

File

A G E N D A

For Regular Meeting of Red Deer City Council to be held in the
Council Chambers, Parsons Clinic Building, on Monday, May 8th, 1961,
at 4.15 p.m.

1. Present:

Confirmation of Minutes of Regular Council Meeting of April 24th, 1961.

2. Aldermen's New Business:

3. Unfinished Business:

Page No:

Miller Construction - Proposed Exchange of Property 1.

Additional Litter Boxes 1.

4. Reports:

1. Business & Professional Lices - April 1961 2.

2. Voluntary Traffic Tickets - April 1961 2.

3. Red Deer Health Unit Water Analysis (Bacteriological) April 1961 3.

4. Fire Report - April 1961 3-6.

5. Tenders - Van Type Truck 6-7.

6. R.C.M.P. Report - April 1961 8.

7. Date of next Council Meeting 9.

5. Correspondence:

1. Salvation Army. Acknowledgment of Grant 10.

2. Beulah Home Acknowledgment of Grant 10.

3. R.D.D.P. Comm. Proposed subdiv.Lots M & N, PLANS
1531HW. & 2175 HW. 10.

4. Deerhome Letter of thanks to Fire Chief 11.

5. J. Pikkert Michener Hill Bakery 11.

6. M. Hewson Trampoline Jump 12.

7. D. Gibson Application for Business License 12.

8. Bethany Baptist Church Land Purchase for Church site 13.

9. R.D.D.P. Comm. Terrace Housing Analysis 13.& 14.

10. United Holdings Ltd. Extension of Purchase Time 15.

11. R.D.Sep.School District No.17 Const.of sidewalk, curb & gutter 15.

12. Building Inspector Erection of Duplex - c.constable 16. 8

13. Building Inspector Lot 8, Blk.2, Plan 956MC - Storage Bldg.17.

14. Rio Vista Garage Ltd. Proposed Office Bldg.& Used Car Lot.17-18.

6. Delegations & Petitions:

Grandview Park - Mound of Earth removal (Delegation)

Page No.

19.

Petitions against Local Improvements Burnt Lake Road.

20.-22.

7. Bylaws:

2011A - Amendment to Zoning By-law - 2nd Reading.

2085 - Regulations & Supply of electricity and water - 3 Readings.

2087 - Garbage Collections - 3 Readings.

2086 - Land Sale Agreements - 3 Readings.

<u>NAME</u>	<u>LOT</u>	<u>BLK.</u>	<u>PLAN</u>	<u>ADDRESS</u>	<u>PUR.</u> <u>PRICE</u>	<u>FLOOR</u> <u>SPACE</u>
TEMPLETON CONST.	23	16	902MC	4414-33A Street	2471.00	1000
"	25	16	902MC	4422-33A Street	2471.00	1000
"	26	16	902MC	4426-33A Street	2471.00	1000
ENGRD. HOMES	14	20	902MC	4440-33 Street	2940.20	1000
"	15	16	902MC	4440-34 Street	2940.20	1100
E.L. & M.A. CORBETT	5	12	6337KS	3915-35A AVENUE	2940.20	1000

8. Monthly Reports & Minutes:

Building Permits - April 1961.

Recreation Commission Summary of Activities - April 1961.

9. New Business:

UNFINISHED BUSINESS:

Red Deer City Council.

J. T. Miller Construction Ltd.
6005-55 Avenue,
Red Deer, Alta.
May 3, 1961.

Dear Sirs,

Re: Parcel C - N.E. $\frac{1}{4}$ 19-38-27-W.4

Thank you kindly for your consideration of my proposed exchange. At the present time, however, we have no use for the lots in Block 31, Plan 80 M.C.

I had hoped that I could have my choice of City owned lots to an equal value.

Yours very truly,
J. T. Miller.

NOTE:

At request of Miller Construction Ltd., Council by resolution at meeting of April 18th, 1961, agreed to exchange any two City owned lots in Block 31, Plan 80M.C. (Eastview) with Miller for 20 acre parcel in N.E. $\frac{1}{4}$ 19-38-27-4 valued at \$6000.00. As Miller does not wish to accept Council's offer, we presume Council will wish to rescind their resolution of April 18th, 1961.

COMMISSIONER.

Re: Litter Boxes

As approved by Council April 24th, 1961, Supplier of "Litter Boxes" was again contacted and requested to supply the boxes required.

On May 5th two boxes were installed, one at Michener Hill Store and one on Ross Street between 47th and 48th Avenue.

The Supplier, Nels Jackson Agencies, Edmonton advised the additional four litter boxes requested would be available and installed within two weeks.

City Clerk.

REPORTS:No.1.

The City Commissioners.

May 1st, 1961.

Re: Business & Professional Licenses

The following licenses were sold during April 1961 with comparison figures for April 1960.

	<u>1960</u>	<u>1961</u>
Abattoir	-	10.00
Bicycles	264.50	177.00
Building Contractors	909.50	1000.00
Bakeries	-	50.00
Cement & Brick	25.00	-
Dogs	64.00	50.00
Drays	170.00	245.00
Electrical Contractors	100.00	-
Floor Sanders & Finishers	50.00	-
General Licenses	75.00	175.00
Glaziers	50.00	50.00
Landscapers	20.00	5.00
Motels	-	5.00
Machinery	70.00	155.00
Mobile Homes	633.19	722.91
Masonry	-	25.00
Peddlers & Canvassers	100.00	45.00
Plumbers	120.00	50.00
Painters	-	50.00
Plasterers	50.00	25.00
Photographers	35.00	35.00
Public Accommodation	-	104.00
Roofing Contractor	-	25.00
Sheet Metal Contractors	-	150.00
Steel Erectors	-	75.00
Sash & Door	-	25.00
Siding Applicator	-	75.00
Tile & Terrazzo	-	100.00
Taxi	-	10.00
Taxi Drivers	-	1.00
Transient Traders	-	25.00
Vending Machines	178.00	121.00
Welders	-	25.00
Total	\$2,914.19	\$3,610.91

Total April 1960 \$2,914.19

Total April 1961 \$3,610.91

Total Jan. 1st to April 30, 1960 \$11,103.01

Total Jan. 1st to April 30, 1961 \$12,422.59

J. M. Douglas,
License Inspector.

No.2:VOLUNTARY TRAFFIC TICKET REPORT APRIL 1961.

