

7.2

A G E N D A

For Regular Meeting of Red Deer City Council to be held in the Council Chambers, City Hall, on Tuesday, March 26th, 1963 at 4.15 p.m.

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1. Present:

Confirmation of minutes of Special Meeting March 8th, and Regular Meeting and Closed Meeting minutes of March 11th, 1963.

2. Unfinished Business:

Page No.

1. Applications for "Home Occupations"

3. Reports:

- | | |
|---|------|
| 1. City Auditors Financial Report of the City of Red Deer for 1962. | 1. |
| 2. Tender - Building sewer service pipes | 1. |
| 3. Tender - Streetlight Luminaires | 1. |
| 4. Tender - T.W. Copper Wire | 2. |
| 5. Tender - Streetlight Standards | 2. |
| 6. Tender - Mercury Vapor Lamps | 2-3. |
| 7. Home Occupation Applications | 3. |
| 8. "Off Street" Parking Provisions (see separate report enclosed) | 3. |
| 9. By-laws Committee Recommendations | 3. |
| 10. Formal Contract for New City Hall | 4. |
| 11. Council - Building Appeal Board | 4-5. |

4. Written Enquiries:

5. Correspondence:

- | | | |
|-----------------------------------|--|------|
| 1. R.D. Community Welfare Group. | Letter of thanks | 6. |
| 2. Bernstein & Lockerby | D.M. McClelland re Billiard Recreation Room 5205-50 Ave. | 6-8. |
| 3. Prov. Planning Advisory Board | Re: By-laws 2011J & 2011K | 8. |
| 4. R.D. & D. Civil Defence Unit | Radiation Monitoring awards | 8. |
| 5. R.D. Twilight Homes Foundation | Grant in lieu of Taxes | 8-9 |

6. Petitions or Delegations:

- | | |
|---|--------|
| 1. Sewer Service on 40A Avenue. | 10. |
| 2. Replotting of Pt. of Subdivision Plan 6154 E.T. and Pt. of Subdivision Plan 4600V. | 10-11. |

7. By-Laws:

- | | |
|---------------------------------|-------------|
| 2133 - Sewer By-law | 3rd Reading |
| 2011J - Zoning By-law amendment | 3rd Reading |
| 2011K - " " " " | 3rd Reading |

8. Monthly Reports & Minutes:

- Red Deer Recreation Dept., Monthly Report - February 1963.
- R.D.D.P. Commission Minutes Subdivision Committee meeting March 6th, 1963.
- R.D.D.P. Commission Minutes of meeting - February 18th, 1963.

9. Notices of Motion:

REPORTS:No.1.

The City of Red Deer Financial Statement for 1962, prepared by the City Auditors, is forwarded herewith.

City Clerk.

No.2:

To: City Council,
City Hall,
Red Deer, Alta.

March 11th, 1963.

From: Purchasing Agent.

In reply to our quotation request for 4,000 ft. of building sewer service pipes and accessory fittings, two bids were received as follows:

1. Crane Supply \$3,070.0
2. Western Supplies \$3,083.17

I therefore recommend we purchase this material from Crane Supply for \$3,070.10.

A. S. Krause,
Purchasing Agent.

NOTE:

Concur with recommendation of Purchasing Agent.

COMMISSIONER.

No.3:

City Council,
Red Deer.

March 20th, 1963.

Gentlemen,

The following bids have been received on streetlight luminaires to be used in our 1963 streetlighting programme.

Canadian General Electric Co.	\$21,236.55
Central Electric Wholesale	* 20,366.75
Canadian Westinghouse Ltd.	* 20,614.55
CLM Industries Ltd.	21,857.75
Northern Electric Co. Ltd.	21,857.75
Line & Cable Accessories Ltd.	21,857.75

* These two bids were incomplete. Canadian General Electric was lower in all cases on unit prices.

In view of the foregoing I recommend purchase of these luminaires from Canadian General Electric Co.

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

NOTE:

Concur with recommendation of Purchasing Agent.

