

File

A G E N D A

For Regular Council Meeting of City of Red Deer Council, to be held in the Council Chambers, Parsons Clinic Building, Ross Street, on Monday, March 26th, 1962, at 4.15 p.m.

1. Present:

Confirmation of minutes of Regular Council Meeting of March 12th, 1962.

2. Unfinished Business:

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| 1. Impounding of Vehicles | 1. |
| 2. Written Enquiry - re City Library | 1-2. |
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| 4. Canadian Centennial Celebrations 1967 | 3-4. |
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| 5. Proposed Warehouse (G.Barton) Lot E. S.E. $\frac{1}{4}$ 30-38-27-4 | 7. |
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4. Written Enquiries:

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| 1. R.D.Friendship Club. | Resolution re Future Library | 9. |
| 2. Recreation Director | Appointments to Commission | 9-10 |
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| 4. Swainson Lundie Agencies Ltd. | Proposed Duplex - 3731-51 Avenue | 10-11. |
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6. Petitions & Delegations:

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7. By-laws:

- No.1829A - Cemetery Amendment - 1st Reading.
No.2121A - Traffic amendment - 1st Reading.
No.2011D - Zoning amendment - 3rd Reading.
No.2119 - Sign By-law - 1st Reading.

8. Monthly Reports & Minutes.

- R.D. Recreation Minutes March 7th, 1962.
R.D.D.P.Commission Minutes of Feb. 19th, 1962 and March 6, 1962.

9. Notices of Motion.

UNFINISHED BUSINESS:No.1.

The City Clerk,
City of Red Deer.

R.C.M.P.,
City Detail.
March 13, 1962.

Dear Sir,

Re: Impounding of Vehicles

1. Reference the above and your letter of March 13th, 1962, please be advised that when vehicles are being impounded under the Vehicles and Highway Traffic Act, Criminal Code, etc., the parties concerned have the option of naming the place where such vehicles are impounded, such as a commercial garage or on their own property. The vehicles are then towed to the point requested, necessary impounding notices issued, and impounding stickers placed on vehicles.
2. Should any further details be required in connection with impounding procedure same will be furnished if so desired.

Yours very truly,
N. Stonnell Cpl.,
i/c Red Deer City Detail.

NOTE:

The above information requested by Council at meeting of March 12th, 1962.

Further check with police reveals charges for impounding in Commercial garages are responsibility of car owner, on release of impoundment garage owner has lien on car and may hold same until such charges are paid to him.

CITY CLERK.

No.2:

Answer to Written Enquiries - Council Meeting March 12, 1962
Alderman Power

To: City Clerk.

From: City Treasurer.

March 19th, 1962.

Re: City Library

As requested by Council March 12th, 1962, may I advise as follows in connection with the Library grants paid to the City of Red Deer.

- (1.) The Provincial Libraries Act states that Cities, Towns & Villages under 10,000 population must contribute 50 cents per capita in order to qualify for provincial grants of 35 cents per capita. Cities, Towns & Villages in excess of 10,000 population must contribute 75 cents per capita to qualify for Provincial Grants of 35 cents per capita.

This action has been followed in Red Deer for a number of years commencing in 1958. Per capita costs for 1960 was 75¢ per capita, 1961 77.6¢ per capita and 1962 Budget request computed on 1961 census is 96.8¢ per capita.

- (2.) Red Deer Public Library is not a subsidiary of the Parkland Library of Lacombe.
- (3.) Per capita costs borne by the City of Red Deer are as stated in (1.) above. For comparison with other centres costs termed in Mill Rates are listed as follows:-

Medicine Hat		2.00	Mills (maximum)
Lethbridge		1.84	"
Edmonton		1.5	"
Jasper Place		1.1	"
Calgary		1.09	"
Red Deer	1960	.59	"
	1961	.63	"

R. N. McGregor,
City Treasurer.

March 20th, 1962.

