

AGENDA

For meeting of the Council to be held in the
Council Chambers, Monday, April 13, 1953
at 7:30p.m.

PRESENT:

1. Confirmation of the minutes of the regular meeting of March 23, 1953.

2. Delegation:

1. Red Deer Separate School Dist. #17 - Re site for new Separate School Bldg.

3. Unfinished Business:

2. Canadian Legion

Re: Moving of Cenotaph

3. Dept. of Industries & Labour

Re: Electrical Inspections.

4. Correspondence:

4. J. Martin

Re: Freight Rate Brief.

5. Canada Safeway Ltd.

Re: Triangle of prop, next to their own.

6. W.L. Lord

Re: Property for Presbyterian Church

7. Church of Latter Day Saints

Re: Property for church.

8. Recreation Commission

Re: Artificial Ice Plant.

9. " "

Re: (a) Removal of outdoor rinks. - Leave as is.
(b) Read through old auto camp - leave as is.
(c) Amendment to Rec. by-law. - President of the City when appointed.
(d) Replacement for A. Goodacre.

10. Beulah Home

Re: Grant for 1953.

11. Mrs. Chas. Maclean -

Re: Foot bridge - S. end of Wask. Creek

12. Mrs. Florence Merry

Re: payment of doctor bill.

13. R.D. Health Unit

Re: Explanation of milk & cream tests.

14. C.R. Parker

Re: Gas storage tank - underground.

5. By-laws:

1. No. 1722 - Appointment of Treasurer - 3 readings

2. No. 1723 - Appointment of Commissioner - 3 readings

3. No. 1724 - Agreement re land sale - 3 readings

4. No. 1725 - Transfer By-law - 3 readings.

6. Reports:

1. Commissioners' Report

Re: New Land Sales Policy

2. Commissioner's Report

Re: Sale of land to Red Deer Scrap Metal.

3. Commissioners' Report

Re: Census - 1953.

4. Commissioners' Report

Re: 1953 Sidewalk programme.

5. Commissioner's R-port

Re: Progress report on housing.

6. Report re operation of Red Deer arena.

7. Report of the Fire Department for the month of March, 1953.

8. Parks Department report

Re: Centre Boulevard - Ross St.

9. Parks Department report ^{OK}

Re: Parks Greenhouse - benefits.

10. Welfare Officer's Report

Re: Child welfare cases - Schickler
and Douglas.

11. Welfare Officer's Report

Re: Relief Recipients

12. Welfare Officer's Report

Re: Child Welfare cases in charge of Hill.

13. Welfare Officer's Report

Re: Widows drawing Mothers' Allowance.

14. Building Inspector's Report

Re: Amendment to gas by-law.

15. Mayor's Report ^{up \$500}

Re: Meeting to organize Coronation
celebrations } ←

^{file}
16. Minutes of the Recreation Commission of April 6, 1953.

17. Report of the Recreation Commission for the month of March, 1953.

7. New Business:

1. Payment of Accounts.

OK. - \$500
+
200
\$ 700

New business - closed meeting with
earley ink.

Vaner on seats

DELEGATION:

LETTER NO. 1

Red Deer Separate School Dist. #17
April 2, 1953.

City of Red Deer,
Red Deer, Alta.

Dear Sirs:-

The Board of Trustees would desire to meet with the City Council at your next meeting for the purpose of discussing and selecting a site for a new Separate School Building which they propose to build during the present year.

Kindly phone R.L. Hepworth, Chairman of the Board if and when they could meet the Council.

Thanks in advance,

Sincerely,
Chas. W. Merta,
Secretary-Treasurer.

UNFINISHED BUSINESS:

LETTER NO. 2

Canadian Legion,
March 30, 1953.

Mr. Geo. A. Nechkin,
City Clerk,
City of Red Deer.

Dear Sir:-

Re: Moving of Cenotaph

At the Annual General meeting of this branch held on Sunday, Mar. 29, 1953 the following resolution was unanimously adopted:-

"The members of this branch of the Canadian Legion, B.E.S.L., go on record as being opposed to any change in the location of the Cenotaph from the present site".

Several members expressed the opinion that if there is actually any traffic hazard at this point, it is possibly caused by the parking arrangements immediately north and south of the Cenotaph site.

Yours very truly,
J. Findlay,
Secretary.

LETTER NO. 3

Department of Industries & Labour,
Edmonton, March 25, 1953.

Mayor P. Crawford,
Red Deer.

Dear Sir:-

We have for acknowledgment your letter of March 21st wherein you indicate the wish of the Council of the City of Red Deer to have the electrical inspection service taken over by the Provincial Inspectors.

Inasmuch as the present regulations specifically exclude the City of Red Deer along with the Cities of Calgary, Edmonton and Lethbridge, an Order-in-Council would need to be passed to allow the Red Deer inspection.

Please be assured that I will take this matter up with the Executive Council at our earliest opportunity and will advise you as to the Government's decision.

Yours very truly,
John L. Robinson.

CORRESPONDENCE:

LETTER NO. 4

Central Alta. Dairy Pool,
Red Deer, April 2/53.

Mr. J.A. Beveridge,
Acting Commissioner,
City of Red Deer.

Dear Sir:-

In connection with the City Council's recent request that the writer chair a committee to prepare and present a brief to the Board of Transport Commissioners in Edmonton on March 30th, pointing up the disadvantages that Red Deer finds herself in the matter of freight rates.

Due to the short time at our disposal the brief prepared was not as complete in detail as it could have been. It did, however, cover the relevant facts of our situation as they have been for years and still exist today. This brief was then submitted to your office for typing and mailing to the Board and interested Counsel.

We are now pleased to advise that this brief was presented to the Board on March 31st and entered into their records as Exhibit No. 44. We might add that no objection was taken to any part of it by the Railroad Counsel present, and only a few questions were asked the writer by Mr. J.J. Frawley, Alberta Government Freight Rates Counsel, further pointing up the disadvantages that are Red Deer's in the matter of freight rates.

The copy of the brief was changed as per the copy attached for greater clarity, and we would ask that you change your office copy to conform with this one that is entered as official.

Yours very truly,
CENTRAL ALBERTA DAIRY POOL
J. Martin,
Sales Manager.

