

File

A G E N D A

For Regular Meeting of Red Deer City Council to be held in the Council Chambers, Parson's Clinic Building, on Tuesday May 23rd, 1961, at 4:15 p.m.

1. Present:

Confirmation of Minutes of Regular Council Meeting of May 8th, 1961.

2. Aldermen's New Business:

3. Unfinished Business:

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- (1) Proposed New Courtesy Parking Violation Tags 1
- (2) Removal of Trees at Intersections 1 & 2

4. Reports:

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- (3) City of Red Deer Audited Financial Statement 3
- (4) Amendments to Zoning By-law - Public Hearing 3
- (5) City of Red Deer Dog Control Report - Jan. 1st - April 30/61 3
- (6) Tenders - Transit Sewer Pipe 3
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5. Correspondence:

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- (3) C. J. Miller Recreation Commission Appointments 5 & 6
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- (5) Gaetz Cornett Drug Co. Proposed New Building 6 & 7
- (6) Mr. Mullen Proposed Ice Cream Stand 7 & 8
- (7) Parrish & Heimbecker Proposed Elevator & Feed Plant 8 & 9
- (8) J. C. Blackstaffe Application for License 10
- (9) Larratt Foord & McLevin Highway Commercial Establishments 10
- (10) E. E. Bundy Application for Photographic Studio 10 & 11
- (11) Raymond Chabillon Application for Car wash 11 & 12
- (12) Mrs. I. N. Hagen Application to build house 13

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- (1) Crosswalk - between 49th and 50th Avenues (Delegation) 14
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7. By-laws:

2088 - The Commissioners By-law - 1st Reading

2089 - Land Sales Agreement - 3 Readings

<u>NAME</u>	<u>Lot</u>	<u>Blk</u>	<u>Plan</u>	<u>Address</u>	<u>Pur. Price</u>	<u>Floor Space</u>
H. C. RUTLEDGE	9	40	5187KS	5849-41st St.	2480.60	800
ALTON BROS	29	42	7063KS	5908-W. P. Cresc.	2088.00	800
G. W. BACHOR	7	31	80MC	3522-46St	2705.60	1000
ENGINEERED HOMES	16	20	902MC	4448-33 St.	2471.00	1000
" "	10	20	902MC	4424-33 St.	2940.20	1000
J. T. MILLER CONST.	4	41	7063KS	5939-W. P. Cr.	2245.04	800
MACKINNON CONST.	21	17	902MC	3313-44A Ave.	2564.84	1000
" "	17	39	5187KS	5829-W. P. Cr.	2088.00	800
" "	6	31	80MC	3526-46 St.	2705.60	1000
ENGINEERED HOMES	37	41	7063KS	3512-59 Ave. Cr.	2284.30	1000
TEGGER HOMES	35	16	902MC	4462-33A St.	2471.00	1000
J. T. MILLER CONST.	17	13	6337KS	3912-35A Ave.	2940.20	1000
TEMPLETON CONST.	24	16	902MC	4418-33A St.	2471.00	1000
" "	33	16	902MC	4454-33A St.	2471.00	1000
ENGINEERED HOMES	17	42	7063KS	5932-W. P. Close	2873.20	1000
" "	15	20	902MC	4444-33St.	2471.00	1000
MACKINNON CONST.	4	20	902MC	3306-44A Ave.	2635.22	1000

8. Monthly Reports and Minutes:

Red Deer Recreation Commission - Alternative Proposal for Recreation Centre.

Red Deer Recreation Commission Minutes - May 3rd, 1961 Meeting.

Red Deer District Planning Commission - April 17th, 1961 Meeting.

9. New Business:

Payment of Accounts.

UNFINISHED BUSINESS:

Re: Proposed New Courtesy Parking Violation Tags.

Would Council approve the following proposed wording for "Courtesy" Parking Violation tags?

It has been City policy in the past to issue "Courtesy" tags only to "foreign" cars, that is cars not bearing Alberta licenses.

