREATION CENTRE RENOVATIONS PROJECTS

On behalf of the Recreation Board, I am pleased to submit the Consultant's report on the renovation and expansion of the existing Recreation Centre. This report was reviewed by the Recreation Board at their November 9th meeting. Council will recall that there were three parts to the proposed project and that the preliminary estimate on which the designation of funds in the Seven Year Capital Borrowings Plan is based was \$450,000.00, 50 per cent of which was to be funded by the Major Cultural Recreational Grant. The Consultant's report indicates that although there may be some savings realized should all phases be undertaken simultaneously, that the summary of costs as outlined in Table 1 following Page 34 of the report are well in excess of the funds available. The following is a summary of their findings.

Phase I - Maintenance and Repairs	\$369,300.00
Phase II - Basement Renovations	228,000.00
Phase III - Office Expansion and Renovations	<u>366,000.00</u>
Total	\$963,300.00

Since receiving the draft report from the Consultants, the staff have thoroughly examined all recommended expenditures and have found that savings totalling approximately \$30,000.00 may be possible in the Phase I maintenance and repairs, but any reductions in the basement renovations would lower the standard of development to a point where maintenance costs would become a significant factor. With respect to the office expansion and renovation of existing offices, it was felt that there would be little merit in cutting back on this project, because there should be additional space provided for current needs and it would be unwise not to provide for some reasonable level of expansion. The Board feel, however, that the immediate prospects for expansion have diminished since the project was first contemplated due to economic conditions and therefore feel that the expansion phase should be set back in the Seven Year Plan to a date to be determined when Council reviews the program this year. This would only be possible, however, if some arrangements are made during the course of basement renovations to accommodate the over-crowding and poor working conditions that currently exist.

Because Phase I includes architectural and mechanical items that must be attended to, it is recommended that Council authorize the tendering and completion of this phase as soon as possible at a cost not to exceed \$339,300.00. It is further recommended that Council also approve the basement renovations at this time, in order that the Department can put this space to more productive use and alleviate the office crowding problems described above. Approval of both Phase I and Phase II would require a change in the Seven Year Plan for 1983, increasing the amount from \$450,000.00 to \$637,300.00, 50 per cent of which would be undertaken through debenture borrowing with the balance applied for under the Major Cultural Recreational Grant Program.

Representatives from the consulting firm, the Recreation Superintendent and Alderman Moffat will be available to answer any questions Council Members may have.



BLAIR NESTRANSKY, Chairman
Recreation Board

DM:pw

Commissioners' Comments

The above is submitted for Council's information only at this time and will be discussed in detail when the 1983 Seven Year Plan is considered.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 7

WASKASOO PARK PROGRESS REPORT

A REPORT SUBMITTED FOR INFORMATION OF RED DEER CITY COUNCIL FOR
COUNCIL MEETING OF NOVEMBER 22ND, 1982

PRESENTED BY THE

WASKASOO PARK MANAGEMENT COMMITTEE

INTRODUCTION

This report is presented by the Management Committee at the direction of the Waskasoo Park Policy Committee in order to keep City Council informed on the progress to date on the Park planning and development.

GRANT APPLICATIONS

Grant applications have been submitted and approved for three planning projects including the Hoopfer properties, Great Chief Park/Bower Ponds, and the River Escarpment area. In addition, the trails planning for the South Bank Trails and the Pines Trails have also been submitted and approved. The trails constructions applications and approvals have been received for the South Bank and for the Pines trails developments.

The applications which were submitted for the construction of the three major projects, above-named, were not approved, pending receipt of conceptual development plans for these areas.

It is expected that an application will be presented to City Council for consideration and approval within the next four week period for all of the park furnishings.

CONSTRUCTION

During the past summer, the basic work on the Devonian Trails and the creek valley trails was completed. The South Bank Bicycle/Pedestrian Path was also completed as was the Pines Escarpment Trail. This year's construction program, however, did not include the minor development areas planned along the various trails. These will be undertaken next summer.

PLANNING

River Escarpment

Some progress has been made on the conceptual development plan for River Escarpment, however, there have been a number of uncertainties in this area, some of which required the attention of the Department of Environment. Reports on water conditions and on the impact of the landfill area on this site will be known shortly and further progress can then be made. The exact location of the proposed regional sewer system must also be identified before plans can be further advanced.

Great Chief Park/Bower Ponds

The preliminary conceptual development plan has been reviewed by the Management Committee. Following incorporation of the suggestions from the Advisory

Group, it will then be possible to take this to a public meeting, probably some time in late November or early December. Assuming an acceptable plan can be presented to the Policy Committee for their consideration, we would then be in a position to submit the conceptual development plan to the Government for their approval and thereby conform to their requirement in order to obtain the construction funds for this project. The project could then be tendered in the spring and construction could commence shortly thereafter.

Hoopfer Property

This project has progressed exceptionally well. The conceptual development plan has been reviewed by the Advisory Group and was presented to a public meeting. The revised version and the report were then referred to the Policy Committee for their consideration and approval. The reports and the conceptual development plan are now in the hands of the Alberta Government and it is expected that approval will be obtained shortly and the construction funds provided. A copy of the plan as approved is attached hereto. Also attached is a review of the financing on this project which is in keeping with original estimates. The Consultants have been asked to close tenders on the project on March 23rd so that an early start can be made on the construction.

It should also be noted that considerable work has been commenced in this area through the Department of Environment Reclamation Program. This work is predominantly in the area to be utilized as a fishing pond. Most of the excavation has been completed and materials taken from the pond have been strategically placed in other areas in compliance with the basic design for the Park. Some blasting was done to attain the desired water depth for fishing.

Park Furniture

Considerable research has been undertaken to determine the most appropriate style and quality of furniture for the Park. Design specifications have been completed for stationary benches, stationary and portable tables, waste receptacles, fire pits, and bollards. Prototypes of all units have been constructed and reviewed by the Management and Policy Committee. We are presently in the process of reassessing the quantities required, following which, a grant application will be submitted to City Council for their approval prior to submission to the Alberta Government. Upon receipt of Government approval, tenders can be let with a view to installing the furnishings in the completed areas of the Park as soon as possible.

SPECIAL STUDIES

River Bend Access

A consulting firm has been engaged to determine the most appropriate means of accessing the River Bend area. A report is expected shortly.

Erosion Control

A Consultant's report is presently being reviewed by the Department of Environment and by Members of the Management Committee. As soon as the report is in acceptable form, meetings with Government Officials will be convened in order to determine how much support will be forthcoming on the recommended erosion control measures.

River Bridges

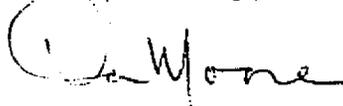
A proposal request on the design of the two river bridges is presently being prepared. Invitations will go out to consulting firms in the next short while with a view to completing the studies and perhaps some of the construction work during the winter months.

North Bank Study

A Consultant has also been engaged to determine the best means of developing trails along the north bank in a very difficult area between the Lion's Campground and Great Chief Park. A report on this project is expected soon and assuming the trail is found to be feasible, the detailed plans will be proceeded with prior to spring in the hope that construction of this section of trail can be undertaken next spring and summer.

In summary, the project is proceeding very well. A more detailed report will be submitted following the year end in order to keep City Council further informed and also in compliance with the Provincial Government's requirements. Members of the Management and Policy Committee will be available to answer any questions Council Members may have.

Respectfully,



DON MOORE, Chairman
Waskasoo Park Management Committee

WASKASOO PARK

14.

HOOPFER PROPERTYREVISED COST ESTIMATES

November 2nd, 1982

Following completion of the conceptual development plan, revised estimates have been provided by the Design Consultant.

The following is based on information provided by Earthscape Consultants Ltd., October 28th, 1982. Other cost factors not related to their contract are also noted and indicated as such.

	<u>PREVIOUS ESTIMATE</u>	<u>CURRENT ESTIMATE</u>
1. Bicycle Trails	\$ 112,750.00	\$ 139,960.00
2. Pedestrian Trails	66,000.00	93,336.25
3. Equestrian Trails	31,700.00	38,120
4. Access Road	105,000.00	101,192.50
5. Parking	46,875.00	53,987.50
6. Picnic Areas	75,000.00	75,000.00
Picnic Furniture	75,000.00*	75,000.00*
7. Playground	10,000.00	23,450.00
8. Pond	75,000.00	35,000.00
9. Sportsfield	10,000.00	2,250.00
10. Canoe landing	3,000.00	1,000.00
11. Equestrian Centre	315,000.00	362,662.50
12. Barriers	5,000.00	37,575.00
13. Landscaping	310,000.00	283,675.00
14. Services	41,000.00	27,000.00
15. Maintenance Yard		5,225.00
16. Washroom Warming Hut	100,000.00*	65,000.00*
17. Group Picnic Shelter	40,000.00*	40,000.00*
18. Signage Interpretive	47,750.00*	47,750.00*
	<hr/>	<hr/>
	\$1,468,375.00	\$1,507,183.75
10% Contingency	146,838.00	Contingency 108,029.25
	<hr/>	<hr/>
Application for Capital	\$1,615,213.00	\$1,615,213.00

* Facilities for the Hoopfer Project to be done by others,

Commissioners' Comments

The attached report is submitted for the information of Council with regard to progress on the Urban Park. There will be a short verbal presentation made at the meeting in addition to this report.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 8

November 17, 1982.

TO: City Council
FROM: City Commissioners

We have been advised that a petition is to be presented to Council, Monday, November 22, 1982, respecting "Cash Savers" Promotions and Angel Studios.

Correspondence received in this regard is being submitted to Council on a confidential basis.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Fisher

November 17, 1982.

TO: All Members of Council

FROM: The Commissioners

The attached correspondence from Sooter Studios and Eric Bundy re the "Cash Savers" coupon book is being submitted to members of Council on a confidential basis out of precaution, on the advice of our Solicitor, in view of statements made in the correspondence.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

82 NOV 10 P 2:24

COMMENTS RESPECTFULLY SUBMITTED REGARDING ATTACHED
PETITION, IN REFERENCE TO "CASH SAVERS" PROMOTIONS
AND ANGEL STUDIOS.

I have made an investigation of the activities of "cash savers
promotions and Angel Studios and herewith submit my findings
with attached comments.

That the "Cash Savers" coupon book representatives originally
approached local businesses on the basis that it was backed
by the Lion's Club; specifically the Sunrise Lion's Club
of Red Deer. From conversations with businesses participating
in or sponsoring the coupon book, the Kiwanis club was also
mentioned as a sponsor, so that agreements were reached and
contracts signed on the basis that charity, through one and
possibly two local service clubs was involved. Some businesses
received a phone call immediately prior to the appearance of
the book that "Cash Savers" had "experienced problems" and
the Lion's club would not be involved with the book. Some
businesses were still under the impression it was the Lion's
club until their coupons started being redeemed, revealing to
them that CKGY was now the local sponsor. Every businessman
I have talked to participating in the book were unaware
of the participation of Angel Studios, an Ontario based
photography outfit that generally sets up in motel rooms
to do their photography, and were under the impression this
was a local promotion.

Nor were local businessmen aware that "Cash Savers" had been
turned down for a licence to operate on the basis that to
represent yourself as a charitable promotion 42.5% of gross
proceeds would have to go the charity. That Cash Savers
had originally planned to donate \$2.00 per book to the Lion's
Club for their sponsorship. According to figures supplied to
the Licencing commissioner by Cash Saver's representatives
they planned to sell 3,000 books at \$34.95 each. This totals
\$104,850.00 of which \$6,000.00 would be donated to charity,
leaving \$98,850.00 leaving the community. This figure represents
the estimated profit on the sale of the coupon book only and
does not include the profit expected to be made on the sale
of photographs by Angel Studios.

That Angel Studios of Brantford Ontario is connected to
Cash Savers from the beginning and inclusion in the book
is a condition of the promotion, according to a representative
of CKGY, the co-sponsor. Cash Saver representatives were
insistent that Angel Studios BE the photography company
and no local photographer would be acceptable, nor were they
receptive to the idea that no photographer be included in
the book.

That Angel Studios , sometime after that book began to be
sold set up in the Plainsman Inn, Rm. 104, and according to a
Cash Savers telephone representative, would take over the
phoning and promotion as soon as they arrived in Red Deer.

Excellence in
Photography by

Sooter Studios

SERVING CANADIANS COAST TO COAST

SOOTER STUDIOS

#43 THE VILLAGE

RED DEER, ALBERTA

342-5079 — 347-6970

That representatives of Cash Savers indicated that "political pressure" would be brought to bear on the licencing commissioner if he refused to grant them a licence to operate, according to comments submitted to City Council Sept. 22, 1982.

That City Council subsequently approved a licence for Cash Savers to operate, based on a tie vote with no tie breaker being cast.

That Cash Savers phone solicitors seem to have access to "silent" or "unlisted numbers. ~~That although they tell people that their name has been "drawn", and they luckily have the opportunity to purchase the coupon book,~~ it appears that telephone numbers in the city are being called systematically. Even one election campaign headquarters has been called. One women has been called 4 times and another 3 times to buy the book.

There are reports of consumers objecting to high pressure selling.

That some businesses are dissatisfied with their coupon as it appears. At least one business, because he did not have the opportunity to approve a proof. is required to give away free more than he anticipated. Another business, because he did not have the opportunity to approve a proof is forced to honour a coupon he is dissatisfied with .

That experience with temporary photography cum coupon book promotions in Red Deer, shows that problems inevitably arise. As outlined by Tommy Anderson and Ryan Strader in their comments to Council on Sept. 22, 1981;

a) Fireside Studios failed to deliver photos paid for.

b) Gold Medal Coupon Book, had to be cancelled by the City Licencing office.

c) Western Photographers, obtained a licence on the basis it would set up a permanent local studio, set up shop for aprox. two months, moved to a local hotel for aprox. 1 month then disappeared. NOTE* Western Photographers was the subject of a law suit brought by both the Alberta and Manitoba departments of Consumer and Corporate Affairs..

d) Finders Keepers- went out of business.

That all local businesses in the book are offering goods and services for FREE, with no extra cost or service charge involved. That Angel Studios, while offering a free 10 x 13 portrait, is charging a \$6.99 service charge. That telephone solicitors are clear that all goods and services offered in the book are FREE, and no mention is made of the fact Angel Studios applies a \$6.99 service charge to their coupon.

That Cash Saver telephone solicitors state that you get 3 10 x 13 portraits, while the coupons are redeemable for only one. The other two are to be given to friends and relatives. Again, no condition is mentioned on the phone attached to the portrait certificates.

Excellence in
Photography by

Sooter Studios

SERVING CANADIANS COAST TO COAST

SOOTER STUDIOS

#43 THE VILLAGE

RED DEER, ALBERTA

342-5079 — 347-6970

COMMENTS

Cash Savers coupon book has been misrepresented in the City of Red Deer, in that;

a) Businesses were signed up on the basis the Lion's Club would be sponsoring the book and proceeds would go to charity. That actually CKGY became the sponsor and no money will go to charity.

b) That the Cash Savers coupon book has been represented as a local promotion and despite participation of local businesses all profits go to out of town or out of province parties, either Cash Saver Promotions or Angel Studios of Brantford Ontario.

c) That telephone solicitors misrepresent the photography coupon by Angel Studios, in that consumers receive 3 10 x 13 photographs when they receive only one, and in that all goods and services are "free", while Angel Studios charges a \$6.99 service charge. At approx 3000, coupon s being redeemed this is \$20, 970.00.

d) That businesses participating in the promotion were promised proofs and copies of the final book to approve which have not been delivered.

e) ~~That consumers are lead to believe they have been specially chosen at random to have the opportunity to purchase a book when phone numbers are being called systematically.~~

[Handwritten notes, mostly illegible due to blurriness and fading. Some legible words include: "The...", "a majority of the...", "the...", "and...", "the..."]



ERIC BUNDY

PHOTOGRAPHER



PHONE 347-2190 (WEST PARK) 5621-41 STREET
RED DEER, ALBERTA T4N 1A9

November 4, 1982.

The City Clerk,
City of Red Deer,

Dear Sir:

I would appreciate your bringing to City Councils attention my sadness in their allowing, in this time of economic concern, yet another coupon selling operation with its attendant litterly free photography come-on. These operators often make a point of hitting a community at a prime time when the established studios are dependant upon this facet of business to tide over the slacker period to come in the New Year. Our product is a luxury item and we must also compete with many other luxury items for the disposable dollar, but with the disadvantage that our product, custom made, cannot be stockpiled for last minute selling as other gift items.

