

A G E N D A

For Regular Council Meeting of Red Deer City Council, to be held in the Council Chambers, Parsons Clinic Building, Ross Street, on Monday, August 27th, 1962, at 4:15 p.m.

1. Present

Confirmation of Minutes of Regular Meeting and Closed Meeting of Council of August 13, 1962.

2. Unfinished Business

Page No.

- 1. Number of City Owned Residential Lots available for sale as at August 20, 1962. 1
- 2. Superintendent of Recreation - North Red Deer Playfield. 1
- 3. Replotting Scheme - 58 Avenue and 58 A Street 2

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6. Petitions or Delegations

- 1. Notice of a Public Hearing in respect of By-law 2011G has been advertised for 7:00 p.m. 12
- 2. H. C. Harper - Request for permission to salvage from City Nuisance Ground 12

7. By-laws

- 1. By-law No. 2011 H - 1st reading.

8. Monthly Reports and Minutes

- 1. Red Deer District Planning Commission Minutes - Meetings of July 16th and August 8th.
- 2. Budget Performance Statement - Period ending July 31, 1962.
- 3. Electric Light and Power Superintendent - Seven Year Programme for Streetlighting.

Adjournment

UNFINISHED BUSINESSNo. 1

Number of City Owned Residential Lots available  
for Sale as at August 20, 1962.

Further to Council's request of August 13, 1962, please find below a report indicating the number of unsold City owned residential lots as of August 20, 1962.

<u>Subdivision</u>	<u>No. of Lots</u>	<u>Zoning &amp; Minimum Building requirements</u>			
		<u>800 sq. ft. R-2-B</u>	<u>1,000 sq. ft. R-1-C</u>	<u>1,400 sq.ft R-1-B</u>	<u>1,800 sq.ft. R-1-A</u>
Sunnybrook	12		1	5	6
Mountview	1		1		
Spruce Drive	8			8	
Fairview	<u>34</u>	<u>26</u>	<u>—</u>	<u>8</u>	<u>—</u>
TOTAL	55	26	2	21	6

In addition to the above unsold lots, the City is in the process of servicing and/or registering the following number of lots for sale this year,

Sunnybrook	91
Balance of Mountview	17
Balance of Fairview	<u>36</u>
TOTAL	144

Maps indicating unsold lots and future areas to be sold will be available for Council's information.

Respectfully submitted,

D. J. Wilson,  
Land Administrator,

No. 2

August 21, 1962.

Mayor and Council,  
City of Red Deer

Dear Sirs:

Re: North Red Deer Playfield

Pursuant to authorization of Council the writer in the company of Mr. N. Henderson of the Engineering Department, travelled to Edmonton to discuss with Edmonton Park authorities the layout, design, and all other factors connected with the North Red Deer development.

With the kind assistance of Mr. Jack Wright, Superintendent of Parks and Recreation separate meetings were arranged with Mr. Wright, Mr. Pettigrew, programme supervisor, Mr. Steve Laslo, landscape architect, Mr. Bob Jablowski, construction engineer, and Mr. Brian Andrews, supervisor of construction and maintenance.

I am pleased to advise that all of these Gentlemen were impressed with the overall plan and general facility orientation and relationship. They did, however offer several suggestions regarding detail and provided us with some unit costs which will assist in costing the entire projects.

Suggestions of greatest importance were the following:

1. Consideration should be given to the centralization of buildings to facilitate dual use where possible.
2. Part of the parking area could serve as a temporary activity area until it is required.
3. Careful consideration should be given to the provision of utilities to avoid unnecessary costs.
4. The possibility of revenue producing units such as concessions etc. should not be overlooked.
5. Controls should be instituted for the separation of pedestrian and auto traffic.
6. Consideration should be given to the possibility of year round use of buildings and grounds.

In addition to the foregoing we were given a number of suggestions to offset future maintenance problems.

None of these suggestions have a bearing on the initial shaping of the land however, all of them will be discussed and incorporated where practical in the long range plan.

The immediate improvements were also discussed and the approach which has been taken by the Engineering Department was commended.