If the City does not have land near the point of excavation, which it desires to fill, or if it does not consider it economical to haul it a substantial distance to other City land which needs fill, we reserve the right to give it away to any one that needs it in the immediate area. The contract also states, "excavated material shall remain the property of the owner", and "the contractor shall haul excavated material to any distance as directed by the Engineer". This gives us a great

deal of flexibility, because we can keep the dirt or give it away and we can have it hauled wherever we please.

The foregoing introduction will make it easier to understand my answers to the questions asked.

The dirt to be excavated from Sunnybrook will be black dirt which will be stockpiled for boulevard and park construction by the road contractor and City forces. The dirt to be excavated from Parkvale will go to the C.N.R. area. Some of this may be needed around the swimming pool.

In the North East corner of Sunnybrook a small piece of land is low and needs fill. This fill can come from Sunnybrook when we have determined the boundaries of roads and lanes, the possible location of buildings on the site, and the type of material best suited for fill.

The low lying areas in the C.N.R. Industrial Park can be filled using dirt obtained from adjacent hills, providing that the cost of doing this is cheaper than hauling it from road excavation. At this time it would appear that it is economical to haul the dirt up to an extra two and one-half miles from road excavation at a cost of 33 cents per yard.

One additional benefit should be mentioned. Say we can justify an overhaul of two and one-half miles, because we don't have a closer location to get rid of the dirt. Then we can say this is a legitimate charge to debentured road construction. This dirt can then be placed in the C.N.R. prepaid area at no cost to this area. This is a direct benefit because at this time the C.N.R. area has a debit balance and will remain this way until we sell more lots. We cannot sell many more lots without providing fill.

Another benefit is this. If we had the money to spend on filling this prepaid area and we wanted to fill it all at once, using dirt from the adjacent hills, we could likely get a unit rate somewhere in the order of 33 cents. However, if we wanted to fill a small portion of this land only and particularly in the South West corner of this area, we would likely pay more like 70 cents per cubic yard.

The benefits of auling into this area are then:

- (1) We can fill small areas as required each year.
- (2) We receive the "volume" unit price on this fill.
- (3) No direct charge need be made to this prepaid area.

I trust that will answer the enquiry satisfactorily.

Yours truly,
N. J. Deck,
City Engineer.

No.4:

Canadian Centennial Celebrations 1967

As plans are already underway at both Federal and Provincial levels to celebrate Centennial year for Canada in 1967, Council has requested a report from the Commissioners.

A National Centennial Act has already been passed by the Federal Government and the Provincial Government have already set up a Committee to work out plans with Federal Authorities.

After some thought of this matter, especially on the type of Committee that would be needed to work on this project, it is the considered opinion of your Commissioners that the first step would be the calling of a meeting, representative of all organizations for the formation of a General Committee that would be representative of the City as a whole. This Committee would act under the following terms of reference:

1. To follow and study all Federal and Provincial Plans.
2. To study what projects would be most suitable to commemorate the event.

3. To co-ordinate City activity in line with Federal and Provincial plans.
4. To maintain liaison with Provincial Committee.
5. To establish a reasonable budget for the operation of the Committee.

It is felt that a Committee be named by Council would be too heavy and cumbersome if every organization that has already shown an interest in the project was included. A general meeting of organizations could elect a Central Committee, which in turn would appoint its own sub-committees within or from the various interested groups to each carry on the various phases of the overall project and be so co-ordinated by the Central Committee.

We would ask Council's approval to proceed immediately in this manner and call the necessary initial meeting together.

COMMISSIONERS.

No. 5:

Alberta Department of Mines and Minerals,
Edmonton, Alta.

Mr. F. A. Amy,
City Clerk,
Red Deer, Alta.

March 21, 1962.

Dear Sir,

Re: Huron Pipelines Limited

Further to my letter of January 23rd regarding the application for a pipe line permit by the above company, the application has been cancelled.

Yours very truly,
H. H. Somerville,
Deputy Minister.

NOTE:

The above is in respect of a high pressure pipeline which was proposed to be installed between Edmonton and Calgary, possibly on C.P.R. right-of-way. City Council by resolution made representation to the Minister requesting that pipeline, if installed, be required to be well outside City boundaries.

