

Sob

A G E N D A

For Regular Council Meeting of City of Red Deer Council, to be held in the Council Chambers, City Hall, on Monday, November 5th, 1962 at 4.15 p.m.

1. Present:

Confirmation of minutes of Statutory Meeting of Council held Oct. 22nd, 1962.

2. Unfinished Business:

1. Brief - Red Deer District Fluid Milk Producers Assoc.
2. Plebiscite re Authorization of Pasteurized Milk.

Page No.

1. # 10
1. # 1

3. Reports:

1. R.C.M.P. Report for September 1962
2. Home Occupation application.
3. Red Deer Health Unit Milk Report month of October 1962.
4. Red Deer Health Unit Water Analysis (Bacteriological) Report for October 1962.
5. Request for permission to construct Apartment Building on Lots 7-9, Block 23, Plan K.5 (L. Bernstein)
6. Tenders for hopper type Sander
7. Home Occupation Applications
8. Business & Professional Licenses - October 1962

2. file
3. # 2
3. file
3. file
3. # 3
4. # 4
- 4.
5. file

4. Written Enquiries:

4A. Notice of Motion:

5. Correspondence:

1. Gaetz Memoria United Church Women. Re: City Welfare
2. Atlas Finance & Realty Corp.Ltd. Application to rezone former Nazarene College land.
3. Red Deer Library Board. Reappointment to Library Board of Mrs.Eaglesham.
4. Red Deer Mun.Hospital. Letter of thanks
5. Mrs. E. La Bar Permission to move house.
6. R.D.D.P.Commission Lower portion of Fairview Setbacks.

- 6.
- 6-7. # 5
8. # 6
8. file
9. # 7
- 9-10. # 8 & # 9

6. Petitions or Delegations:

1. Condition of property at 5613-17 42nd Street.
2. Bonding of Used Car dealers.

11. file
- 11-12.

7. By-laws:

8. Monthly Reports & Minutes:

1. Parking Meter Collections comparative analysis week ending Sept.26, 1962 and October 4th, 1961. file
2. R.D.D.P.Commission minutes of September 17th, 1962 meeting. file
3. R.D.D.P.Commission Subdivision Committee minutes of October 3rd 1962 meeting. file
4. Red Deer Recreation Board minutes of October 3rd, 1962 meeting. file
5. Budget Performance Statement period ending September 30th, 1962. file
6. Overpass - 43rd Street. set over to closed meeting
7. Building Permits - October 1962. file

UNFINISHED BUSINESS:No.1.

Council at meeting of October 9th, 1962 tabled further discussion on brief submitted by Red Deer District Fluid Milk Producers Association, to meeting of November 5th, 1962.

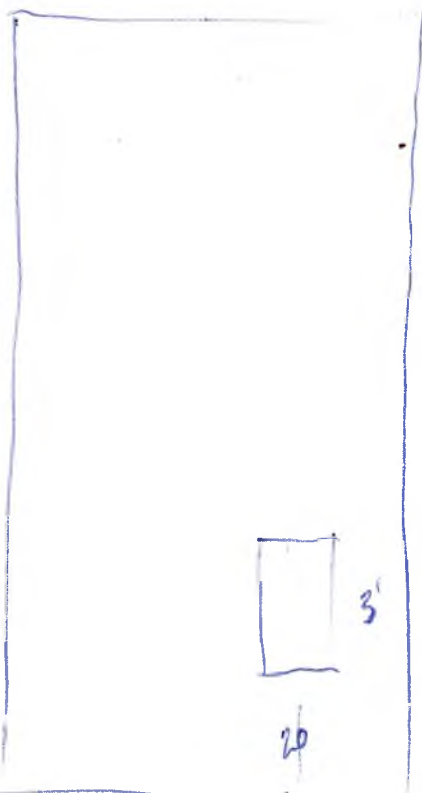
It was understood a brief would be submitted by Council for Purity Dairy prior to November 5th meeting. To-date this brief has not been received.

City Clerk.

No.2:Plebiscite - authorizing pasteurization of milk

City Council at meeting of October 9th, 1962 passed a resolution requiring a plebiscite to authorize passage of By-law requiring all milk in the City to be pasteurized. There was insufficient time to hold this plebiscite in conjunction with the 1962 Civic Elections. It is presumed Council wishes the plebiscite held at 1963 Civic Election time. Would Council confirm their wishes in this regard.

City Clerk



REPORTS:No.1.R.C.M.P. Report - September 1962.

1. Members on Duty: Sufficient at all times to comply with contract.

2. Disposition of Cases Under Municipal By-laws:

	<u>Court Convictions</u>	<u>Voluntary Penalties</u>	<u>Warnings</u>	<u>Dismissed</u>	<u>With Drawn</u>
Traffic, excluding Parking:	14	97	Nil	Nil	Nil
Parking:	50	1934	194	5	8
Other By-laws	Nil	Nil	Nil	Nil	Nil
3: Complaints Received:	312		4. Complaints Investigated:	312	
5. Unlighted Street Lamps:	Nil		6. Fires Attended:	3	
7. Business Places Unlocked:	1		8. Recoverable Expenses:	Nil	
9. Number of Liquor Cases:	37		10. Liquor Situation:	Normal	
11. Articles Lost:	13		12. Articles Found:	7	
13. Bicycles Stolen:	4		14. Bicycles Recovered:	4	
15. Prisoners' Expenses & Maintenance (Meals)	\$116.80 Guards-\$340.00 Matrons-\$3.75				
16. Fines Imposed Under Municipal By-laws:	\$590.00				
17. Revenue Collected in Municipal Cases and Payable to:					

	<u>Municipality</u>	<u>Province</u>	<u>Federal Government</u>
Fines:	1795.00	1115.00	Nil
Costs:	Nil	215.00	80.75
18. Mileage on Municipal Duties:			
	<u>R.C.M.P. Transport</u>	<u>Municipal Transport</u>	<u>Hired Transport</u>
	9036	283	Nil

19: Number of Cases where Assistance Rendered to Municipality and no Report

Submitted: 33 Welfare Cases (Prov).

20. Remarks:

There were 25 M.V. Accidents reported for the month of September. Six accidents resulted in injuries to 10 persons. There were 19 accidents resulting in property damage only. Ten prosecutions resulted from the above accidents. Estimated total property damage is \$14,461.20.

Cpl. J. D. Kennedy,
i/c Red Deer City Detail.

No.2:

To: City Commissioner.

From: Building Inspector.

October 17th, 1962.

Application for Home Occupation

The following application for Home Occupation meets with the requirements of Zoning By-law No.2011 and is submitted for approval.

L.A.Nadasi 5055-43 Street Drywall Applicator.

G. K. Jorgenson,
Building Inspector.

NOTE:

Recommend Council approval.

COMMISSIONER.

No.3:Red Deer Health Unit Milk Report - October 1962

Sample of milk purchased from vendors in the City of Red Deer during the month of October, 1962 were all found satisfactory.

No.4:Red Deer Health Unit Water Analysis (Bacteriological) - October 1962

Samples of water taken from the City of Red Deer public water supply during the month of October 1962, were all found to be negative.

No.5:

The City Commissioner.

From: Zoning Officer.

October 30th, 1962.

Re: Bernstein Apartment Lots 7-9, Block 23, Plan K.5

This application is a request for permission from the City Council to construct an apartment building with the side walls abutting the side property lines under the provisions of By-Law 2011/1 - 34 (b) amending Table C of Zoning By-law 2011.

We have visited the site and studied the location of the buildings and the windows in them on the two adjacent properties, plans of which are attached.

Taking into consideration the location of the windows and the distance of these buildings from the side property lines, also the proposed location of the apartment block, we can see no objection to this proposal.

G. K. Jorgenson,
Zoning Officer.

NOTE:

Recommend Council authorize construction of apartment building with sidewalls abutting property lines, as applied for. This property is located on 48th Avenue, near 46th Street intersection.

COMMISSIONER.

No.6:

October 30th, 1962.

To: Mayor & Council.

From: A.S.Krause & D. W. MacGowan.

Gentlemen,

In response to tender request for the supply of one hopper type Sander, we received the following bids:-

Brandford Coach & Body	\$2297.37
King Seagrave Co.Ltd.	\$2356.80

After consulting with the City of Edmonton who have 8 Brandford Sanders, we would recommend the purchase of the Sander from Brandford Coach & Body for the total price of \$2297.37. The City of Edmonton are completely satisfied with service of these units and very low maintenance costs.

A. S. Krause,
D. W. MacGowan.

NOTE:

Recommend acceptance of Brandford tender at \$2297.37.

COMMISSIONER.

No.7:

To: City Commissioner.

From: Building Inspector.

October 31st, 1962.

Applications for Home Occupation

The following applications for Home Occupations meet with the requirements of Zoning By-law 2011 and are submitted for approval.

1. Mr. F. W. Kealy	23 Selkirk Blvd.	Photographer
2. Mr. B. Lodewyk (Red Deer Concrete)	5313-44 Avenue	Concrete

G. K. Jorgenson,
Building Inspector.

Note:

Recommend approval.

COMMISSIONER

BUSINESS & PROFESSIONAL LICENSE REPORT - OCTOBER 1962.