They emphasized that precautions must be taken to forestall the possibility of short-sighted action which may lower the standard of the facility and result in excessive maintenance, reconstruction and renovation costs of land, and equipment and they verified our opinion that a turfed area must have at least one year and preferably more in which to become established prior to use.

The opportunity to meet with these people should result in a better area which will be economical to operate and I appreciate the opportunity provided.

We were given every courtesy at considerable inconvenience to very busy men. A personal letter of thanks has been sent.

Yours sincerely,

Don Moore,  
Sup't. of Recreation.

No. 3

Replotting Scheme - Residential Lots -  
58 Avenue and 58 A Street Area.

Resolution authorizing preparation of Replotting Scheme for above area was passed at Council meeting of August 13th.

The necessary survey plans are now available, and these, together with resolution of Council approving the replotting scheme, and adopting same, will be available for Council's consideration at meeting of August 27, 1962.

REPORTS:No. 1

August 14, 1962,

His Worship the Mayor and  
City Council Members:-

During the month of July the Fire Department responded to 18 ambulance calls, and 11 fire calls. Fire Calls listed below,

Brush and Grass - 2	Vehicle Fires - 2
Other Fire Outdoors - 3	Rescue and Emergency - 1
Blgd. Fires - 1	Needless Call - 1
	False Alarm - 1
<hr/>	
Brush and Grass - 2,	

July 3/62 at 12:07 hrs. - Call came in stating grass burning at rear of 5932 West Park Close. Engine 3 and crew dispatched and on arrival fire had gone out. Caller stated children had been in vicinity; and empty match packet found at scene.

Returned to hall - nil damage,

July 24/62 at 16:14 hrs. - Call came in stating brush fire by Deerhome and requesting assistance. Engine 3 and crew dispatched and pumped 500 gals. on fire, then being under control, and not needed; returned to Hall. Nil damage.

July 9/62 at 19:14 hrs. - Call came in stating car on fire at 51 Street and 50 Avenue. Engine 5 and crew responded and on arrival found motor area involved. Put out with Dry Chemical extinguisher, disconnected battery; and called tow truck. Caused by back-fire on starting and flooding. Damage to wiring and components.

July 14/62 at 22:55 hrs. - Call came in stating car on fire in front of City Hall. Engine 5 and crew responded, and on arrival found owner had left rear seat at Paramount theatre and came to old fire hall with back rest on fire. Put out fire in car and also seat at theatre. Caused by careless smoking. Damage to rear seat and cushion. Returned to Hall.

Other Fire Outdoor - 3

July 19/62 at 22:03 hrs. - Call came in stating barricade on fire at 47 Avenue and 51 Street. Engine 3 and crew dispatched and on arrival found flare pots unset and someone had put out blaze. Slight damage. Returned to Hall.

July 25/62 at 10:14 hrs. - Punner came to Hall and requested assistance with tar pot fire behind Nance Co. Ltd. Engine 3 and crew responded, and on arrival cooled tar pot below ignition temperature to stop re-ignition. Tar had been heated too high by workman. Nil damage. Returned to Hall.

July 30/62 at 13:25 hours. - Alarm came in stating fire in trees behind A & W Root Beer stand on North Hill. Engine 3 and crew dispatched and on arrival found an old abandoned car body involved. Used possibly as a play hut by children, but of no value. Nil damage. Returned to Hall.

Rescue and Emergency - 1

July 4/62 at 11:25 hrs. - Call came in from R.C.M.P. stating gasoline spill in front of Valley Grocery. Car 1 and Fireman responded and covered spill with Dry Chemical and had car removed. Nil damage. Returned to Hall.

Fires in Building - 1

July 18/62 at 00:56 hrs. - Call came in stating bedroom on fire at 4757-56 Street. Engine 5 and Ladder 4 responded and used smoke masks to enter bedroom. Found mattress involved and wet down same. Removed outside to extinguish. Owner fell asleep smoking, and woke up to find bed on fire. Ventilated building and mopped up. Truck 2 called in for overhaul. Damage to bed and components etc; with slight smoke and water damage. Returned to Hall. Approx. loss \$150.00.

