

File

A G E N D A

For Regular Meeting of Red Deer City Council, held in the Council Chambers,  
City Hall, Red Deer, on MONDAY, JUNE 1st, 1964 at 4:15 p.m.  
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1. PRESENT:

Confirmation of minutes of Regular Meeting of May 19th, 1964.

2. UNFINISHED BUSINESS:

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- 1. CORBETTS LTD. - Rezoning - Report of By-laws Committee ..... 1
- 2. PROPOSED DEVELOPMENT OF FAIRVIEW MULTIPLE FAMILY SITE - Report  
of Municipal Planning Commission ... 1
- 3. APPLICATION FOR VEHICULAR ENTRANCE TO 48 Ave. - Leslie Frost  
Report of City Clerk ..... 2
- 4. PETITION FOR LANE IMPROVEMENT - 4700 Blk - 43 & 43A Ave.  
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3. REPORTS:

- 1. Meat Inspection for the month of April, 1964 ..... 4
- 2. Purchasing Agent - Tender on hydraulic reel trailer ..... 4
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- 7. Red Deer Health Unit - Milk report for month of May, 1964 ..... 9
- 8. Alderman Taylor - proposed names for Morrisroe Subdivision ..... 9,10
- 9. Commissioner - Industrial Director and Board ..... 10,11,12,  
& 13.

4. WRITTEN ENQUIRIES:

Nil

5. CORRESPONDENCE:

- 1. R.D. & District Emergency Measures Unit - Exercise "June Bug" ... 14
- 2. Office of Premier of Alberta - Resolution - Provincial Constituency  
of Red Deer ..... 15
- 3. Porkka, Fowler & Martin - The R.D. & Dist. Housebuilders Assoc.  
Brief Re: Land Sale Policy ..... 15,16,17

6. PETITIONS OR DELEGATIONS:

Nil.

7. PUBLIC HEARING:

7:00 p.m. - Zoning By-law amendments Nos. 2011/Q, 2011/R and 2011/W.

8. BY-LAWS:

- 1. 2011/T - Amendment to Zoning By-law 3rd reading only
- 2. 2011/U - " " " 3rd reading only

9. MONTHLY REPORTS AND MINUTES:

- 1. Red Deer Health Unit - First quarterly report - Jan.1-Mar.31/64.

10. NOTICES OF MOTION:

- 1. Alderman Taylor - rejuvenation of downtown business area..... 18
- 2. Alderman Power - Post Office and Hudson Bay Parking lots..... 18

UNFINISHED BUSINESSNO. 1

Re: Corbetts Ltd. - Application for  
Rezoning of Property

As requested by City Council at meeting of May 19th, the By-laws Committee studied the application of Corbetts Ltd. for rezoning of property in vicinity of their present location, from R.3A to C.1 Zoning, to permit expansion of their business operations.

The Committee noted, if application in question were approved, it would be "spot" rezoning which, in opinion of the Committee, is undesirable, and the rezoning should take place as an extension of existing C.1 District.

After full discussion the Committee recommend that Council authorize steps be taken to commence rezoning of the west 17 1/2 feet of Lot 33, all of Lots 34 to 39 inclusive in Block 14, Plan K (being the area requested by Corbetts on north side of 53 Street) plus lots 12 to 16 inclusive in Block 15, Plan K (being area on south side of 53 Street) from present R.3A Zoning to C.1 Zoning, the finalization of rezoning to be subject to Council's approval of plans of development proposed by Corbetts Ltd.

NOTE:

Plan indicating the areas proposed to be rezoned, and their relation to present C.1 areas is forwarded with agenda for information of Council members. Present C.1 areas are shown outlined in blue and the proposed re-zoning is outlined in red.

Secretary,  
 By-laws Committee

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NO. 2

Re: Proposed development of  
Fairview Multiple Family Site

As requested by City Council at meeting of May 19th, 1964, the Commission gave study and consideration to plans submitted by Wheeler Construction Co. for development of Multiple Family Site in Fairview Sub-division.

Mr. Wheeler Jr. and Mr. D. Cardinal, Architect, presented a revised plan for development of circular type buildings on property concerned, and advised same had been checked with Planning Director and details of certain changes proposed had been included in revised plan submitted.