CITY CLERK.

No. 6:

Sorensen Bus Lines Ltd.,
Red Deer, Alta.

Mr. George Gamble,
City Commissioner,
City of Red Deer.

March 21, 1962.

Dear Sir,

Re: Our discussion on overloading of buses on the North
Red Deer Route

We have had a problem in extreme cold weather between 8.30 and 9.00 a.m., and between 4.10 and 4.30 p.m., with the City bus being overloaded. We have three buses in West Park leaving there at 8.10 a.m. It is darn early for school children but is the only way we can give service and handle the number of children that we have. These buses seat 124. We have been carrying approximately 159, so there have been about fifteen standing in each bus. From the South Hill one 33 passenger bus carrying 40-45 also leaving at 8.10 a.m. From Mountview-Eastview district we have three buses with a seating capacity of 126 and we have been carrying approximately 165 on cold days while on warmer days approximately one hundred and thirty. From North Red Deer we only have the one bus available in the morning which seats 33 passenger and on cold days we have had as many as seventy on this bus. The driver has to slow down and poke along with a load of this size but it is only on bitter cold days that we have this number. The rest of the time we have no problem as we never have over 40-45. All other routes are fairly consistent regardless of the weather while North Red Deer doubles on bad days. During the rest of the morning we operate all districts on hourly

service with about a load of one quarter capacity. During the afternoon we operate on one-half hour schedules using two buses. Sometimes carry ten passengers, sometimes twenty, sometimes none.

During the school period in the afternoon we have three buses to Mountview, three to South Hill - West Park, and two to North Red Deer. We use the Sorensen Highway buses for Mountview, North Red Deer or South Hill depending on the requirement. We have had some complaint about the 4.10 bus to South Hill being crowded, however, we have another that follows at 4.30 p.m. It seems impossible to get passengers to wait for the next bus. They would rather jam the first bus than wait for the second one. These peak loads to South Hill and North Red Deer are caused entirely by school children and are on school days only. The buses are routed so as to give the maximum service possible to all districts and are allotted according to the number of passengers carried.

At one time we gave North Red Deer hourly service, South Hill-West Park four trips a day, and Mountview five trips a day. Now we are serving North Red Deer with fifteen, South Hill-West Park with ten, and Mountview with twelve schedules daily.

The trouble we have is during the twenty minutes North Red Deer run in the morning and the twenty minutes again in the afternoon on days that we do not have a Sorensen coach available to help overload. Another school bus would cost \$8,000.00 and we can not see justification for this bus to operate two twenty minute schedules when the weather is cold, which is only one or two days a week for three months of the year. For the balance of this year we will have no further complaints on overloading unless we get a cold day. At least twice during the Winter our mechanical staff worked right through the night in order to have an extra bus available for the morning when it was cold, as we didn't want to see kiddies standing out waiting for a bus that was full and could not take them. On both occasions the bus was repaired in time for service the next morning.

We appreciate very much receiving any complaints because we can make mistakes. We have re-routed the buses different times when customers made suggestions to us. It is through complaints that we can improve our service, as it gives us a true indication of what passengers want.

We have the overload problem only on extremely cold days. This means that one or two days a week for the Winter months, people ride the bus who will not ride at any other time. All other cities have the same problem but to a greater extent.

Yours very truly,
CITY BUS SERVICE (RED DEER) LTD.,
G. L. Sorensen.

P.S.

We notice in last night's Advocate where the Public School Board has called for tenders for a new school on East Hill. This may change the number of passengers we carry from the Mountview-Eastview district but we will not know this until after school opens in the fall. The new Vocational School being built on the Army Centre could increase our passengers but again this we will not know until school opens and the same will apply in North Red Deer should the School Board build across the river, one bus would easily handle the children going to Composite.

NOTE:

The above is in respect of enquiry of Alderman Hanson at Council meeting of March 12th, 1962.

City Clerk.

REPORTS:

Edmonton. March 12, 1962.

