

A G E N D A

For Regular Meeting of Council of the City of Red Deer to be held in Council Chambers, City Hall, Red Deer, Monday, June 12th, 1967, commencing at 5:00 P.M.

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1. PRESENT:

Confirmation of Minutes of Meeting of June 5th, 1967.

2. UNFINISHED BUSINESS:

1. Personnel Officer - RE: Employee Residence
Outside City Limits 1

3. REPORTS:

1. Fire Chief - RE: Monthly Report for May, 1967. 2
2. City Purchasing Agent - RE: Tender Request
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5. City Engineer - RE: 1967 Programme Progress
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6. City Treasurer - RE: Treasurer's Report to
May 31st, 1967. 11

4. WRITTEN INQUIRIES:

5. CORRESPONDENCE:

1. Mayor, Rocky Mountain House - RE: Letter
of Appreciation 13
2. Mr. & Mrs. W. R. Wilkie - RE: Application
for Relaxation of Zoning By-law 13
3. Axel Johansson - RE: Application for
Building Permit 14

6. PETITIONS & DELEGATIONS:

7. BY-LAWS:

8. NOTICES OF MOTION:

UNFINISHED BUSINESSNO. 1.

The following report was requested by Council on May 29th, 1967.

F. A. AMY,
City Clerk

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June 6th, 1967

TO: City Commissioner

FROM: Personnel Officer

RE: Employee Residence Outside City Limits

Residence, as a condition of employment was established by City Council at a meeting in October, 1959, and successful applicants for civic employment since that date have either already resided or have re-located within the City.

Recently we have received several applications for various skilled jobs from people residing just outside the City limits who will not relocate and who consequently we are unable to hire. Naturally anyone we hire from, for example, Moose Jaw must relocate due to the great distance involved, but someone from Valleyview, Balmoral, Penhold or Blackfalds would scarcely give up their homes when in all probability they can obtain alternative employment without such restrictions. Our residence rule denies the City the services and skills of these people.

The drawback to removing all restrictions is of course the ready availability of our staff to provide the citizens of Red Deer with the emergency services they require and, as the Commissioner points out in his report of May 19th, 1967, those employees effected are the Firefighters who are on call prior to their scheduled shift and the E. L. & P. Department and Public Works staff who take standby duty.

There would appear to be two conditions that should apply to our employees who fall into these categories:

(1) They must be within a reasonable distance of possible sources of trouble whether such distance is defined by existing City limits, a pre-determined radius for City centre or a distance permitted at the discretion of the head of the Department.

(2) They must be immediately available by telephone and not, I suggest, be on a party line where delays could be lengthy.

It is management's (Council's) prerogative to establish duties and terms and conditions of employment and the prompt emergency service to our citizens is the criteria.

I would like to see the residence limit removed from the recruitment viewpoint but realize that this may need to be qualified in the light of the second consideration. I therefore respectfully recommend the three alternative choices of action to Council as outlined in (1) above with the hope that the last one will be adopted (in accordance with the tabled resolution) and the matter left to the discretion of the Department Head who I am sure, is the best judge of any particular case as it relates to the efficiency and morale of his Department.

DOUGLAS GILBERT
Personnel Officer

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REPORTSNO. 1.

THE CITY OF RED DEER

Office of:
The Fire Chief

June 2nd, 1967

His Worship the Mayor
and City Council

Ladies & Gentlemen:

I wish to report, during the month of May, 1967 the Fire Department responded to:

Ambulance Calls	59
Fire Calls	36

The Fire Calls consisted of:

Fires in Buildings	3
Rubbish in Vacant Lots	1
Brush & Grass	21
Misc. Outdoor Fires	1
Vehicles	3
Out of City	7

FIRES IN BUILDINGS (3)

May 1st, 1967 at 07.44 hours - Local Hotel reported fire involving kitchen stove. Firemen with the aid of an extinguisher assisted staff in quelling the fire and eliminating cause of flame.