After full discussion, the Commission recommend Council approve in principle of proposed circular development, subject to:

1. Lane to be paved at developer's expense.
2. All wiring to be underground.
3. Detailed plans be submitted for Council approval for location of garbage area for each unit.
4. Gas fired incinerator to be installed in each unit, or submission by developer for alternate location for approval of Council.
5. Plan of landscaping to be submitted for Council approval.
6. If developer intends to construct development in stages, same must be approved by Council, and developer to make submission of completion date of total development for Council approval.

Revised plan noted will be available for Council's information.

Secretary,  
 Municipal Planning Commission

NO. 3

RE: LESLIE FROST - APPLICATION FOR  
VEHICULAR ENTRANCE TO 48th Ave.

As requested by Council at meeting of May 19th, 1964, the Building Inspection Department have made a check as to when the garage was constructed on the property in question, and have ascertained this building was constructed in 1952, at which time the lot in question had not been subdivided.

In 1953 the lot was subdivided to provide two lots, one of 55 feet frontage and one of 75 feet frontage. A requirement of the subdivision was that 10' access to lane be provided. The garage previously constructed was in existence on portion of the 10' access requirement.

In 1963 an application was made for re-subdivision of the two lots, which would have made both lots equal in frontage of 65', and reduced the 10' access to 3', which would place the existing garage within the boundary of the lot. This application was recommended for approval by the Technical Planning Committee in August, 1963, and it is understood the necessary surveys have been carried out, but the re-subdivision has not as yet been registered.

The City Engineer reiterates his recommendation that this application be refused for the following reasons:

1. 48 Avenue is designated a major road, and as such, access should not be encouraged.
2. Access from 54 Street has already been provided by means of an existing curb cut just east of the dwelling. By re-arranging his internal planning, the applicant could utilize this entrance.

CITY CLERK.

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NO. 4

May 29, 1964.

The Mayor and Council,  
City of Red Deer.

Re: Petition for lane improvement

Further to the petition, following are answers to the points raised:

1. The lane did not receive the attention it should have due to its isolated location. This will be corrected in the future.
2. The lane was originally constructed to a proper design level.
4. The lane when properly graded, will have better than average drainage for a gravel lane. The only way to substantially correct this is to pave the lane.
5. Lanes are not normally constructed wider than about 17 feet:
  - (a) to avoid breaking gas shut-offs.
  - (b) to stay clear of power poles
  - (c) to reduce the loss of survey pins
  - (d) to allow for sloping when the lane is at a slightly different elevation than the property.

Furthermore, residents tend to encroach on the lane and they therefore generally narrow down as they get older. We do not normally go back and widen them until they are due for reconstruction. The lane in question appears adequate and therefore does not need reconstruction.

6. The constructed part of the lane at the rear of the properties is actually in reasonably good condition, notwithstanding the fact that it has not received the grading that it should have. However, an unconstructed section of the lane at the south end may be causing the problem. This was never constructed because there is a row of trees on it which would have to be cut down to construct this part of the lane.

If it is the wish of these people, we will put this unconstructed lane on the 1965 construction programme.

Yours truly,

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

REPORTS

NO. 1

Meat Inspection Report for Month of April, 1964.

	Carcass Kill			Carcass Rejections			Portions Rejected		
	Beef	Pork	Sheep	Beef	Pork	Sheep	Beef	Pork	Sheep
Central Abbatoir	68	82	-	-	-	-	8 livers- abcesses	4 livers - parasitic	-
Bert's Cold Storage	14	14	-	-	-	-	2 livers - abcesses	2 livers - parasitic	-

Signed: R. J. Marra, D.V.M.

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NO. 2

May 20, 1964.

To: Mayor and Council  
City of Red Deer.

From: Purchasing Agent

Gentlemen:

In response to our request for prices on a hydraulic reel trailer for the Electric Light Department, the following prices were received:

Cutler Manufacturing Company	\$ 2,465.00
Truck Engineering Limited	2,898.00
Smith Brothers	2,832.00

I would recommend the purchase of this hydraulic reel from Cutler Manufacturing Company of Calgary for the sum of \$2,465.00.

Yours very truly,

A. S. Krause,  
Purchasing Agent.

NOTE:

Concur with recommendation of Purchasing Agent.

Commissioner.

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NO. 3

May 22, 1964.

The Mayor and Council,  
City of Red Deer.