Number of Tickets Issued	1936
Number of Warnings Issued	117
Number of Second Notices Issued	406
Number of Prosecutions	91

Total for April 1960 \$1940.99

Total for April 1961 \$1727.00

Percentage Decrease 11%

No.9 (Red Deer) Health Unit.

Samples of Water Analysis (Bacteriological) taken from Red Deer City water supply, proved negative, for the month of April, 1961.

No.4:

His Worship the Mayor
and City Council.

May 1st, 1961.

Gentlemen,

I wish to report that during the month of April 1961 the Fire Department had 39 calls as follows:- Building Fires 2, Brush & Grass 23, Rubbish near building 3, Vehicle Fires 4, Rescue or Emergency 1, Needless Calls and Investigations 5, Country Calls 1.

Fires in Buildings 2.

April 8th, 17.21 hrs. R. Mock reported to Fire Hall stating barn near Loblaw's on fire. Engine 5, Ladder 4 responded and Truck 2 ordered by radio to respond as they were at a grass fire in the Mountview district. Engine 5 caught hydrant at 48th Street and 47A Ave., connected 2-2 $\frac{1}{2}$ " hard suction lines from hydrant to pumper, while these were being connected crew used 1 $\frac{1}{2}$ " lines and booster tank and also connected a feeder line to ladder 4, aerial gun was mounted and connected on Ladder 4 as fire had already broken through roof of barn. One line of 2 $\frac{1}{2}$ " hose was taken from Engine 5 and used to protect Loblaw's between buildings while ground ladder erected and 1 $\frac{1}{2}$ " line taken to roof of Loblaw's. Wind direction changed from NNW at 18 to NNE at 22. Chief and D/Chief arrived and took over operations, Truck 2 was ordered to lay line from hydrant at 48 Ave. and 47 St., this was connected to aerial. Aerial gun was brought into play above the building and quickly knocked down the fire so the hand lines could advance and extinguish the fires in the interior. Barn completely gutted. Department had 30 men out, laid 850 ft. of 2 $\frac{1}{2}$ " hose and 350 ft. of 1 $\frac{1}{2}$ " hose. Cause of fire unknown. Damage - Complete loss.

April 19th, 03.27 hrs. A Mr. G. Giffin came to Fire Hall and reported fire in Armouries. Big Siren turned on, Engine 3 and 5, Ladder 4 and Truck 2 responded during course of fire with 38 men. Engine 5 and Ladder 4 responded first, Engine 5 caught hydrant at 49 St., and 48 Ave., laid in 2-2 $\frac{1}{2}$ " lines these had fog nozzles attached and attacked the fire. Engine 5 then laid 2-2 $\frac{1}{2}$ " lines from fire to hydrant at 48 Ave. and Ross St., and connected pumper to this hydrant. Chief arrived and took over command, Truck 2 ordered to lay 2 more 2 $\frac{1}{2}$ " lines from Engine 5 to fire. Lines were run through front door and also through South side door to cover interior exposures. Men were ordered up inside balcony stairways to get at fire on second floor but terrific heat drove them out. Men were also on two ladders set up at second and third floor windows with 1 $\frac{1}{2}$ " lines. Chief ordered Engine 3 out of Hall, they caught hydrant near Safeways and laid 2-2 $\frac{1}{2}$ " lines to fire and connected up pumper. Fire had now spread rapidly into third floor and was coming through roof. Aerial gun ordered set up on North side of building, Truck 2 with mounted Deluge gun ordered set up at East end of building both the Aerial Gun and Deluge set were equipped with jumbo fog nozzles the Aerial controlled fire coming through roof while the deluge set knocked down fire on second floor, then both of these were cut off and hand lines entered and finished extinguishment.

Fire had started in vicinity of the bar in the Sgt's Mess and from careful investigations it would appear that the fire started between the floor and ceiling area probably from a cigarette butt as there was no wiring or other reason for it to start there. It was thought at first that it started in a chair or frig., but this was ruled out because of the heavy burnt area between the floor joists. The Department had 13 lines in operation at one time or another and laid a total of 3800 ft. of 2 $\frac{1}{2}$ " hose and 600 ft. of 1 $\frac{1}{2}$ " hose. Damage - Loss at present unknown.

Country Fires - 1.

April 11th, 17.31 hrs. Call came in from the farm of J. McKinnon stating house on fire, Engine 3 responded with 6 men. On arrival found fire pretty well under control, crew finished extinguishment and overhauled. Building fire started from grass fire, damage confined to floor and wall at one end. Owner billed \$60.00 for call.

Rescue or Emergency - 1.

April 4th. 09.40 hrs. Call came in stating a lot of diesel fuel had been spilt near Monarch Lumber. Engine 3 and 2 men sent out. Not too much oil on ground, worst places covered with Dry Chemical powder.

Vehicle Fires - 4.

Aprillst. 11.02 hrs. Call from Wiley Oilfield Equipment Yard stating truck on fire. Engine 5 and crew responded, on arrival found 5 ton truck on fire. Engine 5 had laid in 1 line of 2 $\frac{1}{2}$ " hose, crew attacked fire with 1-1 $\frac{1}{2}$ " line with fog nozzle as the 2 $\frac{1}{2}$ " line was tied into pumper as a feeder line. Fire had started when truck had run over a barrel of gasoline which ignited. Workmen tried to extinguish blaze but fire spread to cab of truck so they phoned us. Damage to truck - \$5,000.

April 4th. 21.24 hrs. Call from Dench Cartage stating truck on fire near their building. Engine 5 and crew responded and on arrival found truck on road and fire out. A Mr. B. Moore of Saskatoon owned the vehicle and truck caught on fire when he went to start it. He extinguished it with a Carbon-tetra chloride extinguisher, - very little damage.

April 27th. 15.01 hrs. Call from 4620-45 St. stating car had been on fire but lady asked if we would check it. Car 1 and 2 men sent out. They found fire had been in fronts eat and had burnt a blanket and the back of the front seat. Department removed front seat cushion wet down smouldering debris and returned to Hall. Fire had started from a couple of small boys playing with matches. Children warned. Damage not known at present.

April 28th. 11.55 hrs. A runner came to Fire Hall and reported car on fire at parking lot behind Post Office. Engine 5 and crew responded. On arrival they found Volunteer Captain T. Caswell had come from Post Office with 5 gallon pump can and extinguished most of the fire. Crew finished the job and checked cushion. Fire started in front seat near driver, apparently from a cigarette and burnt a hole about 8" in diameter. Car was owned by Mr. R.B. Whiteside of Penhold. Damage unknown.

