

① - Title from Bowers give to C. Snell.

② - Glider Club - sign by Mayor.

## AGENDA

Taxes?

For meeting of Council to be held in the Council Chambers, Monday, September 14, 1953 at 7:30 p.m.

③ Bill on fire - \$12.00

PRESENT:

1. Confirmation of the minutes of the regular meeting of August 24, 1953.

### 2. Delegation:

1. J.J. Sephus representing Alberta Pulp Mills Re paper board mill.

### 2. CORRESPONDENCE:

2. J. J. Sephus

Re: Alberta Pulp Mills Ltd.

3. C.V. Thoen ?

Re: Mr. E. L. Goebel, relief.

4. Vera Russell

Re: " " " " "

5. Kiwanis Club of Red Deer

Re: Fund raising campaign; permission for parade.

6. B. Y. Comis

Re: Wishes to sell land to City.

7. Petition OK

Re: Closing hours for grain elevators.

8. Red Deer Chamber of Commerce

Re: Meeting with City Council.

9. City of Edmonton

Re: Edmonton city booklets.

### 3. BY-LAWS:

1. No. 1737 on sewer main extensions debentures - 2nd & 3rd readings

2. No. 1749 on artificial ice plant debentures - 2nd & 3rd readings.

3. No. 1750 on grading gravelling debentures - 2nd & 3rd reading.

4. No. 1754 - Transfer By-law - 3 readings

5. No. 1755 - Land Sale Agreements as follows: ✓

Name	Lot	Block	Plan	Purch. Price	Min. Area
ANDERSON, Charly & Lanreen M.	25	6	3007HW	\$1082.10	1000 sq. ft.
HICKS, Hawton & Margaret G.	18	F	K.9	1000.00	800 " "
HUGET, Carl	1&2	9	6269AF	450.00	600 " "
INGRAM, Irving D. & Myrtle L.	3	9	1514HW	770.00	800 " "
VEUGER, Harm & Jantje B.	12, 13 & 14	10	6269AF	670.00	900 " "
WEILAND, Erik & Gertrude	M		3051HW	940.00	Commercial

### 4. REPORTS:

1. Commissioner's Report

Re: Wartime Housing

2. Commissioner's Report

Re: Suggested Resolution for Municipal Convention.

3. Housing Committee Report

Re: Special Meeting on Land Assembly

4. City Clerk's Report

Re: Proposed Plebiscite at Time of Civic Elections.

5. Fire Dept. Report for Month of August, 1953.

6. Welfare Officer's Report for Month of August, 1953

7. Report Re Homes for Senior Citizens.

8. Red Deer Recreation Commission Minutes for August 31, 1953.

Curbing Park is land sold. automatically relinquished at end of year.

# AGENDA

Con't

Wrong wording  
on Chairman

9. Red Deer Recreation Commission Report for Month of August, 1953.

10. Police Commission Minutes for September 1, 1953.

Vern's Taxi  
Trailer Vans

11. Red Deer Health Unit Report on Milk for August, 1953.

12. Building Inspector's Report for Month of August, 1953.

Total Building Permits issued in August

\$245,950.00

Forward

2,070,800.00

GRAND TOTAL

2,316,750.00

13. Union of Alberta Municipalities Re: Convention in Lethbridge on Oct. 22. Arrangements for accommodation should be made now.

> 6

14. Items from the Alberta Civil Defence & Disaster Act.

## 5. NEW BUSINESS:

1. Suggested By-Law

Re: Smoke Stacks on Incinerators.

2. Suggested By-Law

Re: Moving of old Buildings into City.

3. Court of Revision

Re: Voters' List

4. Payment of Accounts.

Ratifiers

Annual Meeting  $\leftarrow$  cost of sidewalks.

Police - Smith

- Police Commission - get man out quickly

Woolsworth - services

→ Co-op - fence it as per lease

Phone  
Barlow

Oil Drilling → Don McKenzie in Calgary

→ Bond

→ Considering a lease to an oil company.