Gentlemen:-

In response to our tender request for the supply of a 3/4 ton cab and chassis, the following bids were received:

<u>Vendor</u>	<u>Make &amp; Model</u>	<u>G.V.W.</u>	<u>Engine H.P.</u>	<u>Cost</u>
Red Deer Motors	Chev C2503	7500	170 h.p.	\$2,312.00
Galon Motors	GMC C92503	7500	170 h.p.	2,389.30
Millar Motors	Fargo D300	7500	188 h.p.	2,468.29
McFarlane-Goodacre Motors	Mercury M250	7500	152 h.p.	2,571.50
North West Motors	Dodge D300	7500	188	2,500.00
Parkland Equipment	International 1200	7500	144	2,520.00
Rio Vista Garage	Ford F250	7500	135	2,449.20

I would recommend we purchase the Chevrolet C2503 from Red Deer Motors for \$2,312.00.

Yours truly,  
  
A. S. Krause,  
Purchasing Agent.

NOTE:

Concur with recommendation of Purchasing Agent.  
  
Commissioner.

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NO. 4

May 25, 1964.

The Mayor and Council,  
City of Red Deer.

Gentlemen:-

In response to our request for prices on 6 pole top load break switches, the following prices were received:

C.L.M. Industries	\$4,431.84
R.L. Brews and Son Ltd.	4,431.90
Bennett & Emmott Ltd.	4,454.40
Northern Electric Co. Ltd.	4,475.52

Recommend purchase of 6 C.L.M. load break switches from C.L.M. Industries for a total cost of \$4,431.84.

Yours very truly,  
  
A.S. Krause,  
Purchasing Agent.

NOTE:

Concur with recommendation of Purchasing Agent.  
COMMISSIONER.

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Re: WEED INSPECTOR - CITY OF RED DEER

The appointment of a Weed Inspector for the City is required under provisions of the Noxious Weeds Act of the Province. Mr. James Jutte, Parks Foreman, was appointed by Council resolution to this position on May 7, 1962.

As the City has now obtained the services of a Parks Superintendent, the City Commissioner recommends Mr. Thomas Heydanus, Parks Superintendent, be appointed as Weed Inspector for the City, and that resolution of Council appointing Mr. James Jutte be rescinded.

CITY CLERK

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NO. 6

May 28, 1964.

The Mayor and Council,  
City of Red Deer.

Gentlemen:-

In response to our tender request for the supply of a grader the following bids, together with related data, were received:

- SEE FOLLOWING PAGE -

[illegible]



The alternate bid by Street, Robbins and Morrow is on a grader presently under rental agreement with them. The net price shown on the analysis does not include a "trade-in" allowance.

The Austin Western offered by Industrial Roads meets our specifications for minimum horsepower requirements. There appears to be an error in the Industrial Road bid on Galion engine. Our information indicates that the 106 horsepower engine is not available in this grader, so it would appear that this should have been 125 horsepower engine.

The model offered by Wilkinson-McLean is the same as our present oldest grader which was purchased in 1955. The maintenance costs to date are approximately \$0.42 per operating hour. Down time to date has been approximately 12 weeks.

We therefore recommend purchase of the Galion 118 motor grader from Wilkinson-McLean.

Yours truly,

A.S. Krause,  
Purchasing Agent

C.G. Johnson  
P.W. Supt. (Operational).

NOTE:

Concur with recommendations of Purchasing Agent.

CITY COMMISSIONER.

NO. 7

Red Deer Health Unit,  
May 28, 1964.

Mr. F.A.Amy,  
City Clerk.  
City Hall. Red Deer.

The following report is the result of analyses of milk samples purchased from vendors in City of Red Deer:

Date	Name of Vendor		Butterfat	Meth. Blue	Sediment	Phosphatase
May 27th	Union Milk Co.	Milk	3.4%	Good	Good	Negative
"	"	Cream	35.0%	"	"	"
"	Alpha Jersey Dairy	Milk	3.7%	"	"	"
"	"	Cream	33.0%	"	"	"
"	Purity Dairy	Milk	3.3%	"	"	"
"	"	Cream	32.0%	"	"	"

H. Bownes,  
Sanitary Inspector.

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NO. 8

PROPOSED NAMES FOR MORRISROE SUBDIVISION

Submitted by Alderman Mrs. Taylor

A great deal of careful checking has been done regarding possible names of Pioneer Red Deer district people beginning with the letter "M". It is possible someone of the early days has been overlooked. On the other hand, there are more names available than are needed in the numbers of streets to be named now in the Morrisroe subdivision.