Needless Calls - 1

July 28/62 at 11:50 hrs. - No. 12 sprinkler (Garrison Garage) dropped and would not stay up, Engine 5 and crew responded and checked entire building with caretaker and could find nothing amiss. Returned to Hall, Sprinkler then stayed up.

False Alarms - 1

July 21/62 at 20:58 hrs. - Call came in stating brush on fire at bottom of Kinsmen Slide. Engine 3 and crew dispatched and on arrival found fire under permit, and under control and guard posted. Returned to Hall.

The Inspection Branch submit the following Inspections for July:

Commercial Buildings - 13	Garage & Service Stations - 4
Industrial Buildings - 5	Wholesale Warehouse - 1
Schools - 1	Storage Warehouse - 1
Cafes - 1	Apartments - 1
Lodging House - 1	

Recommendations issued - 15, Re-Inspections - 3, Garbage Complaints - 6.

Underground Storage tanks (Hydrostatic) - 2  
Underground Storage tanks (Location) - 3  
Building Plans - 4

Took photos of house burning in North Red Deer for future reference and Instruction.

The Volunteer Brigade held 5 practices in July - on the 3, 10, 17, 24, 31st. Both Brigade and permanent staff burned houses and shacks for practice in actual fire conditions. Average Brigade attendance 12 members. Jackets have arrived, and have been given out to the Brigade; and they wish to express their appreciation to the City for their interest and co-operation.

Respectfully submitted,

A. D. Shaw,  
Deputy Chief.

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No. 2

Re: Recommendations of Police Committee

Police Committee at meeting of August 8th, 1962, request Council concur in following recommendations:-

1. That 35 Street at its intersection with 43 Avenue be made a Stop Street.
2. That present speed limit of 50 M.P.H. for North bound traffic on Gaetz Avenue from 59 Street to City Limits be reduced to 40 M.P.H.
3. That, in view of increasing traffic problems at intersection of Gaetz Avenue at 55th and 59th Street, caused mainly by narrowness of existing traffic bridge, Public Works Committee be requested to review schedule of Public Works Seven Year Programme with view of having 49th Avenue bridge construction date of 1966 advanced to permit its construction in near future.
4. That left turns from Gaetz Avenue onto 55th Street for all south bound traffic be prohibited.

F. A. Amy,  
Acting Secretary.

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August 21, 1962.

To: City Clerk

From: City Solicitor.

By-laws Committee at its meeting held on the 20th of August passed the following resolution for the attention of City Council:

"RESOLVED: That the conditional use of a property zoned as C.1 under By-law 2011 as a New or Used Car Sale Lot shall not authorize the use of such site for the sale or display of new or used tractors, notwithstanding that a tractor may be classed as a motor vehicle.

Further resolved that the By-law be amended by the addition of an exception to the conditions in the Use Table stating that the sale or display of tractors shall not be permitted on a New or Used Car Sale Lot."

Yours truly,

J. Richards,  
City Solicitor,

No. 4

August 17, 1962.

To: City Commissioner  
For submission to City Council,

From: City Treasurer.

It appears that we require for our Bank a resolution authorizing signing of City cheques by machine. We do have Council resolution providing facsimile signatures for the Mayor and Treasurer, but have neglected to have a resolution to cover the Assistant City Treasurer,

In discussing the Banks requirements with their Manager, Mr. W. H. Wood - he would appreciate a resolution covering all authorized signing officers included in one resolution to cover all bank accounts.

The attached resolution has been approved by our City Solicitor and the Bank's Law Department. Will you, therefore, please have same approved by City Council at their next regular meeting of August 29, 1962.

Yours truly,

R. N. McGregor,  
City Treasurer.

WHEREAS for the convenience of the City it is deemed advisable that cheques drawn on the Canadian Imperial Bank of Commerce be signed by affixing the signature or signatures with a cheque signing machine or other mechanical means;

THEREFOPE, BE IT RESOLVED

1. That the Canadian Imperial Bank of Commerce be and it is hereby authorized and directed to pay any and all cheques or instruments purporting to be cheques of the City presented for payment bearing facsimile signature(s) of the Mayor and any one of the following officers who have been duly authorized to sign cheques for and on behalf of the City.