	<u>1961</u>	<u>1962</u>
Business & Professional	820.00	692.00
Mobile Homes	269.20	462.07
Public Accommodations	Nil	20.00
Machinery	5.00	Nil
Dray	70.00	50.00
Taxi & Taxi Drivers	1.00	1.00
Vending	46.00	Nil
Dogs	10.25	6.50
Bicycles	<u>8.00</u>	<u>8.00</u>
	<u>\$1,229.45</u>	<u>\$1,239.57</u>
Total January 1st to October 31st, 1961		\$23,488.60
Total January 1st to October 31st, 1962		\$23,590.14

Fred Szastkiw,
License Inspector

CORRESPONDENCE:Letter No.1:

3928-43A Avenue,
Red Deer, Alberta.

His Worship Mayor Newman,
and Members of City Council,
Red Deer, Alta.

October 18th, 1962.

Gentlemen,

On October 4th at the regular meeting of the United Church Women of Gaetz Memorial United Church, the 38 women present, representing 16 women's groups in the congregation, unanimously passed the following resolution:

"That we as an organization and as women of the Community strongly protest the stand the City has taken regarding City Welfare."

Yours sincerely,
(Mrs.H.) Gladys Payne,
Corresponding Secretary,
Gaetz Memorial United Church Women.

Letter No.2:

The following application has been received from Atlas Finance & Realty Corp. Ltd., under date of October 23rd, 1962.

We are hereby making application, on behalf of Warner Holdings Ltd., to rezone the former Nazarene College land, approximately 11 acres, in the City of Red Deer into the correct zoning satisfactory for the erection of any type of commercial and multiple dwelling structures. C-1

We will exchange sufficient land for the proposed one way road planned to go through the property for the small trackage land adjoining the North side of our acreage. We are not to pay any surveying costs on the land traded, as we feel the land we are giving up is much more valuable. This expense is minor and probably be paid for by the Provincial Government.

It is public knowledge that we paid a considerable price for this property. Besides this we've had a great deal of additional expense in drawing up plans, travelling expenses to try and interest firms to establish themselves here, and we have to come up with another large payment by the end of this year. So you can see we've had a lot of headaches, financial and otherwise, but we feel that it was worth it because we had and still have a great deal of confidence in the future and progress of the City of Red Deer. We have never lost this confidence and want to be part of its future development, and felt that we would eventually build on this acreage one of the finest planned and diversified development in America. A credit and asset to any community. Creating hundreds of new permanent jobs for your citizens and giving opportunities to local and outside people, professional people to go into business for themselves for the first time or expand in space that will rent reasonable.

We want to create a centre that will help bring in people more regularly from the surrounding areas to shop and enjoy themselves in Red Deer. All the citizens and businesses would benefit plus additional taxes to the City.

Our development plans are as follows:

1. Immediate construction. We have received a letter of commitment to erect on this property the largest supermarket in Canada, approximately 27,000 sq. ft. Our architects have been asked to draw up a completely new revolutionary design to make this one of the most outstanding and attractive stores anywhere. In addition a minimum of 10,000 sq. ft. of a one storey building will also be erected suitable for service stores, medical and professional offices. Hard surface parking and outside lighting for over 400 automobiles.

As soon as the zoning is approved working drawings will be started immediately so that construction can start as quickly as possible to help the Winter Program. The above stage should be completed within 7 months after zoning is approved.

2. A number of months ago an application was sent to the Alberta Liquor Control Board for the erection of a fully licensed hotel on part of this site. So far approval looks encouraging.

The proposed hotel will be one of the most beautiful and modern in the world. 62 large, luxurious sleeping rooms to start with, all rooms with private dressing areas and vanities adjoining the four piece bathrooms. All rooms will have an attractively designed balcony. The original construction will be so that additional floors can be added for more sleeping accommodations as an elevator will be included in the first stage. At additional expense the building will be curved to make the exterior more impressive and imposing.

All the public rooms are on the ground floor and will be fully air conditioned.

A large hotel lobby with canopies over the front and back entrances.

To start with a banquet room that will accommodate over 400 people at a sit down dinner. We have left space so that the banquet can be enlarged to any size. The banquet room can be divided into various sizes to take care of smaller affairs including entertainment, dancing and dining. The greatest names in show business will be brought in whenever available as added attractions.

Also, on the main floor there will be a beer tavern for men and mixed drinking. A coffee shop and restaurant, cocktail lounge and a licensed dining lounge that will have regular entertainment and dancing. There will also be a number of small specialty shops. We plan a heated swimming pool and landscaped gardens. The finest Interior Decorators will be hired to see that the decor and furnishings are of the best taste and furnished elegantly.

As soon as approval for the hotel is received from the Alberta Liquor Control Board, working drawings will be commenced so that the hotel could be completed about the same time as the first project. This would be beneficial to everyone. Anyway we are prepared to go ahead with the supermarket and the 10,000 sq. ft. additional commercial building immediately.

The approximately five acres East of the proposed development we will hold for future expansion as we are now also working on an extensive development for this site.

We believe that when the overall project is completed the cost will be approximately \$8,000,000 and be one of the finest and most desirable centres anywhere.

Architects and engineers for the above projects are the firm of Abugov & Sunderland, Calgary.

A quick reply would be greatly appreciated. As stated above, as soon as the rezoning is approved we will start working.

Thanking you for the past courtesies rendered.

Yours very truly,
ATLAS FINANCE & REALTY CORP LTD.
H. Singer.

NOTE:

Plot plan will be available for Council's information. We recommend, if the Council so desire, an amending by-law to re-zone the property could be drafted and processed through first reading, public hearing, second reading and Provincial approval. The third reading be withheld pending the application for building permit. By this means the City would be given adequate assurance that when Atlas are ready to start construction there would be no delay in respect of zoning, and City would have assurance the building contemplated would be erected on property.

COMMISSIONERS.

Letter No.3:

Red Deer Library Board.

October 29th, 1962.

Mayor E. Newman,
City of Red Deer,
Red Deer, Alta.

Dear Mr. Newman,

We shall be very pleased if you and the Council will reappoint
Mrs. Norma Eaglesham to the City Public Library Board.

Yours truly,
G. H. Dawe,
Secretary.

NOTE:

We recommend Mrs. Eaglesham be appointed by resolution of Council, as her
name was omitted in error from the original list.

COMMISSIONERS.

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Letter No.4:

Red Deer Municipal Hospital.

October 30th, 1962.

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

Dear Mr. Amy,

Your letter of October 19th was read to the Hospital Board at their
regular Meeting on Tuesday, October 23rd, 1962.

The Board were very pleased with the consideration their letter had
been given by the City Council and look forward to the improvements to be made in
1963.

The Board hopes that you will extend to the City Council the appreciation
of the Board in having this request considered so promptly.

The Board also was pleased to hear that the proposals regarding 50A
Avenue are being referred to the Public Works Committee for investigation and it
is hoped that some improvement to this facility could be undertaken in your 1964
program.

Yours very truly,
E. H. Knight,
Secretary, Hospital Board.

NOTE:

This has reference to the 1963 Public Works programme provision for paving
of streets in vicinity of the Hospital.

City Clerk.

Letter No.5:

City of Red Deer.

S.S.1 Box 6001,
Red Deer, Alta.

October 31st, 1962.

Dear Sirs,

I would like to know if I can get a permit to dig a basement on Lot H. Plan 2128 H.W., size 36 x 36 and move a new house that was started 4 years ago belonging to Ernie Johnson and it is sitting on east part of Lot E, Plan 3849 E.T. (next lot). Will finish the house according to City regulations.

As the weather will soon be getting too cold to put in basements would like to get this permit so it can be done now and can draw up papers with him to purchase property.

Yours truly,
E. LaBar.

To: City Commissioner.

November 2nd, 1962.

Re: Mrs. E. La Bar - Lot H, Plan 2128 H.W. (6310-59 Ave.)

This application is for permission to move an existing semi-complete house across a property line and set it on a proper foundation. The applicant states that building will be finished to comply with City By-laws.

We would recommend approval be granted subject to a performance agreement covered by a certified cheque as warranty of performance being entered into.

The Planning Director has no objections and neither has the Tax Collector.

G. K. Jorgenson,
Building Inspector.NOTE:

Recommend Council approval of proposed moving of house, provided agreement satisfactory to City Solicitor is entered into to assure full completion of building within one year of date of issue of moving permit.

COMMISSIONER
-----Letter No.6:Mr. F. A. Amy,
City Clerk,
City of Red Deer.

Red Deer District Planning Commission.

October 31st, 1962.

Dear Sir,

Re: Lower Portion of Fairview

Enclosed please find three copies of the set-back list and two copies of a plan on which the set-backs have been marked for the use of the City Staff.

Also enclosed is one copy of the set-back list together with a plan of the set-backs on which has been indicated the suggested zoning of the area. It is necessary that the set-back list together with the plan of set-backs and the proposed zoning be approved by Council as soon as possible.

It will be observed that a large site of over seven acres has been reserved for multiple family development and this is the site which has been reserved for another terrace development should Zeiter Brothers wish to take it up without undue delay. Some lots have been provided facing this site for duplexes which are also shown as zoned R.3.

Now that the boundary between the Church and the stores in Fairview has been clearly defined, the zoning of the Commercial area and the Church can be proceeded with.

Yours truly,
Denis Cole,
Director.

NOTE:

Plan of proposed building setbacks in lower Fairview, together with list indicating selling price of lots etc., will be available for Council's information.

Also available will be a plan indicating proposed zoning of the property.