May 2nd, 1967 at 23.30 hours - Ambulance 1 with an officer and fireman attended call from 5807 - 57th Avenue where an explosion had occurred in a family residence. On arrival, found any flame involved had been disbursed before the Fire Department called. Explosion was result of handling contact cement too close to Pilot Light of kitchen stove while installing arborite on kitchen cupboards. As a result there were scorching and fire damage to various household furniture and minor injuries to one occupant.

May 3rd, 1967 at 22.51 hours - Engine 6 and crew dispatched to garage fire 4834 - 48th Street. Firemen proceeded to extinguish fire by using 900 feet of hose and a 10 foot ladder, after which they overhauled area. Fire had originated in mattress at one of garage caused by trouble light being accidentally turned on while lying on mattress. Damage to building and contents estimated to be \$925.00.

RUBBISH IN VACANT LOTS (1)

May 9th, 1967 at 23.00 hours - Engine #6 and Truck #2 responded to call from 5120 - 47th Street. Found rubbish in old vacant basement being burned and proving hazardous to an adjacent house. The firemen extinguished fire and overhauled debris.

BRUSH AND GRASS (21)

Engine #3 responded to 17 calls (with Truck #2 for 1 trip)
Engine #6 responded to 4 calls.

Vicinity of 58th Avenue & 56th Street - Open field. Cause - Children with matches - No damage.

5602 - 42nd Street - Cause - Rubbish burning, fire escaped control. No damage.

Open field East of Terrace Park - May 4th, 1967 - Cause - unknown.
No damage.

Area near #31 Fox Crescent - Cause - Children with matches. No damage.

Vicinity 55th Avenue & 35th Street - Cause - Children with matches. No damage.

5926 - 52nd Avenue - Cause - Children with matches. No damage.

Fairview United Church - Cause - Church member burning grass on church grounds and smoke reported by resident of area. No damage.

Open Field East of Terrace Park, May 6th, 1967 - Cause - Careless garbage burning. No damage.

6218 - 61st Avenue - Cause - Rubbish burning and blaze escaped control. No damage.

Road Allowance Behind 5856 - West Park Crescent - Cause - Minor with firecrackers. No damage. Fire Inspector checked and found the boy had purchased firecrackers in a local town near Red Deer. Warning given to boy's mother RE: The City By-law governing Fireworks.

Kin Canyon - Cause - Bonfire out of control. No damage.

Vicinity of 59th Street and 54th Avenue - Cause - unknown. Some damage to a fence.

Open Field South of West Park - Cause - unknown. Approximately 3 acres involved. No damage.

C.P.R. Right-of-way - Vicinity of 58th & 69th Avenue and 59th Street - Cause - unknown. No damage.

Area of 6006 - 55th Avenue - City Property - Cause - unknown. No damage.

South Bank of Kerry Wood Drive - Near Fairview School - Cause - unknown. No damage.

River Bank West of 5802 - 43rd Street - Cause - Suspected children with matches. No damage.

North Hill in Vicinity of 50th Avenue - Cause - Flare Pot thrown into ditch. No damage.

Area of 47th Street between 42nd & 43rd Avenues - Cause - Started by a child whose parents said he was being punished for same.

41st Avenue & 47th Street - Found to be the same fire as above listed.

Field East of Twilight Lodge - Cause - unknown. No damage.

MISCELLANEOUS OUTDOOR FIRES (1)

May 27th, 1967 at 14.17 hours - Engine #6 and Truck #2 dispatched to local auto wrecking firm. On arrival found fence aflame and fire spreading to used auto parts. The fire was caused by sparks from a cutting torch igniting oil soaked ground and grass, the condition of grass being created by careless dumping of used oil and grease. Firemen, using 900 feet of hose, proceeded to quell the fire.

VEHICLE FIRES (3)

May 6th. 1967 at 12.08 hours - Firemen with Engine #6 proceeded to scene of fire involving a $\frac{1}{2}$ ton truck. On arrival, found motor of said truck aflame, they extinguished fire, overhauled truck and called wrecking truck before returning to Hall.

May 17th. 1967 at 11.45 hours - Engine #6 responded to fire call involving an Econoline type of vehicle. On arrival found cupboards and seat rest above motor compartment being burned. Cause of fire suspected to be carburetor flooding with gasoline. Using two pump cans, the firemen put out the fire, overhauled and checked for further burning.

