

- 7 items
1. Report on Land Sale Policy
 2. Acknowledge \$500 of Presbyterian Church
 3. NR 11. - over
- A G E N D A**
- For meeting of the Council to be held in the
Council Chambers, Monday, April 26, 1954, at
7:00 p.m.

4. Building back & fore. By-Law & Advertise
5. Advertise set-back

PRESENT:

1. Confirmation of the minutes of the regular meeting of April 12, 1954.

2. DELEGATIONS:

1. Re: North Red Deer Frontage Tax.
2. Building Trades re License By-law.

Letter

3. UNFINISHED BUSINESS:

1. Re: Sale of old C.M.R. Right-of-Way to J. Bettenson
2. Re: Extension of City Boundaries.
3. Re: Beaver dams within the city.

*Apply
Club
Letter*

4. CORRESPONDENCE:

1. Anderson *Apply* Re: Application for land E. of United Church
2. Chas. Scott *Apply* Re: Application to extend his building
3. R. S. Leslie *Apply* Re: Application for sewer and water services with power and road.
4. Blue, R. Brown, & J. Brown *Apply* Re: Widening of road on Michener Hill
5. Frances Glover *Apply* Re: 4 1/2 acres on Springbett Drive.
6. Robinson and Holmes *Apply* Re: Frontage tax: L. Harvey, T. Salter, W. Wagner, F.P. Ladwig & G. Wheeler.
7. Chamber of Commerce *Apply* Re: Salt Treatment of Roads.
8. Commissioner of Works & Utilities *Apply* Re: Conference on Highway Safety
9. Premier, E. Manning *Apply* Re: Representation on R.D.D.P.C.
10. R.D. Planning Commission *Apply* Re: Resignation of A. Sim.
11. Director of Civil Defence *Apply* Re: Appointment of Deputy Director
12. R.C.A.F. Station, Penhold *Apply* Re: R.D. Fire Departments help at hanger fire.
13. M.F. Mackenzie & Co. *Apply* Re: Blk. of land at south end of bridge.

*50-50
City Comm.
Full only*

*LICENSE:
By-law.*

*Land
Purchase*

5. BY-LAWS:

1. No. 1783 -- Land sale agreements as follows: 3 readings.

NAME	LOT	BLOCK	PLAN	PER. PRICE	MIN. FLOOR AREA or MIN. VALUE
BEATTY, Robert Morris		N	3051 H.W.	\$960.00	\$7,000.00
McKINNEY, Joe George	58	10	5162 H.W.	\$770.00	350 sq. ft.

6. REPORTS:

1. Preliminary Report re Parking in the Downtown Area
- Report on School Costs Sent to Mayor MacKay of Calgary
- Re: Storm Sewers

*Letter
Table
File*

Land License By-Law & Issue Reg. Purchase of 1st, 2nd & 4th - check original meeting hall

Wickham Lot

Local Camp on July 20

NR 11

Robinson Parents: Legal

1/ ① Local Assessment - notice did not state that the taxpayer can appeal.

② 1735 - July tax
Readings { July -

13 Special certificate mailed out.

Robert

① Assessment is not fair.

④

Good Art

~~Cost of work is less than~~
Cost of work is less than.

Cost of worse is ^{increased} ~~increased~~ & ~~only~~ must be

reduced.

reduced.
- Dress coat have to be uniform.

② Reporting cost over whlecity.

916.50

Benny Davis - and a letter.

Johnson

Board - village as whole

should pay for it.

Should it be agreed on
the whole of M.R. II.

Report re Mr. E. W. Lewis - comparison of taxes

Re: Land for R.C.M.P. Headquarters

Wt for Jacobson

6. Re: Sale of Land East of the United Church

7. Special Commissioners' Report on the Operation of City Utilities - 1952

8. Special Commissioners' Report on the Operation of City Utilities - 1953

OK 9. City Assessor -

"April 24/54

Re: Lot exchange

Mr. A. S. Krause bought Lot 3, Blk. 3B, Plan 5185 H.W. which was approved by Council. - -

No loan is forthcoming in this area so therefore he would like to exchange it for the N $\frac{1}{2}$ of 5 & 6, Blk. F, Plan 3591 P. " C.E.R.