of city owned mineral rights

→ Cenotaph - ask electors on moving

Leave -

Park -

Memorial Centre -

→ Change assessment basis 42 to 46

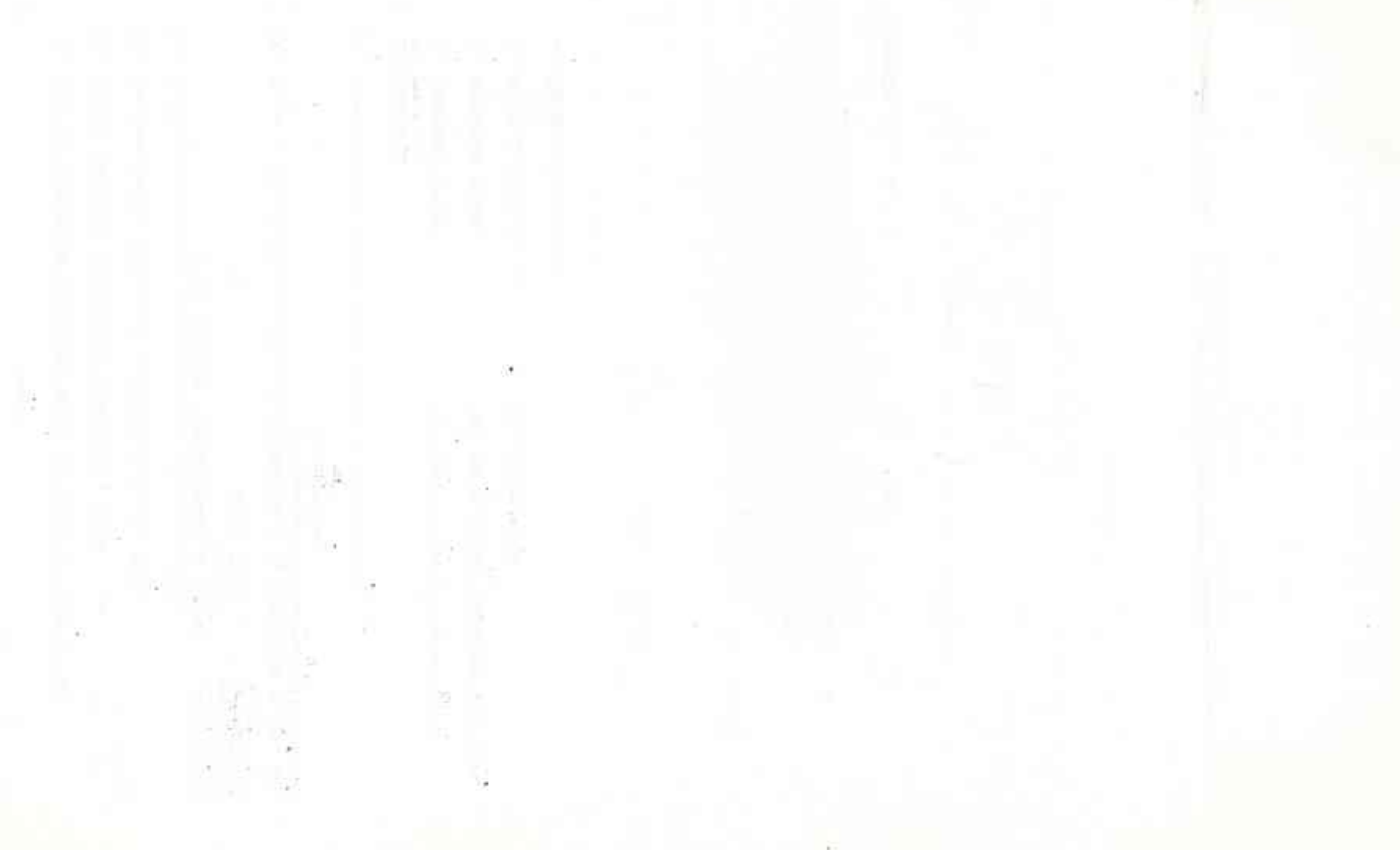
→ Waste School Board - South Hill

→ Scrap Metal - Change Fence

→ City of Calgary

Schools

— Fence Cut in North Red Deer





DELEGATIONS:

LETTER NO. 1

Mr. E. Newman,  
City Clerk,  
City Hall,  
RED DEER, Alberta.

Alberta Pulp Mills Limited,  
4940 - 51 St.,  
Red Deer, Alta.,  
Sept. 9, 1953.

{ - offered  
- 15 to 20 acres. }

Dear Mr. Newman:

Re: Paper Board Mill

Further to our letters of the 29th ult. to yourself and the Mayor, the writer would appreciate the privilege of meeting the Council at its next meeting which we understand is on Monday next, Sept. 14th, in order to clarify this matter.

Yours very truly,  
J. J. Sophus,  
Secretary-Treasurer.

COMMENT:

Have written Horton Steel Co, (to whom the aforementioned property has been ~~asked~~) asking in an indirect manner if they are still interested. In all fairness, we should not ask Horton Steel for a definite answer unless we have an offer for the land or in the event that no decision is reached within, say, six months by Horton Steel. It will take probably three or more months for them to arrive at a decision. J.A.B.

CORRESPONDENCE:

LETTER NO. 2

Paul Crawford Esq.,  
Mayor,  
City of Red Deer, Alberta

4940 - 51 St.,  
Red Deer, Alberta,  
August 29, 1953.

Dear Paul:-

Re: Alberta Pulp Mills Limited,  
Paper Board Mill

The letter received from the City Hall was a great disappointment, and you must admit, coupled with the erroneous report in the "Advocate", is not encouraging to the many people in Red Deer and elsewhere, interested in our project.

As you know, active negotiations are going on at the present time, in fact our company's solicitor, Horace G. Johnson, Q.C. is just now in Toronto discussing this matter with Mr. Emery, so you will readily understand, a more sympathetic attitude would have been helpful.

There appears definitely to be a lack of understanding on the part of the Council as to the real situation in so far as this company is concerned, especially being under new management during the past six months, Messrs. I. Kaila, F. A. Dowler & F.W. Horn as Executive Committee.

Would there be any chance of further consideration?

Enclosed please find copies of Mr. Newman's letter and our reply and would more than appreciate anything you can do.

Thanking you,

Yours sincerely,  
J. J. Sophus,  
Secretary-Treasurer,  
Alberta Pulp Mills Limited.

LETTER NO. 3

The Commissioner,  
City of Red Deer.

Red Deer, Alta.  
Sept. 6, 1953.

Dear Sir:

Would you please bring up the following at your next Council meeting on Sept. 14, 1953.

My father in law Mr. Edward L. Goebel, who has resided in Red Deer with us for the last 6 years and is an old age pensioner is at the present time very ill and is at the Tuxedo Nursing Home in Calgary. As you perhaps know, the rates are \$100.00 per month and as Mr. Goebel has very little financial resources I am putting it up to the Council of the City of Red Deer to pay approximately \$60.00 per month towards his maintenance. His pension is \$50.00 but he should have \$10.00 per month out of that for small items, medicine etc. I have spoken to Alderman Alac Sim and he told me to write you so it could be brought up at the next meeting.

Thanking you I remain,

Yours truly,  
C. V. Thoen

COMMENT:

Usual practice is that the board is \$75.00 per month of which the pensioner pays \$45.00. The city makes up the other \$30.00 per month of which 50% is re-imbursed by the government. J.A.B.

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LETTER NO. 4

September 10, 1953.

Mr. Newman,  
City Office,  
Red Deer, Alta.

Dear Mr. Newman:

On checking with Mrs. Thoen, daughter of Mr. Edward Goebel who is now in a home at Calgary suffering a stroke and has only his old age pension coming in. He has no married daughters who are able to help their father financial or other wise, due to one daughter not well, other large family.

Mr. Goebel 75 years old had been staying with his daughter, Mrs. Thoen for 6 years, when last July he took a stroke and Dr. Weddell thought the only place for him would be a nursing home. I tried checking with Dr. Weddell, but he is out of town.

Vera Russell.

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LETTER NO. 5

Kiwanis Club of Red Deer,  
4217 - 50 Ave.,  
5th Sept. 1953.

Mayor Paul Crawford &  
Red Deer City Council.

Your Worship & Gentlemen:

The Kiwanis Club of Red Deer are at present engaged in their annual fund raising campaign, the method as you know is by offering to the public the first crop of MacIntosh fancy wrapped apples by the box, and at prevailing retail prices.