May 17th. 1967 at 21.01 hours - Engine #6 responded to call to find a vehicle where the metal housing had been touching top of battery, thus creating sparks. This housing had been promptly removed, by the driver, prior to arrival of the Firemen. The Lieutenant checked vehicle for signs of fire and/or damage. No damage.

OUT OF CITY CALLS (7)

May 4th. 1967 at 15.16 hours - Truck #3 and crew answered call to three miles West of Highways Building. On arrival found grass fire. There were no buildings threatened and no one to assume charges. The person who phoned RE: The alarm hung up the receiver before we could get name or phone numbers. This was only a grass fire and resident of property refused to accept responsibility for either the call or cost. Engine #3 was ordered back to the Hall.

May 15th. 1967 at 10.30 hours - Truck #3, firemen and City water truck dispatched to the farm of Mr. J. Pit, R.R. #4, Red Deer, where they extinguished fire in straw bales and calf shelter. Cause of fire believed to be children playing with matches. Billed \$170.00.

May 19th. 1967 at 13.37 hours - Truck #3 responded to call on property of Mr. V. Erickson, Penhold. Fire started by neighbour, on his own property, but escaped control. Amount billed \$112.50.

May 21st. 1967 at 14.30 hours - Engine #3 and City water truck dispatched to West side of City Limits where a barn and stack of bales were on fire. Cause unknown. Amount billed \$127.50.

May 22nd. 1967 at 09.33 hours - Engine #3 responded to a call for assistance from Fire Department on East side of Cloverleaf (Highway #2 and Burnt Lake Road) where property owner is on our guaranteed payment list. On arrival found grass and fence burning, caused by an accidentally dropped cigarette. Amount billed \$75.00.

May 22nd. 1967 at 13.41 hours - Engine #3 proceeded to vicinity of Penhold Airport, upon guarantee of costs by owner, to extinguish fire which had spread to straw and shed. Amount billed \$150.00.

May 22nd. 1967 at 15.06 hours - Engine #6 dispatched to Bomber Trailer Court where a fire of unknown origin had started in surrounding brush. Amount billed \$75.00.

During the month of May, the Volunteer Brigade held 5 practises with an average attendance of 10 members.

The Fire Prevention Bureau Statistics for the month of May show the following work:

Inspections	201
Rechecks	122
Buildings under Construction checked	30
Places of assembly	1
License Inspection	6
Familiarization Tours	5
Fire Drills	13

Hazardous conditions corrected	6
Lecture & Film showings	9
Evening Lectures	2
Investigations (fire & fumes)	3
Calls, contacts & appointments	11
Tank or Tankers tested	29
Explosive & Radioactive Permits	1
Fire calls & response	1
Building Plans checked	4
Burning Permits issued	6
Other permits issued	37

In addition to the foregoing, the Bureau also:

Checked out the illegal use of firecrackers.
 Assisted in firefighting (grass burning).
 Assisted in Ambulance duty.
 Assisted on Switchboard duty.
 Investigated removal of old gasoline storage tanks at Red Deer
 Motors former premises.
 Conducted familiarization tours for firefighter's training Program.

Respectfully submitted,

WM. N. THOMLISON,
 Fire Chief

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NO. 2.

TO: City Commissioner
 FROM: Purchasing Agent

RE: Tender - Streetlight Brackets

In response to our request for prices on a quantity of 125 streetlight brackets, proposals were received from four firms.