Would Council agree this policy be continued.

" Welcome to the City of Red Deer.

Date.....

Province or State

License No.

We take this opportunity of extending to you a cordial welcome to the Province of Alberta, and in particular to our City.

Your attention is kindly called to an oversight in complying with our parking regulations.

In courtesy to a guest this has been excused .

We trust that you will enjoy your stay in our City, and invite you to return again.

CITY OF RED DEER

NO..... "

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No. 2.

April 27th, 1961

Re: Removal of Trees at Intersections.

The following list is the list approved by Council with the details as to what has been done in each case.

Trees Completely Removed (City)

48th Ave. & 48th St. N.W. Corner	2 spruce removed
48th Ave. & 48th St. S.W. Corner	1 spruce removed
48th St. & 49th Ave. N.E. Corner	1 apple removed
48th Ave. & 46th St. S.E. Corner	1 spruce removed
55th St. & 46th Ave. S.W. Corner	1 spruce removed
49th St. & 48th Ave. S.E. Corner	1 shrub removed
48th Ave. & 47th St. S.E. Corner	1 spruce removed
47th Ave. & 56th St. N.W. Corner	1 spruce removed
48th Ave. & 52nd St. N.W. Corner	1 lilac removed.

Trees Left to be Removed (City)

58th St. & Waskasoo Crescent N.E. & S.E. corner 25' of trees to be cut off on either side.

Trees Trimmed Up to allow Suitable Clearance (City)

48th Ave. & 46th St. N.E. Corner 1 spruce trimmed

Trees to be Left as they are (City)

49A Ave. & 55 St. N.E. Corner 1 spruce trimmed high allows plenty of sight distance.

47th Ave. & 56th St. N.E. Corner 1 spruce, small, causes very small blockage.

Trees Left as they are (Private)

4927 - 55 St. S.E. Corner Hedge - corner protected by lights, no problem.

4602- 46 St. N.W. Corner	small hedge
4601 - 46 St. S.W. Corner	spruce tree
4519 - 46 Ave. S.E. Corner	Lilac bush
4603 - 45 St. S.W. Corner	lilac bush

The above cause no problem due to the lack of substantial vehicular traffic.

City Engineer.

NOTE: The owners of following properties are being contacted with a view of having their co-operation in reducing height of hedges, or removal of trees to comply with By-law requirements.

Property Owners to be written to and asked to remove or trim trees and Hedges.

4216 - 51 St.	4701 - 55 St.
5425 - 48 Ave.	4403 - 55 St.
53 St. & 45 Ave. N.W. & S.E. corner	5337 - 44 Ave.
4837 - 53 St.	5301 - 47 Ave.
4901 - 55 St.	4902 - 53 St.

COMMISSIONER.

REPORTS :No. 1.No. 9 (Red Deer) Health Unit

Milk samples purchased during the month of May from vendors in the City of Red Deer, all proved satisfactory.

No. 2No. 9 (Red Deer) Health Unit

Samples of water from City public water supply for bacteriological test, all proved negative, for the month of May, 1961.

No. 3.Re: City of Red Deer 1960 Audited Financial Statement.

Mr. Sheridan, City Auditor, will be at Council to explain the 1960 Financial Statement.

It is suggested Aldermen should bring their copies of the 1960 Financial Statement to this Council meeting.

No. 4.Re: Amendments to Zoning By-law.

Public Meeting has been advertised to be held 7:00 p.m., May 23rd, 1961, in Council Chambers, to hear any objections to By-law No. 2011/1 being a By-law amending the Zoning By-law.

City Clerk.

No. 5.City Dog Control Report - Period January 1st to April 30th, 1961

<u>Month</u>	<u>Dogs Impounded</u>	<u>Dogs Redeemed</u>	<u>Dogs Euthenized</u>	<u>Dogs Sold</u>
January 1961	21	13	6	2
February 1961	37	22	15	
March 1961	24	9	12	2
April 1961	16	10	4	2
TOTALS:	98	54	37	6

No. 6.Re: Tenders - Transit Sewer Pipe.