COMMISSIONER.

No. 4.

City Council,
Red Deer.

March 20, 1963.

Gentlemen,

In reply to our tender invitation for the supply of TW copper wire for use in our 1963 streetlighting construction, the following bids were received.

Canadian General Electric	5,639.38
Northern Electric Co. Ltd.	5,682.80
Central Electric Wholesale Ltd.	5,776.65
Canadian Westinghouse Ltd.	5,895.56
Federal Wire & Cable	5,937.06
Mackay Morton Ltd.	5,895.56
R.L. Brews & Son	5,896.06
Canada Wire & Cable Co.	6,393.15

In view of the foregoing I recommend purchase of the above wire from Canadian General Electric Co. Ltd.

A. S. Krause,
Purchasing Agent.

NOTE:

Concur with recommendation of Purchasing Agent.

COMMISSIONER.

No. 5:

City Council,
Red Deer.

March 20th, 1963.

Gentlemen,

The following bids have been received on streetlight standards for 1963 construction:-

R. L. Brews & Son	12,183.21
Canadian General Electric Ltd.	12,267.00
Northern Electric Co. Ltd.	12,908.26
Canadian Westinghouse Ltd.	14,572.40
Line & Cable Accessories	* 708.60

* This represents a bid on only one item and the unit price is higher than the comparable item from R. L. Brews & Son.

I therefore recommend purchase of these standards from R.L. Brews & Son.

A. S. Krause,
Purchasing Agent.

NOTE:

Concur with recommendation of Purchasing Agent.

COMMISSIONER.

No. 6.

City Council,
Red Deer.

March 20th, 1963.

Gentlemen,

The following bids have been received on Mercury Vapor Lamps for use in 1963 streetlighting:-

Aoklands Ltd.	4,771.00
Central Electric Wholesale	4,776.20
Corbett Bros. Ltd.	4,777.50
Motor Car Supply Co.	4,875.00
Canadian General Electric Co.	4,875.00
Canadian Westinghouse Co.	4,875.00
Northern Electric Co. Ltd.	4,875.00
Line & Cable Accessories	5,417.50

I recommend these lamps be purchased from Acklands Ltd., of Red Deer for the sum of \$4,771.00

A. Krause,
Purchasing Agent.

NOTE:

Concur with recommendation of Purchasing Agent.

COMMISSIONER.

No.7:

To: City Commissioner.

From: Building Inspector.

March 20th, 1963.

Applications for Home Occupations

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

A. First Applications

1. J. Hobe	4834-46 Street	Distributor Dairy Supplies	\$20.00
2. R. Gierke	7031 Sylvan Lake Trail	Concrete	\$25.00
3. D. Resta	3825-59 Ave. Crescent	General Contractor	\$125.00

B. Reviewed Applications Previously Approved

1. I.H. Oleson	5515-41 Street	Agent-Import Sales	\$20.00
2. E. Styles	5321-43 Avenue	Piano Tuning	\$25.00
3. G. Braun	5907-56 Avenue	Appliance Repairs	\$25.00
4. J. Dersch	Ste. 51, 3924-50 Ave.	Upholstery Cleaning	\$ 5.00
5. W.J. Mitchell	5846-38 Street	Excavator	\$25.00
6. W. A. McEmon	7060-58 Avenue	Sheet Metal	\$50.00
7. Cor Van Der Hoek	5560-35 Street	Painter	\$25.00
8. Mrs. M. Craig	5509-35 Street	Kindergarten	\$ 1.00

G. K. Jorgenson,
Building Inspector.

No.8:

A report prepared by Planning Director Denis Cole, covering the many factors which led to the "Off Street" parking provisions of the City Zoning By-law, is forwarded with agenda for information of all Council members.

City Clerk

No.9:

The By-laws Committee at meeting of March 18th, were agreed to several minor amendments to wording of By-law 2133 (Sewerage By-Law), and recommend to Council that this By-law receive third and final reading by Council.

