

File

A G E N D A

For Regular Meeting of Red Deer City Council to be held in the Council Chambers, City Hall, on Monday, July 22nd, 1963 at 4.15 p.m.

1. Present:

Confirmation of Regular & Closed Meeting minutes of July 8th, 1963.

2. Unfinished Business:

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| 1. Petition - Trailer Court Residents | 1. |
| 2. Water Truck for Fire Calls | 1. |
| 3. Survey of areas not serviced with storm sewers. | 1. |
| 4. Administration & Control of Red Deer Arena. | 2. |
| 5. Electric Rates Vista Village Block Heaters. | 2. |

3. Reports:

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| 1. Water Analysis (Chemical) | 3. |
| 2. Application for Nursing Home | 3-4. |
| 3. By-laws 2011M & 2011N. Prov. Planning Advisory Board Approval | 4. |
| 4. Finance Committee Recommendations | 4-5. |
| 5. Technical Planning Committee recommendation - City Land Policy | 6. |
| 6. Investment Transactions | 6. |
| 7. 45 Street Grade Separation. | 6-7. |
| 8. Public Works Committee Recommendation. | 7. |
| 9. Home Occupation application. | 7. |
| 10. Red Deer Health Unit Milk Report. | 8. |

4. Written Enquiries:

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| 1. Ald. Power - Parkland Towers Apartment. | 9. |
| 2. Ald. Power - Removal of C.N.R. Tracks - 48 Avenue. | 10. |

5. Correspondence:

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| 1. City of Calgary | Daylight Saving Time | 11. |
| 2. Sylvan Lake Jubilee Committee | Letter of Thanks | 11. |
| 3. Lacombe Board of Trade | Letter of Thanks | 11. |
| 4. Mt. Pleasant Motors. | Approval for use of temporary bldg. | 12. |
| 5. Edmonton Exhibition Assoc. | Letter of Thanks | 12. |
| 6. Dept. of Public Welfare. | Work for Social Assistance Recipients. | 13. |
| 7. Hicke Real Estate Ltd. | Proposed Stores & Suites Lots 1-4,
Blk. 29, Plan 7604S | 13-14. |
| 8. G. M. Golds | Oiling of 39 Street | 14. |
| 9. Parkland Parkways Ltd. | Proposed Nursing Home - Lot E, Plan 5812KS. | 15. |
| 10. R.D. & D. Civil Defence Unit. | Operational Radiological Defence Eqpt. | 16. |

6. Petitions or Delegations:

- | | |
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| Chamber of Commerce - Jaywalker's Jamboree | 17. |
|--|-----|

7. By-laws:

- | | |
|-----------------------------------|----------------|
| No. 2011M Zoning By-law amendment | - 3rd Reading. |
| No. 2011N " " " | - 3rd Reading. |

8. Monthly Reports & Minutes:

1. R.D.D.P.C. Minutes of June 17, 1963 meeting.
2. R.D.D.P.C. Subdivision Committee minutes of July 3, 1963 meeting.
3. No. 9 (Red Deer) Health Unit 1st Quarterly Report Jan. 1 - Mar. 31, 1963.
4. R.D. Recreation Dept. Monthly Report - June 1963.
5. Budgetary Performance Statement - Jan. 1st - June 30th, 1963.

9. Notices of Motion:

UNFINISHED BUSINESS:No.1.Re: Petition - Trailer Court Residents

The petition submitted by Trailer Court residents requesting consideration of Council for reduction in City Trailer Licence fees, was referred by Council to the By-laws Committee for study and recommendation to Council.

The By-laws Committee normally would have convened on Monday, July 15th, 1963, however, owing to absence of Committee members on holidays, this meeting of the Committee was cancelled, the next meeting is scheduled for Monday, July 29th.

It is recommended Council approve tabling further consideration of this petition to Council meeting of August 6th, prior to which time report of the By-laws Committee could be expected.

COMMISSIONERS

No.2:

July 16th, 1963

His Worship the Mayor,
and City Council Members:

Re: Water Truck for Fire Calls

Our present arrangement with Public Works is adequate in the majority of cases. The water carried in our trucks can hold fire until the tanker arrives and we complete extinguishment. The above refers to fires within the City limits, but country or outside calls such as the one in June, 1963, can cause delay and high losses due to the following reasons:

- (1) Permission to respond needed.
- (2) Person to assume costs of apparatus and men must be located.
- (3) Distance and time to reach scene.
- (4) No water available at fire.

I could not, at this time, justify another tanker to protect property outside our jurisdiction, which it would be mostly used for, unless we had a major emergency in the City itself. Possibly the Municipality might care to participate along this line since it would be to their advantage rather than ours.

I would be pleased to give further information if desired, and hope this is the information requested.

Respectfully submitted,
A. D. Shaw,
Deputy Fire Chief.

NOTE:

The above information is submitted in answer to Council's enquiry re June 1963 Fire Report.

COMMISSIONER

No.3:

It will be remembered City Council at meeting of July 8th, 1963 directed a survey of areas in the City not serviced with storm sewers be made, and report submitted, prior to establishing the 1964 Public Works programme, outlining the areas in question, and the estimated cost of installation of storm sewers in each area, to enable Council's consideration of a policy to assure such services are provided at earliest possible date.

It is expected the report will be available to Council in September 1963.

We suggest Council approval of petitioners being advised Council are actively studying the storm sewer problems with view of alleviating the situation as soon as possible.

COMMISSIONERS

No.4:

At the meeting of City Council of April 15th, 1963 Council suggested that should the Recreation Board wish to submit a report in connection with the operation of the Arena, same would be considered by Council.

Enclosed with the agenda is a copy of a brief submitted by the Recreation Board in this connection.

COMMISSIONERS

No.5:

To City Commissioner.

From: E.L. & P. Supt.

July 15th, 1963

Re: Your memo July 12, 1963, Electric Rates Vista Village - Block Heaters.

Following is a comparison of rates as requested.