7. NEW BUSINESS:

1. Payment of accounts.

⑤ ✓ When people pay in full
do they get a reduction in interest?

⑥ Off 60 st. = what can be done
about 60 st speeding?
Especially near
school (one young fellow
in particular - 56 ave)

DELEGATIONS:

1.

North Red Deer re Frontage Tax

Building Trades re License By-law.

UNFINISHED BUSINESS:

Re: Sale of old C.N.R. Right-of-Way to J. Bettenson

Mr. Bettenson was under the impression that the above land was already sold to him even though he had not deposited any money. As a result, he has poured footing, ordered machinery, etc.

We recommend that the above property be sold to Mr. Bettenson.

J.A. Beveridge

Re: Extension of City Boundaries

It has been suggested that the City take in the Bowers property (also Alton and Chinese Farm if agreeable) to the south of the city and the land for the new mental institute.

Due to a lack of agreement on the balance we will await further word from the M. D. Council.

Chairman, Boundary Committee

April 20, 1954

Mr. E. Newman,
City Clerk

Dear Sir:

In reply to your request for permission to destroy Beaver dams within the city limits, I submit the following:

A Permit to trap Beaver along Waskassoo creek within the City of Red Deer has been issued to Mr. A. Bykes. This Permit is valid until the 15th of May. I believe it would be in the best interests of the City if no interference with the Beaver takes place until Mr. Dykes has had ample time to trap same, as breaching of the dams will not affect the Beaver population and they will quickly rebuild such breached dams. At the same time Mr. Dykes' work would be made more difficult and less efficient.

I suggest that the dams be left intact until May 16th., on or after which date they should be dynamited or otherwise destroyed, a Permit to cover which procedure to be issued by this office in due time. After this is done, I hope to keep the area clear of any returning Beaver, as I fully realize the risk of having these deep holes in the creek where children play. Hoping this will meet with the approval of City Council, and welcoming any further comment, I remain,

Yours truly,
"R. A. Wileman"
Fish and Game Officer

CORRESPONDENCE:

2.

April 12, 1954

LETTER N O 1

City Council,
City of Red Deer.

Gentlemen:

Please accept this letter as an application for 50 feet of land immediately east of the property sold to A. Ferris and Associates for a commercial building.

Detailed plans will be submitted on request.

Yours truly,
"C. Anderson"

LETTER NO. 2

4816 - 50 Ave.,
Red Deer, Alta.,
April 22, 1954

City Council,
Red Deer,

Gentlemen:

I wish to make application for building permit to extend my present building 24 ft. 2 in. by 65 ft. as shown in Architects drawing attached to this letter.

You will see in the plans that I have a loading platform off lane 27 by 20 ft.

I am anxious to start building at once, and would like councils approval for this extension.

Yours truly,
"Chas. Scott"

NOTE:

April 23, 1954 - Sketch for addition as attached is quite in order. The only query is the question of the set-back. C.E.R.

"Recommend approval of the above on the understanding that the remaining loading zone as shown will be kept." COMMISSIONERS

LETTER NO. 3

5120 - 43 Ave.,
Red Deer, Alta.

City of Red Deer

Dear Sirs:

Re: Lots 1- 7, Block C, Plan 5560 H.W.

I have recently subdivided the above lots and hereby request that sewer and water services with power and road be built this year on a debenture basis.

Yours truly,
"R. S. Leslie"

NOTE:

Should consider with works program. COMMISSIONERS



March 29, 1954

City Council of Red Deer.

Gentlemen:

We the undersigned understand that it is your intention to widen the road on Michener Hill past our properties, and from the survey that has been made recently your intentions are to take part of our properties in doing so. A matter which we protest as we purchased these properties in good faith and according to past surveys and as shown on the map of the City of Red Deer at the time of purchase it has been said the first survey was wrong. What proof do we have that the present survey may not turn out to be wrong in a few years.

We are not engineers but we do not see why the road cannot be widened the south side, which would also do away with the curve past 43 Avenue. As taxpayers we would appreciate that this matter be taken up with us before defacing our properties which do not appear to us as necessary.

We might point out that there is not a parking problem on the hill. We would be pleased to attend one of your council meetings to state our case.

