

For meeting of Council to be held in the Council Chambers, Monday, July 27, 1953 at 7:30 p.m.

PRESENT:

1. Confirmation of the minutes of the regular meeting of July 13, 1953.

2. Unfinished Business:

1. D.R. Ewing-Commissioners' Rept. Re: Prop. purchase of 17' lot 5, all 4, Blk 6, Plan 6712 E.T.

2. Letters from: C.G. Clement & Wm. N. Crandell Re: S.G. Tisdale Application to purchase \$1.00 Veteran lot.

3. Hugh Bower Re: Property to be purchased by City.

3. Correspondence:

4. Atlas Lumber Co. Ltd.

Re: App. to purchase Lot 3, Blk 2, Plan 4386 H.W.

5. Mr. E.A. Johnstone Re: Fund for acquisition of land.

6. Copy of letter to John Burrows and Burrows' letter to Licensing Branch Re: Retailers' Fuel Oil License.

7. Walter Kuffner Re: Sale of lot 8, Blk 10, Plan.....

8. Mrs. Mary E. Bourne Re: Approval to erect garage.

9. Gray Motors Re: Lease of N<sup>1</sup>/<sub>2</sub> lot 7, all 8, Blk 15, Plan K.

10. Red Deer Co-op. Re: " " "

11. A.G. Phillips Re: Drainage, of his property.

12. License Inspector Re: License revenue.

13. Copy of letter to R.D. Health Unit Re: Enforcing installation of sewer where available.

14. Poole Construction Co. Re: Fees for blocking off sidewalk.

15. R.D. District Planning Comm. Re: Code property.

16. Circular re Polio Services, from Provincial Government.

4. By-laws:

1. No. 1742 - 3rd reading.

2. No. 1747 - Transfer by-law. - 3 readings.

3. No. 1748 - Land Sale Agreements as follows: 3 readings.

Name	Lot	Block	Plan	Purch. Price	Min. Area
B.F.O.E. #85	1-2	4	K	\$5,540.00	\$7,000.
BUTLER, Mr. & Mrs. S.C. - W60' of 1-2-3 & W60' off S13' of lot 4	23	10	7604S	475.00	720 sq.ft.
CROSS, Mr. & Mrs. G.W.	69	10	VIA Sub.	770.00	850 "
MAYNE, Mr. & Mrs. G.E.	23-24	10	3586AE	850.00	800 "

5. Reports:

1. City Electrician's Report re Plug-ins for cars at Post Office parking lot.

2. Commissioner's Report re Tenders for Equipment in Water Treatment Plant.

3. Red Deer District Planning Commission minutes of July 20, 1953.

4. Red Deer District Planning Commission minutes of June 22, 1953.

Reports Cont'd.

Write Vancouver  
Crib Cost -  
Operation -  
Location -

Land 5 of Memorial  
Centre

5. Report on Homes for Aged. - Letter from C.M.H.C., together with information on Limited-Dividend Loans.

File 6. Milk test reports of May 23, July 15 and July 26, 1953. -

6. New Business:

1. Resolution re appointment of City Clerk and Treasurer.

What is legal position?  
Notice - put on radio  
put in newspaper

2. Annual Civic Holiday. It is the practice of the Mayor to call an annual civic holiday and the date of Monday, August 3/53 is hereby recommended as the date for this year. Mayor.

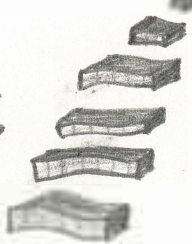
3. Re-plotting Scheme - Chisholm, Henry, Etc. (Approval by Council June 22/53). Resolutions to be passed at this meeting.

4. Application by Jim Yee, Dick Yee, Sam Yee for approval of Class "A" Restaurant License for the Palomino Lunch at 5009-49 St.

5. Payment of accounts.

pasture  
2 chairs.

Flood



✓ Roads - ① auto court has a mud hole in old road  
→ close road.

② holes by McCutcheon's

③ Best's

✓ Phelan Cafe - Parking Lot - have police check

✓ Service Club Centre -

→ Bring up next Council

small road  
Bulbs  
planting  
available

✓ Curling Club - Sat.

UNFINISHED BUSINESS:

1. Re: Application by D.R. Ewing for purchase  
of 17' of lot 5 and all Lot 4,  
Blk 6, Plan 6712 E.T.

No satisfactory agreement has been reached between Mr. Ewing and MacDonald Farm Equipment. The Commissioners would like to know how much land Council will agree to give Macdonalds without a building commitment. They will need a minimum of at least 17 feet of lot 5. This involves an important question of policy and must be carefully considered.

As for Mr. Ewing, he wishes to obtain all the property requested in his letter of June 16th. Failing this, he would agree to take lot 4 and 17' of lot 3. The building he proposes to erect would be 32' wide x 60' with a 12' driveway.  
City Commissioners.

2. TISDALE - Re Veteran \$1.00 Lot  
(See last Agenda - July 13/53)

Grandell & Kiansky,  
Box 4, Red Deer.  
July 18, 1953.