<u>Month</u>	<u>K.W.H.Used.</u>	<u>Commercial</u>	<u>Domestic</u>	<u>'Revenue House'</u>
Jan.63	2960	84.00	43.70	81.40
Feb.	6300	182.70	88.80	171.55
Mar.	2100	107.10	32.10	58.15
Apr.	660	41.95	12.65	19.30

All costs shown are net (10% disc. applied.)

Dividing the above "Commercial" cost by the 60 occupancies mentioned, the cost per month per occupant is quite low. The above figures cover the period Jan.8 to Apr. 1, approximately 3 months. Total cost per occupant works out at \$6.93, or \$2.31 per month, which I suggest is a very reasonable charge.

By averaging out the total consumption over the three months, and dividing by the 60 occupants, it works out that each occupancy uses 67 k.w.h per month. At the normal domestic rate of 3¢ per k.w.h. this would be \$2.01 per month. The large domestic user could get this at 1½¢ per k.w.h. or \$1.00 per month.

$$\frac{12020 \text{ (total k.w.h)} \times 3\text{¢} = \$2.01 \text{ (approx)}}{3 \text{ (mths)} \times 60 \text{ occupants}}$$

Would point out that the original intention in this installation was that the rent for each unit was to cover the cost of a parking stall with car plug-in. In fact, in the original proposal, some of the units had parking stalls adjacent to the residences with the car plug-in shown on the domestic meter, and this was changed because it was thought it would be unfair to require these units to pay for their own plug-ins. Perhaps R.C.A.F. should check more closely into their agreement with Engineered Homes, the Owners.

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

NOTE:

The above information was requested by Council, and we do not recommend any change in view of this report.

COMMISSIONERS

REPORTS:

3.

No.1.

WATER ANALYSIS REPORT - CHEMICAL

Parts per Million

Total Solids
Ignition Loss
Hardness
Sulphates
Chlorides
Alkalinity
Nature of Alkalinity
Nitrites
Nitrates
Iron
Fluorine

0.71

C.Emerson Noble
Provincial Analyst

No.2:

To: City Clerk
From Zoning Officer.

July 11, 1963

Re: Semi Detached Dwellings & Nursing Home - West Park

The approval of the Council of the City of Red Deer has been requested by Mr. A. S. James of Raymond Construction for the conditional uses following.

- (1) Semi Detached Dwellings on Lots 10 & 17, Block 34, Plan 5816 MC.
- (2) Nursing Home on Lots 11-16, Block 34, Plan 5816 MC.

All proprietary electors within 200 feet of the bounds of these properties have been notified. Two have replied in favour. Two replied against on the basis that the building would be too tall and that the development would lower property value. A petition has also been received objecting to this proposal on the basis of lowered property values, parking problems, expected poor maintenance of landscaping by tenants.

We attach herewith applications for Council hearing. Survey plan. Nursing Home plans and Semi Detached Dwelling plans.

G. K. Jorgenson,
Zoning Officer.

City Council,
City of Red Deer,
Red Deer, Alberta.

July 3rd, 1963

Dear Sirs,

Re: Lots 10 to 17 inclusive, Block 34, Plan 5816 M.C.,
South side of 41 Street Crescent from 57 Avenue to
57A Avenue, Red Deer, Alberta.

We the undersigned, make reply to and petition against the building of Semi-detached dwellings and a Nursing Home on the above captioned property, as set out in letters received by individual families and signed by G.K.Jorgenson.

At the time we purchased our property, we were advised that the lots in question were not zoned for the type of proposed buildings, thus encouraging prospective buyers. As property owners, we feel that these type of buildings will only depreciate the value of our homes. On the chance that any of us were to attempt to sell our present homes, we feel people who may be interested in purchasing would have the same objections to the property captioned if it is developed as proposed and thus minimize our chances of selling. Parking could be an added problem as the street is narrow, and in cases where both units are rented, lawns, if ever seeded are often left to grow to weeds and the buildings are usually not well kept. We feel this would be semi-commercial and should not

be allowed in a residential district.

While we are anxious to see the lots improved, we object strongly to the type of proposed buildings and we feel the lots in question should be used for private dwellings only.

Yours truly,
The Undersigned.

Mr. & Mrs. L. M. Gillespie	5745-41 Street Crescent
Mr. & Mrs. A. G. Pimm	5706-41 Street Crescent
Mr. & Mrs. P. Koluk	5702-41 Street Crescent
P. T. Dick	5710-41 Street Crescent
Mrs. S. Benediktson	5730-41 Street Crescent
Mr. & Mrs. L. Gill	5734-41 Street Crescent
Mr. & Mrs. R. Willsie	5726-41 Street Crescent
Mr. & Mrs. I. Matheson	5722-41 Street Crescent
Mr. & Mrs. R. Nerdahl	5714-41 Street Crescent
Mr. & Mrs. N. J. Borde	5629-41 Street
Mr. A. Stone	3923-57 Avenue
Mr. W. Rowat	5749-41 Street Crescent.

NOTE:

The above is a copy of the petition. Plans of the proposed development will be available for Council's information.

COMMISSIONERS

No. 3:

By-laws No's 2011M and 2011N have been given final approval by the Provincial Planning Advisory Board, therefore same may be given third reading by Council at this meeting.

CITY CLERK

No. 4:

To: City Clerk

From: Finance Committee.

July 17th, 1963.

At Finance Committee meeting of July 16th, 1963 the following recommendations were made for submission to City Council.

1. That \$107.34 over-expenditure be approved for microfilming records of the Building Inspection Dept., as \$100.00 had been budgeted for this work in the 1963 budget and also \$100.00 in the 1962 budget which was not used as no microfilming had been carried out.
2. That a continuing \$60,000 be levied in 1964 for the City Hall Reserve Fund in lieu of additional debenture borrowing.
3. That as from January 1st, 1963 the difference in cost between overhead and underground wiring in subdivisions for sale, which amount is recoverable from sale of real property be refunded to the E.L. & P. Reserve Fund when recovered.
4. Subject to the Local Authorities Board agreement, that the general unallocated debenture funds in the amount of \$39,987.00 be applied toward financing of the City Hall project by the passing of the following resolution:-

In the matter of "The Local Authorities Act":

And in the matter of "The City Act"

And in the matter of an application by the City of Red Deer, for consent to apply funds toward over-expenditures and on other capital expenditures not authorized by a debenture by-law.