Recommend Council approval of setback plan and list, by resolution, and further resolution authorizing amendment to Zoning By-law to rezone the lower Fairview area as per plan submitted.

COMMISSIONER

PETITIONS & DELEGATIONS:

11.

No.1:

To: City Commissioner.

October 30th, 1962.

From: Building Inspector.

Re: Petition from property owners near Lots 13, 14, Block E. Plan K.11

A petition from the above has been received in this office regarding the unsightly condition existing on the above lots at 5613-17 42nd Street.

This condition is presently being investigated by this department. We ask that this matter be tabled until our report is submitted.

G. K. Jorgenson,
Building Inspector.

NOTE:

Recommend this petition be tabled to next meeting of Council at which time reports of Inspection Branch will be available.

COMMISSIONER.

No.2:

RED DEER AUTOMOBILE DEALERS' ASSOCIATION

RED DEER, ALBERTA.

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

October 20th, 1962

Dear Sir,

Re: Licensing and Bonding of Persons or Corporations
Carrying on Business as Used Car and Truck Dealers.

A general meeting of all principals and organizations dealing in the sale of new and used cars and trucks in the City of Red Deer was held on May 24th, 1962.

After some discussion, a resolution was unanimously passed to request the City of Red Deer to consider a Licensing and Bonding By-law for all persons or Corporations dealing solely in the buying and selling of used cars and trucks and carrying on business as Used Car and Truck Dealers.

WHEREAS dealers in used vehicles are presently permitted to carry on business without any bonding requirements for the protection of the public;

AND WHEREAS the lack of such bonding requirements sometimes results in considerable financial loss to members of the public doing business with certain such dealers;

AND WHEREAS it is of serious concern to the Red Deer Automobile Dealers' Association that the public, so far as possible, be protected from financial loss in doing business with such dealers in the City of Red Deer and that the industry at large within the City of Red Deer will not fall into public disrepute as a result of such financial losses;

THEREFORE BE IT RESOLVED that this Association urges the Council of the City of Red Deer to require, as a condition precedent to the issuance of a license, that all dealers in used automobiles furnish bonds adequate to protect the public from financial loss.

The Association further wished to express that the By-law is not designed for the purpose of restricting the processes of free enterprise. However, it is important that anyone entering into free enterprise recognises the responsibilities of so doing.

Some excerpts from similar By-laws passed by the Cities of Edmonton and Calgary are attached as general information.

Yours truly,
RED DEER AUTOMOBILE DEALERS' ASSOCIATION
J. K. McFarlane

October 30th, 1962.

To: City Clerk.

From: City Solicitor

Re: Bonding of Used Car Dealers

Section 351 of The City Act gives Council power to require the applicant for a license to post a bond or show other proof of financial responsibility as the Council deems reasonable. Section 359 (j) gives Council the power to pass a license by-law respecting automobile dealers.

At the present auto dealers are not licensed.

If Council grants the Associations' request it will be necessary to pass a by-law amending the City's License By-law. This will require all used car dealers to take out a license and post a bond. Some direction would be appreciated as to the amount to be charged for the license fee, and whether there should be a by-law rate for non-residents as compared with residents.

In the Edmonton License By-law the license fee for a used car dealer is \$50.00 per year. There is no distinction between residents and non-residents. It is understood that the present request arose because of non-residents selling used cars in town.

J. Richards,
City Solicitor.

NOTE:

I agree in the principle of this suggestion and recommend this application be referred to the By-law Committee for study and report to Council.

COMMISSIONER.

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$$\begin{array}{r} 22 \\ 166 \\ 144 \\ \underline{22} \\ 23.24 \end{array}$$

The City of Red Deer comparative analysis of Parking Meter Collections
FOR THE WEEK ENDING SEPTEMBER 26, 1962 AND OCTOBER 4, 1961.

Location	Sept. 26, 1962	Revenue Per Meter	Oct. 4, 1961.	Revenue Per Meter.	Number of Meters.
1. Post Office Parking Lot	141.00	1.40	168.28	1.66	101
2. 50 Ave.W.side 52 -53 St.	5.94	1.49	4.11	1.03	4
3. 50 Ave.E.side 52-53 St.	4.78	.80	8.60	1.43	6
4. 51 St.N.side 49-50 Ave.	19.54	1.09	22.79	1.26	18
5. 51 St.S.side 49-50 Ave.	16.66	.93	18.46	1.02	18
6. 50 St.N.side 48-49 Ave.	38.38	1.01	39.76	1.04	38
7. 50 St.S.side 48-49 Ave.	15.22	.59	17.59	.68	26
8. 50 St.N.side 49-50 Ave.	29.69	1.56	41.60	2.19	19
9. 50 St.S.side 49-50 Ave.	39.47	2.08	41.75	2.19	19
10. 50 St.N.Side 50-51 Ave.	45.12	1.96	46.97	2.04	23
11. 50 St.S.side 50-51 Ave.	37.12	1.86	41.44	2.07	20
12. 49 Ave.E.side 50-49 St.	8.74	.87	12.17	1.22	10
13. 49 Ave.W.side 50-49 St.	22.61	3.77	13.85	2.31	6
14. 49 St.N.Side 49-50 Ave.	12.55	.97	25.16	1.94	13
15. 49 St.S.Side 49-50 Ave.	25.77	1.72	27.52	1.84	15
16. 49 St.N.side 50-51 Ave.	14.08	1.56	12.85	1.43	9
17. 49 St.S.side 50-51 Ave.	18.07	1.51	20.39	1.69	12
18. 48 St.N.side 49-50 Ave.	26.55	1.66	19.30	1.20	16
19. 48 St.S.side 49-50 Ave.	23.36	5.64	16.69	1.19	14
20. 51 St.Parking Lot	15.19	.54	15.07	.54	28
21. 48 St.N.side 50-51 Ave.	15.33	1.92	8.23	1.03	8
22. 52 St.S.side 49-50 Ave.	14.24	1.29	15.33	1.39	11
23. 52S t.N.side 49-50 Ave.	11.51	1.28	13.00	1.44	9
24. 51 Ave.W.side 52-50 St.	7.41	.82	7.27	.80	9
25. 51 Ave.E.side 50-49 St.	22.61	1.74	13.55	1.04	13
26. 51 Ave.W.side 49-48 St.	7.57	.45	16.17	.95	17
27. 51 Ave.E.side 49-48 St.	8.66	1.44	9.07	1.51	6
28. 51 Ave.W.side 48-47 St.	10.88	.91	2.07	.17	12
29. 51 Ave.E.side 48-47 St.	10.88	.78	2.53	.18	14
30. 48 St.S.Side 50-51 Ave.	22.83	1.43	12.55	.78	16
31. 51 Ave.N.Parking Lot	19.23	.60	27.87	.87	32
32. 51 Ave.S.Parking Lot	31.31	1.20	36.13	1.39	26
33. 49 St.& 49 Ave.Parking Lot	18.73	.30	24.64	.40	62
34. 51 Ave.Parking Lot C.P.R.	80.07	.64	106.97	.84	126
35. 49 Ave.E.side 48-49 St.	4.61	.58			8
36. 49 Ave.W.side 48-49 St.	2.12	.53			4
37. 49 Ave.E.side 50-51 St.	13.39	1.67			8
38. 49 St.S.side 48-49 Ave.	.91	.08			11
39. 50 Ave.E.side 53-54 St.	14.38	1.44			10
	876.51	1.07	909.73	1.17	817

Total Collections Jan.1st-Sept.26th, 1962

31,058.32

Total Collections Jan.1st-Oct. 4th, 1961

32,142.27

Decrease 3.4%

31,083.95

Respectfully submitted,
J. H. Pallo, Acting City Treasurer.

BUILDING PERMITS - OCTOBER 1962.