P.S. we are attaching bill for the out-of-pocket expenses entailed in the presentation of this brief.

LETTER NO. 5

Canada Safeway Ltd.,
Edmonton, Alta.
April 6, 1953.

City Controller,
City of Red Deer.

Dear Sir:-

At the North-east corner of the property we own, and adjoining the Canadian National Railways, and abutting on Ross St. there is a small triangle of property which was originally intended for the development of a subway at this point.

We wrote the C.N.R. in connection with this area suggesting that, if they intended to dispose of same, we might be interested in purchasing simply to square off our property.

Mr. Baird, Regional Manager for the C.N.R. writes us this morning advising that this small triangle, together with the one on the other side of Ross St. is presently being negotiated with the City of Red Deer, advising also that the likelihood was that the two triangles would be transferred to your City, if the proposed revision of your agreement is finalized.

If and when this property is transferred to your hands, may we ask you to consider us as being interested in its purchase for the purpose of squaring off our area.

Yours sincerely,
CANADA SAFEWAY LTD.
H. Maddison,
Zone Manager.

LETTER NO. 6

W.E. Lord,
April 2, 1953.

Mr. J.A. Beveridge,
Asst. Commissioner,
City of Red Deer.

Dear Sir:-

May I be permitted to rectify a delusion or clarify a misunderstanding which apparently found its way into the recent meeting of the City Council. No one was justified in giving the City Council the impression that the Congregation of Knox Church is no longer interested in the building site on Ross St., immediately west of the C.N.R. property.

The majority of the congregation are keenly interested, and they hope to erect thereon a building which will be a credit to the city. They are also interested in that the church property on 49 St. will become available for commercial purposes, when it will be added to the assessment roll for taxation purposes; all of which are positive advantages to the City of Red Deer.

Yours very truly,
W.E. Lord.

LETTER NO. 7

Church of Jesus Christ of Latter Day Saints
April, 1953.

Mr. J.A. Beveridge, P. Eng.,
Acting Commissioner,
City of Red Deer.

Dear Mr. Beveridge:-

As a church group living in Red Deer we are anxious to erect a church building of our own. At present we meet each Sunday in the I.O.O.F. Temple and though we appreciate the use of same there is no substitute for a regular church building.

With this in mind I am writing to you re the purchase of some land in Red Deer. We would need a minimum frontage of 75 feet and a depth if possible, of 150 feet. Either three lots of 25 feet or two of 50 feet would be excellent.

We have in mind Parcel A at the foot of Michener Hill which the Lutheran Church inquired about. I have an understanding that the Lutheran Church may not now be interested in this land in which case we would like our application to be considered. Failing this we would like to purchase 75 feet or a convenient frontage of the land east of the Gaetz Memorial United Church.

Trusting this will receive your kindly consideration,

I am sir,
Respectfully yours,
J.E. Parton,
Branch President.

LETTER NO. 8

Red Deer Recreation Commission,
April 2, 1953.

Mayor and Council,
City of Red Deer.

Gentlemen:-

The following article gleaned from "Arena-Sports and Recreation" re Oakville, Ont. District Memorial Community Centre might be of interest now that we are in the throes of considering the advisability of installing artificial ice in our arena:

"After a number of years of mild weather in this area, which is situated on the shores of Lake Ontario, it was impossible to operate a winter programme due to the lack of ice facilities.

It was agreed by everyone that artificial ice was the only solution to our problem. After numerous attempts a group was finally organized and through their efforts an arena was built. In December 1949, the taxpayers approved the issuing of \$100,000. in debentures towards the erection of an artificial ice arena, providing ~~during the early part of 1950~~ another \$100,000. was procured from other sources. During the early part of 1950 so numerous were the drives for funds by other organizations, it made it impossible to organize a campaign to raise the money by public subscription for the arena.

In order to get the building started an incorporated company was set up. The company in turn approached the Royal Bank of Canada for the loan of \$100,000. to carry us over until we had a campaign to raise the necessary funds. The loan was granted and our building was started in Oct. 1950 and opened on Feb. 5, 1951.

Our building is a beehive of activity. Programmes start every day - Monday to Friday at 1:30 p.m. and continue to midnight. Saturday programmes start at 8:00 a.m. and continue to midnight. Sunday is another active day which includes figure skating and skating for children up to 13 years of age. Around 400 children skate on these Sunday afternoons. The Skating Club has a membership of around 300, of which approx. 250 are juniors - mostly girls. Public skating is held two nights each week.

Our main source of revenue during the winter months is our O.H.A. Intermediate "A" Hockey Club. During the off-season our arena is used for roller skating, wrestling, trade fairs, bingo, dog shows etc.

Our Community Hall is called "The Pine Room". This is a busy place and brings in a nice revenue. A Summer Theatre Group used this room last summer and proved quite profitable. It will be used for a Theatre Group this summer again.

Auction Sales of antiques are also held in the Pine Room about four times a year. Sales run for 5 days. Our revenue comes from rent charged but the gross sales run into thousands of dollars for the sponsors.

Our ice will be coming out at the end of March and we have a full programme arranged for the summer months. A new venture for this season will be Junior "A" Lacrosse. Minor lacrosse will also be operated under the direction of the Recreation Commission.

When our refrigeration was installed we included additional equipment to handle ice in a curling rink. At the present time we are having plans drawn up for the erection of a separate building for curling to accommodate six sheets, along with a long club room and all facilities for a successful curling club.

An arena is a must in any town. Juvenile delinquency is not known in the town and our arena is one of the main reasons".

Yours sincerely,
C. Jarvis Miller,
Secretary, Recreation Commission.

LETTER NO. 9

Recreation Commission,
April 7, 1953.

Mayor and Council,
City of Red Deer.

Gentlemen:-

The following matters for your consideration arose out of the Recreation Commission meeting of April 6, 1953:

1. The question of removal of outdoor rinks from present site to proposed new location south and east of the City Garage. The Commission requests Council to have City Engineer investigate feasibility of this site and if found suitable endeavour to have removal completed before next fall.

2. That some steps be taken re road through old auto camp. As this is an ideal park location it is felt that some action should be taken to keep cars to the road and off of the grass.