- I WHEREAS pursuant to City of Red Deer By-laws No's 2046, 2048, 2093, 2094, 2095, 2096, 2125/42, 2130, the said City was authorized to borrow by way of debentures and for various projects the sum of Nine hundred and thirty-four thousand three hundred dollars (\$934,300); and
WHEREAS the said City had available project funds in the amount of Six hundred and eleven thousand eight hundred dollars (\$611,800); and
- II WHEREAS pursuant to a Resolution of the said City, passed on October 11, 1960, the City Council declared its intention to apply, and did apply to the Board of Public Utility Commissioners for authority to expend the sum of Fifty Thousand Dollars (\$50,000), being unexpended capital surplus, the sum of Twenty-two thousand five hundred dollars (\$22,500); and
- III WHEREAS the sum of Fifty thousand nine hundred and fifty-six dollars and thirty cents (\$50,956.30) represents unexpended capital surplus from various debenture by-laws for 1958 and prior years; and
- IV WHEREAS from the allocated funds for projects as outlined in Section I (\$611,800.00) II (\$50,000.00), III (\$50,956.30), being a total of Seven hundred and twelve thousand, seven hundred and fifty-six dollars and thirty cents (\$712,756.30) the said City did expend on the authorized projects, the sum of Five hundred and ninety-five thousand eight hundred and twenty-two dollars and forty-four cents (\$595,822.44), leaving surplus capital funds created therefrom in the amount of One hundred and sixteen thousand nine hundred thirty-three dollars and eighty-six cents (\$116,933.86); and
- V WHEREAS pursuant to City of Red Deer By-law No's 2049, 2047, 2050, 1975 2096, 2076, the said City was authorized to borrow by way of debentures and for various projects, the sum of One million three hundred Eighty-five thousand six hundred and seventy-three dollars and sixty cents (\$1,385,673.60); and
- VI WHEREAS the said City had available project funds in the amount of One million three hundred eighty-five thousand six hundred and seventy-three dollars and sixty cents (\$1,385,673.60); and
- VII WHEREAS the said City did expend on projects listed in Section V, the sum of One million four hundred and sixty-two thousand six hundred and twenty dollars and thirty-eight cents (\$1,462,620.38), leaving an over-expenditure created in the amount of Seventy-six thousand nine hundred and forty-six dollars and seventy-eight cents (\$76,946.78);

NOW THEREFORE BE IT RESOLVED that the Council of the City of Red Deer apply to the Local Authorities Board for approval to dispose of the accumulated capital surplus of \$116,933.86 in the following manner.

- 1. Seventy-six thousand nine hundred and forty-six dollars and seventy-eight cents (\$76,946.78) to cover the over-expenditures not authorized by debenture by-laws; and
- 2. Thirty-nine thousand nine hundred and eighty-seven dollars and eight cents (\$39,987.08) toward the City Hall project.

Secretary,
Finance Committee.

No.5:

6.

To: City Clerk.

From: Technical Planning Committee.

July 17, 1963

Re: City Land Policy

It is present Policy of City that in unserviced industrial land 10% coverage of buildings shall be the maximum on any site. The T.P.C. recommend this policy be amended to read 5000 sq. ft. per acre. This will increase the maximum building allowed by 645 sq. ft. only.

Could this recommendation please be placed before Council at their meeting of July 22, 1963.

A.W.Green,
Secretary,
Technical Planning Committee.

No.6:

To: City Commissioners

From: City Treasurer.

July 17, 1963

Re: Resolution covering investment transactions with the
Huron & Erie Mortgage Corporation of the Canada Trust Company.

It is particularly advantageous to invest City of Red Deer tax sale trust monies with the above noted companies because they offer the highest rate of interest for this type of investment. The Huron & Erie Mortgage Corporation and Canada Trust Company have been approved as falling within the scope of the provisions of the City Act relative to the investment of municipal funds. I may add that the proposed transactions with these companies represent authorized investments under the Trustee Act of Alberta and under the Canadian and British Insurance Companies Act.

In order to carry out the investment transactions it is necessary for City Council to pass the following resolution:

BE IT RESOLVED that the Mayor or Deputy Mayor and City Treasurer or Assistant Treasurer are hereby authorized for and in the name of the City of Red Deer to invest tax sale trust funds and any other specific funds subject to short term investment with the Huron & Erie Mortgage Corporation or the Canada Trust Company. The before mentioned officials are also authorized to draw, accept, sign and make all or any cheques, orders and withdrawal receipts and to conduct all necessary transactions in connection with these investments.

Respectfully submitted,
John J. Grohn,
City Treasurer.

NOTE:

We concur with recommendation of the City Treasurer.

COMMISSIONERS

No.7:

Re: 45 Street Grade Separation

Further to our previous report on this matter we have received an Order from the Board of Transport Commissioners which makes it possible to proceed with the 45 Street Grade Separation. We have also come to a satisfactory agreement with Mitten & Sherbino since receiving the Order.

The most recent estimate of cost of the project is \$631,139 which would be shared in the following way:

Board	\$334,163
C.P.R.	20,884
Province	94,044
City	<u>182,048 (*)</u>
	<u>\$631,139</u>

The City's contribution would be made up as follows:-

Cash	144,936
Land	<u>37,112</u>
	182,048
Deduct value of surplus land	<u>16,600</u>
Net cost to City	<u>\$165,448 (*)</u>

This matter has been carefully reviewed recently by the staff and we are satisfied that it is in the City's interest to proceed immediately with detailed planning. It would seem that some of the concrete work could be done this Winter and the roads paved next Summer.

We recommend Council approval of proceeding with this project.

COMMISSIONERS

No.8:

July 18th, 1963

To: City Clerk

From: Public Works Committee

Re: Rezoning Pt. of S.E. $\frac{1}{4}$ 29-38-27-4 (E. J. Hermery)

City Council at meeting of July 8th, 1963, directed that this matter be referred to the Public Works Committee for study and Mr. J.L. Robinson, Counsel for the above applicant, be present at their meeting. A letter was written to Mr. J. L. Robinson, dated July 10th, inviting him to attend the Public Works Committee meeting at 4.00 p.m., July 17th, 1963 in the Council Chambers.