This makes it difficult to choose, as all the pioneers with names beginning with "M" contributed something worthwhile to the progress of this area and therefore to the City of Red Deer; and present records and memories can easily overlook some outstanding contribution of an early citizen.

Therefore the names which have been chosen are not just signal honouring of these particular citizens, but of all the citizens with name beginning with "M" who in large or small measure helped build the community of Red Deer so well that the City of Red Deer now expands into another subdivision, to be named Morrisroe in commemoration of the pioneer family whose land now becomes part of the City.

As only some of the names can be allocated now, the remaining list will be left until final development of the total subdivision area.

The names of Michener, Moore and McLean are already recognized in the naming of Michener Hill, Moore Crescent, and McLean Playing Field of the Central School complex. Edward Michener gave outstanding service and leadership to this area and to the nation and was named a Senator. John T. Moore developed Red Deer's electrical system and also contributed greatly to the growing pioneer community. W.J. McLean was the first Inspector of Schools in Red Deer, and continued in this position for many years.

In choosing the names for Morrisroe streets, the name of Fred Moore, resident of the Red Deer area since 1912 and alderman of the City for the past 12 years, poses a problem in that Moore Crescent and Moore Street or Close could lead to confusion, especially to newcomers, and in mailing. Michener Street, likewise might be associated with Michener Hill rather than Morrisroe.

Lochlan MacLean has enriched this community with his sterling qualities and fine leadership. But if the coincident use of Michener and Moore are eliminated, the precedent of using the name MacLean twice (even though spelled differently) does not seem advisable.

These three names, therefore, are not included in the following list.  
Information relative to the proposed names has been checked and is on file.

- McVicar, John
- McKee, S.E.
- McBride, Frank)
- McBride, W.L. ) Still living in North Red Deer.
- MacLeod, Mrs. Emma
- Malcolm, John
- McConnell, Sam
- McIntosh, Julius - is over 90 and still living here.
- Meeres, Horace
- Mitchell, A.B.
- McKinnon, Dan
- Martin, Angus
- Munro, Roderick
- MacKenzie, G.W.
- McCune, Captain and Sons A.D. and C.E.
- Moon, George
- Michiels, Fred C.
- McPhee, Neil
- McMillan, John
- Moseley, John
- MacFarlane, William and Donald
- Markle, J.A.
- McClure, J. Royden
- Morrison, Dave
- McLevin, Hugh
- Miller, T.B.

NOTE: Would Council wish to approve the names abovenoted for streets and  
avenues in the Morrisroe subdivision.

\*\*\*\*\* COMMISSIONER \*\*\*\*\*

NO. 9

COMMISSIONER'S REPORT  
RE: INDUSTRIAL DIRECTOR AND BOARD

Attached please find a letter from the Chairman of the Special Projects  
Committee to the President of the Chamber of Commerce.

It is recommended that the proposals of the Special Projects Committee  
be implemented without delay.

DENIS COLE,  
City Commissioner.

"May 22, 1964.

The President  
Red Deer Chamber of Commerce,  
Box 97,  
RED DEER, Alberta.

Dear Mr. Janko:

Re: Industrial Board and Director

This is to confirm that a meeting was held on Thursday, May 21, 1964  
at 12:00 noon between your Industrial Committee, comprising yourself,  
Mr. D. Marshall, Mr. R. Newman, Mr. M. Hayhoe, Mr. W. Morgan, and our Special  
Projects Committee comprising Mayor Newman, Alderman Moore, Alderman Scott and  
myself, together with our City Commissioner, to further discuss the above subject.

At this meeting we reported to your Committee as follows:

1. THE INDUSTRIAL BOARD

The Special Projects Committee proposes to recommend to Council that  
in place of the Central Alberta Industrial Development Board there should be a  
City Board set up along the lines proposed by your Committee but with a number  
of modifications.