To The Council,  
City of Red Deer.

Gentlemen:- Re: Sidney G. Tisdale, Red Deer.

During the years 1938 to 1945 the writer was employed by Edmonton Credit Co. of Edmonton, Alta. My duties, in all those years, brought me to Red Deer at regular intervals.

Mr. Tisdale was one of my early acquaintances here in 1938 and at that time and until he enlisted for service during the last war, I personally know that he was resident and working in and around the City,

If necessary, I would be willing to give a sworn statement as to the truth of the above statement.

Yours truly,  
Wm. M. Grandell.

.....

C.G. Clement,  
3420-52 Ave. Red Deer.

City Council,  
Red Deer.

Gentlemen:-

This is to advise the City Council of Red Deer that S.G. Tisdale worked for me in the City of Red Deer and District driving truck and helping me with my business prior to his enlistment.

Yours truly,  
C.G. Clement.



CORRESPONDENCE:

LETTER NO. 4

Atlas Lbr. Co.  
Red Deer, Alta.  
July 24, 1953.

City of Red Deer,  
Red Deer, Alta.

Dear Sirs:-

As representative of the Atlas Lbr. Co. Ltd., I wish to hereby submit to you this application for the purchase of lot 3, Blk 2, Plan 4386 H.W. The purchase price of the lot and the conditions would be, we presume, the same as for lot 2 which we purchased last year, and which we operate our transit mix business on. The Total price of the lot was \$1735.00 which included property, surveying and frontage tax.

We do not anticipate just how much building we will do on lot 3 should we be successful in buying it, but at any rate the value would be at least as great as what we have built on lot 2. Any buildings erected would conform to city building standards.

Trusting you will give this application your most favourable consideration and hoping to hear from you soon.

I remain, yours truly,  
ATLAS LUMBER CO. LTD.  
Per: Howard Sells.

MEMO: Building improvements probably to the value of \$5,000. at least. Improvements would include warehouse, fence etc. C.E.R.

LETTER NO. 5

July 20, 1953.

500 Acre

Mr. J.A. Beveridge,  
City Commissioner, City Office,  
Red Deer, Alta.

Dear Mr. Beveridge:-

As a means of establishing a revolving fund which would be available for the acquisition of desirable pieces of property alongside the borders of our city, we would like to put forward for consideration by our council the following suggestions.

That the money from the land sales effective Jan. 1, 1954 be set aside as a revolving fund. This fund would purchase lands that are considered as desirable to the city and the fund would be re-imbursed by all land sales.

This policy we believe, should continue until we have at least \$100,000.00 in this revolving fund. As we see it now, our city is expending its capital and if the present policy is continued soon we are going to be out of land and out of money to deal in same. Actually it could be argued that our city should not deal in land. However, if we don't, both by land assembly and outright purchase, we can soon be short of desirable property either for homes or industry.

Yours very truly,

Ellis A. Johnstone.

P.S. (1) Would it be difficult to make an estimate of what the city owns in property suitable for homes? 400 building sites.

(2) What percent of this is in desirable areas? 40 building sites for N.H.A. loans.

(3) What have we as suitable property for industry and at assessed values? - 75 acres @ \$500. per acre to \$2,000. per acre.

(4) What percent of this is in desirable areas? - 100%.

MEMO: The above recommendation definitely should be instituted. However, this will mean a slight increase in taxes because the City has always placed this money in the general revenue fund. It is also obvious that this policy cannot be continued for long.

J.A.B.

LETTER NO. 6

Copy of letter written to John Burrows Ltd.  
July 23, 1953.

John Burrows Ltd.,  
4926 - 49 St.  
RED DEER, Alta.

Gentlemen:-

We understand that you have purchased the garage business formerly carried on by Merry Motors Ltd., at 5214-50 Ave., and that the Retailers Fuel, Oil and Automobile Trade License for that location has been cancelled.

You are therefore authorized, subject to confirmation by the City Council,

to transfer the gasoline pump outlets from 5214-50 Ave. to the corner of 50 Ave. and Springbett Ave.

Yours very truly,  
"Paul Crawford" Mayor  
"C.E. Ross" Building Inspector.

.....

Copy of letter to License Branch from Mr. Burrows.

May 26, 1953.

Licensing Branch,  
Dept. of Industries and Labour,  
Gov't. of Province of Alta.  
EDMONTON, Alta.

Attention: Mr. W.H. MacEwen.

Dear Sir:-

With reference to your letter of May 22, we are enclosing our Cheque #198 in the amount of \$40.00 for a Retailer's Fuel Oil and Automotive Trade License. We are returning License #A-2766, issued in the name of Merry Motors Ltd., as requested in your letter for cancellation.

Yours very truly,  
JOHN BURROWS LTD.  
M.C. Sawyer.

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LETTER NO. 7

5621-42 St., Red Deer.  
July 17, 1953.