Our house to house canvass will be concluded about 26th Sept. and it is our desire to culminate this campaign by offering apples for sale on the streets during Saturday Sept. 26th. the Clowns who have become synonymous with Kiwanis throughout Canada will be around, we would like a street parade, and the odd entertainment at various intersections.

We shall respect all City Ordinances concerning Parking, and in every way possible co-operate with traffic control authorities.

Your permission to conduct such a day is respectfully solicited.

Yours very truly,  
G. Les Strange, Secretary.

MEMO:

R.C.M.P. have no objections. J.A.B.

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LETTER NO. 6

5927 - 51 Ave.,  
Red Deer, Alta.,  
Aug. 31, 1953.

Red Deer City Council,  
RED DEER, Alta.

Gentlemen:

I would like to sell to the City, Lots 22 and 23, Block 28, Plan 7604 S. at a price of \$150.00 each.

May this be considered at your next Council Meeting?

Yours very truly,  
B. Y. Comis.

COMMENT:

Can see no advantage to us purchasing these lots. C.E.R.

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LETTER NO. 7

Red Deer, Alta.,  
Sept. 10th, 1953.

City Commissioner &  
City Council,

Gentlemen:

We the undersigned request revision of by-law of June 27th, 1944 re closing hours for grain elevators in the city of Red Deer.

Our wish is that closing hours be changed from closing at 12:00 noon Wednesday, to closing 12:00 noon Saturday for the entire year. Also that closing hour be 8:00 p.m. daily except Saturday for the duration of threshing and combining season only.

Trusting that the above will meet with your approval and be incorporated in the by-laws of the city.

Yours very truly,  
H. A. Wenger  
Melvin Bowie,  
M.D. Sproule,  
A.J. Thawberlin,  
M. Reaust.

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LETTER no. 8

Red Deer Chamber of Commerce,  
August 26, 1953.

Mayor & City Council,  
Red Deer, Alta.

Dear Sirs:

The Council of your local Chamber of Commerce has been informed by several others that the practise of meeting with the City Council has been successful in various aspects of joint interest.

Your Chamber Council would be interested in having such a meeting if it is the wish of the Council to do so.

Your considerations are appreciated in this matter.

Yours truly,  
E. P. Krauss,  
Sec. Treas.

NOTE:

I phoned Mr. Krauss and he suggests a closed (special) meeting with City Council possibly sometime in October. This is done in Edmonton and other cities with the city's interests in mind. E.N.

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LETTER NO 9

City of Edmonton,  
4th Sept., 1953.

Mr. E. Newman,  
City Clerk,  
Office of the Secretary-Treasurer,  
RED DEER, Alta.

Dear Mr. Newman:

Replying to your letter of September 3rd, in regard to the Edmonton city booklets, which was sent to the Mayor, would you be good enough to advise His Worship that we thank him for his remarks about the booklet, and I am sending, under separate cover, a dozen copies of this booklet, to be distributed to the Council, etc.

Yours very truly,  
Graham W. Curtis, Industrial Commissioner.

-5-  
COMMISSIONER'S REPORT RE WARTIME HOUSES

August 31, 1953.

J. W. Judge,  
Deputy Minister,  
Dept. of Municipal Affairs,  
Administration Bldg.,  
EDMONTON, Alta.

Dear Sir:

While checking the financial position of our city we have found an agreement between the City of Red Deer and Wartime Housing Limited which fixes taxes at \$70 per year for Type No. 1 House and \$75 per year for Type No. 2. Now, this amount is far below the \$200 per year or more which such houses are normally taxes and as a result, it means the other taxpayers must bear an unfair portion of the burden. Further, it means that the city actually cannot afford to give these people the service they deserve. Another point of contention is that most people living in these Wartime Houses have one or more children and it costs around \$190 per year to educate one child.

The question in our minds is whether this agreement is legal. As far as we can see it is not in accord with the City Act. Would you please have the Attorney-General's Department check this matter and tell us whether they believe it would be reasonable for us to contest the agreement. The aforementioned agreement is attached hereto.

In requesting this assistance we are not trying to avoid the expense or trouble of using our own solicitors to investigate the matter. It is just that the city does not have a full-time solicitor who is well acquainted with the intent and wording of the City Act.

From a moral point of view, it might be reasoned that the City made an agreement and they should stay with it. The main flaw with this reasoning is that the city has been informed by the Hospital Board that their levy will increase by four mills next year and it is expected the School Board will follow suit. Since the city is only keeping 6 of the 58 mills levied this year, there does not appear to be any hope of obtaining a larger share of the tax dollar next year to improve our road and storm drainage systems. That is, the financial position of the city is becoming precarious and it is vitally necessary to control expenditures and increase revenue. I know you will agree that when the fixed taxation agreement was entered into this situation was not expected by either the City or Wartime Housing.

Your assistance with this matter will be sincerely appreciated.

Yours very truly,  
J. A. Beveridge, P. Eng.,  
City Commissioner.

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COMMENT:

In general the difficulty is that in 1947 the City of Red Deer agreed to fix the taxes on the wartime homes at \$70 and \$75 per year and it is now costing the city (other taxpayers) well over \$200 per year per home for school and hospital expenses alone. In other words, the people in these houses are enjoying all the new improvements in school, hospital and city services but need not pay for them.

We do not believe the Dominion Government meant such an unfair situation to exist and their assistance in correcting this situation would be sincerely appreciated. J. A. B.



5/1  
-6-  
August 31, 1953.

Mr. E. R. Hoover,  
Manager,  
Calgary Branch,  
Central Mortgage & Housing Corp.,  
214 - 5 Ave. E.,  
CALGARY, Alta.

Dear Sir:

Re: Fixed Taxes on Wartime Homes.

Attached hereto is a copy of a letter to the Alberta Department of Municipal Affairs concerning the agreement between Wartime Housing Limited and the city of Red Deer re "Fixed Taxes".

We would like to point out that these homes are, and always have been, serving an extremely useful purpose in the city. However, our present financial position is such that something has to be done to increase the tax revenue from these properties. Red Deer has tripled in size since World War II and as a result its financial position has become precarious due to the building of new schools and hospitals in addition to the extension of necessary services. The net result is that the city debt (not including hospitals and schools) has increased from no debt in 1947 to some \$1,500,000 in 1953. Such rapid development was not foreseen by either party when the agreement to fix taxes was signed.