There are unfortunately many gullible public enticed by the itinerant's pitch, in this case a "free" 10x13 portrait for a \$ 6.99 handling charge. We all know there is no "free lunch" so in order to turn any profit there will have to be some strong arm twisting to create a sale at a profitable level. Simply by offering a less than standard (11x14) size, a standard considered by most studios and almost all frame manufacturers the wary will wonder at the quality of such an offering. Economies in the taking and processing may well be expected.

The travelling "hotel room" operators are seldom available for re-orders should the preciouese photo become lost or damaged and if the package is not what entirely suits the customer's needs, alternatives may well be more costly than from local businesses. Of course they are not present to provide the wide range of service on a day-to-day basis the local studio will. The established professional has considerable investment in equipment and premisses to offer a superior product because he is here to face his customers to-morrow, and the day after, and the day after.

The other merchants in the community who become involved with these coupon pitches, which give them authenticity and appeal must be wary that there isn't overselling, costing them more gifts than budgeted, or underselling making for an inflated advertising cost to ultimately be passed on to the consumer. Both of these hazards have been evident in past coupon promotions in Red Deer. The only real winners are not the public, but the coupon promoters.

It is heartening to learn that at least one of the two volume studios in Red Deer plan to honor this promoters coupons since most of us cannot afford to. It is also hoped that in time our administration will work for the betterment of our own permanent business community.

Thank you.

Sincerely

Eric Bundy
Eric Bundy.

November 10, 1982

TO: CITY CLERK

FROM: R. STRADER, DEVELOPMENT OFFICER/BUILDING INSPECTOR

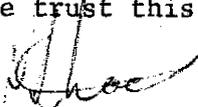
RE: ERIC BUNDY

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

The photography company referred to in Mr. Bundy's letter is licensed by the Licensing Department and therefore is operating in conformance with City Bylaws.

The coupon selling operation referred to in the "Cash Savers Promotions" which is also licensed by our Department in conformance with the Licensing Bylaw.

We trust this is of information to you.


R. Strader
Development Officer/
Building Inspector

RS/lc

November 15th, 1982

TO: ASST. CITY CLERK
FROM: DEVELOPMENT OFFICER - R. STRADER
RE: SOOTER STUDIOS - CASH SAVERS PROMOTIONS AND ANGEL STUDIOS

The above firm (Cash Savers Promotions) has been licensed in conformance with the licensing bylaws and Councils direction on the matter.



Development Officer/
Building Inspector.

RS/mep

1982 11 16

NO. 9

TO: City Council
 FROM: City Assessor

RE: Land Sales - Rosedale Stage II
Oriole Park Extension

We respectfully submit the following comments for City Council's information and approval.

4 Plex Lots

A sale of the 12 four-plex lots available in the second stage of Rosedale was advertised for November 4, 1982. No applications were received for the sale and to date none of these lots have been sold.

We contribute the lack of interest to the high vacancy rate in rental properties along with the difficulty developers are having in obtaining financing for multiple family developments.

Residential Lots

A sale of 74 single family lots and 5 semi-detached lots in Rosedale Stage II along with 15 single family dwelling lots in Oriole Park was held on November 16, 1982, in the City Hall Council Chambers.

Twenty three applications were received for the draw. In Rosedale Stage II, eleven single family dwelling lots were spoken for (five to individuals & six to contractors) along with three semi-detached lots being taken by contractors. Eleven lots in Oriole Park were taken (10 by individuals, one to a contractor).

The inventory of residential lots is as follows:

<u>Subdivision</u>	<u>S.F.D.</u>	<u>S.D.</u>	<u>Mobile Home Lots</u>
Rosedale I	2	-	
Rosedale II	63	2	
Morrisroe	-	2	
Normandeau	-	-	8 (2 S.W. 6 D.W.)
Oriole Park	4		

With reference to the land sale policies pertaining to four-plex and residential lots, we ask City Council's

1982 11 16
Page 2

approval of the following deletions from the land sale policies.

1. One application per family or company (member of a family cannot be a shareholder in a company making an application for a lot.
2. Sales restricted to companies where there are no duplicate shareholders or directors of other companies participating in the sale.

The above amendments are submitted to Council for approval so that the intent of the new land sale policy (wide open) falls in line with the rules.


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

WFL/bt

Commissioners' Comments

Under the present circumstances we can see no reason why these particular regulations cannot be relaxed at this time and would support the recommendations of the City Assessor.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 10

1982 11 16

TO: City Council
FROM: City Assessor

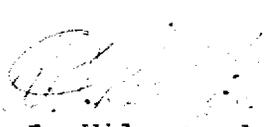
RE: Mobile Home Lots - Normandeau Subdivision

The pricing policy and land sale policy approved by City Council on September 27, 1982, also included the mobile home lots remaining to be sold in the Normandeau Subdivision.

The inventory of mobile home lots stands at 2 single wide lots and 6 double wide lots. These lots were originally placed on the open market in August, 1979 (48 lots in total).

The pricing policy approved on September 27, 1982, increased the price of residential lots to \$500.00/front foot for all purchasers from \$440.00 for individuals and \$495.00 for dealers.

Due to the length of time that these lots have been carried in inventory and the difficulty prospective purchasers have in obtaining mortgage financing for this type of housing, we respectfully ask City Council's approval of a price for the remaining mobile home lots to be sold to be based on \$440.00/front foot (adjustments for shape, depth, location, etc.) to all purchasers.



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

WFL/bt

Commissioners' Comments

We would concur with the recommendations of the City Assessor.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 11

November 7, 1982.

TO: CITY CLERK
FROM: FIRE CHIEF
RE: AMBULANCE RESPONSES OUTSIDE CITY LIMITS

In the past couple of years we have been receiving an increase in the number of ambulance requests from people in neighbouring municipalities; i.e. Penhold, Sylvan Lake, County of Red Deer, Blackfalds, etc.

With this increase in responses, we are also experiencing an increase in the number of uncollectible accounts.

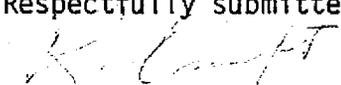
For instance, in 1981 we responded to 28 calls to Sylvan Lake, and of this number, 11 calls or \$1986.00 of revenue were written off.

We also lose other revenue and incur overtime costs where the ambulance responds to motor vehicle accidents or other trauma some distance from the City, and find the patient does not wish to be transported because of cost or the patient being moved by other means, prior to our arrival.

With the demand for ambulance service increasing in the adjoining municipalities, I feel that some of the financial burden for providing the service should be shared by these municipalities.

I would recommend to Council that the City negotiate a guaranteed payment of account for ambulance service with adjoining municipalities, whereby the City would invoice the municipality direct for ambulance responses and they in turn could invoice the user.

Respectfully submitted,


R. Oscroft,
Fire Chief.

RO/ml

November 9, 1982

TO: CITY CLERK
FROM: CITY TREASURER
RE: AMBULANCE RESPONSES OUTSIDE CITY LIMITS

I would recommend that Council agree to have the Fire Chief try and negotiate agreements with adjoining municipalities.



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

AW/jm

Commissioners' Comments

The attached report from the Fire Chief indicates that the City of Red Deer is providing ambulance service to the region surrounding the City. It would appear that as a result of the Regional Hospital both the area covered and the number of calls is likely to increase. There is no Provincial support to the City of Red Deer to assist the City in what is becoming a regional service. As pointed out by the Fire Chief we are experiencing a bad debt problem with respect to this service which in essence we are providing on behalf of the Municipal jurisdictions involved. Accordingly, the Fire Chief is recommending that we try to negotiate an agreement with these various Municipal jurisdictions to cover solely the bad debts. While this would not completely cover the cost of providing this service it would at least minimize our losses. We would support the Fire Chief's proposal and recommend that Council authorize the Administration to negotiate such agreements and that in the event such agreements cannot be reached that the Fire Chief be instructed not to provide ambulance service to such municipalities.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 12

November 17, 1982.

TO: City Council
FROM: City Commissioners

For the last 9 months we have undertaken a thorough review of the Traffic Bylaw. The purpose of this review was multifold:

1. to update its conformity with Provincial legislation
2. to eliminate a number of conflicts which had crept in as a result of constant amendments.
3. to better organize and index the bylaw to provide clarity of understanding of the general public
4. to rationalize the penalty section and
5. to eliminate some obsolete sections.

The results of this work are presented for Council's consideration in the form of a new bylaw. There are no substantive changes in the Bylaw and we would recommend Council approve same. If Council agrees with this, Council may give the Bylaw 3 readings at this meeting.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 13

16 November 1982

TO: CITY COUNCIL
FROM: CHAIRMAN, RED DEER INDUSTRIAL AIRPORT COMMISSION
RE: LEASE OF HANGAR NO. 3 - RED DEER INDUSTRIAL AIRPORT

At the November 16th, 1982 meeting of the Red Deer Industrial Airport Commission, the following resolutions were submitted for the consideration of Red Deer City Council:

"That the Red Deer Industrial Airport Commission recommend to Red Deer City Council approval of the Lease of Hangar #3 at the Red Deer Industrial Airport to Dunhill Group of Companies, subject to an agreement satisfactory to the City Solicitor and that said agreement include a 30 day cancellation clause."

"That the Red Deer Industrial Airport Commission recommend to Red Deer City Council that should Hangar #1 at the Airport become available prior to December 1, 1982, that same be leased to Dunhill Group of Companies in lieu of Hangar #3."

Respectfully submitted,

*DR. J. RADOMSKY, Chairman,
Red Deer Industrial Airport Commission*

dunhill Land and development Corp. Ltd.

The Dunhill Group of Companies
#401-9705 Horton Rd. S.W.
Calgary, Alberta T2V 2X5
Telephone: 253-8086

24.

November 5, 1982

Mr. Bob McGee
Mayor of Red Deer
City Hall
Red Deer, Alberta

Dear Mr. McGee:

Please accept this as our proposal to rent, on a 30 day basis, the # 3 hanger at the Red Deer Industrial Airport formerly occupied by Glen River Industries.

We would like to rent this space immediately, as we have approximately 40 homes signed up for construction. We will be building these in a stationary position (no track or cranes required) and will therefore not require any alterations whatsoever to the building. We expect to employ 30 - 40 people at the factory and these people will be employed from Red Deer and the surrounding areas.

We have incorporated a new company name called Redwood Manufacturing and Construction Co. Ltd. to do the manufacturing and Dunhill Land and Development Corp. Ltd. will be doing the marketing. I have enclosed a letter from our accountant stating we have set up a new account for the purpose of manufacturing homes and have also enclosed a letter from our bank in Red Deer.

We are anxious to locate in Red Deer as it is the central area of the province. We can bring customers in from both the north and the south due to this location. We understand there is some outside interest in this building and if it should not materialize, we would like to remain there and obtain a long term lease.

Our financial statements will not be completed for another 2 weeks or so, but we are prepared to pay the rent in advance over the winter months until such time as you have made a final decision on a tenant.

If you could make a decision on our proposal as soon as possible, perhaps by a telephone vote, it would be greatly appreciated as we have to find

...../

dunhill Land and development Corp. Ltd.

The Dunhill Group of Companies
#401-9705 Horton Rd. S.W.
Calgary, Alberta T2V 2X5
Telephone: 253-8086

25.

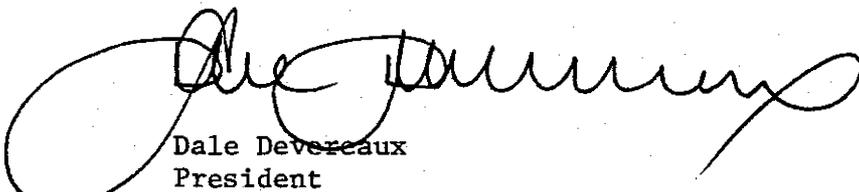
Page 2
Mr. Bob McGee, Mayor of Red Deer
November 5, 1982

a location to build the homes we have sold. We have been approached by people in Wetaskiwin and Vulcan to build there, but prefer the Red Deer area.

Thank you for your consideration.

Yours truly,

Dunhill Land and Development Corp. Ltd.



Dale Devereaux
President

DD/jm

Encl.

NO. 14

16 November 1982

TO: RED DEER CITY COUNCIL
FROM: CHAIRMAN, RED DEER INDUSTRIAL AIRPORT COMMISSION
RE: HANGAR NO. 3 - UNIVERSAL EQUIPMENT CO.

At the November 16th, 1982 meeting of the Red Deer Industrial Airport Commission, the president of Universal Equipment Co. indicated an interest in leasing Hangar #3 at the Red Deer Industrial Airport for their Canadian base of operation for a Mine-Mill Equipment Business.

The following motion was passed by the Airport Commission for the consideration of Council.

"That the Red Deer Industrial Airport Commission recommend to Red Deer City Council that the present commitment of Hangar #3 be honored until December 31, 1982, however, should the proposed commitment not materialize, that the Red Deer Industrial Airport Commission make a proposal to Universal Equipment Ltd. for the lease of Hangar #3 to be effective January 1, 1983."

Respectfully submitted,

*DR. J. RADOMSKY, Chairman,
Red Deer Industrial Airport
Commission*

UNIVERSAL
EQUIPMENT CO.

325 EAST STAHL ROAD
FREMONT, OHIO 43420

413-334-6741

November 2, 1982

27.

THE CITY OF RED DEER
Dept. of Economic Development
P. O. Box 5008
Red Deer, Alberta
Canada T4N 3T4

ATTENTION: Alan V. Scott, Director

Gentlemen:

It was a pleasure visiting the airport in Red Deer last week. As discussed, we have interest in the facility, however, our timing may not be compatible with yours.

In the way of introduction, I have enclosed copies of our most recent inventory and capabilities brochures. We are proposing to use Red Deer as our Canadian base of operation. Initially we will be moving approximately 750 tons of mining equipment in from Uranium City, Saskatchewan. We will require the full 36,000 sq. ft. inside facility as well as approximately three acres outside for this initial project. We will do a modest amount of clean-up, overhaul and painting in the facility, employing five to twelve people. We will require services locally for such things as:

- Freight/trucking
- Crane rental
- Forklift rental
- Machine shop work and welding

While we are not specifically in the aircraft business, the airport location is important to us for two reasons. First, our customers are very mobile, frequently using corporate aircraft for equipment inspection. Secondly, much of the inventory will move north throughout the Northwest Territories, Alberta, Yukon, etc. We expect some of this will move in cargo aircraft such as DC3, Convair 500, and Hercules. The airport at Red Deer is obviously suitable for such operations. Furthermore, we will base our airplane at the airport as well.

CONTINUED NEXT PAGE---

Page -2-
THE CITY OF RED DEER
November 2, 1982

Due to our requirement to secure a suitable facility, by January 1, 1983, we make the following offer:

- Universal Equipment offers to lease the 36,000 sq. ft. office-hangar facility as inspected at Red Deer Municipal Airport for a period of three years at a rate of \$0.85/sq. ft. annually (utilities not included) with options to renew for five successive three year periods. The lease period will begin January 1, 1983.
- Universal Equipment offers to rent outside storage space to be specified upon inspection and mutual agreement for \$0.04/sq. ft. annually. Approximate space required -- three acres.
- All normal and customary terms and conditions of lease at Red Deer will be met including insurances, etc.
- All funds offered are stated in Canadian dollars.
- This offer is valid until 5:00 p.m. MST, November 17, 1983.

We consider ourselves good community citizens and are prepared to submit references for your review.

I will be pleased to meet you and the airport commission in Red Deer to discuss any questions you may have. I look forward to reaching agreement and working in Red Deer.

Very truly yours,


F. William Niggemyer
President

FWN:km

Enc. (2-Brochures)

November 17, 1982

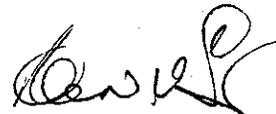
TO: CITY CLERK
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: RED DEER INDUSTRIAL AIRPORT HANGAR #3

The Red Deer Industrial Airport Commission passed a resolution at their November 16th meeting, approving a lease of Hangar #3 to Universal Equipment Company as of January 1st, 1983, provided the facility was available at that time. The resolution was handled in this way, in order to allow us to fulfill a commitment to a previous client who is currently negotiating the establishment of an aircraft-related manufacturing facility in Canada. A previous meeting of the Red Deer Airport Commission authorized us to negotiate occupancy of Hangar #3 until December 31st, 1982.

