

A G E N D A

For Council Meeting to be held in the Council Chambers
on Monday, May 9th, 1960, at 5.00 p.m.

1. Present:

Confirmation of minutes of Regular Meeting held April 25/1960

2. Unfinished Business:

Page No.

- | | | |
|-------------------------|--------------------------------------|----|
| 1. City Solicitors | Re: Waldner application for license. | 1. |
| 2. Building Inspector | Re: Canopies & Awnings clearance | 2. |
| 3. R.D.Recreation Comm. | Minutes of April 6/60 meeting | |

3. Correspondence:

- | | | |
|-------------------------|--|---------|
| 1. R.D.D.P.Comm. | Re: Wooden frame garage - J.Yee | 3. |
| 2. Mrs.S.C.Baxter | Re: 5014-56 Ave.Extension of agreement. | 4 |
| 3. R.D.School Div.#35 | Re: Condition of Lane East of 43 Ave.between 58 & 59 St. | 4.& 5. |
| 4. W.E.Day | Re: Condition of 43rd Street. | 5. |
| 5. Red Deer Iron Works. | Re: Proposed Building | 5 & 5A. |

4. Aldermen's New Business:

5. By-laws:

- No.1999E - Amendment to Building By-law.
No.2027D - Amendment to Traffic By-law.
No. 2039 - 1960 Mill Rate
No. 2040 - Land Sales Agreement.

<u>NAME</u>	<u>LOT</u>	<u>BLK.</u>	<u>PLAN</u>	<u>ADDRESS</u>	<u>PUR. PRICE</u>	<u>FLOOR AREA</u>
American Homes Ltd.	13	37	5187KS	5754-West Park Cresc.	\$2258.78	850
L.H.C. & M.Lacroix	16	13	6337KS	3908-35A Avenue	\$2940.20	1000
N.C.& D.M.Alton	5	30	80 MC.	4421-35 Avenue	\$2752.52	1000
"	4	30	80 MC.	4425-35 Avenue	\$2752.52	1000
"	2	30	80 MC.	4433-35 Avenue	\$2940.20	1000

6. Reports:

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| 1. Fire Chief's April 1960 Report | 6,7 & 8. |
| 2. Voluntary Traffic Ticket Report for April 1960 | 8. |
| 3. Red Deer Health Unit Milk Report for April 1960 | 8. |
| 4. Minutes of Finance Committee meeting April 28/1960 | 9. |
| 5. Business & Professional Licenses April 1960 | 10. |
| 6. Proposed Housing Development Ross Street-Eastview | 11.& 14. |
| 7. C.P.R.Parking Area 51st Avenue & Ross Street. | 14. |
| 8. Memorial Centre Management Comm. minutes April 13/60 | 15. & 16 |
| 9. Street Lighting Equipment tenders | 16,& 17. |
| 10. R.C.M.P. April 1960 Report | 18. |
| 11. Public Works Committee Minutes of April 25/1960 | 19. |

Reports: Contd.

12. Building Permits April 1960.
13. Police Committee Minutes April 27th, 1960.
14. Red Deer Recreation Comm. Summary of April 1960 Activities

7. New Business:

UNFINISHED BUSINESS:Kirby, Murphy, Armstrong &
Beames.City of Red Deer,
Red Deer, Alta.

April 26th, 1960.

Attention Mr. Newman.

Dear Sir,

Re: Waldner Application for License

The applicable sections of the City Act are as follows:

Section 350 (1) provides that the Council may control and regulate all businesses and licensing and in particular Section 362 (2) (c) provides that the Council may license and regulate persons selling meat within the City that are not the products of his own farm.

Section 352(1) provides that the Council may refuse to grant any license if in its opinion there are just and reasonable grounds for such refusal and you will note that in the same section the Council may delegate to the Medical Officer of Health the power to revoke the license of any person who sells food for human consumption.

Section 377 provides that the Council may prohibit the carrying on of a business likely to become or give rise to a nuisance.

We doubt that the last mentioned section would be applicable and in our opinion Council may only refuse to grant a license if in its opinion there are just and reasonable grounds pursuant to Section 352. We believe that such an opinion must be arrived on by Council on the basis of proper evidence and due consideration.

We would point out however, the provision of Section 351 (1) (g) and Section 351 (3) with respect to the license fee which may be imposed by Council.

We trust that the foregoing will be of assistance in this matter.

Yours truly,
Kirby, Murphy, Armstrong & Beames.
J.W.Beames.

NOTE:

From the above it would appear that subject to the approval of Dept. of Health we cannot refuse this license.

However, we suggest the license fee of \$50.00 per annum is low when you take the following into consideration.

	Property Tax	Business Tax	Total
Michener Hill Store	385.65	84.00	469.65
Hi Land Grocery	425.73	59.50	485.23

Allow \$300.00 of the property tax for the residential portion of the tax, and we arrive at \$169.65 for Michener Hill and \$185.23 for Hi Land Grocery. Taking into consideration that these stores carry a larger stock than Mr. Waldner could on a truck, we suggest the license fee should be \$125.00 per year.

COMMISSIONERS.

May 5th, 1960.

To: The City Commissioner,
From: The Building Inspector.

Dear Sir,

Re: Drainage of Canopies and Clearance from
Sidewalk

We submit the following report from replies to our enquiries to eight cities.