Rubbish Fire near Buildings - 3

April 1st. 14.22 hrs. R.C.M.P. phoned in stating there had been a grass fire near Jubilee Beverages and they had extinguished it, but some manure near the building was burning. Engine 3 and Crew responded and found small amount of smouldering manure. Department used one 5 gallon pump can to extinguish. No damage.

April 27th. 11.30 hrs. Call from 5814-52 Ave., stating rubbish fire near building and lady was afraid it would spread. Engine 3 and Crew responded. On arrival they found that lady had started big pile of old lumber and other junk on fire and wanted Fire Department to stand by while it burnt out. Officer in charge radioed Chief and after finding out lady had no burning permit Chief ordered fire extinguished and gave instructions to Officer to have the lady get a permit before she starts it up again and to also inform her that the permit makes her responsible for the fire. No damage.

April 29th. 00.47 hrs. Call from same place as above 5814-52 Ave., stating there were sparks flying towards her house from rubbish fire. Engine 3 and Crew responded and found a pile of ashes that were hot in the centre but no sparks, raked over pile and wet down using 1 $\frac{1}{2}$ " line and booster tank. Returned to Hall, no damage. Lady was just worried as she was feeling sick and was afraid of fire.

Needless Calls and Smoke Investigations - 5

April 9th. 12.15 hrs. Call from 4102-Ross St., stating smoke coming from heating system. Truck 2 and 2 men sent out. On arrival could find no fire but could smell smoke, checked furnace found it set pretty high and it had ignited dust in hot air duct. Had furnace set lower and recommended to owner that ducts should be cleaned. No damage.

April 13th. 17.43 hrs. Call came in from 333 Edmund Heights stating garbage had set grass on fire. Engine 3 and Crew responded, on arrival could find no grass or brush fire anywhere in vicinity, checked with person who phoned in and found it was small area of his yard where the fire had been and he had put it out.

April 19th. 10.20 hrs. Call from 4445-40A Ave. stating smoke in house. Engine 5 and Crew responded, found some smoke, checked entire house, no fire. Gas Co., man checked furnace found that some lint had ignited as furnace heat rose while power was off and furnace fan not working. This caused smoke in upper part of house. No damage.

April 25th. 17.21 hrs. Call from 3909-50 St., stating smoke smell in house. Engine 5 and Crew responded and on arrival checked stove, furnace dryer and finally found an electric fan in the front room which had heated to the smoking stage, disconnected fan. Fan motor probably damaged.

April 28th. 23.28 hrs. Call from 4926-51 St., asking if an alarm had been turned in as he saw smoke near Code Feed Mill. As we had no alarm 2 men were sent out in Car 1 to investigate. They carefully checked the whole area and could find nothing burning, believe smoke that was seen drifted over from rubbish fire near the new Hudson's Bay Store as workmen were burning rubbish there.

Brush and Grass Fires - 23.

The following places had brush or grass fires and these were answered by Engine 3 and extinguished mainly with $1\frac{1}{2}$ " lines using the booster tank. There was no damage in any of the fires.

April 1st. 16.07 hrs.	-	4400 Springbett Drive
April 1st. 16.43 hrs.	-	East of Sim's Auction Mart.
April 2nd. 14.00 hrs.	-	West Park Shopping Centre.
April 4th. 13.44 hrs.	-	57th Ave. and 39th St.
April 7th. 16.12 hrs.	-	One mile East of Pixleys.
April 8th. 17.05 hrs.	-	41 Ave., and 34th St.
April 10th. 16.21 hrs.	-	60 St., and 60 Ave.
April 14th. 15.10 hrs.	-	40 Ave. and 36th St.
April 15th. 12.32 hrs.	-	44 Ave. and Springbett Drive.
April 15th. 13.07 hrs.	-	47A Ave., and 53rd St.
April 15th. 17.06 hrs.	-	4716-51 Ave.
April 16th. 17.19 hrs.	-	45 St. along Waskasoo Creek.
April 16th. 20.02 hrs.	-	4816-47th Street.
April 16th. 21.19 hrs.	-	47 Ave., and 45th Street.
April 16th. 11.18 hrs.	-	39 St. in 38 hundred Block.
April 17th. 13.55 hrs.	-	6140-54 St.
April 17th. 15.28 hrs.	-	Parkvale
April 17th. 21.11 hrs.	-	52 Ave. between 39 and 43 Streets.
April 19th. 01.32 hrs.	-	54 Ave., and 38 Street.
April 21st. 19.22 hrs.	-	North of Bettenson's Cartage
April 27th. 13.20 hrs.	-	55 St., and 58 Ave.
April 30th. 16.54 hrs.	-	52 St. and 54 Ave.

The above fires started from various sources and are as follows.-
Children with matches 2, Careless burning 5, Cigarettes 3, Firecrackers 1,
and the ones where we couldn't pin down a cause which we list as Unknown - 12.

The Fire Prevention Branch report the following inspection carried out:-

Commercial Buildings	3
Churches	11
Hotels	8
Garages	1
Warehouses	1
Apartments	1
Public Halls	3
Grain & Feed Elevators	<u>4</u>
Total	32

There were 30 recommendations issued. Fire Rules and Regulations were made up and issued for use in Public and Private halls, 6 Building Plans inspected, 4 garbage complaints investigated, and there were 16 inspections carried out on fire hazards outside (property). There were a total of 71 re-inspections carried out to check on previous recommendations, 28 were completed.

The D/Chief, Inspector Johnson and myself attended a meeting of the Junior Chamber of Commerce on April 25th, to plan a joint Spring-Clean-Up-Paint-Up Week, which will be held the week of May 8th to 13th, 1961.

The Bi-Weekly practise for the Volunteers was held with an average turn out of 13 members out of 16.

Respectfully submitted.

Wm. N. Thomlison,
Fire Chief.

Report No.5:

Re: Tenders - Van Type Truck

Five bids have been received in reply to our tender request for a van type vehicle. Attached please find a analysis showing pertinent factors of the same:-

(See following page)

After careful study of the specification forwarded with the tenders we would like to submit the following recommendation regarding each unit.