Yours truly,
O. Blue
R. Brown
Josephine Brown

NOTE: A surveying of the Michener Hill road is now underway and no final plan has been drawn up.

LETTER NO. 5

7410 - 111 St.,
Edmonton, Alta.
April 21, 1954.

City Commissioner,
Red Deer, Alta.

Dear Sir: Re: 4 1/2 a. land on Springbett Drive.

Does the city still require part of this 4 1/2 acres of land for water storage tanks? If so, would you please make me an offer for either the entire block or the part you require.

I have had several offers from builders which are far above any price the city has mentioned so far. Perhaps you could see your way clear to place these tanks on the Bower property which is adjacent to mine and which you already own.

In making your offer, please keep in mind (1) That the property will yield 25 or 26 lots, (2) That most of the lots you require are already on the services. 10%
1.7 acres

If we cannot come to an agreement we will have to take it to a board of arbitration.

Would you like to suggest a date when you could interview my representative regarding the matter?

Yours sincerely,
"Frances Glover"

NOTE:

Reservoir will have to be in Block G (at sometime in the future) in order to serve the most people for the least money. Some money was allowed in the waterworks program for purchase of part of the above property." J.A.D.

LETTER NO. 6

April 23, 1954

The Secretary, City of Red Deer,
City Office.

Dear Sir: Re: Frontage Tax: L. Harvey, T. Salter, W. Wagner,
F.P. Ladwig and G. Wheeler.

We have been retained by the above named burgesses to look into the matter of a frontage tax which has purportedly been charged against their properties,

and they have requested that we appear before the City Council at the meeting on Monday next, April 26th to make representations on their behalf. We would therefore be pleased if this matter could be placed on the agenda of that Council meeting.

Prior to that date we are desirous of obtaining from you the following information: the total amount charged for installation of water mains, as a local improvement, the proportion of which relates to exempt land and the proportion which relates to taxable land, and the portion, if any, which is borne by the City at large. We are referring to a water main installed in North Red Deer in 1953, and which was advertised in or about the month of May 1953.

Yours very truly,
ROBINSON & HOLMES
Per: "J. T. Robinson"

LETTER NO. 7.

April 20th, 1954

Mayor Halladay & Council,
Red Deer, Alta.

Dear Sirs: Re: Salt Treatment of Roads

Our regular meeting held last nite was informed by letter from Commissioner Beveridge some facts concerning the above subjects.

A motion was moved by Jack Choate that the City of Red Deer defer action on the Salt Treatment of roads until more information was received. This was seconded by Jack Watson and carried by the meeting.

We trust that this is clear and if you should require more clarification, I am sure that Mr. Choate would be happy to co-operate in any way possible.

Yours truly,
RED DEER CHAMBER OF COMMERCE
Sec. "E. F. Krauss"

LETTER NO. 8.

April 19, 1954.

Mr. E.A. Johnstone,
Chairman, Housing Committee,
Red Deer City Council.

Dear Mr. Johnstone: Re: Gladmer Project - Calgary

The City of Calgary did not give the Gladmer Corporation any special consideration on property tax. According to the City Act we are not able to do this. The Gladmer Corporation purchased the land fairly cheaply and at the same time paid all the local improvement costs for services rendered and supplied on their private property. As you have indicated, their rents are fixed but are amortized over forty years on the initial cost of the project. In other words, at the time the agreement was drawn, costs were such that the return from the fixed rentals would take care of them. However, if general taxes should increase in the years to follow, this does not prevent them from applying for increased rentals to pay increased taxes. I would suggest that if you are making a deal with them that you have them pay all of the improvement costs in advance. We have a second project with them in our Renfrew district and in order for the scheme to be approved by C.M. & H.D., Ottawa, and fall within the present fixed rents, it was necessary for us to sell them the land at very reduced cost. However, if our general taxes should increase in the years to come we understand that that is sufficient argument for them to request increased rents in order to pay those taxes. The initial scheme, however, must, on an amortized basis, qualify on its own merits.

We have found the housing scheme very popular and in great demand. Because of the fact that City Council were wholeheartedly behind such a scheme no difficulty was experienced in selling them land at a reduced value for their second scheme. If there is further information which you require, please let me know.