No.1:Water Analysis Report (Chemical)PARTS PER MILLION

Total Solids	206
Ignition Loss	104
Hardness	85
Sulphates	32
Chlorides	5
Alkalinity	65
Nature of Alkalinity	Bicarbonate of lime and magnesium
Nitrites	Trace
Nitrates	Trace
Iron	0.6
Fluorine	

REMARKS: Water is chemically suitable.

C. Emerson Noble,
Provincial Analyst.No.2:

March 20th, 1962.

To: City Clerk.

From: By-law Committee.

At By-law Committee meeting of March 19th, 1962, City of Red Deer License By-law No.1862 was studied and Committee wish to submit the following recommendations in connection with same.

1. That the Committee has considered the Licensing By-law, Section 46 (a) "Cleaners & Dyers" and are of the opinion that the annual fee of \$75.00 per truck should not be increased or decreased but to remain as is.

2. That the City of Red Deer advertise for submissions with respect to the Licensing By-law, such submissions to be presented to the City Clerk by May 31st, 1962.

With respect to Meat Inspection By-law No.969, study of this was deferred until the next meeting of By-law Committee - April 2nd, 1962.

A. White,
Secretary.No.3:Re: City Census & Enumeration 1962

For Council's information it is advised the annual City census and enumeration will commence on April 2nd and we anticipate completion about April 15th. These dates are about two weeks in advance of our normal census taking, to facilitate preparation of Voters' Lists (Proprietary Electors) for forthcoming City Hall Plebsicite scheduled for May 9th, 1962.

CITY CLERK.

No.4:

7.

Re: Council representatives on Red Deer Twilight Lodge Foundation.

It is necessary that three new directors be appointed to the Red Deer Twilight Lodge Foundation in place of the retiring directors who are no longer members of City Council. The old directors were Mayor McAfee, Alderman Allen and Alderman Sinclair.

Your Commissioners recommend that a resolution be passed appointing Mayor Newman, Alderman Taylor and Alderman Barrett to the Board of Directors and rescinding the previous resolution.

No.5:

To: City Commissioner.

From: Zoning Officer.

March 21, 1962.

Re: Mr.G.Barton - Warehouse - Lot E. S.E. $\frac{1}{4}$ 30-38-27-4
C.P.R. Industrial Site, North Hill

The proposed development requires Council approval for the following items:-

- (1) A metal clad building in an Industrial Area - Section 55 Zoning By-law No.2011
- (2) The treatment of the site - Section 56 Zoning By-law No.2011.
- (3) The size, shape, locations and construction of the parking and unloading area - Section 36 Zoning By-law No.2011.
- (4) The landscaping - Section 54 Zoning By-law No.2011.
- (5) The fencing of the site - Section 56 Zoning By-law No.2011.

We would recommend approval be given for items (1), (2) & (3).

We would recommend item (4) subject to the entrance being narrowed to 25 feet and the balance of the area shown as gravelled driveway be landscaped.

We would recommend approval of item (5) subject to a chain link fence being erected on the South property line to form a separation between the property and the public reserve. (This would ensure that the public reserve would not be used for storage.

G.K.Jorgenson.

NOTE:

Agree with the above recommendations.

COMMISSIONER.

No.6:

To: City Clerk.

March 22nd, 1962.

From: Police Committee.

At Police Committee meeting of March 21st, 1962, the following recommendations were made:

1. Further to the Police Committee's recommendation of February 21st, 1962, we recommend that overhead lights be installed at the South Hill crosswalk on Gaetz Avenue, and in addition that oversized warning signs be installed at the approaches to the traffic light facing North and South.
2. That "Stop" signs be erected on 54th, 52nd, 51st, 48th, 47th, 46th, 45th Streets at the East and West intersections of 48th Avenue.
3. Recommend the Sign By-law as amended, for Council's approval.

A. White,
Secretary.

No.7:

8.

March 22nd, 1962.

To: City Commissioners.

From: City Inspection Branch.

Re: Applications for Home Occupations.

The following applications have been received for submission to City Council in accordance with the requirements of Zoning By-law No.2011 and Council resolution.

These have been checked and at the time of inspection these complied with the By-law.