<u>VENDOR</u>	<u>LOCATION</u>	<u>MAKE & MODEL</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>DELIVERY</u>
R. L. Brews & Son Ltd.	Calgary	Napco 30420W	\$ 21.75	\$ 2,718.75	8 - 10 weeks
Westinghouse Ltd.	Calgary	704D623G06 Westinghouse	19.00	2,375.00	3 weeks
Canadian Westinghouse (alternate)	Calgary	704D623G06 Westinghouse	17.10	3,420.00	1 - 3 weeks
Central Electric Wholesale Ltd.	Red Deer	704D623G06 Westinghouse	19.00	2,375.00	1 - 3 weeks
Central Electric Wholesale Ltd. (Alternate)	Red Deer	704D623G06 Westinghouse	17.10	3,420.00	1 - 3 weeks
Canadian General Electric Ltd.	Calgary	(Steel) CGE51829G68	19.00	2,375.00	2 - 3 weeks
Canadian General Electric Co. Ltd. (Alternate)	Calgary	CGE (Aluminum)	22.30	2,787.50	2 - 3 weeks

* - Alternative quotations on quantities of 200.

If we purchase 200 this year, our total cost would be \$3,420.00. Assuming the price remains the same till next year and we purchase 125 this year and 75 over the next two years, our total cost would be \$3,800.00. The accrued savings by the purchase this year would be \$380.00, for the cost of investing \$1,282.00 for one year, and \$424.00 for two years. Estimated interest cost on investment is \$102.00. Our net saving would be \$278.00.

I would recommend we purchase these brackets from Central Electric Wholesale of Red Deer Ltd. Your advise as to quantity would be appreciated.

A. S. KRAUSE,
Purchasing Agent

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TREASURER'S COMMENTS:

This is apparently the first time quantity discounts have been offered below 1,000 units. These brackets are galvanized and will not deteriorate in storage.

Recommend purchase of 200 from Central Electric.

H. K. HALL,
City Treasurer

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NO. 3.

TO: City Commissioner

FROM: Purchasing Agent

RE: Tenders - Luminaires and Streetlight Standards

1. In response to our request for prices on 160 - 250 watt luminaires and 180 - 400 watt luminaires and one post top luminaire, prices were received from six different firms. Most firms also indicated additional prices for quantities of 200 of the first and second items.

Provision in the tender was made to purchase different items from different vendors. Attached hereto is an analysis of the prices received.

It is quite evident from the attached analysis that we should purchase 200 of the 400 watt luminaires.

The 400 watt luminaire as offered by Pyle National Ltd. is not acceptable.

By the same method of cost analysis as used in the streetlighting brackets, it may be desirable to purchase 200 of the 250 watt luminaire. Our estimated net saving would be in the neighbourhood of \$1,450.00. The E. L. & P. Supt. advises we would use more than the additional quantity in 1968.

2. In response to our request for prices on streetlight standards, prices were received from five firms.

Attached hereto is an analysis showing quantities and types of davits required. There was no provision for splitting the award of this tender as prices on this item are dependent on truck load weights.

Canadian General Electric Co. Ltd. forwarded an alternative proposal encompassing both luminaires and streetlights standards. It read as follows:-

"Total lot price for items 1, 2 or 2A on your request to quote form marked "Luminaires" and Items 1, 2 and 3 on your request to quote form marked "Standards" - lot - 42,007.00."

This price is \$2,236.60 lower than if we purchased the foregoing items from Canadian General Electric Ltd. on an individual basis and \$1,756.60 lower than if purchase was made on the basis of lowest individual tenders.

In view of the foregoing, I would recommend we purchase the lot price from Canadian General Electric for \$42,007.00. Your advice as to whether or not we should negotiate with Canadian General Electric for the additional 40 - 250 watt luminaires at an additional cost of \$1,560.00, would be appreciated.

A. S. KRAUSE,
Purchasing Agent

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TREASURER'S COMMENTS:

Quantity discounts on orders of less than 1,000 units have been offered for the first time on these two tenders.

Recommend we purchase from Canadian General Electric on the basis of their lot price of \$42,007 and that an additional 40 of the 250 watt luminaires be purchased from C.G.E. if an equivalent saving can be realized.