Kind personal regards.
c.c. Commissioner J.A. Beveridge

Yours very truly,
COMMISSIONER OF WORKS & UTILITIES

LETTER NO. 9

Edmonton, Alberta,
April 20, 1954

Dear Sir:

The mounting toll of death and injury on our streets and highways is a matter of deep concern to all of us. It stands as a great challenge - both humanitarian and economic - and must be met by urgent action.

I have examined the "Action Program for Highway Safety" prepared by the Honourable Gordon E. Taylor, Minister of Highways. It is based on a program adopted at a recent White House Conference for continent wide application. It is a sound and workable program but effective citizen leadership is needed to help put this crusade into organized action on a province wide basis.

To this end I have called a Conference on Highway Safety to be held in the Macdonald Hotel in Edmonton on May 19th. The Conference will serve to focus more public attention on the problem and stimulate active leadership in every community.

I will appreciate it if you will designate an appropriate group of your outstanding citizens as a delegation to represent your municipality. Since the Conference program will be built around eight basic groups - labour, agriculture, business, women, public officials, media of public information, other organizations (service, fraternal, religious, veterans, etc.) and youth, I would hope that your delegations would include representatives from each of these categories.

Will you please forward the names of your delegates with addresses and categories as soon as possible to:

Conference on Highway Safety,
Room 407,
Legislative Building,
EDMONTON, Alberta.

Highways Minister, Honourable Gordon E. Taylor, General Chairman, will then prepare background information for each delegate.

Naturally, we would be happy to have present all Mayors and Reeves whose schedules and responsibilities would permit attendance. At any rate, I am sure I can depend on your active co-operation and support to make this Conference an outstanding success.

Sincerely yours,
"E. Manning"
Premier.

NOTE:

Suggest we send five delegates and pay their expenses. Those we thought of asking were:

Mayor Halladay.	Mrs. J. Smith.
Mr. Watson.	Sgt. Johns.
Mr. Galbraith.	

COMMISSIONERS

LETTER NO. 10

RED DEER PUBLIC SCHOOL DISTRICT

April 9, 1954

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

Dear Mr. Beveridge:

The School Board feel it might be quite an advantage if they were represented on the Red Deer and District Town Planning Board and wish your reaction to the matter. Perhaps it would not be necessary to have a member attend all the sessions but at the time school sites are being considered it might be very helpful to the Board if they were represented.

Mr. Denis Cole spent some time with the School Board at their meeting last evening and they felt they had gained a great deal of knowledge from his enlightening review of future planning.

If the Board had a member sitting in at the Town Planning sessions a better liaison regarding these matters would be established. "Lillian Scott", Sec. Treas.

NOTE: I suggest that this letter be referred to the R.D.D.P.C. H.W. Halladay

LETTER NO. 11

April 20, 1954

The Mayor and Council,
City of Red Deer.

Gentlemen:

Mr. A. Sim has resigned from the Red Deer District Planning Commission as of April 9, 1954.

In the matter of replacement for Mr. Sim the Commission would suggest that Dr. W.B. Parsons be approached.

Yours sincerely,
"C. Jarvis Miller"
Sec. R.D.P.C.

NOTE:

Dr. Parsons has agreed to serve and we recommend he be appointed.
COMMISSIONERS.

LETTER NO. 12

April 19, 1954

The Mayor & Aldermen,
City of Red Deer

Gentlemen:

I beg to recommend the appointment of Mr. Wesley Oke, a teacher at the Composite High School, as Deputy Director of Civil Defence, to replace Mr. Fred Horn, who resigned recently.

Mr. Oke has taken the Senior Warden Course, at the Civil Defence Technical School, at Ottawa, and has also taken the Summer School Course at the University of Alberta, so is qualified to assume the duties of Deputy Director.

Yours respectfully,
"R. C. Lister"
Director of Civil Defence

LETTER NO. 13

Penhold, Alberta,
12 April, 1954.

The Mayor,
City of Red Deer.

Dear Mr. Halladay:

I would like to take this opportunity to thank the Fire Department of the City of Red Deer for their prompt assistance in response to our request for help during the hanger fire at this Station on Saturday last.

The knowledge that such willing co-operation is available in the event of an emergency is most gratifying.