3. It is recommended that an amendment be made to residence clause in Recreation By-law to permit one resident from Penhold Air Station to sit on the Commission.

4. Mr. C.E. Ross is recommended as replacement on Commission for Mr. Art Goodacre who has recently resigned from the Commission.

The above are presented for your information and any necessary action.

Yours truly,
C. Jarvis Miller,
Secretary,
Red Deer Rec. Commission.

MEMO:

Re: (1) Moving of outdoor rink - no appropriation for this in 1953 budget because mill rate was considered high enough. Will cost over \$2,000. to move and it is not essential that rink be moved until 1954. J.A.B.

LETTER NO. 10

Beulah Home,
Box 505, Edmonton,
March 18, 1953.

Secretary-Treasurer,

Dear Sir:-

Beulah Home closed the year of 1952 without a deficit. The kind donation from your Municipal District helped us to make this record again and we are very grateful.

There were 375 girls and babies cared for during the past year. This meant heavier upkeep than ever. We thank God and our Friends we were able to carry on efficiently.

We come with the need of the new year to you. To date we have admitted more young women than in 1952. We are sure as you disburse your grants you will remember Beulah Home again.

Thanking you sincerely,

Yours in the Master's service,
BEULAH HOME,
Mary A. Finlay, Supt.
W.H. Sterne, Chairman.

LETTER NO. 11

4622-Springbett Drive,
March 30, 1953.

Mr. Geo. Nechkin,
City Clerk.

Dear Mr. Nechkin:-

Thank you for your letter of March 27th. I should like to express my thanks to the members of the City Council for the prompt and courteous consideration my letter of March 9th received.

The foot bridge across Maskasoo Creek on 48 Ave. will surely be much appreciated.

Yours truly,

MEMO:

Mrs. Chas. MacLean.

The small foot bridge we thought might be built over the creek at the end of 48 Ave. is not feasible since there is a span of 40 - 60 feet across the creek at this point. A preliminary estimate is that it will cost in the neighbourhood of \$1,500. Another consideration is the fact that the footbridges on 52 St. and 50A St. are in poor condition. Perhaps this could be placed on our program for next year. J.A.B.

LETTER NO. 12

3711-51 Ave.
April 9, 1953.

His Worship the Mayor and Council,
City of Red Deer.

Gentlemen:-

This is my Doctor's bill which I am unable to pay as I just get \$10. a month from Mr. Gordon who works for the city and it takes it all for clothes so I am wondering if the Council see their way to pay it for me which I would be very thankful for.

Yours truly,

Mrs. Florence Merry.

MEMO:

April 9, 1953.

The Mayor and Council,
City of Red Deer.

Gentlemen:-

Re: Mrs. Merry's Doctor Bill

I have seen Bill Gordon and showed him the bill and read Mrs. Merry's letter to him. His reply was that he paid her \$20. a month, gave her money for clothing besides board and room and he would not pay the Dr. bill.

I told him I would advise the Council not to pay this bill under any consideration as taxpayers' money was not for this purpose.

Finally Mr. Gordon said he would pay it, but not to let Mrs. Merry know he would do so.

- Respectfully submitted,

John Spence,

Welfare Officer.

LETTER NO. 13

Red Deer Health Unit,
March 26, 1953.

Mr. Geo. Nechkin,
Red Deer.

Dear Sir:-

I am enclosing information on the routine milk test results which normally reach your office whenever any milk or cream is sampled in your area.

BUTTERFAT TEST: This is determined by the Babcock test in which the reading is given as butterfat percentage by weight. The legal minimum for milk is 3.25% and for cream 18%. It is usual for cream to be sold as table cream when the percentage varies approximately between 18% and 22%, and as whipping cream when the figures are 28% and 34%.

SEDIMENT TEST: This is determined by pumping one pint of milk or a half-pint of cream through a 1" filter disk, any stray sediment or dirt being trapped on the disk. This is graded on the amount of visible sediment.

1. Good 2. Fair 3. Poor 4.

PASTEURIZATION TEST: This is known as the phosphatase test, the reason being that the enzyme phosphatase in milk is destroyed when the milk is properly pasteurised. A negative result means that the pasteurisation has been efficient, whilst a positive result means that the milk has either been not properly pasteurized or that it has been contaminated with raw milk.

METHYLENE BLUE TEST: This is normally a test which is carried out on raw milk, but this Unit also does the test on the pasteurized product as well. It is a test which determines the keeping quality and also the cleanliness from a bacteriological aspect, though it does not give an accurate estimate of the number of bacteria in a given quality of milk. The results are based on the time taken by milk to decolorize methylene blue and are as follows:

Not decolorised in 8 hours	Very good
" " " 6 "	good
" " " 4 "	fair
" " " 2 "	Poor
Decolorised under 2 hours	bad

I am,

Yours sincerely,
J.F. Marshall,
Sanitary Inspector.

LETTER NO. 14

Red Deer, Alta.
April 9, 1953.

City Council,

Gentlemen:-

I wish permission to install a thousand gallon underground storage tank for my own use on Lot 9, Plan 3935H.7. Trusting you will approve of same as it would greatly assist me in my business.

Yours sincerely,
C.R. Parker.

MEMO:

C.R. Parker owns 3 lots in this area. This underground storage tank will be located on the centre lot and installed according to regulations. Under these circumstances and due to the fact that it will only be used for servicing his own trucks I think permission should be granted for this installation. C.E.R.

April 9, 1953.

The Council,
City of Red Deer.

Gentlemen:- Re: New Land Sales Policy

The Land Sales Policy of the City was revised at Council's request to bring the sale price more into line with present day values.

One of the main functions of a city, particularly in these prosperous times, is to keep the sale price of land within reasonable limits and provide building sites at a fair value.

In private sales the price of land is fixed according to the demand. It bears no fixed ratio to the assessment of land in any one instance but on a Dominion wide average, private sale prices are equal to "assessed value"

.49

or approximately twice the assessed value. Similarly the actual market value of city owned lots is related to demand and on a wider basis to general economic conditions.

The fair value of city land can, in most instances, be related to the assessed value provided the assessment is revised annually and re-assessed at least every five years.