Dear Sir:-

I understand that you own Lot 7, Blk 10 (38 St.). I wish to sell my lot which is No. 8, Blk 10 for exactly the same price as it was purchased, the sum of \$150.00. The way things rest at present, neither of us have a complete building site. Please advise as to your intentions.

Yours truly,  
Walter Kuffner.

MEMO: I would like to recommend us acquiring this lot as it will give us a building site. C.E.R.

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LETTER NO. 8

5120-58 St. Red Deer.  
July 15, 1953.

City Council,  
RED DEER, Alta.

Gentlemen:-

I am writing you in regard to getting a building permit for my garage. The foundation has been in for sometime and plans were to back out on to 52 Ave. At that time I understand this was not permitted, so I just did not build my garage, although much needed. Of recent weeks, however, I have learned steps were being taken but not completed yet, to do away with the by-law compelling everyone to back out into the alley. Now, I would like to go ahead with my garage at once, and the door will be on the west and will open out on to 52 Ave. a distance of approximately 90' from the corner of 58 St. and 52 Ave. The garage door will be about 12' inside my west line on 52 Ave. and I will have it all cemented to sidewalk and keep it in good repair.

The carpenter is all ready now to go ahead and build the garage so I can have it stuccoed along with the house which is now being done. I would heartily appreciate your co-operation at this time, and this would help me to have my garage where it can be heated, which at my age and in my present state of health is so very necessary.

I trust I can hear from you very shortly and I assure you I will co-operate with your wishes to the best of my ability.

Thanking you one and all.

Yours truly,  
Mary Ellen Bourne.

MEMO: Would recommend approval. C.E.R.

LETTER NO. 9

Red Deer, Alta.  
July 14, 1953.

City of Red Deer.

Dear Sirs:-

I would like to have this privilege to rent the one and a half lots between Red Deer Bakery and my garage and would you also let me know how much this would amount to.

Yours truly,  
D.E. Gray.

LETTER NO. 10

Red Deer, Alta.  
July 14, 1953.

City of Red Deer.

Dear Sirs:-

We do hereby wish to make application to lease the City lot located between Wiltshire Bakery and Grey Motors on Gaetz Ave. for the purpose of a parking lot for our customers.

We will be ready and hopeful to discuss the matter with you as soon as possible at your convenience.

Yours truly,  
Red Deer Co-op.  
I. Kaila, Mgr.

LETTER NO. 11

3541-43 Ave.  
Red Deer, Alta.  
June 17, 1953.

City Commissioners,  
Red Deer.

Dear Sirs:

Now that your department of Public Works have successfully completed the job of cutting off all the drainage from my lot, I trust that early attention is going to be given to the question of providing some alternate means of getting the water off of the property every time that there is a heavy rain and particularly in the spring.

When this question first arose at the time the elevated sidewalk was laid on, I objected and a culvert was laid under the walk which partially solved the problem for the time being. After my letter to Mr. Gillespie dated Apr. 17/51, I was interviewed by Mr. Taylor, who promised at that time that a storm sewer would be put in at the low part of the lot next to the S.W. corner. This has never been done.

My garden was ruined in 1951 by being flooded and I sought no compensation at that time, but I doubt if I would be so easy going a second time. You realize of course that inasmuch as the City is the offending party that it is up to them to supply the remedy at their expense.

I trust that this matter will be attended to soon, as if we ever get a two or three day rain, I will be living in a lake.

Sincerely,  
A.G. Phillips.

LETTER NO. 12

July 13, 1953.

Mr. J. Beveridge,  
City Commissioner. Red Deer.

Sir:-

I am submitting report to you of licenses collected to date.

Licenses	\$2,129.50
Dog tags	752.50
Bike tags	266.00
TOTAL	3,148.00

The dog population has gone down about 50 dogs to 1952.

There is a circus coming here Aug. 29/53 for one day only -

Wallace & Clark, wild w st show. They move by truck. Their advance man has made arrangements for use of Fairgrounds and also the license fee.

Respectfully submitted,  
Your obedient servant.  
John Spence,  
License inspector.



LETTER NO. 13

Copy written to Health Unit.  
July 15, 1953.

Red Deer Health Unit,  
4840-51 St.  
Red Deer, Alta.

Gentlemen:-

The following homes have been reported as using outdoor privies, even though water and sewer mains either abut or are reasonably close to their properties. We would like your office to order the following persons to cease using privies and install inside plumbing:

1. H.C. Dunlop, 4920-47 St.  
E 20' of lot 35, Blk 20, Plan K.
2. Miss M. Hughes, 4916-47 St. Lots 33 & 34, Blk 20, Plan K.
3. J.C. Springbett, 4914-47 St. W $\frac{1}{2}$  lot 31, all 32, Blk 20, Plan K.
- 4. Mrs. E.H. McLean, 5811-Riverview Ave. Lot 20, Blk 24, Plan 7604S.
5. Mr. W. Tilley, 5814-52 Ave. Lots 16-18, Blk 24, Plan 7604S.
6. B.P.O.E. Lodge, 5813-52 Ave. Lots 11-12, Blk 25, Plan 7604s.
- 7. Mrs. Myrtle Cole, 5823-52 Ave. Lot 16, Blk 25, Plan 7604S.
8. John Rindall, 5814-51 Ave. Lots 26 & 27, Blk 25, Plan 7604S.
9. Mrs. Helen Mackoweichuk, 5120-47 St. Lots 26-29, Blk 4, Plan K.
10. Mrs. C. McGladdery, 5130-47 St. Lot 24, Blk 4, Plan K.
11. Mrs. Irene Villeaux, 5134-47 St. Lot 22 Less W15', all 23, Blk 4, Plan K.

