

# 14 minutes 300 300 42.00/11 A G E N D A For meeting of the Council to be held in the Council Chambers, Monday, January 25, 1954. at 7:30 p.m. *Robertson*

### **PRESENT:**

1. Confirmation of the minutes of the regular meeting of January 11, 1954.  
*Chamber of Commerce -*
2. UNFINISHED BUSINESS: → Phone Jack B. Hansen  
*Curling Club - Apartment + Lodge OK Parking is only consideration left*

- OK 1. Proposed revision of city building code.
2. Question of Subdividing unserviced land  
*Further consideration - Johnson + Anderson*
3. Supply of E L & P to homes owned by Mr. Soley east of city  
*File*

4. Cost of country fire calls.

### 3. RESPONDENCE:

1. W. E. Lord Re: Sale of land to Knox Presbyterian Church  
*Volunteer land while report to M.D.G. say we do not want to be unreasonable. { 2 months P.T. Penhold*
2. Sec. Treas. R. D. Fire Brigade Re: Annual grant of \$115.00.
3. Supt. of City Land Dept - Edm. Re: Reasonable Improvements on Property.
- 4. R. R. DePaun Re: Veterans dollar lots. - Committee  
*Land*
5. Mrs. J. Myhre Re: Exension of city boundaries  
*and not important - still good progress*
6. Licensing Officer, Edmonton Re: Snow Queen Dairy Bar - application for Licence.
7. Hugh Bower Re: Name "Sunnybrook" for new sub-division recently purchased from him.  
*West of Creek Cost of Highway bring in a report.*

### 4. BY-LAWS:

1. No. 1774 - To provide for a discount on payment of current taxes. 3 readings. ✓
2. No. 1775 - To amend portions of Section 1 & 2 of By-law No. 1497. 3 readings.
3. No. 1776 - To prescribe a lesser mill rate for certain parcels of land, under authority of Section 527 (c) of the City Act. 3 readings
4. No. 1777 - Land Sale Agreements as follows: 3 readings

NAME	LOT	BLOCK	PLAN	PURCH. PRICE	MIN. VALUE
Glover, Mr & Mrs. V	62	10	5162 H.W.	\$770.00	800 sq. ft.
Hallwell, Mr. & Mrs.	11&12	6	6269 A.F.	\$450.00	600 sq. ft.
Krause, Mr. & Mrs. A.	3	3B	5185 H.W.	\$ 1.00	800 sq. ft.

### 5. REPORTS:

1. *V.L. 101* ~~Commissioner's~~ Report Re: Drainage of lots 4 & 5 on intersection of 37 St. and 43 Avenue  
*Drainage satisfied city is considering 2nd A.*
2. R.D. District Planning Com. Re: Improvements to be required on Sale of City Lands
3. R.D. District Planning Com. Re: Proposed 1954 Budget R.D. District Planning Commission
4. Public Works Report Re: Properties which will be affected by special assessment of frontage of water main.  
*Light to South Park. Light to on 36 St (and probably over) Work on playgrounds*

5. Elec. Supt.'s Report

Re: Proposed lowering of electric rates

6. Elec. Supt.'s Report

Re: Annual report E.L.&P. DEPT

7. Parks Supt.'s Report

Re: Annual report of Parks Department

8. Fire Chief's Report

Re: Annual Report

9. Police Committee minutes.

Take crosshatching off in spring - base of the  
time clock

10. Report on some of the highlights of 1953 Civic Administration

11. Civil Defence Progress Report

12. Director of Civil Defence's report on Civil Defence Plan of City of R.D.

13. Minutes of meeting of representatives of Cities of Alta. and Sask.

14. R. D. District Planning Commission Minutes

6. NEW BUSINESS:

1. Payment of accounts.

Labour Unions - E L & P turned down 5¢  
Civic Employees - 5¢

{ Station Park -  
\*Memorial Centre - delay fixing parking  
lot & pending answer  
from Dominion Govt  
on sale of property  
to north.

- provide money to fix  
up in Parks budget

{ Bulbage penalty of breaking  
lamps.  
Take up with police commission.



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UNFINISHED BUSINESS:1. Re: Proposed Revision of City Building Code.

The Commissioner is quite willing to work on the proposed revision but would suggest we wait until the new National Building Code is published *on the new future*

2. Re: Question of Subdividing Unserved Land

There should be no question in anyones mind that it would be good business and for the general benefit of the community if a by-law were passed to control building where services are not already available. One of the main reasons for this is, of course, that for each new home built it costs the city about \$2,500 for services such as municipal, hospital and school.

However, there is understandable reluctance to restricting a persons activity on his own property therefore it is suggested a by-law be considered on the basis of restricting any building on unserved lots except where it is to be a home for the owner and this is permitted only if (a) the owner has owned the property for more than say, 4 years; and

(b) provided the owner does not already own or partially own home already.

The above proposal, with some amendments would stop speculation.

Respectfully submitted,

"J.A. Beveridge"  
City Commissioner

*Set aside area for buildings without services (Building permit under existing health requirements)*

3. Re: Supply of E L & P to Homes owned by Mr. Soley east of city

Told E L & P Supertendent to proceed with installation after government inspector stated that we either had to install the line or it would be appealed by him to Alberta Power Commission on the grounds that the control of buildings does not concern the city's electric light and power franchise. It should be dealt with under the city's building or zoning regulations.

Commissioner J. A. Beveridge,  
City Office.

January 15, 1954  
Fire Chief's Report

Sir:-

The following is in regards to country calls and gives the total maintenance cost for the fire department including wages, replacement and purchase of new equipment, etc. (in 1953)

The total salaries paid the firemen both volunterr and permanent in 1953 was \$21,927.67.

Amount expended for equipment, purchases and maintenance was 4,103.60 making a total of \$26,051.37.

Number of calls in 1953 were 44 city and 8 country. Therefore the cost based on the number of calls was some \$500.97 @ call. That is, using a straight line method of calculating, each country call cost the city \$500.97 which we realize could not be charged to the M.D. but does give an idea of just what the actual cost is.

I would suggest that the country calls be determined on the following basis:

Salary of Firemen called out and cost for use of Fire Truck and Hose and Sprinkler. In this way the City could regain the firemen's wages and the cost of wear and tear on the fire truck and it's equipment such as hose, extinguishers, etc. and on the sprinkler, and therefore wouldn't be losing any out-of-pocket money on country calls as in the past.

Proposed

Salary of Fireman - Number X \$1.80 @ hr.

(For a 2 hour call this would usually mean 6 X \$3.60 -- 21.60  
 13 X \$1.80 -- 23.40  
\$45.00

Fire Truck - ~~\$300~~ @ hr. (not including driver) and equipment.

Sprinkler Truck - \$3.50 @ hr. (including driver)

NOTE:

The proposed charge does not take into account any overhead or damage to hose and it is agreed the cost @ hour for the fire trucks is too low, but in view of the fact that we are proposing to almost triple the present charge it might be well to forgo these expenses for at least a while.

Present Situation Re Country Fire Calls

Charge is for the 6 or 7 men who actually go to the fire. The City has paid the other 13 (average) volunteers who have turned out and cost of sprinkler truck and operator and cost of fire truck and damaged equipment such as hose.

Average charge per call in 1953 -- \$146 -- \$18.25  
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CORRESPONDENCE:

4706 - 55 St.,  
Red Deer, Alta.  
January 4, 1954

LETTER NO. 1

The City Commissioners,  
City of Red Deer, Alberta.

Dear Sirs:      Re: Property purchase from Canadian National Railway

The negotiated and accepted price of two triangles of Canadian National Railways property, fronting on Ross Street is two thousand dollars, (\$2,000.00).

The two triangles contain .8 of one acre, ( $\frac{8}{10}$  of one acre), thus the value is established at twenty five hundred dollars, (\$2,500.00) per acre.

The site reserved, for a church building, on the north side of Ross Street, one hundred feet (100') frontage, and approximately one hundred and eighty eight feet, (188') in depth, contains .434 of one acre, and is of comparative value of one thousand and eighty five dollars, (\$1,085.00).

I am enclosing my cheque for one thousand and one hundred dollars, (\$1,100.00), to defray my responsibility.

Will you kindly have the transfer of the aforesaid one hundred feet, (100') frontage on Ross Street made to  
KNOX PRESBYTERIAN CHURCH RED DEER.

AS SOON AS IS POSSIBLE, that it may feel justified in starting a new building at an early date.

(Incidentally, three hundred and fifty feet frontage on Ross Street cost less than six dollars (\$6.00) per front foot.)

Yours very truly,  
"W.E. Lord"

January 6, 1954

W.E. Lord,  
4706 - 55 St.,  
RED DEER, Alta.

Dear Sir:-      Re: Sale of land to Knox Presbyterian Church

In answer to your letter of January 4, 1954 I wish to inform you of the City Council's resolution regarding the above.

At the regular meeting of Council on December 14, 1953 the following resolution was adopted: "That we agree to sell the 100 feet of land immediately west of the C.N.R. right of way on the north side of Ross Street at the rates for such property as presently in effect."