(1) Envoy: We would not recommend the purchase of this unit because the most important feature required is easy side loading. Side loading in this unit is accomplished over the passenger bucket seat. It does not have any side doors into the body of the vehicle.

(2) Thames: We have interviewed a local Pick-up & Delivery man who has owned both a Thames and an Econoline during the past year. He advised that the Thames is particularly rigidly sprung and tends to telegraph all road shock through the body of the vehicle. Our use for this type of vehicle will be in new construction areas which could result in severe damage to a unit such as the Thames.

(3) Austin: This vehicle has only 2 favourable points in an analysis and we do not feel that the price is justified in comparison with other vehicles covered by this report.

(4) Econoline: We would recommend the purchase of this unit on the basis of a report of the present owner previously mentioned. As our analysis shows, it has 5 favourable points and in addition is the only Canadian made vehicle for which a bid was received. This will probably have some bearing on parts availability and ease of maintenance.

(5) Volkswagen: General reports during the past have been quite favourable on this vehicle but we cannot justify its purchase at the highest price from our analysis.

I would like to point out at this time, that the general fleet discount from automotive companies is 15%. I understand that this discount is given by the manufacturer to the agent to be applied to sales to those who fall within this category. We are generally considered as "fleet operators".

Your directives in the matter of the purchase of this unit would be appreciated.

A. S. Krause.

NOTE:

Concur with recommendation of Purchasing Agent.

COMMISSIONER.

	Thames	Austin	Envoy	Volkswagen	Ford Econoline
Gross Vehicle Wt.	431 ¹	4816	4400	4112	4350
Curb Weight	2345	2560	2400	2282	2500
Pay Load	1970	2256 *	2000	1530	1850
Body Side Loading	Single hinged side door	Single hinged door	Through the passenger door	2 hinged doors *	2 hinged doors *
Type of Cab Doors	Hinged *	Hinged *	Outside sliding	Hinged *	Hinged *
Rear Loading	2 Hinged rear doors *	Single hinged rear door	2 Hinged *	Single Hinged	2 Hinged doors *
Load Volume	170 cubic ft.	200 cubic ft.	171 cubic ft.	170 cubic ft.	204 cubic ft. *
Seats	2 Bucket	2 Bucket	2 Bucket	Bench *	2 Bucket
Engine - No cyl	4	4	4	4	6 *
Max. Gross H.P.	58 @ 4400 RPM	42 @ 4000 RPM	55 @ 4200 RPM	40 @ 3900 RPM SAL	85 @ 4200 RPM. *
" " Torq	91 @ 2000 RPM	64 @ 2000 RPM	85 @ 2400 RPM	60 @ 2000 RPM	134 @ 2000 RPM *
Cubic Displacement	104 cubic in.	91 cubic in.	92 cubic in.	72.74 cubic in.	144 cubic in. *
Cooling System	?	Liquid	Liquid	Air *	Liquid
Miles per gal of fuel	Up to 27 m.p.g.	?	?	29.5 m.p.g.	Up to 35 m.p.g.
Total Price	\$1977.00	\$2251.50	\$1800.00 *	\$2366.00	\$2328.75
Delivery	5 Days *	15 Days	10 Days	8-10 Days	30 Days
Discounts from Retail Prices	16 $\frac{1}{2}$ % *	5 $\frac{1}{2}$ %	15%	5 $\frac{1}{2}$ %	10%
No. of favourable points * denotes	4	2	2	4	All engine points 5 counted as one *

No. 6:

ROYAL CANADIAN MOUNTED POLICEMonthly Report Covering Policing of City of Red Deer for the month of April 1961

1. Members on Duty: 20 Members, sufficient to comply with City contract.

2. Disposition of Cases under Municipal By-Laws:

	<u>Court Convictions</u>	<u>Voluntary Penalties</u>	<u>Warnings</u>	<u>Dismissed</u>	<u>With- Drawn</u>
Traffic, excluding Parking:	18	16	Nil	Nil	Nil
Parking:	64	1828	117	Nil	27
Other By-laws:	Nil	Nil	Nil	Nil	Nil
3. Complaints Received:	361	4. Complaints Investigated			279
5. Unlighted Street Lamps	15	6. Fires Attended			39
7. Business Places Unlocked	26	8. Recoverable Expenses			Nil
9. Number of Liquor Cases	18	10. Liquor Situation			Under Control
11. Articles Lost	20	12. Articles Found			3
13. Bicycles Stolen	18	14. Bicycles Recovered			15
15. Prisoners' Expenses & Mtce. (Meals).	Meals \$67.50	Guards \$316.00			
16. Fines Imposed Under Municipal By-laws	\$2,622.00				

17. Revenue Collected in Municipal Cases and Payable To:

	<u>Municipality</u>	<u>Province</u>	<u>Federal Government</u>
Fines:	\$2042.50	\$557.50	Nil
Costs:	Nil	\$210.50	\$63.20

18. Mileage on Municipal Duties:

<u>R.C.M.P. Transport</u>	<u>Municipal Transport</u>	<u>Hired Transport</u>
6574	Nil	Nil

19. Number of cases where assistance rendered to Municipality and no report submitted: Welfare 50

20. Remarks:

A total of 29 Motor Vehicle accidents were reported in the City of Red Deer, Alta., for the month of April. From these, 9 injuries resulted, comprised of 5 drivers and 4 passengers.

No.7:

Re: Council Meeting - Change of Date

The next meeting of Council is scheduled for May 22nd, 1961. As this day has been proclaimed a Public Holiday (Victoria Day), would Council agree to holding next Council meeting on Tuesday, May 23rd, 1961?

COMMISSIONER

CORRESPONDENCE:Letter No.1.

The Salvation Army.

Mr. R. N. McGregor,
City Treasurer,
City of Red Deer

April 27th, 1961.

Dear Sir,

This will acknowledge with grateful thanks the 1961 Grant in the amount of \$350.00 to The Salvation Army.

Would you please accept for yourself and convey to the Mayor and Council our sincere appreciation for this practical evidence of continued interest in the service done by The Salvation Army.

Enclosed is our official receipt No.1921.

Many thanks.

Sincerely,
Theodore J. Dyck, (Major)
Public Relations Officer.

Letter No.2:

Beulah Home.

Office of the City Treasurer,
Red Deer, Alta.

April 28th, 1961.

Dear Sir,

We are indeed grateful to you and your Council for your kind response to our appeal for funds. The receipt is enclosed.