Tenders have been received for the supply of 4500 feet of 6" Transit Building Sewer Service Pipe required for City operation, and are as follows:

	<u>Per 100 feet</u>
Western Supplies Ltd. - Red Deer	79.56
Northern Asbestos & Building Supply - Calgary	87.40
Crane Ltd. - Calgary	94.92
Engineering & Plumbing Supplies - Calgary	97.20
Emco Limited - Calgary	102.50

It is recommended tender of Western Supplies Ltd., Red Deer, Alberta be accepted.

A.S.Krause,
Purchasing Agent.

Note:

Agree with recommendation of Purchasing Agent.

COMMISSIONER.

No. 7.

In view of Mr. James Douglas having tendered his resignation as License Inspector, resolution of Council is necessary, rescinding the resolution of January 4th, 1960.

"Council of the City of Red Deer do hereby rescind resolution of Council of January 4th, 1960, appointing James Melvin Douglas to position of License Inspector of the City of Red Deer."

Council of the City of Red Deer do hereby appoint G. K. Jorgenson acting License Inspector for the City of Red Deer.

CORRESPONDENCE:

Letter No. 1.

Royal Canadian Legion.

May 12th, 1961,
Red Deer, Alberta.

The Mayor and Council
The City of Red Deer.

Dear Sirs:

Some time ago the Executive of this branch entered into an agreement with the City regarding Lots 7 and 8, Block 13, Plan K. which reverted to the City, and Lot 9 which belongs to the Legion. The City to maintain a parking lot on these lots.

At that time we were receiving a grant in lieu of taxes, but now we are paying taxes on a lot that the City is using for parking, in view of this we respectfully ask that a grant be given once again on Lot 9.

Sincerely yours,
Gordon Caton,
Branch President.

NOTE: We would recommend that while Lot 9 is being used as City controlled Public Parking Lot, taxes on this lot be assessed as City property.

COMMISSIONER.

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Letter No. 2.

Lions International Club.

Red Deer, Alberta,
May 15th, 1961.

City of Red Deer,
City Hall, Red Deer, Alberta.

Gentlemen:

The Red Deer Lions Club and the committee in charge of our recent Bingo in particular have expressed the desire that a sincere thank you be issued to the City of Red Deer, for the hooding of a parking meter for our display car and for allowing us to use a P.A. System on the streets for advertising of our Bingo.

We are sure both of the above aided materially to the success of this venture.

Once again our sincere thank you!

Yours very truly,
RED DEER LIONS CLUB
Glen Matheson, Secretary.

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Letter No. 3.

May 5th, 1961.

The Mayor and Council,
City of Red Deer.

Gentlemen:

Re: Recreation Commission Appointments.

The following appointments were made to the Recreation Commission at their May meeting: Rev. R. Howell, G.D. Fralick (re-appointment), A. Truant (re-appointment), H. Genser, J. Wocks. Said appointments to Commission membership to April of 1963.

We would appreciate resolution of Council confirming these appointments.

Yours respectfully,
C. Jarvis Miller,
Recreation Director.

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Letter No. 4.

Red Deer Public Library,
Red Deer, Alberta,
May 16th, 1961.

Mr. F. A. Amy, City Clerk,
City Hall, Red Deer, Alberta.

Dear Mr. Amy:

The Board of the Red Deer Public Library at their meeting on May 10th passed unanimously the following resolution:

"Be it resolved that the Library Board respectfully request the City Council to use for the construction of a new Public Library Building the Provincial grant of \$175,000 for the establishment of recreational facilities within the City."

It is the understanding of the Library Board that the Department of Economic Affairs approves the use of the special recreational grant of \$10 per capita for the construction of public libraries.