We can't believe the dominion government wants or expects this city to subsidize a group of people just because they happen to live in a wartime house. Some of them, by the way, are professional and business men who earn salaries considerably above the average.

It would be sincerely appreciated if you would investigate the aforementioned situation and make such changes as may be necessary to alleviate this unfair distribution of city taxes.

Yours very truly,  
J. A. Beveridge, P.Eng.,  
City Commissioner.

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City Commissioner,  
City of Red Deer,  
RED DEER, Alta.

Dept. of Municipal Affairs,  
Edmonton,  
September 3, 1953.

Dear Sir:

I have your letter of August 31st, in which you request our assistance in obtaining a ruling as to the validity of an agreement between the City and Wartime Housing Limited to fix taxes at a stated sum. You advance the opinion that the agreement is not in accord with the provisions of The City Act and question whether the City had authority to enter into such a contract.

It is my opinion that the provisions of The City Act would not apply in this instance because of the fact that the agreement in question was entered into in the year 1948, before the City Act came into force, which date was January 1st, 1952.



If you will read Section 4 of The City Act and, in particular, clause (h), you will note that each city shall continue to be bound by all valid existing contracts, etc., and further, in clause (c) it shall continue to retain its existing by-laws and resolutions legally passed under the provisions of its Charter.

The question to be determined, therefore, is whether or not your City had the power to enter into the agreement in question under the provisions of the old Red Deer Charter. As this Department has not a copy of the Charter on hand, I am unable to give an opinion as to the legality or not of the agreement.

The copy of the agreement enclosed in your letter is returned herewith.

Yours very truly,  
C.W. Morrison,  
ACTING DEPUTY MINISTER.

SUGGESTED RESOLUTION FOR  
MUNICIPAL CONVENTION

Re: Minimum Tax in Fringe Areas  
(within 1 mile of any city, town or village.)

WHEREAS under present provincial legislation it is possible to build homes on small lots in municipal districts adjacent to urban municipalities and thereby pay only a small amount of taxes; and

WHEREAS the cost of educating and hospitalizing these people is borne by other property owners either in the Municipal District or adjacent City, Town or Village;

THEREFORE it is requested that a minimum tax of \$120 per year per home be levied in all fringe areas.

Note: Such a minimum tax may also be advisable for all homes in the municipal districts and urban municipalities. Under the present legislation it is good business to live in a shack. Other people bear the hospital and school expenses.

RE: TRAILER HOMES

WHEREAS it is now possible for people to live in trailer homes within urban municipalities without paying fair share of the municipal taxes;

WHEREAS many people are now living in these trailers for a considerable period of time and enjoying all municipal hospital and school facilities;

THEREFORE it is requested that the urban municipalities be given authority to tax owners of the property on which any trailer home remains in a city, town or village, longer than a total of 90 days in any one year. ~~The minimum tax to be~~

30 days 30¢/day over 90 days

NOTE:

The first resolution suggests a change in the basic tax structure and therefore is quite debatable. The question of minimum taxes arose when it was found the people in Hillsboro only pay \$25 to \$75 per year taxes on each home and that they wouldn't pay more than \$50 to \$100 taxes if incorporated into the city.

J.A.B.

\$19,000  
\$5,000

*Print - 10/10*  
*to me approval*  
*Prov. Govt.*  
*Dom. Govt.*  
*Cost of Land in West Park*

~~X~~

HOUSING COMMITTEE REPORT

RE: SPECIAL MEETING ON LAND ASSEMBLY

A special meeting was held on Sept. 10 to discuss "Land Assembly". It will be remembered that under this scheme, the cost of purchasing and servicing land is shared 75% by the Dominion Gov't. and 25% by the municipality. All work being carried out under the direction of C.H.H.C. Repayment of the city's portion of the loan is made only after the land is sold. Cost of servicing included in the sale price of each lot.

The main advantage of "Land Assembly" is that the city can obtain fully serviced lots complete with good roads without going into debt.

The only disadvantages are (a) that the city partially finances itself off land sales (\$25,000) and any reduction in this means a proportional increase in the mill rate.

(b) purchase of our P. & H. and other equipment depends on the city being able to undertake installation of water and sewer mains next year.

The first disadvantage can only be overcome by keeping desirable property, such as Bowers, for sale by the city. That is, do not put it into Land Assembly.

The second disadvantage can be taken care of by insisting that whoever contracts for the servicing of the "Land Assembly" scheme must hire our P. & H. and other equipment at standard rates.

It was the feeling of the committee that the city should enter into Land Assembly in West Park, and the Stevenson-McFee property. This would leave the Bowers property free for the city to make a profit on the land sales. This proposal will, if approved by Council, be submitted to the ratepayers at the annual civic election on Oct. 14th. (Provided the provincial government will agree to the wording of our plebiscite and provided the two governments agree to participate.)

*Go up on Thursday*

HOUSING COMMITTEE.

CITY CLERK'S REPORT

Re: Proposed Plebiscite at Time of Civic  
Elections on Oct. 14.

SUBJECT: Three Parcels of Parkland

DESCRIPTION: #1 Parcel containing 3.03 acres in the portion of N.W.16 between Ross St., 49 Ave. and C.N.R. tracks. ✓

#2 Parcel A, Block P, Plan 3319 A.F. ✓

#3 Block X, Plan 4900 R. Area adjacent to the streets east of Block A. Plan K.3 as shown in road plan 5038 E.P.

It is proposed to rezone the above mentioned park land into commercial or residential.

If Council agree it will have to be placed before the electors as a by-law as per the following quotation from the City Act.

Section 315 2A

A City Council shall not have power to dispose of its estate in any landed property acquired for a public park, public recreation grounds or exhibition grounds without the assent of a majority of the electors voting on a by-law authorizing the disposal.

NOTE:

There is a petition signed by 22 ratepayers to retain #3 parcel of land as a parkland and develop same.

E. Newman,  
City Clerk.

*Let better of members*

{ #1 - last letter was Presbyterian were still interested,  
#2 - 7 city had offered the land,  
#3 - Lutheran Church.

FIRE DEPARTMENT REPORT  
FOR MONTH OF AUGUST, 1953.

September 9, 1953.

His Worship, the Mayor,  
& City Council.