(a) Composition

The Board to comprise twelve members, nine of whom would be voting members. The twelve members would be appointed by City Council as follows:-

- 3 members of City Council (e.g. Mayor and 2 Aldermen)
- 2 members of the Chamber to be nominated by the Chamber
- 2 Citizens to be selected by Council
- 1 Member of the County of Red Deer Council
- 1 City Commissioner

(The above nine members to be voting members).

The Secretary-Manager of the Chamber of Commerce

The City Engineer

The Director of the Red Deer Regional Planning Commission

(The above three members to be permanent non-voting members)

(b) Terms of office

The eight voting Board members (excluding the City Commissioner) shall be appointed for two year terms at the Statutory Meeting of Council following the Municipal Elections, with 4 members initially being appointed for one year so that four members will be subject to appointment or re-appointment each year.

(c) Chairman

To be elected annually by the voting membership from among their number but excluding the City Commissioner.

(d) Duties

(i) To be responsible to City Council for the promotion and establishment of new industry and the expansion and development of existing industries in the City of Red Deer and the immediately surrounding area.

(ii) To advise and direct the City Industrial Director on all matters relating to (i).

(iii) To advise the City Council, through the City Commissioners, on measures requiring Council action which are likely to attract new industries or encourage the expansion and development of existing industries and how such measures can be accomplished.

(iv) To encourage and facilitate the co-ordination of the activities of the City administration and the Chamber of Commerce in respect of industrial promotion and to make recommendations to the Commissioners and Chamber Executive in this regard.

(v) To inform the public of the activities of the Board.

(vi) To prepare a programme and budget for Council approval and to administer the budget approved by Council.

(vii) To carry out such other duties as Council may consider appropriate after consultation with the Board.

2. THE INDUSTRIAL DIRECTOR

The Special Projects Committee has examined the 33 applications received for this position at requested salaries of \$5,600 to \$12,000.

The Committee has interviewed the six most likely applicants requesting \$7,500 or less.

The Committee has obtained advice from Mr. Fitzpatrick (Industrial Engineer & Psychologist) employed by Alberta Research Council to advise Industry on employee hiring and placement. Mr. Fitzpatrick was present at all the interviews.



The views of Mr. Oberheltzer, Deputy Minister of Industry and Development, have been obtained regarding the duties of an Industrial Director and the qualifications we should be looking for.

The Committee has narrowed the field of applicants to the two it considers most likely to meet the requirements.

The merits of a highly qualified Director versus a less qualified Director using specialized help when required, have been thoroughly explored.

The basic duties of the Director have been established (as attached) but the Director, the Board and/or specialized help will also be required to carry out the following additional duties.

"To examine the resources of the City and District and ascertain which industries would be most likely to locate in the area.

To prepare feasibility (economic) reports for submission to those industries and people interested or likely to be interested in establishing in the area.

To carry out research and assist industries seeking new locations in their studies as to feasibility and advisability of locating in the City or District. Such studies to include engineering and cost data such as bearing values of soils, freight rates, sources of material supply, market, labour and tax data and comparative studies.

To tabulate all data and information relating to the City and immediate district, in a form which can facilitate the assembly of appropriate data in an attractive and easily read form for industrialists.

To make recommendations to the Board and the Council regarding all matters relating to the promotion of industrial development.

To evaluate and report on proposals of the Board, regarding all matters relating to the promotion of industrial development."

The Special Projects Committee is of the view that a final decision by Council on the Industrial Director should be made after it receives the recommendations of the Board to ensure that the person selected is acceptable to the broadly constituted Board with whom we will work.

The Board will thereby be able to consider the availability and qualifications of applicants, the salary, and the division of responsibilities and duties between the Director and Board members.

### 3. ACTION TO BE TAKEN

The proposals of the Special Projects Committee were generally endorsed by the Chamber Committee and it was agreed:

- (1) The Special Projects Committee would report accordingly to the next meeting of Council.
- (2) A resolution would be submitted to Council requesting the immediate establishment of the Board on the above basis.
- (3) Prior to the Council meeting the Chamber would nominate two of its members to sit on the Board and suggestions would be submitted by the Commissioners as to the two citizens who might be appointed by Council.
- (4) In the event that Council adopts the resolution, the Board would meet without delay to interview the two most likely applicants, and make recommendations to Council. It would also draft the terms of a By-law setting out the Board's responsibilities, authority and duties.