Beaver Lumber Co. Ltd.	Retail Store	\$ 50,000
Jager Homes (Sask) Ltd.	Single Family Dwelling	11,000
Jager Homes (Sask) Ltd.	Single Family dwelling	12,000
Jager Homes (Sask) Ltd.	Single Family dwelling	10,000
New Era Developments	Semi-detached dwelling	20,000
R. E. Ford	Single family dwelling	15,000
H. E. Wilson	Private Garage	400
W. A. Shaw	Rumpus Room	500
L. J. Nichol	Rumpus Room	300
Fekete Construction Co. Ltd.	Single family dwelling	10,000
K. Anderson	Single family dwelling	11,000
New Era Developments	Single family dwelling	25,000
J. Pikkert	Coffee Shop Alterations	1,000
Wong Lung Hop	Siding application	320
J. Bourne	Dwelling Alterations	200
A. Fletcher	Private garage	700
J.T. Miller Const. Ltd.	Single Family dwelling	11,000
L. W. Domoney	Private garage	600
Hansum Bros. Ltd.	Single family dwelling	12,000
L. M. Currie	Private garage	500
J. H. Trottier	Rumpus Room & Den	400
W. E. Liddell	Private garage	300
J. J. McNutt	Dwelling Addition	2,000
Palace Home Builders	Single Family dwelling	11,700
Fekete Construction Co. Ltd.	Single family dwelling	11,000
R. Wilson	Basement Suite	1,000
G. Stewart	Rumpus Room	500
G. Stephens	Single family dwelling	11,000
G. Stephens	Private garage	600
Northwestern Utilities Ltd.	Regulator Station	700
Northwestern Utilities Ltd.	Regulator Station	700
Canadian Pacific Railway	Office Building	500
Palace Home Builders	Single family dwelling	11,500
Fekete Construction Co. Ltd.	Single family dwelling	10,000
E. Lehman	Single family dwelling	12,500
A. Jutte	Single family dwelling	10,480
Texaco of Canada Limited	Storage tanks & pump	400
A. J. Nile	Single family dwelling	10,500
V. J. Ross	Private garage alterations	100
D. George	Private garage	500
Mrs. Eaglesham	Private garage	1,000
E. Rehn	Basement Room	350
A. W. Sprecher	Basement Room	250
D. S. Taylor	Single family dwelling	11,000
J.T. Miller Const. Ltd.	Single family dwelling	12,000
Great West Distributors Ltd.	Storage tanks	5,600
Hansum Bros. Const. Ltd.	Single family dwelling	11,000
A. Wheeler Construction	Single family dwelling	12,000
E. Burkinshaw	Private garage	1,000
MacLab Construction Ltd.	Two apartment Blocks	181,000
J. C. Mckay	Private garage	1,000
D. Matheson	Basement Rooms	1,000
Fekete Construction Co. Ltd.	Single family dwelling	11,000
Fekete Construction Co. Ltd.	Single family dwelling	10,000
Fekete Construction Co. Ltd.	Single family dwelling	11,000
Fekete Construction Co. Ltd.	Single family dwelling	9,000
Templeton Const. Co. Ltd.	Single family dwelling	11,000
Templeton Const. Co. Ltd.	Single family dwelling	11,000
Rehn Cartage Ltd.	Storage shed	2,500
E. Bosma	Basement Room	300
F.P. Kovacs	Dwelling alterations	100
Solick & Solick	Apartment	23,000
Central Storage & Distributors Ltd.	Warehouse addition	12,000
J. W. Reeser	Rumpus Room	250
J. N. Honey	Rumpus Room	250
I. G. Matheson	Private Garage	500
J. Brunner	Single family dwelling	12,000
M. Misik	Single family dwelling	17,000
B. Hicks	Private garage	500

A. Pearn	Carport	\$ 250
R. Lewis	Private garate	1,000
W. R. Hendricks	Private garage	900
L. Bernstein	Private garage	1,000
R. E. Kisch	Single family dwelling	11,000
Hansum Bros. Const. Ltd.	Single family dwelling	30,000
First National Homes	Single family dwelling	17,000
First National Homes	Single family dwelling	18,000
C. Christensen	Basement Rooms	750
D. Schultz	Private garage	900
J. H. Beggs	Private garage	750
Jager Homes (Sask) Ltd.	Single family dwelling	12,000
Jager Homes (Sask) Ltd.	Single family dwelling	13,000
Jager Homes (Sask) Ltd.	Single family dwelling	14,000
Jager Homes (Sask) Ltd.	Single family dwelling	12,000
S. Beran	Single family dwelling	9,000
Fekete Const. Co. Ltd.	Single family dwelling	9,000
Fekete Const. Co. Ltd.	Single family dwelling	10,000
Fekete Const. Co. Ltd.	Single family dwelling	10,000
Fletcher Printing Co. Ltd.	Commercial building	75,000
J. Liebig	Private garage	500
E. Aronitz	Private garage	450
H. J. McRae	Rumpus Room	500
G. Fargey	Private garage	500
Cupri Hotels Limited	Swimming Pool	9,000
Alton Bros. Ltd.	Single family dwelling	12,000
G. C. Cook	Private garage	500
L. Ferguson	Private garage	400

TOTAL \$ 925,900

Total for 10 Months 1962 9,611,803

Total for October, 1961 \$ 614,680

Total for 10 Months, 1961 6,003,410

TO THE CITY COMMISSIONERS

FINAL REPORT ON OVERPASS TO
REPLACE 43rd STREET CROSSING

This report comprises the conclusions of the undersigned in respect of the above project.

We have considered the studies made by the Consulting Engineers and the independent Appraisers, and also the report of the Land Administrator following his discussions with the property owners that are affected.

The Engineers, appraisers and Land Administrator endorse this report in so far as those portions in respect of which they are concerned.

(A) WHY IS ELIMINATION OF 43rd STREET RAILWAY CROSSING
DESIRABLE AND NECESSARY?

- (1) The present vehicle count per day across the tracks is in the neighbourhood of 8,700. This count is approximately equivalent to the total Provincial traffic on Highway No. 2 at the city approaches.
- (2) While there are only 10 to 15 trains a day, there is considerable marshalling activity across 43rd Street. We understand that with longer trains, the marshalling activity could well increase in the near future.
- (3) Every vehicle hold-up represents a nuisance value (estimate not less than 400 cars per day held up for an average of two minutes, which is the equivalent of 13 hours lost time per day).
- (4) Every time a train crosses, there is a potential hazard and danger. We expect the Federal Board of Transport to contribute about \$350,000 toward the elimination of this hazard.
- (5) Approximately 750 families are involved every day.
- (6) As the industrial area contains a substantial amount of warehousing from which the downtown retail area is supplied, there is a steadily increasing flow of traffic between the downtown area and the industrial area.
- (7) An increase in traffic across the tracks can be expected as a result of the new Highway by-pass.

(B) WHY IS IT PROPOSED TO REPLACE THE 43rd STREET GRADE
CROSSING BY AN OVERPASS AT 45th STREET?

- (1) A careful study of the costs of construction and property damages indicates that to build an overpass or underpass at 43rd Street would be substantially more expensive than at 45th Street.

- (2) A number of alternative locations to the north and south of 43rd Street have been examined and the selected location at 45th Street is considered the most convenient and economical from the City point of view.
- (3) The possibility of constructing, at this time, the 32nd Street connection between Gaetz Avenue and West Park has been examined, and it is our view that this cannot be considered an alternative but rather a supplementary project which will be required at a future date as indicated in the Seven Year Plan. The reasons for this view are:-
- (a) This crossing (32nd Street) will not serve traffic from West Park to the downtown area which we estimate represents approximately 60% of the traffic crossing 43rd Street.
- (b) This crossing (32nd Street) will not serve the traffic between the warehousing and business sections of the City which we estimate at 30% of the traffic crossing 43rd Street. (10% of the traffic would be out-of-town traffic entering or leaving the business section.
- (c) It is estimated that the total traffic which would use the 32nd Street crossing, if it were constructed at this time, would be less than 20% of the traffic which would use the proposed 45th Street by-pass.
- (d) No grant could be obtained from the Board of Transport for at least four years and if this can be obtained at a future date, the cost to the City for this structure and roads will still be substantially more than the proposed 45th Street overpass. (Estimated cost to City -- \$485,000 - see Page 12 of Seven Year Plan).
- (4) It is considered that within the next five years or so, the growth of the population on the South and East Hill and the possible extension of West Park to the South, will warrant the construction of the 32nd Street connection to West Park, the Highway bypass and the industrial area. In our opinion, its construction could not be justified at this time.
- (5) The 45th Street location will not only supply the immediate needs of traffic between West Park and the downtown area and between the warehouse area and business section, but will also provide a future connection if and when required to a new River Bridge to connect to North Red Deer. While it is not anticipated that this will be required for 15 to 20 years, no other railway crossing would meet this requirement so conveniently.
- (6) If the 45th Street project is proceeded with, then the 43rd Street crossing would be permanently closed.

(c) WHAT WILL THE PROJECT COST?

	<u>Description</u>	<u>Board C.P.R. Province</u>	<u>City</u>	<u>Total</u>
1.	Total construction cost including paving, lighting sidewalks etc.	\$ 336,160	78,040	414,200
2.	(Engineering Fees and) (contingencies)	50,424	11,706	62,130
3.	Value of compensation for property acquisition and damage.	60,615	53,333	113,948
		447,199	143,079	590,278
		=====	=====	=====

In regard to Item (3) it will be noted that the total contribution of the City is estimated at \$53,333. This amount would be made up as follows:

City owned land valued at	\$ 30,627
Cash	<u>22,706</u>
Total City contribution toward property acquisition and damage.	\$ 53,333
	=====

The total cash requirement from the City is therefore expected to be -

\$ 78,040	toward construction
11,706	toward fees and contingencies
<u>22,706</u>	toward property acquisition and damages
\$ 112,452	TOTAL CASH REQUIREMENT
=====	

While these estimates of construction and property cost are considered conservative and there is every possibility of the project being completed at a cost to the City of only \$112,452 it is nevertheless recommended that an allowance of \$25,000 be made for exceptional or unexpected circumstances arising. That is the City should be prepared for the possibility of the total cash cost to the City reaching \$137,500.

It would further be noted that the original estimate was \$125,000 and \$125,000 was reserved in the Seven Year Plan. \$150,000 has been reserved for the project in the 1963 works programme recommended by the Public Works Committee and approved by Council. A contribution from the Province, C.P.R. and Board would be contingent on the permanent closing of 43rd Street.

(D) WHY PROCEED WITH THIS PROJECT NOW?

This grade separation is part of a long range plan to eliminate all grade crossings over the main C.P.R. Railway throughout the City.

- (2) The volume of traffic on this grade crossing is higher than at any other grade crossing, 8,700 at 43rd Street, and 3,600 at 59th Street.
- (3) A considerable area of City owned land is now available for the project which would be expensive and difficult to reserve over a period of years.
- (4) A number of property owners who will be affected, wish to plan for their future and either be permitted to expand or be duly compensated. If no action is taken now, substantial development can be expected in the area which will make construction of the overpass prohibitive in the future.

