

A G E N D A

For Meeting of Council of the City of Red Deer to be held in
Council Chambers, City Hall, Red Deer, Monday, June 19th, 1967
commencing at 5:00 P.M.

=====

1. PRESENT:

Confirmation of Minutes of Regular Meeting of June 12th,
1967 and Special Meeting of June 8th, 1967.

2. LAND COMMITTEE:

3. PUBLIC WORKS COMMITTEE:

4. FINANCE COMMITTEE:

5. UNFINISHED BUSINESS:

1. City Clerk - RE: Enforcement of By-laws 1
2. City Commissioner - RE: Social Assistance
Costs. 1
3. City Building Inspector - RE: Engineered
Homes Ltd. - Application for Extension of
Time - Temporary Building. 3

6. REPORTS:

1. Chairman, Parks Board - RE: Parks Turf
Tractor. 5
2. City Land Administrator - RE: Expropriation
of Lot 9, Plan XL11 (Pickering). 6
3. City Clerk - RE: Board of Transport
Approval - 67th Street 7
4. City Clerk - RE: Next Regular Meeting of
Council. 7

7. WRITTEN INQUIRIES:

1. Alderman R. N. McGregor - RE: Twinning
Costs - Cap-de-la-Madeleine. 8

8. CORRESPONDENCE:

1. Lorna Runham & Marilyn McNeil - RE: Letters
of Appreciation. 11
2. Humphrey Associates - RE: Application for
Permission to Convert Former Pentecostal
Church Property on 51st Street to the Use
of Suites. 11
3. W. E. Bowerman - RE: Resignation as Alderman
of the City of Red Deer. 14
4. Red Deer Seed Co. Ltd. - RE: Request for
Permission to Move Grain Storage Bins. 14

Additional Agenda

9.	<u>PETITIONS & DELEGATIONS:</u>	
	1. Property Owners on 43rd Street - RE: Petition Against Reconstruction of 43rd Street and Side- walk from 50th Avenue to 52nd Avenue on North Side	16
10.	<u>PUBLIC HEARING:</u>	
	1. City Clerk - RE: By-law No. 2011/1M 7:00 P.M., Monday, June 19th, 1967 Council Chambers, City Hall, Red Deer	19
11.	<u>NOTICES OF MOTION:</u>	
	1. Alderman R. G. McCullough - RE: Funds for Aviation Development Fund.	20

ADDITIONAL AGENDA

For Meeting of Council of the City of Red Deer to be held in
Council Chambers, City Hall, Red Deer, Monday, June 19th, 1967
commencing at 5:00 P.M.

=====

NO. 1.

At meeting of Council December 19th, 1966, Alderman Mrs. E. Taylor
and Alderman H. C. Harper agreed that they would act as Deputy Mayor for the
months of July and September.

It is necessary that a resolution be passed by Council to formalize
this matter and enable proper direction to be forwarded to the Bank as to
signing authority.

F. A. AMY,
City Clerk

* * * * *

1.

UNFINISHED BUSINESS

NO. 1.

RE: Enforcement of By-laws

At the meeting of City Council May 29th, 1967 Council tabled a report submitted by the City Commissioner and concerning "Enforcement of City By-laws". It was agreed that members of Council would retain their copies of this report (Pages 16 - 24 inclusive of Agenda May 29th), to eliminate the necessity of reproducing same.

In addition to the above Council, at meeting of June 12th, 1967, tabled an application by Mr. Axel Johansson, for permission to construct a window in his house situated at 5613 - 42nd Street, until the above report was considered.

Do Council wish to discuss this report at this time?

F. A. AMY,
City Clerk

* * * * *

NO. 2.

Attached please find a report of the Social Service Director and City Treasurer regarding higher Welfare Costs in 1967.

The major increase is in Welfare payments recoverable 100% from the Province - \$2,530 for all 1966 and \$11,300 to January to May inclusive of 1967. This increase will not affect the City budget.

Welfare payments shareable by the Province to the extent of 80% are also up on last year, and if the trend continues, will be \$5,000 over the budget by year end. Recoveries will consequently be \$4,000 over budget estimate and the net cost to the City will be \$1,000 over budget. This will be comparable to 1964 and 1965 but about \$6,000 total (\$1,200 City share) over 1966.

Submitted for information.

DENIS COLE,
City Commissioner

* * *

June 14th, 1967

Mr. H. K. Hall
City Treasurer

Dear Sir:

SOCIAL ASSISTANCE COSTS

Further to your message of June 13th requesting information regarding the increase of social assistance costs, the following is a brief summary of the reasons for the increased costs:

Social Assistance Caseload for the Period January 1st, 1967 to May 31st, 1967
As Compared to the Same Periods During 1966, 1965 and 1964.