On behalf of the Special Projects Committee, I regret the long delay in bringing this matter to the point of decision. No apology is offered, however, as a great deal of work has had to be done in this connection and it is considered that in a matter so vital to the interests of our entire community it has been desirable to move slowly and cautiously before any irrevocable step is taken.

We appreciate the patience of the Chamber in this regard and trust that it will now be possible successfully to conclude the matter to our mutual satisfaction and to start the wheels in motion of an efficient virile organization which will bring benefit to all our citizens.

It is desirable that these proposals should not be made public prior to their consideration by Council.

Yours truly,

P.Power,  
Chairman,  
Special Projects Committee of  
Red Deer City Council.

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CORRESPONDENCENO. 1

Red Deer & District Emergency Measures Unit  
City Hall, Red Deer, Alberta.

May 15, 1964.

The Mayor and Council,  
City of Red Deer,  
RED DEER, Alberta.

Dear Sir:-

Re: Exercise "June Bug" - Red Deer, Alberta 10 June 1964

You are cordially invited to attend the above exercise and to bring any observers with you to whom this exercise might prove of interest.

Participating in this exercise will be the Red Deer and District Unit Emergency Welfare Services, Radiation Monitoring Services, Communication Services, Transportation Services, the R.C.M. Police and the City of Red Deer Fire Department.

The object of this exercise is to test the City of Red Deer portion of the Unit Radiological Defence Plan and to exercise Welfare, Police, Fire, Communication, and Transportation Services. The Radiological Service will be monitoring the City; emergency feeding will be setting up one of the Provincial mobile kitchens and feeding observers, evacuees and workers; emergency lodging will be conducting a partial lodging survey of a portion of the City and lodging evacuees in homes; emergency registration and inquiry will be registering evacuees; emergency clothing will be conducting a used clothing survey and the clothing of evacuees; personal services will be on hand to meet evacuees at the reception centre; transportation will be transporting evacuees; communications will set up the necessary communications; police will be setting up road blocks to prevent vehicles entering the contaminated areas and will be escorting evacuees from contaminated areas to a decontamination centre and fire services will be decontaminating vehicles. There will also be a personnel decontamination centre set up in the County of Red Deer building to demonstrate how personnel decontamination is accomplished.

It would be appreciated if this office could be advised as to the number of observers that might be attending in order that arrangements can be made to feed these people by the emergency feeding service.

Yours truly,

W. M. Ogilvie,  
Co-ordinator.

## NOTE:

The above exercise is scheduled to commence at 1:00 p.m., June 10, 1964.

City Clerk.

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NO. 2

Office of the Premier,  
EDMONTON, Alberta,  
June 1st., 1964.

Mr. F. A. Amy,  
City Clerk,  
RED DEER, Alberta.

Dear Mr. Amy:-

On behalf of the Honorable the Premier who is absent from the Province on holidays, I wish to acknowledge receipt of your letter of May 21, containing a resolution unanimously approved by the City Council respecting the Provincial Constituency of Red Deer.

The interest of your Council in this matter is appreciated and the resolution will be considered by the Executive Council when such matters are under review.

Yours very truly,  
Russell A. Sheppard,  
Executive Secretary.

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NO. 3

Porkka, Fowler & Martin,  
4904 - Ross Street, Red Deer  
May 20, 1964.

City Council,  
City of Red Deer,  
Red Deer, Alberta.

Gentlemen:-

Re: Red Deer Housebuilders Association

We enclose herewith submission on behalf of the Red Deer and District Housebuilders Association to be considered by Council. We wish to speak in support of the submission and would appreciate your advice as to the time and date it will be considered.

Yours very truly,

A.R. Porkka.

Submission to Council of the  
City of Red Deer regarding  
Land Sales Policy  
on behalf of  
The Red Deer & District Housebuilders Association.

It is submitted that the land policy of the City of Red Deer affects and exists mainly for the following purposes:

1. To permit an orderly and economic development of land in and surrounding the City of Red Deer, for the general benefit of the citizens.
2. To promote and protect local contractors from speculation buying and assist their industry, it being one of the most important in the City and to insure equality of opportunity for the industry.

From time to time new problems arise or old ones become more vexing and therefore the land sale policy regarding home building lots must be reviewed. We therefore submit the following with the hope the proposals contained herein have kept both objectives of the land policy in mind and respectfully request your consideration of those proposals.