However, Mr. Robinson did not appear at this meeting, and Public Works Committee after discussing the above application, wish to make the following recommendation in this respect:

"That the application to rezone part of S.E. $\frac{1}{4}$ 29-38-27-4 be refused at this time for the following reasons:-

- (1) There is no provision available for draining surface water.
- (2) The area is intended for servicing with sewer, water and storm sewer at a future date (tentatively 1969-1970).
- (3) The subdivision and development at this time would prejudice the financing of utilities at a later date.
- (4) The alternative area of the Golden West (also privately owned) is not expected to be serviced within the 20 year planning period of the City."

Secretary,
Public Works Committee

No.9:

To: City Commissioners

From: Building Inspector.

July 17th, 1963

Re: Home Occupation.

The following application meets with the requirements of the City By-laws and is submitted for Council's consideration.

1. J. Weinkauff 301 Terrace Park Household Repair Service

This service will deal primarily with repairing cupboards, hanging doors, hanging mirrors etc.

G. K. Jorgenson, Building Inspector.

NOTE:

Recommend Council approval.

COMMISSIONERS

Red Deer Health Unit Milk Report dated July 17th, 1963

Samples of milk purchased from Union Milk Co., Alpha Jersey Dairy and Purity Dairy, were tested and all found satisfactory.

No.1. Alderman Power - Parkland Tower Apartments

Directly east of the Parkland Tower Apartments on Gatez Ave., there is constructed some cement steps which are presently in a dangerous state of repairs. These steps are used by children and a serious accident could result.

1. Who would be responsible if a serious accident occurred.
2. If it is not the City's duty to keep these stairs in proper repair, can the City order the owner of this land to repair these steps or tear them down.

P. Power.

Re: Written Enquiry on Parkland Tower Apartments, South Hill.

The following remarks are submitted by Mr. J. Richards.

Re: Parkland Tower Apartment Steps:

These steps were constructed partly on Parkland Tower property and partly on the City boulevard in the days before the Technical Planning Committee approved parking lot layouts. There is no encroachment agreement under which public liability insurance is supplied by the owner in existence for these steps, and no record of approval of the steps by the City. The top half of the steps is pulled down now so that both halves are on City property.

(1) The person placing the encroachment on the City property is liable for any damage occurring to third parties. The difficulty arises after the property changes hands and the original encroacher cannot be found. Then the City is solely liable.

(2) The City is not under a duty to keep these steps in repair. The City can order the owner to tear down the part of the steps on City property, or can do the work itself, or can enter into an encroachment agreement with the owner saving the City harmless for any damage done to any third party by reason of the existence of the steps. Since the present steps are broken a proper arrangement should be arrived at before a building permit for new steps is issued.

J. Richards,
City Solicitor.

The following letter was sent to Wayne Realty and I have since been in contact with Mr. Sunderland who advised me that Mr. Abugov is on holidays but will present a new plan for a retaining wall upon his return.

Mayor Newman.

Mr. R. F. Beatty,
Wayne Realty Ltd., 3rd Floor, Foothills Bldg.,
229-8th Avenue, S.W. Calgary.

June 17th, 1963

Dear Sir,

Re: Parkland Towers

On April 19th, 1963 we received a letter from Abugov & Sunderland stating they had been retained by United Management to investigate the retaining wall requirements for your apartment site on South Hill, Red Deer and that they would be contacting us shortly.

This dangerous and unsightly situation on the main approach to our City is becoming so serious that City Council are now demanding that something be done immediately, therefore, would you be kind enough to advise me by return what your plans are and when they are going to materialize in order that I can give a report to City Council on this matter.

Yours truly,
E. NEWMAN,
Mayor.

No.2: Alderman Power--Removal of C.N.R. Tracks - 48 Avenue.

10.

Who is responsible for removing the railway tracks on 48 Avenue.
If the City is responsible when will the tracks be removed.

P.Power.

To Mayor & Council.

July 18th, 1963

Re: Removal of C.N.R. Tracks 48 Avenue

In response to the written enquiry of July 8, 1963 with regard to the removal of the C.N.R. tracks on 48 Ave., 49 Street & 53 Street, please be advised that this is a joint effort between the C.N.R. and the City. The C.N.R. removes the tracks and ties, and the City is to repair the asphalt.

This work is to be started the week immediately following the Red Deer Exhibition (August 5th.)

N. J. Deck.

CORRESPONDENCE:Letter No.1 .

City of Calgary.

Mr. R. Stollings,
City Clerk,
City of Red Deer,
Red Deer, Alberta.

Dear Sir,

At the City Council meeting of July 5th, the following motion was adopted:

"That communication from the City Clerk, Red Deer, dated June 26, 1963, re Daylight Saving Time, be received, that we concur in their action in referring this matter to the Union of Alberta Municipalities and that the certified copy of their resolution be forwarded to the Provincial authorities."

Yours very truly,
H.SALES,
Acting City Clerk

Letter No.2:

City of Red Deer,
Red Deer, Alberta.

Sylvan Lake,
Alberta.

July 5th, 1963

Dear Sirs,

We would like to take this opportunity to thank the City of Red Deer for the beautiful float entered in our Jubilee celebrations parade. It was so colorful and added a great deal to our parade.

We really appreciate seeing the surrounding communities represented in our festivities and it all helped to make our celebrations the success it was.

Yours very truly,
SYLVAN LAKE JUBILEE COMMITTEE
J. May, Chairman
W. Balfour, Sec-Treasurer.

Letter No.3:

The City Clerk,
City of Red Deer,
Red Deer, Alberta.

Lacombe, Alberta.

July 8, 1963

Dear Sir,

On behalf of the Lacombe Board of Trade, I would like to take this opportunity to thank you for your entry in the Bonanza Day Parade. With your help and people like you our parade was a wonderful success. Hope to see you next year, thank you again.