1. W. L. Hibbert	5825-45 Ave.	Agent Investors Syndicate
2. E. F. Gano	4018-50 Street	Photographer
3. W. Bayko	4102-52 Street	Plumber
4. W. Telfer	5857-West Park Cres.	Excavator
5. N. C. Alton	4212-43A Avenue	Building Contractor
6. R. L. Johnston	5540-35 Street	Building Contractor
7. H. Kinnear	3301-50 Street	Floor Covering Service
8. L. M. Vellner	3919-43 Avenue	Dancing School
9. Mrs. S. Soderberg	5817-44 Avenue	Beauty Parlour
10. B. Hansum	4401-35 Avenue	Building Contractor
11. E. Watson	5501-58A Avenue	Plumber
12. W. Kroll	4030-52 Street	Mason Contractor.

We wish to inform you that a further 22 applications are in hand and being checked for future submission to Council.

G. K. Jorgenson.
Building Inspector.

No.8:

To: City Commissioner.

From: E.L. & P. Supt.

March 21, 1962.

Following tenders were received on transformer requirements:

	<u>4-37½ KVA</u>	<u>1-225 KVA</u>
R.L. Brews & Son (Pioneer Electric)	373.00 ea.	1926.00
Canadian General Electric	374.00	2166.00
Moloney Electric	384.00	no quote
Ferranti-Packard Elec.	384.00	1946.00
Canadian Westinghouse	396.00	no quote

R.L. Brews & Son (Pioneer Electric) were low on both items, so would recommend purchase as follows:

4-37½ KVA transformers @ 373.00 ea.	1492.00
1-225 KVA, 3-phase transformer	<u>1926.00</u>
	\$3418.00

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

NOTE:

Recommend that the above bid of R.L. Brews & Son for both types of transformers be accepted.

COMMISSIONER.

CORRESPONDENCE:Letter No.1:

4814-48 Street,
Red Deer, Alta.

Mayor M. Newman,
City of Red Deer.

March 9th, 1962.

Dear Sir,

I am enclosing a resolution from the Red Deer Friendship Club, which explains itself, and which we trust will be given careful consideration by the City Council.

Yours truly,
(Mrs.) H. S. Blue,
Secretary,
Red Deer Friendship Club.

RESOLUTION:THE RED DEER FRIENDSHIP CLUB

WHEREAS a by-law for a New Civic Centre is shortly to be submitted to the ratepayers of Red Deer;

AND WHEREAS it is reported that this building will contain library accommodation;

AND WHEREAS the senior citizens provide probably the most numerous users of the library, with the possible exception of children;

AND WHEREAS many of these senior citizens are, by reason of age, handicapped physically to an extent that makes the climbing of stairs difficult or even dangerous;

THEREFORE the Red Deer Friendship Club, representing a membership of some two hundred citizens, including many ratepayers, hereby petitions the Council of the City of Red Deer to locate the library on the ground floor, so as to avoid the climbing of stairs by aged and infirm citizens.

Moved by Mr. G. W. Finn, seconded by Mr. N. M. Burnett, passed unanimously.

Letter No.2:

March 9th, 1962.

The Mayor & Council,
City of Red Deer.

Gentlemen,

Pursuant to By-law 2104, the Recreation Commission proposes the following names as members of the Recreation Board with all appointments to-date from April 1, 1962, with length of term as indicated.

City Council	Alderman Mrs. L. H. Taylor
Red Deer Public School Board	Mr. H. Kuharchuk (one year)
Red Deer Separate School Board	Mr. D. MacBey (two years)
Red Deer School Division	Mr. N. Griffiths (two years)
Members at Large	Mr. A. Truant (two years)
Members at Large	Mr. M. Hewson (one year)
Members at Large	Mr. H. Genser (one year)
Members at Large	Rev. R. Howell (one year)
Members at Large	Mrs. H. Stewart (two years)

We trust City Council will see fit to ratify appointments as suggested.

Yours sincerely,
C. J. Miller,
Recreation Director.

NOTE:

Recommend Council approval by resolution of the proposed appointments to the Recreation Commission.

