

file

A G E N D A

For the meeting of City Council to be held in the Council Chambers on Monday, August 31st, 1959.

1. Present:

Confirmation of the Minutes of the Regular Meeting held August 17th, 1959.

2. Petition:

Residents of West Park Area. Re: Installation of curbs, gutters, sidewalks, gravelled streets and lanes. Page No. 1.

3. Unfinished Business:

City Engineer. Re: Flooding in Woodlea Park 2.

4. Correspondence:

1. City Engineer Re: Private paving of lanes 3.

2. R.D.D.P. Commission. Re: Subdividing Lot 1, Blk. H. Plan H. Mr. Lees. 3. & 4.

3. J.A. Cawston & Assoc. Re: Rezoning of Lots 9, 10 & 11, Blk. 39, Plan K. 3. 4.

4. Rehn Cartage Ltd. Re: Removing of building. 5.

5. Red Deer Hospital. Re: Construction of sidewalk. 5.

5. Aldermen's New Business:

6. By-laws: 6.

No. 2003 - Fire By-law 2nd & 3rd Readings

No. 2007 - Paving of Roads & Sidewalks - 1st Reading

No. 2012 - Land Sales - 3 Readings.

NAME	LOT.	BLK.	PLAN	ADDRESS	PUR. PRICE	FLOOR AREA	S.FT.
TEMPLETON CONST. LTD.	12	20	4828KS	4101-38 Ave.	\$3000.20	1000	
"	1	20	4828KS	4145-38 Ave.	\$3000.20	1000	
"	13	20	4828KS	4102-37 Ave.	\$3000.20	1000	
"	9	13	4828KS	3909-37 Ave.	\$2987.12	1000	
"	1	14	4828KS	3943-38 Ave.	\$3000.20	1000	
"	28	14	4828KS	4014-37 Ave.	\$3000.20	1000	
"	12	35	5187KS	5729-West Pk. Cr.	\$2127.26	850	
"	13	35	5187KS	5725-West Pk. Cr.	\$2166.52	850	
"	14	35	5187KS	5721-West Pk. Cr.	\$2166.52	850	
"	15	35	5187KS	5717-West Pk. Cr.	\$2166.52	850	
"	2	36	5187KS	5746-West Pk. Cr.	\$2088.00	800	
"	3	36	5187KS	5742-West Pk. Cr.	\$2088.00	800	
"	5	37	5187KS	5804-West Pk. Cr.	\$2088.00	800	
"	6	37	5187KS	5800-West Pk. Cr.	\$2088.00	800	
"	7	37	5187KS	5778-West Pk. Cr.	\$2088.00	800	
"	8	37	5187KS	5774-West Pk. Cr.	\$2088.00	800	
"	9	37	5187KS	5770-West Pk. Cr.	\$2088.00	800	
"	10	37	5187KS	5766-West Pk. Cr.	\$2088.00	800	
"	12	37	5187KS	5758-West Pk. Cr.	\$2088.00	800	
GOLLAN D.W.	3	9	1188KS	4324-54 Ave.	\$31000.00	-	

7. Reports:

1. Red Deer Health Unit Milk Analyses for August 1959. 6.
2. Budgetary Performance Statement - 7 months period ending July 31/1959.
3. Land Sales Pending up to August 25/1959.

8. New Business:

PETITION:

We the undersigned do hereby petition the City of Red Deer to install curbs, gutters, sidewalks, gravelled street and lanes.

Curbs, gutters, sidewalks and gravelled street: from 55 Avenue to 57 Avenue on 41st Street.

Lane: from 55 Avenue to 57 Avenue between 41st Street and 42nd Street.

Lanes: from 56 Avenue to 57 Avenue in Block 2, Plan 4618 K.S.

These services to be on debentured basis as was agreed when these said Lots were being built on.