H. K. HALL,
City Treasurer

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<u>VENDOR</u>	<u>LOCATION</u>	<u>ITEM 1</u>		<u>ITEM 1A</u>		<u>ITEM 2</u>		<u>ITEM 2A</u>		<u>ITEM 3</u>	<u>DELIVERY</u>
		160-250 Watt Luminaires		200-250 Watt Luminaires		180-400 Watt Luminaires		200-400 Watt Luminaires		1 Post Top Luminaire	
		<u>UNIT</u>	<u>TOTAL</u>	<u>UNIT</u>	<u>TOTAL</u>	<u>UNIT</u>	<u>TOTAL</u>	<u>UNIT</u>	<u>TOTAL</u>	<u>COST</u>	
Can. General Electric Ltd.	Calgary	\$78	\$12480	\$70.20	\$14040	\$95	\$17100	\$85.50	\$17100	\$104	part - stock balance - 3 weeks
Central Elect. Wholesale Ltd.	Red Deer	\$78	\$12480	\$70.20	\$14040	\$95	\$17100	\$85.50	\$17100	\$104	part - factory stock balance - 3 weeks
Canadian Westinghouse Co. Ltd.	Calgary	\$78	\$12480	\$70.20	\$14040	\$95	\$17100	\$85.50	\$17100	\$104	part - factory stock balance - 3 weeks
CLM Industries Ltd.	Calgary	\$78	\$12480	\$70.20	\$14040	\$95	\$17100	\$85.50	\$17100	\$104	Stock
Northern Electric Co.	Edmonton	\$75	\$12000	\$67.50	\$13500	\$95	\$17100	\$85.50	\$17100	\$104	2 weeks
Pyle National Ltd.	Clarkson	--		--		\$85.50	\$15390	----			part - stock balance - 3 weeks

VENDOR	LOCATION	ITEM 1			ITEM 2			ITEM 3		ACCUMULATE TOTAL
		MAKE & MODEL 30' SINGLE DAVIT	UNIT PRICE	COST FOR 122 POLES	MAKE & MODEL 25' SINGLE DAVIT	UNIT PRICE	COST FOR 50 POLES	MAKE & MODEL 30' DOUBLE DAVIT	COST FOR 10 POLES	
Canadian General Electric	Calgary	Barber S30D80A6	\$78.80	\$9613.60	Barber S25D70A6	\$74.40	\$3720	Barber S30D80A6	\$1330	\$14663.60
R. L. Brews & Son Ltd.	Calgary	NAPCO 25250-16-00	\$96.25	\$11742.50	NAPCO 25196-16-00	\$87.90	\$4395	NAPCO 25250-26-00	\$1390.50	\$17528.00
Central Electric Wholesale	Red Deer	NAPCO 25250-16-00	\$96.25	\$11742.50	NAPCO 25196-16-00	\$87.90	\$4395	NAPCO 25250-26-00	\$1390.50	\$17528.00
Canadian Westinghouse	Calgary	NAPCO 25250-16-00	\$96.25	\$11742.50	NAPCO 25196-16-00	\$87.90	\$4395	NAPCO 25250-26-00	\$1390.50	\$17528.00
Westeel Rosco Ltd.	Calgary			\$11025.79			\$3968.54			Not complete

<u>VENDOR</u>	<u>DELIVERY</u>
Canadian General Electric	8 weeks on approval
R. L. Brews & Son Ltd.	part - 6 weeks, part - 12 weeks
Central Electric Wholesale	part - 6 weeks, part - 12 weeks
Canadian Westinghouse Ltd.	part - 6 weeks, part - 12 weeks
Westeel Rosco Ltd.	

NO. 4.

June 8th, 1967

TO: City Commissioner

FROM: Purchasing Agent

In response to our request for prices on 11,000 ft. of No. 2 TW wire, 17,000 ft. of No. 4 TW wire, and 28,000 ft. of No. 6 TW wire, the following total costs were received:

<u>VENDOR</u>	<u>LOCATION</u>	<u>COST</u>	<u>DELIVERY</u>
Central Electric Wholesale Ltd.	Red Deer	\$ 6,170.34	1 - 3 days
R. L. Brews & Son	Calgary	6,208.80	7 - 14 days
Canadian Westinghouse Ltd.	Calgary	6,285.52	from stock
Canadian General Electric Co. Ltd.	Calgary	6,391.66	3 - 4 weeks
MacKay, Morton Ltd.	Edmonton	6,420.00	part stock
Canada Wire & Cable Co.	Calgary	6,468.28	2 - 3 weeks
Phillips Cables Ltd.	Edmonton	7,609.78	1 - 7 days

Central Electric Wholesale Ltd. were also low on all unit prices. I recommend we purchase the aforementioned wire from Central Electric Wholesale Ltd. for a total cost of \$6,170.34.