The selling price of this land is \$5,280.00 plus back services of \$645.00 and survey charge of \$35.00 making a total of \$5,960.00.

Under the circumstances, I am returning your cheque in the amount of \$1,100.00; if, however, you wish this to be in the form of a deposit, we would be willing to hold same until full payment is received.

I am forwarding a copy of this letter to Mr. J. Drever as we gather the title is to be in the name of the church and we wish to make it quite clear that transfer of title cannot be completed until such time as the purchase price is paid in full.

Yours truly,  
"E. Newman"  
City Clerk

cc: J. Drever, Clerk of Session, Knox Church.

Mr. H.W. Halladay, Mayor,  
Aldermen of City of Red Deer,

4706 - 55 St.,  
Red Deer, Alta.,  
January 8, 1954

Gentlemen:                    Re: Purchase of property from Canadian National Railway.

My cheque for \$1,100.00 is returned by the City Clerk, with advice that I must pay \$5,960.00 for that portion of property which was arranged for me, for the Presbyterian Church new building site.

For the convenience of His Worship Mayor Halladay, and the newly elected Aldermen, I should review the circumstances prior to their taking office.

A couple of years ago, a committee from Knox Presbyterian Church made a verbal application to purchase the property now under consideration, on the north side of Ross Street, and this committee was then told, and I quote Mr. R.S. Gillespie, the then City Commissioner;-

"The City cannot sell this property, and probably never will be able to sell it, due to the existence of certain agreement with the Canadian National Railway, which the City cannot get modified or amended. The City has been trying to do this for four years."

I then attempted to purchase direct from the Canadian National Railway, and in order to clear up an awkward situation in which the City stood, I made my offer to cover two triangles at a cost of \$2,000.00.

My offer was eventually accepted, but as the Canadian National Railway owned that part of Ross Street between the triangles, they would act directly with the City, and the City, in turn, would make a transfer of that portion which the Church wanted.

The Canadian National Railway was pleased to concede to request on behalf of a Church, as a matter of policy; and I may add, this is the only reason I was able to get action.

I have been working for the City in an effort to get a difficult situation ironed out, and to get the old Church property on the tax roll, with substantial improvements, for taxation.

Personally, it makes no difference to me where the Presbyterians build a new church, or whether they build a new church; but I got mixed up in this deal, and I want to see it through, which I have undertaken to do, without cost to the Church.

I have been put 'on the spot' in this connection, in my effort to persuade the congregation to move, which has finally been accomplished.

I should have a Real Estate Credit with the City, because, about twelve years ago, His Worship, Mayor Hogg, and Commissioner Gillespie, plead with me for two years to donate to the City, and ten years ago I gave to the City a clear title to what is now shown on City Plan as Block E, 3.2 acres, which they wanted to complete the City's Park Program, without any cost to the City.

With considerable reluctance, however, the City refunded taxes I had paid on this property, approximately \$80.00.

Incidentally, this property cost me \$660.00, forty years ago, when Red Deer property was worth only a small fraction of present day values.

I am still holding the cheque for \$1,100.00 for your convenience.

Yours very truly,  
"W.E. Lord"

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would  
have  
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church

Under this proposal,  
everyone such as Aldermen &  
as others would receive  
property at a lower price.  
Committee - Dec/52. Now  
City Act came into force in  
1952 & it was found that the City  
could not transfer property without a plebiscite

4706 - 55 St.,  
Red Deer, Alta.,  
January 11, 1954

Your Worship, Mayor Halladay,  
and Aldermene,  
City of Red Deer.

Gentlemen: Addenda to my letter of January 8th, inst.

My reason for attempting to acquire the C.N.R. property was that the City might be relieved of an embarrassing position respecting the unsubdivided properties on Ross Street between 48th Avenue and the C.N.R. right-of-way; and also to make it possible to get that valuable property on 49 St., owned by Knox Presbyterian Church, on the tax roll.

It can be anticipated the Municipal tax on this property and improvements may be \$1,200.00 to \$1,800.00, probably \$1,400.00. The Municipal tax on the property on Ross Street may be \$500.00 to \$1,000.00, probably \$650.00. It can be anticipated, fairly, the 49th Street property, would have a Municipal tax advantage of \$800.00 per year to the City.

The average life of a church building is at least fifty years, therefor, with the Presbyterians continuing on the present location for fifty years, the City will have lost \$40,000.00 in Municipal taxes in that period.

It is reported the City sold to the United Church 40 feet on the west end of the Block for \$1,573.00 -- \$39.25 per front foot.

The City then passed a resolution that I be charged \$5,960.00 -- \$59.60 per front foot for 100 feet frontage for the purposes of Knox Presbyterian Church, \$20.35 more per front foot in a less valuable location.

Fortunately, Knox Presbyterian Church can now build on the old site on 49th Street, to their advantage, if they choose to reverse their decision.

This would be a very great disadvantage to the City, as shown above, but it is the City's business, and I, personally, have nothing to gain, either way.

Yours very truly,  
"W. E. Lord"

LETTER NO. 2

The Mayor & Council,  
Red Deer, Alta.

Gentlemen:

I have been requested by the members of the Red Deer Fire Brigade to write you asking for the annual grant of One Hundred and Fifteen Dollars (\$115.00) This is used to pay the brigades secretary salary at One Hundred Dollars a year, and Fifteen Dollars for general expenses.

Yours truly,  
"A.H. Bearchell"  
Sec. Treas. Red Deer Fire Brigade

COMMENT:

Grant in 1953 was \$115.00 paid in April, 1953. Would suggest as matter of policy that unless there are unusual circumstances the grant be paid sometime in April or later when the city has more money on hand.

Mr. Denis Cole,  
Director,  
Red Deer, District Planning Commission,  
RED DEER, Alberta.

Dear Mr. Cole:            Re: Reasonable Improvements on Property

On Friday a letter came to my hand which you had sent our Town Planner dated October 29th, 1953 and which had apparently been mislaid. On half of the City of Edmonton I wish to apologize for the neglect in replying sooner and I shall do my best to answer the questions set out.

#### Residential Land

In Edmonton we have four classes of single family residential zoning, categorized as A, B, C and unrestricted and I am enclosing a copy of the requirements of A, B and C categories. Buildings classified as unrestricted must of course meet the requirements of the Building Code,

As you will see an A category house cannot be built for less than \$20,000.00 with the average running to nearly \$30,000.00 a "B" cannot be built for less than \$15,000.00 and a "C" for less than \$22,000.00. In addition the plans and specifications of buildings in the A and B categories must be approved by the Architectural Panel which takes care of the aesthetic question of the development.

These requirements pretty well take care of the adequate development of residential land and as regards prices our unrestricted land exclusive of the cost of utilities and local improvements ranges from \$10.00 to \$18.00 per front foot; "C" class from \$16.00 to \$20.00; "B" class from \$18.00 to \$26.00 and "A" from \$24.00 to as high as \$60.00 for choice locations overlooking the river in what is known as the Capital Hill area.

In the case of land in new districts sold by the City the construction cost of sewer and water mains also certain other local improvements must be prepaid. These are usually gravelled road, curb, bituminous walk and gravelled lane, the total cost of these utilities and local improvement being at present \$14.65 per front foot (or equivalent front foot in the case of irregular shaped lots). I should mention that these charges are so constructed as to take care of part of the flankage charge on the corners as the owner of a corner lot in addition to his frontage is only charged 15% of the cost of road and applies to single family residential property.

In determining ratios you will have to consider width of lot as in unrestricted areas they can be a minimum of 44' although few are now below 50' whereas with the side yard requirements of "A" category few are below 70'.

As regards multiple family development the question has always been one of restricting the number of units in order to provide adequate parking facilities, however, in newly planned areas the average ratio lately has been somewhat in the region of 15:1 exclusive of utility and local improvement charges and if you include these the ratio is around 8 or 9:1, land zoned for multiple family use is usually priced approximately 20% higher than land zoned for single family use in the same area.

Before leaving residential land mention should be made of the effect the proposed amendment to the Bank Act may make. We have within the present City boundaries fairly large areas which have not been developed because of the reluctance of the Mortgage Companies to approve loans in these areas. It is hoped that with a change in policy loans will be forthcoming, in fact C.M. & H.C. have assured us that with replanning these areas will be approved.

We hope to be able to put lots 44' to 48' frontage on the ~~KMS~~ market at around \$400.00 plus sewer and water construction costs only of about \$250.00 making an initial cost to the builder of approximately \$650.00. Local Improvements in these areas would then be done by petition. It is assumed that houses built in these areas would be in the \$7500.00 to \$10,000.00 range to take advantage of the maximum loans proposed under the forthcoming regulations.

## Non-Residential Land

7.

When you come to consider commercial and industrial land the picture is somewhat different as no overall ratios can be laid down merely minimums and then we give consideration to the corporation or company concerned and their possible expansion, in other words each case has pretty much to be given individual consideration.

The City of Edmonton has very few down town sites, remaining open for development most of the land it did have being converted to off-street parking or reserved for such use, the space being on a monthly rental or meter basis. There are a few however which are rented for various purposes mainly used car lots which can be sold provided a suitable development can be assured.