Yours sincerely,
"M.P. Martyn"
Group Captain
Commanding Officer,
RCAF Station Penhold

April 22, 1954

7.

Mr. C. E. Ross,
City Office,
Red Deer, Alberta.

Dear Mr. Ross,

We are enclosing herewith a rough drawing of the block of land at the south end of the traffic bridge on Gaetz Avenue which we understand is now Block D, Plan 5120 H.W.

We have a client who is interested in purchasing this block of land with the intention of erecting a service station and three-stall auto repair shop in the approximate location marked on the green portion of the attached plan. The idea in locating one of the major oil company outlets here would be to attract the south-bound traffic before reaching the heavy traffic areas in the centre of the City. The building planned would be an attractive addition to the entrance of the City from the north.

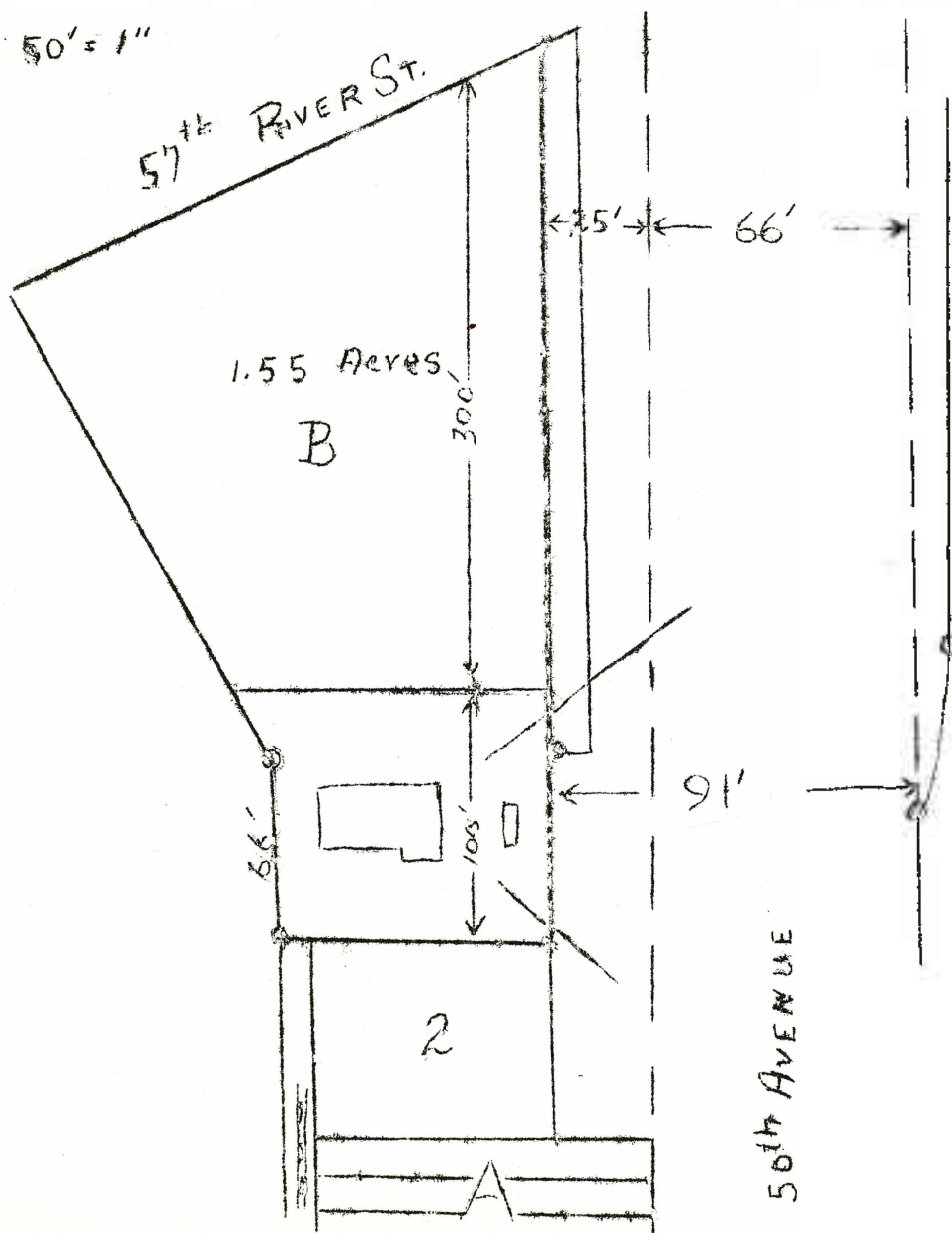
Our client wishes to obtain permission from the City for this type of business at the location in question, before going any further with his plans. Our understanding is that there would be more than 300 feet from the proposed north edge of this site to the traffic bridge so that any northbound vehicles leaving the lot would have an unobstructed view of traffic coming over the bridge. You will appreciate the fact also that this location would attract very few northbound cars, except perhaps in off-hours when other stations might be closed, and that the largest majority of the cars will be southbound and re-entering the highway, going with the traffic, over 400 feet from the end of the bridge.