In general, the aforementioned privies constitute both a menace to public health and a nuisance to nearby homes.

Yours truly,  
J.A. Beveridge, P. Eng.,  
City Commissioner.

MEMO: This letter was placed on agenda because complaints are being received from various people about neighbours using outdoor privies even though in most cases they can afford indoor plumbing. J.A.B.

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LETTER NO. 14

Poole Construction,  
5009-50 Ave.  
July 20, 1953.

Mr. Ross,  
Building Inspector,  
City of Red Deer.

Dear Sir:-

Re: Fee charged by your department for partial use of sidewalk during course of construction.

It will be necessary to use part of the sidewalk next to the old Saunders Block for at least 4 months and possibly longer. Your rate of \$5. per day for this privilege is not out of line for a short time, but will cost us quite a bit for a period of 4 or 5 months.

Will you take this up with your Commissioner and see if it is possible to have a monthly fee arranged that would make it a little easier.

We like to keep all hoarding up until the completion of the project if possible, as it is a safeguard to the public, as well as a convenience to us.

Please do what you can on this matter, and oblige.

Yours truly,  
POOLE CONSTRUCTION CO. LTD.  
PER: Leo Heywood, Supt.

MEMO: I feel some consideration should be given Poole Const. in connection with the partial closing of the sidewalk. Hoarding is a necessary precaution to safeguard the public as well as a convenience to the contractors. The charging of \$5. per day will run to a considerable amount in view of the length of time the hoarding will be necessary, also the contractors were not aware of this regulation when the bids were tendered. I think in this respect we are being unnecessarily severe. C.E.R.

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LETTER NO. 15

Red Deer District Planning Commission  
July 22, 1953.

The Mayor and Council,  
City of Red Deer.

Gentlemen:-

Re: Code property

Mr. Lawson reported that draft agreement with owners of above property was now being prepared. Commission approved subdivision plan subject to City's approval of said draft.

Concern was expressed over possibility of City being held liable for slippage of any buildings on this site and Commission was of opinion that subdivision should not be approved if City were legally liable.

Yours very truly,  
C. Jarvis Miller,  
Secretary.

No. 16

Province of Alta.  
Dept. of Public Health.  
POLIO SERVICES

Poliomyelitis

Polio is a communicable disease which strikes usually during the summer and fall. While there is no definite rhythm to the epidemics in Alberta, they are usually several years apart. During an epidemic, a large number of people are infected, but only a few show any symptoms, and fewer still show actual paralysis. For those who do show paralysis, a long and expensive period of treatment is usually indicated.

Because of this, in 1938, the province decided to assist in the "after care" of those who suffer from paralysis. This care is provided in a small group of hospitals where special services are available for the care of such cases, and is available to persons who have resided in Alberta for twelve months out of the previous 24 months.

Hospital Services

Specialists in the polio field feel that patients do better if they are not "rushed to hospital" during the acute stage though special circumstances may make it necessary to take this risk. After the 14 day isolation period is over, the Province is prepared to pay for the necessary hospital care of those polio cases which actually show paralysis. This service includes the costs of standard ward care, physiotherapy, special splints, the use of the operating room when indicated, and other necessary extras.

Medical Services

Necessary medical service is provided on the wards of these selected hospitals and if surgical operations are eventually needed, that also is paid for by the Provincial Govt. The fees paid to the doctors for ward care and for operations include any after-care or out-patient service which may be indicated.

Transportation:

The province does not provide transportation. Application should be made to the municipality where the patient resides, if the cost of transportation creates difficulty.

Rehabilitation

The resulting paralysis may mean a change in activities for the patient and may require some training for a new way of life. This special training may commence within the hospital. Sometimes this re-education commences after the hospital period, or continues after leaving hospital. If so, through the Dept. of Public Welfare, special arrangements can be made for training which is suitable to the capabilities of the particular patient.

Application Forms

These forms can be obtained from the Dept. of Public Health at Edmonton, or from Health Unit offices. They are also usually available at Isolation Hospitals.



July 23, 1953.

CITY ELECTRICIAN'S REPORT

The Mayor and Council,  
City of Red Deer.

Gentlemen:-

Re: Plug-ins for cars at parking lot rear Post Office

From electrical viewpoint the best place to locate ten plug-ins would be along the west side, using John Burrows Ltd. wall to fasten apparatus. This location would cost approximately \$242.83 for complete installation (10 plug-ins).