Geo.M.Turner	5602-41 St.	J.P.Loxam	5601-41 St.
Mrs.J.P.Loxam	5629-41 St.	J.P.Loxam	3926-56 Ave.
Raymonde Const.Ltd.	5524-41 St.	- A.E.James & M.Thielens	
Mrs. Wynia & Joe Wynia	5511-41 St.	M.R.Belich	5565-41 St.
J.E.Phillips.		J.Cardinal	
Mrs.F.A.Doering	5626-41 St.		
Raymonde Construction Ltd.	5629-05-09-13-21-25 - A.E.James		
Harold R.Wilson	5610-41 St.	A.E.James	5606-41 St.
Mrs. E. Oastrom	(5618-41 St.	A. Schwartz	5410-37 St.(owner)
	(5622-41 st	G.B.Fidler	5634-41 St.(renter)
Mrs. M.Badry	5614-41 St.	E. Krien	5617-41 St.

NOTE:

We recommend this petition be considered on the 1960 construction program, however, we do not recommend gravelled streets as the rest of this area is paved.

COMMISSIONERS

UNFINISHED BUSINESS:

August 26, 1959.

To City Commissioners,
From: City Engineer.

Re: Flooding in Woodlea Park

At the last Council meeting I gave a verbal report in connection with the above. The sum and substance of this report was, that the ultimate answer to the flooding problem is construction of a storm sewer in this area.

For the present we are flushing all the sewers in this area, cleaning catch basins, and partially blocking strategic catch basins. This action should serve as a fairly good remedial measure.

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

NOTE:

We suggest that the City Engineer prepare a report for Council on the overall position of areas without storm sewers.

They should then be studied in relation to the order of importance, and if and when funds are available a start could be made.

This would require a further year's storm study.

COMMISSIONERS

Correspondence:Letter No. 1.

August 20th, 1959.

To: The City Commissioners,

From: The City Engineer.

Further to our discussion about certain individuals who have apparently arranged to have a City lane paved at their own expense, it would seem that this might lead to a mighty unhealthy precedent. It has been ascertained that whoever is responsible for this did not ask for permission nor did they receive any grades. As a result part of this work will be lost when the lane is constructed properly.

It may be advisable to have an expression of opinion from the City Council and/or our City Solicitors.

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

NOTE:

The above letter has been brought to the attention of Council for the following reasons.

- (1) When we construct the North-South lane (possibly in 1960) we will have to cut through the paved lane as it is well above grade.
- (2) There is the possibility of adjacent property owners constructing fences, sidewalks or garages to this level, which is wrong, and the City will be accused of changing levels when we construct the N.S. lane.
- (3) We do not allow property owners to construct their own lanes, sidewalks etc., as they are not paying the normal unit price which covers a portion of flankage etc.

We recommend the persons responsible for the construction of this paved lane, be advised of the situation from the City's stand point, as mentioned above.

COMMISSIONERS

Letter No.2:

Red Deer District Planning Commission

City Commissioners,
City of Red Deer.

August 7th, 1959.

Dear Sirs,

Re: Lot 1, Block H, Plan H Mr. Lees

We have received an application to subdivide the above mentioned lot.

Before approving this proposal we should be grateful if you would inform us whether we should make provision for widening the lane to street width so as to permit further subdivision of the long lots at a future date.

A sketch indicating the block, the approximate location of the buildings and a possible method of future subdivision is enclosed.

It is our view that due to the location of the buildings, no subdivision of the internal lots is likely and we should exclude the possibility of further subdivision from our thinking on this application.

Your early comments would be appreciated.

Yours truly,
Denis Cole,
Director.

NOTE:

The main item for discussion is Para 2 of the above mentioned letter.

If it is the wish of Council to take the road allowance from this one lot, we should point out that at a later date if further subdivision is requested, this block would be without lane access.

Council's opinion is requested, a sketch will be presented for further details.

COMMISSIONERS.

Letter No.3.

City of Red Deer,
Red Deer, Alta.

J.A.Cawston & Associates,
346-23rd Ave., S.W.
Calgary, Alta.

August 26th, 1959.

Attention City Clerk:

Dear Sir,

Re: Lots 9, 10 & 11, Block 39, Plan K.3.

Our Client, Motor Car Supply Co., of Canada Ltd., have purchased these lots for the purpose of relocating their existing store operation in Red Deer.

It has been suggested by the Planning Commission that we apply for rezoning of these lots from residential as existing to general business district in order to permit the proposed relocation of the store.

It was our Client's understanding that all necessary arrangements to facilitate their relocation has been completed with the City by Webber Bros., of Edmonton.

Since it is imperative that we start work on this project almost immediately in order to have our client relocated within their deadline, we would appreciate receiving word on this matter as soon as possible.