We are therefore recommending that the sale price of all city owned land bear a fixed ratio to the assessed value. For serviced land the sale price would be 160% x 1942 assessed value. This is the method used by all larger cities. Your attention is being drawn to this because even with a new policy, the sale prices will sometimes appear out of line.

For example, our proposed sale price for business lots will remain the same for a block when there is only one building on it as when the block is built up with only one lot remaining. Provided the assessment has not changed in the meantime.

The above is an example of where one could say there is a flaw in our sales policy, but on the other hand by relating the selling price to assessed value, we have a stable sales policy which provides property at a fair value and at the same time promotes and assists people to own their own homes.

IMPROVEMENTS

Under the existing land sales policy, the selling price of business lots is based upon the amount of improvements. This price decreases as the amount of improvements increases.

For example, take business lots 9 and 10 in block 12, Plan K on Gaetz Ave. Under the existing plan these would sell for \$2,285. (plus frontage) if the proposed improvements were over \$22,850. If by chance the purchaser wished to construct a smaller building worth only \$10,000. the price would be \$2,970. Obviously few persons are going to invest another \$12,850. in order to obtain a \$685. discount. More important, experience has shown that most people have a set amount to invest and the discount is of no interest. It is therefore suggested that the discount be discontinued.

For residential lots (under our existing policy) the selling price increases with the zoning of the area in which the home is to be erected. We propose to continue this policy but in a different manner. That is, the sale price is related to the assessment. An assessment reflects local conditions much closer.

Examples of Existing Sales Policy

<u>Size of House Required-Zoning</u>	<u>West Park and N.R.D.</u>	<u>Balance of City</u>
480-600 sq. ft.	\$4. per front foot	\$6. per front foot
720-800 "	5. " " "	7. " " "
900-1000 "	6. " " "	8. " " "
over 1000 "	7. " " "	9. " " "

Recommendation:

That the amount of improvements be considered only for business properties where there are one or more applicants for the same land.

BASIS OF NEW LAND SALES

The proposed assessment which has been drawn up by Mr. E. Ross, City Assessor, and Mr. E. Mills from the Department of Municipal Affairs, will serve as the basis for all land sales if this report is adopted. (Please note that the city saved at least \$2,000. by obtaining assistance from the Provincial Gov't. instead of hiring a private assessor. Re-assessment cost the City of Wetaskiwin \$4,000.00 in 1952.)

Our proposed land sale prices were arrived at after discussions with city officials in Calgary and Edmonton; C.M.H.C.; one insurance company and local real estate dealers. Following a special Council meeting on this question, however, the land prices in North Red Deer and West Park were reduced.

Cost of Services: (water, sewer, road, and E.L. and P)

Council has already agreed to the principal of prepayment for services. It is apparent that the actual cost to the city for providing additional school and hospital accommodation, parks, recreation and other services for each new home is at least triple the figure of \$450. we propose to charge the home owners for utilities in some sections of the city. The Hon. Minister of Resources and Development, Mr. Winters, quoted an approximate figure of \$2,500. per house. Further, there was a feeling that the existing residents should not bear too large a share of our rapid development. (In Edmonton they not only require the pre-payment of services but, in addition, since business benefits most from such growth, the improvements in business districts are assessed 60% while home improvements are assessed at 50% - business absorbs much of the cost in income tax. Such a plan might be considered by Council at a later date to keep residential taxes down.) From a viewpoint of civic administration the policy of pre-paying utilities, prevents the city from going too far into debt; lowers the amount of interest paid; and places future Councils in a better position to lower taxes during a possible economic recession.

NON-SERVICED LOTS:

Where our utilities must be extended it is recommended the sale price be "assessed value plus \$9. per foot frontage" except in N.R.D. and West Park where the utilities are to be debentured, here the proposed price is 160% x assessed value".

Most of the homes built in other than North Red Deer and West Park will be built under N.H.A. or some similar plan and therefore the pre-payment will not affect them to any great extent.

The reasons for debenturing in N.R.D. and West Park were:

- (a) the areas are sparsely settled and a lump sum payment could not be obtained for those already living there and,
- (b) it was the opinion of Council that serviced low cost lots should be made available to persons in the lower income brackets. It is hoped that the city will also be able to proceed with land assembly in the other sections of the city so that all utilities can be debentured for without any expense to the present taxpayers.

Another question that arises in connection with the sale of land is:

"Are lots going to be sold unless services are either available or becoming available in the near future?"

If land is sold without services we will be supporting a poor health policy, defeat our plan of pre-paying utilities in some areas, not utilize existing serviced lots, and make it necessary to add costly extensions to the water and sewerage systems. In view of this we recommend that no lots be sold without services being available or becoming available in the near future. (This means that the city must provide sufficient serviced lots for sale in various parts of the city).

If however, Council does sell some non-serviced lots, the cost of services should be included in the sale price and no commitment made as to when they will become available.

SERVICED LOTS

Recommend a sale price of "160% x assessed value". (The assessed value which is mentioned throughout the report is on a 1942 basis).

Lots with water and sewer mains abutting them are assessed on annual frontage charge fixed by the Board of Public Utility Commissioners which must be charged for the life of the debentures. Therefore in the sale of these lots we cannot require the pre-payment of utilities.

A figure of 160% was chosen because:

- (a) it is the percentage used by the Cities of Edmonton and Calgary to arrive at a fair land value, and
- (b) it fixes the sale price at a value which is considered reasonable by C.M.H.C., and others, and
- (c) this is a percentage used in the past by the City in fixing some of its previous sale prices.

FRONTAGE

Where the city at large has paid a portion of the frontage charges in the past, these should be added to the cost of the lot. If the city has paid frontage in full, a charge of \$9. per foot frontage shall be added to the sale price. (This latter condition will only apply to few lots such as those in the V.L.A. and it is the fund obtained from the sale of these lots we propose to use in extending utilities into various other parts of the city.

EXTENDING SERVICES INTO PRIVATELY OWNED SUBDIVISIONS

The city indirectly subsidizes Private individuals when it extends utilities into privately owned subdivisions. A brief issued by the Canadian Federation of Mayors and Municipalities showed that across Canada most municipalities require the owner to install his own utilities using a private contractor under supervision of the city engineer. Further, only a few municipalities were actually agreeing to open-up private land.