The Red Deer Public Library enjoys one of the highest circulation rates in the cities of Alberta, but unfortunately expansion of library service in keeping with the growth of the City of Red Deer is sorely handicapped by lack of space in the present Public Library Building. It would be possible with better physical facilities to provide adequately for Red Deer citizens, both young and old, one of the most honoured and useful recreations - reading. As Red Deer grows as an educational centre a good public library, with proper reading and study rooms, becomes a necessity. The City's residents deserve a comfortable reading area where they can enjoy a few quiet moments with books as they browse through them for recreation, for information, or to make a selection of books to take home. A room for a weekly "Childrens Story Hour" would be truly a valuable recreation for the small children. And, of course, more space is needed to display a wider offering of books and to provide for book repairs and for general administration of the Library.

It is the hope of the Library Board that this request will be placed before the Council at their meeting on May 23 and that the members of Council will give the request favourable consideration.

Yours truly,
G. H. Dawe, Secretary,
Red Deer Public Library Board.

Letter No. 5.

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The Gaetz-Cornett Drug and Book Co. Ltd.
May 10th, 1961,
Red Deer, Alberta.

The City Clerk,
City of Red Deer.

Dear Sir:

I wish to apply to the City Council to obtain a relaxation of the provisions of Section 81 & 82 of the Town & Rural Planning Act.

I intend to build a Drug Store on the most westerly 86 feet of Lot 6, Block 8, Plan 8148 E.T. (3753 - 43 Avenue).

There is an exist ng building which is encroaching on the 25 foot rear yard but it is my intention to remove this building at a later date and replace it with a more modern structure. It is also our intention to pave the parking area.

I feel that this appeal is reasonable as the Drug Store we intend to build should improve the general appearance as well as provide a service to this district.

Yours sincerely,
T. R. Cornett.

To: City Commissioner from Building Inspector.

Re: Gaetz Cornett Drug Store 43 Avenue & 39 Street.

The proposal to erect a new building on the site would require Council approval for a group of commercial buildings - (The new store and the old Grocery Store) would require council's approval of the surfacing of the loading areas, parking areas and driveways.

Note: 39th Street and 43rd Avenue are both paved streets.

G. K. Jorgenson,
Building Inspector.

NOTE: We would recommend the approval for the group of commercial buildings on the site.

We would also recommend the loading areas, parking areas and drive-ways be hard surfaced and the balance of the site be landscaped.

COMMISSIONER.

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Letter No. 6

Application by Mr. Mullen to establish a drive-in Ice-cream stand and miniature golf link on Lot 11, Block 2, Plan 5425 K.S., 6879 - 50th Avenue in conjunction with the existing A. & W. Root Beer Drive-In.

G. K. Jorgenson,
Building Inspector.

Comments of Planning Director.

1. There would appear to be no objection to this proposal except that the two lots are registered in different names and therefore side yard should be 12.5 feet and not 12 feet as indicated.
2. Ice Cream stand is permitted use (drive-in refreshment stand).
3. More than one principal building is permitted on a lot providing an overall plan is approved by Council.
4. It should be noted that the A. & W. establishment is operated by Mitten & Mullen and the land is registered in the name of Ken Bryant. A. & W. are leasing with an option to buy. Mitten & Mullen own the adjacent lot to the south on which the miniature golf course is to be constructed.

As long as the two parcels are used as one there will be no problem but in the event either parcel is used independently some difficulties would arise which would involve re-subdivision and moving the ice cream stand.

5. Recommend:

- (a) overall layout be approved by Council subject to provision of 12.5 foot side yard.
- (b) miniature golf course be approved as accessory use in conjunction with drive in refreshment business.

- (c) owners be advised that in the event that the ice cream and miniature golf course operation is ever to be separated from the A. & W. operation it will involve a re-subdivision whereby either-
- (i) the new property line is 12.5 feet north of ice cream building
 - Or (ii) the new property line will follow the edge of the A. & W. paving and the ice cream stand will have to be moved southward 12.5 feet.