The next best location would be along the north side, beginning at the north-west corner (power supply here). Standards would have to be installed to support plug-ins and more underground wiring would be necessary making cost of this installation approximately \$279.72.

If it is desirable to have these plug-ins at another location the cost would increase considerably and I would have to figure the location separately.

Regarding the first mentioned estimate, if flowers or shrubs are contemplated along this wall, I suggest we should install standards in which case the No. 2 estimate should be used.

Cost per car space = \$24.28 or \$27.97

Respectfully submitted,  
O.C. Mills,  
City Electrician.

COMMISSIONER'S REPORT

July 24, 1953.

The Council,  
City of Red Deer.

Gentlemen:-

Re: Tenders for Equipment in Water Treatment Plant

Before the water filtration plant could be designed, it was necessary to call for tenders on the water treatment equipment which is the heart of the treatment operation. Since the type of equipment could only be specified in general terms (design varies considerably amongst companies, although the general principals are the same), it is essential that the operation of the equipment and the amount of the tender be considered rather than price alone. Further, to compare bids, one must take into account the effect on the overall construction cost of the building and general layout.

The following is a notice inserted in papers in Calgary, Vancouver, and Toronto. In addition, a number of companies were notified by mail.

CITY OF RED DEER  
WATER TREATMENT PLANT  
TENDERS FOR EQUIPMENT

Sealed tenders will be received by the undersigned until 12 o'clock noon, Monday, July 13, 1953 for the supply of metering, coagulating, filtering, chemical feeding and chlorinating equipment for a water treatment plant to be installed in the City of Red Deer.

Copies of plans and specifications may be obtained at the office of Haddin, Davis & Brown Ltd., consulting engineers, Calgary, Alta. Application for specifications must be accompanied by a cash deposit of \$10.00 which will be returned on receipt of a bona fide tender or upon return of the documents in good condition not later than the date of opening tenders.

Tenders must be submitted on the printed forms provided and must be accompanied by an accepted cheque, payable to the City of Red Deer, in the amount of at least 5% of the amount of the tender, or by a bid bond of a recognized surety company. Cheques or bid bonds of successful tenders will be retained until execution of contract and provision of bond (if required). The successful tenderer may be required to furnish a bond up to (25%) twenty-five percent of the contract amount to guarantee the satisfactory completion of the contract.

After contracts are opened and read, they will be taken under advisement, and award of contract, if awarded, will be made as soon as practicable thereafter.

The right is reserved to accept any tender, whether or not the lowest, or to reject any or all tenders as the interest of the City may appear to require.

CITY COMMISSIONERS,  
RED DEER, Alta.

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CITY OF RED DEER  
WATER TREATMENT EQUIPMENT  
SUMMARY OF EQUIPMENT TENDERED

Item No.	Description	Infilco	Permutit	Control & Dorr Metering	Francis Hankins Co.	
1.	Inlet Section	\$ 2,666.	\$2,580.	\$ 2,400.	---	\$ 3,500.
2.	Clarifying & Softening Eq.	48,500.	45,400.	90,000.	\$25,096.	43,125.
3.	Chemical Feeders	6,000.	5,950.	6,000.		6,300.
4.	Filters & Accessories	54,668.	55,750.	87,000.		60,360.
5.	Carbonation Equipment	9,805.	10,300.			
6.	Chlorination Equipment	4,361.	4,361.	3,600.		5,460.
		126,000.	124,341.	189,000	25,096.	118,745.

Total Comparative Bid taking

Building into consideration --\$8,000. saving in building using Infilco Equipment.

MEMO: It is recommended that the bid by Infilco be accepted. The main reasons other than price for proposing acceptance of this bid is that this equipment will work well at both high and low flows which is very important since the city does not have much reservoir capacity. Note: This is the same equipment which made a remarkable improvement in water used by the Town of Camrose.

W.I. McFarland  
J.A. Beveridge.

- 9 -  
RED DEER DISTRICT PLANNING COMMISSION  
MINUTES - July 20, 1953.

Minutes of the Red Deer District Planning Commission held in the City Hall on Monday, July 20, 1953.

Present: Mr. F.P. Galbraith, Mr. R.H. Edgar, Mr. M.B.M. Lawson, Mr. W.H. Stringer, Councillor G. Roth, Councillor A. Bickford, Mr. E.M. Danchuk, Mayor Crawford and Secretary C.J. Miller.

The meeting opened at 2:15 p.m. with Chairman Galbraith presiding. Minutes of previous meeting were approved as transcribed.

Mr. E.M. Danchuk was welcomed to the meeting as a new member of the Commission.

Mr. Lawson recommended that no further payments be made to Aero Surveys until several points pertaining to contract are cleared. Agreed.

Mr. Lawson reported that no action had been taken on C.R. Stewart property (Blk. 4, Plan 1554 H.W.). He stated that the Secretary of the School Board had been contacted in connection with the matter and that no decision could be reached until the next Board meeting in August. Mr. Lawson was instructed to contact the School Board further to obtain its views on this matter.