A. S. KRAUSE,
Purchasing Agent

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Concur with recommendation.

H. K. HALL,
City Treasurer

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Concur with recommendations of the Purchasing Agent and the City Treasurer.

D. COLE,
City Commissioner

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NO. 5.

June 9th, 1967

TO: City Commissioners

FROM: City Engineer

RE: 1967 Programme Progress Report

CITY CONTRACT WORK

1. 67th Street Underpass

We have not received a B.O.T.C. order to this date.

2. 67th Street - South End of the One-Way Couplet, Miscellaneous Roads, A.S.H. hill paving and 49th Avenue Paving

Tenders close on June 20th.

3. Bridge at 49th Avenue and Waskasoo Creek

Tenders close June 23rd.

4. 60th Street Underpass

The Provincial Government has been forwarded the detailed preliminary plans but have not granted approval as yet. Final plans should be started shortly.

5. Trunk Sanitary Sewer - North Hill

Complete except for cleanup.

6. North Hill Water and Sanitary Sewer Laterals.

Revised estimated completion date - June 15th, 1967. Contractor using only one crew and working regular hours.

CITY FORCES WORK

1. Alberta School Hospital Hill and North End of One-Way Couplet

Embankment progressing favourably. Some problems with regard to oversaturated soil conditions.

2. Gravel Roads and Parking Lots

Construction to start within the next few weeks.

3. Crown Surfacing

Cannot commence until warmer weather arrives.

4. Utilities in Morrisroe Subdivision - Stage II B

Construction will commence about June 12th.

5. All other utilities except for a few very short extensions have been completed.

N. J. DECK, P. Eng.,
City Engineer

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NO. 6.

June 9th, 1967

TO: City Commissioner

FROM: City Treasurer

RE: Treasurer's Report - May 31st, 1967

Attached are sufficient copies of the Treasurer's Report Summary outlining budget performance to May 31st, 1967 for submission to Council.

The report includes all expenditures to May 31st including debenture debt repayments and inter fund transfers on the basis of one-twelfth of annual total per month.

Specific comments are as follows:

REVENUE

The full amount of property and business taxation revenue has been recorded with the exception of those properties now subject to tax as a result of the elimination of the Machinery and Equipment tax. Collections on current taxes to May 31st amount to some \$835,000 or 27% of the current levy. The comparative figure for 1966 collections to May 31st was \$1,600,000. Ar-rears collections amount to \$86,000 to date and this compares to \$76,000 at May 31st, 1966.

Other general revenues appear to be in line with budget estimates.

EXPENDITURE

With a few exceptions, expenditures accounts are in line with budget estimates. As a result of the success of the property tax prepayment plan, our bank interest cost is substantially lower than 1966 costs at this date.

Social assistance costs are well over budget and an explanation is being obtained. The balance unspent in the Reserve for Contingencies amounts to \$14,220.

CASH POSITION

At May 31st there were no bank loans outstanding and we were able to invest \$200,000 for a period of one week during the month.

It is interesting to note that at this time last year, despite far greater tax collections (\$1,600,000 compared to \$835,000) the amount of surplus funds on investment was only \$200,000. Most of the 1966 tax collections were required to retire accumulated bank borrowing of \$1,100,000.

SUBDIVISIONS

Residential lot sales during the first five months of 1967 total 47 as follows:

Morrisroe	30 lots	
Oriole Park	5 lots	
Sunnybrook	<u>12 lots</u>	(only 2 left)
Total	<u>47 lots</u>	

1966 sales to May 31st totalled 9 lots and for the entire year 1966, 47 lots were sold.

H. K. HALL,
City Treasurer

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CORRESPONDENCENO. 1.