Yours truly,
Don Vickerson,
Parade Chairman

Letter No.4:

12.

Mount Pleasant Motors Ltd.

July 13, 1963

City Council,
City of Red Deer.

Gentlemen

Re: Temporary Building Lot 2, Block 2, Plan 6164 KS

We herewith respectfully request the approval of City Council for the use of a temporary building as Sales Office for Used Car Lot on the above site.

We also like to make application to move our present temporary building, which is partly on City property, from Lot 1 to Lot 2 to use this building for Storage.

Yours very truly,
E. R. Fissenwert,
Manager,
Mount Pleasant Motors Ltd.

To: City Clerk.

From: Building Inspector.

July 16th, 1963

We can see no objection to this proposal subject to the buildings being painted or otherwise finished on the exterior to the satisfaction of City Council.

G. K. Jorgenson,
Building Inspector.

NOTE:

Recommend Council approval subject to buildings being painted or otherwise improved so that temporary buildings when moved onto site will not be detriment to general appearance of the area.

No.5:

The Edmonton Exhibition Association Ltd.

The City Clerk,
City of Red Deer.

July 16th, 1963

Dear Sir,

It is with a great deal of pride that we at the Exhibition Association convey to you and the many other participants our sincere thanks for your contribution to the 1963 Klondike Days Parade.

As you are no doubt aware, the parade was an overwhelming success, and we know your efforts in preparing your entry contributed immeasurably to making the event a memorable one.

On behalf of my Committee and our Board of Directors, our heartfelt appreciation. We look forward to your future participation in Edmonton Exhibition activities.

Sincerely yours,
EDMONTON EXHIBITION ASSOCIATION LTD.,
D. T. MacLagan,
Parade Organizer

Government of the Province of Alberta
Department of Public Welfare.

Mr. W. A. Keith,
City Clerk,
City of Medicine Hat,
Medicine Hat, Alberta.

July 2nd, 1963

Dear Mr. Keith,

Re: Work for Persons Receiving Social Assistance

Thank you for your letter of June 10th, enclosing the resolution of the Welfare Committee. Inasmuch as the resolution deals with a matter concerning the availability or creation of employment I would think it should have gone to those departments more closely associated with this problem. The Department of Welfare has the primary responsibility of meeting need as it occurs. I hope that all public welfare agencies subscribe to the concept of rehabilitation of their clients, but the success of their rehabilitation efforts towards employment naturally depends on the number of positions available. I do not believe that public welfare departments should or can be responsible for the creation of employment. I am therefore sending copies of all correspondence received in this connection to the Department of Labour, and Industry and Development. It is possible that they will consider this problem primarily the responsibility of the Federal Government as it is one involving the national economy.

I do not believe there is any difference of opinion among any of us concerning the desirability of able-bodied men working for a living rather than receiving assistance from a public welfare agency. How this can be accomplished remains a problem. I think we also agree that the concept of working for relief is not the answer. It assumes that there is work available and that relief recipients are not willing to work, both of which are generally fallacious. Surely if work were available it should be paid for at recognized rates and thus remove the stigma of relief entirely. We must also keep in mind that the major portion of public welfare expenditure is made to those persons who are aged or infirm or who are dependent children. We have found that most able-bodied men who have the ability or potential to meet the competition of our time do find employment and we would hope that as rehabilitation services become more widely used within public welfare agencies that the problem will resolve itself to the availability of employment.

Yours very truly,
D. W. Rogers,
Deputy Minister,
Department of Public Welfare.

NOTE:

The above is submitted for information of Council.

COMMISSIONERS

Letter No.7:

Hicke Real Estate Ltd.
July 17, 1963

City Clerk,
City of Red Deer,
Red Deer, Alta.

Dear Sir,

Re: Proposed stores and suites located at 59 Street & 51 Avenue
Lots 1, 2, 3, 4, Block 29, Plan 7604S.

Please accept this letter written on behalf of our client, in application for the proposed development, located at 59th Street and 51st Avenue.

We are enclosing three preliminary sketches and plans, of the proposed Shopping Plaza and suites. This structure shall include one bedroom apartments. The main floor shall consist of stores.

Request property to be rezoned to permit the development proposed.

Respectfully submitted,
HICKE REAL ESTATE LTD.,
Joseph Hicke.

The matter of access to Fairview and Oriole Park subdivisions including possible overpass at 59th Street are presently under study, and full report of same is expected to be available about October 1st, 1963, and as these matters may affect the traffic pattern in the area of the proposed development, we would recommend this application for rezoning be tabled until the access and possible overpass plans are available for Council's consideration.

COMMISSIONERS

Letter No. 8:

The Mayor & Councillors,
City of Red Deer.

3702-39 Street,
Red Deer, Alta.
July 6, 1963

Gentlemen,

May I presume to draw your attention to the hazard to health and hygiene that exists for the residents of 39 Street in the 3400, 3500, 3700 & 3800 blocks due to dust arising from the gravelled portion of the road east of St. Thomas Aquinas School.

All traffic causes clouds of dust to drift across to these houses and at times it is impossible to have windows on the South side of these houses open, or the house is thick with dust and the air we breathe the same.

It is too much to request that this stretch of road be oiled at least for a mile or as far as the houses extend along this stretch from the School to the eastward.

Attempts once a week to ease the situation by a water cart are futile, and I feel sure one good thorough oiling would be far more effective and last considerably longer and would not, surely, be more expensive than repeated watering over a long period.

May we please have your consideration on this matter. I'm sure if you would arrange to visit the area on a DRY day you will appreciate the views of the residents along this stretch.

Yours sincerely,
Geo. M. Golds.

To: Mayor & City Council.

Gentlemen,

Re: Oiling 39 Street

July 18, 1963

The road from the end of pavement east to the City limits on 39 Street was not included in the program approved by Council for oiling this year.