	<u>Caseload as</u> <u>at Jan. 1</u>	<u>New Cases</u>	<u>Re-opened</u> <u>Cases</u>	<u>Active</u> <u>Cases</u>	<u>Cases</u> <u>Closed</u>	<u>Caseload as</u> <u>at May 31</u>
1967	53	71	35	159	81	78
1966	43	50	28	121	53	68
1965	45	42	45	132	59	63
1964	45	28	10	83	34	49

As shown in the statistics the active caseload during the period January 1st to May 31st has increased from 83 families in 1964 to 159 families during 1967.

Canada Manpower advises that although there are more local construction jobs in progress this year than last year, the inclement weather had a decided effect on job placements. Many are unemployed at the present time and are unable to find work.

Illness has presented a problem.

There was an increase in food and clothing allowances effective April 1st, 1967.

Not only has the caseload increased but there have been many families with a greater number of children requiring assistance over a longer period of time.

Taking over the County of Red Deer social assistance cases has also been a factor.

Pursuant to amendments to the Public Welfare Act, effective July 1st, 1967, many cases now the City of Red Deer responsibility will be transferred to the province because of residence. The long term cases are also being transferred to the province for re-training and rehabilitation purposes.

The anticipated costs for 80% social assistance for the remainder of the year may be approximately \$2,000.00 per month or a total of \$14,000.00. We have approximately \$9,000.00 remaining in our budget which would mean that we should increase our 80% social assistance costs by \$5,000.00 or from \$25,000.00 per year to \$30,000.00.

It is most difficult to budget for the 100% costs. With the changes in the Public Welfare Act, as of July 1st this will reduce our 100% costs considerably. We are now over our yearly budget for this particular item and it is anticipated that we may need an additional \$5,000.00. As you are aware we have full recovery in respect to the 100% costs.

I trust the foregoing will be of assistance to you in understanding the increase of social assistance costs. Every attempt is being made to reduce the social assistance costs, however unemployment and illness have been the major factors in increased costs.

Respectfully submitted,

SOCIAL SERVICE DEPARTMENT

W. H. Irvine,
Director

*

*

*

TREASURER'S COMMENTS:

Comparative social assistance costs in recent years were as follows:

	<u>Social Assistance 80% Recoverable</u>	<u>Social Assistance 100% Recoverable</u>
1964	\$ 31,650	(included in 80% costs)
1965	31,200	\$ 1,240
1966	24,200	2,530
1967 to May 31st	16,300	11,300
1967 revised estimate to Dec. 31st	30,300	16,300

The 1967 departmental budget request for 80% social assistance was \$30,000. During review by the Commissioners this amount was reduced to \$25,000 on the assumption that the reduced 1966 cost was an indication of trend. It now appears that actual costs will be in the order of \$30,000. The indicated overexpenditure will therefore amount to \$5,000 less the 80% recovery from the Province or \$1,000.

Social assistance costs which are 100% recoverable were budgeted at \$5,000 for 1967 and at May 31st total \$11,300. The Social Services Director advises that a total of 45 families received emergency social assistance during various periods of time from January 1st to May 31st - an increase from 23 families during the same period in 1965 and 1966. These statistics of course do not indicate length of time for which assistance was granted. The full amount of social assistance in this category is recovered and therefore no overexpenditure is involved.

H. K. HALL,
City Treasurer

* * * * *

NO. 3.

June 9th, 1967

TO: City Clerk
FROM: City Building Inspector

RE: Engineered Homes Ltd.

The above company have requested an extension of time in maintaining the site office in Morrisroe. As was approved by Council Monday, May 30th, 1966.

G. K. JORGENSEN,
City Building Inspector

* * *

Following is the resolution passed by Council May 30th, 1966.

"Council of the City of Red Deer do hereby approve application of the Engineered Homes to erect a temporary area Sales Office for new homes in the Morrisroe subdivision subject to:

1. building being located to comply with the yard requirements of By-law No. 2011 as amended,
2. permission being limited to a period of 12 months from this date and subject to cancellation on 30 days notice from the City. (Applicant may apply for renewal at end of 12 month period).
3. the lot on which the building is placed being kept neat and tidy and no building materials of any kind being stored thereon.
4. building being painted and maintained in good condition."

* * *

COMMISSIONER'S COMMENTS:

This sales office is on a lot which was purchased under the old type of agreement under which there was an obligation to build within 12 months, and if the purchaser failed to do so he was liable to a charge of 1% per month penalty. The 12 months expired on June 1st, 1967.

Council approved the erection of a sales office on the property and an extension is now requested.

Since that date Engineered Homes have bought additional lots including some in Oriole Park, and are building on these lots. There would seem to be no objection to the extension of the permit for a further 12 months.

It is recommended the application be approved for a further 12 months on the same terms and that the penalty for not building on this lot be waived for this period.