As an example we have 206' frontage on Jasper Avenue east of the C.P.R. Depot on which we would like to see a good hotel. Consideration might be given to something else but it would have to be good. The hotel we would like to see there would be an eventual minimum of 200 rooms which would cost nearly two million dollars. This on land costing \$120,000.00 gives you a ratio of 16-17:1. If the adjoining privately held corner were included which we would prefer the ratio would change to close to 10-1 unless the owner comes down in his price.

An office building with retail stores on the main floor was built a short time ago near the centre of town on a basis of approximately 8-1 while another office building in course of construction nearby will run around 10-1. One of our largest office buildings if built today would run 13-1 while the other would be in the region of 8-1 but the latter has far greater retail store rental value being of course situated near the point of our highest pedestrian traffic count. That of course is the governing factor in down town building construction as second floor and above office rentals in good locations run at 3.00 and over per sq. ft. per annum whereas retail store rentals in comparable locations run from \$12.00 to \$20.00.

As an example to the contrary a small corner lot at the corner of Whyte Avenue and 99th Street on the South Side at the interchange point of two well travelled bus routes and undoubtedly a good corner was recently purchased by a bank at a reported figure of \$26,000.00 and they are considering building a one storey branch at an approximate cost of 50,000.00. Of course, only a bank could afford to do such a thing.

Our local shopping areas servicing new neighborhood units are somewhat different running to two or three areas and providing adequate parking with from six to twelve different types of business. Our first ventures in this respect were considered unsatisfactory as we sold single lots and allowed each owner to build individually. The result was vacant lots in between in some cases still existant. We then insisted upon a continuous development where the second building had to be built adjoining the first and so on but a complete harmonious effect was not evident.

Our policy now is to sell these shopping areas as a complete unit to be built as one and leased to the various merchants. The ratio in these with fully developed land including surfaced parking area is in the region of 15-20:1.

The first multi million dollar shopping centre in the Westmount area when completed will probably be in the same ratio range.

When you come to warehouse areas there is very little uniformity in ratios our two most recent proposals involving buildings which will cost in the neighborhood of \$750,000.00 to \$1,000,000.00 each are to be built on land one site with utilities and all local improvements including spur trackage costing in the region of \$60,000.00 the other nearly \$110,000.00. The two sites are approximately the same size close to each other and have good locations from an advertising stand point the more expensive having a slight advantage but nothing like the difference in cost would indicate. The difference is accounted for by the fact that one was purchased privately the other from the City. I need hardly say which was which.

We sometimes enter into agreements whereby various units may be built over a period of two or three years in order to arrive at what we consider should be a fair minimum but as a rule when we sell warehouse land we try to get a minimum commitment on a 10:1 ratio based on the land price exclusive of utility or local improvement costs.

In an area of fifty acres which is fast being fully developed and comprises wholesale warehouses in the main with the odd clean light industry such as a bakery the ratio extends all the way from 10:1 to 40:1.

Heavy industrial areas are allowed a little more leeway but in the main the development from a tax revenue point of view should be a minimum of 5:1 ratio in the initial stages.

You must realize that I am referring to land within the City limits also that no land is sold for development until utilities are available so that our acreage prices may seem high, industrial land ranging from \$3500.00 up, with utilities, spur and local improvements additional.

We have industrial land available but are inclined to be a little selective, and to ensure adequate development it is our policy not to transfer the Title to any parcel until the development is well started and it is assured that the building will conform to what was stipulated.

With the expanding development of the entire Edmonton area and the fact that high industrial building has taken place outside the City limits, leaving the City so far responsible for the residential and of course educational requirements, it is our belief we should get as high a ratio of commercial development to land as possible in order to achieve an economic balance and to maintain as low a tax mill rate as possible based on a fair and equitable assessment.

I trust I have given you the information you requested but if there are any points you wish amplified or any others you wish to enquire about please let me know. I assure you that any further enquiries you may have if sent to me direct will have a more prompt reply and if I am not able to give you the answers myself I shall endeavor to see that they are answered with a minimum delay.

I am

Yours very truly,  
"R.A. Reid,"  
Superintendent.

LETTER NO. 4

Red Deer, Alta.  
January 5, 1954.

City Commissioner,  
Red Deer, Alta.

Dear Sir:-

I made inquiry from Mr. Ross at city office concerning veterans dollar lots.

He informed me my name was not on the list and told me to make application through you.

I was born in Red Deer, August 2, 1920. I had all my education in Poplar Ridge school; lived there until my enlistment in June 1941; returned here after discharge in 1946; have been here and in surrounding towns since. My regimental number was 33966.

I feel I am entitled to veterans lot according to specifications required and would appreciate it very much if this could be made possible as I would like to build in the spring if possible.

Yours truly,  
"R.R. DePaun,"  
3510 - 48 Ave.,  
Red Deer, Alta.

LETTER NO. 5

Red Deer, Alta.,  
January 11, 1954.

Mayor Halladay.

Dear Sir:-

I see by the Council news in the Advocate of January 6, that the city is planning on extending the city boundaries. As it seems that our land is included in the proposed section I would like to mention our circumstances.

As my husband is disabled we find it hard to meet expenses as it is. We do not object to being taken into the city provided it does not incur any hardship in the form of increased taxes or other financial burdens.

Hoping some consideration will be given to this matter,

Yours respectfully,  
Mrs. J. Myhre.

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LETTER NO. 6

Department of Industries,  
Licensing Branch,  
Edmonton, Alberta,  
January 12, 1954.

Secretary-Treasurer,  
City of Red Deer,  
RED DEER, Alberta.

Dear Sir:-

Re: Messrs. W.P. Bolze & Sidney Butler,  
Snow Queen Dairy Bar,  
4611 - 50th Avenue,  
RED DEER, Alberta.

Kindly be good enough to furnish this office with a letter from your local Council, setting out their views and opinions in regard to the operation of a Rest aurant business by the above party at Red Deer.

Yours truly,  
" R. Tufford,"  
W. H. MacEwen,  
LICENSING OFFICER.

NOTE:

This business is suitable at the location mentioned and has been approved by the Health Unit. C.E. Ross.

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LETTER NO. 7

Red Deer, Alta.,  
October 26, 1953.

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

Dear Sir:-

I would like to suggest to the Council the name "Sunnybrook" for the new sub-division recently purchased from me. The name is in itself pleasing and I think appropriate as the creek and valley are the outstanding features of the property.

However, the main reason that prompts me to suggest this name is a recognition of the part my parents took in the early years of the district and province. Settling on the farm immediately joining this property in 1899 they named it "Sunhybrook" Farm and during their lifetime it became the dominating feature on this side of the City. Old-timers will remember father, chiefly for the part he played in the early years of the farm movement of Western Canada.

Trusting the Council will look favorably on this suggestion,

I am yours truly, Hugh Bower.

The Commissioners,  
City of Red Deer.

Dear Sirs: Drainage of Lots 4 & 5 on intersection of 37th Street & 43rd Avenue

I have investigated the history of this case from the limited information available and have to report as follows:-

- (1) The area was purchased by the V.L.A. organization when it was outside the city boundaries.
- (2) The V.L.A. organization subdivided the property and erected a number of houses including store on the two lots referred to above.
- (3) The houses do not appear to have built to any set grade or in relation to any proposed street grade.
- (4) The The engineers in charge of the project reported in paragraph 7 of their report dated 1/5/47 as follows:-

Grading

"Grading of certain streets in the Project was done by the M.D. of Red Deer. No attempt was made to follow grade lines as the M.D. did not have proper equipment for moving earth. The result was that many manholes were buried several inches. Some gravelling was done on the streets where houses have been built."

(5) ~~A considerable amount of grading and gravelling was then carried out~~ by the City for which it was paid by the V.L.A. organization.

(6) I can find no plan (if any existed) showing the original design for drainage or grades for the roads.

(7) After the area was taken within the City a sidewalk program in the area was embarked on.

(8) As soon as an area is developed with a network of roads and houses the natural drainage must be altered so that surface water drains along the unnatural lines of the roads.

(9) In setting grades for the roads after the houses have been built to no apparent grade, it is almost impossible to arrange for every house to be above grade. It could only be done by lowering the whole grade system below the level of the lowest house. This would involve so much cutting and removal of soil that it would be quite uneconomic. In general grades are designed where possible to provide equal cut and fill for economy reasons. The sidewalks are built to the same grade as the crown of the roads.

(10) The sidewalk on 43rd Avenue south to 37th Street was built some time ago and this automatically fixed the grade for the four corners of the intersection of these two roads.

(11) A superficial examination of the two lots in question would seem to indicate that both houses are built above the sidewalk grade although the bottom of the basement windows may be a little below that grade. The part of the lots to the South of the houses are however well below grade.

(12) I would suggest that the balance of the lots should be filled up to grade or a new man hole built in the sewer and catch basins ~~constructed~~ in the low part of each lot draining into the manhole. Both would be relatively costly undertakings.

(13) It is further suggested that careful thought should be given before agreeing to carry out either of these proposals at City Expense as this involves a matter of principle. There are many houses in the city (almost the whole of N.R.D.) which have been constructed without consideration of a future grade to the road. There will be a very large number of cases where the road must be higher than the lots and houses on them. Is the city prepared to take over responsibility for ensuing that each of these lots & houses is provided with adequate drainage when the road is built.