Gentlemen:

I wish to report that during the month of August, 1953 the Fire Dept. answered 5 fire calls and 1 false alarm.

August 15, 9:30 a.m.

Call came in from Burrows Used Car Lot, truck & 18 men turned out. Found truck & started to burn because of brakes being left on. Dept. extinguished same with five gal. pump tank. No damage.

August 18, 1:55 p.m.

Call came in stating grass fire below Convent. Truck & 21 men turned out. Fire was confined to small pile of old brush and quickly extinguished with 2-5 gal. pump tanks.

August 20, 10:20 a.m.

Call came in from Blue Jay Hotel stating hay stack on fire. Truck & 19 men turned out. Fire had been started by three boys, Richare Mah age 11, Gary Mah, age 8, Mel Blish age 6. The stack was burning fiercely when Dept. arrived. Dept. used truck pump, 9 lengths of 2½" & 4 lengths of 1½" hose & sprinkler & pumped approx. 30,000 gals. of water on the stack. What with water, smoke and fire damage, the stack was useless as feed for cattle.

August 22, 3:20 p.m.

Call came in stating there was a porch fire on Michener Hill. Truck & 19 men turned out and found it was just a false alarm.

August 22, 10:35 p.m.

Call came in from Hillsboro district stating brush fire. Truck & 21 men turned out. Land was being cleared & piles of brush had caught fire, as it was burning over to a nearby house. I had it extinguished. Dept. used sprinkler, booster tank & 2 lengths of 1½" hose. No damage. The M. D. of Red Deer was billed \$64.00 for this call.

August 25, 12:15 a.m.

On orders from J. A. Beveridge, I took 4 men & No. 10 truck & pumped water from in front of Dominion Fruit for approx. 3½ hrs. during the heavy rain, we managed to stop the water from entering their warehouse & so saved them considerable damage being done to their goods.

The Dept. held its regular Tuesday night practises with an average attendance of 22 members.

Respectfully submitted,  
W. N. Thomlison,  
Fire Chief.



September 10, 1953.

His Worship, The Mayor  
& Council,  
City of Red Deer.

Gentlemen:

I beg to submit my monthly report to you for August, 1953.

- Aug. 1 Mr. & Mrs. Nelson called at my home for an interview, re Edna Atkins boy, being behind in her payments for the care of this child. Mr. King and Mr. Riedevev of Innisrail, Alta, came to see me with regard to Mr. Reidevev's two small children. His wife had to be placed in a mental home.
- Aug. 2 Edna Atkins re her son Eddy.
- Aug. 3 Several phone calls re Dutch girls looking for work and received 2 large boxes of used clothing to check.
- Aug. 4 Checked on Hotels re a phone call, Saw Mr. Smith re a Jimmie Zedik.
- Aug. 5 Edna Atkins gave me \$22.50 for part payment on money she owes Mrs. & Mrs. Nelson re her son Eddy, which I took up to Mrs. Nelson.
- Aug. 6 Report on a family not putting their garbage in a proper container, which I have reported to the Health Dept. and this matter is well taken care of.
- Aug. 7 Miss Delores Smith came to see me re her infant son, Helen Iaidler re her two children.
- Aug. 8 Checking Hotels & teenagers.
- A Mr. & Mrs. Hodgson re a Mrs. Joyce Thompson, Calgary re the payments for her baby staying at the Hodgson home.
- Aug. 9 Mr. & Mrs. Nelson needs balance of the money coming to them re Eddy Atkins.
- Aug. 10 Mrs. Vanalstyne, Lacombe, Alta, re her husband who does not want to support his 4 children.
- Aug. 11 Maxine Cressman, re her work and staying out too late for her age.
- Aug. 12 A visit again from Mr. Riedevev of Innisfail, Alta, re his 2 children. Elsie Prochazka re an assault.
- Aug. 13 Mr. Bowles re Winnie Lecerte and Edna Atkins.
- Aug. 14 Mrs. Smith re her daughter Lillian.
- Aug. 15 Interview with Lillian Smith.  
Mrs. McKay re her daughter Hellen.
- Aug. 16 Mrs. Shocks re Mr. Riedevev, re home for his two children.
- Aug. 17 Mrs. Joyce Thompson re her money for Mrs. Hodgson re her baby.
- Aug. 18 Court re Mrs. Paull's brother Jimmie Zidek re a ward of the Province and being placed in the custody of Mr. & Mrs. Paull.
- Aug. 19 Mrs. Vanalstyne, Lacombe, re her children, came in to see Mrs. Smith and Police.
- Aug. 20 Checking on teenagers, re Maxine Cressman and checked on families re used clothing.
- Aug. 21 Court and escort duty.  
Evening, Mrs. Domoney, Lacombe, re her children going to school in Red Deer.
- Aug. 22 Betty Perice not wanting to go back home with parents; an interview and she went.
- Aug. 23 Mrs. Hodgson's re Mrs. Thompson's baby.
- Aug. 24 Checking with M.D.55 - re Winnie Lecerte re relief.
- Aug. 25 Calgary for babies with Mr. Hill
- Aug. 26 Checking on Mydra Shuler, Calgary girl who is going to Red Deer Camp. High re a scholarship Fund of \$200.00.  
Alberta Hotel less.
- Aug. 27 Mrs. H. Johnson and daughter and Mrs. Smith and daughters.
- Aug. 29 Checking more used clothing. Mrs. Domoney came again re her children
- Aug. 30 Letters and extra phone calls all day.
- Aug. 31 Checked a report re young children out too late, midnight and later.

Respectfully submitted,  
Sincerely yours,  
Vera Russell,  
Welfare Officer.

Red Deer Citizens? { Land - O.K.  
Zones - O.K.  
Utilities - Pay

RE: HOMES FOR SENIOR CITIZENS

1221 Devonshire Crescent  
Vancouver 9, British Columbia

J.A. Beveridge Esq., P. Eng.,  
City Commissioner.  
Red Deer.,  
Alberta.

Dear Sir;

Your letter of July 31st is to hand requesting information on our project for housing aging people.

Since my retirement as Deputy Minister of Veterans Affairs and moving to this City I have been impressed with the plight of aging people in the matter of housing.