DENIS COLE,
City Commissioner

* * * * *

REPORTSNO. 1.

TO: City Council

FROM: Alderman Mrs. E. Taylor,
Chairman, Parks Board

RE: Parks Turf Tractor

During discussion of the Parks Department budget request for the sum of \$3,800.00 for purchase of a new turf tractor, Council agreed the request be reduced to \$1,000.00 in the hope that a used tractor could be obtained for this amount.

In calling for tenders for this item, only one tender was received. This was for a 1948 model John Deere at \$600.00. Inspection of the tractor revealed that same was in generally poor condition.

The Parks Board wish to recommend to Council that monies provided in the 1967 budget (\$1,000.00) be carried forward into next year's budget and that Council consider providing an additional \$2,000.00 in the 1968 budget, to enable the Parks Department to purchase a new tractor in 1968.

In addition to the above, the Parks Board considered an application on behalf of Mr. R. Weise for permission to erect a temporary building on City Parks property, opposite his residence in the Twilight Cottages. This building will be used by Mr. Weise for hobby work and will be turned over to the City Parks Department when he no longer has use for same.

The Parks Board wish to recommend this application be approved subject to the following conditions.

1. The building is no larger than 200 square feet in area.
2. Exterior of building is painted.
3. Building is used by Mr. Weise for hobby purposes only.
4. Grounds in vicinity of building be kept neat and tidy at all times.
5. The City of Red Deer is involved in no cost in connection with erection of this building or costs for installing power, etc. if required.
6. The building reverts to City ownership when Mr. Weise discontinues using same for hobby purposes.

Alderman Mrs. E. Taylor,
Chairman, Parks Board

*

*

*

Following are comments from the City Land Administrator.

June 15th, 1967

The land in question is zoned P.2 - Zoning By-law, Table 15 conditional uses allows recreational use which does not prejudice the principal use as a park. Conditions, Qualifications and Exceptions - a conditional use shall only be allowed where in the opinion of Council, it will not prejudice the use of the site as a public park.

Recommend that permission be granted to place the building on Lot 5, Block 8, Plan 1621 N.Y. until the land is required for development (30 day cancellation lease agreement), rental of \$24.00 per year on conditions as outlined by the Parks Committee. Agreement to be made by Solicitor and costs to be borne by applicant.

D. J. WILSON,
City Land Administrator

* * * * *

NO. 2.

TO: City Commissioner

FROM: Land Department

RE: Expropriation of Lot 9, Plan XL11
(Pickering)

Attached are copies of the Public Utilities Board decision and order respecting compensation for the expropriation of the above described property.

The order stipulates that the money payable for the land taken is to be \$10,000.00 plus interest at the rate of 5% per annum from the date of taxing (November 10th, 1966) to date of order (April 17th, 1967) plus costs, \$298.00.

The City Solicitor has negotiated with the respondents to relinquish their claim for interest providing the City agrees to:

- (1) make no claim on Pickering for use, occupation or rent for the land from the date of taxing until June 30th, 1967.
- (2) Pickering shall be entitled to remain in occupation of the land until it is needed for the City's Public Work at a monthly rent of \$30.00 per month, commencing July 1st, 1967.

Recommend City Council by resolution, accept the award and authorize settlement on the basis of the \$10,000 plus \$298.00 costs and the conditions of rent and occupancy.

D. J. WILSON,
City Land Administrator

* * *

Concur. Cost should be charged to 60th Street Hill Realignment.

H. K. HALL,
City Treasurer

* * *

Concur with recommendation. Land Administrator, Appraiser and City Solicitor to be complimented on their work.

DENIS COLE,
City Commissioner

* * * * *

NO. 3.RE: Board of Transport Approval - 67th Street

The Board of Transport Commissioners Order No. 124632, dated June 8th, 1967 and authorizing construction of an underpass on 67th Street under C.P.R., has been received.

F. A. AMY,
City Clerk

* * * * *

NO. 4.RE: Next Regular Meeting of Council

In view of the resolution passed by Council June 12th, 1967 the next regular meeting of Council should be July 3rd, 1967. The City offices will be closed on July 3rd in lieu of July 1st falling on a Saturday (Provisions of Union agreements).

Do Council wish to hold the next meeting on Tuesday, July 4th?

F. A. AMY,
City Clerk

* * * * *

WRITTEN INQUIRIESNO. 1.

The following Written Inquiry was submitted by Alderman McGregor at meeting of Council June 12th, 1967.

RE: Twinning Costs - Cap-de-la-Madeleine

"As I verbally requested last week, I would respectfully request a cost breakdown of expenditures proposed for this project prior to the spending of funds in excess of Budget allocation.

Also a detailed list of functions proposed."