City Treasurer, Assistant City Treasurer.

This clause shall not apply to payroll cheques which the City Treasurer or Assistant City Treasurer may continue to sign alone with a facsimile signature pursuant to Section 65 (2) of the City Act.

2. That such cheques or instruments may be dealt with to all intents and purposes and shall bind the City as fully and effectually as if signed in the handwriting of and duly issued by such officer or officers for and on behalf of the City.

3. That the City shall provide the said Bank with a certified copy of this Resolution and certified specimens of such facsimile signatures and that such Resolution may be acted upon by each branch of the said Bank with which any dealings are had by the City until notice to the contrary or of any change therein has been given in writing to the Manager or Acting Manager of such branch.

No. 5

August 21, 1962.

Mayor and Council,  
City of Red Deer.

Dear Sirs:

The attached report was submitted by Mr. Moore to a special Recreation Board meeting held August 20th.

The contracts have the approval of the Board and we respectfully request that the report be placed on Council agenda for consideration.

Yours sincerely,

H. Kubarchuk,  
Secretary, Recreation Board.

No. 6

August 22, 1962.

To: City Commissioner

From: Building Inspector.

Re: Home Occupations

The following applications from Home Occupations meet with the requirements of Zoning By-law 2011 and are submitted for approval.

1. Cor Van Der Hoek	5560 - 35 Street	Painter
2. W. A. McKinnon	7060 - 58 Avenue	Sheet Metal Work
3. W. J. Mitchell	5846 - 38 Street Close	Excavating
4. James Dersch	4441 - 35 Avenue	Upholstery & Carpet cleaning.
5. G. G. Brown	5907 - 56 Avenue	Appliances - Home Servicing
6. Edgar Styles	5321 - 43 Avenue	Piano Tuning and Servicing
7. Ronald F. Hardy	605 Terrace Park	Distributor's Agent
8. Mary Craig	5509 - 35 Street	Kindergarten.

F. Szastkiw,  
for G. K. Jorgenson.

To: Commissioner

From: Tax Department.

The following report contains the list of properties which are eligible for the 1962 Tax Sale. Section 13 of Tax Recovery Act reads as follows:

"(1) Every Municipality shall, by resolution fix (a) a minimum sale price for each parcel, which shall be the reserve bid, and (b) the conditions of sale upon which sales are to be made".

For Council's convenience, I have shown on the report a suggested reserve bid and would recommend the following dates be applicable:

Alberta Gazette - September 15, 1962  
Red Deer Advocate - October 31, 1962

Copies of Gazette to property owners Oct. 1, 1962  
Sale Date Nov. 15, 1962, Council Chambers 11:00 a.m.. Terms: Cash

Lot	Block	Plan	Property Address	Amount of Arrears	Date of Arrears	Caveat Filed	Title No.	Land Assess	Imp. Assess	Total Assess	Suggested Reserve Bid
28&29	23	K.5	4832-45 St.	243.93	1960	1961	53-M-174	1080	2580	3660	9,000
14&15	E	3591P.	4620-45 St.	339.01	1959	1961	169-E-168	720	1145	1865	8,000
1&2	A	4359A.H.	5903-60 Ave.	652.48	1959	1961	178-1-170	300	3725	4025	11,000
1	6	5879H.W.	5202-55 Ave.	328.87	1959	1961	169-B-174	1980	4415	6395	25,000
16&17	17	7604S.	5914-54 Ave.	441.64	1960	1961	229-K-156 187-H-146	1090	3660	4750	15,000
1	G	59K.S.	5850-71 St.	229.89	1959	1961	16-Y-153	400	1805	2205	5,000
3&4	E	2175H.W.	5851-71 St.	383.28	1958	1961	26-P-133	160	805	965	2,500
Pt. N.W.	29-38-27-W4-N.	Hill approx.	7.9 acres	288.52	1960	1961	52-Q-121	400	3180	3580	7,000
13,14,15	26	5555A.F.	3926-45 St.	442.75	1958	1961	58-A-129	210	350	560	4,000
Pt. B		3180E.T.	4902-37 St.	2463.64	1959	1961	41-V-117	5445	5975	11,420	35,000

No. 8

Re: Lots 21 & 22, Block 24, Plan 7604 S  
(Old North Ped Deer Town all Site)

Application has been received from Zeiter Brothers Limited, Edmonton, for permission to build a 12 suite apartment building on the above property. Plans submitted with this application have been examined by the Building Inspector and comply with the City By-law. A survey of residents of the area shows 7 in favour, 3 against, and 6 failed to reply.