Respectfully submitted,  
"Denis Cole" - City Engineer

Red Deer District Planning Commission,  
January 13, 1954

His Worship the Mayor,  
and members of Council,  
RED DEER, Alta.

Dear Sirs:                      Re: Improvements to be required on Sale of City Lands

Further to my report on the above subject, I attach herewith a reply I have now received from the Lands Superintendent in Edmonton giving detailed answers to a number of specific questions I put to him.

Your attention is drawn in particular to the following points:

#### RESIDENTIAL LOTS

(i) Price excluding utilities varies from \$10.00 - \$60.00 per foot frontage (no reduction of cost per foot where frontage exceed 50 feet)

(ii) In new areas sewer, water, gravelled road and lane and curb gutter and sidewalk are all prepaid at a cost of \$14.65 per front foot plus 15% of flankage on corner lots. (We do not include curb gutter and sidewalk and charge is \$9 per foot frontage - cost of sidewalk curb and gutter is \$3 per foot)

(iii) Multiple Family development in new areas, ratio about 15:1 exclusive of improvements and about 8 to 9:1 inclusive of improvements - but sale price of lots for multiple family development is about 20% higher per foot frontage than single family. This takes into consideration the fact that adequate parking facilities must be provided.

(iv) For low income groups it is hoped to put on market lots of 44' - 48' frontage at about \$400 plus sewer and water only at an extra cost of \$250 for sewer and water (\$5 per foot frontage) making total cost \$650.

#### COMMERCIAL LOTS

(i) 8:1, 10:1, 13:1 are given as typical down town commercial rates based on unimproved value of land.

(ii) The policies of selling individual lots in new commercial areas has been discontinued as continuous development with adequate parking facilities could not be achieved. Present policy is to sell area as complete unit. Ratio of improvements about 15 to 20:1 including surfaced parking area.

#### INDUSTRIAL AND WAREHOUSING LOTS

(i) Minimum requirement is 10:1 based on unimproved value of land.

(ii) Actual improvements vary from 10:1 to 40:1.

(iii) Heavy industrial areas about 5:1 in initial stage.

#### GENERAL

(i) No land sold for development until utilities available.

(ii) Price of Industrial Land \$3,500 per acre upwards excluding spur, utilities and improvements (ours is \$2,000 per acre for best land)

(iii) Difficulties experienced due to location of Industries outside City limits while residential and educational requirements met inside the City causing a lack economic balance and high mill rate.

I suggest that the contents of this letter confirm in every respect the points brought up at recent Council Meetings. Namely:

(i) Improvements in Industrial Areas should be not less than about 10:1.

(ii) New commercial areas where possible should be sold as single units providing adequate car parking space.

(iii) There should be no reduction in the price per foot where lots exceed the minimum or average frontage.

(iv) In new developments (other than special areas for low income groups) curb gutter and sidewalk should be prepaid as well as sewer water and road.

(v) It is vital to obtain potential and actual Industrial Areas within the City limits where employees are to be housed and educated within the City,

(vi) Sites sold for Multi-family development should be 20% higher in price than those for single family development.

Yours truly,  
"Denis Cole"  
Director

Red Deer District Planning Commission  
December 28, 1953.

His Worship the Mayor,  
and Members of the Council,  
RED DEER, Alta.

Gentlemen: Re; Proposed 1954 Budget Red Deer District Planning Commission

I have pleasure in enclosing herewith a copy of the budget on which the Commission is operating up to the 31st March, 1954 together with the proposed budget for the year 1.4.54 to 31.3.55. This latter budget was approved in principle by the Commission at its meeting on the 21st, December, 1953.

After allowing for the commitments of the Commission, and on the basis of expenditures to date, it is estimated that approximately \$370.00 will be available from the 1953 Budget to carry over into the financial year beginning 1st April, 1954.

The work of the Commission has steadily increased during the year due to the accelerated rate of development and there is every reason to believe that in 1954 the routine work will be even greater. In addition the Commission will be acting as an Interim Development Board for the Municipal District and there is much to be done to prepare a draft Interim Zoning Guide for the City which intends to apply for an Interim Development Order in the coming year.

The budget for 1953 amounted to \$12,710.00 of which your share was 47% amounting to \$5973.70.

You will observe from the proposed budget for 1954 that it is hoped to carry on the work of the Commission on a budget of \$14,500.00 (an increase of only \$1,790.00) of which your share would be \$6,815. If however the City obtain an Interim Development Order and decide that they wish the Commission to take over the functions of the Interim Development Board it may be necessary to submit a supplementary budget.

Your approval is now sought for the proposed budget of \$14,500.00 and if the approval of all the contributors is obtained we should be glad to receive your share amounting to \$6,815.00 on the 1st April, 1954.

Yours truly,  
"Denis Cole"  
Director

	1953 BUDGET	PROPOSED 1954 BUDGET	
Directors Salary	\$4,000.00	\$5,000.00	8,128.4
" Car Allowance	00.00	480.00	4,363
Travelling Expenses Outside Area		240.00	12,647
Secretary	300.00	300.00	1,600
Members Fees & Allowances	540.00	540.00	14,247
Stenographic & General Office Services by City	350.00	500.00	3,000 Mapping
Draftsman	200.00	3000.00	17,247
Rent	120.00	120.00	
Technical Equip. & Supplies inc. map printing	500.00	750.00	
Mapping	5500.00	3400.00	
Convention	200.00		
Contingencies & Miscellaneous	500.00	540.00	
	\$12,710.00	\$14,870.00	
Less anticipated carry over from 1953	1,600	370.00	
	\$14,310.00	\$14,500.00	

April - 1954

<u>1953 Apportionment</u>			<u>1954 Apportionment of Proposed Budget.</u>	
Provincial Gov't	50%	\$6,355.00	50%	\$7,250.00
City of Red Deer	47%	5,973.70	47%	6,815.00
M.D. of Red Deer	3%	<u>381.30</u>	3%	<u>435.00</u>
		<u>12,710.00</u>		<u>14,500.00</u>

COMMENT:

1. What were actual expenditures in 1953?
2. Would like further information on  
(a) need for a draftsman and (b) mapping required.
3. If an supplementary budget is going to be required it should be brought up now.

The Commissioners,  
City of Red Deer.

Public Works Report,  
January, 1954

Gentlemen:

We herewith submit our report of properties which will be effected by the special assessment of ten (10) cents per foot frontage of water main. This assessment has been levied in accordance with the by-law allotting a portion of the cost of the new filter plant be recovered in this manner. Notice of intention to assess for this project was duly published in the Red Deer Advocate on September 30 and October 7th, 1953.

Debentures on water treatment plant were based on both a general benefit levy and special assessment so as not to impair the city's borrowing power.

Frontages for properties of irregular shape were ascertained on a basis of area in comparison with other regular shaped lots in the same locale. Properties which are served from mains on their flankage are assessed the amount of their frontage;

This assessment will be levied annually as per the Board of Public Utilities Commissioner's Order covering all new waterworks main extensions until the debt on the plant extension is retired.

There is a total assessable frontage of 162,469 feet, of which 11,997 feet is owned by the city. This leaves 150,472 feet that will produce revenue. A portion of the city owned property is available for sale at the present time and should start returning the assessment within the next few years.

Following is a list of properties affected by this assessment.

REPORT ON PROPOSED LOWERING OF ELECTRIC RATES

City Commissioner,  
City of Red Deer.

Gentlemen:

The attached "suggested electric rate schedule" is intended to equalize our rates so that the large domestic, commercial and industrial users of electricity are not penalized as in our present rate structure. Charts based on cost of electricity in other Cities indicate that Red Deer rates for the large users are considerably higher in proportion to rates for the small user. Actually our rates for the smaller users somewhat are in line with these in other Cities. Therefore, it was thought advisable to bring the large users down a little first and perhaps next year a general decrease might be possible, depending on the load-factor we are able to attain in the City during the next year.

The following chart indicates the effect this schedule would be expected to have on the revenue. The 1954 estimate is based on a 10% increase in revenue and it should be pointed out that the increase over the past few years has been slightly greater.

	<u>Customers</u>	<u>1953 Revenue</u>	<u>1954 Est. Rev.</u>	<u>Reduction</u>	<u>1954 Est.</u>
Domestic	2478	143032.	157335.	5786.	151759.
Commercial	466	139479.	153426.	2796.	150630.
Power	138	55473.	61020.	4500.	56520.
	3082	337984.	371781.	12872.	358909.

From the above it could be assumed that the suggested reduction in power rate is out of proportion to the revenue produced. It should be pointed out however, that power load is a very desirable load from the utility standpoint in that it is essentially a daytime load and therefore more kwhrs are used off-peak. Also, a lower power rate would be expected to be more attractive to industries locating in the area and so could benefit all our rates in time.

It also might be assumed that the domestic rate is given too much benefit, but considering the number of customers this reduction includes, the saving per customer is relatively small. It should also be pointed out that under the suggested schedule mainly the large consumer would benefit, that is, the customer using heavy appliances such as electric stoves, clothes dryers home freezers, etc.