We appreciate your consideration of the work of Beulah Home.

We thank you sincerely.

Yours in the Master's Service,
Mary A. Finlay, Supt.

Letter No.3:

Red Deer District Planning Commission.

April 21st, 1961.

City Commissioners,
City of Red Deer.

Dear Sirs,

Herewith a sketch plan showing a proposed subdivision of Lots M and N of plans 1531 H.W. and 2175 H.W. respectively in North Red Deer.

This application involves the acquisition of 1 acre from Lot M by the owner of Lot N and a subdivision which will create two 3 acre parcels.

Under Zoning By-law No.2011 the minimum size parcel which may be created by subdivision is 3 acres.

The Subdivision Regulations require the dedication of 10% of the gross area as public reserve, but it is the view of the staff that where parcels of this size are involved the registration of very small portions of reserve are not justified.

In the circumstances, we recommend approval of this subdivision subject to a recommendation to the Province that the reserve requirement be relaxed.

It should be noted that it is not expected that this land will or should be subdivided for normal residential purposes for some 15-20 years, but that when that time comes the entire area should be replotted and the appropriate reserves can be obtained. We would appreciate the comments of the City as soon as possible.

Yours truly, Denis Cole, Director.

NOTE: Recommend approval subject to Planning Director's recommendation as above.
COMMISSIONER.

Letter No.4:

Fire Chief Thomlison,
City Hall,
Red Deer, Alta.

Deerhome,
Red Deer, Alta.

April 29th, 1961.

Dear Sir,

We wish to express to you our sincere thanks for your co-operation in burning off the grassy areas around Deerhome which will, we feel sure, this Summer, look much nicer, due to your efforts on our behalf.

Your assistance in sending up your full crew to do this work for us, is to us further expression of the co-operation that exists between the City and our Department.

Thanking you again, we are

Yours very truly,
G. E. Mowat,
Business Manager.

Letter No.5:

The City Council,
City of Red Deer.

Red Deer, Alberta.

April 28th, 1961

Dear Sirs,

Re: Michener Hill Bakery

I refer to my letter of March 10th which was considered by the Council on April 10th, subsequent to which I appeared before the Zoning Appeal Board.

It will be noted that in my letter of March 10th reference was made to Table 7 of the By-law under which "Bakery where sales are made to the public on the premises and the floor area does not exceed 3,000 sq. ft., is a permitted use" but that Condition 1 (a) of the Table provides that "where the use involves the sale of goods such use shall be limited to retail sales to the public on the premises unless otherwise approved by Council."

This matter could not be dealt with by the Appeal Board and although off premises sales were commenced before the By-law was passed and are therefore a non-conforming use, I would nevertheless respectfully request that Council approve such use.

Your consideration of this matter would be appreciated.

Yours truly,
Jacob Pikkert.

NOTE:

The applicant wishes to extend his building to the limit provided by the Zoning By-law. The proposed extension to the building would nullify the "non-conforming" use of sales off the premises, which have been carried on from time of construction of building and prior to passing of the Zoning By-law.

It is recommended that Council approve this application, which will permit continuance of sales off these expanded premises as a use approved by Council.

COMMISSIONER.

Letter No.6:

Ken's Men's Wear Ltd.,
Red Deer, Alta.

To: Mayor & Council,
City of Red Deer.

May 1st, 1961.

Gentlemen,

A Red Deer group which includes myself, is opening a Trampoline Jump Centre in Red Deer. This is a recreation operation for young and old.

With this in mind we would like to lease the piece of City owned property between Loblaws and the Swimming Pool on 49th Street. We realize a long term lease would not be in the best interests of the City, so would be prepared to take a short term lease so as not to discourage sale of the property.

In view of this I would request an opportunity to present our plans to Council at your next meeting.

Yours truly,
Merv. Hewson.

NOTE:

It is suggested the leasing of land for any type of business in the downtown commercial area might create a precedent that would be difficult to control. It has been City policy not to lease City owned land for the establishment of a business.

Recently a firm made application to Council to lease City land for establishment of a cement block business. This application was refused by Council, who directed the firm consider purchase of land.

It is recommended this application be not approved.

COMMISSIONER.

Letter No.7:

3806-42 Ave.,
Red Deer, Alta.

City Clerk,
Red Deer.

April 4th, 1961.

Dear Sir,

I desire a license to operate an appliance service business. While my home will be the base of operation, the business will be run as a mobile type of service. Major work will be done in the customer's home. Some table appliances will be repaired in home workshop.

I request permission to appear before City Council, if advisable.

Yours truly,
David Gibson.

NOTE:

Under Zoning By-law home occupations require Council approval.

Mr. Gibson informed the writer verbally it was his intention to operate from his home to start with and as the business increased, he would then consider opening a business in area property zoned for that purpose.

Council would have authority to approve the application for a stated period of time if it so desired. It will be noted various appliance sales businesses in the commercial area operate an appliance repair service in conjunction with the main business.

COMMISSIONER.

Letter No.8:

City Council,
Red Deer, Alberta.

Bethany Baptist Church,
4839-52 Street,
Red Deer, Alta.

April 28, 1961.

Dear Sirs,

As a result of crowded conditions in our present building, Bethany Baptist Church desires to build a new and larger church. We would like to purchase from the City the property here described; Lot 16-Blk.18, Plan 3227KS, on 44th Street off 39th Avenue in the Eastview district, at a total price of \$8,429.84.

We understand that City Council approved a term purchase for said property to the United Church in 1958. We request a similar agreement with an offer of \$2,429.84 as a down payment and \$2,000.00 annually for three years.

Our proposed plan is to construct a church building of approximately 250 to 300 seating capacity. This would be undertaken as soon as our present site is sold. Our present property will be listed for sale as soon as the City Council approves our purchase of the Eastview lot.

Thanking you for your consideration in this matter, we are

Yours truly,
Lorne Irvin,
George Dyck,
Lloyd E. Anderson

Negotiation Committee, Bethany Baptist Church.

NOTE:

In 1958 the United Church applied to Council to purchase this property. At Council Meeting May 12th, 1958, Council resolved "that property set aside for Church purposes in Eastview subdivision be sold to the United Church at price of \$8,429.84 with down payment of \$2,000.00 balance to be paid within three years of date of sale. A caveat to be filed on property for Church purposes only".