City of Saskatoon:

Requires ten foot clearance from sidewalk - drainage sloped into the building and drained.

City of Regina:

Requires ten foot clearance from sidewalk - drainage through the building to storm sewer.

City of Medicine Hat:

Requires nine foot clearance above sidewalk - drainage through to storm sewer.

City of Drumheller:

Requires seven foot clearance from sidewalk - drainage nil but have problems.

City of Lethbridge:

No answer.

City of Calgary:

Requires nine foot clearance from sidewalk - drainage through the building to storm sewer.

City of Edmonton:

Requires eight foot six inches clearance from sidewalk - drainage to public sewers.

Yours truly,
G.K.Jorgenson,
Building Inspector.

NOTE:

The above is a summary of requirements in other cities as requested by Council. City requirement 10' and drainage into storm sewers.

COMMISSIONERS.

CORRESPONDENCE:Letter No.1.

Red Deer District Planning Commission,

April 29th, 1960.

City Commissioners,
 City of Red Deer,
 4819-Ross Street,
 Red Deer, Alta.

Dear Sirs,

Re: Letter from Jack Yee - Ritz Cafe,
dated April 21st, 1960.

Section 49 of the Zoning By-law reads as follows:-
 "A building of wood frame construction shall not be erected in a C-1 or C-2 district".

The purpose of this Section was to insure that the fire risk in the downtown area would be reduced to a minimum and that construction should be of a more permanent nature.

In view of the fact that in the other commercial districts, such as "local" "neighborhood" and "highway", wood frame construction is permitted, we can see no objection to making an amendment to Section 49, excluding those areas zoned C-2 North of the Red Deer River from the requirements of this Section. The effect of such amendment would be to permit frame construction in the block of property on 54th Avenue between 59th Street and 60th Street, and also on the lots facing 58th Street between 51st Street and the Rio Vista garage.

Mr. Jack Yee wishes to move a frame garage from 4908-48th Street to the rear of Ollie's Coffee Shop (which is zoned C-2) for use as a private garage. At the present time a permit cannot be issued for this as wood frame construction is not permitted in this district. If you consider that the suggested amendment would meet with the approval of Council we will incorporate such changes in the first amending by-law, however, it would not be legal to issue a permit for the proposal at hand. Mr. Yee could, however, be notified that it is proposed to change the by-law and that when this is in effect a permit could be issued.

I am returning herewith the original application together with the sketch plan attached.

Yours truly,
 Denis Cole,
 Director.

NOTE:

Would recommend that the present requirements be changed to permit wood frame buildings with respect to subsidiary uses only i.e. garages etc.

COMMISSIONERS.

Letter No.2.

4925-49 Street,
Red Deer, Alberta.

April 26, 1960.

Mr. Amy,
City Clerk,
City of Red Deer,
Red Deer, Alberta.

Dear Mr. Amy,

We are asking for an extension of time in remaining on the property at 5014-56 Avenue.

Because of our investment that we made previously in this place, and the fact that housing loans are not so easy to get, we are unable to build a house properly this year.

Under the circumstances we would ask for permission to remain here for another year if possible. By that time we will be able to be on our own.

Yours truly,
Helen M. Baxter
(Mrs. S.C.Baxter)

NOTE

There is a formal agreement between the City and the above named which expires on May 30th, 1960.

In view of the possibility of industrial expansion, C.P.R. underpass and the first stage of the relocation of our City Stores, we do not recommend this request be granted.

COMMISSIONERS.

Letter No.3:

Red Deer School Division No.35

To the Mayor & City Council,
City of Red Deer,
Red Deer, Alberta.

May 5th, 1960.

Dear Sirs,

The Board of the Red Deer Division No.35 would like to draw to the attention of Council the disgraceful condition of the lane East of 43 Avenue between 58th and 59th Streets. As this will constitute one of the driveways to the new River Glen School which is on the road to completion, we are hoping that the City will take some measures to correct violations of the local by-laws respecting garbage etc., in this zone. We would specifically request correction of the right of way and grading to the correct survey line of this laneway. It is our intention to beautify the grounds South of the technical centre and we would like to have your co-operation in achieving a similar improvement along the afore-mentioned right of way.

We would also request the City to undertake correction of roads within the School grounds that were left in very poor condition by the Northwestern Utilities when they installed gas lines last fall.

Your attention to these matters will be greatly appreciated.

Yours very truly,
H.T.H.Roberts,
Secretary-Treasurer.R.D.S.Div.

#35.

NOTE:

Suggest we blade this lane and advertize next year in conjunction with approval of C.M.H.C., as some of these homes are still rented.

COMMISSIONERS.

Letter No.4:

His Worship the Mayor,
City of Red Deer.

161 Edmond Heights,
Red Deer, Alta.
May 5th, 1960.

Dear Sir,

As one of the many Red Deer Citizens living in the West Park District, may I suggest that it is time that something be done to repair 43rd Street, from 52 Ave. to Gaetz Ave. This is our only outlet, and is now in a deplorable condition.

Personally I can think of no good reason why this stretch of street, which is now a thoroughfare for much heavy traffic, and is day by day getting worse, cannot be repaired.

Furthermore, with vehicles parked on both sides, it is becoming a dangerous hazard, both for motorists and pedestrians, especially children.