The matter was referred to Technical Planning Committee on 22 August, 1962 and the Committee recommend to Council:

1. The recalling of resolution of May 2, 1962 authorizing the use of this land for duplex or semi-detached homes, and
2. A new resolution allowing erection of 12 suite apartment.

G. K. Jorgenson,  
 Building Inspector.

No. 9

Finance Committee Recommendations at Meeting  
of August 23, 1962.

The following recommendations to Council were made by Finance Committee at meeting of August 23, 1962, in respect of :

1. Request of Recreation Department for additional budget appropriation to provide furnishings and landscaping, walkways, etc. to new Recreation Centre Building.

Recommend Council approve a maximum of \$14,250.00 be provided for Recreation Building furniture and landscaping, walkways and operational equipment in immediate future.

Further recommend the money required be charged to the Recreation Department 1962 Budget as an over-expenditure.

2. Request of Recreation Department that City agree to pay half the cost of erection of mesh wire fence surrounding the Eastview School Ground area, the School Board to pay other half of cost, total expenditure estimated at \$5,000.00.

Finance Committee recommend Council approve the amount required to pay 50% of cost of fence erection, City share not to exceed \$2,500.00, at Eastview School Grounds, the expenditure to be provided for in the 1963 Recreation Department Budget.

3. Recommendation of City Auditors that policy decision of Council be made in respect of prepaid services reserve fund.

Finance Committee recommend Council approve that any surplus existing in prepaid subdivision inventory account be left in that account to be used only for future acquisition of subdivision land.

The Committee considered the report of the City Treasurer re Municipal Debt Administration and recommended that Council approve the recommendations of the City Treasurer in respect thereto.

WRITTEN ENQUIRIES

9,

No. 1

Written Enquiries - Council meeting of August 13, 1962, Alderman Mrs. Taylor.

"Has the City installed any warning signs in areas where there is underground wiring? If not, should this not be done,"

Following is report of Electric Light and Power Superintendent in reply to this enquiry.

21 August 62.

To: City Clerk

From: Electric Superintendent

Re: Your query by phone today re underground wiring.

Warning signs have not been placed over underground wiring.

There is some doubt as to effectiveness of signs, particularly at this stage of development as they are quite frequently removed by unauthorized persons. The Electrical Protection Act Inspection Branch have "temporarily" accepted additional depth of burial in lieu of signs, and we have buried our lines to this requirement. In addition, the telephone wires are placed one foot above our lines which affords additional protection as persons digging would hit these wires first and be warned.

Once the building activity in the area slows down it might be advantageous to instal some signs, and in the meantime we are investigating other possibilities that might be more effective in preventing accidents. (Warning cards for each occupancy, maps showing location of lines, etc.)

O. C. Mills,  
Electrical Superintendent.

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4a. NOTICES OF MOTION

Council meeting of August 13th, 1962, Alderman Mrs. Taylor gave notice she would move following resolutions at Council meeting of August 27th, 1962.

1. That the City of Red Deer acquire the services of a highly qualified parks expert, preferably with experience in Alberta, as a consultant for our river, creek and other park planning and conservation measures; that such consultant come early this fall if at all possible, and if necessary again in the spring.

Besides general planning of park areas, it would be hoped he might prepare a detailed programme for tree clearance and brush removal to assure soil and moisture conservation, and tree replanting to assure constant renewal of treed areas, so that a guidance plan will assist the Parks Foreman and citizen groups in best managing and developing all our natural park areas.