Denis Cole,
Planning Director.

NOTE: Agree with recommendation of the Planning Director.

COMMISSIONER.

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Letter No. 7.

Parrish & Heimbecker Limited.

Calgary, Canada,
April 28th, 1961.

City Clerk,
City of Red Deer,

Dear Sir:

We are planning to construct a Grain Elevator and Feed Processing Plant on the C.P.R. right-of-way, north of the Brewery and assume it will be necessary to receive permission from the City Council. We wish you would advise us in this regard.

Yours truly,
Parrish & Heimbecker Limited.

Red Deer District Planning Commission

May 3rd, 1961.

City Clerk,
City of Red Deer.

Dear Sir:-

Re: Enquiry from Parrish & Heimbecker Ltd.- elevator
and feed processing plant - C.P.R. Industrial Area.

The enquiry addressed to you asking for advice regarding a proposed grain elevator and feed processing plant on the C.P.R. right-of-way, will require the approval of Council. A letter has also been sent to this office asking for advice as to what plans are required in this connection.

It is our understanding that it is proposed to erect the elevator on Block "D" lying south of the C.P.R. stockyards and west of the marshalling yards.

This land is now zoned I.2 "Industrial (Light) District". The use of elevator or feed processing plant are not specifically listed in the permitted uses but under conditional uses any light industry, not listed as a heavy industry in Table 12, is permitted with the approval of Council. Listed under the permitted uses of an I.3 District are flour and feed mills.

Section 8 of the Zoning By-law gives the Council the right to decide whether a use applied for is similar to a use specified in the By-law, and it will therefore be necessary for the Council to decide whether the uses proposed are similar to "feed storage" which is a permitted use in this district not requiring Council approval, or is similar to "flour and feed mills" which are restricted to heavy industrial districts and therefore not permitted on the site proposed, or whether this is a light industry which is not similar to a flour and feed mill and therefore is subject to Council approval.

I would think that an elevator is similar to a feed storage plant and is a permitted use, but that the feed processing plant would be similar to the flour and feed mills which is not permitted in this district. It should be noted that flour and feed mills normally are located in heavy industrial districts as they involve considerable dust in some cases. If, however, Council is of the opinion that these two uses are not comparable with either "feed storage" or "flour and feed mills" then this use is at the sole discretion of Council on the site proposed.

A major question arises, however, in respect of the development of the area owned by the C.P.R. lying to the south of the stockyards, and in this connection I am attaching a plan prepared by the C.P.R. showing how they propose to break-up the land for leasing purposes.

It should be noted that if a subdivision were to be submitted on this basis, it would be refused on several counts, namely --

- (a) Lots 1 to 6 in Block "C" would have a registered road at the front and the back of the lots and this is not permitted under the Provincial Subdivision Regulations.
- (b) The road is only 30 feet wide, whereas the minimum width of road permitted under the Subdivision Regulations is 50 feet. It is further proposed to run an industrial lead track along this 30 foot road.

The C.P.R. apparently do not propose to subdivide this land, but to leave it as a single parcel and to lease the lots without registration of the leases in the Land Titles Office. In this connection it might be noted that it is required that any lease over 3 years shall be registered in the Land Titles Office and in order to be so registered must comply with the Subdivision Regulations as if it were a subdivision. It therefore follows that unless the C.P.R. have special powers in this regard they could not properly enter into leases of more than 3 years in respect of these lots.

Another important consideration regarding the C.P.R. proposal is the question of the possibility of a spur line to serve the area to the north with an additional spur. It should be noted that back in 1956 when we were designing a layout for the whole of the area south of the "Y" that we consulted with the C.P.R. regarding the provision of spurs, and we have on file the plan prepared by the C.P.R. indicating how two spurs could be constructed to serve this area. The most southerly of these two spurs has now been constructed at City expense and is serving the Imperial Oil Company bulk station amongst others. The second spur which lies between the "Y" and the Imperial Oil spur has not yet been constructed but the land has been subdivided leaving a right-of-way for the future construction of the spur. This future spur would cut right across Block "C" and "D" at an angle making the proposed development of the C.P.R. impossible.