* * *

The program for twinning is following the suggestions made in previous reports to Council. There are still a great many details to be attended to but the general lines of endeavour are as follows:

I. THE VISIT TO CAP-DE-LA-MADELEINE BY RED DEER DELEGATION:

The charter flight to Expo leaves on July 18th and accommodation has been provided in an apartment building in Montreal. Buses for Cap-de-la-Madeleine will leave the apartment building at 9:00 A.M. on July 20th and 21st for Cap-de-la-Madeleine. Other Red Deer citizens who will be in the vicinity at that time will meet us in Cap-de-la-Madeleine using their own transport. It is disappointing that so few of the Aldermen have availed themselves of the invitation.

II. VISIT TO RED DEER BY CAP-DE-LA-MADELEINE DELEGATION:

A party of thirty couples from Cap-de-la-Madeleine is spending a week in Alberta. They arrive in Edmonton on July 30th and spend the first day in Edmonton and Morinville. On Monday, July 31st they arrive in Red Deer and spend two nights in the Granada Inn. They will then travel to Calgary, Banff, Lake Louise and join the David Thompson Highway Cavalcade by approaching the Kootenay Plains from the Saskatchewan Crossing, arriving on the Kootenay Plains at about 3:00 P.M. on Saturday. Their plane leaves from Edmonton at 4:00 P.M. on Sunday.

While the delegation is in Red Deer the following events are planned:

Monday Evening

A party or Civic reception to enable as many citizens of Red Deer as possible to meet their guests. The Elk's Club have very kindly offered the use of their premises for this event.

Tuesday, August 1st

9:30 A.M. Mayor Desrosiers will ride in the Parade. The rest of the delegation will have places on the Parade route to watch the Parade.

1:00 P.M. Official lunch to mark twinning of the two Cities.

7:00 P.M. Mayor Desrosiers officially opens the Exhibition in front of the bandstand; the rest of the delegation are guests of the Exhibition Association at the grandstand show.

Wednesday, August 2nd

No fixed events are planned. The delegation can visit the Exhibition, tour Red Deer in private cars or shop. Late afternoon, they will leave Red Deer for Calgary.

Saturday, August 5th

The delegation from Cap-de-la-Madeleine will arrive by bus on the Kootenay Plains at 3:00 P.M. approximately. The Army has been approached for tents and sleeping equipment. Details of these arrangements are still under negotiation. Offers of help from citizens who expect to be on the Cavalcade to entertain and feed the guests are coming in but more would be appreciated.

Sunday, August 6th

The delegation returns by bus to Edmonton to catch their plane at 4:00 P.M. from Edmonton downtown Airport.

III. THE VISIT OF THE CHOIR:July 30th

The Choir arrives in Edmonton and gives concerts in St. Albert, Legal and Edmonton on Sunday and Monday.

Tuesday, August 1st

8:45 A.M. The Choir arrives in time to see the Parade. Places have been arranged for them on the Parade route.

1:00 P.M. The Choir will sing at the official lunch.

7:00 P.M. The Choir will sing as part of the grandstand show.

Wednesday, August 2nd

11:00 A.M. The Choir will sing for special children's grandstand show.

P.M. The Choir leaves for Calgary and sings in Calgary, Wednesday evening. Arrangements for billeting the Choir in Red Deer are being undertaken by Catholic Womens League.

After visiting Calgary, the Choir hopes to visit Banff but there are difficulties over accommodation in Banff.

Saturday, August 5th

3:00 P.M. The Choir arrives on Kootenay Plains from Saskatchewan Crossing. Accommodation will, we hope, be provided by the Army. Details under discussion.

Monday, August 7th

The Choir will attend the Airshow.

11:59 P.M. Leave Edmonton for Vancouver by train. After Vancouver, the Choir is giving concerts in Winnipeg and St. Boniface on the return journey.

IV. EXCHANGE STUDENTS:

This has been the most exasperating part of the program to arrange but it seems to be falling into place at last. Twenty students and a chaperone will leave Edmonton on July 12th. They arrive in Montreal on July 14th and will be met by citizens of Cap-de-la-Madeleine and taken by car to Cap-de-la-Madeleine. They leave Cap-de-la-Madeleine on July 28th, each bringing a guest back with them. Forty students plus two chaperones will arrive in Edmonton on July 30th at 1:00 P.M. Offers of help to transport them to Red Deer would be appreciated. Guests from Cap-de-la-Madeleine leave for home on August 13th at 3:00 P.M. from Edmonton.

We have secured the services of Mrs. Sue Faulds as chaperone for the group. Mrs. Faulds speaks french and is both willing and able to look after twenty students on the train for two days in each direction. We have been very fortunate in enlisting her help. So far, twenty-three students have applied for this exchange. The twenty who are chosen to go will be picked when we get the applications from Cap-de-la-Madeleine. School recommendations will be taken into consideration and as far as possible, we will match students here with students of the same sex in Cap-de-la-Madeleine according to age and interests.