Sketches of property at Innisfail NE $\frac{1}{4}$ -17-35-28-4 received the approval of the meeting.

The following matters were referred to M.D. of Red Deer and will be further discussed at August meeting of the Commission:

1. SW $\frac{1}{4}$ -19-38-27-4
2. Comis property - SE $\frac{1}{4}$ -24-38-28-4
3. NE $\frac{1}{4}$ -8-38-27-4 - Plan 2278 H.W.
4. Transfer of land Sec. 38-36-2-5 (Commission gave tentative approval of same subject to approval by M.D.)
5. Subdivision NW $\frac{1}{4}$ -23-36-25-4 (Pine Lake).
6. Subdivision Lot 4, Plan 6562 E.T. (Simmons property) Refer to minute of May meeting.

Mr. Stringer reported that erection of retail outlet on Mayberry property - Lot 1 - NE $\frac{1}{4}$ -32-30-27-4 had received approval of M.D. of Red Deer.

Commission approved sketches of La pard property as shown by Mr. Lawson subject to agreement between the City and Messrs. Lampard & Kirby on constructional details.

Re Code property: Mr. Lawson reported that draft agreement with owners was now being prepared. Commission approved subdivision plan subject to City's approval of draft agreement. Motion of Edgar and Roth. Concern was expressed over possibility of City being held liable for slippage of any buildings on this site and Commission was of opinion that subdivision should not be approved if City were legally liable.

Subdivision of Learmond property (Blk. 20, Plan XLII) was approved in principal subject to Mr. Learmond and City working out agreement for servicing of lots. Motion of Edgar and Bickford.

Further details re development of City Industrial Area were left in hands of Mr. Lawson to work out.



Subdivision of Nazarene-McPhee property was approved in principal. It was left with Mr. Lawson to check with Mr. Snell in an effort to contact property owners and work out agreement on details of sketch plan.

In regard to Markle property, Mr. Lawson was instructed to work out details with Mr. Markle on basis of sketches already shown (Fig. 3 1953).

Request for subdivision of Tisdale property (SW<sup>1</sup><sub>4</sub>-29-38-27-4) was not approved by the meeting.

Re Ken Bryant property (SW<sup>1</sup><sub>4</sub>-28-38-27-4): Mr. Lawson was asked to interview Mr. Bryant re cancellation subdivision Blks 3 and 4 before any further action is taken.

The following bills were approved for payment:

Institute for Training in Municipal Admin.	\$ 7.50
M.B.M. Lawson (Edmonton Trip June 11/53)	29.96
M.B.M. Lawson (Edmonton trip June 24-26/53)	50.26
Calgary Drafting & Blue Print Co.	10.00
Dept. Lands & Forests-Prov. of Alta.	4.25
W.D. Trimble (CPAC Conference)	4.50
Dawson's Transport (CPAC Conference)	21.00
I.O.O.F. Hall (CPAC Conference)	71.50
Buffalo Hotel (CPAC Conference)	133.75
C.K.R.D. (CPAC Conference)	30.60

The August meeting will be held on the 10th of the month rather than on the regular date.

The meeting adjourned at 4:30 p.m.

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Chairman

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Secretary

Central Mortgage & Housing Corp.  
July 16, 1953.

Mr. J.A. Beveridge, P. Eng.,  
City Commissioner,  
Red Deer, Alta.

Dear Mr. Beveridge:-

Your letter of July 7th addressed to Mr. Rae has been passed to this division for reply.

We note that the local Ministerial Association of Red Deer is interested in obtaining information with respect to low cost rental housing accommodation for old age pensioners under the provisions of the Limited Dividend Section of the N.H.A.

Attached you will find 2 copies of a leaflet which describes this Section of the Act. I think you will find the material self-explanatory. The salient features are that a company whose dividends are limited to 5% per annum must be formed, that the loan may be up to 90% of the lending value of the project, that the interest rate is ~~3 1/2~~ 3% per annum and the period of amortization may be up to 50 years, but must not exceed the useful life of the project.

A number of projects of housing accommodation for elderly people have been undertaken under this Section of the Act, with rentals ranging from around \$16. per unit per month to \$30. The types of units have been largely apartments in the East and semi-detached cottages in the west. In order that the cost level may be kept reasonable, the units have been of simple and economical design. In some cases central heating has been installed and in others the use of space heaters has been adopted. It may be that the Ministerial Ass'n. would like to correspond with the management of a few of the projects presently in occupancy. In Burnaby, B.C. the New Vista Society under the Chairmanship of Mr. E. Winch has constructed, or has under construction, a project of 82 cottage type units which are being rented to old age pensioners and others past working age. The B.C. Housing Foundation under the Presidency of Dr. Walter Woods of 1221 Devonshire Cr., Vancouver, B.C. has under way 56 units of row housing and apartment units for elderly persons. In Burlington, Ont. the Burlington Housing Corp. is operating 2 apartment buildings of 8 apartment units each. These 3 limited dividend companies have made use of the facilities of Section 9 of the Housing Act, and in all 3 cases the interest and financial assistance of a local Service Club has been an important factor.