This road does not have enough gravel on it to warrant oil. To properly prepare and oil this road from the City limits to the end of pavement would cost:

350 yds of gravel @ \$2.00 per yd.	= \$700.
3800 gals of oil @ 10 $\frac{1}{2}$ c	= <u>400.</u>
Total cost	<u><u>\$1100.</u></u>

To oil the part from the end of pavement to edge of Eastview:

75 yds gravel @ \$2.00	= \$150.
1000 gals. of oil @ 10 $\frac{1}{2}$ c	= <u>105.</u>
Total	<u><u>\$255.</u></u>

Recommend we proceed with the latter even though it will mean an over expenditure.

N. J. Deck,
City Engineer.

NOTE:

Recommend oil treatment to edge of Eastview at estimated cost of \$255.00 be approved.

COMMISSIONERS.

Letter No.9:

Bryan, Foote, Andrekson, Wilson & Ostry
408 Imperial Bank Building,
EDMONTON.

July 16th, 1963

The Mayor & Council,
City of Red Deer,
Red Deer, Alberta.

Dear Sirs,

Re: Proposed Nursing Home - Lot E. Plan 5812 K.S. Red Deer

Parkland Parkways Ltd., is the owner of the above described lands. Arrangements are proceeding for the construction of a private nursing home on the most Easterly 3 acres throughout of the above described property.

It is proposed that initial provision will be made for 50 beds with expansion to approximately 100 beds as soon as the demand warrants. The 3 acre site will provide room for expansion to 150 beds should it be required. Plans for the construction of the building are presently being prepared by R. Vollan Ltd., the firm of contractors which recently completed construction of the addition to the Capri Hotel. The principals of Blunts Nursing Home Ltd., of Calgary are associated with the venture. Their experience in this field, coupled with the good reputation which they have earned, should prove invaluable in the planning and operation of this modern nursing home. We believe that this development will be an attractive addition to the City and will provide a much needed facility to the residents of Red Deer and the surrounding district.

All of the arrangements naturally are subject to the approval of the various municipal and provincial authorities. It will be necessary that the 3 acre parcel be rezoned for a use which will permit a development of this nature, and for steps to be instituted to provide for a "Nursing Home" as a conditional use.

Since it is proposed that construction should commence as soon as the necessary approvals have been assured, we would appreciate if Council would institute the steps as soon as possible to have the site rezoned to Class R, and to have the use approved. Would you please consider this letter as an application for the necessary rezoning and approval.

Yours very truly,
Parkland Parkways Ltd.,
Eldon Foote.

NOTE:

An application for rezoning the property in question to permit construction of a nursing home thereon, appeared on Additional Agenda for Council meeting of July 8th, and on request of applicant, Cascade Builders, was tabled to next meeting of Council.

Cascade Builders have withdrawn from this matter and the project is being progressed by R. Vollan Ltd.

We recommend Council approval of preparation of amendment to Zoning By-law to rezone as requested, and that, when prepared, this amending by-law be given first reading by Council, and we not further processed until such times as plans of proposed development are available to, and approved by Council.

COMMISSIONERS

Letter No.10:

Red Deer & District Civil Defence Unit.

Mayor & Aldermen,
City of Red Deer.

July 17, 1963

Dear Sirs,

Re: Operational Radiological Defence Equipment

Due to the fact that we now have four trained Radiological Officers within Red Deer & District Civil Defence Unit and have also trained 32 Radiation Monitors, the following radiological defence equipment has been issued to us through arrangements with the Canadian and Alberta Governments, on a long-term loan basis. There is no cost to the Unit for this equipment.

- 25 - Radiacmeters - Gamma Survey (complete with batteries)
- 144 - Radiacmeters, Dosimeter Type
- 144 - Charger Radiac Detector

This equipment is for operational use only and cannot be used for local training, other than for short introductions to the operational instruments for the benefit of municipal radiation monitors, by the Radiological Defence Officer.

Respectfully submitted,
W. M. Ogilvie,
Co-ordinator.

PETITION:

Mr. Geo. Sinclair,
Sim's Furniture,
Red Deer, Alta.

Red Deer City Detail R.C.M.P.

July 8th, 1963.

Sir,

Re: Jaywalker's Jamboree

In reference to the above, it is advised that we have reviewed your plans for a Jaywalker's Jamboree in Red Deer Alta., and can foresee no problems with this venture in so far as traffic is concerned.

In view of same, I would be pleased to have you advise the City of Red Deer that you have received Police approval for your project.

Yours truly,
J. D. Kennedy, Sgt.

NOTE:

A member of the Chamber of Commerce will appear before Council at 7.00 p.m., to explain this proposed Jaywalker's Jamboree.

COMMISSIONERS

File
Sorensen Bus Lines Ltd.
Red Deer, Alta.
July 12, 1963.

Mayor Newman,
City of Red Deer.

Dear Sir:-

Re: City Bus Service

This will be notice to the City that we need to have a vastly increase in subsidy if we are to continue to operate the city bus service on the present schedules and give the increased service to the outlying districts as they become settled.

Usually during the winter we have picked up the loss from the summer before, but we finished our year end on March 31, 1963 showing a loss of \$1,083.68, which has now crept up to the end of June for a loss of \$2,155.69 and we are bound to have a heavier loss in July and August when there is no school.

We hereby apply for an interim increase from our present subsidy of \$541.68 per month to \$800.00 per month to be effective with July payment, as we cannot continue operating this service and taking this loss.

We feel the present schedule we operate is necessary to give satisfactory service and we have had very new complaints the last several months and hope your Council can see fit to grant this increase immediately in order to continue a satisfactory service.

You have our audited statement for past years and know we do not have a money making business and we will of course give you another audit as at March 31st our year end,

Yours very truly,

City Bus Service Ltd.
G.L. Sorensen.

This letter was referred to Finance Committee, who asked for details of Sorensen Financial Statement. This has been supplied and the City Treasurer has commented on same as per following letter,

E. Newman,
Mayor.

Sorensen Bus Lines Ltd.
Red Deer, July 18, 1963.

His Honor the Mayor,
City Hall,

Dear Sir:-

Re: Your phone call, we herewith enclose our year end balance sheet dated March 31, 1963, which we just received to-day.

We are also enclosing tentative balance sheet, April 1, to June 30th or three months to show the Council the seriousness of our position and our need for a greatly increased subsidy or grant.