One wonders if the City Council is willing to compensate financially for loss of life, injury or damage to property, especially motor vehicles, engendered by the rotten condition of this street. In my opinion the City Council is definitely responsible.

Please do not suggest that we use 52nd Ave., as this is nothing but a cart track and is quite unfit for motor traffic.

Yours truly,
W.E.Day.

NOTE:

Suggest this request be considered in next year's programme.
COMMISSIONERS.

Letter No.5.

City of Red Deer,
Red Deer, Alta.

4910-52 Street,
Red Deer, Alta.

May 5th, 1960.

Gentlemen,

I have a tentative lease for a building I propose. It is Sacker Electronics Ltd.

If the City is willing, I wish to put up a single storey building 62½ feet frontage by 50 feet deep, to be concrete block structure with store front and display area. The foundation and walls to be of sufficient strength to add a second storey.

I intend keeping the West 22 feet for my own use for store space, crankshaft grinding and motor rebuilding and lathe work, the balance to be rented out.

Enclosed is a list setting out the nature of Sacker Electronics business.

I hope this will meet with your approval.

Yours truly,
Red Deer Iron Works,
Thomas H. Clark.

1. Property is in C.1. District.
2. Condition 1, Table 4 of Zoning By-law specifies that "where the use involves sale of goods, such use shall be limited to retail sales to the public on the premises, unless otherwise approved by Council".

Recommend approval of this use on the condition or understanding that a proper retail sales area be established in the front and that merchandise will be available for sale to general public.
3. Car repair or machine shops are not a permitted or conditional use and therefore Council has no power to approve this use.
4. The existing use of this property is a "non conforming use" and if the owner can show that the strict enforcement of section P.2 of the Act "would cause him special and unnecessary hardship because of circumstances peculiar to his situation within the district", then the Appeal Board could make relaxation.

Recommend: City recommend continuation of use in new building for period of 10 years to Appeal Board for their decision.

D. Cole,
E. Newman.

REPORTS:No.1.

May 2nd, 1960.

His Worship The Mayor &
City Council.

Gentlemen,

I wish to report that during the month of April 1960 the Fire Department had 38 calls as follows: Grass and Brush - 20, Fires in Buildings - 4, Vehicles - 3, Misc. Fires Outdoors - 3, Rescue or Emergency - 2, False Alarms - 1, Country Calls - 5.

Fires in Buildings (4).

April 6th. 11.59 p.m. Call from Bert's Cold Storage, Engine 5 and crew responded. On arrival found small fire in smoke house caused by grease dripping onto plate above burners, no damage.

April 12th. 11.52 A.M. Call from 5602-53A Avenue. Engine 5 and crew responded. On arrival found shed at rear of premises well involved. Department extinguished with 1½ inch fog line and booster tank. Fire started from burning garbage can. Not too much damage.

April 13th. 3.53 p.m. Call from 3618-50 Avenue. Engine 5 and crew responded. On arrival found that an accumulation of grease and a roast in oven had ignited but due to oven door being kept closed fire had smothered itself. No damage except to roast.

April 24th. 8.15 p.m. Call from 4412-51 Street. Engine 5 and Truck 2 responded. On arrival found fire burning in upstairs closet off the bathroom, terrific heat, this was quickly knocked out with 1½ fog line, Engine 5 had 2 lines of 2½ inch hose from hydrant to fire, these were not needed. Checked attic to make sure fire had not gone through, all O.K. up there. Could find no cause for fire, only logical reason was spontaneous combustion caused by cleaning girl throwing wax soaked rags, in this closet, damage fairly heavy to closet and bathroom.

Grass and Brush Fires (20).

There were grass and brush calls to the following addresses, no damage and most of them were extinguished with hand extinguishers or Booster tank and high pressure line; 5714-57 Street, 4336-54 Avenue, 5928-70 Street, 3927-55 Avenue, Maloney-Crawford Ltd., St. Joseph's Convent, Charlie Bower Property, 5333-60 Avenue, 6735-59 Avenue, 5906-54 Avenue, 4705-39 Street, 5908-60 Avenue, C.P.R. Stockyards, 5310-46 Avenue, 45 Avenue on River Road, 5540-44 Avenue, Across from Sim's Auction Mart, 6743-59 Avenue, 5301-43 Street, Below Convent Hill.

All these fires were caused either through careless burning on the part of adults (12 of them) or through children playing with matches, (8 of them).

Country Calls (5).

In all these cases Engine 3 responded and in some cases the water truck as well.

April 11th. 9.24 a.m. Call from Banting's Farm stating grass fire out of control. This was extinguished by Engine 3 and crew, Mr. Banting billed for \$60.00. Department responded on my orders.

April 12th. 2.33 p.m. Call from Flint Rig Co., that oil well on fire, Engine 3 and water truck responded and extinguished same. Flint Rig billed \$70.00 for call. Department responded on O.K. from Commissioner.

April 13th. 5.56 p.m. Call from Farm of Mr. Baldwin stating out of control grass fire threatening house, Engine 3 responded extinguished fire with one 1½ inch fog line, fire started by neighbour's boy with matches. No damage to building. Mr. Baldwin billed \$60.00 for call. Department responded on O.K. from Mayor J. McAsp.