V. GIFTS AND SOUVENIRS:

The replica of the Red Deer City crest produced by Alderman Harper will be presented to Cap-de-la-Madeleine when the Red Deer delegation goes down there. We have had produced two scrolls to be signed by Mayor Barrett and Mayor Desrosiers at our official lunch on August 1st. One scroll will stay in Red Deer and the other will go to Cap-de-la-Madeleine.

In all, we expect to have 135 guests in Red Deer from Cap-de-la-Madeleine this summer. Thirty couples, Fifty-five Choir members and twenty exchange students. I hope that each of these can take back to Cap-de-la-Madeleine, a souvenir of Red Deer. A great many organizations in Red Deer have been prepared to help towards this project. A souvenir booklet is being prepared to commemorate twinning. Twin deer stuffed, will also be available as gifts for the adult delegation and the exchange students.

VI. BUDGET:

Thanks to the help and support received from groups, organizations and firms in Red Deer, it looks as though from preliminary estimates, the budget of \$2,500.00 will stretch to cover all the above projects.

Alderman Mrs. A. Parkinson

* * * * *

CORRESPONDENCENO. 1.

Evarts, Alberta
June 8th, 1967

The City Hall
Red Deer, Alberta

Dear Sir:

On behalf of Mrs. Simpson and the Grades Five and Six class of Benalto School, I would like to thank you for the very interesting guided tour of the City Hall, Firehall, and Water Purification Plant.

We enjoyed the model of the City Hall and the maps of Red Deer. The Council Chamber which was beautifully decorated, the Public Library, and the offices were interesting. The equipment in the Firehall was fascinating. We all thought the Water Purification Plant was educational.

I would like to thank the guides for this tour and also for the Centennial pins we received.

Yours truly,

MARILYN McNEIL
Benalto School Grade 6

*

*

*

General Delivery
Benalto, Alberta
June 8th, 1967

The City Hall
Red Deer, Alberta

Dear Sir:

On behalf of Mrs. Simpson and the Grades five and six, I would like to thank you for the tour of the City Hall. The gentlemen showed us everything that there was to see.

The Council Chamber was very interesting and beautifully decorated. The public library was so big and had so many lovely books to read. The firehall was one of the most interesting things. The men showed us all their equipment and how it worked. The gentlemen explained what they had to do to become a fireman. Last we went to the Filtration Plant. A gentleman there told us what went into the water and how it worked. He showed us the tanks and answered many of the questions we asked. We found the tour very educational.

Thank you also for the Centennial pins.

Yours truly,

LORNA RUNHAM
Benalto School, Grade 6

*

*

*

*

*

*

*

*

NO. 2.

HUMPHREY ASSOCIATES
Federation of Business Interests Ltd.

Red Deer, Alberta
June 8th, 1967

City Council
Red Deer, Alberta

Gentlemen:

We submit an application to consider a change of use of the former Pentecostal church property (opposite the A.G.T. building) on 51st Street to permit conversion of the church property to the use for suites.

Under present conditions, it would appear that zoning of this as commercial is premature as it is on the fringe of the commercial area. I wish to convert the use to establish an income until such time as it is feasible to develop the property for commercial.

It is instantly recognized and agreed upon - that such a conversion would meet all health, fire and building regulations.

Yours truly,

L. D. RIDEOUT

*

*

*

RED DEER REGIONAL PLANNING COMMISSION

4920 - 53rd Street
Red Deer, Alberta
June 14th, 1967

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

Dear Sir:

RE: Humphrey Associates - East 10 ft. of Lot 4 &
5, Block 29, Plan 50 - Total of 35 feet

The submission presented is to convert the former Pentecostal church building located on the above noted property to permit suites on the ground floor.

Under the City Zoning By-law, dwelling units are a conditional use (subject to Council's approval) but are not allowed on the ground floor.

Section 123(5) of the Planning Act provides that the Zoning By-law shall provide for a development permit system to allow a person to apply to Council to permit a use in a zone where the By-law does not provide for it.

It is my opinion that the Zoning By-law does provide for the use in the zone and therefore the proposal in question does not fall within the jurisdiction of Section 123(5) of the Planning Act. The City Solicitor has also confirmed this opinion.

Naturally, the applicant would have the right to ask the Provincial Planning Board to hear an appeal should Council agree with the opinion expressed, for it would then be up to the Provincial Planning Board to note if appeal exists from Section 123(5) of the Act.

At the same time the applicant may choose to apply to the Local Appeal Board against the provisions of the Zoning Appeal Board and once again we would have the situation as to whether in fact, he has an appeal under the Act and whether the Local Appeal Board would consider such an appeal. As you can see, the recent amendments to the Planning Act are open to opinion and as we have mentioned before, our view (Planner and City Solicitor) are contrary to the view of the Province on appeals.