The reason for the numerous power rates is that different types of loads should be entitled to different rates depending on the characteristics of the load. We have found it necessary in the past to adjust certain rates to compensate the customer for capital expenditures made in purchasing their own transformers and switch-gear etc. This represents a substantial saving to the City and so should be encouraged. Other adjustments have been made to very large consumers, and these rates are included to consolidate our position regarding rates.

These rates can be adjusted upwards and downwards quite readily and if more reduction is desired the rates could be adjusted according to the amount of revenue the City is willing to relinquish for the purpose of rate reduction. If it is thought the amount allowed for rate reduction is too large, I suggest the power be given the preference.

Respectfully submitted,  
"O.C. Mills"  
Elec. Supt.

NOTE:

This report arose from our annual examination of our power consumption during the previous year. It was found that off-peak usage of power must be encouraged. Some 1,084,500 KWH of off-peak power could have been used by the city in 1953 at no extra cost. Therefore, it is advisable that we reduce the rates of those who use off-peak power.

Further, under the rates now charged the large commercial and industrial users are penalized. These rates, particularly the industrial rate, should be reduced. As for the domestic rate, electric dryers, stoves and other similar appliances are used the year around therefore they are a much more desirable load than electric lights which are used most during the peak months.

To summarize the above, we are proposing a lower rate for off-peak power users.

The reduction in rates must be considered in relation to the annual budget but since the total reduction is only  $1\frac{1}{2}$  mills we would suggest it become effective March 1, 1954.

NOTE:

If the above rates are approved, the city will promote the sale of electric dryers and other similar appliances since there is little use in reducing our off-peak rates unless further consumption is encouraged.

SUGGESTED ELECTRIC RATE SCHEDULE

Present Power Rates

Basic Rate

Ser. chg. 75¢ per mo. per KVA  
of installed capacity.  
First 25 Kwhrs per KVA of  
inst. cap. 5¢ ea.  
Next 50 kwhrs per KVA etc. 3¢ ea.  
Balance 2¢ ea.  
Disc. 10%

25 H.P. and over

Ser. chg. 75¢ per KVA as above  
First 100 kwhrs per KVA of  
inst. cap. 3.2/3¢ ea.  
Balance 2¢ ea.  
Disc. 10%

Over 20 H.P. off-peak

Ser. chg. 40¢ per mo. per KVA of  
inst. cap.  
First 25 kwhrs per mo. per KVA  
of inst. cap. 2.5¢ ea  
Balance 1.5¢ ea  
No disc.

Over 100 H.P. off-peak

On peak demand \$1.50 per KVA  
Off-peak " .25 per KVA  
All energy 1.5¢ per kwhr.  
No disc.

Suggested Power Rates

Basic Rate

Ser. chg. 75¢ per mo. per KVA  
of installed capacity.  
First 25 Kwhrs per KVA of inst. cap. 5¢ ea.  
Next 50 kwhrs per KVA etc. 3¢ ea.  
Next 50 " " " " 2¢ ea.  
Disc. 10% Min. bill 3.00 net.  
(Balance 1.5¢ ea.)

25 H.P. and over

Ser. chg. 75¢ as above  
1st 100 kwhrs per KVA etc. 3.2/3¢ ea  
Next 50 " " " " 2¢ ea.  
Balance 1.5¢ ea.  
Disc. 10% Min. bill \$20.00 net.

Over 20 H.P. off-peak

Ser. chg. 40¢ per mo. per KVA of  
installed capacity.  
1st 25 kwhrs per KVA of inst. 2.5¢ ea  
Next 50 " " " " 1.5¢ ea  
Balance 1.1¢ ea  
No disc. Min. bill \$15.00 net.

Over 100 H.P. off-peak, City to  
supply transformers, switching, etc.  
On-peak demand 1.50 per KVA. (maximum)  
Off " " .25 " (annual)  
1st 50 kwhrs per KVA of max.  
annual demand 1.5¢ ea  
Next 50 kwhrs per KVA etc 1.4¢ ea  
Balance 1.0¢ ea  
No disc. Min bill \$75.00 net.

Over 100 H.P. off-peak, customer to supply  
transformers, switching etc.  
On-peak demand 1.50 per KVA max.  
annual dem.  
Off-peak " .25 per KVA max.  
annual demand.  
First 25 kwhrs per KVA of max.  
annual demand 1.5¢ ea  
Next 25 kwhrs per KVA etc. 1.4¢ ea.  
Balance used 1.0¢ ea.  
No disc. Min. bill \$75.00 net.

Combination light & power, over 50 KVA installation, day load assumed to exceed on-peak load. City to supply transformers, switching etc.

Demand charge - 75¢ per KVA (KW) of max. annual demand

First 100 kwhrs per KVA of max. annual dem.

2¢ ea.

Balance

1.5¢ ea.

Disc. 10% on even  $\frac{1}{2}$  dollars.

Min. chg. \$75.00 per mo. or demand charge if greater.

Combination light & power, over 50 KVA installation, day load assumed to exceed on-peak load. Customer to supply transformers, switching etc. Metered on primary (4000V).

---

Dem. chg. - 40¢ per KVA (KW) of max. ann. dem.

First 100 kwhrs per KVA of max. ann. dem.

2¢ ea.

Balance

1.5¢ ea.

Disc. 10% on even  $\frac{1}{2}$  dollars.

Min. chg. \$50.00 per mo. or dem. chg. if greater

Combination light & power, over 100 KVA installation, day load assumed to exceed on-peak load. City supplies transformers, switching etc. Metered on primary (4000).

---

Dem. chg. 75¢ per KVA (KW) of max. ann. dem.

Energy 1.5¢ per kwhr.

No disc.

Min. chg. \$75.00 per month or demand charge if greater.

Combination light & power as above, but customer to supply transformers, switching etc. Metered on primary (4000V)

---

Dem. chg. 40¢ per KVA (KW) of max. ann. dem.

Energy 1.5¢ per kwhr.

No disc.

Min. chg. \$50.00 per month or demand charge if greater.

17.

CITY OF RED DEER  
Electric Light and Power Rates

DOMESTIC - Light and power for residential premises only:

First 20 K.W.H.	\$2.20
Next 150 "	3¢ per K.W.H.
Over 170	1½¢ " "

Discount 10% on even half dollars.  
Minimum monthly charge \$2.20 gross, \$2.00 net.

COMMERCIAL Light only for business and industrial premises:

Service charge - 50¢ per month per K.V.A. of installed capacity.  
(1,000 watts considered one K.V.A.)

Energy:

First 100 K.W.H. per K.V.A. of installation	6¢ per K.W.H.
Next 50 " " " " "	3¢ " "
Balance	2¢ " "

Discount 10% on even half dollars.  
Minimum monthly charge - \$2.20 gross, \$2.00 net.

Alternative rate for over 5 K.W. installation

Service charge - \$1.00 per K.W. of demand (metered)

Energy:

First 100 K.W.H. per K.W. of demand	6¢ per K.W.H.
Next 50 " " " " "	3¢ " "
Balance	2¢ " "

Discount, etc. as above.

Alternative rate for over 20 K.W. of demand:

Service charge - \$1.00 per K.W. of demand (metered)

Energy:

First 25 K.W.H. per K.V.A. of demand	6¢ per K.W.H.
Next 25 " " " " "	5¢ " "
Next 50 " " " " "	3¢ " "
Balance	2¢ " "

Discount, etc. as above

POWER -

Available for motors, heating etc. in commercial establishments.  
Service Charge - 75¢ per month per K.V.A. (one motor horsepower or one K.W. of heating etc. to be considered one K.V.A.)

Energy:

First 25 K.W.H. per K.V.A. of installation	5¢ per K.W.H.
Next 50 " " " " "	3¢ " "
Balance	2¢ " "

Discount 10% on even half dollars  
Minimum charge \$3.30 gross, \$3.00 net.

Alternative

Service charge - \$1.00 per month per K.W. of demand (metered)

Energy:

First 25 K.W.H. per K.W. of demand	5¢ per K.W.H.
Next 50 " " " " "	3¢ " "
Over 75 " " " " "	2¢ " "

Discount, etc. as above.

Alternative for installations of 25 H.P. or upwards:

Service charge as above.

Energy:

First 100 KWH per KVA of installation or KW of demand	3.2/3¢ per KWH
Balance	2¢ " "

Discount 10% on even half dollars; Min. charge - \$25.00 per Mo. net.

Alternative for installations of 20 H.P. and over where power is used off peak only (power disconnected from 5p.m. until 7 p.m.)

Service charge - 40¢ per K.V.A.

Energy:

First 25 K.W.H. per K.V.A. of installation	2½¢ per K.W.H.
Balance at	1½¢ " "

No discount.