April 14th. 7.50 p.m. Call from farm of Mr. W. Woof, Engine 3 and both water trucks responded, being unable to locate Commissioner or Mayor McAfee I sent the trucks out myself as his house was threatened and the barn already on fire.

Department being short of water concentrated on saving house and four other buildings and letting the involved barn and stack burn, saved all the buildings except the one involved on arrival, fire started from careless grass burning, Mr. Woof billed \$360.00 for call.

April 23th. 5.52 p.m. Call from the T. Sissons residence 1 mile past City limits stating grass fire out of control. I sent out Engine 3 fire was just reaching heavy timbered area on our arrival, Department knocked down all fire using 2-1½" lines and booster tank. No buildings involved Mr. Sissons billed \$60.00 for call.

Rescue or Emergency (2)

April 7th. 12.17 a.m. On returning from a previous fire call my men noticed a car leaking a lot of gasoline, left man with car and contacted R.C.M.P. regarding removal of the vehicle, covered gas spilled with dry chemical.

April 15th. 9.03 p.m. Call from R.C.M.P. stating there was an accident at North end of bridge and since there was gasoline spilt they would like a truck to stand by until damaged cars removed and then covered gas spill with dry chemical.

False Alarms (1)

April 14th. 8.10 p.m. Call from somebody stating fire in or near I.G.A. store, Engine 5 responded no fire or smoke near there.

Vehicles in the Streets (3)

April 2nd. 7.56 a.m. Runner came to hall and reported car on fire at corner of 49 Avenue and 49 Street. Engine 5 responded and on arrival found fire out, a back fire through the carburettor had set some grease and wiring on fire, a passing trucker had extinguished the blaze.

April 16th. 12.40 p.m. Call from Valley Hotel stating a car on fire, Engine 5 responded found back seat on fire, this was extinguished and removed, fire started from cigarette end that driver had tried to throw out the window.

April 24th. 12.03 a.m. Received call from a Mr. Rooney stating car on fire West and South of Union Tractor, on arrival found car owner nearly had fire out using dirt, finished extinguishment damage to wiring, dash, windshield and radio.

Miscellaneous Outdoor Fires (3)

April 7th. 6.10 p.m. Call from near Mountview School stating stubble field on fire, Engine 3 responded and found straw stack burning, as the field was too soft to drive into and there seemed to be no danger the stack was left and we tried to contact the owner, since he had no phone we contacted his brother.

April 8th. 11.40 a.m. Call stating above mentioned stubble field on fire, Engine 3 responded but got stuck axle deep before getting close, I radioed for Truck 2 and using 1½" lines and the water truck we put out the stubble fire, Mr. Bower wanted the straw stack extinguished so after a discussion with Commissioner Newman I had the water truck parked near the N.W. corner of the field and we laid one line of 2½" hose approximately 1100 feet to stack, wyeed the line into two 1½" lines and proceeded to extinguish stack, stack was completely out when we left it.

April 11th. 4.56 p.m. Bower's stack re-ignited from spontaneous combustion as it was now impractical to extinguish stack and Mr. Bower was afraid of it spreading to his field I got the P.W.D. bulldozer up there and spread the stack in the area already burnt and let it burn, I checked three times during the night to make sure it wouldn't spread.

This straw stack fire was originally started by two boys ten years old.

During April 1960 the Fire Inspector inspected 44 Commercial and 4 Industrial Buildings, he checked 11 garbage burning complaints and warned the offenders about burning out of hours.

On April 5th Deputy Chief gave a fire prevention lecture to two Grade 5 Classes at Central Senior Elementary School.

On April 23rd, Deputy Chief Shaw and Captain Mitchell completed a week's Civil Defence Radiological Course in Edmonton.

The Tuesday night practices for the volunteers were held during April with an average attendance of 15 members out of 17.

Respectfully submitted,
W.M.Thomlison,
Fire Chief.

No. 2: VOLUNTARY TRAFFIC TICKET REPORT APRIL 1960

Number of Tickets Issued	2143
Number of Warnings Issued	243
Number of Second Notices Issued	520
Number of Prosecutions	20
Total Receipts for April 1960	\$1996.99
Total Receipts for April 1959	\$1497.00
Percentage Increase	33.4

No. 3:

The Red Deer Health Unit milk analysis report for April 1960 of samples purchased from vendors in the City of Red Deer, proved satisfactory in all cases.

No.4:

Minutes of Finance Committee meeting held Thursday,
April 28th, 1960.

Present: Chairman A. Allen, Alderman G. Sinclair, Alderman D. Barton, Commissioner E. Newman, Auditor D. Sheridan, Treasurer R. McGregor and Asst. Treasurer J. Pallo.

(1) Pension Plan: Life Underwriters Association of Red Deer request for extension for submission of pension plan proposals from April 1st to May 1st, 1960 - approved.

(2) Grants in lieu of Taxes: Moved by Alderman G. Sinclair

Finance Committee recommend to Council as policy that future "Applications for Grants in lieu of Taxes be accepted in writing, with supporting audited statements, no later than February 1st". CARRIED.

This policy, if acceptable, will then enable Finance Committee to provide for accepted grants in the current year budget.

(3) Budget Performance Review - March 31st 1960. Comments of City Treasurer with respect to Budget variances were concurred with. Treasurer was instructed to investigate what recoveries could be obtained from Dominion Fruit re fire waste deposited at Garbage Disposal Grounds.