We would recommend Council approve the actions of the Red Deer Airport Commission with respect to their resolution on Universal Equipment Company, which will then enable us to commence negotiations with them should the hangar be available as of January 1st, 1983.

Thank you.

Respectfully submitted,



ALAN SCOTT, Director
Economic Development

AVS/gr

NO. 15

November 16, 1982

TO: ASSISTANT CITY CLERK
FROM: CITY TREASURER
RE: BYLAWS NO. 2787/82 and 2783/82

We have now received LAB approval to have second and third reading of the above bylaws.

At second reading it is necessary to amend Bylaw 2787/82 by inserting the figure "82-MP-282" at the end of Paragraph 7 of the preamble.



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

AW/jm

Note: Bylaw 2783/82 - Local Improvement - Street Lighting
Bylaw 2787/82 - Construction of Watermain from Riverside Industrial to Northlands

CORRESPONDENCENO. 13209 Spruce Drive
Red Deer, Alberta

November 16/83

Mayor Bob McGhee & Councillors
City of Red Deer
Red Deer, Alberta

Dear Mayor McGhee & Councillors:

After considerable thought, I find that I must resign as a Councillor in the City of Red Deer. The reasons are both personal and business.

As you are aware, the Lottery Franchise was withdrawn in July of this year. Therefore I had to look elsewhere for a business opportunity. This new business now takes me to Calgary, for the best part of the week, consequently I find that I can no longer give the Citizens of Red Deer the time needed to perform my duties as a Councillor.

The time required to build a new business, along with the attention needed to raise 2 teenage children are so demanding that I feel I must resign.

It sincerely is with deep regret that this action be taken, as I have thoroughly enjoyed my term on Council.

Yours sincerely,

"Irene B. Shandera"

Commissioner's Comments

The attached letter was received November 16, 1982 and as per Section 52(2) and (3) of the Municipal Government Act which states:

- (2) The mayor or any councillor may resign his seat at any time by giving written notice to the municipal secretary who shall place the resignation before the next meeting of the council.
- (3) A resignation takes effect and the seat becomes vacant on the date the written notice of resignation is received by the municipal secretary.

It is with regret that we receive this resignation and find it difficult to express our appreciation to Councillor Shandera for her contribution over these past years to the City of Red Deer.

For Council's information, Section 54(1) of the Act reads as follows:

- 54(1) When in a municipality having a council of 6 or more members a seat or seats in the council become vacant by death, resignation, forfeiture or otherwise, the council shall make provision to fill the vacancy or vacancies by the holding of a by-election for that purpose except that
 - (a) during the 2-year period immediately following a general election a by-election need not be held if there is only one vacancy on the council, and
 - (b) during the 3rd year following a general election a by-election need not be held unless the number of vacancies on the council reduces the council to a number less than one more than the quorum of the council.

I would recommend that the seat be left vacant for the remainder of the term.

"R.J. MCGHEE"
Mayor

NOVEMBER 9, 1982



NO. 2

CITY COUNCIL

RED DEER, ALBERTA

LADIES AND GENTLEMEN;

IT HAS COME TO MY ATTENTION THAT IN THE LAST FEW MONTHS, WE FIND THAT THE WINDSOR HOTEL, LOCATED AT 4222-51 AVE IN RED DEER IS RUNNING WITH A TERRIBLE SHORTAGE OF POWER.

AFTER CONSULTING WITH OUR ELECTRICIANS WE WERE INFORMED THAT IN ORDER TO REMAIN WITH A CONSTANT SOURCE OF POWER WE MUST RUN A NEW LINE FROM RED DEER'S UNDERGROUND POWER SYSTEM. THE COST TO BE APPROXIMATELY \$42,000.00 THIS TO SUPPLY POWER TO THE EXISTING BUILDING ONLY, NOT FOR ADDITIONAL SERVICES. IN OTHER WORDS, WE ARE NOT CONTEMPLATING EXPANSION. THIS IN NO WAY WILL BRING IN ADDITIONAL REVENUE.

FORTY-EIGHT THOUSAND DOLLARS IS A LOT OF MONEY TO PAY OUT IN ONE LUMP SUM, CONSIDERING THE CITY COST IS \$42,000.00 AND THE ELECTRICIAN COST WOULD BE APPROXIMATELY \$15,000.00. BUSINESS THIS YEAR IS DOWN AND A COST OF THIS PROPORTION IS ALMOST OUT OF THE QUESTION.

OUR PROPOSAL THEREFORE IS A TIME PAYMENT. WE WOULD BE WILLING TO PUT IN THIS NEW SYSTEM IF THE COST COULD BE SPREAD OVER TWENTY YEARS, AT AN INTEREST RATE TO BE MUTUALLY AGREED UPON. WE WOULD OF COURSE BE WILLING TO SIGN AN AGREEMENT OR GRANT A CHARGE ON THE HOTEL PROPERTY IN SUPPORT OF THE AFORE MENTIONED PROPOSAL.

RESPECTFULLY YOURS,

FULLY LICENSED

November 12, 1982

TO: CITY CLERK

FROM: CITY TREASURER

RE: WINDSOR HOTEL POWER

The Windsor Hotel is presently served by the old downtown overhead power system. Power consumption has now increased to the point where the existing power system cannot provide sufficient power. To obtain sufficient power will require the Windsor Hotel to connect to the underground power system.

The City charge for connection is approximately \$48,000. A sum of this size is difficult to finance at one time due to additional revenues not being received. The Windsor Hotel has accordingly requested the cost be spread over twenty years.

If Council agrees to assist the Windsor it is suggested it be by agreement registered against the property title. The conditions would be as follows:

1. Interest rate to be equivalent to City's 20 year debenture rate. (Presently 15 3/4%)
2. Annual payments of principal and interest would be required.
3. Failure to meet a payment would result in entire balance left owing, plus applicable interest, being added to the tax roll.
4. Costs of registering the agreement including legal fees to be paid by the Windsor Hotel.

Copies of this report are being sent to the City Assessor and E.L. & P. Superintendent in the event they want to submit comments.

If Council agree to the request of the Windsor Hotel this same procedure could be followed for other businesses.

...2

Requested Action

Council approval is respectfully requested as follows:

1. To approve an agreement with the Windsor Hotel as outlined in the report.
2. That the same procedure be allowed for other businesses upon request.



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

AW/jm

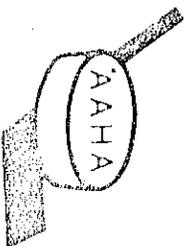
cc: City Assessor
E.L. & P. Supt.

Commissioners' Comments

We would agree with the recommendations of the City Treasurer as in this instance the development is existing and no expansion is planned. We could not support this type of arrangement for a new development, redevelopment, or an addition to an existing property. These should continue on a prepaid basis as is the current policy.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



Alberta Amateur Hockey Association

REGISTERED UNDER SOCIETIES ACT — ORGANIZED RED DEER 1907
No. 2 307-419 Avenue N.E., Calgary, Alberta T2E 2N4
Phone 276-2244 (24 Hours) — 277-2710

35.

OFFICE

SECRETARY

MANAGER

ASSISTANT

CLERK

RECEPTIONIST

PROPERTY

RECORDS

FINANCE

LEGAL

ADVERTISING

MAIL ROOM

RECEPTION

ENTRANCE

NO. 3

Mayor and City Council
c/o Mr. Bob McGhee
Red Deer City Hall
P.O. Box 5008
Red Deer, Alta.
T4N 3T4

November 5, 1982

Dear Mr. McGhee:

On behalf of the Alberta Amateur Hockey Association I am writing to request that City Council consider amending the land use by-law to permit the A.A.H.A. to operate our Association at 7875 - 48 Ave., Red Deer, Alberta (Bay #1, Lot 4, Block 4, Plan 792-3149).

I also request your cooperation in expediting this matter.

A detailed explanation on justification for our request will follow under separate cover.

Sincerely,

O. Korbutt
President, A.A.H.A.

82 NOV - 8 P1:49

RECEIVED

ALBERTA AMATEUR HOCKEY ASSOCIATION
1000 - 10th Ave. S.E.
Calgary, Alberta T2E 2N4
Phone: 276-2244 (24 Hours)
FAX: 277-2710

ALBERTA AMATEUR HOCKEY ASSOCIATION (Name Council)

1000 - 10th Ave. S.E.

Calgary, Alberta T2E 2N4

Phone: 276-2244

FAX: 277-2710

ALBERTA AMATEUR HOCKEY ASSOCIATION (Finance Chairman)

1000 - 10th Ave. S.E.

Calgary, Alberta T2E 2N4

Phone: 276-2244

FAX: 277-2710

ALBERTA AMATEUR HOCKEY ASSOCIATION

1000 - 10th Ave. S.E.

Calgary, Alberta T2E 2N4

Phone: 276-2244

FAX: 277-2710

ALBERTA AMATEUR HOCKEY ASSOCIATION (President's Council)

1000 - 10th Ave. S.E.

Calgary, Alberta T2E 2N4

Phone: 276-2244

FAX: 277-2710

ALBERTA AMATEUR HOCKEY ASSOCIATION

1000 - 10th Ave. S.E.

Calgary, Alberta T2E 2N4

Phone: 276-2244

FAX: 277-2710

ALBERTA AMATEUR HOCKEY ASSOCIATION

1000 - 10th Ave. S.E.

Calgary, Alberta T2E 2N4

Phone: 276-2244

FAX: 277-2710

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ALBERTA AMATEUR HOCKEY ASSOCIATION

1000 - 10th Ave. S.E.

Calgary, Alberta T2E 2N4

Phone: 276-2244

FAX: 277-2710

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ALBERTA AMATEUR HOCKEY ASSOCIATION

1000 - 10th Ave. S.E.

OK/pm

82 NOV 10 P2:47

36.

The following information is presented in support of the Alberta Amateur Hockey Associations' request to have the Red Deer City Council make a special amendment to the land use by-law in order to permit the A.A.H.A. to operate our Association at 7875 - 48 Ave, Red Deer, Alberta.

A. History of the A.A.H.A.

The A.A.H.A. is the governing body for organized hockey in the Province of Alberta and was incorporated on November 27, 1907 in Red Deer, Alberta. The A.A.H.A. is a very active, non-profit, service organization and is registered under the Societies Act (#5001 - 3053).

The A.A.H.A. operated in Red Deer from 1907 to 1971 at which time, the gentleman who was looking after the affairs of the Association moved his residence to Calgary and so did the operation of our Association.

B. Purpose of the A.A.H.A.

The A.A.H.A. is a volunteer organization and has an annual membership of approximately 45,000 individuals (players, coaches, trainers, referees, team management etc) and approximately 1900 teams. Also, we deal directly with 180 Minor Hockey Associations from across the Province.

It is our mandate to encourage and promote hockey for both the highly competitive and mass participation levels. We believe that every person in Alberta who wants to play hockey should have the opportunity to do so . . . at his/her level of skill and level of interest.

C. Activity of the Association

The A.A.H.A. is the central operation for hockey in the Province of Alberta and Red Deer is central to our operation. We hold our Annual General Meeting as well as numerous operational-type meetings in Red Deer. Therefore, people from throughout the Province gather in Red Deer for hockey meetings and conventions.

We feel our Association has two (2) primary functions- training of hockey people and distribution of materials. We conduct training and "education" programs for players, coaches, referees and the volunteer minor hockey association administrators. We deliver a variety of clinics, seminars and programs in an effort to further improve the minor hockey environment in the Province of Alberta.

Also, we distribute a voluminous amount of materials relating to the programs and services made available to our membership and the general hockey public. These materials are in the form of player registration cards, films, manuals, papers, books, brochures and the like.

D. Financial Status of the A.A.H.A.

As a volunteer, non-profit, service organization our financial structure dictates that a facility, similar to the one in question, is the only one we can afford.

E. Similar Uses

After surveying the area in immediate proximity to the site, we feel there are numerous other operations with similar uses.

November 9, 1982

TO: ASST. CITY CLERK

FROM: CITY ASSESSOR

Re: Alberta Amateur Hockey Association

In reply to your letter of November 8, 1982 may I advise that we have no comments to make respecting this application.


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

November 9, 1982

TO: CITY CLERK

FROM: R. STRADER, DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: BYLAW AMENDMENT

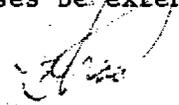
In response to your memo on the above subject, we have the following comments for Council's consideration.

Our comments are limited in that the information received by our Department is not complete in that the applicant indicates further information will follow. Based on the information available the applicant had applied to our Department for approval to locate at 7875 - 48 Avenue, designated I1. The application was submitted to Municipal Planning Commission with a recommendation of refusal as in our opinion the proposed use would best be defined as an "office" which is neither permitted nor discretionary in an I1 area. Municipal Planning Commission made the following decision which was appealed to the Development Appeal Board: "That the Municipal Planning Commission deny the proposed use for an office for the Alberta Amateur Hockey Association from the site at 7875 - 48 Avenue (Lot 4, Block 4, Plan 792-3149) as the proposed use cannot be considered as a permitted nor discretionary use under the I1 use District."

The Development Appeal Board denied the appeal making the following comments: "IT IS ORDERED:

1. That the decision of the Commission be upheld and the appeal denied on the grounds that the primary function of the Association appears to be office oriented and the use is neither permitted nor discretionary in the I1 use district of the Land Use Bylaw.
2. That the Order stand as originally issued."

While the purpose of the Alberta Amateur Hockey Association is a non-profit organization that operates for a very worthwhile cause, the proposed function does not fit the purpose or intent of an I1 district. Should the Bylaw be changed to permit their location in an I1 district, it will be difficult to exclude other types of offices from this area. With a fair amount of available space in the downtown Commercial district (C1) we cannot recommend that office uses be extended to other districts.


R. Strader
Development Officer/
Building Inspector

RS/1s

RED DEER REGIONAL PLANNING COMMISSION ^{40.}

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 12, 1982

Mr. C. Sevcik,
Assistant City Clerk,
City of Red Deer
Box 5008
Red Deer, Alberta

Dear Sir:

Re: Land Use By-law Amendment
Request by Alberta Amateur Hockey Association
to operate at 7875 - 48 Avenue, Red Deer, AB.
(Bay #1, Lot 4, Block 4, Plan 792-3149)

As you are aware, this request for an amendment to the Land Use By-law follows from a decision of the Municipal Planning Commission which denied a previous application to operate from this site under the existing provisions of the I-1 Industrial (Business Service) District. The M.P.C.'s decision was upheld by the Development Appeal Board who, in reaching their decision, noted that, "the appellant should be advised to apply for a special use rezoning designation for A.A.H.A. training programs and distribution of materials".

The A.A.H.A. is interested in purchasing a building in which they can base their administrative operation. My understanding is, they require a facility for a technical director and secretary; a Resource Centre from which a variety of books, papers, and films can be distributed; and an area for training and development of players, coaches, referees and minor hockey administrators. I also understand that the training clinics take place throughout Alberta so only a limited number would be conducted from the Red Deer facility. Thus, the main function would be administration and distribution of resource materials.

The purpose of the I-1 District is to provide for a limited range of light industrial, light manufacturing, warehousing and storage. The other uses presently located in the condominium building being considered are light industrial and include Laymac Contracting and Consulting, HMH Tile, Century Sales and Service (hardware), Folk Automotive Repair Ltd., Loveseths (hardware, small equipment), Viking Oil Supply Ltd., R. & S. Steel, Western Rock Bit, and Duke Well Servicing. The A.A.H.A. use cannot be classified in a similar category as these light industrial uses.

pg. 2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORDONATION—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 STETTTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—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 STETTTLER No. 6 —IMPROVEMENT DISTRICT No. 10

C. Sevcik

Re: Land Use Amendment

pg. 2

The closest comparison might be the Red Deer Gymnastics Association which is located in the I-1 District as a discretionary use under "commercial recreation facility." There is however, a major difference between the R.D.G.A. and the A.A.H.A. facility requirements, that being the requirement for a large gymnastics area in which to use and store large equipment. The administrative area is small in comparison to the gymnasium area and obviously ancillary considering space requirements.

The City Planning Section recommends that Council not amend the Land Use By-law because the proposed use would be better located within the downtown core in keeping with the present Council policy.