TOWN OF ROCKY MOUNTAIN HOUSE

June 2nd, 1967

To His Worship
 Mayor Barrett
 Red Deer, Alberta

Dear Mayor Barrett:

On behalf of the citizens of Rocky Mountain House I wish to express our sincere thanks and appreciation to Your Worship; the citizens of Red Deer and all who assisted in providing a very fine Float to take part in our Centennial Voyageur Canoe Pageant parade. Your attractive Float was a pleasure to all and added so much to the success of the occasion.

With best wishes from the peoples of Rocky Mountain House to which I add my personal kind regards.

I remain

Yours sincerely,

(Miss) W. Helen Hunley,
 Mayor

* * * * *

NO. 2.

36 Fairway Avenue
 Red Deer, Alberta
 June 7th, 1967

City Council
 Red Deer, Alberta

Dear Sirs:

We had a letter today from the City Inspectors informing us we were unable to keep boarders in our area. After speaking to Mr. Jorgenson we were advised to contact the Council asking you to relax the By-law which stops this and enable us to continue as before with our boarders. We bought in this district not being told of any such By-law and only with keeping boarders were we able to do so, as it gives us a bit of income to enable us to get by on my husband's wage. We felt it was an inconvenience to ourselves to be tied down with boarders but better than having to ask for welfare help.

We have listed the house for sale and would like your permission to continue with boarders until we are able to sell.

Thank you

Yours truly,

Mrs. M. E. Wilkie
 Mr. W. R. Wilkie

* * *

June 9th, 1967

TO: The City Clerk

FROM: The Building Inspector &
 Zoning Officer

RE: Dwelling on Lot 18, Block 1, Plan 4175 M.C.
36 Fairway Avenue

This building is on a site zoned as R.1.D Single Family. The uses "Lodging and Boarding Houses" are neither a permitted nor a conditional use. This site is in the Fairview Subdivision which is all zoned Single Family apart from lots backing onto the C.P.R. track and the shopping centre/apartment site at the North East end. It would therefore seem undesirable to change the zoning of this site without the approval of all property owners who would be affected and the Central Mortgage and Housing Corporation. We would point out that there are large areas within the City zoned R.2 and R.3 within which these uses are allowed subject to approval by the Municipal Planning Commission. City Council may, however, under the provision of Section 123, Subsection (5) of the Planning Act gives consideration to this application.

It should be noted that the rooms which are the subject of this application do not meet the requirements of the City Building By-law for these reasons:

- (1) The ceilings being twenty inches above grade, the rooms are more than half-way below grade.
- (2) The lack of adequate (10% of floor space) window space for light and ventilation, one room having no window and the other a small standard basement window.
- (3) The rooms were constructed without a building permit, this we have been advised was done by the owners without being aware of the need for a building permit.

Respectfully submitted,

G. K. JORGENSEN,
Building Inspector
& Zoning Officer

* * * * *

NO. 3.

June 1st, 1967

The City Council
of Red Deer
Red Deer, Alberta

Today, I saw the Building Department of City Office to seek advice, if it will be allowed to cut one new window - hole without building permit. I was answered, that permit is required and that it must be applied with City Council.

This house is on Lot 5613 - 42nd Street.

The size of this window will be 23 x 36 inches and this wall faces the yard and South.

AXEL JOHANSSON
5630 - 42nd Street

* * *

TO: City Commissioner

FROM: Building Inspector &
Zoning Officer

The attached proposal by Mr. Axel Johansson to cut a window into the exterior wall of the principal building on Lot 13, Block E, Plan K 11, would constitute a structural alteration for which a building permit would be normally required.

Mr. Johansson was, however, advised that as City Council have given a direct order in respect of this building, he should apply to the City Council for approval of any further changes. The decisions of the City Council made on May 16th, 1966, June 13th, 1966, July 25th, 1966, August 8th, 1966, August 22nd, 1966 and September 19th, 1966 should be noted in respect of this application.

In view of the fact that the City Council has not yet made the final decision as to whether this building will remain as a permanent structure or be demolished, the Inspection Department cannot issue any building permits for work on this site without the direction of City Council.

Yours truly,

G. K. JORGENSEN,
Building Inspector &
Zoning Officer

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