(E) RECOMMENDATIONS

It is recommended that the following resolution be submitted for Council consideration:

WHEREAS the sum of \$150,000 has been tentatively reserved in the 1963 borrowing programme for the construction of an overpass at 45th Street.

AND WHEREAS the Consulting Engineers, the independent Appraisers, the City Engineer, Planning Director and Land Administrator are agreed that the City cash cost is most unlikely to exceed \$137,500.

AND WHEREAS the total cost of the project is expected to be between \$590,000 and \$630,000.

AND WHEREAS the advantages to the City in safety, convenience and redevelopment are expected to exceed by far the cash investment of the City.

Be it resolved that the Commissioners take the necessary steps to put Scheme "3.D" - 45th Street overpass - into effect with a view to construction in 1963. The total cash cost to the City is not to exceed \$137,500.

Submitted for consideration.

Yours truly,

N. Deck, City Engineer

D. Cole, Planning Director.

COMMISSIONER'S COMMENTS

- (1) If the above resolution is adopted, it will be necessary to take the following steps:
- (i) Negotiating formal options and agreements in respect of property.
 - (ii) Apply to Province, C.P.R. and Board of Transport for grants in accord with formula.
 - (iii) Advertise intention to borrow.
 - (iv) Preparation of final engineering plans.
- (2) It is to be noted that on completion of the project, the 43rd Street Railway Crossing will be permanently closed.
- (3) It is to be noted that the project is only authorized if it can be completed at a cash cost to the City not exceeding \$137,500.

Commissioners.

October 22nd, 1962.

Minutes of Statutory Meeting of the Council of the City of Red Deer held at 4.15 p.m., Monday, October 22nd, 1962 in Council Chambers, Parsons Clinic Building, Ross Street, Red Deer.

Present: Mayor Newman, Alderman McRobbie, Moore, Barrett, Scott, Hanson, Johnson, Mrs. Taylor and Power; City Commissioner G. J. Gamble, City Clerk F. A. Amy, City Solicitor J. Richards, City Engineer N. J. Deck, Planning Director D. Cole.

The Mayor welcomed the newly elected Aldermen, and congratulated Alderman Power, Mrs. Taylor and Hanson on their re-election to Council, and Alderman Johnson on his being elected for a term of two years and Alderman Scott for term of one year.

The City Clerk read Oaths of Office properly sworn to by the newly elected Aldermen.

The minutes of Regular Council Meeting of October 9th, 1962, and minutes of Closed Meeting of Council of same date, were confirmed as transcribed on motion of Alderman Moore, seconded by Alderman Barrett and passed without division.

The proposed appointment of Council members to various Committees of Council received consideration, and following resolution was passed without division, appointing the various Committees.

Moved by Alderman McRobbie, seconded by Alderman Moore Council of the City of Red Deer resolve the following appointments to various Council Committees be hereby approved. All appointments to be effective immediately and to expire October 15th, 1963.

<u>Finance Committee:</u>	<u>Police Committee:</u>	<u>Public Works Committee:</u>
Ald. F. B. Moore (Chairman)	Mayor or Deputy (Chairman)	Ald. McRobbie (Chairman)
Ald. R. E. Barrett	Ald. J. McRobbie	Ald. Hanson
Ald. H. Johnson	Ald. R. M. Hanson	Ald. Scott
	Ald. P. Power	
<u>Public Relations:</u>	<u>By-laws Committee:</u>	<u>Social Service Committee:</u>
Mayor or Deputy	Ald. Power (Chairman)	Ald. Moore (Chairman)
Secretary	Ald. Barrett	Ald. Taylor
	Ald. Johnson	Ald. Johnson
<u>Citizens Recognition:</u>	<u>Land Committee</u>	<u>Parks Committee:</u>
Ald. Scott	Ald. McRobbie (Ch'n)	<u>Special Projects:</u>
	Ald. Johnson	Ald. Moore (Chairman)
		Ald. Power
		Ald. Scott
		John Beavis
		K. Bissell

Council do further agree that the City Clerk or Assistant City Clerk act as secretary to the above noted Committees. CARRIED.

Deputy Mayor's terms of office for the remainder of 1962 and to October 1963 were allotted by the following resolution, passed without division.

2.

Moved by Alderman Johnson, seconded by Alderman Hanson Council of the City of Red Deer hereby resolve that the appointment of Deputy Mayor's for the year October 1962-October 1963, be as follows:-

Nov-Dec. 1962	Alderman McRobbie
Jan-Feb. 1963	Alderman Moore
Mar-April 1963	Alderman Barrett
May-June 1963	Alderman Power
July 1963	Alderman Taylor
August 1963	Alderman Hanson
September 1963	Alderman Scott
October 1963	Alderman Johnson

CARRIED.

The appointment of Council representatives on various Boards and Commissions were made by following resolution of Council passed without division.

Moved by Alderman Moore seconded by Alderman Taylor, Council of the City of Red Deer resolve the following appointments of Council representatives on the following Commissions and Boards be hereby approved. All appointments to be effective immediately and to expire October 15th, 1963.

<u>Red Deer Health Unit:</u>	<u>Fairgrounds Commission:</u>	<u>Red Deer Public Library Board:</u>
Alderman Barrett	Alderman McRobbie	Alderman Taylor

Alderman Hanson
Alderman Scott
Alderman Moore

<u>Industrial Dev. Board:</u>	<u>Red Deer Twilight Lodge Foundation:</u>	<u>Auxiliary Hosp. Board:</u>
Mayor or Deputy Mayor	Mayor	Mr. P. Tredgett
Alderman Power	Alderman Barrett	Mr. G. Sinclair
	Alderman Taylor	

<u>R. D. D. Planning Comm:</u>	<u>Red Deer Recreation Board:</u>	<u>Emergency Measures Organization:</u>
Mayor	Alderman Taylor	Alderman Johnson
Alderman Moore		
Alderman Scott		
Alderman Hanson (Alternate)		

CARRIED.

Members of the Red Deer Zoning Appeal Board were appointed by following resolution of Council passed without division.

Moved by Alderman Taylor, seconded by Alderman Barrett, Council of the City of Red Deer resolve the appointment of the following persons to the City of Red Deer Zoning Appeal Board be hereby approved.

Alderman Power
Alderman Hanson
H. L. Kalbfleisch
W. H. Scott
E. Johnstone
F. A. Amy (Secretary)

CARRIED.

The application of Capital Holdings for Council approval of proposed erection of signs in the Plaza Shopping Centre, corner of 47 Avenue and Ross Street, received consideration of Council.

After full discussion Council were agreed the Co-Op Store, being the major occupant of the Shopping Centre be permitted to erect two pilon or

3.

pole sign on their property. The following resolution of Council was passed without division in this connection.

Moved by Alderman Power, seconded by Alderman McRobbie, Council of the City of Red Deer do hereby approve the erection of 2 only pilon or pole signs on the Plaza Shopping site for the Co-Op, and do further agree that all other occupants of the Shopping Centre must use facia signs or small hanging signs under the canopy.

Council of the City of Red Deer do hereby approve the erection of 1 only pilon or pole sign on the B.A. Service Station site of the Plaza Shopping Centre site on the S.E. corner of Service Station site. CARRIED.

The report of Building Inspector in respect of Lots 1 and 11, Block 5, Plan 3800 M.C., received consideration of Council. and the following resolution of Council was passed without division in connection therewith.

Moved by Alderman Hanson, seconded by Alderman Scott, WHEREAS Council of the City of Red Deer on April 10th, 1961, passed the following resolution

"That ten lots (or thereabouts) backing on to Piper's Creek be surveyed and serviced and said lots be placed on the market for private individuals only as soon as surveyed,"

AND WHEREAS a further resolution was passed on September 25, 1961, whereby Lots 1 and 11 of Block 5, Plan 3800 M.C. were zoned as R.1 "B", and Lots 2 to 10 inclusive were zoned as R.1 "A",

AND WHEREAS Council agree that restriction of sale of lots as set out in April 10th, 1961 resolution was not intended to apply to R.1 "B" districts:

NOW THEREFORE Council of the City of Red Deer do hereby agree that Lot 1 and 11 in Block 5, Plan 3800 M.C. be not reserved for sale to private individuals only, but do authorize same may be sold to contractors. CARRIED.

Mr. H. F. MacDonald, President of Red Deer Kinsmen Club, and Mr. Kerry Bissell, member, presented cheque for \$2,500.00 to Mayor Newman, this money to be used for improvement of the Kin Canyon project, under the Winter Works Incentive Scheme.

Mayor Newman thanked the donors on behalf of the City, and assured them the money would be used in commencing construction of the Kin Canyon project, sponsored by the Kinsmen Club, in conjunction with the City of Red Deer. He stated the Kinsmen Club were to be congratulated on their efforts to beautify the City by sponsoring the Kin Canyon project.

The Mayor reported on tenders received for construction of new City Hall Building which were as follows:-

1. Burns & Dutton	951,300.00
2. McNamara Const.	952,277.00
3. Universal Const.	994,916.00
4. Commonwealth Const.	1,004,050.00
5. Poole Const.	1,008,900.00
6. Bird Const.	1,012,131.00
7. Oliver Const.	1,012,300.00
8. Bennett & White	1,047,000.00
9. Foundation Co.	1,047,594.00

4.