We do not believe that this location would present any traffic hazard and believe that this business would do much to enhance this part of our City.

Your comments in this connection at your convenience will be greatly appreciated.

Yours very truly, "M. F. Mackenzie"

SCALE: 50' = 1"



Preliminary Report re Parking in the Downtown
Area

In general, we recommend that the city keep the city-owned land in the downtown area outlined below until further parking is arranged and that the sale of all city-owned land now in the downtown area, other than \$20,000, be used for purchasing further parking space.

Also, that a further report be brought in next meeting on the possibility of obtaining property for parking in the areas west of Gaetz and north of Ross Street

Lots now owned by city which can be kept for parking:

1. Lots adjacent to Presbyterian Church (If theatre goes east of United Church.)
2. Lots 4 and 5 in Block 8, beside Scott Fruit.
3. Lots 17 and 18, in block 16 next to Washasoo Press.
4. Lots 7 and 8 in block 15 next to Go-op for Public Parking when lease expires.
5. Use street (park) at C.P.R. for parking.

COMMISSIONERS

Report on School Costs Sent to Mayor MacKay of Calgary

S C H O O L S

<u>Year</u>	<u>Total Mill Rate</u>	<u>Number of Mills for Schools</u>	<u>Total Net Cost (with discount off)</u>	<u>Population</u>	<u>Cost/Capita</u>
1954	56	33.5 mills	\$263,918.50	10,100 (approx.)	\$26.13
		(Land re-assessment in 1953)			
1953	58	39.5 mills	232,059.75	9,164	25.32
		(Improvement re-assessment in 1952)			
1952	42.5	30.4 mills	163,272.63	8,350 (est.)	19.55
		(Land re-assessment in 1951)			
1951	52	39 mills	147,851.34	7,575	19.52
1950	55.0	39.6 mills	137,789.50	6,940 (est.)	19.85
1949	45.0	33.6 mills	106,273.09	6,300	16.87
1946	34	21 mills	47,000 67,757.57	4,740	14.30
		(44 in new areas)			

Expenditures shown above are actual amounts expended during the city's budget year.

Report on School Costs continued --

Office,
City Elementary Schools,
5121 - 48 Avenue,
RED DEER, Alta.
April 9, 1954.

Mr. James Beveridge,
City Commissioner,
RED DEER, Alberta.

Re School Costs per Capita, 1946-54

Dear Jim:

We don't have the tax demand of the Separate Schools with the exception of their share of the corporation tax, which we used to pay to them. Consequently I cannot tell for sure whether or not the figures of total net cost for the City as a whole are quite correct. They are all somewhat over what the Public School received from the City, and they probably are very close to what was paid to both Public and Separate Schools. There is one exception. For the year 1946 we received from the City (excluding the H. D. and the village of North Red Deer) \$67,757.57, according to the District's books. I think that the cost per capita for 1946 would be considerably more than the \$10.36 given on your sheet - probably the figure should be close to \$16.00.

The figures for the cost per capita in the years 1949 to 1954 appear to be a pretty good index of the rising costs of education. Because of the difference in High-school set-up it is hard to get comparative figures for years going back farther than 1948, the first complete year for the Composite High School. However, costs per pupil from the years 1948 to 1954 give very much the same picture as your costs per capita.