The United Church did not proceed with this purchase and the land remains unsold.

In approving sale of property on time basis for payment, no doubt any churches contemplating purchase of City property in other new subdivisions would also expect to purchase on a time basis.

COMMISSIONER.

Letter No.9:

City Clerk,
City of Red Deer.

Red Deer District Planning Commission

May 3rd, 1961.

Dear Sir,

Re: Terrace Housing

Attached please find an analysis of incomes of purchasers of Terrace Housing and an analysis of their occupations.

I am of the view that this will be of considerable interest to the City Council, and that the Press may also be very interested as it indicates that whereas this housing was designed for those of lower incomes they have proven attractive to a very broad range of occupations and incomes.

Yours truly,
Denis Cole,
Director.

ANALYSIS OF INCOMES OF
PURCHASERS OF TERRACE HOUSING

\$250	to	\$300 per month	(\$3,000 - \$3,600)	5
\$301	to	\$325 " "	(\$3,612 - \$3,900)	5
\$326	to	\$350 " "	(\$3,912 - \$4,200)	11
\$351	to	\$375 " "	(\$4,212 - \$4,500)	8
\$375	to	\$400 " "	(\$4,512 - \$4,800)	3
\$401	to	\$425 " "	(\$4,812 - \$5,100)	7
\$425	to	\$450 " "	(\$5,112 - \$5,400)	4
\$451	to	\$475 " "	(\$5,412 - \$5,700)	5
\$476	to	\$500 " "	(\$5,712 - \$6,000)	2
\$501	to	\$583 " "	(\$6,000 - \$7,000)	2
In excess of \$600 per month			(\$7,200 & over)	<u>3</u>
				<u>55</u>

NOTE

Mortgage Term	Down Payment	Monthly Payment including taxes	Minimum Qualifying Income
25 years	\$553.00	\$90.00	336 p.m.
35 years	\$553.00	\$81.00	300 p.m.

Any income of less than \$300 per month can qualify by increasing the down payment. This is what has been done in the case of the 5 purchasers earning less than \$3,600 per annum.

ANALYSIS OF OCCUPATIONS OF PURCHASERS OF TERRACE HOUSING

Paymaster - P.T.S.	Automotive Salesman	Electronics Foreman
Sales Clerk	Building Const.Foreman	Construction Foreman
Auto Parts Receiver	C.P.R.	Bldg.(Drywall applicator)
Mechanic R.C.A.F.	Deliveryman	Commercial Carpenter
Electronics Plant Inspector	Male Attendant P.T.S.	Electronics Technician
R.C.M.P.	Life Underwriter	R.C.M.P.
Male Attendant P.T.S.	Oil Executive	Male Nurse P.T.S.
Bookkeeper	Gen.Man.Corp.(& Owner)	Mechanic R.C.A.F.
Flying Instructor R.C.A.F.	Oil Field ContractHauling Shop Foreman (plumbing)	
Meat Cutter (Food Store)	Meat Cutter(Food Store)	Manager Roofing Co.
Cabinet Maker	Bookkeeper	Oil Co. Adviser
Battery Operator	Steamfitter D.P.W.	Mechanic R.C.A.F.
Br.Manager Finance Co.	Field Rep.(Finance Co.)	Engineer
Jeweller	Teacher	Life Underwriter
Executive	C.P.R. Clerk	Auto Mechanic
Electronics Technician	Prov.Mngr.(Finance Co.)	Sales Clerk
Sales Manager	Asst. Sales Manager	Insurance Salesman
Floor Layer	Insurance Salesman	Clerk & Sales Rep.
School Principal	Executive.	

Letter No. 10.

United Holdings Ltd.,
10140-142 Street,
EDMONTON, Alberta.

City Clerk,
City of Red Deer.

May 2nd, 1961.

Dear Sir,

We hereby make application to have the purchase of Block D, in the City of Red Deer postponed for a period of one month.

Due to the fact that next to the property that we intend to purchase the City has the land zoned for a trailer court site and Central Mortgage and Housing Corporation requested that our Architect change the site plan and re-submit our application.

According to the information received from Central Mortgage and Housing Corporation in Edmonton, our application had been recommended and it will be only a question of time before we can start construction.

We hope the City of Red Deer does not have any objection to the fact that our company has stored some lumber on this site which we intend to use for the construction of this project.

Trusting that the postponement of the purchase of this land will be granted, we remain.

Yours very truly,
UNITED HOLDINGS LTD.
Hans Hartwig.

P.S. If so required Mr. Hartwig will attend the Council meeting on Monday, May 8th.

NOTE:

On Jan. 30, 1961 Council passed following resolution in respect to sale of Block D, to United Holdings Ltd.

"Council of the City of Red Deer agree that the City accept the \$10,000.00 deposit made by United Holdings Ltd., for purchase of Block D, City of Red Deer.

Council agree should United Holdings Ltd., be refused Mortgage monies for the project by C.M.H.C., the full deposit shall be returned to United Holdings.

The time limit for payment of the balance owing for said land shall be April 30th, 1961".

In view of information contained in above letter, it is recommended that Council agree to extend time limit set by noted resolution, to June 15th, 1961.

COMMISSIONER.

Letter No. 11:

Red Deer Separate School District No. 17.

City Clerk,
City of Red Deer.

April 25th, 1961.

Dear Sir,

We understand that the City intends to construct sidewalk and paved road on 39th Street from 40th Avenue to 200 feet east of 38A Avenue.

We assume that this work is being done in answer to a petition received by the City last year from the ratepayers in this district. This petition asked for access to the Maryview School.

This board has made definite plans for the construction of a 14 room High School to be in operation by December of this year; its location will be East of the Maryview School.

We would like to point out that between the 2 schools we will have upwards of 500 students and teachers using this road, therefore a road and sidewalk to service this new building would be most desirable.

It would be appreciated if the pavement and sidewalks now contemplated be extended an additional 400 feet to take care of our new High School.

Yours sincerely,
C. J. Lerouge,
Secretary-Treasurer.

To: City Council.

From: Tax Collector.

Re: School Frontages

In the past it has been the City of Red Deer's policy to pay all frontages levied against Public and R.C. Schools. For example, this year the City will be paying \$3332.75 for Public Schools and \$258.23 for Separate Schools.

This year it is the City's intentions to construct paving, sidewalk, curb and gutter etc., fronting or abutting some of these schools. The levy for these advertised works would amount to \$2767.58 additional to the existing levies which the City pays.