If you will compare our balance sheets of 1959-1960, 1960-1961, 1961-1962, and 1962-1963, you will see we have steadily increased the service, the revenue, and also the losses but our big increase in losses and also in service came in November of 1962, when we started service to Deerhome and P.T.S. Due to little or no co-operation by P.T.S. officials, (Wouldn't allow buses to cross property to get to Deerhome), we are dropping the P.T.S. service August 1st, but as we carry an average of 150 people on monthly rate cards from different parts of the City to Deerhome (its down to 127 during July but was 180 during cold weather) we feel this is a service badly needed.

The service was increased from one bus every two hours in the morning and on some afternoon routes to hourly service in the morning and to one-half hourly during afternoons, also Thursday night service was put back into effect.

The growth of revenue in 1962-1963 over 1961-1962 is a direct result of this increase in service.

During this winter we expect to give service direct to and from West Park, especially after overhead bridge goes in on 45 St. (Now we combine it with South Hill service). We expect to combine South Hill with the south westerly part of Mountview and northerly part of Sunnybrook. Due to layout of roads in Sunnybrook as now constructed, it is impossible to service it properly but can route on street north of the Lutheran Church and be closer than we are now (If Council saw fit to open a road on west side of the New Lutheran Church so we could make a circle of Sunnybrook it would be possible to give them a good bus service and it only requires one-half block of new road to do so).

80% of our complaints today are because of no service to Sunnybrook and Fairview but because of the distance involved, the time required, and the present layout of roadways, it is still impossible to offer efficient bus service. By fall or when pavement is finished, we will have to serve Fairview and in time Oriole Park and as the City grows our service must too, but the trouble is the revenue does not grow with the expenses.

While we realize our present contract still has 8 months to go, we feel we have to have an increase at this time, as we cannot continue to operate at a loss. Had Red Deer had a severe winter, we would have ended our year in the black, but in response to City Council requests re overloading buses, we added three extra buses with resultant extra expense for insurance, drivers, storage, etc. and weather was not severe long enough to pay these extra expenses. We now operate during school term a total of 7 buses every day and in cold weather have 2 extra City buses as well as 3 Sorensen buses we can use,

While we keep the City bus separate entirely from Sorensen Bus Lines, should any Alderman wonder about it, we are quite willing to show both City Bus and Sorensen Bus Lines books to a committee of Council if requested.

We sincerely hope that Council can increase this grant with the minimum of publicity, as we do get the odd phone call, we are paying a subsidy, why can't the bus come down our street, etc., etc.

Very truly yours,

SORENSEN BUS LINES LTD.
G.L. Sorensen.

In a telephone conversation with Mr. Stollings, Mr. Sorensen stated that if Council could not see fit to grant him his request, he would be prepared to buy himself out of this contract,

Mayor.

July 18, 1963.

To: City Commissioners
From: City Treasurer

Re: Examination of financial statements
for City Bus Service Ltd.

1. Agreement between City and City Bus Services Ltd, expired on March 31, 1963. However, on May 15, 1962 Council approved a two year extension of the existing Bus Subsidy contract which extension covers the period April 1, 1963 to March 31, 1965. The annual amount payable amounts to \$6,500. for a period of April 1 to March 31, in each year covered by the agreement.

2. There appears to be a discrepancy in the figures submitted by the Auditors and by Mr. Sorensen. The audited financial statements show a loss of \$500.91 for the year ended March 31, 1963 and a loss of \$943.01 for the 3 months ended June 30, 1963; whereas Mr. Sorensen in his letter of July 12, 1963 states:

"We finished our year end on March 31, 1963 showing a loss of \$1,083.63, which has now crept up to the end of June for a loss of \$2,155.69."

3. City Bus Service Ltd. are asking for an increase in subsidy from \$6,500. per annum to \$9,600. per annum effective July 1, 1963. The reasons for this request are outlined in Mr. Sorensen's letters of July 12th and July 18th.

4. Income Statements. The accumulated net deficit as of June 30, 1963 amounts to \$2,026.69. The only expense item which could be questioned further is the annual bus rent payable to Sorenson Bus Lines Ltd. This bus rental figure does not include operating expenses such as insurance, gas and oil, tires and tubes, etc. In other words, City Bus Services Ltd, pay all the operating expenses incurred in the operation of the busses. In order to determine whether this rental charge is reasonable one would have to obtain further information.

(a) Since the rent may be paid to an associated company with the majority shareholder being the same person (I assume this), it would be difficult to establish and define a "reasonable amount".

(b) The rent may be considered a charge in lieu of depreciation. In that case more details have to be studied in relation to a possible overstatement of depreciation.

5. If an increase of \$3,100,00 per annum were granted, it would have the effect, providing that past and present trends continue, of wiping out the accumulated deficit to date and the company would arrive at a "break-even point" in their surplus position,

Respectfully submitted,

John J. Grohn,
City Treasurer.

It would ^{now} ~~not~~ appear that we are faced with paying the extra subsidy requested or be faced without a City bus service.

Mayor.

File

ADDITIONAL AGENDA

July 22, 1963.

Item 1 - Riverdale Construction & Supply Ltd.,
2107 - 12th Avenue N.W., Calgary.

Re: Nursing Home.

Item 2 - Red Deer District Planning Commission,
5913 Gaetz Avenue, Red Deer, Alberta.

July 18th, 1963.

The Mayor & Council,
City of Red Deer,
4819 Ross Street,
RED DEER, Alberta.

Dear Sirs:-

Re: Railway facilities - City of Red Deer.
North of Red Deer River.

Attached please find a plan indicating the approximate location of the Canadian Pacific and Canadian National railway lines North of the Red Deer River.

On this plan is also shown the new Highway No. 2 with the completed grade separations and clover leafs.

Two areas inside the limits of the City of Red Deer set aside for industrial development with trackage facilities are indicated on the plan as areas A and B. There are no industries using trackage in area B at present although the Canadian Pacific are now planning for team trackage at this location.

It has recently come to our attention that the present railway facilities inside the City limits present certain problems to each of the railways and to the City and there is evidence to indicate that these problems will become more burdensome in the future to all parties concerned and that a co-ordinated effort should be made at this time to seek a solution.