I expect the Ministerial Ass'n. is familiar with the activities of the B.C. Conference of the United Church of Canada in this field. In Burnaby, B.C. the Church is operating a cottage development for elderly couples in conjunction with a main house in which are located a communal dining room and lounge as well as single and double rooms for single persons. No financing under the N.H.A. was involved in the development of this project.

In Winnipeg St. Andrews United Church is presently managing 5 semi-detached cottage units for elderly people who had previously lived in the downtown area in which it is located. In both Edmonton and Calgary the Lions Club has taken an active interest in the provision of cottage type accommodation for elderly people. As in the case of the United Church development in B.C. these projects were developed with private financing.

If there is any financing information which you would like to have we hope you will let us know. In the meantime we are sending copies of this correspondence to our Branch Office in Calgary. I know our Branch Manager there, Mr. E.R. Hoover, would be very glad to give you any assistance you may wish.

Yours truly,

S. Hensley,  
Public Housing Division.

MEMO: Re: Home for the aged who are physically capable of caring for themselves. A city in Alberta cannot form a limited dividend co. to undertake housing for these people without a vote of the ratepayers. The cost of capital construction will be relatively low, say \$10,000. but the city is not organized to supervise such buildings. It is recommended that the city assist and promote a scheme under the Limited Dividend Loans but leave the operation of same to a separate co. An outright grant would be made to a housing corporation provided it was designated as a social welfare organization in its charter. Since the city cannot loan money from the government for such housing, we are automatically limited to a maximum contribution of about \$5,000. unless some other source of money is available. However, financing should not be of vital importance since many church and service organizations have undertaken these projects alone. Also, the M.D. or R.D. and others should contribute. The cost of constructing these hospitals is well above the \$2,000. to \$3,000. per bed provided by the Prov. and Dom. Govts. jointly. All except 2 of these hospitals are operated by organizations such as churches, salvation army, etc. It is extremely doubtful that the city could afford to either construct or operate such a home. SUGGESTION: meeting be arranged at an early date with Ministerial Ass'n. and other interested parties to determine the need of such housing and if the need (for physically able persons) is proven, steps be taken to form a company. J.A.B.

### LIMITED-DIVIDEND LOANS

Loans to aid in the construction of low-rental housing projects or in the purchase and conversion of existing buildings and lands to provide such accommodation are authorized under Section 9 of the N.H.A.

This section empowers C.M.H.C. to loan up to 90% of the lending value of projects undertaken by limited-dividend companies. Interest is at a rate of ~~3 1/2~~ per annum and the period of amortization may not exceed the useful life of the project, or in any case, 50 years.

#### A LIMITED-DIVIDEND HOUSING CO.

For purposes of Section 9 loans a limited-dividend Co. is defined as a company incorporated to construct, hold and manage a low-rental housing project with dividends limited by the terms of its charter or instrument of incorporation to 5% per annum or less.

Any group of public-spirited citizens who wish, on their own initiative, to help in meeting a need for low-rental accommodation may form a limited-dividend housing co. Service clubs, charitable foundations, church groups or business leaders, for example, may form such companies to look after the needs of pensioners or others of limited income. However, the members of the company must present specific evidence that conditions of shortage, overcrowding or sub-standard housing exist in the district before the company can be granted a loan under this section of the Act.

A limited-dividend company holding a charter in one province may operate under that charter outside of the provincial boundaries providing the company has been authorized by the other province concerned.

#### THE LIMITED-DIVIDEND LOAN:

The lending value of the proposed project is determined by the Corporation and the loan may be up to 90% of this lending value. The loan bears interest at the rate of ~~3 1/2~~ per annum and the term is up to 50 years.

#### TO USE SECTION 9

If you are interested in taking advantage of the facilities offered under Section 9 the following steps should be used as a guide:

1. Interest public-spirited citizens in becoming directors of your proposed company.
2. Assemble evidence of need for the project.
3. Seek advice from planning officers in your city hall regarding a site.
4. Obtain a legal description of the proposed site.
5. Investigate available local and provincial aid.
6. Discuss the company incorporation with your lawyer.
7. Develop sketches of the plot plan and building plan and draw up an outline specification, with professional advice.
8. Prepare a preliminary estimate of cost.
9. Prepare a statement of funds available.
10. Visit the nearest CMHC Regional or Branch Office and discuss the proposed project. On this visit you should bring the documents dealing with the above steps as well as a statement from your city of the probable municipal taxes on the project.



RED DEER DISTRICT PLANNING COMMISSION  
MINUTES - June 22, 1953.

Minutes of the Red Deer District Planning Commission held in the City Hall on Monday, June 22, 1953.