It is now recommended by this department that due to the new educational grant system, where school costs are paid on an equalized assessment by the Provincial Government that any future local improvement work including this year's, be levied to the Schools concerned.

D. J. Wilson.

NOTE:

Agree with recommendation of Tax Collector.

COMMISSIONER.

Letter No. 12:

To: City Commissioners:

From: City Building Inspector.

Re: Application for permission to erect Duplex Dwelling on
Lot 1, Block 1, Plan 8324 E.T. at 3615-50 Avenue - submitted
on behalf of C. Constable

A survey of all property owners within 200 feet of the above property has been carried out by this department with the following result.

13 have voted in favour
2 have voted against
3 have not replied
18 total number canvassed

This proposal has been submitted to the Planning Director who has made the following recommendations.

1. You will observe from the zoning map that provision is to be made for a future service road along this avenue, and therefore the building must be located a minimum of seventy (70) feet back from the front property line. I would strongly recommend that a condition of approval of this subdivision be the registration of the front fifty (50) feet as road, and that the City pay the cost of such survey.

2. It is considered that it would be most undesirable to introduce a new access point to Gaetz Avenue for the duplex, and I would suggest that another condition of approval be that access to the lot be limited to the lane only, and that no access be provided to Gaetz Avenue. It may well be that the City should consider the improvement of the lane behind these lots in the event that Council approves this application on the conditions recommended.

These recommendations have been shown to the City Engineer who is fully in accord with the latter part of recommendation One and all of Two. He also stated that the applicant indicated that recommendation Two would be acceptable to him.

G. K. Jorgenson.

NOTE:

Recommendations of Building Inspector are concurred with. ~~It is further recommended that front elevation be required to be of brick construction.~~

COMMISSIONER

6 2662 18

Letter No. 13:

To: City Commissioners:

From: Building Inspector.

Re: Lot 8, Block 2, Plan 956 M.C.

J. V. & C. D. Bettenson have submitted a proposal to erect a storage building on the above mentioned property to be used for oilfield equipment.

This proposal requires the approval of Council on the following points.

- (1) The use of the site, for warehousing and storage of oilfield equipment.
- (2) The landscaping as indicated on the plot plan.
- (3) The design, appearance and character of the front elevation.

The following conditions have been noted on the Certificate of Compliance by the Planning Director.

- (1) The floor area must be a minimum of 5000 square feet.
- (2) Should the building be extended to exactly 5000 square feet and not exceeding this figure the Planning Director has indicated preference to exterior No. 1 the all brick exterior.

Yours truly,
G. K. Jorgenson,
Building Inspector.

NOTE:

Recommendation of Building Inspector are concurred with. It is further recommended that front elevation be required to be of brick construction.

COMMISSIONER.

Letter No. 14:

Rio Vista Garage Ltd.

Mayor & City Council,
City of Red Deer.

May 1st, 1961.

Dear Sirs,

Re: Lots 12 & 13 Plan K - previously H. Gilchrist Property
Situated on corner of Gaetz Avenue and 55th Street.

Enclosed please find sketch of the proposed development of the above mentioned property. I request permission for the use as a car sales lot. Also a 20 x 24 office building to be erected of cement block and brick construction. The entire area would be paved and overhead lighting installed. Please note that I request a curb cut 60 ft. East of the corner on 55th Street.

I hope the enclosed sketch gives you the information you require.

Your early approval of this use and plan is requested so that I might start construction without delay.

Yours very truly,
Louis Janko.

To: City Clerk.

Re: Rio Vista Garage Proposal intersection of
55th Street and Gaetz Avenue

Use - C.1 District - "New & Used Car Sale Lots" is a conditional use subject to Council approval.

Minimum Floor Area - Not applicable.

Minimum Height of Building - Two storey building, unless Council otherwise authorizes.

Yards - Nil

Set Backs - 7 feet on Gaetz and 7 feet on 55th Street.

It should be noted that the developer proposes to pave and use areas subject to setbacks. City policy has been to require such areas to be registered in the name of the City prior to any development or temporary use.

Recommend approval for use and one storey building be rented subject to the following conditions.

- (1) Building and signs shall be set back a minimum of 7 feet from Gaetz Avenue. (This 7 feet is now occupied by the sidewalk).
- (2) 7 foot set back be surveyed and registered as street on Gaetz Avenue and 55th Street, the costs of such survey and registration to be borne by the City.
- (3) The City authorize the developer to pave and use the 7 foot set back on 55th Street until such time as it is required by the City in connection with road widening.

Regarding the access off 55th Street, the City Engineer should advise as to whether this is acceptable bearing in mind the future development of the intersection with Gaetz Avenue.

Denis Cole,
 Planning Director.

To: City Clerk.

From City Engineer.

Re: Above mentioned

It is suggested that due to the complexity of the intersection of 55th Street and 50 Avenue which will become apparent on the completion of the subway construction and adjacent road, it is recommended that access only be allowed to the lane. It is considered that this access would be suitable for this type of business. Council might consider paving part or all of this lane to facilitate the operation.

We will prepare a detailed plan of the intersection which can be available for the Council meeting.

N. J. Deck.

NOTE:

The recommendations of Planning Director and City Engineer are concurred with.

COMMISSIONER.

Re: Grandview Park - Mound of Earth

Mr. H. F. MacDonald wishes to appear before Council at 7.00 p.m., Monday, May 8th, 1961 to protest resolution of Council of November 7th, 1961 directing removal of earth mound in Grandview Park.

Excerpt of minutes of Council meeting of June 8th, 1959:

"In respect to petitions of the residents in the vicinity of Grandview Park, Council were advised by the City Engineer that the levelling and seeding of this park was now expected to be a much more expensive operation than was anticipated, as the earth therein was black earth and clay mix and unfit for use as a seed bed, would require excavation of all the earth and re-levelling with good black earth at estimated cost of \$2000.00.

Petitions of residents in Grandview area for and against removal of small hill in this Park were also considered by City Council. Council were agreed that, as petitions for and against removal of the hill had been received, plus the unexpected additional expense required to seed this Park to grass, no further action would be taken on seeding and levelling at this time".

Excerpt of minutes of Council meeting of November 7th, 1961.