A group of us got together and became incorporated under the Societies Act. We were then eligible for a grant from the Province of one third of the cost of our project. The first group of buildings cost \$100,000. Of this the Lions Clubs gave us a grant of \$10,000. The Province \$33,000 and the balance \$57,000 was covered by a mortgage repayable in 40 years at an interest rate of 3½%. This is the only overhead. Taxes are waived by the City.

The project comprises one story semi-detached buildings for couples and two story buildings containing eight suites each for single persons. Couples pay \$25 monthly and provide their own heat and single persons pay \$20 per month heated.

We only - as a non-profit organization - propose to break even. If we run behind we will have to raise the rent. I don't think we will though. The organization is known as the British Columbia Housing Foundation. I was the President from incorporation until our first group of building was opened. The present President is Mr. J. D. Cornett of 176 West King Edward Ave, Vancouver. Any further detailed information should be obtained through him.

Yours Sincerely,

(Walter S. Woods)

.....

The New Vista Society  
1790 Stride Ave.  
NEW WESTMINSTER, B.C.

August 7, 1953

Mr. J.A. Beveridge  
City Commissioner  
Red Deer, Alberta

Dear Mr. Beveridge:

We greatly appreciate your enquiry and will be pleased to give you any information we have.

Our Provincial Government will grant one third of the cost of approved, low-rental, non-profit housing for senior citizens in the low income brackets.

Central Mortgage and Housing Corporation will loan (at three and three quarters percent) up to 90% of their estimate of its value, repayments being spread up to a fifty-year period. It is important to keep in mind the greater the borrowings the higher must be the rent if no other source is available to meet the repayments, taxes

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(if any), insurance, light and water (if supplied), and general maintenance overhead. We receive excellent co-operation from the Municipal Council who grant us the site for each project for the nominal sum of One Dollar; we pay taxes.

To date our projects consist of forty-one duplex units (eighty-two cottages) of which fifty-eight were designed for couples and twenty-four for singles. Each project is laid out in crescent formation which adds greatly to its attractiveness.

We started out with two concepts in mind--what conditions would we desire for ourselves under similar circumstances, and to make the projects a model for others elsewhere. We like to think we have achieved both concepts.

Our rents vary slightly, ranging from \$19.00 and \$20.00 per month to \$23.00 for couples.

From an economic point of view we cannot justify building cottages for single persons as the addition of a larger floor space will add very little additional cost and provide accommodation for couples as all major costs (plumbing, wiring, doors, windows, etc.) are identical. Our action was based on the recognition that the number of widows greatly exceeded the number of couples eligible for tenancy, viz. they must be past working age or working ability, with an income not in excess of old age pension rates. Incidentally, when one of a couple dies, the other is not required to vacate as the threat of being uprooted has a very detrimental psychological effect.

Our cost of construction has not exceeded \$7.00 per square foot. Our materials and workmanship (at union rates) are of highest quality. We build the cottages ourselves by day labor and, having excellent supervision, eliminate builders profits, etc. Cost per duplex for couples, \$7,500.00. They are individually heated by the tenants who pay for their own light but we supply water.

A feature of our projects is the extensive lawns embracing the boulevards, thereby giving an attractive appearance and sense of spaciousness between the houses on each side of a street. We maintain the lawns but each tenant has his own small garden flowers in front and vegetables at the back.

To cope more adequately with the demand for accommodation for singles, we are planning to erect an apartment block of thirty-two "suites" consisting of a housekeeping room with bed alcove, kitchen facilities, and toilet, but shared bath accommodation. This project of course, will be centrally heated. The plan has been submitted to Central Mortgage and Housing Corporation for, we trust, their approval. Incidentally we have over a hundred widows' applicants already on hand, plus couples, and still they come--far beyond our capacity to cope with the demand.

We are forwarding you copies of our plans for single and dual accommodation, and also of the proposed apartment block, but must apologize for the regrettable poor reproduction of the prints.

2 Our projects to date have cost slightly over \$300,000 of which we have \$170,000 Central Mortgage and Housing mortgages.

We are incorporated under the Societies Act but to ensure the future of the projects, an Act was passed at the recent session of the legislature setting up a trusteeship for this purpose.

No member of the Directorate receives any remuneration for any services they render, some of which are quite extensive.

Any further information you desire will be gladly forthcoming.

Yours sincerely,  
Ernest E. Winch,  
Honorary Secretary Treasurer.



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## LIMITED-DIVIDEND LOANS

Loans to aid in the construction of low-rental housing projects or in the purchase and conversion of existing buildings and lands to provide such accommodation are authorized under Section 9 of the National Housing Act.

This section empowers Central Mortgage and Housing Corporation to loan up to 90% of the lending value of projects undertaken by limited-dividend companies. Interest is at a rate of 3% per annum and the period of amortization may not exceed the useful life of the project or, in any case, 50 years.

### A LIMITED-DIVIDEND HOUSING COMPANY:

For purposes of Section 9 loans a limited-dividend company is defined as a company incorporated to construct, hold and manage a low-rental housing project with dividends limited by the terms of its charter or instrument of incorporation to five per centum per annum or less.

Any group of public-spirited citizens who wish, on their own initiative, to help in meeting a need for low-rental accommodation may form a limited-dividend housing company. Service clubs, charitable foundations, church groups or business leaders, for example, may form such companies to look after the needs of pensioners or others of limited income. However, the members of the company must present specific evidence that conditions of shortage, overcrowding or sub-standard housing exist in the district before the company can be granted a loan under this section of the Act.

A limited-dividend company holding a charter in one province may operate under that charter outside of the provincial boundaries providing the company has been authorized by the other province concerned.

### THE LIMITED-DIVIDEND LOAN:

The lending value of the proposed project is determined by the Corporation and the loan may be up to 90% of this lending value. The loan bears interest at the rate of 3% per annum and the term is up to 50 years.

### TO USE SECTION 9

If you are interested in taking advantage of the facilities offered under Section 9, the following steps should be used as a guide;

1. Interest public-spirited citizens in becoming directors of your proposed company.
2. Assemble evidence of need for the project.
3. Seek advice from planning officers in your city hall regarding a site.
4. Obtain a legal description of the proposed site.
5. Investigate available local and provincial aid.
6. Discuss the company incorporation with your lawyer.
7. Develop sketches of the plot plan and building plan and draw up an outline specification, with professional advice.
8. Prepare a preliminary estimate of cost.
9. Prepare a statement of funds available.
10. Visit the nearest C.M.H.C. or Branch Office and discuss the proposed project. On this visit you should bring the documents dealing with the above steps as well as a statement from your city of the probable municipal taxes on the project.