In our particular circumstances it is recommended that before the city extends such utilities the cost of servicing 80% of the lots in one block should be deposited with the city by the vendor. Example: \$9. per frontage foot x 2 = \$18. per foot of utility extension.

(A comprehensive report on this was submitted and approved by R.S. Gillespie on October 24, 1952).

Further, the city should not be obligated to extend such facilities until written approval is obtained from the City Council. Our reason for this is that the cost of servicing some land may be prohibitive and the work must be integrated into city's overall public works program.

It is also recommended that when a new subdivision plan is approved by the city, a form letter should accompany the approval pointing out that approval of the subdivision plan does not automatically authorize the extension of services. It should be pointed out that it is the responsibility of the vendor or present owner to collect \$9. per frontage foot for these utilities.

ACREAGE

It is suggested that this land be sold for the assessed value plus the cost of servicing which may be more or less than that for domestic properties depending upon local conditions.

The reason for not requesting 160% x assessed value is that these buildings do not require additional school facilities, hospital accommodations, etc. be provided.

REVISION OF UNIT COSTS FOR SERVICES

It will be our policy to revise the cost of services each year and this increase or decrease will automatically be included in the sale price on January 1st of each year.

ITEMS TO BE CHECKED BEFORE

SALE PRICE OF INDIVIDUAL LOTS

IS SUBMITTED TO COUNCIL

1. Price of land
2. Amount of pre-paid services or annual frontage charges.
3. Check on frontage paid by city-at-large.
4. Cost of surveying.

VETERANS

The practice of giving a 50 foot site to a serviceman for \$1. was started on March 19, 1945. It will end January 1, 1955.

BUSINESS ASSESSMENT

1. 100% location taken as corner of Ross and Gaetz at \$220. per front foot.
2. All lots in the business section related to this corner by percentage. 40% corner advantage added to all corner lots on Gaetz from 48 to 51 St. and on Ross St. from 49 to 51 Ave. and 10% to lots next to corner. 10% corner advantage to all other corner lots in business section. No allowance for lots next to corner.

In certain blocks, for example, 7,8, and 9 and 10 no value has been increased for extra depth as the location is considered inferior to the opposite side of the street.

Examples of selling prices based on new assessment

<u>Description</u>	<u>Assessment</u>	<u>Selling Price</u>
1. Lot 1, Blk 17, Plan H. (Horsley's)	Land: 25'x220/ft. = \$5,500. Corner Advant. 40%x\$5,500. = 2,200. TOTAL \$7,700.	160%x\$7,700. = \$12,320. Survey 35. \$12,355. plus ftg.
2. Lot 1, Blk 15, Plan K (Bank of Nova Scotia)	Land: 25'x132/ft. = \$2,300. Corner Advant. 10%x\$3,300. = 330. TOTAL \$3,630.	160%x\$3,630. = \$5,808. Survey 35. \$5,843. plus ftg.

RESIDENTIAL ASSESSMENT

100% locations taken on 57 St. Cr. and along 54 Ave. beside Woodlea Park at \$22. per frontage foot. (Ratio of 1:10 to best business lot).

Unlike the business assessment which radiates from a central point, residential assessments are zoned by areas. 5% is added for corner advantage.

The basic lot is 50' x 130' and consideration is given for unusual depth and width. Examples from Cleveland tables:

Depth - 200' = 110% of normal assessment
130' = 100%
90' = 86%

Width - 50' = \$22. in a 100% area.
next 50' at \$11. per foot up to 100 ft.
next 50' at \$5.50 per foot up to 150 ft.

Example:

50' lot = \$1,100.
100' lot = \$1,650.
150' lot = \$1,925.

All assessments taken to nearest round figure.

Examples of Selling Prices based on New Assessment (not including survey charges).

WEST PARK:

<u>Description</u>	<u>Assessment</u>	<u>Selling Price</u>
Lots 1 & 2, Blk 6, Plan 6369AF	(50' lot) Land: 50'x\$5.50/ft= \$275. Cor. Advant. 50'x.55 2 = 75. \$290.	Serviced=160%x\$290. = \$464. plus ftg.

SOUTH HILL: (new property-very good)

Lot 10, Blk 7, Plan 3935H.W.	(50' lot) Land: 50'x\$8.80/ft= \$440. Cor. Advant. --- TOTAL \$440.	Serviced=160%x\$440. = \$704. plus ftg. Unserv. = \$440+\$450. = \$890. <u>840</u>
------------------------------	------------------------------------------------------------------------------	------------------------------------------------------------------------------------------

V.L.A.:

Lot 10, Blk 10, New Sub. 38 St. and 41 Ave.	(50' lot) Land: 50'x\$7.20/ft=\$360. Cor. Advant. --- TOTAL \$360.	Serviced=160%x\$360. = \$575. plus ftg. --- Unserv. = \$360.+\$450. = \$810. <u>760</u>
------------------------------------------------	-----------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

NOTE:

In the V.L.A. area we have some lots serviced without any frontage outstanding because the city has paid it in full. It is proposed to require payment of \$9. per foot frontage in such cases.

MICHENER HILL:

Lots 15&16, Blk 9, Plan 3586AE On 51A St.	(50' lot) Land: 50'x\$8.80/ft=\$440. Cor. Advant. --- TOTAL \$440.	Serviced=160%x\$440. = \$704. plus ftg. --- Unserv. = \$440.+\$450. = \$890. <u>840</u>
----------------------------------------------	-----------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

NOTE: A block of city owned lots sold for \$810. each in this area recently without any difficulty because cost of utilities was included in mortgage.

NORTH RED DEER:

Lots 1&2, Blk 3, Plan 7604S. 58 St. & 58 Ave.	(66' lot) Land: 66'x\$5.50/ft= \$363. Cor. Advant. 55'x55 2 = 13.75 TOTAL \$380.00	Serviced=160%x\$380. = \$608. plus ftg.
Lots 6&7, Blk 1, 60 Ave. & 60 St.	(50' lot) Land: 50'x\$5.50/ft=\$275. Cor. Advant. --- TOTAL \$275.	Serviced=160%x\$275. = \$440. plus frtg. ---

ACREAGE ASSESSMENT

Examples:

Most valuable acreage was taken as that along the C.P.R. tracks near Ross St. which was assessed at \$5,000. per acre.