I submit that before we can furnish Parrish & Heimbecker Limited with any reply and before anything further is done in this area, the City must decide on whether it wishes to abandon the possibility of serving the area south of the old Freightways building with a spur in the future. Its decision in this regard should be transmitted to the C.P.R. without delay, and if the City is not prepared to abandon this possibility, then the C.P.R. should be requested to revise their layout proposal accordingly.

It would seem a pity to re-locate elevators on the main truck route and so close to the centre of the City, but on the otherhand I suggest that the City must have a suitable location both on C.P.R. as well as C.N.R. tracks for the erection of elevators and feed processing plants and this whole matter requires very careful consideration by the City.

Yours truly,
Denis Cole, Director.

NOTE: The C.P.R. have been advised the City is desirous of retaining the spur track as previously planned.

Possibly the plans of the C.P.R. could be amended by them to permit the installation of the Parrish & Heimbecker business providing this type of business in that area is approved by Council.

COMMISSIONER.

Letter No. 8.

May 17th, 1961.

City of Red Deer,
Red Deer, Alberta,

Att'n: City Clerk.

Dear Sir:

We wish to make application for a license to operate a wholesale automotive parts outlet to sell new and rebuilt parts and assemblies, garage supplies and accessories.

This business is to be located in the Canadian Liquid Air Building at 4418 Gaetz Avenue and will occupy approximately 350 square feet of floor space.

Will you please have this request for approval brought before City Council at the next meeting and oblige.

Yours truly,

J.C.Blackstaffe,
Sec. Redalta Parts.

NOTE: Requires approval of Council. Planning Director and Building Inspector have no objection to proposed establishment. Recommend Council approval.

COMMISSIONER.

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Letter No. 9.

Red Deer, Alberta,
May 2nd, 1961.

City Clerk,
City of Red Deer.

Sir:

Re: Lot 3, Block 1, Plan 737 H.W., Calgary Trail.

We would like to have the above described property zoned Highway Commercial. The purpose of this is to develop the said property in one parcel.

Would you please advise council of same and notify us of their pleasure.

Yours truly,

Larratt Foord & McLevin,
per D. Larratt, Box 427.

NOTE: The Commissioners feel that there is presently sufficient land available and zoned for Highway Commercial establishments, and would recommend the above application be not approved at this time.

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Letter No. 10.

May 18th, 1961,
5621 - 41st St., Red Deer, Alta.

Red Deer City Council,
Red Deer, Alberta.

Gentlemen:

I hereby make application to you for a license to operate a photographic studio at the above address.

It is my desire to utilize the living room as a studio where photographs may be taken, and also as a reception area. I plan to do my processing, (developing, printing, enlarging, mounting etc.) in the basement. I also wish to undertake any commercial work (photographic), on location which may come my way.

It is not my intention to operate a retail outlet or cater to the Public at large from this point.

My domestic position is such that you would favor me greatly with an immediate reply.

Yours respectfully,
Eric E. Bundy.

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

Re: Application for Council's Approval - Home Occupation -
Photographic Studio.

We have received an application from Mr. E. E. Bundy for permission to operate a photographic studio at 5621 - 41st Street.

This property is in an R.2 District, this use could be classed as a home occupation and would therefore require the approval of City Council.

Mr. Bundy states in his application that there will be no retail sales from this premises, that he wishes to utilize the living room as a studio and waiting room and that processing would be done in his basement. He also states that he would like to do commercial work on location.

This property is presently for sale and Mr. Bundy is negotiating to purchase on the condition that City Council approve of his application.

G.K. Jorgenson,
Building Inspector.

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Letter No. 11

Application of Raymond Chabillon, of Red Deer, Alberta, for the approval of the conditional use of the above lands.