Yours very truly,
H.W.R.McMillan.

NOTE:

We recommend this type of business be zoned in Commercial I as a conditional use, in this way each case would be judged on its merits and decided by Council.

COMMISSIONERS.

Letter No.4.Rehn Cartage Ltd.,
Red Deer, Alberta.

August 17, 1959.

E. Newman Esq.,
City Commissioner,
City of Red Deer,
Red Deer, Alberta.

Dear Sir,

As requested by your building inspection department, we enclose herewith photos and floor diagram of the building we propose moving onto our rented property, for the purpose of storing frac sand.

The following are the specifications of this building: metal construction on wooden frame work, wooden floor to be replaced by cement or material of equal strength. The building is now 14' x 22', to be enlarged to 14' x 40'.

We trust our proposal will meet with the approval of City Council.

Yours truly,
J.Taylor,
Accountant.

NOTE:

We do not recommend the above request as we are trying to improve the standard of development in this area, if this request is granted it places us in a difficult position to refuse future requests.

COMMISSIONERS

Letter No. 5:Red Deer Municipal Hospital,
Red Deer, Alberta.Mayor J.M.McAfee,
City of Red Deer,
Red Deer, Alberta.

August 26th, 1959.

Dear Sir,

The Board of the Red Deer Municipal Hospital respectfully request that consideration be given to the laying of a cement sidewalk up the hill at the North East side of the hospital. Also that the traffic road running parallel to this be graded regularly.

This walk and roadway are used continually by hospital staff and the general public, but the present cinder walk has deteriorated badly and is now a hazard, especially after dark.

Yours truly,
M.Lamb,
Secretary-Treasurer.

NOTE:

We suggest this road is used exclusively by hospital staff. Council's opinion would be appreciated.

COMMISSIONERS.

By-Laws:Re: Zoning By-law.

A draft copy of the above mentioned By-law was mailed earlier this week, we trust members of Council have had a chance to study same.

We suggest that at this meeting we give it full discussion before considering first reading.

COMMISSIONERS.

REPORTS:

No.1.

The Red Deer Health Unit reported the analyses of milk samples purchased from vendors in the City of Red Deer during the month of August 1959, proved satisfactory.

File

1.

ADDITIONAL AGENDA
FOR AUGUST 31ST 1959 COUNCIL MEETING

Mr. P. Amy,
City Clerk,
City of Red Deer,
Red Deer, Alberta.

Alberta Automobile Dealers
Association,
Box 206, Red Deer, Alberta.

August 28, 1959.

Dear Sir,

At the request of Mr. F.B. Moore I am attaching herewith copies of my correspondence with the Department of Industries & Labour relative to the Court Store, Red Deer, Alberta.

Yours very truly,
Ron Shaw,
General Manager.

Alberta Automobile Dealers
Association,

August 1, 1959.

Mr. G. Armstrong,
Chief Licensing Officer,
Dept. of Industries & Labour,
Administration Bldg,
EDMONTON, Alta.

Dear Sir,

It has been brought to the attention of this office that the Court Store, Gaetz Avenue, Red Deer are operating without a retail license.

The above name firm operate a general store and retail fuel oil outlet and have recently come under new ownership. It is our understanding that your Department will not issue a license to a firm handling both foodstuffs and gas and oil products.

Our association is opposed to the granting of a fuel oil license to an operation such as this since no rest rooms and no facilities for service to the motoring public have been provided.

Your comments will be appreciated.

Yours very truly,
Ron Shaw,
General Manager.

Mr. Ron Shaw,
General Manager,
Alberta Automobile Association,
Box 206,
Red Deer, Alberta.

August 25, 1959.

Dear Sir,

Re: Court Store, Gaetz Avenue,
Red Deer, Alberta.

It appears that your information regarding the above store operating without a Retail License is incorrect. The new owners applied for Licenses when they took over this business and these

Licenses were granted; that is, a License for Fuel Oil Retail and a Retail dealer in Groceries, Meat, Confectionery and Tobacco, Bakery Products and Patent Medicines. I should mention that this is an identical License to that issued to the former operator.