The Committee at meetings of March 18th and again on March 19th, gave discussion to amendments to the License By-law in an attempt to revise same to provide more equitable license fee charges. It was found this will require practically re-writing of the whole by-law, which could be expected to take full time of several meetings of Committee, and for this reason the Committee recommend that Council approve the By-law Committee proceeding with revision of the by-law and that same be passed prior to end of 1963 to take effect in the 1964 license year, and that by-law as it now exists be enforced for the year 1963.

Secretary.

Memorandum re formal contract for New City Hall.

Specifications could not be prepared by Secord & Herzog incorporating changes required by the City, and not in accordance with the winning design in time for the execution of a formal contract so that construction could commence and full advantage be taken of the Winter Works programme.

Work had to commence as soon as possible in order to gain the full \$75,000 possible under the Winter Works programme. Council by resolution dated the 19th November, 1962, authorized the Commissioners to send a letter of intent to the contractors so that they would commence work immediately. This letter was sent on the 21st November, 1962. Similar letters of intent have been sent to the elevator sub-contractor and the window sub-contractor so that they would begin work.

Since that time the figures arrived at by negotiation have had to be sent to Secord & Herzog for confirmation and changes in plans resulting from these new figures have had to be arrived at by mutual long range discussion. The result has been that it has never been possible to arrive at a basic and stable set of specifications until last Thursday.

On Thursday, March 14th, 1962 a formal contract at the negotiated prices with changes incorporated was put in the hands of Burns & Dutton for execution by that firm, by Bissell and Holman.

COMMISSIONER

No.11:

The following appeal is submitted to City Council for their decision in their capacity as Appeal Board under the Building By-law.

City Clerk.

City Clerk,
City of Red Deer,
Red Deer, Alberta.

Government of the Province of Alberta
Department of Public Works,
Edmonton, Alberta.

March 13th, 1963.

Dear Sir,

Re: Provincial Training School - Red Deer Building Appeal Board

We have been advised by G. K. Jorgenson, Building Inspector, that approval cannot be granted to our request for permission to install garbage disposal units in our proposed Services Building at the above noted institution.

In accordance with By-law 1999 Part 1, Section 22, we wish to file an appeal against this decision on the following grounds:

1. At the present time we have a number of commercial waste disposal units at the institution which were installed prior to the passing of the by-law.
2. The proposed new Services Building will not add to the number of units in service but will either make use of existing equipment or will supplant out-moded models with new ones. The strength of the sewage effluent from the institution therefore will not be changed materially from the existing situation.
3. The only alternative to the proposed method of waste disposal is to install a wet-garbage incinerator. With the use of this alternative the wet garbage loses part of its liquid phase to the sanitary sewer. From a public health standpoint the proposed method of disposal is more sanitary and desirable and avoids problems with odors. Our experience with this problem has shown the wet-garbage incinerator method to be a nuisance and difficult to police.
4. We have a number of other institutions which are served by our own sewage disposal systems. In those institutions where the system consists of a sewage lagoon, similar to your treatment unit, we make use of garbage disposal units exclusively. Two such examples are the

Provincial Gaols at Lethbridge and Calgary where lagooning has been used for six and five years respectively. We have experienced no difficulty in treating the wastes in these systems and certainly no evidence that the use of garbage disposal units has affected the efficiency of treatment. As matter of fact the situation at Lethbridge is that, during the Summer months, a commercial sized cannery discharges ground wastes which exceed, by far, the quantities which are discharged from the kitchen, and without difficulty in our treatment system.

5. The Provincial Sanitary Engineer, H. Hogge, has indicated that the decision is entirely that of the City of Red Deer's.

We therefore request that consideration be given to granting an exception in this case, fully realizing that, if given, it would be a special case and cannot be construed as creating a precedent.

Yours truly,
J. F. HUNT, P.ENG.,
Chief Engineer.

To: The City Commissioner.

From: Zoning Officer.

March 21st, 1963.