I the undersigned Raymond Chabillon, of Red Deer, Alberta, hereby make application to the Council of the City of Red Deer for the approval of the conditional use of the above-mentioned lands as a car washing establishment and new and used car sales lot and trailer sales and rentals, such uses being presently conditional uses under By-law 2011.

My full name and address is Raymond Chabillon - 3613 - 41st Avenue, Red Deer, Alberta.

The legal description of the site is as follows:

Lots 23, 24, and 25, Block 1, Plan 2278 H.W. and Lot 26, Block 1, Plan 6335 K.S. Red Deer.

The proposed use of the said site is a car wash establishment and a new and used car and trailer sales lot.

The approval or decision that I require is for the said proposed use, the same being presently a conditional use within the meaning of By-law 2011.

Any building constructed upon the said site will be in accordance with the Building By-law of the City of Red Deer.

Dated at the City of Red Deer, in the Province of Alberta, this 16th day of May A.D. 1961.

Raymond Chabillon.

Red Deer District Planning Commission

May 17th, 1961.

City Commissioners,
City of Red Deer.

Dear Sirs:-

Re: Application of Raymond Chabillon for approval of conditional
uses - Lots 23,24,25, Block 1, Plan 2278 H.W., and Lot 26,
Block 1, Plan 6335 K.S.

As requested by the Building Inspector, I am giving my comments on this application.

1. These four lots are adjacent and north of 34th Street and front on to a service road parallel to Gaetz Avenue on the South Hill.
2. These lots are zoned C.5 - Commercial (Highway) District and as stated in the application, car-washing establishments, new and used car sales lots, and trailer sales are uses which are subject to the approval of Council.
3. Under Zoning By-law No. 2011, it requires that all buildings on lots facing Gaetz Avenue in this district should either be prepared and signed by an architect or approved by Council, and where there are several principal uses on a site the overall plan and layout should be approved by Council.

RECOMMENDATION

I would recommend that the Council approve these uses on the following conditions:

1. The overall layout for the use of the property showing the locations of buildings, parking, display areas be submitted for approval and accepted by Council.
2. The elevations of any buildings to be erected be approved and signed by an architect and submitted to the Council.
3. A statement as to how those portions of the site not occupied by buildings will be surfaced and such undertaking be satisfactory to the City.

Yours truly,
Denis Cole, Director.

NOTE: Agree with recommendation of Planning Director.

COMMISSIONERS.

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Letter No. 12.

April 19th, 1961.

Dear Sir:-

I am writing in regard to Lots 6,7,8, Block 23, Plan 5555A.F. on which there is one small house on one side. I would like to know if I could get permission to put another house on this property, for which I would submit suitable plans. Would like to divide the middle lot.

Yours truly,
Mr. I. N. Hagen,
3726 - 44th Street,
Red Deer, Alberta.

Zoning By-law specifies in Table F, minimum frontage in R.2 District is 50 feet. This means a 75 foot lot cannot be subdivided.

The owner should examine possibility of acquiring additional 25 feet from one side or the other or of disposing of 25 feet to adjacent owner.

The City has not permitted 37.5 front lots to date.

D. Cole, Director,
R.D. District Planning Comm.

NOTE: Recommend the application be not approved by Council.

COMMISSIONER.

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PETITIONS:No. 2

The undersigned business and professional men on the 4900 Block of Ross Street do hereby petition for a crosswalk half-way between 49th and 50th Avenues.