Present: Mr. F.P. Galbraith, Mr. M.B.M. Lawson, Mayor Paul Crawford, Alderman A. Sim, Councillor A. Bickford, Mr. J.L. Eaglesham, Councillor G. Roth, Mr. W.H. Stringer, Mr. H.N. Lash, and Secretary C.J. Miller.

The meeting opened at 2:10 p.m. with Mr. Galbraith in the Chair. On the motion of Alderman Sim and Mr. Stringer, the minutes of the previous meeting were approved as transcribed.

Matter of replacement for Mr. Dandell on the Commission was left in the hands of Mr. Lash.

Mr. Ramsay of Stewart Petroleums spoke to the meeting re block of land in the SE $\frac{1}{4}$  - 24-38-17-4. On the motion of Mr. Eaglesham and Mr. Roth, it was recommended that sale of 6.3 acre plot be recommended subject to the area being zoned for light industry (See minutes of March, 1953). Layout Sketches of buildings to be referred to the Commission for final approval.

Re the question of Stewart Petroleums property immediately south and west of Gaetz Ave. traffic bridge, it was suggested to Mr. Ramsay that he contact the City Council.

Mr. Lawson spoke of various difficulties in connection with subdivision of the Burns property - Lot 13, Blk W, Plan 3516 H.W. On the motion of Mr. Stringer and Mr. Eaglesham, the meeting recommended that parties concerned (Mrs. Code) be asked to discuss the matter thoroughly with Messrs. Lawson and Beveridge before further action is taken.

Re Lampard property. It was felt that Mr. Lawson should work out new sketches for hill top. The proposed development for base of hill was referred to Commissioner Beveridge and Mr. Lawson to work out details of same with Mr. Lampard. It was also recommended that Mr. Lawson obtain standards for apartment dwelling construction before anything further is done on this development. Above on motion of Mr. Bickford and Mr. Stringer.

The following matters were referred to the M.D. of Red Deer for this consideration:

- (1) SW $\frac{1}{4}$  -19-38-27-4
- (2) Comis property - SE $\frac{1}{4}$  -24-38-28-4
- (3) Lot 1, NE $\frac{1}{4}$  - 32-30-27-4. Proposed building on Mayberry property.

Proposed subdivision along old highway south of Innisfail, NE $\frac{1}{4}$  17-35-28-4 was referred back for more accurate sketches. Same received approval of the meeting subject to approval of new sketches by Mr. Lawson.

Mr. Lawson stated that the McCullough property was lower than flood level and as such could not recommend subdivision of same. The Commission concurred in this and the Secretary was instructed to write Mr. McCullough informing him of this.

Subdivision NE $\frac{1}{4}$  - 8-38-27-4, Plan 2278 H.W. was not approved as this area is located in 5 acre zone, together with difficulty of providing utilities. Matter of title in connection with above was referred to the M.D. of Red Deer.

Jacobson, Davidson and Lawrence property was left in the hands of Mr. Lawson to work out details satisfactory to all parties concerned.

Subdivision of Lots 7 & 8, Blk 4, Plan 1554 H.W. (C.R. Stewart). Mr. Lawson was asked to interview property owners in this area re re-allocation of lots before going ahead with subdivision.

Subdivision Lots 1 & 2, Plan K.7 was approved in principal but it was pointed out that nothing further could be done this year as the area is not on programme for extension of utilities.

Mr. Lawson's sketch No. 2 was approved in principal as a basis for development of the Mountview area.

Mr. Lawson did not recommend subdivision of area south of V.L.A. at this time due to lack of services. Meeting concurred in this.

Mr. Stringer stated that new location of tourist cabins on Medicine River (NE<sup>1</sup>/<sub>4</sub>-7-36-1-5) had been approved by the M.D. of Red Deer. Commission concurred in this.

Re Trailer Court at Mayberry Service Station. Mr. Stringer stated the M.D. of Red Deer had approved same subject to all requirements of the Dept. of Health being met. Commission concurred in this approval.

Commission concurred in approval given by M.D. of Red Deer for bulk oil station - Lots 7-11, Blk C, Plan 7833 (Sylvan Lake).

Mr. Lash stated that budget in amount of \$12,710. had received approval. Secretary was instructed to write City Council and the M.D. of Red Deer re this allocation of the budget.

The following bills were passed for payment:

Calgary Herald	\$35.91
Edmonton Journal	44.66
Aero Surveys	10,605.00 with \$8,000. to be paid on receipt of budget payments. Above on motion of Mayor Crawford and Mr. Eaglesham.

Mr. Lawson's salary of \$150.00 for the month of May was passed for payment on the motion of Mr. Stringer and Mr. Eaglesham.

On the motion of Mr. Eaglesham and Mr. Roth, Mr. Lawson's salary was set at \$350.00 monthly with car allowance of \$25.00 per month for remainder of time he will be employed by the Commission. (roughly June, July and half of August).

Chairman Galbraith was requested to look into the matter of appointment of small "working" committee selected from Commission.

The meeting adjourned at 6:05 p.m.