Re: Provincial Training School - Garburators

This is an application to the Building Appeal Board for a relaxation of the requirements of Part 3, Section 8 of By-law 1999 which prohibits the use of garburators in the City. This restriction was required because it was considered by the City Engineering Department that the extensive use of garburators would be detrimental to the operation of the Sewage Lagoon system.

This application has been studied by the City Engineer and in consideration of the circumstances involved in the case he has stated that he would recommend that approval of the relaxation be given.

G. K. Jorgenson,
Zoning Officer.

NOTE:

Concur with recommendation of Zoning Officer.

COMMISSIONER.

CORRESPONDENCE:

6.

RED DEER COMMUNITY WELFARE GROUP

Letter No.1.

His Worship Mayor E. Newman and
Members of the City Council,
City Hall,
Red Deer, Alberta.

Court House,
Red Deer, Alberta.

March 14th, 1963.

Dear Sirs,

On behalf of the Red Deer Community Welfare Group, I would like to express our appreciation of the space provided to our Clothing Committee by the City of Red Deer for the establishment of a central Clothing Depot.

We are certain that this Depot will be a boon to the City, not only physically but also in that it combines the efforts of a number of churches and other organizations. We feel that this is the type of planning that a community can be proud of and know that the Clothing Committee will do everything in its power to make this a successful venture.

Yours sincerely,
H. L. Ziegler,
Chairman.

NOTE:

The above refers to the space provided in the basement. It is clearly understood by the Community Welfare Group, and ourselves, that this is a temporary arrangement only.

Space cannot be provided in the New City Hall.

COMMISSIONERS.

Letter No.2:

The City Clerk,
City Office,
Red Deer, Alberta.

Bernstein & Lockerby

March 18th, 1963.

Dear Sir,

Re: Delbert M. McClelland

I wish to advise that I act for Mr. Delbert M. McClelland of Red Deer, Alberta who wishes to install and operate a Billiard Recreation Room at 5205-50th Avenue, Red Deer.

I understand that it will be necessary to amend the Zoning By-law to enable him to do this, and I hereby would apply for such re-zoning.

I am instructed that Mr. McClelland will operate a very high class business catering to ladies as well as gentlemen, and will be equipped with good tables, and will cater for the same class of respectable citizens who now enjoy the bowling lane which is almost directly opposite these premises.

I should be glad if you would give this matter your early attention, as Mr. McClelland would like to commence business as soon as possible.

Yours very truly,
Lewis Bernstein.

To: City Commissioner.
From: Zoning Officer.

Re: Delbert M. McClelland - Billiard Recreation Room

The proposed location for the above Billiard Recreation Room is on the ground floor at 5205-50 Avenue. This is in a C.1 district. The use Billiard Rooms and Pool Halls is a permitted use not on the ground floor under Table 4 of Zoning By-law 2011. The application is a request to Council to amend the By-law to permit this use on the ground floor.

Billiard rooms and Pool Halls are not generally considered desirable on the ground floor in first class commercial districts, this type of use would tend to break the continuity of retail shopping use and is therefore more desirable in the fringe or second class commercial districts.

However, it may be reasoned that some locations within the C-1 districts might reasonably be considered suitable for this type of use. Therefore we would recommend that this use be added to the Conditional Use Table.

NOTE: Agree with the above recommendation. G. K. Jorgenson,
COMMISSIONER. Zoning Officer.
Zoning Officer, Red Deer District Planning Commission.
City of Red Deer. March 21st, 1963.

Dear Sir,

Re: Application by Bernstein & Lockerby

I have to refer to your memo dated March 19th, 1963 on the subject of the use of ground floor in C-1 districts as billiard halls.

When the By-law was prepared it was considered desirable to divide our downtown commercial area into two classifications, namely, Commercial Business A District and Commercial Business B District.

Commercial Business A District was limited to those types of retail store and office of a high character and which would encourage window shopping and major concentrations of retail sales.

In Commercial Business B District a number of fringe uses were allowed in addition to the restricted retail and office uses.