(4) Nazarene College - Appeal for Grant in lieu of Taxes: Submitted to Committee for information prior to presentation to Council

Meeting adjourned at 6.30 p.m.

A.Allen, Chairman

R.McGregor, Secretary

May 4th, 1960.

The City Commissioners,
City of Red Deer,
Red Deer, Alberta.

Gentlemen,

Re: Business & Professional Licenses

The following licenses were sold during April 1960 with
comparison figures for April 1959.

	<u>1950</u>	<u>1960</u>
Bicycles	\$186.00	\$264.50
Building Contractors	1173.00	909.50
Cement and Brick	50.00	25.00
Coal Dealers	5.00	-
Dogs	214.75	64.00
Drays	960.00	170.00
Electrical Contractors	50.00	100.00
Floor Sanders & Finishers	-	50.00
General Licenses	75.00	75.00
Glaziers	50.00	50.00
Insulators	50.00	-
Janitor Service	20.00	-
Landscapers	-	20.00
Machinery	155.00	70.00
Motels	15.00	-
Mobile Homes	-	633.19
Peddlers & Canvassers	12.00	100.00
Plumbers	100.00	120.00
Painters	100.00	-
Pasterers	-	50.00
Photographers	-	35.00
Sheet Metal	100.00	-
Slaughter Houses	5.00	-
Sign Erectors	25.00	-
Taxi Drivers	1.00	-
Trailer Court	133.50	-
Tile & Terrazzo	50.00	-
Vending Machines	18.00	178.00
	<u>\$3548.75</u>	<u>\$2914.19</u>

Total April 1959 - \$3548.75

Total April 1960 - \$2914.19

Total January to April 1959 - \$9,409.00

Total January to April 1960 - \$11,103.01

Mobile Homes to-date \$2318.67

Drays to-date \$1850.00

Yours truly,
J.M.Douglas,
License Inspector.

No. 6:

Red Deer District Planning Commission.

May 2nd, 1960.

City Commissioners,
City of Red Deer,
4819-Ross Street,
Red Deer, Alberta.

Dear Sirs,

Re: Proposed Housing Development
Ross Street - Eastview

I have been giving considerable thought as to what would be a fair and reasonable basis of charge, if the developer desires to install all the services.

The following calculations have been made which, I suggest, result in a figure which is fair both to the developer and the City.

1. LAND

If the land had been subdivided into normal lots, the total frontage would have been approximately 2400 feet. Our study indicated that if we recovered \$5.00 per foot on all assessable frontage, we should ultimately obtain \$1000.00 per acre for the gross area of land which was the estimated cost of replacement. This would include roads, lanes, parks and school sites.

This is the basic price for which we are selling raw lots, exclusive of services, and it is recommended that we charge the developers the same amount as we should have recovered if we had subdivided into lots, i.e. $2400' \times \$5.00 = \$12,000.00$.

2. TRUNK SANITARY AND STORM SEWERS

For every foot of frontage the City sells in Eastview it recovers \$4.037 toward the cost of bringing the trunk sewers to the edge of the quarter section. The City should recover the same amount as it could have expected if the land had been subdivided into lots. That is, $2400 \times \$4.04 = \$9,600.00$.

3. MAJOR THOROUGHFARES

The City has recovered \$2.714 for each foot of frontage sold toward the cost of major thoroughfares, most of which has no assessable frontage.

The development proposed on Ross Street, Eastview is a case in point, where the developer will provide a service road and the City will be responsible for Ross Street.

The City would have recovered for major thoroughfares $2400' \times \$2.71 = \$6,500.00$.

4. STREET LIGHTING

The City would recover \$0.60 per foot frontage for street lighting. It is anticipated and proposed that the City will continue to be responsible for the lighting.

Recoveries if subdivided into standard lots $2400' \times \$0.60 = \$1,440.00$.

5. SEWER, WATER AND STORM SEWERS

All charges in the Eastview subdivision were totalled for each service in respect of the entire 160 acres and divided by the effective frontage to obtain a cost per front foot charge.

In the first part of the development there were 36" storm sewers, 12" water lines and 12" sanitary sewers.

In the last part of the development (the area under consideration), 12" storm sewers, 6" water lines and 8" sanitary sewers will be the maximum required.

The frontage charges would therefore have been less than cost in the first stages and higher than cost in the latter stages.

If the City does not take this into account it will not be in a position to set off the deficiency it has already met against the surplus that it is due in respect of this area.

The average internal costs per foot frontage for the entire 160 acres for these services were estimated as follows:-

(1)	Water and hydrants	\$5.962
(2)	Sanitary sewer	3.956
(3)	Storm sewers & catchbasins	<u>5.607</u>
		<u>\$15.525</u>

If it is assumed that the last stage will be 33% cheaper to service than the first stage with an average cost of \$15.525 per foot of frontage, the first stage would have cost \$18.525 and the last stage \$12.525. That is the City was losing at the rate of \$3.00 per foot frontage on these services in the first stage and would have obtained a \$3.00 per foot surplus on this last stage.