BILL NO. 93

An Act respecting the Trustee Board  
of the New Vista Society.

WHEREAS The New Vista Society was incorporated on the eighteenth day of December, 1943, under the "Societies Act":

And whereas The New Vista Society has petitioned that an Act may be passed creating a Trustee Board of the Society to acquire and hold upon trust all the real property of the Society to the end that such real property shall be devoted perpetually to charitable purposes as defined herein:

And whereas it is expedient to grant the prayer of the said petition:

Therefore, Her Majesty, by and with the advice and consent of the Legislative Assembly of the Province of British Columbia, enacts as follows:-

1. This Act may be cited as the "Trustee Board of The New Vista Society Act."
2. There is hereby created a corporation which shall be a body politic and corporate, without share capital under the name of "Trustee Board of the New Vista Society."
3. The Trustee Board of The New Vista Society (hereinafter called the "Board") shall at all times be entitled to purchase, lease, acquire, have, take, hold, receive, and enjoy all or any property, real or personal, in British Columbia.
4. (1) All the real property of The New Vista Society incorporated under the "Societies Act" is hereby transferred to and vested in trust for the general benefit of The New Vista Society.  
(2) The Board may at any time request The New Vista Society to transfer to the Board any real property hereinafter acquired by The New Vista Society, and the Society shall forthwith, after receiving a request in writing for such a transfer, transfer the property to the Board.  
(3) The Board may sell, dispose of, assign, transfer, or exchange any real property held by it when it deems it necessary so to do in furtherance of the purposes of this Act.  
(4) The objects of The New Vista Society shall be as set out in the declaration of the Society filed on the eighteenth day of December, 1943, under the "Societies Act," as amended prior to the day upon which this Act comes into force, and shall not be altered unless the consent in writing of the Board is first filed with the Registrar of Companies.
5. The Board shall consist of five residents of British Columbia, and shall be constituted as follows:-
  - (a) One shall be a member of the Municipal Council of Burnaby appointed by the Council:
  - (b) One shall be a member of the Burnaby Club of the Lions International, and shall be appointed by the Burnaby Club:
  - (c) One shall be appointed by The New Vista Society:
  - (d) Ernest Edward Winch shall be a member during his lifetime, and upon his death or resignation the remaining members of the Board shall appoint a member in his place who shall be an active member of a public body or charitable organization whose purpose is the well-being of elderly dependent persons:
  - (e) Harold Edward Winch shall be a member during his lifetime, and upon his death or resignation the remaining members of the Board shall appoint a member in his place who shall be an active member of a public body or charitable organization whose purpose is the well-being of elderly dependent persons.
6. The members of the Board appointed by the Municipal Council of Burnaby, the Burnaby Club of the Lions International, and The New Vista Society shall hold office for a term of one year and be eligible for reappointment.
7. Vacancies in the Board, however created, shall from time to time be filled for the unexpired term by the body which appointed the member vacating the Board.
8. All bylaws and resolutions proposed to be passed by The New Vista Society shall first be submitted to the Board for its approval, and no such by-law shall be passed and no resolution shall take effect until the Board has given its consent in writing thereto.
9. The Board may at any time, by notice in writing, call a joint meeting of the Board and the directors of The New Vista Society, and such meeting shall be held within fourteen days after a request in writing therefor, signed by a duly authorized member of the Board, has been received by the Secretary-treasurer of The New Vista Society.
10. (1) In the event of the dissolution of The New Vista Society, all properties and assets of the Society shall be transferred to the Board, and the Board shall establish a trust fund which shall consist of all such property and assets, together with the real property held by the Board.

(2) The capital and income of the trust fund created under subsection (1) shall be used in such manner as the Board sees fit for the purpose of alleviating the suffering of or contributing to the care, comfort, and well-being of elderly dependent persons.

11. The New Vista Society shall forward to the Board within thirty days after the termination of each fiscal year a written report showing the true state and condition of the affairs of the Society, accompanied by a balance-sheet, a summary of the assets and liabilities, and a statement of the income and expenditures of the Society, signed by the directors and certified correct by the auditors of the Society.

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RED DEER RECREATION COMMISSION  
MINUTES - August 31, 1953

Present were: R. B. Gish, H. Gilchrist, P. Crawford, E. C. Ross, Dr. Carter, Dr. Parsons, C. M. Ward, Dr. Fleming, T. Cornett, J. Miller.

Mrs. Foster, M. Steffanick, H. Webb, C. Anderson, Miss Olson, B. Woodrow, and R. Holmes were absent from the meeting.

Meeting opened at 8:05 P.M. with Dr. Carter in the chair. Minutes of the previous meeting were approved as transcribed.

Messrs. Gilchrist, Ross, Miller and City Engineer were appointed as a committee to look further into the matter of proposed site for toboggan slide, and prepare estimate on cost of same. Letter to be forwarded to Kinsmen Club once details of project are known.

Dr. Fleming spoke to the meeting re the matter of team banquets. It was the feeling of the meeting that these should be dispensed with and that a night be held in the arena for the honouring of all team winners, such proposal to start next spring.

Resignation of Dr. Carter from the Commission was accepted with regret. The matter of a replacement was left over until next meeting although it was suggested that the Lions Club be approached re matter of selecting one of their members to fill the position.

The names of S/Ldr. Nielsen and Art Evans were suggested as replacements for Steffanick and Anderson on the Commission. The Secretary was instructed to place these two names before City Council.

Letter was read to the meeting from Messrs. Corrigan and Hopkins offering Commission approximately 70 benches (used for wrestling matches) at a price of \$350.00. On motion of Ross and Fleming it was recommended that Commission purchase the benches.

Letter from S/Ldr. Nielsen re matter of suitable referees for hockey matches was given some discussion. It was left with the Secretary to work out details with Mr. Nielsen for the holding of a referees school early in the hockey season.

It was recommended that boxing club be granted use of swimming pool again this winter for their classes and the Secretary was asked to investigate cost of a small ring for their use.