As to the proposal itself, it is my view that the aim of the Zoning By-law to prohibit dwelling units on the ground floor in a C.1 District is sound.

As the site in question is located within 400 feet of the intersection of Ross Street and 49th Avenue, it is important that Council do everything possible to encourage the redevelopment of this entire area to C.1 uses as soon as possible. To convert the building to suites will increase the investment cost in this property and may well delay redevelopment of the property should the additional investment in renovation place recovery costs outside economic redevelopment cost proposals. It must also be appreciated that the acquisition of several private properties by one developer is important in advancing redevelopment proposals and any steps taken which could prohibit land assembly for redevelopment should be discouraged. To the best of my knowledge the land on either side of the site in question is in separate ownership and therefore a proposal to convert the church building to suites could well prohibit land assembly and discourage redevelopment in the general area.

Unless firm plans exist to consolidate land in this area, which once again is within 400 feet of a key intersection in the City, I would recommend that the provision of the Zoning By-law be upheld.

Yours truly,

ROBERT R. CUNDY, M.T.P.I.C.,
Director

*

*

*

COMMENTS OF COMMISSIONER:

It is most desirable that the City establish some policy or adopt some plan for the downtown area.

A plan for the downtown area was prepared by the Red Deer Regional Planning Commission as a result of detailed studies and this plan was incorporated in the Zoning By-law approved by Council in 1960.

In general, City Council has followed this plan and only minor amendments have been made.

The area in question is designated for commercial use, although suites are permitted on upper floors. It is understood that the Pentecostal Church still own the property, are anxious to sell and that the applicant has an option to purchase.

The establishment of suites in the ground floor of this Church Hall would, in my view, be most undesirable. It would reduce the demand for the construction of new apartments; it would discourage the redevelopment of other properties for commercial purposes in the vicinity.

There would be no objection to the conversion of the building for offices, shops, or other similar uses, or its use as a hall.

It is considered Council would be most unwise to permit the conversion of this building to suites, first because there may be no immediate demand for other uses. The investment required to convert these premises into four suites is likely to delay the date when it will be economical to redevelop the site.

Council will note the comments of the Planning Director regarding the legal implications of this application and the procedures to be followed.

DENIS COLE,
City Commissioner

*

*

*

*

*

*

*

*

NO. 3.

5896 - West Park Cresc.
Red Deer, Alberta
June 13th, 1967

The Secretary
City of Red Deer

Mr. Pat Amy:

Please accept this as my official notice of resignation as an Alderman of the City of Red Deer to be effective June 30th, 1967.

Would you further please notify Council that my resignation is due to my leaving Red Deer at that time.

My past four years on Council has been memorable ones and a good experience. The help of all City Staff will be remembered and has certainly been appreciated.

Yours truly,

W. E. BOWERMAN

* * * * *

NO. 4.

RED DEER SEED CO. LTD.

5850 Kerry Wood Drive
Red Deer, Alberta
June 14th, 1967

Mayor Barrett
The City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta

Dear Mr. Mayor:

I am writing to you regarding a proposal which I would ask you to put before the City Council, for approval. As you may possibly know, we have a series of steel grain storage bins facing onto Kerry Wood Drive and around the corner of 58A Avenue. The City has requested this Company to move these bins back some twenty feet from the street. We are most willing to do this starting in perhaps a week or two. You may be interested to know that it is quite possible that this Company will be seeking permission to erect a new modern building on that site in the very near future.

On the East side of our property there is an unused lane. We are requesting permission to use the far side of this lane as a site for some of the grain storage bins that we are about to move. This will not block any access to our property in that particular area.

Mr. Jorgenson and Mr. Wilson, from the City Hall, have already been here and inspected the site and informed me that they could see no reason why this land could not be used for the suggested purposes upon payment of a small fee.

I respectfully request that this matter be brought before Council at the earliest possible date so that we can move these bins while they are empty.

We feel that this project and our future plans will enhance this site and the street in general. We are attempting to keep this property as clean as possible and to improve it as quickly as possible.

Yours very truly,

R. J. McCARRON,
General Manager

* * *

RE: Red Deer Seed Co. Ltd.

The lane in question is adjacent to the North boundary of the Red Deer Seed Co. Ltd. land located on Kerry Wood Drive. The lane is not used for vehicular traffic and has a storm sewer line constructed therein.

Section 283 (2T1) of the City Act allows Council to pass a By-law for the granting of a license for temporary occupation or use of a lane when it is not required for public use, provided that the license is terminable upon thirty days notice in writing.

Recommend Council pass a By-law for the licensing of the laneway under Section 283 (2T1) and levy an annual charge of \$60.00 per year rent.