It was realized, however, that in the high-class retail shopping district that it would be desirable to insure that there would be adequate uses permitted in basements and upper floors, and for this reason in the C-1 District, a number of marginal uses were allowed in the basement or upper floors which were not permitted on the ground floor. For example pool halls, blue-printing, and photostating, dwelling units, shoe repair. All of these uses, however, could be automatically permitted in the secondary shopping district where a much wider range of uses was permitted.

The City and property owners along Gaetz Avenue are faced with the problem of a natural decline in this area due to the new developments on 49th Avenue and the pull of the commercial area to the East by the Plaza Shopping Centre and to the South by the potential development of the Nazarene College.

It is hoped, however, that the one-way street system and the pull of North Red Deer will tend to carry development to the North of Ross Street, but none of these factors will operate to revive the flagging interest in Gaetz Avenue as a major shopping area.

This now is a major matter of policy.

The owner is probably having some difficulty in renting his property for a higher class of use but on the other hand if the City is prepared to accept the natural trend, it will not be possible to revive this area without exceptionally high re-development costs in which the City would have to be involved.

What is badly needed here is a good, new modern store in the area of the Atlas Lumber and if this is not achieved in the relatively near future, I fear that the area will have declined to the point that such a building will be out of the question for many years.

There are three possibilities open to the City:- (1) to allow pool halls on the ground floor throughout the high-class commercial district. (2) To allow pool halls on the ground floor of the C-1 district as a conditional use which would place the Council in a position to ensure that it only is allowed where it is unlikely to prejudice the retail shopping situation and subject to such conditions as Council may see fit or (3) to leave the By-law as it stands.

In view of the existence of the bowling alleys on the opposite side of the road and the specific nature of this proposal, I have been inclined to amend the By-law to allow pool halls on the ground floor as a conditional use and to permit this particular development in the location applied for.

Yours truly,
 Denis Cole,
 Director.

Letter No. 3:

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

Provincial Planning Advisory Board.

March 19th, 1963.

Dear Sir,

Re: Amending By-laws No's 2011J and 2011K City of Red Deer

Pursuant to Section 83 (5) of The Town and Rural Planning Act, R.S.A. 1955 (as amended), the Provincial Planning Advisory Board has considered and approved the above by-laws. At such time as the Council has given third and final reading to the by-laws, please forward the usual documents to this office for final disposition.

Yours truly,
 J. N. Polonuk, Secretary,
 Provincial Planning Advisory Board.

Letter No. 4:

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

Red Deer and District Civil Defence Unit.

March 19th, 1963.

Dear Sir,

The following members of the City Fire Dept., have successfully completed a course in Radiation Monitoring for which they have been presented a Civil Defence certificate.

Eddie Aronitz
 Wayne S. Butts
 Gordon J. Flaman

These men are now qualified in the operation of radiation detection meters and radiation dosage calculators. They are to be commended on the interest and enthusiasm displayed by them during the course.

Yours truly,
 W. M. Ogilvie,
 Co-ordinator.

Letter No. 5:

City Clerk,
 City of Red Deer.

Red Deer Twilight Homes Foundation.

March 20th, 1963.

Dear Sir,

I am instructed to approach you, with a view to your arranging taxes in connection with the Red Deer Twilight Homes Foundation, in a manner similar to that extended by you in the past.

Thanking you sincerely for past favours, and in anticipation of your continued favourable consideration.

Yours truly,
 Red Deer Twilight Homes Foundation
 per: F. J. Setters, Sec-Treasurer.

NOTE:

Recommend Council approve a grant, as in the past, to Red Deer Twilight Homes Foundation in amount of the 1963 taxes on their property. The amount will not be known until the 1963 mill rate for taxes is set.

COMMISSIONER

PETITIONS AND DELEGATIONS:No. 1.4218-40A Avenue,
Red Deer, Alta.City Hall,
Red Deer, Alta.

March 19th, 1963.

Attention Mr. G. J. Gamble.