He stated the architects had analyzed tenders received, and found lowest and all tenders received were properly tendered.

A meeting of Council members and architects had been held on Friday, October 19th and architects had advised studying of tenders revealed some deductions in overall tender price could be made by deletions and changes, and temporary deletions, which in all could reduce the price to \$827,115.00.

Mr. Darrel Sheridan, City Auditor, was present at this meeting and outlined to Council the present financial condition of the City, and recommended the City Reserve Fund should not be permitted to be less than \$150,000.00, and if this recommendation were approved, a total of \$633,000.00 would be the amount available for City Hall construction unless additional borrowings were made.

Since date of this meeting, the architects and lowest tenderer had conferred, and a report of the architects was available for Council's consideration. This report indicated the tendered price could be reduced to \$793,000.00.

After full discussion the following resolution of Council was passed without division.

Moved by Alderman Power, seconded by Alderman Moore, that a Committee of Council be appointed to examine the plan and specifications and the bids with a view to recommending to Council whether:

- (a) The plans and specifications can be satisfactorily revised so that a price not exceeding \$700,000 can reasonably be expected either by negotiation or re-bid, or
- (b) The present project be abandoned and a new Architect engaged to design a building which can reasonably be expected to cost not more than \$725,000.00 including landscaping, furniture, architect's fee, demolition of old City Hall. CARRIED.

The Mayor reminded Council the Convention of Union of Alberta Municipalities was being held in Red Deer this year, commencing on the A.M. October 24th and continuing to P.M. October 26th. He recommended all Aldermen who can possibly do so should attend.

Mayor Newman also advised Council the Official Opening of the new Plaza Shopping Centre would be held November 1st at 10.00 a.m., at the Shopping Centre, and that a reception would be held 11.00 a.m., to 1.00 p.m., same date at Capri Hotel, to which all Council members were invited.

Alderman Moore stated he had a matter he considered to be of urgent nature and requested Council approval of his presenting same at this meeting. Council agreed. Alderman Moore stated recently an accident had occurred at Packing Plant North East Red Deer, and Police cars and ambulance drove along Gaetz Avenue at estimated speed of 65 m.p.h. driving through red lights en route. He believed this speed to be very dangerous and suggests traffic control lights should be so arranged in cases of this kind so that green light remain on en route of ambulance and police cars. In his opinion the sounding of sirens

5.

on these vehicles might not be heard by motorists in colder seasons when all car windows are closed.

The Council were agreed this matter be referred to the Police Committee for study and recommendation to Council.

Meeting adjourned at 5.30 p.m., on motion of Alderman McRobbie, seconded by Alderman Moore.

READ AND CONFIRMED IN OPEN COUNCIL this 5th day of November, A.D.1962.

Mayor

City Clerk

* Further negotiations - \$43,350.00

The Associated Architects feel that a redesign and retender of the following items may result in the above noted savings

(1) The heating and ventilating system	\$20,000.00
(2) The Lighting system	5,000.00
(3) The windows	5,000.00
(4) Miscellaneous saving (includes part of contingency funds)	<u>13,350.00</u>
	<u><u>\$43,350.00</u></u>

CONFIDENTIAL:

To be discussed in Committee Monday evening

November 5th, 1962.

City Council:

Re: City Hall

The following report is submitted showing comparisons of the proposed City Hall revised figures, and a standard type office building.

The suitable type office building figures are based on actual building costs of the following.

An independent Architect in Calgary having designed buildings in Calgary of a similar nature, has informed us of the buildings and their respective costs for the shell of the building along with an average cost of interior partitions etc. The buildings were as follows:-

Dome Exploration Building - 7th Ave. & 6th St. W. four stories and basement designed for further stories 1st Class finish outside. Without partitions but air conditioning and with elevator - \$16.00 per sq. ft.

Royal Trust Building - 7th Ave & 5th St. W. two stories and basement designed for further stories 1st Class finish outside. With a few partitions, air conditioning and with elevator - \$16.50 per sq. ft.

Medical Building - 8th Ave. & 9th St. W. four stories and basement, 1st Class finish outside. No partitions, air conditioned, with elevator - \$16.95 per sq. ft.

Petro Chemical Building - 8th Ave. & 6 St. W. four stories and basement designed for further stories - 1st Class finish outside. No partitions with air conditioning and elevator - \$15.50 per sq. ft.

City Hall Calgary - three stories & basement, 1st Class finish outside. Plus all partitions and elevator - \$16.50 per sq. ft.

Alberta Stockyards Building, two stories and basement. Plain finish, no elevator but air conditioned and with partitions \$12.00 per sq. ft.

In summing up, this Architect stated that a fair estimate of cost would be \$16.00 per sq. ft. of building for the type of structure suitable, plus an average cost of \$6.00 per sq. ft. for partitions.

THE NEW CITY HALL - 34,000 square feet

		Rate per Sq. Ft.
Building: Tender Price	951,300	27.98
Negotiated deletions & substitutions	157,950	
*See Note Further possible negotiations	<u>43,350</u> 201,300	
Possible readjusted price:-	750,000	22.06
Architects Fees:		
Liable to-date 4.8%	45,660	1.34
For completion 7.2% of 750,000 less \$45,660.	8,340	0.25
Expenses: Travelling to-date	2,500	0.07
For completion	2,500	0.07
Additional Costs:		
Clerk of Works 9 months period For all works except structural	4,500	0.13
Demolition of Old Bldg.	5,000	0.14
Landscaping :	2,500	0.07
Furnishings: Council Chambers 7,500)		
Executive Suite 2,500)		
Drapes 5,000)	15,000	0.44
Contingencies	15,000	0.44
Total Cost of Building		25.00
Winter Works aving 1st year 50,000	=====	
2nd year 75,000		
Total Cost to City		

SUITABLE OFFICE TYPE BUILDING of 34,000 square feet

		Rate per Sq. Ft.
Shell of building	544,000	16.00
Suitable interior finish	204,000	6.00
Contingency fund to match that in existing bid	20,000	0.59
	<hr/> 768,000	22.60
Liable to-date (designed City Hall)	45,660	1.34
Architects fees for new design	46,080	
Expenses to-date (on designing City Hall)	2,500	0.07
	5,000	0.14
	2,500	0.07
	15,000	0.44
	15,000	0.44
Total Cost of Building	899,740.	26.46
Saving 1st year	25,000	
2nd year	75,000	
Total Cost to City		

Financing

3.

Available Reserve	19000.
Authorized borrowing to-date	475000.
Revenue from additional 2 mills 1963	60000.
Winter Works recovery (possible) 1st year	50000.
2nd year	75000.
Sale of Old City Yards (both sites)	75000.
Sale of Library site	20000.
Proposed additional borrowing	<u>150000.</u>
	<u>\$899,000</u>

TO THE CITY COMMISSIONERS

FINAL REPORT ON OVERPASS TO
REPLACE 43rd STREET CROSSING

This report comprises the conclusions of the undersigned in respect of the above project.

We have considered the studies made by the Consulting Engineers and the independent Appraisers, and also the report of the Land Administrator following his discussions with the property owners that are affected.

The Engineers, appraisers and Land Administrator endorse this report in so far as those portions in respect of which they are concerned.

(A) WHY IS ELIMINATION OF 43rd STREET RAILWAY CROSSING
DESIRABLE AND NECESSARY?

- (1) The present vehicle count per day across the tracks is in the neighbourhood of 8,700. This count is approximately equivalent to the total Provincial traffic on Highway No. 2 at the city approaches.
- (2) While there are only 10 to 15 trains a day, there is considerable marshalling activity across 43rd Street. We understand that with longer trains, the marshalling activity could well increase in the near future.
- (3) Every vehicle hold-up represents a nuisance value (estimate not less than 400 cars per day held up for an average of two minutes, which is the equivalent of 13 hours lost time per day).
- (4) Every time a train crosses, there is a potential hazard and danger. We expect the Federal Board of Transport to contribute about \$350,000 toward the elimination of this hazard.
- (5) Approximately 750 families are involved every day.
- (6) As the industrial area contains a substantial amount of warehousing from which the downtown retail area is supplied, there is a steadily increasing flow of traffic between the downtown area and the industrial area.
- (7) An increase in traffic across the tracks can be expected as a result of the new Highway by-pass.

(B) WHY IS IT PROPOSED TO REPLACE THE 43rd STREET GRADE
CROSSING BY AN OVERPASS AT 45th STREET?

- (1) A careful study of the costs of construction and property damages indicates that to build an overpass or underpass at 43rd Street would be substantially more expensive than at 45th Street.