"The petition from property owners directly facing Grandview Park requesting removal of the dirt pile left in middle of Park received approval of Council by following resolution:

Moved by Alderman Sinclair, seconded by Alderman Barton that Council of the City of Red Deer do agree that dirt pile in Grandview Park be removed" Carried Unanimously.

NOTE: Mayor's Comments.

Council on November 7th, 1961 by resolution resolved that mound of earth in Grandview Park be removed.

On May 2nd, 1961 crews started to remove the mound in compliance to Council's direction.

Alderman Barton as Chairman of the Public Works Committee informed me that it was his wish the mound be not removed until after our Council meeting of May 8th, 1961 as representations will be made by people opposed to removing the mound of earth.

PETITIONS:Petition Against Local Improvement - Lane East of 43 Avenue
Between 58 & 59 Street

The Red Deer School Division who own all property to East of proposed lane construction, have requested construction of deep base gravel lane, and in addition to paying their share of costs of gravel lane, have agreed to pay all extra costs involved in having this lane paved.

Petition against the construction of gravel lane is signed by 9 out of 14 property owners abutting the lane on West, remaining 5 properties are controlled by Central Mortgage & Housing Corporation who have registered no objection to proposed construction.

Recommend Council overrule the petition and direct this lane be constructed as planned. This decision would require at least two thirds majority of Council.

COMMISSIONER.

Petition against Construction of Local Improvements

We the undersigned being 100% of the ratepayers hereby petition against the sidewalks, curb and gutters on Burnt Lake Road.

R. M. Beatty. A. Hewlett. I.D. Papineau. H. C. Harper.

If, and when the ratepayers beyond the two blocks affected petition for paving we will reconsider our decision.

We the undersigned being 100% of the ratepayers affected do hereby petition against the paving of Burnt Lake Road fronting on our properties.

R. M. Beatty. A. Hewlett. H. C. Harper. I.D. Papineau.

If, and when the ratepayers beyond the two blocks affected petition for paving we will reconsider our decision.

The aforementioned road is one of the only roads that can be paved in N.R.D. because storm drainage is available. With our proposed programme for storm sewers and roads in this area it is very likely that all the roads in N.R.D. below the escarpment will be paved within five years. Since it is possible to pave this road, since it is desirable from the point of view of the adjacent residents, I would strongly recommend the petition be over ruled.

N. J. Deck.

City Engineer,
City of Red Deer.

Red Deer District Planning Commission.
May 4th, 1961.

Dear Sir,

Re: Local Improvements on Burnt Lake Road
from C.P.R. Railway to 57th Street.

It is understood that a petition against the above mentioned work has been lodged by one-hundred percent of the private property owners involved, and as requested I give my comments hereon.

Under Section 588 where a petition is lodged against a local improvement proposal representing the majority of the owners, the Council may authorize and direct such work be carried out and the cost thereof charged against the properties concerned providing that "in the opinion of two-thirds of all the members of Council it is necessary or required in the general interest of the district in which such work is situated".

It is considered that in view of the fact that this is a major thoroughfare feeding the existing residential and industrial areas South of the tracks that its construction is highly desirable. It is also desirable that it should be constructed and further extended as soon as possible to 55th Street in preparation for the development of the 63 acres lying to the South-West of the existing built-up area.

It is my opinion that the City must make all the necessary preparations this year for a major building programme in North Red Deer starting in 1961 because it is virtually certain that West Park will be completed and it is not in the City's interest that all residential development should be concentrated in one area on the East Hill. In the circumstances, the City is strongly advised to examine the situation in North Red Deer with a view to acquiring land and making the necessary preparations for putting lots on the market in the Spring of 1962.

As Council may be aware, the Terrace Housing project on Ross Street on the East Hill is virtually sold out and the developers are anxious to obtain more land. It is my view that the City should make land available for them in North Red Deer with an assurance that normal residential housing will be undertaken in the area in 1962.

It may be worth adding the following comment. During the past two or three years the City has spent substantial sums in preparing for major residential development in North Red Deer, in particular the construction of a new large water line across the river, and the installation of some trunk storm sewers. Further work is being undertaken this year. All of this work has been undertaken at the expense of the City as a whole in anticipation of major residential development in North Red Deer as soon as West Park is completed. While it will be difficult to initiate development in this area, the City is in a position to encourage it in the same way that it did in West Park. It may be that the local residents will not be in favour of the additional costs involved in a higher standard of services, but it is my opinion that it will be a very serious matter for the community if the services in North Red Deer are permitted to lag behind those in the rest of the City to a serious extent. Evidence has shown, particularly in West Park and Hillsboro, that as services improve so has the citizen's pride in his property and it is my view that if the municipal services are not improved in North Red Deer this district will gradually deteriorate to the point that it becomes a heavy expense on the City as a whole and will become an area of "blight".

It is not clear what the views of the North Red Deer citizens are. Do they wish this area improved and brought up to the standard of other parts of the City, or do they wish it always to remain the "forgotten" or "neglected" part of the City?

In view of the fact that Council has not made clear its stand regarding the future of North Red Deer and nor have the wishes of the North Red Deer citizens been clarified, I would suggest that this particular objection or petition against the local improvement be over-ruled and that Council should authorize the work to be carried out and the cost thereof charged against the properties concerned as advertised. It is my understanding that this does not place an obligation upon the City to carry out the work in the current year, but would give the City the power to borrow the money and to undertake the work at a later date. If the money is borrowed and held in reserve for the purpose of carrying out this work, I would recommend that the work be undertaken as soon as there is a certainty of development South of 55th Street which in my opinion should be arranged for 1962. If this is the case the portion of Burnt Lake Road from 57th Street to 55th Street could be included in the programme for 1962 so that paved access to the new area can be provided.

It is not impossible that arrangements may be completed to locate a new Terrace Housing project in this area during the current year, and if this should materialize then the work from the Railway to 57th Street should be undertaken this year.

It is my view that the case for the City forcing this local improvement over a strong objection of the property owners involved will be greatly strengthened where the situation at the end of the road is changing and necessitating an improved standard of road leading to it.

Submitted for consideration.

Yours truly,
 Denis Cole,
 Director.

NOTE:

Above petition represents 100% of property owners concerned, excluding City owned lands in area, which comprises approx. one quarter of the total frontage in question.

Recommendations of City Engineer and Planning Director are concurred with. To over-rule the petition requires majority vote of at least two-thirds of Council.

COMMISSIONER.