It is the policy of this Department, not to issue a Fuel Oil Retail License, to an outlet which does not have service facilities also available. However, in cases of businesses that have been operating and have been licensed, even though they change hands, the previous classification carried on the license may be continued. I do not think that this Department has any right to request a business to install Service Station facilities when for years it has operated Fuel Oil Retail Pumps, and been licensed for that line of business. We will not, however, issue a License to a General Store established and then asking for Fuel Oil Retail Pumps, unless it is in an outlying district where no other facilities are available.

I can recall attending a meeting in Red Deer of Garage and Service Station operators, and explaining this policy, some eight years ago, and apparently there has been some confusion left in the operators minds. The Department will be pleased to investigate any complaints which your association received regarding the establishment of Fuel Oil Pumps without other facilities being available.

Yours truly,
G.J. Armstrong,
Chief Licensing Officer.

NOTE:

The above letter answers the question brought to Council a few weeks ago.

COMMISSIONERS.

Reports:MONTHLY PROGRESS REPORTNo.4.

August 27/1959

The following progress has been made by Patrick Construction on the 1959 Utility Construction Contract up to August 27, 1959.

	<u>% Completed</u>
<u>West Park</u>	
1. Stripping of black loam	100
2. Sanitary sewer mains	100
3. Storm sewer mains	100
4. Water mains	100
5. House services	100
6. Clay excavation to final road grade	0
7. Gravelling roads and lanes	0
<u>Eastview</u>	
1. Stripping of black loam	100
2. Sanitary sewer mains	100
3. Storm sewer mains	100
4. Water mains	100
5. House services	100
6. Clay excavation to final road grade	0
7. Gravelling roads and lanes	0
<u>Hillsboro</u>	
1. Stripping (not under this Contractor)	-
2. Sanitary sewer mains	70
3. Storm sewer mains	55
4. Water mains	30
5. House services	10
6. Clay excavation to final road grade	0
7. Gravelling roads	0
8. Gravelling Lanes	100
<u>Water Main Extension</u>	
1. Casings under roads and railroad	100
2. Water mains	95
<u>Trunk Sanitary Sewer</u>	
1. 12" main (33rd Street)	100
2. 21" main	70
<u>South Hill Storm Drains</u>	
1. 30" drain pipe	100
2. Lower 16" water main	100

Remarks:

Work hampered by wet weather following storm of July 27/1959.
 To end of June 44% of work done in 43% of available time.
 To end of July 57% of work done in 50% of available time.
 To end of Aug. 73% of work done in 70% of available time.

Note: 73% for August is an approximation of dollar value of work done. Exact figure will not be known until about September 10th.

B.C.Van Hees

Job No.913

RED DEER STREET CONSTRUCTION 1959 AUGUST PROGRESS REPORT

<u>A. Sidewalks, Curb & Gutter</u>	<u>% Completed</u>
1. West Park	100
2. Eastview	95
3. 47 St., 52 St., 54 St., 46 Ave., Ross St.	100
4. 55 St.	50
<u>B. Excavation</u>	
1. 47 St., Ross St., 51 St., 52 St., 54 St., 46 Ave., 55 St.	100
2. Ross St. & 51 Ave. intersection & C.P.R.area	75
3. Hillsboro Topsoil removal	
(a) 37 Ave., 39 Ave., 45 St., 46 St. 47 St.	100
(b) Ross St.	25
(c) 40 Ave. (44 St. to 39 St. added to original)	60
(d) Lanes	100
<u>C. Base Course</u>	
1. 47 St., 51 St., 52 St., 54 St., 46 Ave., Ross St.	100
2. West Park	100
3. 55 St.	60
4. Hillsboro Lanes & Avenue Crossings	100
<u>D. Paving</u>	
1. 47 St., 51 St., 52 St., 54 St., Ross St., 46 Ave.	100
2. West Park	60
<u>E. Miscellaneous</u>	
1. Underground Electrical Installation on Ross St., 55 St., and Ross & 51 Ave. Intersection	100
<u>F. General Remarks</u>	

Construction progress during August was greatly curtailed by almost daily rains, particularly during the past two weeks. Eastview Subdivision comprises most of the uncompleted roadway construction, with rain bringing the progress here almost to a standstill as of now. Drying weather required.

The overall progress of street construction - approximately 65% completed in 75% of time allowed.

B.C.Van Hees