If Council decides that an amendment is in order, then we recommend an exception be made for this particular bay of the building in which A.A.H.A. training programs and distribution be regarded as a 'permitted use'.

The required land use amendment is attached.

Yours truly,



Vernon Parker
ASSOCIATE PLANNER
CITY PLANNING SECTION

/cc

Commissioners' Comments

As noted in the Planner's report recreation related uses have been approved in the Industrial Areas. It would be our opinion that this proposed use has some similarities to those already existing. It will not only facilitate local amateur clubs but will act as distribution and service centre for the entire Province, and we would therefore support the bylaw amendment in the form as drafted which designates this site only for this particular use.

'R.J. MCGHEE'
Mayor

'M.C. DAY'
City Commissioner

NO. 4

Kiwanis Club of Red Deer
Box 62
Red Deer, Alberta

November 1/82

Attention: Mr. R. Stollings
City Hall
Red Deer, Alberta

Dear Mr. Stollings:

This letter is to inform you that Peter Massie is our representative from the Kiwanis Club of Red Deer for the Golden Circle Management Board.

Yours truly,

"R. Thudium"
President

Universal Battery(1981) Ltd.
7835 C-50 Ave.
Red Deer, Alta. T4P 1M8
Oct. 27,1982.

NO. 5

43.

Mayor Bob McGhee and Council,
City Hall
Red Deer, Alta.

Re: Location of Pole Sign at 7835-50 Ave.

Dear Mr. McGhee,

In the middle of July I phoned the Liscencing Department at City Hall to inquire as to what the regulations were concerning pole signs.

In order to ensure that everything was done properly I made about three seperate inquiries so that all the necessary requirements would be met.

After obtaining my sign permit I installed my sign, confident that everything was in order.

In the latter part of August while I was away, we were informed firstly that we didn't have a sign permit and secondly that our sign was only thirteen feet away from the curb while it should have been fourteen feet away from the curb.

I phoned City Hall about the matter and after getting a lot of run around, I was told to submit a plan showing where the sign was placed in spite of the fact they had already drawn one up themselves.

At this point I phoned Mr. Dan Lawrence and explained to him the situation and he suggested that I talk to Mr. Ryan Strator to see if a compromise could be worked out.

I made no headway with Mr. Strator and it was only at this time I was informed that I should have checked with the Engineering Department before installing the sign.

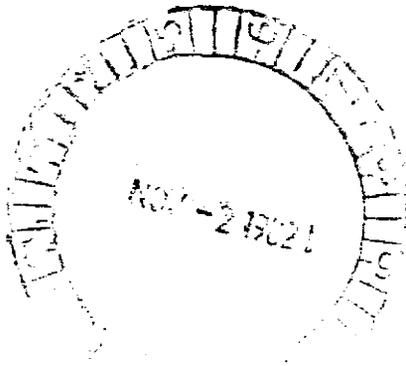
In following through with Mr. Lawrence's second suggestion, I am making an application before City Council to have a temporary relaxation on the sign regulation.

Since Universal Battery(1981) Ltd. is a new business, we are looking for as much exposure as we can get and the pole sign plays a significant part of that exposure.

I don't wish to keep the sign up any longer than a few more months after which time it would be taken down and because of this I am making an application for a temporary relaxation.

Yours very truly,


Graham Mac Callum
Manager



November 4, 1982

TO: CITY CLERK

FROM: R. STRADER, DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: UNIVERSAL BATTERY (1981) LTD.

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

On July 16, the attached sign permit was issued to Universal Battery. One of the conditions under which the permit was issued was that it be located on private property. However, once the sign was erected it was noted that it was in fact located on City property by one foot.

Todate, the City has not permitted its property to be used for advertising purposes. This has contributed to Red Deer's image as a City. In our opinion allowing signs on City property would mean our boulevards and medians would be cluttered with every conceivable type of sign. We strongly recommend that this application be refused and the applicant directed to conform with the Sign Bylaw.

Mr. MacCallum's statement that he was not informed that he should check with the Engineering Department in order to locate his property lines raises another matter. While it is still our opinion that a person applying for a permit has a responsibility to ensure all conditions of the permit are complied with, we have now changed the sign permit issuance procedure. Applicants are now required to submit a site plan drawn to scale showing the location of the sign in relationship to property lines and boulevards.



R. Strader
Development Officer/
Building Inspector

RS/lc

No

1921

City of Red Deer Sign Permit

45.

RED DEER, Alta., July 16 1920

PERMISSION IS HEREBY GRANTED for the erection of a Relo. sign on the building on Lot 5 Block 5 Plan 762-0870, Red Deer, in accordance with application submitted herewith. This permit is granted for the sign in the above location only. A change in its position necessitates a new permit. Failure on the part of the owner to keep the sign securely attached to the building or the failure to pay the annual liability premiums may require cancellation of the permit and the removal of the sign.

Universal Bulking.
 4'x8' # 12.00'
 7825-50 Ave.
 Sign to be erected
 36 m off of grade on
 Private Property.

[Signature]
 Owner or Agent of Owner

Dated this 16th day of

July, 1920

May-Allen Pave
 Building Inspector

Commissioners' Comments

We would not support the relaxation but if Council wishes to grant the relaxation there should be a time limitation and as suggested by the applicant "a few more months".

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City-Commissioner

Mr. Glen Kenyon
Project Manager
Alberta One-Call Location
Corporation
9888 - Jasper Avenue
EDMONTON, Alberta
T5J 2R1

NO. 6

1982 11 04

R.J. McGee
Mayor, City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Sir:

By this letter we are requesting that your organization give consideration to participation in an Alberta One-Call System and provide us with either a letter of intent to financially support implementation of the system, or a letter indicating your rejection.

If your decision is to support the system we would appreciate an estimate of the volume of location requests you would expect to receive in a year. Please forward all responses to:

Mr. J.W. Fildes, P. Eng.
Secretary Treasurer
Alberta One-Call System
Board of Directors
c/o Canadian Western Natural Gas
Company Ltd.
140 - 6 Avenue S.W.
CALGARY, Alberta
T2P 0P6

We would appreciate you reply by November 30, 1982. If further information or clarification is required please contact Glen Kenyon or Ron Hanchurak at 423-8235.

Yours respectfully,

Glen G. Kenyon
Project Manager

File

ALBERTA ONE-CALL SYSTEM PRESENTATION

Presented by:

**G. Kenyon - Project Manager
R. Hanchurak - Project Manager
Alberta One-Call Location Corporation**

ALBERTA ONE-CALL SYSTEM

ABSTRACT

This paper identifies the magnitude of damages to underground facilities in Alberta, and a methodology that has been developed and employed by public and private industry in North America as a preventative measure for reducing damages. Also identified is a proposal, which includes system benefits, management structure, and cost of participation in an Alberta One-Call System.

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IX	SYSTEM IMPLEMENTATION
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I INTRODUCTION

Owners and operators of underground facilities have a moral responsibility to ensure their underground plant is maintained properly and does not jeopardize safety and service to the community. Even when we think our underground facilities are safe someone, somewhere, will be excavating with a piece of equipment not knowing there may be a pipeline or utility line beneath the surface of the ground.

II THIRD PARTY DAMAGE STATISTICS

In 1979 over 8600 damage incidents were caused by excavation activity in Alberta, costing more than \$4 million dollars in damage repair and loss of product. This figure does not include costs incurred through personal injury, loss of service, liability for property damage and legal or administration fees. The main cause of damage was reported to be the excavators' failure to request field location service prior to excavation. The main reason why excavators failed to obtain all prior underground facility locations was the inefficient and often cumbersome communication and location service mechanisms presently available.

III FEASIBILITY STUDY

In 1979 a committee was formed by facility owners in the province to explore the feasibility of a One-Call System in Alberta which was felt would improve the communication link between the excavator and facility owners.

A One-Call System is a notification system established by facility owners to provide a single toll-free telephone number for excavation contractors, utilities, public agencies and private citizens to call in order to notify facility owners of their intent to perform excavator related activities. Placing this call provides notice to any affected owner of the intention to excavate, allowing him the opportunity to locate and mark facilities, provide information about them, and perform follow-up inspections.

The first One-Call centre started in New York City in 1961. There are now over 110 One-Call centres in existence with over 105 One-Call centres operating in the United States alone. At the present time One-Call Systems cover over one million square miles, almost one third of the United States land area. The population of the area covered is 146 million, or about 2/3 of the total U.S. population. Systems have also started in Taiwan, England, and Canada.

New centres are being established, existing centres are expanding and improving and participation is increasing. There is no indication whatsoever of any backwards or negative movement with One-Call Systems. This in itself is the strongest indicator of the type of success the concept is encountering. The One-Call System concept is receiving wide acclamation from such agencies as the National Transportation Safety Board, the National Contractors Association, insurance companies, and many regulatory agencies and state legislatures.

A survey conducted in 1977 by the American Public Works Association reported a downward trend in damages of between 20% and 70% in areas where One-Call Systems became operational.

Through considerable research and study into such areas as existing One-Call centres, potential benefits, economics, legislation, organization and participation this committee recommended that an Alberta One-Call System was feasible and should be implemented as soon as possible in Alberta.

IV ALBERTA ONE-CALL SYSTEM PROPOSAL

In 1981 an interim Board of Directors for an Alberta One-Call System was formed to develop a proposal for an Alberta system. A proposal system was developed and the following recommendations were made:

- The system will be managed by an independent corporation with an elected Board of Directors to control the operation.

- The system will be developed to provide provincial coverage for both participation in the system by facility owners and use of the system by excavators/contractors.

- The system will have the capability to handle a volume of 250,000 calls projected to 1985 and the capability to expand further if required.

- The system will be fully computerized.

- The system will have the capability of providing a computerized grid referencing system to determine facility owners located in a specific geographical area.

- The system will provide a location appointment plan.

- The system will be utilized as an information service as well as a notification centre.

- The system will handle emergency calls on a non-advertised basis.

- The system will be capable of maintaining a variety of statistics and generate reports as required by facility owners.

V SYSTEM BENEFITS

The following benefits to facility owners indicate conclusively that a One-Call System is not only feasible but very necessary and therefore should be implemented as soon as possible.

(1) Reduction in Facility Damage, Loss of Product and Safety Hazards

The primary advantage of the operation of a one-call centre is a reduction in damage to underground facilities, and a consequent reduction in cost of damage, safety hazards, and loss of service. Because many facility owners either have not recorded damage statistics or kept them in a common format, the actual reduction in damage has been difficult to determine.

(2) Excavator Convenience

For excavators, the first and most easily recognized advantage of a one-call centre is the simplification of procedures for obtaining field locations from affected facility owners by dialing only one number. At the present time the ONUS is on the excavator to determine which facility owners to contact, find the appropriate telephone number (which could be as many as 7 or more), put up with the frustration in telephone access to the right person, have available the specific information required by each facility owners and gain confirmation of actual location service times before commencing excavation.

(3) Standardization

Confusion often exists because information extracted from the excavator is not always complete and accurate. This problem could be resolved to some degree through in-house standardization and training, however there is no standardization between facility owners thus creating confusion for the excavator.

Answer Clerks in a One-Call centre would be utilizing a common pre-formatted questionnaire to ensure all information is accurate and complete. This would provide consistency and uniformity in handling location requests.

In many cases the excavator is not providing the required 48 hours notice and it is difficult to educate because lead times requested by other facility owners are not often different. Through the combined efforts of all facility owners a standard lead time can be established and promoted through the One-Call centre.

Excavators requesting an appointment time from as many as six different facility owners could very well receive six different appointment times spread over a four day period. The excavator finds this both frustrating and inconvenient.

An appointment plan established in a One-Call centre would give the operator the ability to respond immediately with a relatively common appointment time for all facility owners.

Through the combined efforts of all facility owners participating in a One-Call System , steps can be taken to promote and establish common standards for color codes, identification stakes and marking procedures.

(4) Public Awareness

Through the combined effort of all facility members, public awareness of utility systems and the consequences of damage to them is greatly enhanced. In many cases, prior to the installation of a One-Call centre, very little is known by excavators in the area of the potential for damage to underground facilities and particularly the resultant hazard to public and personal safety. Collective advertising and promotion of a One-Call centre can receive far greater circulation and impact at a lesser cost than promotions conducted by individual facility owners.

(5) Statistics

Difficulty has continuously been experienced by many facility owners in accurately tallying the number of facility location requests they receive because this process is being done manually.

Accurate up to date tallies of location requests can be tracked for all facility owners through a mechanized One-Call centre and can be available to facility owners at any time.

Presently there is no follow-up on damages caused by excavators who are continuously not requesting locations.

Facility owners could have a common cause against specific excavators maliciously damaging facilities and because of the state of the art today they are reacting on an individual basis rather than a unified basis. A One-Call centre can track all damage statistics and identify continuous offenders to participating facility owners.

Facility owners could then initiate joint action against a continuous offender if required.

(6) Permit Verification

Information can be provided to municipal agencies to verify that permits have been issued to the excavator. Pipeline agencies can ensure that crossing agreements have been negotiated prior to excavation.

(7) Legislation

If incidents and accidents related to damage to underground facilities continue to escalate, regulatory bodies will be pressured to pursue tougher legislation to control these damages. Tougher legislation can be stemmed by facility owners initiating their own program such as the installation of a One-Call System to reduce damages.

An organized body of facility owners would be in a stronger position to pursue legislation and enforcement, against excavators if it were deemed necessary.

(8) Improved Communication

A One-Call centre provides a basis for close liaison between facility owners of common interests and concerns. This closer liaison should improve communications and co-operation between facility owners in resolving problems.

VI COST SHARING

To meet the needs of the membership and the excavating community it is estimated that the first five year costs of a provincial system will range from 1.0 to 1.35 million dollars annually. (Estimates were projected on 1981 dollars).

To finance the system the following cost share formula was adapted.

Prospective members were divided into four classifications; major, medium, small and very small. These classifications were determined as follows:

Pipeline Companies (Miles of Plant)

Major greater than 5,000 miles

Medium from 5000 to 100 miles

Small less than 100 miles

Producing Companies (Oil Production)

Major NIL

Medium greater than 40×10^6 m³/year

Small from 40×10^6 m³/year to 2×10^6 m³/year

Very Small less than 2×10^6 m³/year

Cities, Towns, Counties (Population)

Major greater than 100,000

Medium from 100,000 to 20,000

Small from 20,000 to 5,000

Very Small

Provincial Utilities (No. of Locate Requests)

Major			greater than	10,000
Medium	from	10,000	to	500
Small	from	500	to	100
Very Small				100

A yearly membership fee was assessed to each classification in conjunction with a predetermined cost per location request received.

<u>Class</u>	<u>Membership Fee</u>	<u>Per Call Fee</u>
Major	20,000	2.00
Medium	5,000	4.00
Small	500	6.00
Very Small	100	6.00

This formula does not take into consideration risk, consequences from damage or potential benefits received from a One-Call System.

VII CORPORATE STRUCTURE

In September 1982, the Alberta One-Call Location Corporation was incorporated pursuant to the Alberta Companies Act 1982. This company is governed by an elected Board of Directors who have contributed financially to the corporation and who's duties and responsibilities will be dictated by a set of bylaws.

The Board of Directors are elected at the annual meeting of the membership. From the board members the officers of company are established for a term of one year.

VIII PARTICIPATION

The Board of Directors presently has a letter of intent from 57 facility owners in the province to financially commit their support to the establishment of a One-Call System in Alberta. This response to date represents approximately \$420,000 or 32% of the required funding. The Board is presently continuing to solicit for additional funds from those organizations who have not yet made a commitment. If total funding cannot be obtained through facility owner participation the Board will then approach the Provincial Government requesting that a grant be provided to establish the system.