It is therefore recommended that the City should add to the other charges listed above \$3.00 per foot for each foot of frontage under the original subdivision, that is -

$$2400' \times \$3.00 = \$7200.$$

6. ENGINEERING

While the developer would be responsible for engaging a Consultant Engineer for design and supervision, the plans and construction must be checked by the City. In Calgary, the City charges \$80. per lot for this work.

It is recommended that the developers be required to engage their Engineers on the basis of "resident supervision" and that an additional charge of \$50. per lot be made in respect of the 80 lots on City property making a total of \$4,000.

RECOMMENDED TOTAL CHARGE FOR CITY OWNED LAND

1.	Raw Land	\$12,000
2.	Trunk Sewers	9,600
3.	Major thoroughfares	6,500
4.	Street Lighting	1,440
5.	Internal mains (outside subdivision)	7,200
6.	Engineering checking	<u>4,000</u>
	TOTAL	<u>\$40,740</u>

80 lots @ \$509. exclusive of survey

CITY'S RESPONSIBILITIES

1. To take main sewer, water & storm sewer to a point not more than 33 feet from the boundaries of the subdivision. Such point to be mutually agreed or failing agreement where the City decides.
2. To construct and pave Ross Street to the quarter section line with curb and gutter on each side.

3. To construct and pave 37th Avenue from Ross Street to the lane South of 47th Street with curb and gutter and sidewalk on each side.
4. To provide adequate street lighting on Ross Street and 37th Avenue and throughout the development area.
5. To provide power to each unit of the development.

DEVELOPERS RESPONSIBILITIES (at his expense)

1. To survey the individual lots in accordance with plans approved by the City.
2. To submit for approval detailed plans and specifications to service the area with -
 - (a) sanitary sewers
 - (b) storm sewers and catchbasins
 - (c) water mains and hydrants
 - (d) sewer and water connections to each building with appropriate valves, etc.
 - (e) paved roads (including service roads)
 - (f) paved lanes (including parking areas) and lane to South & West of property
 - (g) concrete curbs, gutters and sidewalks
 - (h) landscaping and planting of all areas excluding rear yards, but including front yards and boulevards between service roads and City roads.
 - (i) all buildings, fences and other structures to be erected on or constructed on the property.

All of such plans and specifications to be to City standards or better.

3. To construct all the items referred to in (2) above at his expense in accordance with approved plans.
4. To employ Consulting Engineers to provide "Resident Supervision" in accordance with the Association's manual of minimum professional charges.
5. To sign an agreement with the City under which any portion of the exterior of any building erected on the site normally painted, varnished or otherwise treated at regular intervals will be so painted, varnished or otherwise treated at least once every three years to the satisfaction of the City unless a longer interval is authorized by the City, and the colours used shall be the same as the original colours unless otherwise authorized by the City. Such an agreement to be registered against the title so as to be enforceable against the owner of each lot, the City to have the right to undertake the work and charge the owner of the lot if he fails to undertake the work after 30 days written notice.
6. An agreement to be signed with the City to pay the sum of \$480 per annum in respect of the 30 lots (\$6.00 per annum or 50¢ per month per unit) for the upkeep and maintenance of the court parks.
7. The front lot lines shall either coincide with the fronts of the buildings or an agreement shall be signed restricting the erection of fences, clothes lines or any other structure or work in the front yards of each lot.
8. The developer will sign an agreement undertaking to construct at least 20 units on the East half or West half of the development in 1960 and shall not construct any units or sell any lots on one half of the site until at least 30 units are

constructed or are under construction on the other half.

9. The developer shall deposit half the cost on signing all necessary agreements and the balance prior to registration of the entire parcel in the name of the purchaser. The City shall have the right to re-purchase any lot which is vacant at the end of 4 years at \$500 per lot including any services which may have been installed by the purchaser.

RECOMMENDATION

City Council approve sale of area shown in red on attached plan for \$40,740 on the basis of this report and in particular the provisions setting out the responsibilities of the City and Developer.

Yours truly,
Denis Cole,
Director.

NOTE:

Agreed to above recommendation subject to the developer writing agreeing to above including restrictive covenants, and a further letter from C.M.H.C. that they would support such a loan, based on the above.

COMMISSIONERS.

No.7.

May 5th, 1960.

To: City Commissioners.

Re: Police Committee Minutes.

Re: C.P.R. Parking Area 51st Ave. & Ross Street,
Control of Traffic.

On instructions of the Police Committee, item #1 in Police Committee minutes, Sgt. Kumm, R.C.M.P. and the writer have conducted a survey of this intersection. We have concluded that traffic leaving the C.P.R. Station to travel East or North and traffic entering the C.P.R. area, making a "U" turn and re-entering 51st Ave., are an obstruction to North South traffic on 51st Avenue. We are definitely of the opinion that a "Stop" sign is required to control this traffic.

It is our recommendation that a sign be placed at the East end of the island with "U" turn facing East and "STOP" sign facing West. These can be contained on a single post. This would then make the intersection a three way stop area. We feel there is no cause for a "Stop" sign at the North East corner of the intersection.

We further recommend, to improve traffic movement that no vehicles be allowed to park closer than 20 feet West of the West intersecting line of 51st Avenue with Ross Street.

A.W.Green,
Secretary, Police Committee.

NOTE:

Agree to the above recommendation, but suggest the "U" turn sign be marked in some way that turns be made around the island only.

COMMISSIONERS.

No.8.