- (2) A number of alternative locations to the north and south of 43rd Street have been examined and the selected location at 45th Street is considered the most convenient and economical from the City point of view.
- (3) The possibility of constructing, at this time, the 32nd Street connection between Gaetz Avenue and West Park has been examined, and it is our view that this cannot be considered an alternative but rather a supplementary project which will be required at a future date as indicated in the Seven Year Plan. The reasons for this view are:-
- (a) This crossing (32nd Street) will not serve traffic from West Park to the downtown area which we estimate represents approximately 60% of the traffic crossing 43rd Street.
- (b) This crossing (32nd Street) will not serve the traffic between the warehousing and business sections of the City which we estimate at 30% of the traffic crossing 43rd Street. (10% of the traffic would be out-of-town traffic entering or leaving the business section.
- (c) It is estimated that the total traffic which would use the 32nd Street crossing, if it were constructed at this time, would be less than 20% of the traffic which would use the proposed 45th Street by-pass.
- (d) No grant could be obtained from the Board of Transport for at least four years and if this can be obtained at a future date, the cost to the City for this structure and roads will still be substantially more than the proposed 45th Street overpass. (Estimated cost to City -- \$485,000 - see Page 12 of Seven Year Plan).
- (4) It is considered that within the next five years or so, the growth of the population on the South and East Hill and the possible extension of West Park to the South, will warrant the construction of the 32nd Street connection to West Park, the Highway bypass and the industrial area. In our opinion, its construction could not be justified at this time.
- (5) The 45th Street location will not only supply the immediate needs of traffic between West Park and the downtown area and between the warehouse area and business section, but will also provide a future connection if and when required to a new River Bridge to connect to North Red Deer. While it is not anticipated that this will be required for 15 to 20 years, no other railway crossing would meet this requirement so conveniently.
- (6) If the 45th Street project is proceeded with, then the 43rd Street crossing would be permanently closed.

(c) WHAT WILL THE PROJECT COST?

<u>Description</u>	<u>Board C.P.R. Province</u>	<u>City</u>	<u>Total</u>
1. Total construction cost including paving, lighting sidewalks etc.	\$ 336,160	78,040	414,200
2. (Engineering Fees and contingencies)	50,424	11,706	62,130
3. Value of compensation for property acquisition and damage.	60,615	53,333	113,948
	447,199	143,079	590,278
	=====	=====	=====

In regard to Item (3) it will be noted that the total contribution of the City is estimated at \$53,333. This amount would be made up as follows:

City owned land valued at	\$ 30,627
Cash	<u>22,706</u>
Total City contribution toward property acquisition and damage.	\$ 53,333
	=====

The total cash requirement from the City is therefore expected to be -

\$ 78,040	toward construction
11,706	toward fees and contingencies
<u>22,706</u>	toward property acquisition and damages
\$ 112,452	TOTAL CASH REQUIREMENT
=====	

While these estimates of construction and property cost are considered conservative and there is every possibility of the project being completed at a cost to the City of only \$112,452 it is nevertheless recommended that an allowance of \$25,000 be made for exceptional or unexpected circumstances arising. That is the City should be prepared for the possibility of the total cash cost to the City reaching \$137,500.

It would further be noted that the original estimate was \$125,000 and \$125,000 was reserved in the Seven Year Plan. \$150,000 has been reserved for the project in the 1963 works programme recommended by the Public Works Committee and approved by Council. A contribution from the Province, C.P.R. and Board would be contingent on the permanent closing of 43rd Street.

(D) WHY PROCEED WITH THIS PROJECT NOW?

This grade separation is part of a long range plan to eliminate all grade crossings over the main C.P.R. Railway throughout the City.

- (2) The volume of traffic on this grade crossing is higher than at any other grade crossing, 8,700 at 43rd Street, and 3,600 at 59th Street.
- (3) A considerable area of City owned land is now available for the project which would be expensive and difficult to reserve over a period of years.
- (4) A number of property owners who will be affected, wish to plan for their future and either be permitted to expand or be duly compensated. If no action is taken now, substantial development can be expected in the area which will make construction of the overpass prohibitive in the future.

(E) RECOMMENDATIONS

It is recommended that the following resolution be submitted for Council consideration:

WHEREAS the sum of \$150,000 has been tentatively reserved in the 1963 borrowing programme for the construction of an overpass at 45th Street.

AND WHEREAS the Consulting Engineers, the independent Appraisers, the City Engineer, Planning Director and Land Administrator are agreed that the City cash cost is most unlikely to exceed \$137,500.

AND WHEREAS the total cost of the project is expected to be between \$590,000 and \$630,000.

AND WHEREAS the advantages to the City in safety, convenience and redevelopment are expected to exceed by far the cash investment of the City,

Be it resolved that the Commissioners take the necessary steps to put Scheme "3.D" - 45th Street overpass - into effect with a view to construction in 1963. The total cash cost to the City is not to exceed \$137,500.

Submitted for consideration.

Yours truly,

N. Deck, City Engineer

D. Cole, Planning Director.

COMMISSIONER'S COMMENTS

- (1) If the above resolution is adopted, it will be necessary to take the following steps:
- (i) Negotiating formal options and agreements in respect of property.
 - (ii) Apply to Province, C.P.R. and Board of Transport for grants in accord with formula.
 - (iii) Advertise intention to borrow.
 - (iv) Preparation of final engineering plans.
- (2) It is to be noted that on completion of the project, the 43rd Street Railway Crossing will be permanently closed.
- (3) It is to be noted that the project is only authorized if it can be completed at a cash cost to the City not exceeding \$137,500.

Commissioners.

November 5, 1962.

Confidential to:
Alderman, City of Red Deer.

Re: McLeods Limited,
Purchase of Existing Swimming Pool Site.

Representatives of the above firm have approached Commissioners with a view to consideration of the purchase of Parcels A, 12 and 13, in Plan 617 K.S.

Parcel A - C.A.D.P. Barns recently acquired by City.

Parcel 12 - Swimming Pool.

Parcel 13 - Old City Garage and Greenhouse.

When the swimming pool was built a Debenture of \$75,000 was floated at a rate of 3%. Unredeemed portion of this issue now stands at \$30,116.00 (including interest) and will be fully paid off in 1968.

The City Council Land Committee have made a full study of this situation and with the advice of the Land Sales Administrator are prepared to recommend a price of \$94,000 for this property subject to the following conditions:-

- (a) That the City be allowed to remove all machinery and equipment of a moveable nature.
- (b) That cost of demolition of all buildings be assumed by buyer.

A price of \$79,000 was suggested by the Land Administrator based on a land value only of \$385.00 per front foot inclusive of utilities. This value was arrived at by an appraisal of surrounding land values, and was considered a fair asking price. On discussion, the committee took into consideration the value to the City of existing buildings, and added a further \$21,000 to include costs of demolition and other values that existed. As the potential purchasers agreed to do their own demolition and agreed to City retaining equipment of value, the sum of \$6,000 was set to cover these recoveries and a final price of \$94,000 was agreed on subject to the provisions of (a) and (b) above.

This area is presently zoned "Recreational". It is located in the heart of the City Commercial area and can be in no way considered a good and safe area for young children, the main users of the swimming pool. Traffic is increasing steadily on 49th Street which must now be considered a main traffic bearing artery. Hudson Bay Company and Loblaw's Limited have recently located on this street, which is also an access road to Safeways and Government Liquor Store. The recent paving to the east end of this street has also increased its traffic load. Exclusive of the swimming pool site, it is anticipated that within the next year, further commercial outlets will develop in this area to further add to the traffic load.

If the price of \$94,000 were accepted, this money could be applied to the cost of a new outdoor swimming pool in the existing recreational centre to compliment the new indoor swimming pool. Machinery and equipment in the present swimming pool could be sold as a package deal to another Municipality for a swimming pool or filter unit or stored and retained for future city use if a satisfactory offer is not received.

In view of the commercial development now apparent at Ross Street and 47 Avenue it is our opinion that the establishment of another large retail outlet toward the east end of 49 Street would be beneficial to the City. We are convinced such an enterprise would encourage commercial firms presently looking at the balance of 49 Street between 48 and 49 Avenue and would also set the stage for the opening up of 48 Street between 48 and 49 Avenues and 48 Street from 50 Avenue to 48 Avenue as good commercial sites.

The price recommended by the land committee is in line with City Real Estate values in the immediate area and Commissioners recommend MacLeod's Limited be offered the parcel at this price. It is also recommended that if Council agree to this proposal, monies derived from its sale be earmarked for a new swimming pool. If the proposal be accepted by MacLeod's Limited, start on a new pool should go ahead immediately to take advantage of the water works programme

and that the pool be ready for the 1963 season.

Representative of Haddin, Davis and Brown, Consulting Engineers, were present at Land Committee Meeting and discussed prices of various types of outdoor pools with the committee and Recreation Director Mr. Moore. Mr. Moore's report on costs of these pools will be available for study at meeting of Council in Committee, Monday, November 5th.

City Commissioner.

A PLAN FOR POOLS

A report submitted to Red Deer City Council -- November 1962.

INTRODUCTION

With the exceedingly rapid growth of the City and the subsequent complexities of expansion it is the writers opinion that careful planning at this time will result in long-range substantial savings in the capital costs and, even more important, the maintenance and operational costs of all recreation facilities including, of course, swimming pools.

In this submission I have made the following assumptions:

1. That Red Deer will continue to provide facilities comparable to accepted National standards.
2. That the costs of expansion must be in keeping with present per capita expenditures.
3. That facilities should be provided that will serve all ages.
4. That Red Deer, in it's central location, can provide Province wide services in the swimming aspects of Recreation and thereby supplement revenue for facilities and generally enhance the economy of the City.
5. That we should provide for:
 - (a) Swimming instruction & lifesaving
 - (b) Water sports
 - (c) Competitive swimming and diving
 - (d) Recreation swimming for everyone with emphasis on Family swimming.

PURPOSE

The purpose of this report is to (1) analyse the foreseeable swimming pool requirements of Red Deer (2) to evaluate the present situation and in terms of the foregoing, (3) to formulate an immediate and long-range program of development.