ALBERTA ONE-CALL SYSTEM

(Response Summary)

1. CITIES, TOWNS, VILLAGES & COUNTIES

	<u>Fee</u>	<u>Calls</u>	<u>Call Fee</u>	<u>Total</u>
<u>Major</u>				
Calgary	20,000	18,000	36,000	56,000
Edmonton	20,000	15,000	30,000	50,000
<u>Medium</u>				
Nil				
<u>Small</u>				
Nil				
<u>Very Small</u>				
Bow Island	100	10	60	160
Bowden	100	10	60	160
Crossfield	100	10	60	160
Lacombe	100	50	300	400
Three Hills	100	5	30	130
Turner Valley	100	10	60	160
Delburne	100	10	60	160
Nampa	100	12	70	170
M.D. of Bonnyville	100	10	60	160
M.D. of Peace	100	10	60	<u>160</u>
			TOTAL	107,820

2. PROVINCIAL UTILITIES

	<u>Membership</u>	<u>Calls</u>	<u>Call Fee</u>	<u>Total</u>
<u>Major</u>				
A.G.T.	20,000		70,000	90,000
NUL	20,000		30,000	50,000
C.W.H.G.	20,000		40,000	60,000
<u>Medium</u>				
Alberta Power	5,000		4,000	9,000
TransAlta	5,000		8,000	13,000
<u>Small</u>				
Nil				
<u>Very Small</u>				
Big Country Gas Coop	100	50	300	400
Chinook Gas Coop	100	50	300	400
Evergreen Gas Coop	100	50	300	<u>400</u>
			TOTAL	223,200

3. OIL & GAS PIPELINES

	<u>Membership</u>	<u>Calls</u>	<u>Call Fee</u>	<u>Total</u>
<u>Major</u>				
Nova	20,000	1,500	3,000	23,000
Dome	20,000	2,000	4,000	24,000
 <u>Medium</u>				
Esso Resources	5,000	200	800	5,800
* Home Oil (Cremona & Federated)	5,000	200	800	5,800
* Interprovincial Pipe Line	5,000	200	800	5,800
Pembina Pipe Line	5,000	200	800	5,800
Rainbow Pipe Line	5,000	200	800	5,800
Imperial Pipe Line Co.	5,000	200	800	5,800
* Have requested a "small" rating				
 <u>Small</u>				
Alberta Oil Sands Pipeline	500	5	30	530
Consolidated Pipe Lines Co.	500	20	120	620
 <u>Very Small</u>				
Champlin	100	20	120	220
Ranchmen's Resources	100	20	120	<u>220</u>
			TOTAL	83,390

4. OIL & GAS PRODUCERS

	<u>Fee</u>	<u>Calls</u>	<u>Call Fee</u>	<u>Total</u>
<u>Major</u>				
Nil				
<u>Medium</u>				
Nil				
<u>Small</u>				
Merland Exploration	500	75	450	950
* Getty Oil (Canada) Ltd.	500	20	120	620
North Canadian Oils Ltd.	500	20	120	620
* Total Petroleum Ltd.	500	20	120	620
* Questionable Category				
<u>Very Small</u>				
Anschutz	100	10	60	160
Bralorne Resources	100	10	60	160
Canadian-Montana Gas Co. Ltd.	100	10	60	160
Carlyle Eagle Petroleum Ltd.	100	10	60	160
Cochrane Resources Ltd.	100	10	60	160
Columbia Gas Development of Canada Ltd.	100	10	60	160
Corrida Oils Ltd.	100	10	60	160
Dalco Petroleum Ltd.	100	10	60	160
Dekalb Petroleum Corporation	100	10	60	160
Drummond Oil & Gas Ltd.	100	10	60	160

4. OIL & GAS PRODUCERS (Cont'd)

	<u>Fee</u>	<u>Calls</u>	<u>Call Fee</u>	<u>Total</u>
Golden Eagle Oil and Gas Ltd.	100	10	60	160
Paloma Petroleum Ltd.	100	10	60	160
Pan Cana Resources Ltd.	100	10	60	160
 <u>Very Small</u>				
Petrogas Processing Ltd.	100	10	60	160
Rampart Resources Ltd.	100	10	60	160
Star Oil & Gas Ltd.	100	10	60	160
Texas Pacific Oil Canada Ltd.	100	10	60	160
UX Universal Explorations Ltd.	100	10	60	160
Westcoast Petroleum ltd.	100	10	60	160
Wintershall Oil of Canada Ltd.	100	10	60	160
Can Text Producing Co.	<u>100</u>	<u>10</u>	<u>60</u>	<u>160</u>
	2,100	210	1,260	3,360
 GRAND TOTAL	 \$420,580		 TOTAL	 \$6,170

IX SYSTEM IMPLEMENTATION

When adequate funding is available for the development of an Alberta One-Call System the Board of Directors will be releasing the system specifications for tender. Once the tender is awarded implementation the system can begin. The system should then be on line six to nine months from that date.

X SUMMARY

Although One-Call Systems have proven to be effective as a method of reducing underground facility damages they are not the "entire" solution. We can only expect to reduce damages, not eliminate them. Any other changes that can be implemented to increase the awareness of the excavator and simplify his procedures while working in the vicinity of underground facilities are just as important.

THE CITY OF RED DEER

47.



P. O. BOX 5008
RED DEER, ALBERTA
T4N 3T4
TELEPHONE 347-4421

DATE: November 8, 1982
TO: Mayor R. McGhee
Members of City Council
FROM: A. Neil Garvin, Safety Officer
RE: ONE-CALL SYSTEM

On October 28, 1982, Mr. Glen Keyon, Project Manager, Alberta One-Call Location Corporation, presented an informative overview on the advantages of being part of the one-call system for Alberta.

A one-call system is just that--you make one call. The location of underground services for the area in which you intend to excavate, dig or trench can be requested, and arrangements are made to have all services located in that area.

The advantages are: one phone call and a specific time in which your location will be marked, resulting in less time waste. Present statistics indicate that the one-call system has experienced a downward trend of approximately 20-70% in underground services damage.

At present the City is a member of the Red Deer & District Utilities Coordination Committee, and the Committee's goals are the same as the one-call system--to have all services located before digging and to reduce the hits to zero.

To implement the one-call system for Red Deer, a considerable amount of work would have to be done to provide the information required, to continue to update the information, and to ensure that all City departments would be able to meet the commitments of the system. The cost to the City for this system is based on a membership fee plus a call fee. For example:

Membership Fee	\$5,000
Call Fee (1,000 calls @ \$2)	<u>2,000</u>
	<u>\$7,000/year</u>

I approve in principle with the one-call system for the City of Red Deer and have submitted this information for your consideration.

ANG:lgm

Commissioners' Comments

We would support this proposal as we can see some benefits in reducing possibility of damages to existing utilities. This would be budgeted for in the 1983 Engineering Department Budget or as may be designated by the City Treasurer for Budgeting purposes.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 7

Mr. Norm F. Magee
301, 4326 Michener Drive,
Red Deer, Alberta.
T4N 2B1

November 8, 1982.

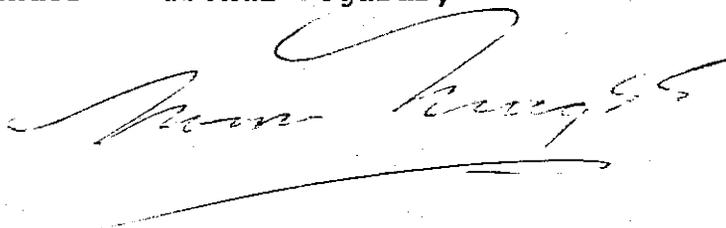
Mayor R.G. McGhee
City Hall,
Red Deer, Alberta.

Dear Bob:

Please accept this letter as one of resignation from the Red Deer Urban Parks Policy Committee.

I have enjoyed very much working with you and other members of the management and policy committee's on the Urban Parks project. I am sure that these dedicated members will continue to work well together and ensure that the citizens of Red Deer will enjoy one of the finest parks in all of Alberta if not Canada and in the quickest possible time.

Kindest Personal Regards,



NFM/fka

Commissioner's Comments

I would recommend that Council authorize Mr. Jim McPherson to replace Mr. Magee on this Committee. We would like to express our appreciation to Mr. Magee for his contribution to the Waskasoo Park Project.

"R.J. MCGHEE"
Mayor

RECEIVED

Nov.1, 1982

50.

NO. 8

'82 NOV -4 A11 :09

Dear sirs,

I am requesting to meet the council regarding the placement of my garage. Several months ago when I was ~~was~~ pouring the footings for my fence I went to city hall to enquire as to the legalities regarding the placement of my garage footings. I wanted to pour them at the same time. I was given a sheet with some dimensions by one of the girls who works at the permit issuing office, city hall. I asked if this paper was all I needed and the girl circled the points which pertained to my lot which is a corner lot and she said that if I followed these measurements I would be fine.

Well I followed the measurements to a tee and later when I applied for a permit (which I was told I did not need to pour footings) I was told that I had to move my existing footings (which are placed exactly where I was told to put them by an employee of city hall).

Apparently my garage is placed over a 3meter easement which until a week ago I did not even know existed and from the information I got from talking with city employees, some of them did not even know it existed.

Well this is my problem in a nut shell and I would appreciate it if I could talk with the council to further explain my situation. Thank you very much for your time.

Yours truly,

L. Hollebeke

346-4884

November 10, 1982

TO: ASSISTANT CITY CLERK
FROM: R. STRADER, DEVELOPMENT OFFICER/BUILDING INSPECTOR
RE: L. HOLLEBEKE

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

For Council's information the sequence for issuance of building permits is:

1. Application is made for a building permit at our office. The applicant is advised of the various Bylaws that may effect his project and a site plan given a preliminary check.
2. Application is sent to Engineering who draws up a grade certificate that shows easements and service locations.
3. When application is sent back to the Inspection Department the permit application is checked against the grade certificate to determine if the garage is located clear of easements and service lines. If there are any problems, the applicant is notified immediately.

The application is not given a final check at the time of the initial contact, because the information required takes time to locate and most people do not want to wait until the information is found. As well, we usually have only one person working on the counter which means we have people waiting for building permits, land use information, etc. Under these circumstances most people prefer to leave their application for a final check at a later date.

Attached are the comments of the person responsible for the issuance of building permits in our Department concerning the above letter. The information sheet referred to in Mr. Hollebeke's letter is attached as well. Several points made bear repeating.

1. The applicant started work without a building permit. All Inspection Department staff are aware a permit is required before any work can commence and the information sheet makes reference to the requirement for the permit.
2. The applicant was notified within 2 days of his application that the proposed garage was located over an easement.

It should be noted that if Mr. Hollebekd had followed the information supplied he would not have:

1. poured his foundations without a permit.
2. built in a location that is contrary to the Bylaw.

Page 2

Given that we have issued nearly two hundred garage permits this year, all subject to the same rules, it is very unlikely that anyone on staff is unaware or would forget to pass on this information. I am confident that our staff did not give Mr. Hollebeke the wrong information. Either he misunderstood or chose to ignore the information supplied; and under those circumstances we would recommend that Mr. Hollebeke be required to remove the foundations poured and before repouring take out the necessary permit.



R. Strader
Development Officer/
Building Inspector

RS/lrs

TO: R. STRADER, DEVELOPMENT OFFICER/BUILDING INSPECTOR
FROM: D. BONNETT, BUILDING TECHNICIAN
RE: 211 Cosgrove Crescent
Lot 45, Block 12, Plan 802-0563

The applicant applied for a building permit for a private detached garage on October 19, 1982. The application was received by our Department on October 21, 1982 from the Engineering Department and at that time it was noted that the applicant was building over services and that he was unaware that a 3 metre easement was located at the rear of the property. I contacted the applicant that morning and Mrs. Hollebeke came to City Hall. She indicated to myself that her husband had checked into any easements and service lines and they did not feel they would be building over either. Mrs. Hollebeke then told me that the standpipe was located approximately 3 feet from the edge of the garage. I then indicated to Mrs. Hollebeke that they had in all probability built over the easement and we went over to B. Johnson's office and I explained the situation to Brian. I requested that P. Anderson confirm the location of the garage. The following day B. Johnson confirmed that the foundation was poured 5 feet into easement. A meeting was then set up between the applicants and the Assistant Building Inspector/Development Officer and myself.

The applicant Mr. Hollebeke indicated that he had followed staff instructions to the letter and that he felt it was the staff's error in that he located the garage in an improper location.

I feel that:

1. Our department did not give out any incorrect information.
2. He poured the foundation prior to obtaining the permit thus it was at his own risk.
3. The permit itself was processed very quickly and the applicant was informed within 2 days of the application of possible problems.
4. As this subdivision is a private one, the applicant should have received all pertinent information (easements, services) at the time of purchase from the Developer. (The City does not provide a grade certificate for private subdivisions. The Engineering Department indicates to the applicant that the Developer shall provide elevations, service location, easements etc.

It should also be noted that the Water Utility Committee met and denied the encroachment agreement.

I can sympathize with the applicant but in no way do I feel our Department is at fault.

D. BONNETT
BUILDING TECHNICIAN

DB/1s

REGULATION FOR FENCE BUILDINGS

1. Height - Any height is acceptable except on a corner lot, where two streets (lanes) intersect; in this case the fence can be no higher than 3 feet, 20 feet from the corner on either side.
2. Fences can be built over and including easements
3. Fences cannot be built over boulevards

REGULATION FOR GARAGE LOCATION

1. If the site is a corner site the garage must have a side yard equal to the minimum for the district (minimum 1.5 metres)
2. If the site is a interior site, the sideyard must be no less than .9 metres. 3'
3. The driveway for a garage (distance from lane) must be either
 - a) 6 metres 20'
 - b) .9 metres or 3'
 - c) clear any easements
4. If the garage doors face a street the garage must be 5.4 metres from the inside edge of the sidewalk.
5. Maximum height if 4.5 metres 15'
6. A garage cannot exceed 47 square metres or 25% of the rear yard of the site which ever is greater.
7. Unless covered by a caveat, no garage can be located over a sewer, water or gas line.
8. Driveways can be placed over easements or service line locations.

These regulations are a summary only, each individual situation should be checked with the Building Inspection Department at City Hall as circumstances may effect your particular site. As well regulations may change from time to time. A building permit is required for garage (cost is \$3.50 for each \$1,000, it costs to build) but not for a fence.

November 12, 1982

TO: Assistant City Clerk

FROM: City Engineer

RE: Garage Encroachment - 211 Cosgrove Crescent
L. Hollebeke

In response to the letter received from L. Hollebeke concerning the garage encroachment at 211 Cosgrove Crescent, the Engineering Department would advise as follows:

1. The footings for the garage at the above location are encroaching into the easement by 1.50 metres as per the attached sketch.
2. On the majority of residential lots a 2.0 metre easement is taken, however, in this instance a 3.0 metre easement was requested due to the depth of the adjacent storm sewer (4.3 m to invert).
3. Because of the depth of the storm sewer, the Engineering Department refused the application for an encroachment agreement. At the request of the homeowners this matter was placed before the Utility Appeal Committee which is comprised of the Mayor, City Commissioner, and City Engineer. The encroachment was also refused by the Utility Appeal Committee.
4. The owners advised that they purchased the lot through Canada Trust working on behalf of Cairns Homes Ltd. They further advised that they were not made aware of the easement when they purchased the lot and had discussed garage locations with Canada Trust. This subdivision was developed by Cairns Homes Ltd. and Condition # 2.11 of the development agreement reads as follows:

The Developer shall provide to the lot purchaser, all building grades in the Development Area. These shall include but not be limited to sanitary and storm (if applicable) invert elevations at property/easement line, four cornered lot elevations, suggested lot grade at house, and future garage locations for each lot until the last Final Acceptance Certificate has been issued and before final release of liability is given by the City to the Developer, all building grade certificates shall be turned over to the Engineer.

Cairns Homes Ltd. advise that the relevant information was given to the realtor in this instance. Although the owners were not aware of the easement, in further checking they advised that their lawyer had a copy of a plan showing the easement.

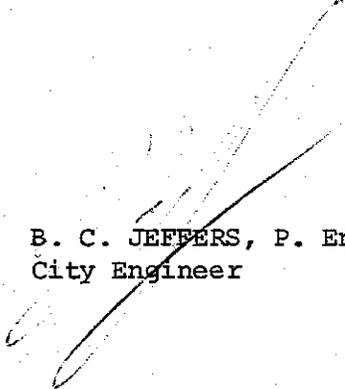
5. The owners advise that the surveyor's certificate prepared for mortgage

To: Assistant City Clerk
November 12, 1982
Page 2

56.

purposes did not indicate the presence of an easement. In addition, a professional surveyor assisted with respect to the garage location. The Engineering Department will advise all survey firms in the city to determine easement locations and record same on certificates.

The Engineering Department would recommend that construction of footings for garages not be permitted without a building permit. The present policy of "at your own risk" has resulted in two encroachments in the past month. Although we are sympathetic to the Hollebekes we cannot support granting an encroachment agreement in this instance.