D. J. WILSON,
City Land Administrator

*

*

*

Concur with recommendation.

R. E. BARRETT,
Mayor

DENIS COLE,
City Commissioner

*

*

*

*

*

*

*

*

PETITIONS & DELEGATIONSNO. 1.

City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta

May 24th, 1967

ATTENTION: Mr. R. E. Barrett
Mayor, City of Red Deer

Dear Sir:

We, the undersigned, do hereby object to paying taxes over a period of twenty years, for the re-construction of 43rd Street and the sidewalk from 50th Avenue to 52nd Avenue on the North side.

We object for the following reasons:

- (1) We have just finished paying, over a period of ten years, for this Street which was never completed properly in the first place. It was brought to the attention of Mr. Crawford Sr., who was Acting Mayor of Red Deer at the time, that a seal coat was necessary if the Street was to stand up to the then heavy traffic. He asked us to be patient, that a seal coat would be put on. It never was. Therefore, we paid taxes for ten years on something we did not get.
- (2) This Street was dug up in 1965 to lay sewer pipes to accommodate the West Park area, which created only a lot of mess and confusion for us.
- (3) In 1956, the City re-topped with asphalt the sidewalk between 50th Avenue and 51st Avenue on the North side. We were given to understand, by your Public Works Department, that it would be continued on up to 52nd Avenue. Once again this was not done.
- (4) The amount of traffic on this Street since the overpass was built, does not warrant a major construction job which would increase our taxes tremendously.

We request, therefore, that the Street be repaired and the sidewalk from 51st to 52nd Avenue on the North side be re-topped in the same manner as it was from 50th to 51st Avenue, to be paid out of General Revenue Funds.

*

*

*

(NOTE - The above petition has been signed by 26 property owners on 43rd Street.)

*

*

*

June 13th, 1967

TO: City Commissioners

FROM: City Engineer

RE: 43rd Street Paving, Sidewalk, Curb and Gutter

Attached herewith is a petition objecting to the above captioned proposed construction.

From the Tax Department I was able to ascertain that 43rd Street was constructed in 1951 or 1952 with a cold mix asphalt. The work was amortized over ten years. The owners completed payment for the road in 1962.

The road is in poor condition because it had poor drainage and poor base material. In the last few years we constructed a storm sewer to drain the Street. Part of the monolithic sidewalk, curb and gutter on the South side will have to be reconstructed to facilitate drainage (at no cost to owners). A concrete curb is planned for the North side to replace the wood curb.

The sidewalk on the North side between 51st Avenue and 52nd Avenue was originally constructed with asphalt and needs reconstruction or major maintenance. We propose to replace it with concrete. The owners finished paying for an asphalt walk in 1949.

I recommend we construct the road, sidewalk, curb and gutter as proposed.

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

*

*

*

COMMISSIONER'S COMMENTS:

43rd Street - Gaetz Avenue to 52nd Street

This road was built in 1952 and was one of the very few roads provided with a hard surface between 1945 and 1955.

The construction procedures at that time were primitive. Pit run gravel was trucked in and a thin layer of crushed gravel laid over it. Asphalt was mixed with gravel in windrows by a grader and then spread out and rolled. The cost of such roads were, of course, a fraction of the cost of building roads to present day standards. The charges were also a fraction of today's charges.

The cash charge to the property owners was \$1.09 per foot frontage, or 14.8 cents per foot per annum for 10 years. (commencing 1953 and ending 1962).

This compares with 1967 prepayment charges of \$12.70 per foot frontage, or \$1.15 cents per annum for 20 years.

The estimated life of the cold mix road was 10 years, which period has expired.

It should be noted that the grade of the road did not permit good drainage. (It followed the original grade established by the Highway Department which relied on ditches for drainage).

Some years before the 10 years expired the road had deteriorated badly. The City was involved in heavy costs patching the road with asphalt and very little of the original asphalt still remained.

Many complaints were received from the abutting property owners, but the Council informed them it could not re-construct the road until the sanitary sewer to the College was installed together with storm drains to improve the drainage of the road.

These were installed and the City advertised its intention to re-construct and pave the road in November of 1965 for construction in 1966. The frontage rate was 94 cents per foot for 20 years (\$10.81 costs).

Due to the substantial increase in the tender bids for this and other work, Council did not proceed with the work.

In May, 1967 the work was again advertised, but this time at \$1.15 per foot frontage for 20 years (\$12.70 costs), to look after increased costs. Tender bids are now being invited.

Under the City Act, the City may reconstruct a facility and charge frontage tax again, where an earlier debenture has expired. The construction of a local improvement does not carry the implication that the City will maintain it for ever, but rather than the City will maintain it for at least the period the debenture or frontage charge, and thereafter until the improvement is worn out or obsolete and requires replacing. This is the case with the present road.