Next most valuable is the "Fuel Oil Area" along 47 St. between 51 and 52 Ave. and the assessment is \$4,000. per acre.

The \$3,000. per acre land was taken along 45 St. between Gaetz Ave. and the railway tracks.

An area of \$2,000. per acre is just north of the Brewery.

EXAMPLES OF SELLING PRICES BASED ON NEW ASSESSMENT

<u>Description</u>	<u>Assessment</u>	<u>Proposed Selling Price</u> (not including survey)
\$5,000/acre U.G.G. Elevator 120'x90' + 35'x10'	\$2,550. (Prev. Assess.-\$1625)	\$2,550. Plus services
Massey Harris 100'x100'	\$2,550. (Prev. Assess.-\$1,800.)	\$2,550. Plus services
\$4,000/Acre-Taxaco Oil 100'x100'	\$1,800. (Prev. Assess.-\$1,800.)	\$1,800. Plus services
\$3,000/acre- Lot 4, Plan 6712E.T. 78'x175' - Bettenson area)	\$1,580. (Prev. Assess.-\$ 405.)	\$1,580. Plus services
\$2,000/acre- Lot 2, Plan 4386H.W. 112'x250'-(Atlas Transit Mix)	\$1,296. (Prev. Assess.-\$800.)	\$1,296. Plus services.

EXAMPLES OF LAND SALE PRICES by CITY OF EDMONTON

Districts: Glenora - in the West end. Belgravia & Windsor Park-Near U. of Alta.

Charge for utilities - \$13/Front. foot for water, sewer, 5 ft. sidewalk, curbing & gravelled roads.

View lots sell for as high as \$30. per foot.

<u>Lot Description</u>	<u>Assessed Value</u>	<u>Sales Price</u>	
Belgravia	\$540.	Land	\$675.
		Improvements	\$592.
			\$1267.
King Edward	\$560.		\$840. plus ftg. utilities already installed
Windsor Park	\$1290.	Land	\$1940.
		Improvements	929.
			2869.
			(\$15,000. home).
Belgravia	\$640.	Land	\$780.
		Improvement	675.
			1455.
North Glenora	\$560.	Land	\$785.
		Improvement	594.
			1379.
Windsor Park	\$1090	Land	\$1730.
		Improvement	1125.
			2855.
			(\$15,000. home)

69 Ave. & 101 St. (poor district)	\$320.	Land	\$450.
		Improvement	<u>832.</u>
			1282.
		(\$10,000. house)	

Edmonton Districts are divided into A, B and C Housing.

A - \$20,000. and over

B - \$15,000. and over

C - \$12,000. and over.

Capital Debt of Edmonton - 1952 - \$208. per capita.

North Blenora	\$3590.	\$5030.
5 lots		<u>4251.</u>
		\$9281.
King Edward Park	\$290.	\$600.

CITY OF CALGARY

In new areas such as Spruce Cliff, lots are selling for around \$1200.

SAMPLE OF LETTER RE NEW SUBDIVISIONS

Date.

TO WHOM IT MAY CONCERN:

Approval of this subdivision plan does not automatically include the provision of water, sewer and power services.

Where water and sewer mains or power lines are required it is the responsibility of you, the original owner, to obtain written assurance from the City that said services will become available. Further, you will become required in most instances to deposit with the City the sum of \$18. per foot frontage before these services are provided.

The City reserves the right to disallow any such extension of services if it sees fit. In addition, this work must be integrated into our overall works program and therefore it will only be undertaken when it is convenient for the City to do so.

CITY COMMISSIONERS.

Respectfully submitted,
Paul Crawford,
J.A. Beveridge,
COMMISSIONERS.

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COMMISSIONER'S REPORT

April 9, 1953.

The Mayor and Council,
City of Red Deer.

Gentlemen:-

Re: Sale of approximately two acres
of land to Red Deer Scrap Metal Ltd.

At the Council Meeting of March 9, 1953 it was agreed that the parcel applied for by Mr. Harper be sold to him provided he build a warehouse (30 feet x 40 feet) which will conform with city building standards and that an agreement be entered into re fencing as agreed verbally in Council (an unpainted 6 foot fence). A portion of this land was to be reserved for a sidewalk along the south side.

After discussing this question with Mr. Harper and looking over the effect his yard has on the surrounding properties, the following plan was suggested and verbally accepted by Mr. Harper. He will agree to place a painted fence around his property; add a 300 square foot addition to his present building in 1953 and another 800 square feet in 1954.

The main difference is that no building would be placed on the new land which violates a rule Council has long insisted upon. On the other hand, however, the adjacent property owners should be given a painted board fence around the yard. Also, it is proposed to file a caveat on the property to the effect that - (a) if the fence is not completed and painted- (2 coats of white) by October, 1953 and (b) in the event this additional property is not required for this business at a later date, it shall be returned to the city for its original sale price. (Proposed sale price - \$750. per acre).

Your approval or disapproval of this agreement is requested.

Respectfully submitted,
J.A. Beveridge,
A/Commissioner.

COMMISSIONERS' REPORT

April 9, 1953.

The Council,
City of Red Deer.

Gentlemen:-

Re: Recommendation that a new census be
taken in 1953 in order for the City to
qualify for a larger Provincial grant.

On April 8, 1953 a letter was received from the Deputy Minister of Municipal Affairs stating that the Municipal assistance grant to urban municipalities in 1953 is to be made on a per capita basis.

We can either use our 1951 census figure or take a new census. The following is a comparison of the grant on the 1951 basis with what we expect is the 1953 population. In view of this we recommend a new census be taken:

	<u>Pop. of Red Deer</u>		<u>Total Grant</u>	
1951	<u>7,575</u>	X	\$7,385,108.	= \$57,000.
	980,000 (Est. pop. of Alta.)			
1953	<u>8,200</u>	X	7,385,108.	= 61,600.
	980,000			

Additional grant obtained by taking new census	4,600.
Cost of taking census	<u>1,200.</u>
Net	<u>\$3,400.00</u>

Respectfully submitted,
Paul Crawford,
J.A. Beveridge,
COMMISSIONERS.