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

RKP/jt

attachments

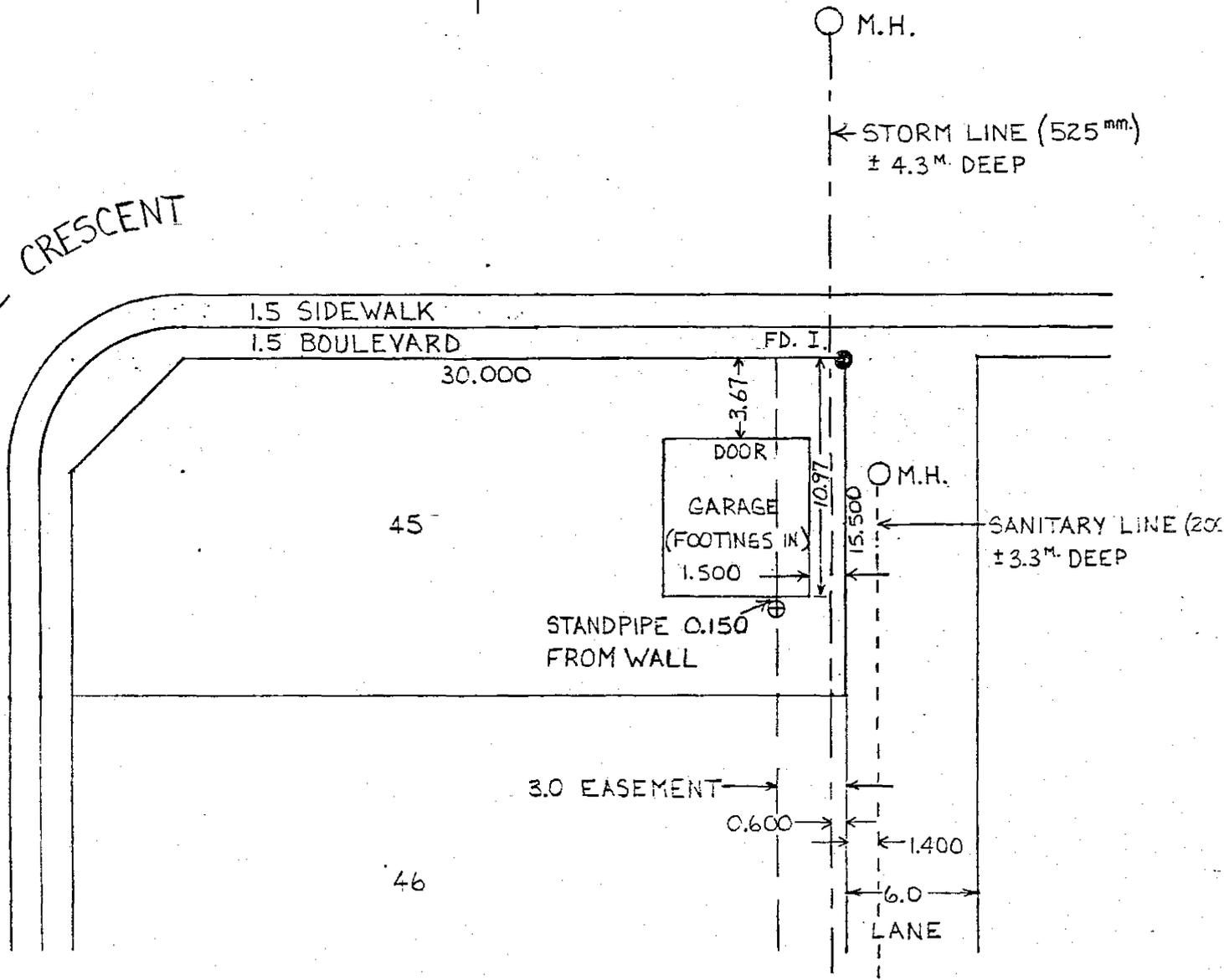
cc: Building Inspections

211 COSGROVE CRESCENT
45/12/802-0563

57.



COSGROVE CRESCENT



45

46

SCALE 1:300

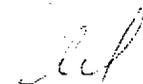
November 9, 1982

TO: ASST. CITY CLERK

FROM: CITY ASSESSOR

Re: 211 Cosgrove Crescent
45/12/802-0563

With respect to Mr. L. Hollebeke's letter of November 1, 1982 may we advise that we have no comments repecting this matter.



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

Commissioners' Comments

The Water Utility Committee denied the request for a relaxation and subsequently the applicant is appealing to Council for a relaxation. It would appear the edge of the foundation is approximately 0.9 metres from the centre line of a 525 mm storm sewer approx. 4.3 m deep. As it would be virtually impossible to access this line for repairs without damaging the garage in this location we would recommend the application be denied.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Underwood McLellan Ltd.

4920-54 Street
Red Deer, Alberta, T4N-2G8
Telephone (403) 342-1141

59.

NO. 9

October 22, 1982

OUR FILE NO. 2113-62-28-01

City of Red Deer
Box 5008
Red Deer, Alberta

Attention: Mr. P.E. Grainger,
Construction Co-ordinator

Dear Sir:

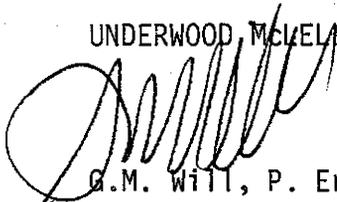
Re: R.C.M.P. Building

Enclosed within for your review is a draft copy of a preliminary report for the proposed R.C.M.P. Building expansion for the City of Red Deer. Please review the document and if necessary a meeting can be set up to discuss any further additions or revisions required prior to submitting the document to City Council for their review.

Trust this meets your approval, we remain

Yours very truly,

UNDERWOOD, McLELLAN LTD.


G.M. Will, P. Eng.,
District Manager

GMW/ab
Encls.

cc. A. Neufeld, UML-Calgary
J. Rose, Calgary
M. Day, City of Red Deer
D. Nielson, R.C.M.P. - Red Deer
Sgt. W. Hutmacher, R.C.M.P. - Red Deer
Sgt. J. Bauer, R.C.M.P. - Red Deer
R. Mansor, R.C.M.P. - "K" Division - Edmonton
H. Dawe, Police Committee

PRELIMINARY REPORT
FOR THE
PROPOSED RCMP FACILITIES
CITY OF RED DEER
RED DEER, ALBERTA

Prepared by:

Underwood McLellan Ltd.
Consulting Engineers & Planners

October 1982

The City of Red Deer engaged Underwood McLellan Ltd. to prepare a preliminary design study for expanding the Red Deer RCMP facilities. This report outlines the progress to date to determine the most feasible route to best fulfill the requirements of the City of Red Deer and the RCMP Detachment.

Space requirements for the RCMP Detachment have been generally determined based on present population and growth projections. Space requirement projections for a 10 year period from 1982 to 1992 are based on data supplied by the Red Deer Regional Planning Commission Growth Scenerio No. 3 (higher growth rate).

The population projection for 1992 is approximately 86,500. The RCMP use a ratio of one officer to 800 people which results in a requirement of 105 officers and 29 civilian staff by 1992.

K Division in Edmonton have translated the staffing requirements into space requirements covering general office space, public areas and special areas such as I-Dent, polygraph room and training areas.

The existing cell blocks and related space will not be expanded in anticipation of a remand centre which will be

built in Red Deer. The cell block and related space is not included in any of the projected space requirements.

Five options for expanding the RCMP facilities have been considered and evaluated. In discussions with the Steering Committee, two options have evolved for further consideration.

B. SPACE REQUIREMENTS

63.

Based on K Division projections, which are still under review by Headquarters Ottawa, the following outlines the net space requirements:

*Total existing space excluding cell area for current staff of 78 - 7,136 ft².

Present standard space requirement - 8,643 ft².

Present space deficiency - 1,507 ft².

*Note: existing garage and cold storage area of 1,254 ft² adjacent to the building is included.

Projected total requirement to 1992 excluding cell area for anticipated staff of 134 - 17,933 ft².

(New garage space of 1,800 ft² and cold storage space of 900 ft² is included in the 1992 requirement).

Both options presently being examined involve the removal of the existing garage and cold storage space, which leaves a net useable existing space of 5,882 ft².

Garage space area is based on the present ratio of garage space to RCMP vehicles as outlined in the K Division report. The standard requirement is 1 heated bay to provide identification and examination of vehicles. In discussions with the Steering Committee, the proposed garage space has been reduced to 1,000 ft² from 1,800 ft². This reduces the projected net space requirement from 17,933 ft² to 17,133 ft² for 1992. The additional net space required is 11,251 ft².

Consideration will be given for parking of RCMP vehicles and some staff vehicles in a City of Red Deer parking lot to the south of the building. This aspect is not included in the scope of work for the consultant's study.

K Division have indicated that the Rural Detachment space requirement will be about 5,000 ft² by 1997.

C. OPTIONS

In examination of the initial 5 options, options C1 and G have evolved for further consideration as follows:

Option C1 involves the extension of the existing basement to the west of the building. It also includes 2 floors above the new basement and an additional floor above the north end of the existing building. The cell block area has not been designed for the addition of a floor above. Option C1 provides an additional net area of 14,900 ft² including the identification vehicle bay and cold storage.

Option G expands option C1 by providing additional basement space to the west and along the entire length of the building and provides 2 floors above the extended basement. This option provides an additional net area of 19,100 ft² and results in optimum space utilization on the site for a 2 storey building.

In discussions with the Steering Committee, it was determined that modifications to the existing heating, ventilating and air conditioning system were required. Also, minor modifications to the existing building were required.

The attached summary sheets for the two options outline the items discussed and include preliminary cost estimates for the various items.

1. Attachments

Summary sheet for Option Cl.

Summary sheet for Option G.

Preliminary layouts for Option Cl.

Preliminary layouts for Option G.

D. SUMMARY

Option C1 provides 3,649 ft² of space in excess of the 10 year projected requirements, but does not have sufficient space to incorporate the 5,000 ft² required by the Rural Detachment.

Option G provides 2,849 ft² of space in excess of the projected space requirements of both Detachments of the RCMP.

Further direction from the Steering Committee is required to allow preparation of more detailed predesign documents.

R.C.M.P. BUILDING FOR CITY OF RED DEER

Summary of Estimated Construction Costs: (Based on information discussed at Steering Committee meeting on October 13, 1982, and further direction from City of Red Deer)

A. OPTION C1

Note: This option is based on logical extensions to the basement and a second floor of the existing building and will provide in excess of the anticipated 1992 space requirements of 11,251 sq. ft. for the City of Red Deer detachment.

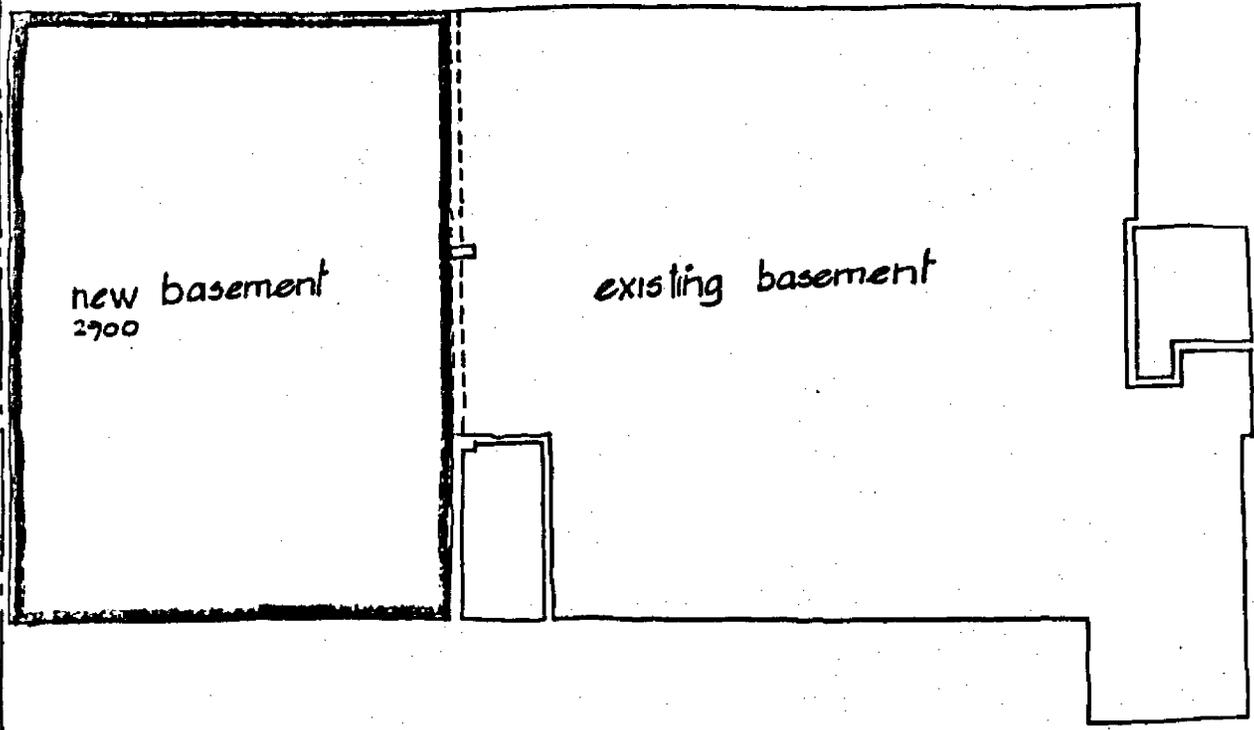
. Net Area	14,900 sq. ft.	
. Gross Area	17,500 sq. ft.	
. Building Cost		\$1,675,000
. Demolish Existing Garage & Storage.....		15,000
. Allowance for Security and Inconvenience during Construction		25,000
. Renovation to Existing Building		60,000
. Renovation to Existing HVA System		60,000
. Contingency		50,000
. Consultant Fees		<u>145,000</u>
. TOTAL ESTIMATED COST		\$2,030,000

R.C.M.P. BUILDING FOR CITY OF RED DEER - Cont'd.

B. OPTION G

Note: This option is based on maximum utilization of site with a two-storey building (excluding extension to the east) and will provide in excess of the anticipated 1992 space requirements for the City detachment and the 1997 space requirements for the Rural detachment of 16,251 sq. ft.