Former members of the Commission who are retiring are:- T.E. McPherson, (Chairman), Mr. R. Lawson, Mr. D. Holmes, Mr. J. Wocks, Sgt. E. O. Kumm and Mr. C. Campbell.

We presume Council will wish to express appreciation to the retiring members for their services on the Recreation Commission.

COMMISSIONER.

Letter No. 3:

5113-Gaetz Avenue.

City Clerk,
City of Red Deer.

March 13th, 1962.

Dear Sir,

As the owner of the S.E. $\frac{1}{4}$ of Section 30, Township 38, Range 27, W 4 Meridian, having been zoned for industrial development and now being developed as such, I had thought that with the approval of City Council I would like to see the area names the "Golden West Industrial Centre." This would refer back to the old municipal district name of which these lands were apart, at the time my father originally purchased the farm.

Would you please take this up with the City Council and let me know.

Thank you.

Yours truly,
Ralph A. Roth.

Letter No. 4:

Swainson-Lundie Agencies Ltd.,
Red Deer, Alta.

Mr. F. A. Amy,
City Clerk,
Red Deer, Alta.

February 21, 1962.

Dear Sir,

Enclosed herewith please find a sketch of Lot 10, block 3, plan 6722 E.T. for approval in principle to sub-divide, also enclosed is a plan of a duplex that is proposed to be erected on the West side of this property. It is the owners intention to later move the old house at present on the East side of the property and build another new duplex there. The owner would be most grateful of your prompt attention in this matter as he plans an extended trip in the near future. Please contact the writer for any other details that may be required. We have made application and presented a sketch to Mr. Cole of the Red Deer and District Planning Commission.

Yours very truly,
P. Roy Swainson.

Re: Swainson-Lundie Agencies Proposed Duplex at 3731-51 Avenue.

The approval of City Council has been requested for permission to erect a Semi Detached Dwelling on the West half of Lot 10, Block 3, Plan 6722 E.T.

A survey of all property owners within 200 feet of the bounds of this property has been carried out with this result:-

7 have voted for.
2 have voted for with reservations.
9 have not replied

Total..... 18

Recommend that approval be given subject to a legal subdivision of the land being carried out prior to the issuance of a building permit.

G.K. Jorgenson, Building Inspector.

NOTE:

Plan will be available for Council's information. I concur with recommendation of Building Inspection Dept.

COMMISSIONER.

Letter No.5:

March 12th, 1962.

Re: Recommendation to City Council by Zoning Appeal Board

At Zoning Appeal Board meeting of March 8th, 1962, the Board directed the following recommendation be forwarded to City Council.

"That when construction projects are found by City Building Inspector to contravene Zoning By-law provisions, such projects should be stopped immediately and not allowed to continue until appeals arising out of such contravention are heard and decided.

The Zoning Appeal Board feel this action would overcome the possibility of the Appeal Board becoming a "Rubber Stamp", or possible embarrassment to the City of Red Deer should such appeals be not granted by the Appeal Board."

Decision of Board noted above is forwarded for your information.

Yours very truly,
F. A. Amy, - Secretary,
Zoning Appeal Board.

NOTE:

The City Building Inspection Dept., invariably place "Stop Work" orders on any projects found not complying with City regulations, until the "non-compliance" is rectified, as an order of Zoning Appeal Board or Technical Planning Committee authorizing same is issued.

COMMISSIONER.

PETITIONS & DELEGATIONS:No.1:

A. Wheeler Construction Ltd.,
9162-Jasper Avenue,
EDMONTON, Alta.

Mr. F. A. Amy,
City Clerk,
Red Deer, Alta.

March 17, 1962.

Dear Sir,

Re: Red Deer Holdings Ltd., Low Rental Project

It seems we are in disagreement with the City of Red Deer regarding underground wiring and paved parking lots on this project. Where as we contend we are not committed to install these extras which are not in our plans or specifications, Mr. Jorgenson insists that we do. According to Mr. Jorgenson we cannot receive our building permits until these matters are settled.