Analysis of Requirements

Standards

An accepted standard for swimming pools has been established by the National Recreation Association. It is recommended that there be sufficient facilities to provide for 3% of the population at any given time allowing 15 sq. ft. per person. It is also recommended that 75% of the total area should be less than 5' deep. If we accept these figures it will mean that at this time Red Deer should have accomodation for approximately 660 people which would be 9900 square feet. Further, if the projected population figures are accurate the population will be 35,000 in 1978 and we will require accomodation for 1050 people or 15750 square feet. The existing facilities (both pools) in accordance with the above standards are calculated to serve 425 people in the 6387 square feet of water and therefore even at this time we would need approximately 3500 square feet and within 15 years we will need a total of 9363 square feet more than at present.

It would be unrealistic to assume that each and every community should use the above standards without accessment of local conditions. In the case of Red Deer our comparatively short summer seasons and our proximity to Sylvan, Gull and Pine Lakes must be considered.

The length of our seasons would indicate the logic of considering year round use by either covering the pools for winter swimming or, designing them in a marnner which would facilitate use of buildings and possible conversion of pool basins to serve winter skating.

The proximity of Red Deer to several lakes has two implications. To a degree it alleviates the weekend load on the swimming pools but, conversely, it implies that a swimming instructional program is essential to the safety of our children and to the enjoyment an individual can

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attain as a competent swimmer.

Assuming that the N.R. A. Standards are high for Red Deer and arbitrarily selecting a 2% figure in place of the 3% used in the prior analysis we would find that we are presently adequately served but should be prepared within 15 years to provide a minimum of 4100 additional square feet of pool.

Location and Size

There are four factors to consider in establishing the location and size of future pools. These are:

- (a) The accessibility to the people they must serve.
- (b) The relative costs of installation and maintenance.
- (c) The possible revenue.
- (d) The specific service they will provide.

It is difficult to examine any one of these without considering the implications of the others. However, the following principles I believe to be implicit:

1. We should strive to centralize, for sake of economy, the aspects that serve special needs e.g. -- competitive swimming and diving, water sports, etc.
2. We should, ~~where economically feasible~~, provide a facility of a limited nature in neighborhoods with a high population that are a mile or more from a central facility.
3. All future installations should be designed to eliminate excessive maintenance costs and be operable with a minimum staff.

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EVALUATION OF EXISTING FACILITIES

Outdoor Pool

The present outdoor pool has served Red Deer well for some 13 years, and could continue to function for many years to come but though, it can accommodate some 240 persons at a given session, because of its design it is impossible to swim during peak periods as not less than 75% of a given crowd are confined to two-thirds of the pool area due to the depth of water and the diving boards. The resulting loss of revenue from the adult potential cannot be estimated but is likely considerable.

The design of the building and the checking system require excessive staff.

The filter area no longer meets Government requirements and the Chlorinator location is no longer acceptable. However neither of these must be changed.

The outdated circulation system and the excessive dust and dirt in this area make it necessary to drain the pool periodically for cleaning with a resultant loss of revenue and an additional expense for water and heat.

The pool basin must be winterized each year by using a cover which will soon require replacement, at an estimated \$3500 and which is expensive to install and remove.

The entire structure is used only 3 months of the year.

The location though central is becoming more dangerous as the flow of traffic on 49th Street increases.

Recreation Centre Pool

The new pool was designed to serve many special needs as well as relieving the load on the outdoor pool.

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1. It provides year round swimming of all kinds.
2. The size (35' X 25 metres) will accomodate Swim meets up to the Provincial level.
3. It has a seating capacity for approximately 350 spectators which affords the opportunity to stage swimming exhibitions, water shows, water polo as well as swim meets. All of these are potential revenue producers.
4. There is a one metre board with provision for a 3 metre board which will attract diving competition and exhibitions and is acceptable for Provincial Competitions.
5. It is well suited for year round swimming instruction.
6. It is designed to be operated with a minimum staff.
7. There are windows along the south wall which may be opened to encourage summer use.
8. There is provision in the basement for installation of filtration and heating equipment to serve a future outdoor pool.
9. There are no parking or traffic problems in this area.

RECOMMENDATIONS

In light of the foregoing and the evidence that follow I would recommend:

1. That Council take immediate steps to dispose of the present outdoor pool if and when sufficient funds can be raised to establish a pool elsewhere without loss of use.
2. That the funds realized through the sale of the present pool be used to construct a "family" pool immediately south of the new Recreation Centre
3. That we consider for the future, the installation of a series of neighborhood pools to serve the basic needs of heavily populated areas

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of the City.

The following is an analysis of cost and services which are relevant to these recommendations.

It is suggested that the first installation include a shallow wading area to accomodate 100 youngsters or approximately 1500 square feet.

2. A diving area of approximately 1750 square feet designed to accomodate a five metre tower a three metre tower and a one metre stand.

3. A general swimming area graduating from 3' to 5' to accomodate 200 people or 3000 square feet which, through its longest axis a minimum of 4 competitive lanes 50 metres in length would be possible.

4. Supplemental dressing and checking facilities for 200 persons.

5. Supplemental shower and toilet facilities for the rated capacity of the pool.

6. Convertibility for winter use.

7. A deck or lawned area conducive to use of the entire family including non - swimmers.

A plan of this nature would give us a centralized facility that would perform the following functions.

1. The total capacity excluding deck area would be just under 500 plus non swimmers and would serve every age group for recreation swimming.

2. It would be adequate for all competitive swimming and diving.

3. It would be a unique feature of the City which would attract people from the immediate District and of course, Tourists.

4. It will provide more than adequate space in terms of the predescribed standards for about eitht years by giving us 8637 square

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feet of pool space.

To justify such a plan we must review the relative costs of retaining or disposing of the outdoor pool and there are several assumptions that must be made.

As was previously pointed out the present pool is obsolete in many respects. It is excessively expensive to operate and has an income that is static due to the crowded conditions.

The present pool this year, has cost about \$12,000 to operate.

The proposed new pools estimated budget would be comprised of the following over and above the present indoor pool staff.

1 Caretaker	months @ \$350	\$1400
3 Lifeguards	3 months @ \$300	\$2700
Utilities		\$1200
General Mtce. and Operation		<u>\$1500</u>
TOTAL-----		\$6800

The apparent saving of approximately \$5,000 per year would result from the following:

1. Elimination of basket attendants through installation of an optional coin locker or bin system.
2. A saving in staff requirements for cashier and an additional caretaker, one of which will be required for the indoor pool.
3. A saving in utilities through elimination of the draining of a modern pool, no building heat required and installation of treadle device for showers.
4. A saving in staff salaries through a reduction in the hours of operation.

There is also a possible additional saving in salaries through closing of the outdoor section during inclement weather when only the

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indoor area would be used.

The revenue from the present pool was an all time high of \$6370 in 1962.

The proposed new pool would have a far greater potential due to the income from anticipated increase in adult admissions, a vast number of youngsters attending the wading pool and the admission of spectators. The potential is difficult to determine but an increase of \$2,000 is not unlikely.

A third and somewhat inconsequential saving will result when the old wading pool is removed, and of course the cost of this replacement will be encompassed in the total plan as well as the cost of supervision and maintenance.

The following figures in summation are based on speculation and discussions.

CAPITAL FROM SALE OF OLD POOL

Value of present pool property	\$96,000
Value of salvageable fixtures and equipment	<u>10000</u>
TOTAL -----	\$106000
Less 1963 Debenture Payment	<u>10000</u>
NET TOTAL -----	\$96000

CAPITAL FOR CONSTRUCTION OF NEW POOL

Net proceeds from old pool	\$96,000
First year saving in operation	5000
First year increase in revenue	<u>2000</u>
Cost of replacing wading pool	<u>5000</u>
TOTAL-----	\$108000

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A pool comparable to the proposed new facility was constructed in Calgary at the Happy Valley Recreation Development at a cost of approximately \$96,000 with limited dressing facilities. In the opinion of the Architect who designed this pool about \$10,000 could be recovered through winter works on a similar project.

The outstanding debentures on the present building will be \$20,000 following this years payment an item which is payable at \$10,000 per year for the next two years. This however can be more than offset by the continued yearly savings of \$7,000 plus the tax revenue from the property when it is sold.

Assuming that recommendations one and two are considered to be practial, we would then have a total of 8637 square feet of pool, and its attendant advantages at no additional cost to the City and with the promise of a substantial saving over the next number of years. This would be adequate to serve a population of 28,750 by our predescribed standards.

There is no urgency in further detailed plans. However recommendation #3 if reviewed periodically could be implemented at low cost, certainly within the means of our then expanded population. Further, the possibilities of year round use or a structure within or adjacent to school plant would be more apparent.

CONCLUSION

I suggest that this paper is a realistic approach to future pool planning in terms of service to the people of Red Deer and in terms of low cost installation and maintenance. All within the means of growing City.

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Red Deer is rapidly becoming a service Centre in Alberta with an economy that relies to a great extent on our central location and it's attendant attractions. In my opinion the construction of a unique family pool suited to all uses will be one more small but important step in our rapid rise to prominence and prosperity.

I would respectfully suggest that Council approve, in principal the content of this report and take the necessary steps to procure more detailed information on the precise design and costs of the proposed development.

Respectfully submitted,

Don Moore,
Sup't of Recreation.