In recent months the City and Commission have been approached by both railways, independently, with a view to examining the possibility of a cross connection between the railways in the vicinity of the River Bridge.

It would seem that the interchange at the Red Deer junction is both costly and unsatisfactory to the C.N.R., while it would also seem that C.P.R. access to the C.N.R. industrial area would offer advantages both the the C.P.R. and the City.

There are three matters which should be of serious concern to the City. First, the construction of the new highway to the West of the City, and the City's plans to accommodate about 15,000 people

....2/

2/North of the River and West of Gaetz Avenue (Highway 2A) by 1950, will greatly increase traffic movement across at least 3 grade crossings making it necessary to provide grade separations at a cost of not less than \$1,500,000 within the next 10 years. (The Province will almost certainly be involved in a grade separation at Highway 11 and two other grade crossings may have to be eliminated in due course).

Second, the proximity of the main Canadian Pacific railway to the new residential districts planned for this area is undesirable. The provision of services, the lay of the land, and the general economics of town expansion dictate, however, that residential development be encouraged in this North-westerly direction.

Third, the financial and practical difficulties of providing the desirable utilities and services to two large independent industrial areas with railway trackage. It will be 10 - 15 years before area A can be provided with sewer, water or drainage facilities and for a community the size of Red Deer there would seem great advantage if potential developers could be offered one area with City utilities and services where they could obtain service from either or both railways on competitive terms.

Preliminary examination of these problems by our staff and a firm of consulting engineers engaged in this connection, indicates that there is a possible solution which may be of benefit to all parties, namely:-

- (1) To cross-connect the two railways immediately North of the River Bridge.
- (2) To upgrade the C.N. track to Red Deer Junction to the same standard as the C.P. track.
- (3) To provide a new connection back to the C.P.R. line with a grade separation across Highway 2A at Red Deer junction.
- (4) To abandon the portion of C.P. track between the River and 67th Street.
- (5) To convert the portion of C.P. track from Red Deer junction to 67th Street to an industrial spur category or abandon it entirely.

The present Canadian National industrial track from Red Deer junction to their new industrial yard north of the Red Deer River is a low standard track. In order to provide a railway in this general location comparable to existing standard of Canadian Pacific Railway with necessary connection to the existing railway at the south and north end, will require the following construction:-

- a) Raise standard on 1.7 miles.
- b) Re-locate 2.1 miles to provide acceptable Canadian Pacific Railway standard.
- c) Construction connections 1.7 miles (south end 1.2 miles, north and 0.5 miles).

Structures

1. Grade separation 59 Street vicinity 52nd Avenue.
2. Grade separation Highway 2A (Gaetz Avenue).
3. Future grade separation for additional divided roadway on Highway 2A and Gaetz Avenue (49th Avenue extension).
4. Grade separation Highway 2A - Red Deer junction.

The approximate cost of such a project including abandonment of the existing Canadian Pacific Railway would be in the vicinity of \$2,000,000. (Railway Construction \$700,000, grade separations \$1,500,000).

The approximate cost of initial grade separations on the

3/7.2 miles of Canadian Pacific Railway would be \$1,500,000; and when all six are completed this could amount to well over \$2,000,000

Both railways should have a real interest in such a project. Canadian instead of 16 miles (2 x 8 Mi). They would also have the use of a much better track on a shared cost. The Canadian Pacific could develop access to their interswitching rights, reduce the distance to Red Deer junction by 1.7 miles (7.2 at present to 5.5) the gradient could also be improved to 0.6% from existing 1.23%, train speed increase because of improved alignment together with removal from residential area. The number of trains presently operated by the Canadian Pacific would indicate (by using the 1.7 mile shorter line) an annual saving of approximately, 3,700 passenger train miles and 5,000 freight train miles. There would also be a saving in the annual maintenance of track for the 7.2 miles, possibly \$14,000.00 p.a. The actual saving by this project would, of course, require to be developed by the statistical department of the two Railways and the Board of Transport Commissioners jointly, likewise the division of contribution.

The City would save an estimated \$300,000 - \$500,000 over the next 10 years as its share of grade separations and the Province would save a comparable amount allowing also for the grade separation at Highway 11. The board could conceivably save \$1,500,000 or more as its share of these grade separations.

It is submitted that if a substantial part of these savings could be channelled into providing a solution which would be more satisfactory to all parties over a period of 20 years and more, then such a possibility should be examined most carefully before being abandoned.

In this connection it must be noted that there is some urgency. The City plans to build a railway grade separation 500 - 1000 feet North of the Red Deer River in 1964 and another at 64th Avenue in 1965 and detailed engineering is now in progress. We believe that if this is undertaken it will doom the possibility of an overall program to solve the basic problems.

In the circumstances, we suggest that as a preliminary step, we arrange a meeting of representatives of the two railways, the City and ourselves to review the problem and advise on the formation of a committee to determine -

- a) The benefits and vital interests of each party.
- b) The railway economics involved.
- c) The advisability of expanding the committee to include a representative of the Board of Transport and the Alberta Highways Department.

We believe that possibly all these parties might be interested in contributing to the cost of a detailed study to ascertain whether a solution can be found to the advantage of all parties.

A similar submission has been forwarded to the Canadian National Railway and Canadian Pacific Railway.

We should appreciate hearing from you as to whether, in your opinion, a meeting to discuss this matter further would be worth while. If all the parties concerned agree we will endeavour to make arrangements for such a meeting as soon as possible.

Yours truly,

"Denis Cole"
Denis Cole,
Director.

The above is for information of Council.

Commissioner.

Item 3 - Memo to: Building Inspector - From: Ass't. Building
Inspector.

July 22nd, 1963.

Re: A. Osguthorpe - 4022 - 47 Street.

Re: Home Occupation - Paving Contractor - This business is the paving of driveways. The applicant owns a $\frac{1}{2}$ ton truck which he parks in the rear yard, and rents a small mobile roller which he has been parking in the rear yard. The office work is all to be done in the house. The applicant has been advised that the roller must not be parked at this address but must be stored in an industrial area.