## COMPARATIVE ANALYSIS

of E L - P RATES

<u>TYPE CONSUMER</u>	<u>Kwh CONSUMED</u>	<u>EDMONTON</u>	<u>CALGARY</u>	<u>LETHBRIDGE</u>	<u>RED DEER</u>	<u>DRUMHELLER</u>	<u>PONOKA</u>
Domestic:							
Small User - D3-074	65	2.00	3.10	3.10	3.20	2.75	3.58
Large User - D3-162	265	4.75	4.67	6.11	7.73	6.35	6.93
Commercial:							
Small User - C2-010	450	15.45	19.95	20.75	18.80	16.55	21.95
Large User - C2-206	4790	100.05	105.30	126.65	160.00	153.15	120.10
Power:							
Small User - 2-210P	2770	33.65	35.14	59.41	68.60	85.32	80.71
Large User - 11-206P	16000	209.50	215.85	326.25*	287.00	549.00*	634.67*

\* Rates not given for large user. Figured out on small user basis.

January, 1954

ANNUAL REPORT E.L.&P. DEPARTMENT

Mayor & Council,  
City of Red Deer.

Gentlemen:

This has been another big year in the expansion of the City distribution system. More new line was built this year than in any previous year in my time and I believe new construction is at an all-time high. We have had more long lines to build than we ever had before, being lines to Union Tractor, Chrysler Products (poles only) and along 64th Ave. to the boundary of the golf course. Also might mention here that we had more storms this year, and they were more violent, than any year in my experience.

Transformer capacity of our distribution system has been increased by 936 KVA, 841 KVA being installed in new locations and 95KVA being added to existing locations. We now have 278 transformers in use at 203 different locations. Total transformer capacity is now 5233 KVA which includes 870 KVA of privately owned transformers (C.P.R., Creamery, Hospital, P.T.S. and Brewery). The maximum demand on our system is now approximately 3600 KVA, which would indicate that our transformers are fairly well loaded. We lost one small transformer (3KVA) to lightning this year, the first we have lost since 1946. We have not had any burn-outs due to over load but more night checking will have to be done if these burn-outs are to be prevented in future. Night checking will also help us to balance our loads and so get a better over-all distribution.

Meter purchases were up this year. We bought 440 new meters compared to 231 last year. Most of these new meters are now in use, some of them being used to replace obsolete types which will not pass government inspection. We also have to try to maintain a fair stock on hand for exchange purposes on routine government re-testing of meters. We are badly behind on our re-testing of meters, some of them being two years over-due, and these must be caught up early in 1954. The two year over-due meters are now in stock though, so we should have no trouble in this connection. We are now numbering meters in the 3700s and this does not include the 130 three-phase meters. Some have been destroyed so we would actually have about 3500 meters in operation. These meters plus the water meters keep three men and a truck busy reading meters for about nine days each month. This will be somewhat alleviated by the bi-monthly billing proposed for 1954.

This year we bought 286 new poles and had a carry-over of 26 from last year making a total of 312. We have a carry-over of 111 for 1954 making the total used 201. Most of these were used on new construction, several small lines having been built in addition to the longer lines mentioned previously. These smaller lines were mostly to serve housing developments in the Michener Hill and Mountview districts. Some small extensions were made on the South Hill and North Red Deer districts and in West Park. Storms hampered construction badly this year but in spite of these and shortage of staff, we built more line this year than ever before. Indications are that we will have a lot of new construction again next year, besides which we will have to consolidate our existing lines to handle the increased load we are picking up almost daily. The Brewery, Hospital and Chrysler Products are all large loads, and are a considerable distance from our source of supply. Wire size will have to be increased to handle these loads. The new Institution north-east of the P.T.S. will be another large load (750 KVA) and so wire size will have to be increased in this direction. It is proposed to increase wire size in this direction sufficient to handle the load growth in the Michener Hill and Mountview districts as well as the institution.

We have installed an additional 17 streetlights this year, all in residential districts. This brings our total to 447 streetlights. We still need some lights in the centre of some blocks and no doubt there are dark places that need more lighting. We attend to these dark places as they are reported, having fixed up five of these in the past year. Lamp replacements have been about normal. We are using 125 volt lamps now and find they last much longer than the 120 volt lamp and the difference in light is not noticeable. Lamp breakages have not been too bad this year, but it is still impossible to keep lamps in Waskasoo Park. They are quite often broken before they get a chance to come on at night. The lights on the Michener Hill bridge also took a lot of punishment this year again. Glassware for these and the downtown lights is very difficult to obtain due to the fact that they are an obsolete type. It has been suggested from various quarters that we should replace the downtown lighting with something more modern and in this

regard we propose to include an item in the 1954 budget for installation of mercury\*vapor lighting for a section of Gaetz Avenue. This will be a costly installation, which is the reason for the proposal to do only a section this year.

We have had several rather small breakdowns on the distribution system this year, due to the violent storms. One major break on the 28th of December was caused by ice forming on the wires. Power was off the entire City for half an hour but it took three hours to repair the break permanently. Another long break affected parts of Waskasoo, Michener Hill and Mountview. This was caused by a cutout burning and it had to be replaced before power could be resumed. Power was off in these areas for an hour and a half. Other breaks during the year were of small duration. Every effort is being made to eliminate these breaks as far as possible, but storms like we had this past year are almost impossible to fight except with underground lines and even these were flooded out in some Cities. Fusing and oil switches are the only help in these cases, so that the break is confined to as small an area as possible.

Small jobs such as meter moves, new services, meter repairs, etc. have been at an all-time high this year. These jobs have taken the entire time of two men and part time of a third, and has kept one truck busy full time. As a consequence, routine testing and maintenance of lines has suffered to a small extent, which will be enlarged in future if action is not taken to provide for maintenance. Repairs and installations in City owned buildings has been increased considerably this year and as the City grows this work will increase. We have installed a remote-controlled all-red relay in the traffic controller at Gaetz Ave and Ross St. (controlled from the fire hall) to facilitate movement of fire trucks through this intersection. Maintenance to the traffic controller is still mostly just a case of lamp replacement. The controller did fail to operate properly a couple of nights but this required only minor adjustments. We have installed the Civil Defence air-raid siren on the roof of the Fire-Hall and this required a fair sized addition to the City Hall wiring. Repairs at the pumphouse have been about normal except the latter part of the year when Poole Construction hooked in extra equipment in the filter plant building and were forever blowing fuses there and putting the plant out of action. We had to insist on them having their own line put in to eliminate this trouble.

On the whole I believe we have managed to keep up the distribution system quite well and have been able to give reasonably good service to our customers. Service may have deteriorated a little this year due mostly to a shortage of staff for the increasing amount of work. Transportation has also been somewhat of a problem, the 5-ton service truck having deteriorated to the point where it is no longer reliable for emergency work. Twice during the year it failed when required for emergencies, causing delay in restoring service. Fortunately we had the 1 1/2-ton work truck to fall back on, otherwise the delay would have been more serious. We have increased the staff by adding one apprentice, but indications are that we will have to add another journeyman lineman to keep up with the work. We saved a lot of man-hours by transferring wiring inspections to the Provincial Inspection Branch but other work has more than compensated for this saving. This transfer of wiring inspections has worked out very well for all concerned and difficulties experienced at the start have been worked out very well. The Inspection Branch are giving excellent service to City work and I have not heard of any delays to construction caused by them. They have three men engaged in inspection work in Red Deer and district and so prompt service is assured. Our own staff have worked well and efficiently throughout the year and have always been willing to go out on trouble calls even in some of the dirtiest storms we have ever had. We hope this spirit of co-operation will continue through 1954.

Respectfully submitted,  
"O.C. Mills"  
Elec. Supt.

*1954 Budget - 1954*  
*② Distribution - 1954*  
*③ Main Branch - 1954*

PARKS DEPARTMENT - ANNUAL REPORT

The Mayor and Council,  
City of Red Deer.

Gentlemen:

I have the honour to present my third annual report of the activities of the Parks Department for the year ending December 31st, 1953.

The success of this Department depends to some extent upon the weather. Fortunately, the past season proved to be a good one, with good results to Floral displays, new lawns, and shrubbery.

Boulevards:

Trees and shrubs were all pruned; dead trees were dug out and replaced by new ones. Grass was kept cut throughout the growing season. Edges of lawns at curbs and sidewalks were trimmed, gutters were kept clean and refuse hauled away. Trees and shrubs were kept cultivated to help to preserve moisture. The new Centre Boulevard on Ross Street was planted with Koster Clue spruce, and grass seed was sown and maintained during the growing season.

The Cemetery:

General maintenance was carried out throughout the entire season. Trees were pruned. All sunken graves were repaired, filled to the level of the lawn surface, and seeded to grass. All the North-east corner of the Cemetery was made ready for burial purposes. Enough land is assured for at least ten years.

The grave digging was taken over by the Department. 125 Internments took place during the year.

City Nursery:

The old nursery has been discontinued and a new location is being used at the cemetery. This land will not be required for burial purposes for many years. 3000 plants have been planted. There will be a good supply for any extension of work which may be carried out this season. Some plants still in the old nursery will be planted to permanent places this spring.

Parks:Coronation Park

This park perhaps better known to some as Woodlea Park. Last year being Coronation year, the name was changed to commemorate the occasion. A fine tree was donated by the Major H.L. Gaetz Chapter of the I.O.D.E. assisted by the Major Verner Sinclair Chapter. Plants were also donated by the Girl Guides. The planting of the tree and flowering plants took place at a special well attended service under the leadership of Miss I. Murray, Mrs. Wormouth and Commissioner Mrs. Graves. The city was represented by Alderman D. MacKay.