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COMMISSIONERS' REPORT

April 8, 1953.

The Council,
City of Red Deer.

Gentlemen:-

Re: 1953 SIDEWALK PROGRAM

We are pleased to submit herewith the proposed sidewalk construction programme for the year 1953. It includes 16,416 lineal feet of sidewalk which is some 4,000 feet more than usual but with good weather we hope to complete the full program.

One of the changes being proposed is to complete the walks along both the front and flankage of each block. The reason for completing the flankage is that unless this is done, the city-at-large finds itself burdened with the cost of constructing these walks at a later date. Similarly, the property owners find themselves walking in dirt, mud or snow. It is also proposed to use transit mix for at least a few blocks of sidewalk in order to determine unit costs and other factors involved in handling this material.

Washed sand and gravel will be used for all walks to ensure permanency.

The following tentative rates are on an annual cost per lineal foot basis with interest at 4% per annum for 15 years. Fifteen years is taken as the minimum lifetime of the walk.

ANNUAL COST PER FOOT FRONTAGE

	<u>5' walk, curb & gutter</u>	<u>4' walk, curb & gutter</u>	<u>5' walk</u>	<u>4' walk</u>
Per foot frontage	\$.57	\$.45	\$.28	\$.26
Per foot flankage	.06	.05	.03	.03

Debentures:

Re-payment of the debentures is to be made over a fifteen year period and individual pre-payment of the special assessment will be permitted only if it is sufficient to retire the debenture payment against that particular property. All pre-payments will be listed in a book by the cashier and deposited in the pre-payment fund for services. (In the past this money has gone into general revenue).

Pre-Payment:

An advertisement will be placed in the paper to the effect that if all the people on one side of a block pre-pay their sidewalk in full by April _____ cost of the sidewalk will be reduced _____ per lineal foot. (i.e. No debentures will be issued).

List of Petitions

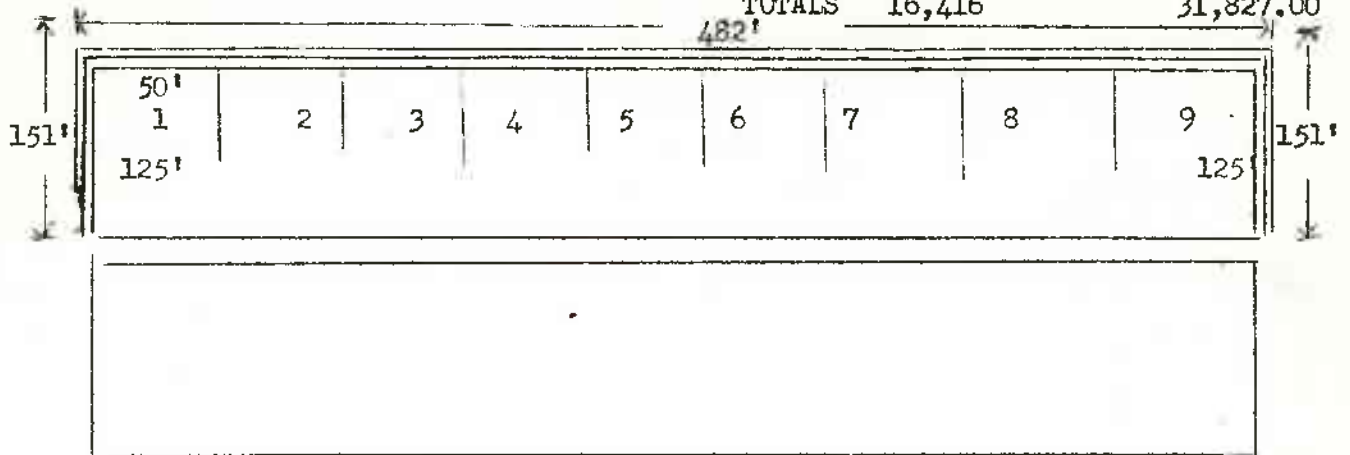
<u>Petition</u>	<u>On Program</u>	<u>Reason</u>
1. On 50A St. - 41 to 42 Ave.	Yes	--
2. On 51A St. - 42 to 43 Ave.	Yes	--
3. On 51 St. - 45 Ave. east to lane	--	This sidewalk is not as necessary as others.
4. On 49 St. - 46 Ave. to 47 Ave. (Curb)	Yes	--

Following is a list of the sidewalks we recommend be completed during 1953, together with costs of same:

Project Number	Type	Location			Total Length	Cost per ft.	TOTAL COST
		On	From	To			
1	4' walk	W/S 44 Ave.	35 St.	37 St.	553'	\$1.75	\$967.75
2	4' walk	S/S 37 St.	44 Ave.	250' W	240	1.75	420.00
3	4' Walk	S/S 43 St.	50 Ave.	52 Ave.	1266	1.75	2215.50
4	4' walk	E/S 49 Ave.	48 St.	49 St.	300	1.75	525.00