The following table of numbers of teachers employed in Grades I-IX only indicates the expansion of the schools:

<u>Year</u>	<u>Jan.-June</u>	<u>Sept.-Dec.</u>
1946	20	21
1947	21	23
1948	23	25
1949	25	30
1950	30	32
1951	32	36
1952	36	41
1953	41	48
1954	48	56

The addition to the Junior High School was built in 1950, but payment on it began in 1951. In 1951 two rooms were built at Mt. View. In 1952 the new four-roomed South School was built, and a two-roomed school was started on the South Hill. The latter was put in use in Sept., 1953. In 1953 two rooms were added to Mountview. This year four rooms will be added to Mountview, and a new four-roomed school will be built in North Red Deer.

The cost of staffing the additional classrooms begins in September of the year of building, but debenture payments on the buildings usually begin the year following. For example, in 1953 for the first six months we had five more teachers than we had in the first six months of 1952, and in the last four months of 1953 we had seven more teachers than we had in the last four months of 1952. Beside this increase in cost of staffing, in 1953 we began to pay for the new South School and the South Hill School. The sharp rise in costs from 1952 to 1953 is largely explained by these factors. For the greater part of 1950 we had five teachers more than we had for most of 1949. However, in 1950, besides the increase in the number of teachers we had increases in salaries of all staff, plus a general rise in all operational expenses. In some instances, costs of one year may break above the uniform rate of increase because of a delaying of expenditure until it becomes imperative. However, I cannot say that this situation occurred in 1950. I think that the increase of school costs of 1950 over those of 1949 is mainly a reflection of the general inflationary tendency at that time.

I am very much interested in the per-capita costs given in your table, and I'm keeping the copy which you let me have. As I have said, because we haven't the figures for the Separate Schools, I could do no exact checking of the costs as you found them for 1946 to 1954. I have made my comments, not so much with the idea of trying to explain away why schools in Red Deer are costing more than formerly but to suggest some of the reasons for the abrupt rises between 1949 and 1950 and between 1952 and 1953. Best regards. "G. H. Dawe"

Report re: Storm Sewers

Have asked Haddin, Davis & Brown to draw up plans and estimates for storm sewers in downtown area in accordance with Council's Resolution of June 8/53 requesting long term road and storm drainage plan.

Cost - \$800

J. A. Beveridge, P. Eng.,
City Commissioner

Re: Mr. E. W. Lewis, Tax Roll #196 ,
Lot 26 - 27, block 15, Plan K.
4902 - 57 Street

The following is a comparison of taxes on the above property as requested by Council,. It was agreed that Mr. Lewis pay the same amount in 1954 as he did in 1953. The difference to be charged to Welfare Costs.

Assessed value - Land and Improvements - 5570

	<u>Tax</u>	<u>Frontage</u>	<u>Total</u>
1953	\$87.00	\$29.30	\$116.30
1954	311.90	34.30	346.20
		Increase over 1953 taxes	\$229.90

Suggest that we contact Mr. Lewis with a view to purchasing this property and letting him stay there at a small rental, also the possibility of using a portion of the property for parking while he is still living there.

COMMISSIONERS

To City Council

Re: Land for R.C.M.P. Headquarters

It is recommended that we offer the R.C.M.P. Block K immediately south of the Hill Hotel for \$6,770.10.

Since the Dominion Government proposes to pay full taxes on all their assessment above 2% of the total assessment of the city and since we now have nearly 4% of the total assessment tied up in Dominion Buildings, the aforementioned headquarters most likely come under full taxes.

However, even if it did not, it is good business to obtain worthwhile buildings housing government employees who have a steady job regardless of economic conditions. Since the city is financed on a long term basis such people are a definite financial asset in more than one way.

J. A. Beveridge, P. Eng.,
City Commissioner

To City Council re Sale of Land East of United Church

RECOMMENDATION

The compromise plan is not as desirable as Mr. Cole's original or amended plan. However, if Council approves the plan as submitted by the interested parties, we recommend the land be sold at the regular land sale price.

The details of the sale to be as outlined in the summary of Mr. Cole's report (Para. 6) but the city should not own or bear the expense of the back parking lot because it will be of limited use to the public.

Note: Sale of land to the theatre will depend upon receipt of title for C.N.R. triangles.

COMMISSIONERS