43rd Street is no longer an important thoroughfare. The City can abandon the proposal to reconstruct the Street and pave it, but the cost of maintaining the road will be exceptionally high and cannot be entirely satisfactory.

To the best of my knowledge every other similar road in Red Deer, without exception, has been reconstructed and re-assessed (55th Street and Ross Street for example).

Council must consider as to whether it should continue to meet the heavy costs of maintenance of a road which was never constructed in the first place on a permanent basis.

While we can appreciate the concern of the property owners over the frontage charges, it would seem most unwise for the City to set this precedent.

DENIS COLE,
City Commissioner

* * * * *

PUBLIC HEARINGNO. 1.RE: By-law No. 2011/1M

A Public Hearing in respect of By-law No. 2011/1M was advertised for 7:00 P.M. Monday, June 19th, 1967.

This By-law refers to the proposed rezoning of a portion of Parcel E (South of 32nd Street and West 49th Avenue) from C.6 to R.2.B zoning to permit construction of a church thereon.

The following letter is the only written objection received by this office to date.

F. A. AMY,
City Clerk

*

*

*

NORTHWEST MOTORS (RED DEER) LTD.

3115 Gaetz Avenue
Red Deer, Alberta
June 7th, 1967

The Mayor and Council
City of Red Deer

Dear Sirs & Madames:

RE: Notice of Proposal to Rezone that Portion of Land
Immediately South of Block K as Shown in Your Notice
Published in the Red Deer Advocate, June 3rd,
1967

We object to the planned rezoning for the following reasons:

There are three major automotive Dealerships in the immediate area at the present time, and a strong possibility of a fourth in the near future. Also there is a large Farm Implement Distributorship just a short distance away. Allied businesses will probably also wish to locate in this general area because of this concentration. Although Gaetz Avenue property to the South is available, this land may be too expensive and require larger and more elaborate premises than are actually required by said allied industries. Also it is possible that the City may not wish to have some of these businesses on the City's Southern approach, but would rather have them locate on a secondary street. Some examples of allied industries might be any of the following: - Body repair shop, Radiator shop - Used car reconditioning shop - Tire shop - Welding shop - Upholstery shop - Battery repair shop - Glass shop and Automotive supply, Wheel alignment, etc.

From the City's point of view, the tax advantage, if the property remains commercial, is certainly evident.

Commercial properties such as this are relatively scarce in this area, whereas ideal locations for Churches are almost limitless.

Respectfully submitted,

F. W. MOORE,
Northwest Motors (Red Deer) Ltd.

*

*

*

*

*

*

*

*

NOTICE OF MOTIONNO. 1.

The following Notice of Motion was submitted by Alderman McCullough at meeting of Council June 12th, 1967.

"Resolved that the Airport Commission be authorized to endeavour to recover funds for the Aviation Development Fund from the replacement of the engine and propellor in the City's Harvard aircraft, with an engine and propellor of lesser value, and

Further, that any unused funds resulting from the position of Airport Administrator coming vacant be made available for runway patching or other Airport operating costs, the transfer request to be made as the need for funds becomes known."

*

*

*

1. This aircraft was purchased by the City for \$500.00. The agreement, clearly states, that it was sold for display purposes only, and not for resale.

Therefore, if Council approves the proposal in principle, it would appear that the first step would be to seek permission from the Crown Assets Corp. to effect the change.

2. Unused funds - Airport Administration:

It is quite possible that some of these funds may be required by the Airport Commission if the responsibility for Administration is assumed by them.

Council has authorized the Commissioners to approve transfers within a group of accounts if a specific need is evident.

So it seems reasonable that this Department in line with all others, may request over-expenditure in any account, and transfer of funds from one that is underspent, with explanation of the need either from Council or the Commissioners, as they wish.

R. E. BARRETT,
Mayor

*

*

*

Alderman McCullough, Chairman of the Airport Commission, wishes to introduce the following motion and will be prepared to fully explain same to Council.

*

*

*

"WHEREAS it is the view of the Red Deer Airport Commission that Red Deer's Commercial Air Service needs can best be served by frequent "commuter" type service, to link Red Deer with as many other airline schedules as possible in other centers, and

WHEREAS it is the intention of Lethbridge Air Services Limited to apply for a license to link Calgary, Red Deer and Edmonton with a "commuter" type service in September.

THEREFORE BE IT RESOLVED that Council of the City of Red Deer support the proposed application of Lethbridge Air Services Limited to the Air Transport Board, and to write to the Minister of Transport outlining Red Deer and area commercial aviation needs, and further, that all towns or counties East to and including Coronation, West to and including Rocky Mountain House, and with a 40 mile radius North and South of Red Deer, be written asking for support in this representation for air services for Central Alberta."

* * * * *