Wednesday, April 13th, 1960 Meeting of the Memorial Centre Management Committee held in the School Division Office on the above date with the following members present:

Red Deer City - Messrs. E.A. Johnstone, L. Kalbfleisch,
D. Moore, Mrs. Ethel Banister.

Red Deer School Division - Mr. G. Buxton,
Secretary H.T.H. Roberts,
D. McAfee.

Minutes Moved by L. Kalbfleisch, seconded by Geo. Buxton that the minutes of the previous meeting be adopted as read.

CARRIED.

Yearly Report Report covering the operation of the Memorial Centre
of for the year 1959 was submitted by the Chairman. Report out-
Operation lined in complete detail the following:

1. Time Usage - School - District
2. Statement of Operating Costs and Revenue
3. Analysis of Usage - Average hourly operating costs.
4. Projects of Improvement under study for 1960.

Report was adopted and attached to minutes of this meeting.

Parking With this completion of the River Glen School and
Lot provision of parking facilities for school buses, some changes
Memorial were noted with regard to request to the City for maintenance of
Centre this area. The City Clerk was notified by letter that school
buses would not be using this area following the close of the
current school year.

General Maintenance

- Repairs In addition to the usual general maintenance the following items
1960 were requested:

1. Front doors to be replaced at estimated cost of \$800.00.
2. Stage Curtains to be cleaned and repaired, and back curtain to be lengthened. Estimated cost \$250.00.
3. Installation of a drinking fountain at the North end of the building. Estimated cost. \$50.00
4. Floor in North end of the building around the coffee counter to be tiled. Estimated cost \$475.00. Total \$1,575.00.

Moved by G. Buxton, seconded by Mrs. E. Banister that the Committee recommend to the Divisional Board that the items outlined above be carried out this year.

Care of It was reported to the Committee that some groups were not
Premises taking sufficient care in use of the premises. Specific
reference was made to the Cothurn Group in the use of the
Committee Room, which was being used for the painting and
repair of equipment. In this connection it was moved by
L. Kalbfleisch, seconded by G. Buxton that any part of the
premises damaged or otherwise made improper use of by any group,
such group be charged for repairs and maintenance.

CARRIED.

Advertising
Use of Centre It was decided to follow the procedure of the previous
year in the matter of advertising to all local organizations
the use of the Centre. This to be done in the Fall.

Election
of
Chairman

It was moved by Mr. Geo. Buxton, seconded by Mrs. E. Banister that Mr. E. A. Johnstone be Chairman for the ensuing year. There being no further nominations Mr. Johnstone was declared elected.

Adjournment

Moved by Mrs. E. Banister that the meeting adjourn.

Chairman.....

Secretary.....

No. 9:

City Commissioners,
City of Red Deer.

Gentlemen,

Attached is a synopsis of tenders received on street lighting equipment and wiring materials for same.

R. L. Brews & Son have quoted low on the steel poles, and being that we have used theirs before and found them satisfactory, I recommend we buy their poles. I would further recommend that we buy the "Davit" type, these being a rather modernistic type, and in quite general use in the larger Cities. They are a bit higher priced, but well within our budget estimate of \$75.00 each.

If you agree to the "Davit" type poles, we should buy the "Integral Ballast" luminaires to maintain the modern, clean appearance. In this case we should buy from either Northern Electric or Westinghouse. General Electric are equal in price, but they are only now getting into this field and we have found from previous experience that manufacturing difficulties often occur, causing delays in delivery.

If it is thought we should remain with the same type of poles, there is no advantage to "Integral Ballast" units. The 250W Luminaires of either Westinghouse or Northern Electric would be equal in this case, and we should perhaps split the order. From past experience I would recommend the General Electric ballast, as we have had less trouble with these. However, this portion could also be split, perhaps with C. L. M. Industries.

The 400 W. units will be used mostly on wood poles and could be either standard or Integral Ballast. While the Integral Ballast costs a bit more (\$2.80), there is a saving in labour and installation materials that would more than offset the additional cost. (This applies also to the 250 W. units). I would therefore recommend this type of unit, and it should be either Westinghouse or General Electric as we have mostly these types and replacement parts are therefore more easily stocked; this applies mostly to glassware.

I would recommend we buy wiring materials from Central Electric, being local and very competitive on the overall quotation. Perhaps we could order the plastic pipe from G. E. and save \$11.75.

Only one tender was received on the Recloser, from C. L. M. Industries. Westinghouse is the only other manufacturer of this equipment, but did not tender. Pioneer Electric quoted an oil-circuit-breaker as an alternative but this would not be suitable for the proposed application. C. L. M. reclosers are recognized as quality products, so would recommend we get this one from them at \$3504.00 plus \$210.10 for supporting frame, a total of \$3714.10.

NOTE:

O. C. Mills.
E. L. & P. Supt.

Recommend acceptance of Mr. Mill's proposals.
COMMISSIONERS.