2. That City Council appoint a small Parks Committee who would be responsible for liason between the Parks expert, the City staff and citizen groups to make sure the most use would be made of the consultant services, both when he was here and in the continuing programme.

3. Moved that an informative programme be initiated for newly elected aldermen, this to include at least these items:

Copies of the budget for current year and copies of the annual financial report for the past year, and the current year quarterly financial reports:

Copies of recent briefs, surveys and reports, and any that are still of current interest to any phase of City development and problems:

Copy of the Seven Year Plan:

A copy of the City Administration organizational chart, with list of department head names and numbers of staff employed by their department:

A copy of the By-law concerned with the powers and duties of the Commissioners of the City:

A Copy of By-law No. 2103 -- which regulates the Proceedings and Transacting of Business of the Municipal Council of the City of Red Deer:

A copy of such policies as govern the Alderman.

The information programme could well include a tour of City Hall, the Library, Health Unit, Fire Station, Filtration Plant, City Yards, Recreation Buildings.

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CORRESPONDENCE

Alberta Government Telephones  
 Red Deer, Alberta,  
 August 10, 1962.

Mr. F. A. Amy,  
 City Clerk,  
 City of Red Deer,  
 RED DEER, Alberta.

Dear Sir:

Re: Proposed Outside Telephone Pay Station  
Corner Gaetz Avenue and 47th Street

With reference to your letter of June 7th regarding our request to install a Pay Station at the above location. It was our desire to locate the Pay Station on the corner of Gaetz Avenue and 47th Street in order that the booth will be visible from all four corners of the intersection and to provide maximum protection to the booth which will be beside a power pole. As there is parking allowed on Gaetz Avenue at this corner I felt the corner location would meet with Council's approval.

In other cities, booths are installed on corners, having proved extremely successful and have not hindered visibility at the corner.

Will you please advise if the corner location will be reconsidered by Council.

Yours very truly,  
 ALBERTA GOVERNMENT TELEPHONES

R. C. Glenfield  
 SECTION COMMERCIAL MANAGER.

NOTE:

The following is excerpt of resolution of Council meeting of June 4, 1962, dealing with this matter.

"Council approve installation of Telephone Pay Station on South-west corner area of either Gaetz Avenue or 47 Street provided - station is not less than 50 feet distant from the South-west intersection line of Gaetz Avenue and 47 Street intersection."

Council decision was arrived at on basis that visibility at the corner must be maintained, and the location of a telephone pay station should be such as to assure no interference with same.

Recommend previous decision of Council be re-affirmed and this application be not approved.

Commissioner.

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PETITIONS OR DELEGATIONS

No. 1 - Public Hearing- 7:00 p.m. Zoning By-law Amendment - By-law No. 2011 G

No. 2

August 16, 1962.

Attention City Council:

Harpers Metals Limited will pay \$5.00 per ton for all metals we remove from the nuisance ground. We would like to discuss this further at next Council meeting.

H. C. Harper.

NOTE:

In 1958 City Council agreed scavenging of any material at the disposal grounds would be prohibited. At this time the sanitary land fill system at the disposal grounds was put into effect.

In 1959 agreement between the City and Harpers Metals was reached for Harper to supply man to oversee and control disposition of refuse at disposal ground, the City paying \$1,800 per year, and Harper paying \$10.00 per ton for all scrap metal recovered. Difficulties resulted in this agreement being cancelled by the City.

In March, 1960, Harpers Metals submitted following notice to Council: "We are prepared to bid \$12.00 per ton for scrap metal which accumulates at the nuisance ground, our pick-up would be arranged at your convenience. Based on last years performance the City could look for a net return of \$85.00 per month after paying the ground keeper \$2.00 per ton bonus for extra work involved."

Resolution of Council passed June 20th in respect of above is as follows:

"Council of the City of Red Deer agree that until such time an extra man can be employed and paid from revenue from sale of scrap metal at disposal ground, no salvage of scrap metal be permitted at the disposal ground and that no private individual be allowed to salvage on said disposal ground."

Mr. Harper will appear at Council at 7:00 p.m.

City Clerk.

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