Proposal of local service club to build small closed skating rink for children was discussed. It was the feeling of the meeting that the money might be better spent in the erection of a recreation hut. The Secretary was instructed to approach the service club re the matter.

Meeting adjourned at 9:30 p.m.

RED DEER RECREATION COMMISSION REPORT  
August, 1953.

Softball & Baseball:

No further action in boy's baseball during the month. Rainy weather and lack of coaching being chief contributing factors. Men's Fastball played only a few games during the month. Local team knocked from Provincial play by Wimborne in straight games.

Two inter-playground softball games played.

Dodgers finished third in Chinook Baseball League. Drawn against Carstairs in first round of playoffs - to date two of three games played with the clubs splitting, third game will be played as weather permits. Winner will play Calgary Purity for league championship.

Imperial Oil used ball diamond for annual Calgary-Edmonton baseball tussle.

Swimming:

Pool closed to children under 17 years of age on August 13th. Remained open for adults until August 24th. Attendance of 5442 for period to August 24th as compared to 2184 last year, when pool closed on August 17th.

Wading pool closed August 13th - attendance of 709 to that date as compared to 291 last year. Pool closed on same date both years.

Considerable time and effort was spent on Swim Meet which was to have been held on August 14th. However, this event had to be cancelled owing to the polio ban. Swimmers were registered from Edmonton, Devon, Sylvan Lake & Innisfail as well as Red Deer. In spite of this setback the Catalina Club enjoyed its best season on record.

Ninety swimmers qualified in Red Deer Advocate "Learn to Swim" for the season.

Playgrounds:

Total attendance of 16,781 for period from July 30th to August 28th. making a grand total of 33,776 for the season. Attendance as follows with monthly attendance in first column and summer total in the second column

Michener Hill	2372	4745
Mountview	2316	4994
North Red Deer	2204	4984
Parkvale	2240	3405
South Hill	2667	5162
South School	--	266
Waskasoo	2898	5852
West Park	2084	4368

Attendance was up slightly from last year which showed a total of 32,482. Attendance worked out to an average of 40 per session which again is slightly more than last season. 588 adults visited the playgrounds during the month and a total of 1092 for the summer - which would indicate only fair interest on the part of the parents. Noticeable increase in attendance at Michener Hill, Parkvale and South Hill.

Seven movies were shown on the playgrounds (once on each area); average of 82 per playground. It is hoped to expand this phase of the programme for next year in cooperation with the Film Council.

Big event of the month was "Penny Carnival" held on each of the playgrounds. Proceeds from these were used for "wind-up" parties and weiner roasts. (in two cases, where proceeds were very good, donations were made to the Crippled Children's Hospital). Other events were as listed in the playground manual.

Some trouble has been experienced with vandalism on the playgrounds and some trouble with teen-agers. It would point (in my mind) to the need for older and more experienced supervisors which can only be obtained with an outlay of more money for salaries. In spite of these difficulties (and wet weather) the playgrounds have operated quite successfully and especially so when one considers that most of this year's supervisors were young girls with little or no experience.



Miscellaneous:

Installation of artificial ice is proceeding in arena. Already tentative requests are being received for "ice-time" for hockey practices from teams in surrounding towns. Several requests for use of arena have had to be refused owing to work being done in the building.

Three meetings held in Commission office during the month of August.

Respectfully submitted,  
C. Jarvis Miller.

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POLICE COMMISSION MINUTES  
Sept. 1, 1953.

Minutes of regular Police Committee Meeting held in the City Office at 2:00 p.m. with Mayor Crawford, Sgt. Johns, Alderman Anderson Cpl. McGregor and Commissioner Beveridge in attendance.

Minutes of the previous meeting were read and approved on the motion of Alderman Anderson, seconded by Sgt. Johns.

A request from Sorensen's Bus Lines for a parking space in front of their building on 52 St. was approved. The cost of all signs to be charged to the applicant.

A letter from the Recreation Commission regarding the parking of cars on the public school playground near 48 Ave. was discussed and it was decided that the police could not effectively control this general type of infraction without additional staff. It was suggested that, instead, "No Parking" signs be erected on the field and enforced by the school authorities.

A request to place a stop sign at the intersection of 53 St. and 47 Ave. was reviewed and the police were asked to investigate this crossing. Following the police report, the city will take whatever action is necessary.

A letter from the Twin Meter Co. of Canada suggesting the installation of further parking meters was considered and it was decided that for the present, no further meters are to be ordered.

The regulations in other cities on the unloading of large trailer vans from the main streets is to be investigated and a report submitted at the next meeting.

Meeting adjourned at 4:00 p.m.

J. A. Beveridge,  
Secretary.

NEW BUSINESS:

Suggested By-Law Re Smoke Stacks on Incinerators.

At the request of Mr. Hugh Bower, Sanitary Inspector of Regional Health Unit.

Would Council consider a by-law to enforce owners of incinerators to build the smoke stacks on said incinerators to at least  $1\frac{1}{2}$  feet above the level of the highest window of the buildings in the near vicinity of said incinerator.

E. Newman,  
City Clerk.

Suggested By-Law Re Moving of Old Buildings into the City.

The following is a suggested by-law arising from the objections raised by a delegation at the last meeting re older homes being moved into the city. At present, the building inspector looks over these houses but the control is informal and no fee is charged.

THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. By-law No. 1341 is hereby amended by adding as Section 4, sub-section 5 the following:

"4.(5) Any person, firm or corporation wishing to move any building either within or into the City shall, before moving such building, comply with the following:

(a) Obtain approval of the City Building Inspector.

A fee of \$10.00 will be charged by the City for each inspection. Where it is necessary for the building inspector to travel in excess of one-half mile from the city limits, an additional fee of \$1.00 per mile will be added.

(b) Submit a letter to the Building Inspector stating the nature and extent of the structural changes to be made; the estimated cost of the renovations and the date by which they will be completed.

(c) When moving a building into any residential area east of Gaetz Ave. it will also be necessary to obtain approval in writing from at least 4 of the 6 nearest property owners or two-thirds of the adjacent property owners within two hundred (200) feet of the proposed site whichever is the greater number.

2. This amendment shall come into effect on March 1, 1953.

DONE AND PASSED IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1953.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk.

Penalty

Outdoor  
Toilets  
Garbage  
By-Law  
Time  
Collection  
Downtown  
Residential