Clowes Jewellery
 Saan Stores Ltd.
 Canadian Acceptance Corporation
 Crosland Peacock (Red Deer) Ltd.
 Foto-Arts Studio
 Calkners Tailor Shop
 Elgin Shoes
 Lorne W. Askin Ltd.
 R. Waddell, Monarch Life Ass'ce.Co.
 N. Garvin " " " "
 Dr. W. Wilson
 Manufacturers Acceptance Co. Ltd
 Foundation Mortgage Corporation Ltd.
 Fletcher Printing Co. Ltd.
 Sinclair Shoes Ltd.
 H. F. MacDonald
 S. D. Layden
 Darling Ladies Wear
 Lewis Bernstein M.A.
 The Bank of Nova Scotia
 Expert Shoe Repair
 D. W. Robertson & Company
 Innes Men's Wear

The Mary Jayne Shoppe Ltd.
 Marshall Lees Agencies Ltd.
 Park Hotel Co. Ltd.
 Northwestern Utilities Ltd.
 The Canadian Bank of Commerce
 Belgium Stores
 Better Housekeeping
 Horsley's Drug Store
 Geo. B. Horn - Post Office
 Traders Finance Corporation Limited
 Credit Bureau of Red Deer
 Bud Bourk's Men's Shop Ltd.
 Williams Stationery
 Stewart's Ladies Wear Ltd.
 The Huron & Erie Mortgage Corporation
 The Royal Bank of Canada
 L. S. Holmes D.Ds.
 Robinson, Holmes & Crowe
 Maurice shoes Ltd.
 Household Finance Corporation of Canada
 Imperial Bank of Canada
 Kutty Kurl Beauty Salon

Note: A similar petition presented to Council on July 13th, 1957 was not approved.

Extract from Stanley, Grimble & Roblin Traffic Survey Report Page 70, is as follows:-

"Mid block crosswalks generally are considered a definite hazard to the safety of both motorists and pedestrians. Unless the crosswalk is extremely well signed, the motorists do not exercise caution because of the absence of a physical intersection."

Examples of length of blocks:

Ross Street - Gaetz Avenue to 49th Avenue	500 feet
Gaetz Avenue - 48th Street to 49th Street	300 feet
Ross Street - 48th Avenue to 47th Avenue	850 feet.

Mr. Porkka of Bury, Porkka & Fowler will appear before Council at 7:15 p.m. on behalf of the petitioners.

COMMISSIONER.

PETITIONS:No. 1.PETITION TO THE CITY OF RED DEER - April 1961

Request for pavement of streets and construction of sidewalks in the following areas:

57th Street and 58th Avenue
58th Street and 58th Avenue
58th A Street and 58th Avenue.

Mayor McAfee and members of the Council: Attention will be appreciated by the following signed.

<u>NAME</u>	<u>ADDRESS</u>
Ruth M. Stubbs } J.E.H. Stubbs }	Joint Property Owners 5817 - 58th St. Red Deer
Mrs. Olga Boschee } Mr. Ned Boschee }	5825 - 58th St.
Mrs. Faye Dahl) Mr. Larry Dahl)	5809 - 58th St.
Mr. George Johnson) Mrs. Mabel Johnson)	5821 - 58th St.
Wayne Brondt) E. Brondt)	5813 - 58th St.
Matieda Brondt	5813 - 58th Street
J. Young	5805 - 58th St.
C. Edwards	5834 - 57th St.
J. L. Nelson	5830 - 57th St.
Mrs. Edith A. Kerr	5826 - 57th St.
Mr. & Mrs. A. VanDorp	5818 - 57th St.
George S. Kerr	5814 - 57th St.
Bretta Kerr	5814 - 57th St.
Mr. & Mrs. Jack Zyderveld	5810 - 57th St.
Mr. & Mrs. Moss Altena	5804 - 57th St.
J. Tarbuck	5802 - 57th St.
Mr. & Mrs Russell	5717 - 58th Ave.
Herb Gilbert	5820 - 58A Street
C. T. Plastow	5830 - 58 A Street
Mr. & Mrs. J. Johnson	5811 - 58 A Street
Bill Wong	5823 - 58A Street
Wm. Gordon Budd	5822 - 57th Street
E. H. Nugquist	5811 - 58A Street
L. A. Olson	5713 - 58 Avenue

NOTE: Recommend this petition be considered by Public Works Committee when studying the 1962 Public Works Programme.

COMMISSIONER.