. Net Area	19,100 sq. ft.	
. Gross Area	22,500 sq. ft.	
. Building Cost		\$2,140,000
. Demolish Existing Garage & Storage		15,000
. Allowance for Security and Inconvenience during Construction		25,000
. Renovation to Existing Building		60,000
. Renovation to Existing HVA System		60,000
. Contingency		50,000
. Consultant Fees		<u>175,000</u>
. TOTAL ESTIMATED COST		\$2,525,000



new basement
2900

existing basement

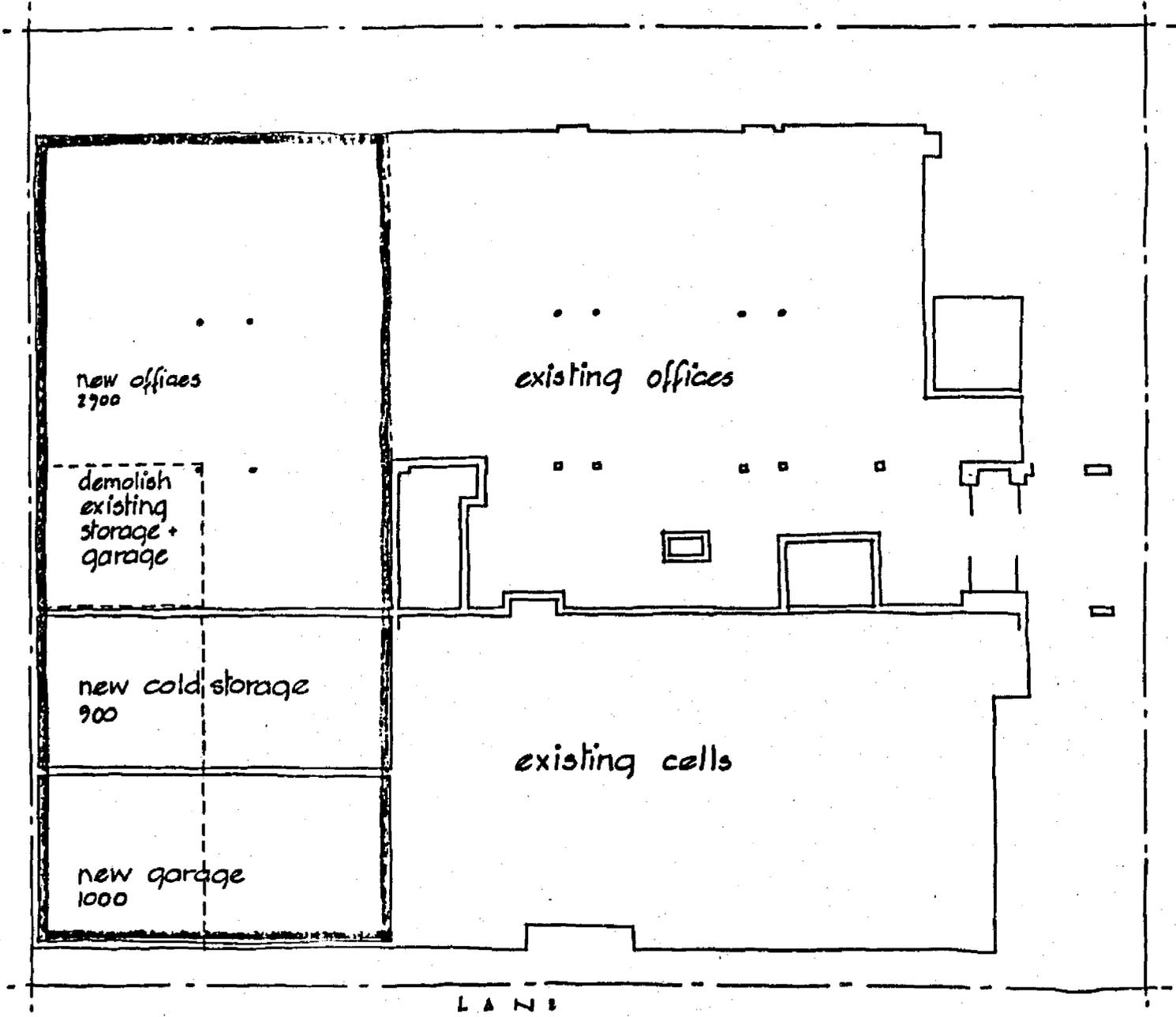
Extra area:
basement 2900 sq'

NOTE: Areas shown are "net" Sq. Ft.

Basement

70.
C1

A. 0.01 6/01
0.01 0/01



new offices
2700

existing offices

demolish
existing
storage +
garage

new cold storage
900

existing cells

new garage
1000

LANE

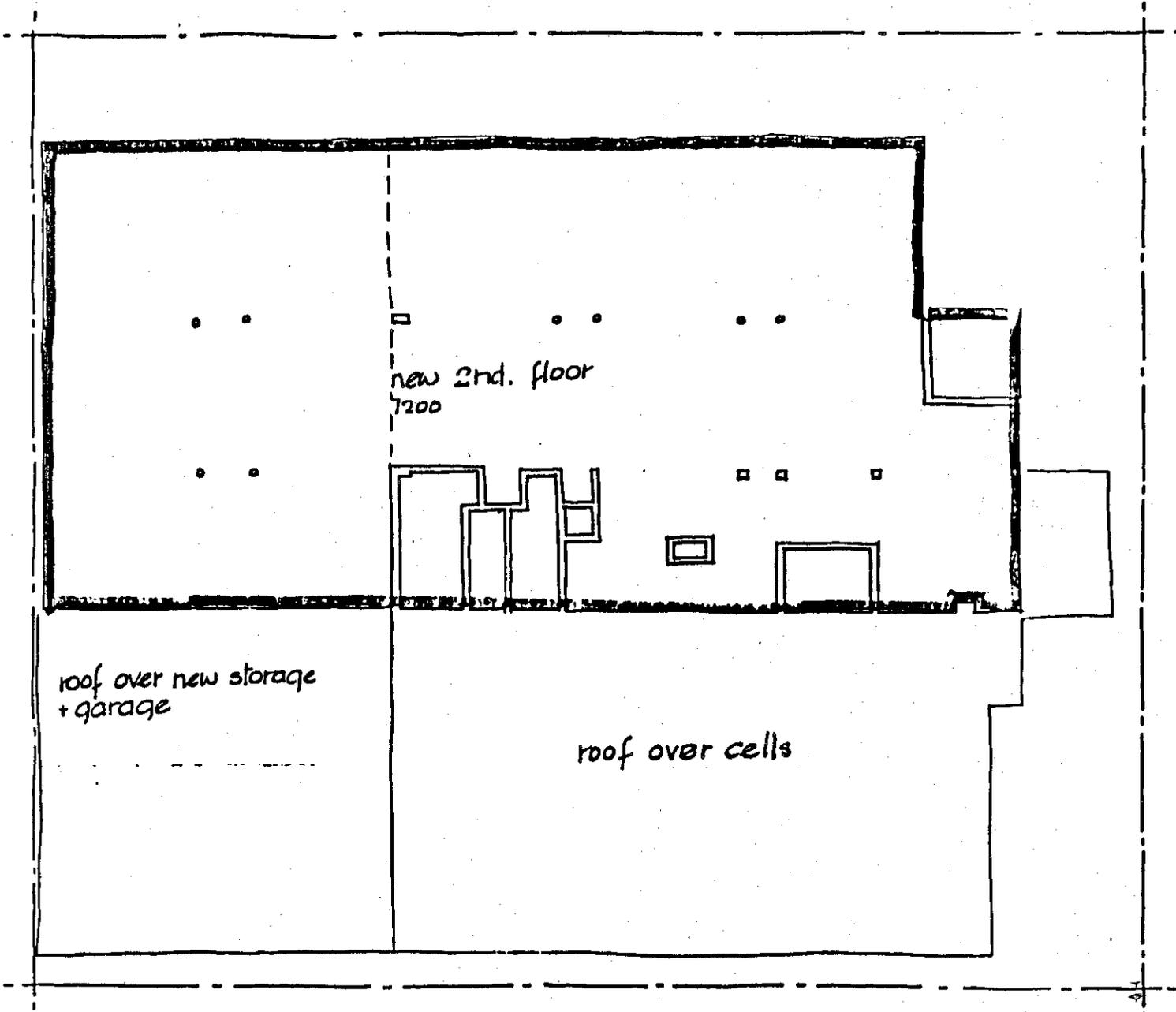
Extra area:
main floor 4800 sq'

Note: Areas shown are "Net" sq. ft.

Main Floor

TL C1

Oct. 6/71



new 2nd. floor
7200

roof over new storage
+ garage

roof over cells

Extra area:
2nd floor offices 7200'

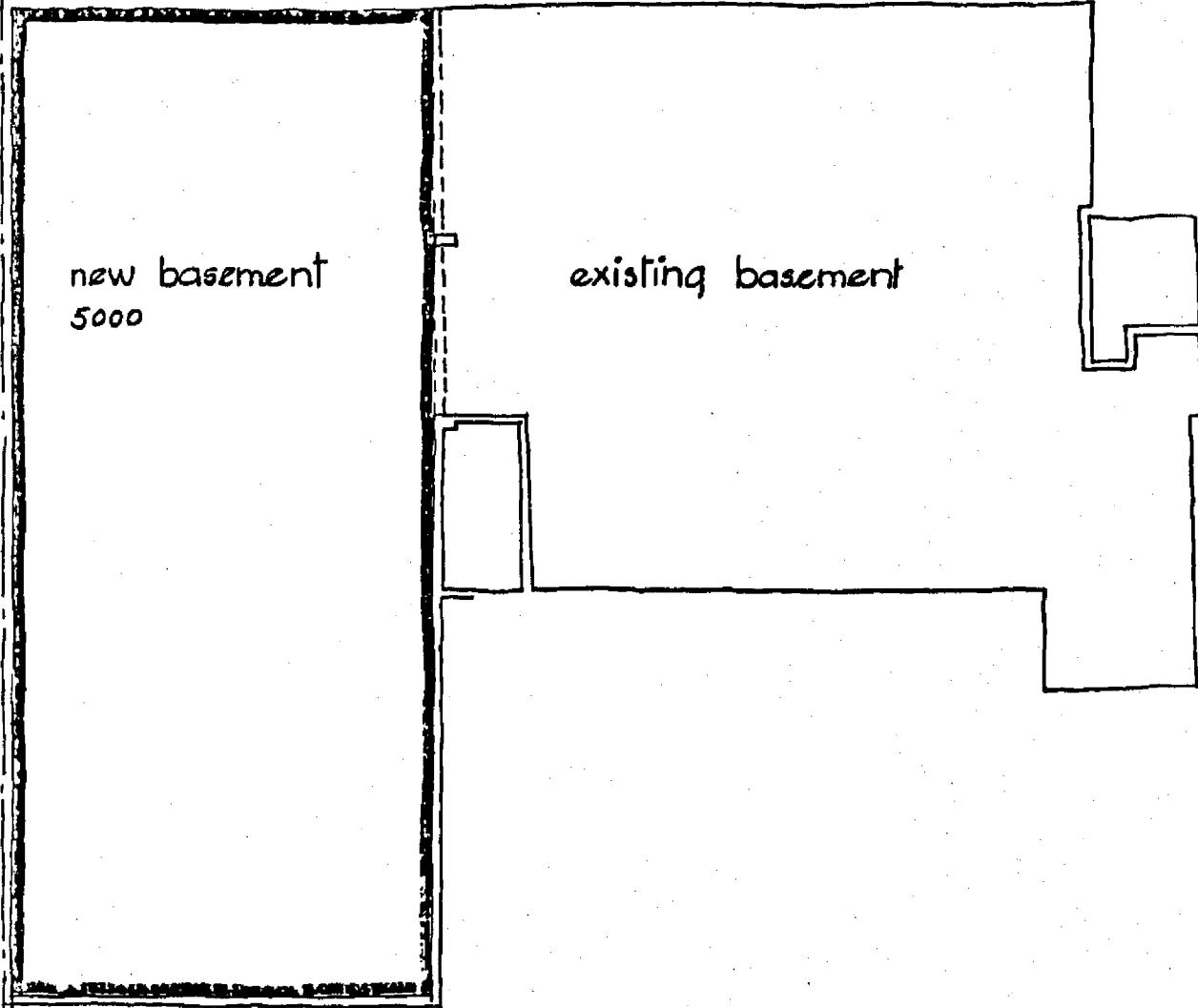
Note: Areas shown are "Net" sq. ft.

2nd Floor

C1

72.

11 Oct. 6/50
Sheet No. 702



new basement
5000

existing basement

Extra area:
basement 5000s'

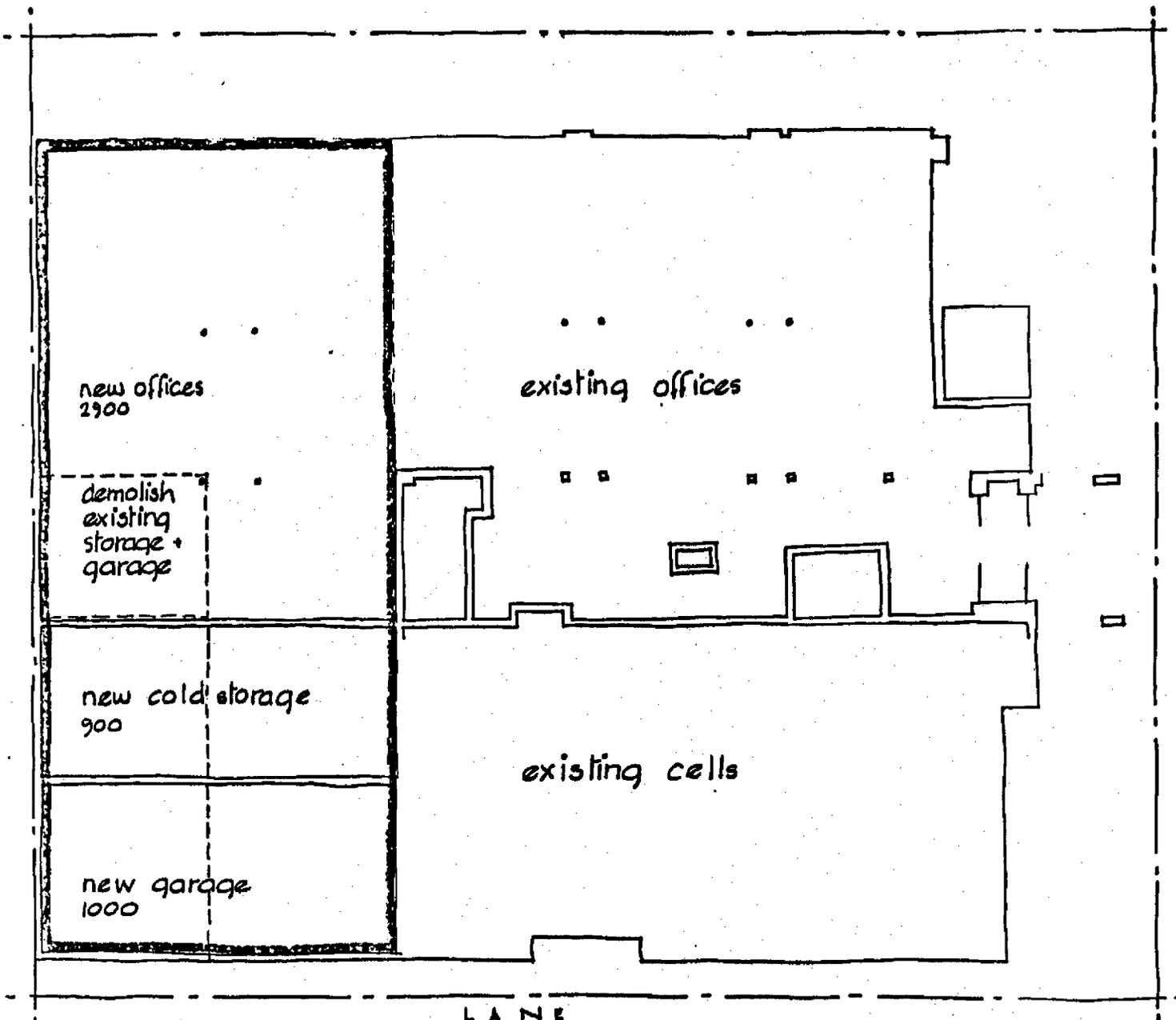
Note: Areas shown are "Net" "saft."

Basement

73.