Street Lighting Equipment:

<u>Quan.</u>	<u>Item</u>	<u>Brews</u>	<u>C.L.M.</u>
55.	Poles Std.	62.50	96.75
<u>Alt.</u> 75.	Poles Davit	69.90	170.90
100	250W.Lum.	N.Q.	55.40
100	250W.Ballasts	51.20	51.20
<u>Alt.</u> 100	250 Int.Ballast Units	N.Q.	109.40
10	400W Lum.	55.40	55.40
10	400W Ballasts	56.80	56.80
<u>Alt.</u> 10	400W Int.Ballast Units	N.Q.	115.00

Wiring Materials:

<u>Quan.</u>	<u>Item</u>	<u>Cent.Elec.</u>	<u>G.E.</u>
25	1" W'hds	79.00 c.	.75 ea.
550 ft.	1" Conduit	43.55 c.	43.55 c.
200 ft.	1 $\frac{1}{4}$ " Conduit	56.95 c.	56.98 c.
25	1" Bushings	4.40 c.	6.25 c.
20	1 $\frac{1}{4}$ " Bushings	6.35 c.	9.30 c.
500 ft.	1 $\frac{1}{2}$ " Plastic Conduit	<u>21.10 c.</u>	<u>18.75 c.</u>
		481.04	469.40

<u>G.E.</u>	<u>N.E.</u>	<u>West.</u>	<u>Recommend</u>
30.40	103.50	93.85	Brews (2)
80.40	103.50	98.15	<u>Brews</u>
41.10	39.50	39.50	N.E. & West.
51.20	51.20	51.20	G.E. & C.L.M.
92.30	92.30	92.30	N.E & West.
55.40	55.40	55.40	G.E.
56.80	56.80	56.80	G.E.
115.00	N.Q.	115.00	G.E.

<u>N.E.</u>	<u>West.</u>	<u>Recommend</u>
.74 ea.	.77 ea.	Cent. Elec.
43.56 c.	43.60 c.	Cent. Elec.
56.99 c.	57.00 c.	Cent. Elec.
6.05 c.	6.35 c.	Cent. Elec.
9.02 c.	9.50 c.	Cent. Elec.
N.Q.	23.25 c.	Gen. Elec.

Report No.10:

R.C.M.P. For April 1960

Monthly Report Covering Policing of The City of Red Deer, Alberta,
for the month of April 1960.

1. Members on Duty: Sufficient to comply with City Contract.

2. Disposition of Cases under Municipal By-laws:

	<u>Court Convictions</u>	<u>Voluntary Penalties</u>	<u>Warnings</u>	<u>Dismissed</u>	<u>With- Drawn</u>
Traffic, Excluding Parking	<u>58</u>	<u>26</u>	<u>Nil.</u>	<u>Nil.</u>	<u>Nil.</u>
Parking:	<u>1</u>	<u>1821</u>	<u>229</u>	<u>1</u>	<u>Nil</u>
<u>Other By-laws:</u>		<u>84</u>	<u>17</u>	<u>Nil.</u>	<u>Nil.</u>

- | | |
|--|--|
| 3. Complaints received: <u>291</u> | 4. Complaints Investigated: <u>260</u> |
| 5. Unlighted Street Lamps: <u>5</u> | 6. Fires Attended: <u>37</u> |
| 7. Business Places Unlocked: <u>7</u> | 8. Recoverable Expenses: <u>Nil</u> |
| 9. Number of Liquor Cases: <u>21</u> | 10. Liquor Situation: <u>Under Control</u> |
| 11. Articles Lost: <u>3</u> | 12. Articles Found: <u>16</u> |
| 13. Bicycles Stolen: <u>7</u> | 14. Bicycles Recovered: <u>6</u> |
| 15. Prisoners' Ex's & Mtce. (Meals) <u>\$66.00</u> | Guards - <u>\$259.00</u> |
| 16. Fines Imposed Under Municipal By-laws: <u>\$930.00</u> | |
| 17. Revenue Collected in Municipal Cases and Payable to: | |

	<u>Municipality</u>	<u>Province</u>	<u>Federal Government</u>
Fines:	<u>\$612.50</u>	<u>\$337.50</u>	<u>Nil</u>
Costs:	<u>Nil</u>	<u>\$190.00</u>	<u>\$62.50</u>

18. Mileage on Municipal Duties:

<u>R.C.M.P. Transport</u>	<u>Municipal Transport</u>	<u>Hired Transport</u>
<u>7.477</u>	<u>Nil</u>	<u>Nil</u>

19. Number of Cases where Assistance Rendered to Municipality and
no Report Submitted: Material Aid - 47 Welfare - Nil

20. Remarks:

There were a total of 21 Motor Vehicle accidents with the
damage exceeding \$100.00, reported in the City of Red Deer. From
these, 5 injuries resulted. The City passed its 264th fatality free
day on the 30-4-60.

Every attention is being given to all phases of police work
in the City, including criminal code, traffic and normal routine
complaints.

The Jay Walking By-law is being enforced with considerable
improvement being noticed in this respect.

(E.O.Kumm) #13435 A/Sgt.
I/c Red Deer City Detail.

Report No.11.Public Works Committee Minutes

Public Works Committee meeting held in the office of
the City Engineer, April 25th, 1960 at 2.00 p.m.

Present: Chairman McRobbie
N.J.Deck
Alderman Kalbfleisch was contacted by telephone,
Alderman Moore could not vote on the matter at
hand.

Moved by Alderman McRobbie that Purchasing Agent's recommendation re trucks on Council Agenda of April 25, 1960 be accepted, seconded by Alderman Kalbfleisch. Pass unanimously.