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- 2 -

Present Number	Type	Location			Total Length	Cost per ft.	TOTAL COST
		On	From	To			
5	4' walk	E/S 51 Ave.	37 St.	39 St.	607	1.75	1062.25
6	4' walk	S/S 39 St.	51 Ave.	52 Ave.	432	1.75	756.00
7	4' walk	S/S 50A St.	41 Ave.	42 Ave.	432	1.75	756.00
8	4' walk	N/S 50A St.	41 Ave.	42 Ave.	432	1.75	756.00
9	4' walk	S/S 51 St.	41 Ave.	42 Ave.	432	1.75	756.00
10	4' walk	N/S 51 St.	41 Ave.	42 Ave.	432	1.75	756.00
11	4' walk	S/S 51A St.	41 Ave.	42 Ave.	432	1.75	756.00
12	4' walk	N/S 51A St.	41 Ave.	42 Ave.	432	1.75	756.00
13	4' walk	S/S 52 St.	40 Ave.	41 Ave.	432	1.75	756.00
14	4' walk	S/S 52 St.	41 Ave.	42 Ave.	432	1.75	756.00
15	4' walk	E/S 42 Ave.	50 St.	50A St.	272	1.75	476.00
16	4' walk	E/S 42 Ave.	50A St.	51 St.	302	1.75	528.50
17	4' walk	E/S 42 Ave.	51 St.	51A St.	302	1.75	528.50
18	4' walk	E/S 42 Ave.	51A St.	52 St.	130	1.75	227.50
19	4' walk	E/S 42 Ave.	53 St.	55 St.	755	1.75	1321.25
20	4' walk	W/S 42 Ave.	53 St.	55 St.	755	1.75	1321.25
21	4' walk	S/S 43 St.	52 Ave.	54 Ave.	851	1.75	1489.25
22	4' walk	W/S 41 Ave.	50 St.	52 St.	1173	1.75	2052.75
23	4' walk	N/S 51A St.	42 Ave.	43 Ave.	268	1.75	469.00
24	4' walk	S/S 51A St.	42 Ave.	43 Ave.	268	1.75	469.00
25	5' walk	S/S 35 St.	49 Ave.	150'E.	150	1.90	285.00
26	4'W,C&G.	N/S Ross	42 Ave.	45 Ave.	1198	3.00	3594.00
27	5'W,C&G.	S/S Ross	47 Ave.	48 Ave.	860	3.50	3010.00
28	Curb&gutter	N/S 49 St.	BlkA-Lot 19,23		150	1.75	262.50
29	4' walk	S/S 59 St.	50 Ave.	54 Ave.	1024	1.75	1792.00
30	5' walk	W/S Gaetz	42 St.	500'S.	500	1.90	950.00
31	4' walk	N/S 53 St.	42 Ave.	43 Ave.	312	1.75	546.00
32	4' walk	S/S 55 St.	LaneE. 42Ave.	LaneE. 42Ave.	292	1.75	510.00
TOTALS					16,416		31,827.00



Above is a sketch of a city block 450' x 270' with walks required to service one half of it.

The corner lots 1 and 9 will be assessed 15% of the cost of servicing the flankage in addition to the normal frontage charge. (In the past they have been assessed 33 1/3%). The frontage charges are based on the cost of servicing the frontage along the block plus 85% of the cost of servicing the flankages.

Examples:

Cost of flankage for lots 1 and 9:

$$\frac{15}{100} \times 151 \text{ ft.} \times \$1.75 \text{ per foot} = \$39.64$$

Cost of frontage for each lot, lots 1 to 9, will be:

$$\begin{array}{rcl} \frac{50 \text{ ft.}}{450 \text{ ft.}} (482 \text{ ft.} \times \$1.75 \text{ per foot} + \frac{85 \text{ ft.}}{100 \text{ ft.}} (302 \text{ ft.} \times \$1.75) = \$143.64 \\ 9 \text{ lots frontage } @ & = & \$1,292.76 \\ 2 \text{ lots flankage } @ & = & \underline{79.28} \\ & & \$1,372.04 \end{array}$$

Cost to construct all walks:

$$\$1.75 \text{ per foot } (482 \text{ ft.} + 151 \text{ ft.} + 151 \text{ ft.}) = \$1,372.00$$

The unit rate per front foot per annum for a period of 15 years will be:

$$\frac{\$143.64}{50 \times 11.118} = \$ 25.8¢$$

The unit rate per flankage foot per annum for a period of 15 years will be:

$$\frac{\$39.64}{125 \times 11.118} = 2.85¢$$

Respectfully submitted,
Paul Crawford,
J.A. Beveridge,
COMMISSIONERS.

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COMMISSIONER'S REPORT

April, 1953.

The Mayor and Council,
 City of Red Deer.

Gentlemen:

On Tuesday, March 24, 1953 Mr. E.H. Hoover of C.M.H.C. was interviewed in Calgary to obtain his opinion on the City's proposed land sale policy and learn of recent developments re N.H.A. loans for Red Deer.

As for the N.H.A. loans, Mr. Hoover stated that all the ordinary joint loans must be used before Agency Loans will be made available. To date, only the Sun Life Assurance Co. of Canada and the Mutual Life Assurance Co. have agreed to work on the Agency Loan basis. However, Mr. Hoover is going to discuss the mechanics of the Agency Loans on Saturday, April 4, with all the insurance companies. The public should be informed, however, that all loans must be obtained through the insurance companies as usual.

Another point which was brought up was the advisability of having Mr. Hoover talk over the purpose of N.H.A. loans with our local builders and point out that it would be in the best interests of the community if they built under the controlled price plan, thereby reducing downpayments to approximately 20% of the total cost.

Mr. Hoover was also questioned regarding what he considered the most suitable land for housing developments. In his opinion, the land to the east and south of the city is best.

Respectfully submitted,
 J.A. Beveridge,
 A/Commissioner.

OPERATION OF RED DEER ARENA
November 1/52 - March 31, 1953.

	<u>REVENUE</u>	<u>Percentage</u>
Monarchs Hockey Club	\$7,268.69	77.78
Concession	680.05	7.28
General Skating	590.05	6.30
Misc. Revenue	445.00	4.76
2-11 Hockey Club	310.80	3.33
Minor Hockey Club	50.95	.55
TOTAL	\$9,345.54	100.

	<u>EXPENDITURES</u>	
Annual repayment	10,775.00	57.08%
Labour	2,563.12	13.58
Maintenance	2,245.26	11.89
Electricity(16,250KWH @ 2½¢/CCF)	91.50	.48
Insurance:		
4.045 per M on fire	719.12	
2.696 per M on fire	718.93	
1.348 per M on fire	718.95	
Liability	250.53	
	2,407.53	12.76
TOTAL	\$18,877.09	100.

Loss on operations \$9,531.55

.....
 Operation of Red Deer Arena - November 1, 1952 - March 31, 1953.
 Cost per day of operation to City = $\frac{9531.55}{99 \text{ days}}$ = \$96.28

Approximate operating cost per day:

<u>Fixed Charges:</u>	Repayment on debenture (325 day basis)	29.77
	Insurance	6.60
<u>Variable Charges:</u>	Labour	30.00
	Maintenance	22.68
	Electricity	4.10
	Fuel	3.92
	Water	.93
	Total cost per day	\$98.00