G

Oct. 6/02



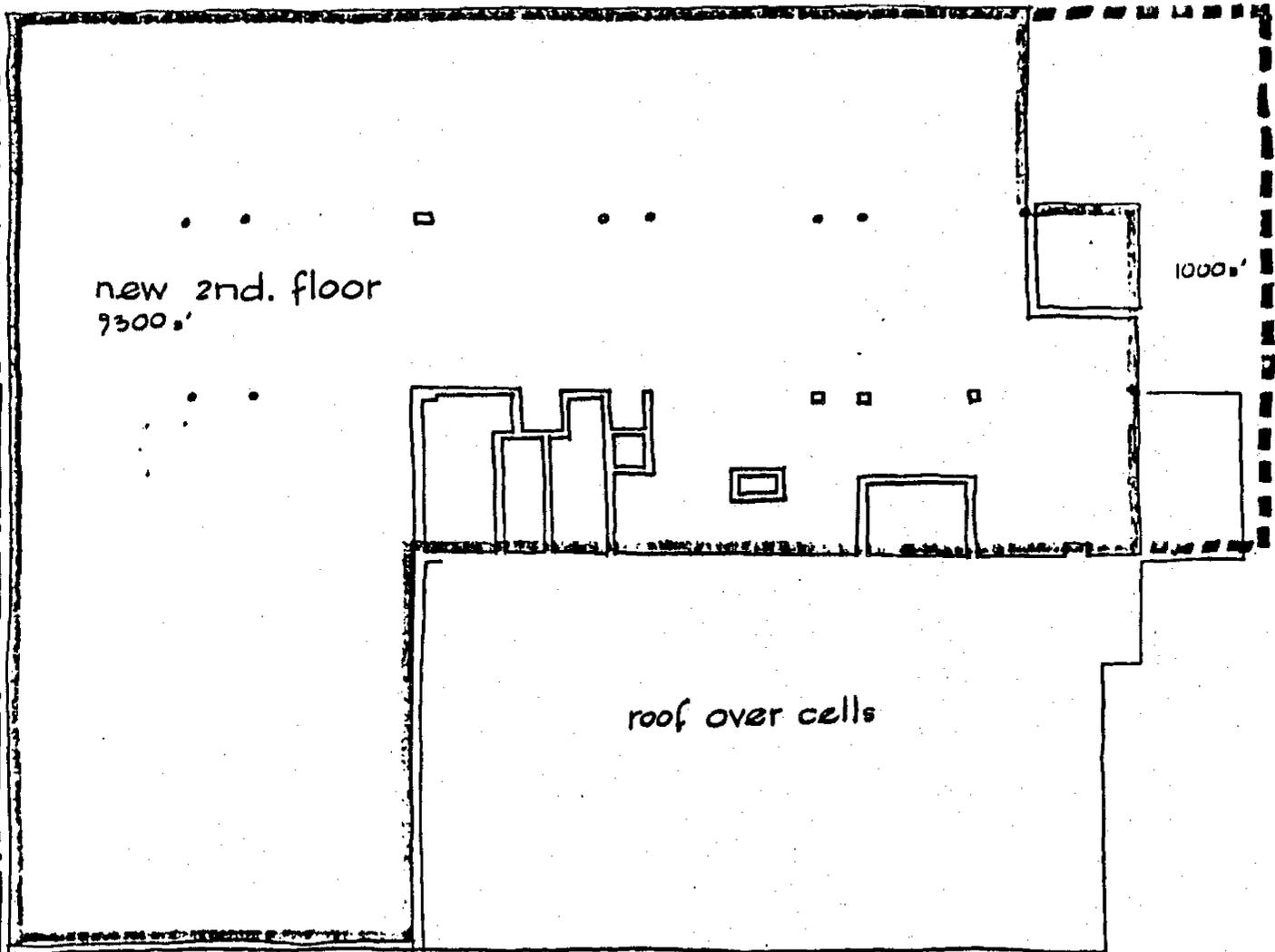
Extra area:
main floor 4800 sq'

Note: Areas shown are Net Sq.ft.

Main Floor

74. **G**

Oct. 8/82



new 2nd. floor
9300 sq. ft.

1000 sq. ft.

roof over cells

Extra area:
2nd floor offices 9300 sq. ft.
possible expansion on
East side 1000 sq. ft.

Note: Areas shown are "Net" sq. ft.

2nd Floor

75. G

Oct. 6/82

Commissioners' Comments

The attached report from our Consultants with respect to the provision of the extra space provided for the Police Dept. indicates that after a preliminary review of many alternatives, in practical terms there are two realistic options that Council should consider. The 1st option would provide approximately 15,000 sq. ft. (net) of extra space which is estimated to meet our requirements for the next 12 years at a cost of approx. 2 million dollars. The 2nd option which represents the maximum potential development of the existing site would provide approx. 19,000 sq. ft. (net) and meet our estimated requirements for approx. 15 years at a cost of approx. 2.5 million dollars. In both instances consideration has been given to the possibility of leasing space (approx. 5,000 sq. ft. net) to the rural detachment of the R.C.M.P. who are currently endeavoring to lease space for somewhere between 5 and 10 years until their scheduled expansion takes place. Negotiations are presently under way with the R.C.M.P. for the lease of this space on a 5 yr. lease with a 5 yr. renewable option which if successful could realize rental revenues of approx. \$50,000 per annum for the 1st 5 years subject to re-negotiation for the 2nd 5 years. As such a lease arrangement has to be considered by both the Federal Dept. of Public Works and the R.C.M.P. in Ottawa, a decision would likely be some time in forthcoming.

As we are currently facing significant overcrowding in the current facility, we believe that a decision to proceed on the design and tendering of this expansion must be made now so that construction can start in the Spring without waiting for the completion of negotiations on the lease of space to the rural detachment. It would seem common sense that if an expansion is to take place at all the site should be developed to its maximum potential, i.e. the 2nd option of approx. 19,000 sq. ft. net. However, in view of the current economic circumstances and the fact that option 1 of approx. 15,000 sq. ft. net will meet our requirements for slightly more than 10 years we would recommend Council approve proceeding with this option. In this event if we are successful in negotiating a lease with the rural detachment such a lease would either have to be for less than 10 years, say 7 or 8, or for a 10 year period with some resulting overcrowding in the last 2 to 3 yrs. of the lease. A representative of Underwood McLellan Ltd. will be at Council to answer any questions.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 10

28 Muldrew Crescent
Red Deer, Alberta
November 10, 1982

The Mayor and Council
City of Red Deer
Red Deer, Alberta

Your Worship and Members of Council:

RE: Kalsi Properties Ltd. - Lot 11, Block 1, Plan 792-2025 Red Deer

It is with great regret that at this time we have no alternative but to turn the above mentioned property back to the City of Red Deer.

It is very disappointing for us not to be able to complete the project as proposed. We take pride in our work and were looking forward to showing the Council and the community a fine product.

We want to assure Council that we made every possible effort to obtain mortgage commitment for the project. We went to seventeen Banks and Trust Companies in Red Deer, Edmonton and Calgary and approached many other lenders through eleven different mortgage brokers. There just isn't any lending confidence for this kind of project in our community at this time.

We recognize that Council has policies and precedents governing penalties on land turned back to the City. However, there has been no precedent to the economic times we find ourselves in today. As developers, we were prepared for normal risks inherent in our business, but we could not be prepared for the unexpected deep recession and its effect on the confidence of lenders. On that basis, we would like to request Council's consideration for relaxing the penalty in this instance.

As small builders for the last twelve years, we have worked long and hard for an opportunity to do a project of this size, but we are much disappointed that the opportunity came at the wrong time. If full penalties are enforced, we would suffer a loss of \$320,000.00 including \$120,000.00 in Bank interest, \$65,000.00 in soft costs and \$15,000.00 in taxes. It would severely jeopardize our Company, and we could find ourselves just another casualty of the times.

We would like to thank the Council once again for all your help and consideration to date and hope that you can understand our position.

Yours truly,

KALSI PROPERTIES LTD.

Per: Arvind Singh Kalsi

NK/ap

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. 78.

Our File No.

November 15, 1982

Mr. C. Sevcik,
Assistant City Clerk
City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sir:

Re: KALSI Properties Ltd.,
Lot 11, Block 1, Plan 792-2025

On March 16, 1981, City Council considered the development proposal for three multiple family sites in Morrisroe Extension.

- Site 1: Lot 11, Blk. 1, Plan 792-2025
Corner of Manning Street and Metcalf Avenue
- Site 2: Lot 15, Blk. 12, Plan 792-2026
McLean Street
- Site 3: Lot 33, Blk. 17, Plan 792-2028
Murphy Avenue

Sites 2 and 3 received one development proposal each, and was awarded to the respective applicant.

Site 1 received two proposals, one by Kalsi Properties and the other one by Springer Construction. The staff supported the proposal by Springer Construction, but City Council granted the right of development to Kalsi Properties. The original proposal by Kalsi has been subject to a number of changes in respect to design, type of ownership, extension of starting time, etc.

The applicant is now turning the site back to the City and requesting that full penalties not be enforced. We can not support this idea, since the site remained vacant for 20 months with no development. The other two proposals have been completed on the time based on the land sale agreement.

pg. 2

MUNICIPALITIES WITHIN COMMISSION AREA

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

Mr. C. Sevcik,

Re: Kalsi Properties

pg. 2

We feel that the applicant kept the land out of the market for more than one year and a half, and therefore should be subject to the same penalty agreement as any other developer in the city.

The site can be again advertised for sale, or possibly be sold to Springer Construction who submitted a proposal for development of the site when it was first offered.

Yours truly,



D. Rouhi, MCIP
SENIOR PLANNER
CITY SECTION

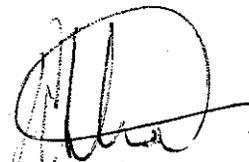
DR/cc

c.c. - Development Officer
- City Engineer
- City Assessor

November 15th, 1982

TO: ASST. CITY CLERK
FROM: DEVELOPMENT OFFICER, R. STRADER
RE: KALSI PROPERTIES LTD. - LOT 11, BLOCK 1, PLAN 792-2025

We have no comments on the above noted subject.



R. Strader,
Development Officer/
Building Inspector.

RS/mep

November 16, 1982

TO: City Clerk
 FROM: City Engineer
RE: Kalsi Properties

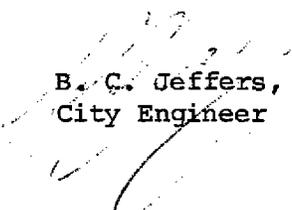
The Engineering Department has collected from Kalsi the sum of \$22,966.03 and there is an outstanding invoice for \$15,232.03. These sums are comprised of:

Administration and Inspection	\$ 1,309.00
Utilities	\$ 6,425.00
E. L. & P.	<u>\$15,232.03</u>
TOTAL	\$22,966.03

plus an outstanding invoice to cover the remainder of the E. L. & P. assessment.

City administrative staff have spent some time in preparing the development agreement and discussing the development with the developer and their consultant. We would recommend that \$1,000 be retained out of the administrative fee and the balance refunded. Beyond this item the City has not incurred any expense and we would recommend refund of \$21,966.03 and canceling the invoice for \$15,232.03.

With respect to the penalties included within the land sales agreement we can only comment that although the developer stands to lose money on the penalties the City has also incurred costs in having the land off the market for in excess of a year, facing the prospect of selling the land in less favorable economic times and lost tax revenue.


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

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

November 16, 1982

82.

TO: CITY COUNCIL

FROM: CITY ASSESSOR

Re: Morrisroe Extension
Lot 11, Block 1, Plan 792-2025
Kalsi Properties Ltd.

With reference to the request from Nahar Singh Kalsi for a relaxation to the penalty clause of the land sale agreement, dated April 15, 1981 and amending agreement dated July 19, 1982, we respectfully submit the following summary:

March 16, 1981	City Council approved sale of Lot 11 to Kalsi Properties Ltd.
April 15, 1981	Multiple Family Site Option Agreement signed between City of Red Deer and Kalsi Properties Ltd. for condominium development. First payment of one third the purchase price paid.
October 26, 1981	City received copy of a lien against the property in the amount of \$17,233.01 plus interest plus costs to C W TSE Architects Ltd.
December 3, 1981	Assignment of funds to the Bank of British Columbia received.
December 15, 1981	Land paid for in full.
December 21, 1981	Council approved development based on fee simple rather than condominium.
March 9, 1982	Received declaration requesting extension to the April 15, 1982 commencement of construction to May 15, 1982.
March 15, 1982	City Commissioners approved extension to May 15, 1982.
March 18, 1982	Our letter to Kalsi Properties advising that a 30 day extension to May 15, 1982 had been approved by the City Commissioners.
March 26, 1982	Letter from Bank of British Columbia advising that Kalsi Properties was in default and requesting a refund on the lot.
March 26, 1982	Letter from Kalsi Properties advising they do not want to return lot and are not seeking a refund.

cont'd

April 16, 1982 City received Statutory Declaration requesting a further extension to commencement of construction date to June 30, 1982, and City Commissioners approved extension to June 30, 1982.

May 17, 1982 City received a copy of a lien against the property in the amount of \$12,423.65 to C W TSE Architects Ltd.

June 2, 1982 Received a request for an extension to the commencement of construction date to November 30, 1982.

June 14, 1982 Council approved extension to November 30, 1982.

June 21, 1982 City received a copy of a lien against the property in the amount of \$6,000.00 to Snell and Oslund Surveys (1979) Ltd.

July 19, 1982 Agreement executed extending commencement of construction to November 30, 1982.

October 13, 1982 City received a copy of a lien against the property in the amount of \$12,662.84 to Reid, Crowther & Partners Ltd.

We recommend that the full penalties be levied as per the agreement due to the length of time that this property has been held by the purchaser and the fact that numerous extensions to the agreement have been granted with no development taking place. The two other multiple family sites in Morrisroe that were allocated at the same time Kalsi Properties obtained their option were completed in the time allocated by the land sale agreement.

Besides the penalty, monies to cover unpaid property taxes and the Builders Liens that have been registered against the City's title by parties doing work for Kalsi Properties Ltd. should also be retained.

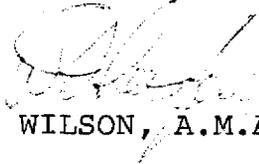
Penalties to be retained by the City of Red Deer through the City Solicitor's office are as follows:

Penalty as per agreement - 18% of \$423,430.00	$\times \frac{590}{365} =$	\$123,200.00
Liens		48,319.50
Unpaid taxes to November 1, 1982		17,529.36
		<u>\$189,048.86</u>

cont'd

Refund:

Price of Lot	\$423,430.00
Less monies to be retained by City	189,048.86
Total monies to be refunded subject to approval by City Solicitor to determine if all claims against title are satisfied (i.e. liens)	234,381.14


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

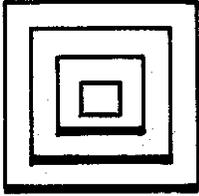
Commissioner's Comments

As can be seen from the attached reports a great deal of difficulty has been experienced in handling this land sale. While we can sympathize with the problems the applicant has had in view of the current economic circumstances, so too are the taxpayers facing the same problem. In view of this we cannot recommend a relaxation of Council policy and recommend Council deny the application. The Solicitor's opinion is submitted separately with respect to the City's position regarding the various outstanding claims against the land.

"M.C. DAY"
City Commissioner

"R.J. MCGHEE"
Mayor

RECEIVED



**Red Deer and District
Museum and
Archives**

'82 NOV -5 P1:31

85.

CITY OF
November 3 1982
RED DEER

NO. 11

Councillor D. Moffat
City Hall
Red Deer
Alberta.

Dear Councillor Moffat:

re: Century Books

Further to our meeting of November 1 concerning the matter of an extension on the project, I am pleased to report that Miss Fitch, the Researcher, estimates that an additional eight weeks would adequately see the completion of the project. The extension would cost \$2,800 in salary. There would be no other additional costs. I hope this will provide you with the information necessary to take the matter to Council at the earliest possible convenience.

In concluding, let me reiterate that the need for the extension arises from an error in estimating the time needed for the research and does not reflect on the Researcher's productivity. Miss Fitch has been very thorough and I am sure the product will be well worth the total cost.

Yours truly,

F. Morris Flewelling
Director

FMF:ae

Original to C. Sevcik, Asst. City Clerk

c.c. Councillor D. Moffat
Mayor R. McGhee

**Box 762, Red Deer, Alberta, T4N 5H2
(403) 343-6844**

November 17, 1982

TO: CITY CLERK
FROM: CITY TREASURER
RE: CENTURY BOOKS

On May 10, 1982 Council authorized \$8,600 for Century Books to be charged to the 75th Anniversary funds. Mr. Flewwelling is now requesting permission to incur an additional \$2,300 to be charged to the 75th Anniversary Funds.

For the information of Council there remains approximately \$260,000 of uncommitted 75th Anniversary funds.



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

AW/jm

BYLAW NO. 2672/G-82

Being a Bylaw to amend Bylaw No. 2672/80, being the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, ENACTS AS FOLLOWS:

- (1) The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 6/82 attached hereto and forming part of this Bylaw.
- (2) This Bylaw shall come into force upon the final passing hereto.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1982

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1982

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1982.

MAYOR

CITY CLERK

DELBURNE ROAD

HIGHWAY NO. 2A

C4

49th AVENUE

PS
5

Plan 615 L.Z.

4 M.R.
P1

A1

3

2

7

40th AVENUE

Changed from A1 to C4 —, P1 — & PS —
from PS to P1 —

MAP NO. 6/82
(BY-LAW No. 2672/G-82)

BYLAW NO. 2672/O-82

Being a Bylaw to amend Bylaw No. 2672/80, being the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA,
ENACTS AS FOLLOWS:

1. Section 4.13.1 is amended by adding the following use:

(11) on those sites or portion thereof, herein listed
"A.A.H.A. Training Programs and Distribution of
materials" is a permitted use

(a) Bay #1, Lot 4, Block 4, Plan 792-3149

2. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL, this day of A.D., 1982.

READ A SECOND TIME IN OPEN COUNCIL, this day of A.D., 1982.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day
of A.D., 1982.

MAYOR

CITY CLERK