We therefore feel the matter should be brought up before the City Council and would appreciate it very much if we could be put on the agenda for the next Council meeting.

Yours truly
G. Wheeler,
A. Wheeler Construction Ltd.

In August 1960 this company then known as "Diversified Holdings" approached the City to purchase Parcel D for Low Rental Housing Development. "October 4th, 1960 the company were advised as follows:-

- a. Cost of land and all City services - \$49,078.32.
- b. All services within the property will be at expense of developer.
- c. If developer paves lane in question the City will allow credit of \$1,987.40 which represents the City charge to gravel the lane."

January 30th, 1961, Council agreed to accept \$10,000.00 deposit on land purchase, and agreed if C.M.H.C. mortgage money was not forthcoming for the project, the deposit would be returned in full, time limit for payment of balance of purchase price was set at April 30th, 1961, this was extended to June 15th, 1961, then to July 31st, 1961, later to September 15th, 1961 on confirmation of C.M.H.C. that the project was approved as far as C.M.H.C. were concerned. A further extension was given to January 2nd, 1962, Council being advised the plans of development were being altered to comply with C.M.H.C. requirements.

On December 29th, 1961, Mr. Hans Hartwig of Diversified Holdings, Mr. A. Wheeler and Mr. G. Wheeler interviewed the City Clerk, City Engineer and Mr. D. Cole for purpose of completing the purchase of the property.

These gentlemen were advised that City policy as to electrical wiring to the development had altered since original application for this property in 1960, and now required all electrical services to be installed underground. It was pointed out this would be a requirement in the development and would be at cost of the developer.

We were advised the name of the company had been changed to "Red Deer Holdings" and we agreed to confirm in writing the agreement reached in the discussion of December 29th, 1961. The following letter was forwarded on January 2nd, 1962.

January 2nd, 1962.

Red Deer Holdings,
9162 Jasper Avenue,
Edmonton, Alberta.

Attention Mr. M. Hartwig.

Dear Sir,

Re: Purchase of Lot D, Plan 5812 K.S. City of Red Deer

With reference to conversations between yourself and City officials on December 29th, 1961, we acknowledge receipt of the purchase price of above noted lot, made up of \$10,000.00 formerly deposited by your firm, plus payment of

\$37,090.92 made by you on December 29th, 1961. Official receipts for payment on December 29th are forwarded herewith.

The payments received represent payment of land in question, plus City services to property line, including paved road, sidewalks, curb and gutter, water and sewer service, but does not include costs for installation of underground electrical services.

The original price of this property was set at \$49,078.32 including the City services above mentioned, and including, in addition, charges for construction of a gravel lane. Your firm have agreed to install a paved lane to City specifications on the property in question, and the City have therefore allowed credit to your firm in the amount of \$1,987.40, this being the City cost of construction of a gravel lane.

It is our understanding you will be forwarding plans of proposed development to our Electric Light and Power Department for their estimate of costs involved for installation of underground electric wiring in this development, including internal area lighting, and that your firm will assure the installation of electrical services to the development will be underground at your expense whether installed by your crews or City crews.

The above mentioned monies have been accepted on the understanding that an agreement of sale will be signed by your Company in the near future which agreement shall contain a commitment by your Company to construct 96 housing units on the property in two stages as mortgage money is made available, the first 48 units to be constructed within the calendar year of 1962.

We trust the foregoing information meets with your approval, and that you will confirm the correctness of same to this office.

Yours very truly,
F. A. Amy,

City Clerk.

A land sale agreement was signed by Red Deer Holdings on February 27th, 1962, "for price of \$47,090.92" the aforesaid price includes payment for the land, plus City services to the property line, including paved roads, sidewalks, curb & gutter, water & sewer service, but does not include costs for installation of underground electrical services. The company agree to install paved lane on the property.

City Clerk.

NOTE:

Recommend that the developer be required to install underground electric wiring, paved parking lots and internal street lighting at his own expense whether installed by his crews or City crews. It is further recommended that the above conditions be incorporated in the formal agreement before same is signed by City.

COMMISSIONER.