Dear Sir,

A delegation of 40A Avenue residents would like to petition the City Council, as our elected representatives, for an appointment to attend a Council meeting, at your convenience, to discuss the sewer service on 40A Avenue. We would appreciate it if you could arrange this interview for after 6.00 p.m.

Thanking you for your consideration, I remain,

Yours truly,
Don White,
Secretary.NOTE:

The delegation have been advised they will be heard at 7.00 p.m. Recommend that Council hear the petitioners and refer the matter to the Commissioners for a report.

COMMISSIONERS

No.2.PETITION

WE, the undersigned property owners, request that the City of Red Deer replot a portion of Subdivision Plan 6154 E.T. and a portion of Subdivision Plan 4600 V., approximately as shown on the tentative plan prepared by the Red Deer District Planning Commission.

The properties affected by the replotting would be Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Ten (10) and Eleven (11) and a part of 65th Street as shown on Plan 6154 E.T., and a part of Lot Twenty-one (21), a part of lot Twenty-two (22) and part of the Old No.2 Highway as shown on Plan 4600 V.

WE suggest that the City of Red Deer pay Twenty (20) percent of the cost of the re-plotting, since the City will benefit by the registration of the production of 65th Street and the widening of the Old No.2 Highway, and, also, the elimination of a health hazard, since it will then be possible to service the houses on 65th Street with Water and Sewer. We feel that the eccentric plan of Streets and Lots which now exists in the above mentioned areas must, sooner or later, be dealt with. Since the property owners wish to do it now and are willing to pay the major share of the cost, it would seem reasonable to us that the City contribute the Twenty (20) percent.

WE further suggest that the remaining Eight (80) percent of the cost be apportioned as follows:

Mr. Raymond Boomer	4/9
Nazarene Church Mission Board	3/9
Mr. David Chugg	1/9
Mr. William Sorensen	1/9

(Signed) Mr. & Mrs. R. Boomer
Herman L. G. Smith - for the Church of the Nazarene
D. J. Chugg.

Red Deer District Planning Commission.

City Clerk,
City of Red Deer.

March 21st, 1963.

Dear Sir,

Re: Your letter dated March 6th, 1963 - Petition of Replotting

The above petition concerns an area of land South of 67th Street which has been passed by the new water line and which is expected to be serviced with sewer in the very near future.

Due to the very unsatisfactory division of the lands here, two buildings are on existing registered streets. The registered streets are in locations which will make it quite uneconomic to service the area, and finally the buildings there are unable to obtain access to the existing water line and the City is unable to collect frontage charges.

The replotting of this area has been under discussion, to my knowledge, for at least five years and it would seem that agreement has finally been reached between the owners.

It is understood that all costs of moving buildings and re-allocating lands will be met by the parties concerned, but that the actual cost of re-survey will be in the neighbourhood of \$500 to \$1000.

The petition, we would presume, is therefore for the City to proceed with the replotting scheme (only the City can undertake a replotting scheme) and with a request that the City pay 20% of the cost of survey charges.

This represents between \$100 and \$200 and I believe that the City would be well advised to agree to such an arrangement providing it is made clear that it is only the actual cost of survey to which the City will pay 20% of the cost and that it will not be involved in 20% of the cost of moving any buildings or any other compensation either in land or money for any of the owners. The City will obtain 20 feet of road widening and also a through road for 65th Street.

I do not believe that an arrangement of this kind would in any way be a precedent which would embarrass Council at a future date.

The City has a very special interest in this resubdivision in that it will make it possible to collect frontage charges on lands now passed by the water line and to be passed by a sanitary sewer in the near future, and secondly, if the City's costs are limited to 20% of the cost of the survey, this is a relatively nominal amount.

A plan showing the proposed replotting scheme will be available at the Council meeting.

Yours truly,
Denis Cole,
Director.

NOTE:

The petitioners have indicated they may be present at Council at 7.00 p.m.

Concur with recommendation of Planning Director.

COMMISSIONER.