Proposed Amendments:

1. The land sale agreement does not provide a deadline for installation of roads with a gravel base and utilities. The City should have some responsibility in this matter, especially when there are construction and completion deadlines with penalties imposed on the contractors or home owner purchasers.

The need for this provision is that frequently contractors and sub-trades are not able to get anywhere near the building site with vehicles and equipment because of the mud and mire. This delays construction and causes extra expense.

On occasion houses have been completed but no sewer or utility connections have been available and the houses have had to sit without completion or sale.

A clause setting a deadline for gravel road construction and utility installation is therefore requested with provision, in case of the City's default to extend contractors or home owners deadlines, and for pecuniary penalties if they result from the defaultation on the part of the City.

2. Other extension of construction commencement and completion dates in the following circumstances is requested:

- (a) Weather
- (b) Strikes, lockouts, lack of supplies
- (c) Lack of conventional mortgage funds
- (d) An Arbitration Board to rule on these only in cases of differences of opinion.

3. All payments made by the land purchaser shall be applied to land and then to utilities and final 10% payment should be delayed until gravel roads and utilities are installed.

At present the City requires payment for something in advance that may not be done for months, i.e.: the City is financing itself on the purchaser's money which is obviously unfair. Also the purchaser cannot get a building permit until land and utilities are paid in full which is not customary in other cities. In Edmonton for example, a building permit is available as soon as the downpayment is made and proof of building arrangements have been supplied.

4. On lots that require levelling, filling, and grading, the City should do this and charge the cost of the work in the price of the lot so that the total price qualifies for lending value on mortgages. This will keep down payments lower. Also at present, grade levels are not usually available to purchasers at the time of purchase and there may be hidden costs of development with no lending value. An amendment here will assist the citizen in regard to down-payment.

5. Purchasers are required to mark front driveway entrances or pay \$85.00 to have them corrected. These are often marked on the land but moved by persons unknown prior to sidewalk construction. Purchasers should be allowed to mark these on a plan and deliver it to the City and the City be bound by such notice of location to install them in the proper place.

6. The City is urged to consider longer delays in construction commencement dates after purchase to two (2) years and reduction of the penalty to 5% to give some reasonable allowance for the vicissitudes of the house market situation. The present one (1) year date and 10% penalty clause is a financial hardship on contractors and home owner purchasers alike. In Edmonton, the penalty provision is only \$100 per lot.

7. An additional problem has recently arisen in regard to the inclusion of gas incinerator installation for areas like Oriole Park. Gas incinerators increase down payments and are fine for areas like Sunnybrook. Oriole Park is regarded as a low down payment area and the incinerator requirement costs the home owner because CMHC does not lend on the cost of the incinerator. This item should be reviewed. It is also noted that the same garbage collection rate is charged the non-incinerator home as for the one equipped with incinerators.

It would be appreciated if we could appear and elaborate more fully before Council and before the Council's Land Committee if this submission is referred to that body in hopes that a mutually acceptable arrangement could be worked out.

Dated this 4th day of March, A.D. 1964.

Messrs Porkka, Fowler & Martin,  
on behalf of the Red Deer and  
District Housebuilders Association.

NOTE:

Recommend this submission be referred to the Land Committee for study and recommendation to Council.

CITY COMMISSIONER.

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NO. 1

The following Notice of Motion was submitted by Alderman Taylor at meeting of May 19th, 1964:

"Moved that in view of the great success of business area renewal programs carried out in diverse cities where deterioration of the central business area had become an urgent problem, that City Council arrange, in conjunction with other interested bodies or individuals, a public meeting to present information and explore possibilities of a program of rejuvenation and renewal of Red Deer's downtown stand-still areas."

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NO. 2

The following Notice of Motion was submitted by Alderman Power at meeting of May 19th, 1964:

"BE IT RESOLVED that Council of the City of Red Deer rescind the resolution passed on May 4, 1964 in connection with the changes that were proposed to the Post Office parking lot and the parking lot directly east of the Hudsons Bay store.

BE IT FURTHER RESOLVED that Council of the City of Red Deer do approve of supervised parking on the Post Office lot with the charges for parking to be as follows:

1. First hour . . . . . 5¢ per hour
2. Second hour and thereafter . . . . . 10¢ per hour."

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