The plan of this park was completed last year and maintained throughout the season.

Gaetz Park

All the under-brush has been cleared out of this park and we are now cutting down diseased trees. Owing to spring flooding the best that can be done is to look after the trees and keep the park clean. Next year we will be in a position to cut the grass which has never been possible before owing to so much refuse piled up in so many places and the under-brush being so thick.

Waskasoo Park

This park is being turned into a picnic ground. Playing equipment was set up by the Rotary Club. Good water is assured from the new well which was drilled last spring. The grass was kept cut; shrubs and trees pruned. General maintenance was carried out during the summer months.

City Square

This is one of our formal parks. 1350 annual plants were planted which were rather attractive throughout the season. Many more visitors are passing through the park each year. The gladioli blooms were sent to the Old Peoples Home and the Hospital. The flower beds were maintained, grass kept cut, and shrubs pruned. Everything was made ready for spring work.

Station Park

Another formal park, the plan of which was completed this year. 5000 flowering plants were planted out. The park received general care, Ten seats were placed around the walks. The park was rather attractive throughout the growing season.

Memorial Centre

The land between the building and walks was landscaped, 75 shrubs were planted lawns were seeded and 1000 flowering plants were set out. The fence was extended along the West side. All the fence received a fresh coat of paint. General maintenance was carried out during the summer months.

City Water Works and Reservoir on Mitchener Hill

Shrubs were pruned and cultivated and lawns were kept cut.

The Post-Office, Cenotaph, Library, and Swimming Pool

These were maintained throughout the season. 900 flowering plants were planted at the cenotaph and swimming pool.

Central and South Schools

1000 flowering plants were set out. They received general care throughout the growing season. The grounds were all cleaned up in fall and the shrubs pruned.

The new south school grounds were landscaped. 75 shrubs were planted. A hedge was planted along the front-east side of the grounds. Grounds around the building were leveled and sown to grass and maintained throughout the season.

Recreation:

9 playgrounds were maintained throughout the season. Playing equipment was kept greased, grass was kept cut. The equipment on the south hill was moved to the new ground. All playgrounds were kept clean.

12 skating rinks were flooded and kept clean during the winter months. A caretaker was employed at the rinks on the Safeway's property and two men assisted with the work at the Arena.

Weed Control:

Weeds and long grass were cut and destroyed in all parts of the City.

Park Seats:

New ones are being added, some of the old ones are being repaired. The work is done in the City Hall basement during very cold weather. The City Greenhouse is now in operation. 400 plants are already growing in pots and should be ready to plant in the Parks in spring.

The Municipal Hospital:

At the request of the Hospital Board, some work was done on the grounds. Wooden curbs were laid; black soil hauled in and made ready for spring work.

It has been suggested that the Department lay out the grounds and maintain them throughout the season.

Recommendations:

A power mower to cut the rough places throughout the City.

I would like to acknowledge the splendid co-operation I received from all departments and all members of the City Office Staff and it has been a pleasure to work with all members of the Recreation Commission.

Respectfully submitted,  
"Hugh C. Gilchrist"  
Parks Superintendant

① City for landscaping - 3/11/50

② C.P.R. Park - cut up north gate

③ Thanks to H. Gilchrist

Two missing skating rinks  
9 men on youth dept.  
the year round  
(as at arena)

Fire Chief's Report,  
January 11, 1954.

His Worship the Mayor  
and City Council,  
RED DEER, Alta.

Gentlemen:

I wish to submit the Annual Report for the Fire Department covering the year, 1953 from January 1 to December 31.

During the year the year the Department received 52 calls and they are broken down into the following classifications and the number of calls for each are listed for 1952 as well as 1953.

	<u>1953</u>	<u>1952</u>
Fires in buildings	9	13
Grass & Brush	19	10
False Alarms	8	15
Motor Vehicles	6	3
Country Calls	8	3
Miscellaneous Calls	<u>2</u>	<u>6</u>
Total Calls for the year	52	50

The following equipment was used:

2½" hose - no of ft. used	2750 ft.	4800 ft.
1½" hose " " " "	2550 ft.	1600 ft.
Hand extinguishers used	15	22
High Pressure hose No. of times	4	3
Water truck No. of times	7	3
Booster tank " " "	26	14

You will note that the Department is using the pre\*connected 1½" hose line and booster tank more than they used to, the reason being that it is faster to get into action, easier to handle and cuts water damage. Actually most of the 2½" hose was used running two lines from the hydrant to the pumper. The 1½" line with fog nozzle will handle nearly any fire we have and two 1½" lines are a lot better than one 2½" line and with less water damage.

The average number of firemen answering calls are:

	<u>1953</u>	<u>1952</u>
Fires & False Alarms	19	16
Practices	22	17

The cost of all country calls were charged to the owners and totalled \$146.10.

The total fire loss for the year was \$8,975.00 as compared with \$10,942.46 in 1952 a drop of \$1,967.46 even with our increase in population. The largest fire loss was on the home of Mr. S. Walty. This fire alone was \$5,000.00.

The Fire Department held 51 practices during 1953 and the members take a keen interest in them. I would like to request that the Council give us a bit of land some place so that we can dig a permanent oil pit (20X15) and also where we can put in a huge tank and fill it with water and give all the men training in handling the pumper and pumping from draft. Also I would like an old shack or shed. The one we had west of the pump house was shoved into the river by Poole Construction. An old garage would make an ideal fire hut. We have quite a few smoke bombs and also smoke powder and a fire hut is invaluable in training the men to affect rescues in heavy smoke, to locate fires in smoke, the uses of both smoke and oxygen masks, the proper procedure for ventilating and best method of fighting fires of different types.

In January of 1953, I attended a Directors meeting of the Alberta Fire Chief's Association to plan for the convention which was held in Red Deer, June 7, 8, and 9., and was a success although I was hospitalized at the time of the convention and so missed most of it. The Department also won first place (Class D) in Fire Prevention Week Contest for 1952.

On July 1, the Department sent a four man team to compete at Coleman in a hose laying competition. On arrival in Coleman it was discovered that contest wasn't hose laying and so the team didn't make a very good showing.

On August 1 the Department sent a four man team to compete in the Provincial Hose Laying Competition in Calgary. The team came third in this contest.

In October during fire prevention week, the Department had a very good program and a big parade which was quite successful. Fire prevention inspections were made in the business section, schools, halls and other public places by myself and by the Alberta Fieldmen's Association and have found the citizens of Red Deer very co-operative.

On November 1, the regular firemen were put on a straight 8 hour shift instead of the split shifts they were on before and it is working out much better.

No. 10 fire truck is in excellent condition but No. 6 isn't so good. It has needed quite a bit of work done on it and at present should be overhauled.

There were three months of 1953 without a fire call in Red Deer. They were January, February and September.

During Fair Week there were 2 men and No. 6 truck on duty at the exhibition grounds day and night. 2 men and the truck also attended the car and motorcycle races.

The Department has 7 men on duty at all C.A.H.L. games and 2 men at "2-11" games.

In November, D. Shaw resigned as Deputy Chief and I have appointed J. Bergdal as the new Deputy.

Respectfully submitted,  
"W.N. Thomlison"  
Fire Chief

① Old garage - OK

② better not to go for quarters  
for inspection

January 5, 1954

25.

Mayor & Council,  
City of Red Deer.

POLICE COMMITTEE MINUTES

Minutes of regular Police Commission meeting held in the City Office at 10:00 a.m. with Alderman Anderson, Mayor Halladay, Sgt. Johns, Alderman Lampard, Cpl. McGregor, and Commissioner Beveridge, in attendance.

It was decided to remove the "taxi" parking sign from in front of the Park Hotel. With regard to a request from the Board of Trade for a curb letter box, the installation of such a box was approved for the north-west corner of the post office block. On a motion of Alderman Lampard, seconded by Sgt. Johns parallel parking was approved on the south side of Ross Street from the driveway immediately west of the Post Office to 49 Avenue, and for an equal distance on the north side of the street. In view of the fact that the number of parking spaces will be reduced by parallel parking, it was decided to refuse application of the Park Hotel for a parking stall. Further, this decision is in line with the policy of the Council in the past which has been to refuse such applications.

Moved by Sgt. Johns, seconded by Mayor Halladay that the major thoroughfare plan submitted by council for comment be approved.

On a recommendation of Sgt. Johns, seconded by Alderman Lampard it was agreed that the cost of installing an additional traffic light at the corner of Gaetz and Ross to permit right turns against a red light be included in the city's 1954 budget.

The matter of providing crosswalks for school children was discussed and it was decided to inform the District School Board that the matter has been investigated but that to date no satisfactory solution has been found.

With regard to the request for further policing at hockey games, the Recreation Director is to inform the police when large crowds are expected at the arena.

In view of the parking violations in front of the theatres, the owners of the theatres are to be told that either the meters are to be covered during shows or the parking meters will be removed.

Other matters to be checked are timing of traffic lights at Gaetz and Ross, School & playground sign to be placed on west side of 45 Avenue near 58 Street and a parking space to be provided on west side of Phelan Hotel as approved some time ago.

Meeting adjourned at 11:10 a.m. on a motion of Sgt. Johns, seconded by Alderman Lampard.

SOME OF THE HIGHLIGHTS  
of 1953 Civic Administration

(For general interest only)

1. Low downpayment housing made available to public for the first time on a large scale.

2. Business Tax increased 50% to bear the cost of the additional services provided in the downtown section.

3. Purchase of 52 acres of land for residential sites.

4. Revision of land sale policy. In most instances, the sale price of residential lots was doubled or tripled and for commercial property, more than tripled.

5. Cash or pre-payment of utilities started for homes east of Gaetz Avenue so as to keep down debenture debt of city and prevent real estate owners from profiting at the expense of the city.

6. Largest Public Works program ever initiated by city. Most important item was "Water Softening & Filtration Plant."

Water Filtration & Softening Plant	\$450,000
Water Distribution Mains	16,200 ft. - \$90,000
Sewers	18,300 ft. - \$40,000
Sidewalks	17,500 ft. - \$35,000

7. Number of new services connected in 1953

Water - 272

EL&P - 428

(Means population of city has increased by 1,000 persons in 1953)

8. A Parks By-Law passed for first time in history of city.

9. Installation of an artificial ice plant in Civic Arena.

10. Establishment of a new industrial and warehousing area west of CP R station.

11. Removal of old bell tower from City Hall.

12. New by-law to curtail old homes being moved into the city.

13. A proposal to establish low cost rental homes for senior citizens gains momentum and city gives \$20,000 in land.

14. Entrances to garages from the street approved for first time.

15. Preliminary survey made by George S. May Company of civic organization.

16. Establishment of new industries and warehouses in city.

Red Deer Brewery  
Smit-Connors  
Fry-Cadbury  
Western Supplies  
Dench of Canada  
Chrysler Corporation of Canada

17. Leasing of city owned mineral rights to C.B. Barlow & Company.

18. Plebiscite for rezoning of parkland and moving of cenotaph. Election of new mayor and councillors.

19. Savings

(a) Government accepts (at city's request) job of inspecting electric light and power installations.

Saving - \$2,000

(b) Re-assessment of all land in city. Railways to pay on \$90,000 additional land values.

Added revenue not from city (minimum) - \$5,000 @yr.

(c) Retention of gravel rights (at no cost to city) along Red Deer River for approximately 2 miles. No direct saving in 1954 but will be extremely valuable in future.

(d) Change in E L & P demand rating with Calgary Power Company.

Saving - \$20,000 over rate recommended by Calgary Power (In one sense this is not a true saving.)

(e) Census taken to increase city grant (many other cities did not do this (e.g. Lethbridge, etc.)) - \$12,000

(f) Use of property already serviced which had been laying vacant for some years.

60 lots @ \$400 -- 24,000 - 4,500 -- \$19,500

(The above is not a true saving but represents efficient usage)

Total Direct Saving (as above) \$19,000

20. Establishment of separate accounts for debentures, pre-paid utilities, etc. that hitherto had been kept in the general fund thereby giving a false impression of the city's financial position. Establishment of the above and future funds will reduce the necessity for borrowing in the future. For example, there should have been at least \$100,000 in a depreciation fund to assist in building the new water treatment plant.

21. Establishment of an Arena Management Board to both promote public useage of the arena and make it financially self-sustaining.

22. Beginning of stores accounting system for city departments.

23. Purchasing by city becomes more centrallized.

24. Contour maps made of city and surrounding area.

25. New City Clerk and Town Planner employed.

26. Building permits and assessment reach an all-time high.

	<u>1951</u>	<u>1952</u>	<u>1953</u>
Building Permists	\$1,002,000	\$2,280,000	\$3,885,250
Assessment	<u>1953</u>	<u>1954</u>	
	\$6,626,000	\$8,800,000	

1953  
CIVIL DEFENCE PROGRESS REPORT  
CITY OF RED DEER, MUNICIPALITY OF RED DEER

(a) Training.	(1) Completed training.	201	Undergoing training	272	
	(11) Completed specialist training by services;-				
	1st Aid.	F F A	42	undergoing training	nil
	Hd Qrts		6		11
	Transportation Section		16		20
	Firefighters		25		22
	Health		9		nil
	Information & Intelligence		7		5
	Utilities		4		nil
	Rescue		1		32
	1st Aid <u>Station</u> (mobile)		26		nil
	Medical Section		14	(3 attended Federal courses)	nil
	1st Aid		10		
	Wardens		36		182
	Auxiliary Police		5		nil
			<u>201</u>		<u>272</u>
(b) Organization.	(1) Planning meetings	5			
	(11) Public meetings	12			

Progress towards targets. App "C" C D Plan

<u>Recruitment</u>	Total enrolment	641.	Percentage	City only	6.8 %
				City & M D	3.4 %
				M D only	.31%

Warning system Air raid warning siren supplied by Federal Gov't. Installed Oct/53

Existing hospitals. Hospital Disaster Plan completed. (compiled by Miss Kramer)  
Submitted to Hospital Board & Ladies Auxiliary.

Emergency Hospitals Supporting buildings selected. Shown in Hospital Plan

1st Aid Station Completed as to organization, personnel & equipment.  
Instructions for personnel drafted. (copy attached)  
Demonstration exercise under consideration.

Identification & Burial. Local Funeral Home available.

Welfare. Tentative instructions for initial stages drafted. Groups addressed.

Emergency Feeding. Director attended Conference in Ottawa. Survey of personnel & equipment made. Discussions held with local caterers & others.

Supplies. City Council voted \$10,000 as sum for purchases for Civil Defence purposes in an emergency. Under Civil Defence & Disaster Act (1951)

Water. Construction of new intake, at river, completed. Sources of static supply noted. Utilization of them being considered.

Shelters. Recommendations made to Council. Designs considered.

1st Aid. Home Nursing classes being arranged. F F A completed in November.

Basic C D General Training. Chiefly by meetings and instruction. Response fair.

Auxiliary Police. Exercises (traffic control) held. Assisting R C M P.

Auxiliary Firefighters. Weekly drills held. Took part in Fire Prevention Week.  
Civil Defence films shown.

Ambulance Section. Suitable vehicles registered. Instruction being arranged.

Warden Section. Meetings held and exercises carried out. All schools visited.  
City and Country, and all students (over 2000) instructed in stirrup pump. Practice incendiary bombs used.

Operational Training. Operation "Beware" provided excellent opportunity for training all personnel. Good participation. Target Area role.

Communications. Local Radio Station. Local "hams". Conventional telephone lines

General. Interest in Civil Defence better than "fair". City Council shares belief that it is needed. All recommendations from Director given due consideration.  
Approval given for personnel to attend many courses.

Rural areas slowly being organized for "Self Help" Groups.

Rural meetings addressed by Director. Films shown.

R C Lister

Director

RED DEER DISTRICT PLANNING COMMISSION  
MINUTES - January 18, 1954.

Minutes of the Red Deer District Planning Commission held in the City Hall on Monday, January 18, 1954.

Present: Councillor G. Roth, Mr. J. L. Eaglesham, Mr. J. Gee, Mr. R. H. Edgar, Mayor H. Halladay, Mr. W. H. Stringer, Councillor A. Bickford, Director D. Cole, Sec. C. J. Miller.

Meeting opened at 2:30 P.M. with Councillor G. Roth presiding in absence of Chairman F. P. Galbraith. Minutes of previous meeting were approved as transcribed.

Business Arising out of the Minutes:

Question of subdivision of Mr. A. Little's property was held in abeyance. In the meantime Mr. Cole was instructed to continue negotiations with Mr. Little.

Stewart subdivision (Lots 7 & 8 - Mountview). Mr. Cole reported that Public School Board was not interested in the lots to the north.

West Park Subdivision. On motion of Messrs. Edgar and Bickford, Mr. Cole was instructed to investigate this matter further with the possibility in mind of locating playground adjacent to school area.

Mr. Cole reported that Aero-Surveys had been paid balance of account less \$3000 holdback to be paid at such time as remainder of work is completed.

In reply to a query from Mr. Eaglesham re Lamboard development it was stated by Mr. Cole that this was an indefinite subdivision but was so designed that it could be fitted in to any development either to the north or south.

Mr. Stringer advised the meeting that Soley subdivision (N.E.  $\frac{1}{4}$  of Sec. 15) had been discussed by himself, Mr. Cole and the Solicitors and that the matter was still under consideration.

New Business.

Mr. Cole reported that copy of Draft Interim Development Guide for M. D. had been forwarded to Mr. Lash, Director of Town & Rural Planning, prior to presentation to M. D. of Red Deer.

Bill of \$10.75 (Reliance Storage and Cartage - error in Cole moving bill) was ordered paid on motion of Stringer & Eaglesham.

Mr. Cole was authorized to purchase filing cabinets for plans at approximate cost of \$100; also drafting table at approx. cost of \$50 - \$60.

Meeting adjourned at 3:40 P.M.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary