

Bob.

A G E N D A

For Regular Council Meeting of City of Red Deer Council, to be held Monday,
November 19th, 1962 at 4.15 p.m., in the Council Chambers, City Hall, Red Deer.

1. Present:

Confirmation of Regular Council meeting minutes and Closed Meeting minutes of
November 5th, 1962.

2. Unfinished Business:

Page No:

- | | |
|--|-------|
| ✓ 1. License Fees as compared to Building Permit Totals | 1. |
| ✓ 2. Landscaping requirements - Industrial Areas | 2. #1 |
| ✓ 3. Salvage of Scrap Metal - City Disposal Grounds | 2. #2 |
| ✓ 4. Petition on condition of Lots 13 & 14, Blk.E, Plan K.11 5617/21-
42nd Street | 3. |
3. Reports:
- | | |
|--|-----------|
| ✓ 1. R.C.M.P. Report - October 1962 | 4. file |
| ✓ 2. Dog Control Report - October 1962 | 5. file |
| ✓ 3. Meetings of Council - Xmas Season | 5. #3 |
| ✓ 4. Fire Chief's Report - October 1962 | 5-7. file |
| ✓ 5. Home Occupations | 7. #4 |
| ✓ 6. Recommendations of Public Works Committee | 8. |
| ✓ 7. 1962 Tax Recovery Act Sale | 8. file |
| ✓ 8. Recommendations of Social Service Committee | 8-9. |
| ✓ 9. Re: Tenders - Electrical Construction | 9. #5 |

4. Written Enquiries:

4A. Notice of Motion:

5. Correspondence:

- | | | |
|------------------------------------|--|----------------|
| ✓ 1. Eventide Funeral Chapels Ltd. | Additional Parking Space-4926-54 St. | 10-11. Johnson |
| ✓ 2. R.D.Community Welfare Group. | Brief on Family Counselling | 11. |
| ✓ 3. Cohos-Delesalle & Associates. | Proposed Apartment Bldg.-55 Street,
Lots 5/6/7, Blk.B, Plan K.1 & Lot 7A,
Plan 6065 E.T. | 11-13. #6 |

6. Petitions or Delegations:

7. By-laws:

No.2133 - Sewage Disposal - 1st Reading
No.2085C - amendment to Utility By-law - 3 Readings
No.2011K - amendment to Zoning By-law - 1st Reading

8. Monthly Reports & Minutes:

1. Red Deer Recreation Dept., Monthly Report - October 1962
2. Budgetary Performance Statement - period ending October 31st, 1962
3. R.D.D.P.Commission minutes of October 15th, 1962
4. R.D.D.P.Commission Subdivision Committee meeting of November 7th, 1962

additional #7
closed #8
Treasurer #9
City Hall #10

UNFINISHED BUSINESS:

1.

No. 1.

November 12th, 1962.

To: City Clerk.

From: License Inspector.

Reply to a question concerning License Fees as compared to
Building Permit Totals.

1. An example is expressed at this time to indicate the differential between resident and non-resident license fees as applied to General Contractors.

A non-resident fee is \$250.00 and a resident fee is \$125.00.

Assuming in a licensing year 20 non-resident General Contractors are licensed. The amount of license fees would be \$5000.00. This same group of contractors do work to the value of 5 million dollars in this same year. The following year the same 20 contractors renew their licenses. These licenses are issued at a resident rate, or the amount of licensing fees is \$2500.00. By establishing their operations, the total of work done is increased to 10 million dollars.

From these figures it can be seen that although the value of the work has increased 100%, the license fees have been reduced by 50%.

2. The following presentation is made which shows the numbers of General Contractors and the values of contracts done by these contractors. The number of Contractors involved is 37.

Of this number 10 contractors did work to amount of \$4,979,850. Or .27 of the total contractors did 51.8% of the total of \$9,611,803. This group involved work on Schools, Hospitals and Commercial Construction in excess of \$100,000.

Another group of contractor, 19 in number, are engaged on Dwelling Construction. The amount of work totals \$3,165,000. Or .51 of the total contractors did 31.8% of the total \$9,611,803.

The remaining \$1,466,953 of the total value of Building Permits issued is taken up by the remaining 8 contractors engaged in lesser commercial construction and by individuals engaged in building of garages, installation of rumpus rooms, or renovation to premises.

3. This indicates that a lesser number of contractors are involved in contracts of greater value and that contractors in general, are doing an increase in volume of work with a consequent increase in an overall total in value.

Fred Szastkiw,
License Inspector.

NOTE:

The above report submitted to answer Council enquiry at meeting of November 5th, 1962 for explanation of why license receipts do not increase in proportion to value of increase in building permits issued.

COMMISSIONER.

No. 2:

Re: Landscaping Requirements - Industrial Areas

The Council referred the whole matter of landscaping requirements in Industrial Districts, including fencing of open storage areas and building setbacks, to the Special Projects Committee of Council for study and recommendation.

At meeting of Special Projects Committee held 2.00 p.m., Monday, November 12th, 1962 these matters were fully discussed by the Committee who resolved as follows:

- (1) No change be made in Zoning By-law in respect of landscaping, setbacks, or fencing requirements in I.1, I.2, or I.3 districts.
- (2) In I.4 districts, those lands used exclusively for railroad marshalling yards and other uses which are a direct and integral part of the railway system, may be used for such purposes to property line, provided:-
 - (a) the most westerly 40 feet of Block 2, Plan 2151 M.C. facing onto 48th Avenue, shall be landscaped and no building or structures erected thereon.
 - (b) In no case shall any building or structure be erected closer than 20 feet to the street property line.
- (3) In I.4 districts, those lands used for open storage and on which the total floor space of any building or buildings is less than 1000 sq.ft, the site shall be fenced and setback a minimum of 10 feet from the street property line and any building shall be setback a minimum of 20 feet from the street property line. The 10 foot strip between the fence and the street property line shall be landscaped.
- (4) In I.4 districts, those lands used for open storage or other normal industrial purposes and on which a building or buildings of 1000 sq. ft., or greater are to be erected, the landscaping and fencing requirements applicable to an I.2 district shall apply.
- (5) The Zoning By-law be amended to provide for the changes recommended in respect of I.4 Districts.

City Clerk.

November 5th, 1962.

No. 3:

Re: Salvage of Scrap Metal - City Disposal Grounds

To: City Engineer.

From: D. W. MacGowan.

Re: Thirty day trial period for the salvage of scrap metals at the Nuisance Grounds

The thirty day trial at the Nuisance Grounds has been completed and Harper's Metals have removed their man from the grounds. I have been advised by Mr. Harper that a total of 21,680 lbs of scrap has been removed which will amount to \$54.20 royalty to the City.

During the test period the presence of Harper's Metals man or the removal of scrap metal did not disrupt the operation of the Grounds to any marked degree, as the metal was removed daily and the garbage was dumped in a normal manner.

D. W. MacGowan.

NOTE:

Recommend Council approve new agreement with Harper's Metals, similar to the 30 day trial period agreement, and the new agreement to contain a 30 day cancellation clause.

COMMISSIONER.

No.4:

To: City Commissioners

From: Building Inspector.

November 14th, 1962.

Re: Lots 13 & 14, Blk. E, Plan K11 - 5617-42 Street (Petition)

Investigation and action by the Inspection Branch has been carried out in respect to the above as follows:

The owner of Lot 13, Mr. B. A. Johansson was interviewed and gave us a signed statement that except for the principal building on the site, the other buildings belonged to Mr. A. Gehrke. These buildings are on skids. Mr. Gehrke has negotiated a contract for demolition of one of these buildings and work on this had already began. Progress on this demolition was slow because it was being done on a part time basis only.

The principal building on Lot 13 is a condemned house, the use of which is restricted to storage of tools for the duration of construction of Mr. Johansson's new house on Lot 8, Block D, Plan K.11.

The owner of Lot 14, onto which two further buildings have been moved, has been notified both verbally and in writing, that it is contrary to City By-laws to move buildings without moving and building permits. When the buildings were moved onto the above sites he was interviewed and he stated that buildings would be moved out of the City as soon as access could be arranged across the new Provincial Highway.

When it was noted that formwork for a permanent foundation was set on Lot 14 a verbal "cease work" order was given, this was followed by a written "cease work" order delivered to the house on October 25th, 1962. A copy of this was also sent by registered mail but was not claimed. However, work has stopped on this. We have now written a letter to Mr. Gehrke notifying him that the buildings create an unsightly condition and giving him 2 weeks to clear the sites, and that any accessory building proposed to be erected on the site should comply with the By-laws of the City of Red Deer.

G. K. Jorgenson,
Building Inspector.

NOTE:

A petition of property owners requesting action to have old buildings demolished and general clean up of noted property, was tabled at Council meeting of November 5th, 1962 pending report of Building Inspection department who were investigating this matter. The above report indicates the action being taken by the Inspection Department.

COMMISSIONER

REPORTS:

4.

No.1.

ROYAL CANADIAN MOUNTED POLICE REPORT FOR OCTOBER 1962

1. Members on Duty: Sufficient at all times to comply with contract
2. Disposition of Cases Under Municipal By-laws:

	<u>Court Convictions</u>	<u>Voluntary Penalties</u>	<u>Warnings</u>	<u>Dismissed</u>	<u>Withdrawn</u>
Traffic, excluding Parking:	<u>20</u>	<u>15</u>	<u>Nil</u>	<u>1</u>	<u>Nil</u>
Parking	<u>13</u>	<u>2095</u>	<u>146</u>	<u>2</u>	<u>5</u>

3. Complaints Received: 324
4. Complaints Investigated: 324
5. Unlighted Street Lamps: 7
6. Fires Attended: 2
7. Business Places Unlocked: 3
8. Recoverable Expenses: Nil
9. Number of Liquor Cases: 26
10. Liquor Situation: Under Control
11. Articles Lost: 19
12. Articles Found: 27
13. Bicycles Stolen: 13
14. Bicycles Recovered: 11
15. Prisoners' Expenses & Maintenance (Meals) \$171.20 Guards: \$670.00 Matrons: \$215.01
16. Fines Imposed Under Municipal By-laws: \$474.00
17. Revenue Collected in Municipal Cases and Payable to:

	<u>Municipality</u>	<u>Province</u>	<u>Federal Government</u>
Fines:	<u>\$1316.00</u>	<u>\$1676.50</u>	<u>Nil</u>
Costs:	<u>Nil</u>	<u>\$156.00</u>	<u>\$59.00</u>

18. Mileage on Municipal Duties: -

<u>R.C.M.P. Transport</u>	<u>Municipal Transport</u>	<u>Hired Transport</u>
<u>9,369</u>	<u>360</u>	-

19. Number of Cases where Assistance Rendered to Municipality and no Report
Submitted: 38 Welfare Cases (Prov).

20. Remarks:

There were 33 motor vehicle accidents in the City reported for the month of October. Four accidents resulted in injuries to five persons. Twenty-nine accidents involved property damage only. Eleven prosecutions resulted from the above accidents. Estimated total property damage is \$12,384.00

Sgt. J. D. Kennedy,
I/C Red Deer City Detail.

No. 2:DOG CONTROL REPORT - OCTOBER 1962

Still impounded October 1st, 1962.	3
Impounded during October, 1962.	<u>29</u>
Total	<u><u>32</u></u>
Redeemed	15
Euthanized	9
Sold	2
Still Impounded	<u>6</u> <u>32</u>

Fred Szastkiw,
License Inspector.

No. 3:Re: Meetings of Council - Xmas Season

The remaining three meetings of Council in 1962 are scheduled for December 3rd, 17th and 31st, (New Year's Eve).

Would Council wish to set another date for meeting set for December 31st, or would Council wish to cancel this meeting altogether and carry over any business to meeting of January 14th, 1963.

Owing to Xmas Season it is doubtful whether any great amount of Council business will accumulate between December 17th and 31st, and should urgent matters requiring Council attention arise, an emergent meeting of Council could be called prior to January 14th, 1963.

CITY CLERK.

No. 4:

November 12th, 1962.

His Worship the Mayor,
and City Council Members.

I wish to report that during the month of October 1962, the Fire Department had 24 fire calls and 27 ambulance calls, this being the highest combined total to-date, 51 calls. April had 30 fire calls but only 13 ambulance calls for a total of 43 calls for that month.

The fire calls are as follows: Fires in buildings - 5, bursh and grass - 3, rubbish near buildings - 1, vehicles in street - 3, rescue or emergency - 3, needless calls - 6, country calls - 3.

Fires in Buildings 5.

Oct. 1st 1962 at 17.30 hrs: Call came in from Kresges Stores stating fire in basement. Engine 5, ladder 4, truck 2 and car 1 responded with 23 men. Engine 5 laid in two lines of hose from hydrant. These were immediately connected to Kresges spinkler intakes. Firemen donned smoke masks and entered basement with $1\frac{1}{2}$ " lines. Smoke very thick. Reached seat of fire which sprinkler system was holding in check, put out fire protected from spinkler heads by shelves, shut down sprinkler system. Department then set up smoke ejectors and proceeded to clear out smoke and water. Damage confined to advertising material and water damage to some stock. Cause of fire unknown. Damage estimated at \$1,000.00.

Oct. 19th 1962 at 13.13 hrs: Call came in from 5934-63 Street, stating house on fire. Engine 5, ladder 4, truck 2 and car 1 with 15 men responded. On arrival, fire small so no lines were laid in; just pump can used as only fire in shavings in attic burning. Lady of home had thrown pail of water on burning clothing and then taken them outside. Department finished extinguishment and cleaned up mess.

Small girl had been playing in the bedroom and mother said she could have had Ronsen type lighter which was nearby and worked. Damage costs not available yet.

Oct. 22nd at 10.12 hrs: Call came in from Pinky Laundromat located at Windsor Hotel, stating there had been an explosion. Engine 5, truck 2 and car 1 responded. There was no fire when Department arrived. Both plate glass windows in front of store blown out. Shattered glass all over sidewalk and road; back window also blown out. The explosion was caused by an oil worker putting clothing in two of the washers after the clothing had been washed in purple gasoline. The fumes from these filled the building, and on reaching a source of ignition, exploded. Total damage to building and contents - \$354.00.

Oct. 24th at 17.15 hrs: Call came in stating fire in new Fekete house on 43rd Avenue between 34th and 35th Streets. Engine 5 and car 1 responded. On arrival found fire extinguished by workman with hand extinguisher. Two workmen were spray painting doors inside house, had air compressor inside and paint fumes ignited and flashed back to sprayer head. Mostly smoke damage. Figures not available yet.

Oct. 28th 1962 at 14.45 hrs: Call came in from Browning Apartments on 43rd Street stating garage on fire. Engine 5 responded and on arrival found outside corner of garage on fire. This was extinguished using high pressure hose and tank. Cause unknown, damage slight.

Rubbish near building 1:

Oct. 25th 1962 at 22.42 hrs: Call came in stating boxes on fire near 51st Ave., and 47th Street. Engine 3 and crew responded. On arrival found some cardboard boxes on fire near old Elks Hall, evidently started from garbage cans nearby. Department extinguished with 5 gallon pump can. No damage.

Brush & Grass fires 3:

There were 3 of these calls - no damage resulted from them. They were in Eastview, South Hill and North Red Deer areas. These were extinguished with pump cans.

Needless Calls 6:

These are calls that actually amount to nothing but in some cases we must check them out. Usually they are furnaces smoking and we get quite a few of these in the fall when furnace temperatures are increased. It is lint that has collected in the hot air flues. Three of these calls were of this nature. One was reported as fire in Central School, but was only the reflection from incinerator fire at Plaza Shopping Centre. One was reported as fire in Rotary Park but was actually a crew burning rubbish on South Hill (has permit). The other was reported as an electrical fire but was only overheated furnace and no fire.

Rescue or Emergency 3:

Oct. 1st 1962 at 13.40 hrs: Call from Advocate stating car leaking gasoline in front of their building. Car 1 with Chief and Deputy Chief responded. Found fairly large pool of gasoline in gutter. Owner came along and we made him move his car and then covered the spill with dry chemical powder. Gas tank was just too full and overflowed.

Oct. 20th 1962 at 21.21 hrs: Call came in from Gray Motors stating smoke coming from electric motor. Engine 5 and crew responded. On arrival found wiring in compressor motor smouldering, shut off power, had duty man at Gray Motors phone an electrician. Damage - burnt out motor.

Oct. 31st 1962 at 15.45 hrs: Call from 5313-48th Avenue stating gas smell in house. Car 1 with Deputy Chief Shaw and Captain Wilson responded. On arrival found heavy gas smell in house. Deputy Chief shut off hot water and furnace pilot lights while Captain Wilson radioed and had alarm operator phone Gas Company. Department left Gas Company checking out the source of escaping gas.

Vehicle Fires 3:

Received call from 4105-36 Street stating car on fire. Engine 5 and crew responded. On arrival found fire was out. The car was a Volkswagon, and battery had shifted. When they tried to start it, the battery cable shorted, burning off one post and starting a small fire. There was no motor damage, just a new battery needed.

Oct. 16th at 10.11 hrs. Messenger came to Hall and reported car on fire in front of Hudson's Bay Company. Car 1 with Chief and Deputy Chief and Engine 3 and crew responded. Car 1 arrived first and we found engine hood open about 2 inches and flames shooting out. We took a dry chemical extinguisher out of car 1 and knocked the flames out and then opened hood. Engine 3 and crew disconnected the battery cable and finished extinguishment of smouldering wires. Car was 1958 Mercury that had backfired and started fire in motor. Car was owned by a gentleman from Ricinus. Total damage no available at present.

Oct. 28th at 13.51 hrs: Received alarm from 4217-46 Ave., stating car on fire. Engine 5 and crew responded. On arrival found car motor completely involved and fire had spread through fire wall into floor mat. Department extinguished fire using dry checmical extinguisher on motor and pump can on fire wall insulation and floor mat. Owner said car flooded and then backfired as he was starting it and caught fire. Extensive damage to motor and paint on the hood of the car. Damage amount unknown.

Out of City Calls 3:

There were three calls from outside the City Limits; one from Innisfail, October 3rd, when the Stramit Corp., straw pile caught fire; one from a Mr. R. Lonsdale, South West of the City. This was a one-storey log house which was destroyed but most of the furniture was saved, owner billed \$200.00. One call was from Mr. R. Wilson, R.R.1, for a house trailer fire. The house trailer was destroyed, owner billed \$200.00. Engine 3 and crew of 6 men responded to each of these calls. The fire had a good start in the case of the house and house-trailer, and extinguishment was accomplished but too late to save much.

The Inspection Branch submits the following inspections for October:

Commercial buildings	- 8	Apartments	- 2	Fire Investigations	- 3
Industrial buildings	- 1	Kindergartens	- 4	Garage & Service Station	- 1

Tested 9 underground storage tanks
 Building plans inspected - 1
 Organized work in conjunction with fire prevention;
 Publicity, advertising, displays and literature sent out.

The Volunteer Brigade held five practices on the 2nd, 9th, 16th, 23rd and 30th, with an average attendance of fifteen members. The weather has held nicely, and our outdoor practices continue.

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

No. 5:

To: City Commissioner
 From: Building Inspector.

November 14th, 1962.

Applications for Home Occupation

The following applications for Home Occupations meet with the requirements of Zoning By-law No. 2011 and are submitted for approval.

1.	Mrs. A. Lidgett	4237-53 Street	Agent - Todd's Reddi-Hot Foods
2.	Mr. D. Giegold	4005-50A Street	Janitor Service
3.	Mr. H. Kwantes	5616-58A Avenue	Building Contractor
4.	Mr. R. Armstrong	4014-47 Street	Road Contractor

NOTE:

G. K. Jorgenson, Building Inspector.

Recommend Council approval.

COMMISSIONER.

No.6:Recommendations - Public Works Committee.

The request of City Council that the Public Works Committee study whether City Crews and equipment could be used more extensively in City public works construction programmes, thereby reducing the amount of such work done by contract, received consideration of Public Works Committee at meeting of November 14th, 1962.

A report on the economics of the two methods by the City Engineer received full study and discussion and on conclusion the following resolution, moved by Alderman Hanson, seconded by Mayor Newman, was passed:

"That Public Works Committee recommend to Council the present practice of having major portions of Public Works Programme done by way of contract be continued."

The Chairman stated Council's request for study of the employment of Consulting Engineers vs increase of engineering service by City staff, would receive study at future meeting of the Public Works Committee and recommendation to Council would follow completion of this study.

It was pointed out present Unit Rate By-law provides a charge of \$125. for sewer and water connection but does not specify separate charge rate for water connection and sewer connections, and after discussion the following resolution was passed, Moved by Alderman Hanson, seconded by Alderman Scott "Public Works Committee recommend to Council that Unit Rate By-law be amended to provide that where a water line and sewer line are installed in an area at different times, the total connection charges shall not exceed \$150.00 providing the services are normal size services."

City Clerk.

No.7:

To: City Clerk.

November 15th, 1962.

From: Tax Dept.

Re: 1962 Tax Recovery Act Sale

City Council on August 27th, 1962 passed a resolution to the effect that 10 properties would be offered to Tax Recovery Act Sale on November 15th, 1962.

I would now advise that all taxes were paid prior to date of sale and sale was therefore cancelled.

D. J. Wilson,
Tax Collector.

No.8:

To: City Clerk for submission to Council.

November 16th, 1962.

From: Social Service Committee.

At the Social Service Committee meeting of November 15th, 1962, the enclosed report compiled by the Social Service Director was fully discussed by the Committee, and the following recommendations were made in this connection.

1. That City Policy in respect of persons applying for family counselling and Court services be such that only persons in receipt of or eligible for Social Assistance from the City of Red Deer be eligible for these services; that the Social Service Dept., continue to carry out their function as laid down by legislation which includes the following:- Social Assistance, Child Protection and Juvenile Delinquency Services.

2. That the services of an additional professionally qualified Social Worker be secured as soon as possible to assist the Director in providing adequate Social Services to the children and citizens of Red Deer who are the responsibility of the Social Service Department.

R. Stollings,
Secretary.

No.9:

Haddin, Davis & Brown Co. Ltd.

Mr. G. J. Gamble,
City Commissioner,
Red Deer, Alberta.

November 15th, 1962.

Dear Sir,

Electrical Ducts

We have examined the Tenders for the construction of Electrical Ducts that were received at the City Hall at 5.00 p.m., November 13th, 1962. They are as follows:

1. Burns & Dutton Construction (1962) Ltd., 5720 Fourth Street Southeast, Calgary, Alberta - \$24,406.00
2. Poole Construction Company Limited, 2402-2A Street Southeast, Calgary, Alberta - \$27,569.00

Both Tenders were complete with the exception that the Consent of Surety was missing from the Tender as submitted by Burns & Dutton Construction (1962) Ltd.

Burns & Dutton Construction (1962) Ltd., is a new company with basically the same management staff and assets as Burns & Dutton Construction & Concrete Ltd. We see no reason why the new company should not be able to complete this Contract satisfactorily.

We would recommend acceptance of the Tender as submitted by Burns & Dutton Construction (1962) Ltd., providing they are able to submit a Performance Bond in the prescribed form. No difficulty is anticipated in this regard.

We will wait for your comments on this recommendation before we prepare Contract Documents for this Contract..

I trust you will find this in order.

Yours truly,
R. H. Vickerman, P.Eng.

NOTE:

Recommend acceptance of tender of Burns & Dutton Construction (1962) Ltd., at \$24,406.00 as recommended by Consulting Engineers.

COMMISSIONER

CORRESPONDENCE:Letter No.1:

Eventide Funeral Chapels Ltd.

Box 533, Red Deer.

The City Council,
City of Red Deer.

November 2nd, 1962.

Dear Sirs,

Re: Property - 4926-54th Street, Red Deer

We have purchased the property to the East of Eventide Funeral Chapels Ltd., being 4926-54th Street, consisting of approximately 75' frontage and 150' depth. At present there is a dwelling situated on this property.

Parking is a problem for large funeral services and it would be greatly appreciated if City Council would give us authority to utilize the vacant portion of the property at 4926-54th Street for parking. However, we would require an exit from the property on 54th Street, as shown on the attached diagram.

We purchased this property as we required another dwelling to house a member of our staff who is employed by the Chapel as we feel it is important that three members of our staff be within close proximity, two of which live in the Chapel building and the other party now immediately opposite.

As a long term project we would be prepared to remove the dwelling from 4926-54th Street and erect on this property an apartment house, but it is felt at this time that we cannot undertake this project.

It would be greatly appreciated if the City would grant us the necessary approval to have an exit at 54th Street in order that we may asphalt the vacant portion of this property for additional parking space.

Sincerely yours,
EVENTIDE FUNERAL CHAPELS LTD.,
D. R. Callahan.

Mr.K.Jorgenson,
Zoning Officer,
City of Red Deer.

Red Deer District Planning Commission.

November 12th, 1962.

Dear Sir,

Re: Letter dated November 2nd, 1962 -
Eventide Funeral Chapels Ltd. - 4926-54 Street

The representatives of this Company inquired from this office, a month or so ago, about the possibility of using a portion of this site for parking as a temporary measure with a view to removing the dwelling and using the entire property in conjunction with the Funeral Chapel.

I pointed out that this site was zoned R3 on which Funeral Chapels were not permitted nor would parking in connection therewith but in the event that the entire site was to be used in conjunction with the Funeral Parlour, they could make application to have the site rezoned in such a way as to permit this use.

It was pointed out that under Section 42, there could not be more than one principal use on the site and as long as the dwelling remained on the property, any other use made of the site would have to be made in connection therewith and therefore, a parking lot in connection with the Funeral Home was not allowed under the By-law, whatever zoning the site might have. I thought it possible that some arrangement might, however, be made on a temporary basis with the support of the Appeal Board and Council, if the dwelling was to be moved within a specified time and the whole property used in connection with the Funeral Home. There would, however, seem to be no useful purpose served in having a dwelling with parking, in connection with the Funeral Home, if at a later date, an apartment is to be erected on the site.

While the Funeral Home undoubtedly needs more parking space, the development of a dwelling site for this purpose would neither be legal nor desirable.

It is recommended that the City consider rezoning this 75 feet in such a way as to permit its use as a parking lot in conjunction with the Funeral Home providing that the dwelling is removed.

Yours truly,
Denis Cole,
Director.

NOTE:

I concur with recommendations of the Planning Director.

COMMISSIONER.

Letter No.2:

Red Deer Community Welfare Group,
5870-41st St. Crescent,
Red Deer, Alta.

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

November 8th, 1962.

Dear Sirs,

A committee of the Community Welfare Group of this City has been studying the problem of Family Counselling over the past year. This committee has just completed a brief comprising their studies to-date.

This brief is forwarded to City Council for your study, and we sincerely hope careful consideration will be given to recommendation No.1 (a) on page 4. We trust you will share with us our opinion that there is a need for action on this matter as soon as possible.

Extra copies of this report are attached for distribution to all Council members.

Yours truly,
H. L. Ziegler,
Chairman.

NOTE:

The report is attached to the agenda and we recommend it be studied by the Social Service Committee of Council.

COMMISSIONERS

Letter No.3:

Cohos-Delesalle & Associates
735-8th Avenue S.W.,
Calgary, Alberta.

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

November 13th, 1962.

Dear Sir,

Re: Proposed Apartment Building - 55th Street, Red Deer, Alberta
Our Ref: 62-67

Please accept this letter written on behalf of Messrs. C. G. Smith and S. Switzer, in application for the rezoning of land legally described as Lots 5, 6 & 7 in Block B, Plan K.1, and Lot 7-A, Plan 6065 E.T., in the S.W. $\frac{1}{4}$ Section 21, Township 38-27-4 to "Category A, Zone R-3", according to the City of Red Deer Town Planning regulations. We feel it important to note that Mr. C. G. Smith is the developer of the "Towne House" apartment building in Red Deer.

We are enclosing three sets of the preliminary drawings of the proposed apartment building. A colour perspective will be delivered to you by the Owner's representative, Mr. H. Genzer. The apartment units are primarily designed to provide living facilities for single and young married working persons. It is the belief of the developers that such accommodation is not presently available in the City of Red Deer. Leasing of the apartment suites shall be restrictive to tenants with no children.

As the site can be seen from Ross Street, the building has been designed to provide a visual architectural termination for 47th Avenue. The architects have located the lobby of the apartment building in direct relationship to the centre of 47th Ave., and thus will be an interesting feature, especially in the evenings.

The structure shall be reinforced concrete floors with each apartment suite isolated from its neighbour by masonry walls. This method of construction has been chosen in the attempt to provide the maximum safety and sound-proofing. The exterior of the building shall be brick or 4" unit masonry (depending on final architectural refinements) with vertical exterior wood siding. This choice of exterior materials combined with a low pitched roof has been made in the attempt to achieve a dignified residential quality to the building.

We, as architects, sincerely feel that the proposed apartment building will enhance the quality of a very lovely neighbourhood, and be a credit to its community.

Please do not hesitate to contact us if any further information is required. The developers, Mr. C. G. Smith and Mr. S. Switzer and ourselves would appreciate an audience at the City of Red Deer Town Council meeting to enable us to make further representation on this application. It would also be appreciated if this office could be notified as to the date of the Town Council meeting.

Respectfully submitted.

M. Cohos.

Red Deer District Planning Commission.

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

November 15th, 1962.

Dear Sir,

Re: Proposed Apartment Building - 55th Street Red Deer
Lots 5,6,7, & 7A - Block B

I have to refer to the letter dated November 13th, 1962 addressed to you, requesting the rezoning of the above mentioned lots from "R.2A" district to "R.3A" district, so as to permit a three and one-half storey apartment building to accommodate sixteen one bedroom suites and thirty-six bachelor suites making a total of fifty-two suites.

The site is at present zoned "R.2A" which permits apartments only as a conditional use, and at a relatively low density. That is to say the number of suites that are permitted on a given site are less in a general residence district than in an area specifically set aside for apartments.

I am of the view that the proximity of this site to the Parkland of Waskasoo Creek, and the fact that it is relatively close to the downtown area, and the old C.N.R. property has now been developed for apartments, justifies permitting a high density apartment development on this property.

In the circumstances, I see no objection to the rezoning of the site in question to "R.3A" but of course no permit should be issued until this rezoning becomes effective and at least until after the public hearing when residents in the vicinity will be given an opportunity to object.

The attached plan indicates in yellow, the single family districts, in brown, the general residence districts where apartments are allowed with Council approval, in orange the existing high density apartment areas, and in red, the site in question.

It should be noted, however, that in some respects, the preliminary plans will not meet the requirements of the by-law and will require amendment or relaxations by the Appeal Board. This, however, has no bearing on the question of the desirability of rezoning.

Yours truly,
Denis Cole,
Director.

NOTE:

I concur with recommendations of Planning Director. Plan of proposed development, and plan mentioned by Planning Director will be available for Council's information. The applicants wish to be represented at Council and have arranged to be present at 7.00 p.m.

COMMISSIONER.

RED DEER DISTRICT PLANNING COMMISSION

Minutes of the meeting of the Red Deer District Planning Commission held in the Board Room of the A.M.A. Building, Red Deer on October 15th, 1962.

PRESENT

C.L. Doan (Chairman)
E. Newman
F.B. Moore
W.R. Scott
W.H. Metz
W. Jackson
E.J. Shackleton
R. Sinclair
N. Kunst
E.A. Halvorson
B. Gunn
H.C. Somerville
F. Symington
R. Jackson
F. Gerlach
A.E. Prudhomme
A. Robson
J. Parlbay

REPRESENTING

M.D. of Red Deer #55
City of Red Deer
City of Red Deer
City of Red Deer
Town of Didsbury
Town of Lacombe
Town of Olds
Town of Rocky Mountain House
Town of Stettler
Town of Sundre
Village of Blackfalds
Village of Carstairs
Village of Cremona
County of Mountain View #17
County of Stettler #6
M.D. of Red Deer #55
Improvement District #65
Department of Agriculture

COMMISSION STAFF

D. Cole	Director
R. Cundy	Associate Planner
N. Carney	Associate Planner
J. Beavis	Associate Planner
G. Arthur	Planning Technician
H.B. Rasmussen	Secretary-Treasurer

OBSERVER

J.A. MacDonald	County of Mountain View #17
----------------	-----------------------------

The meeting was called to order at 1:30 P.M. by Chairman Doan.

1. Minutes of the Commission Meeting held on September 17th, 1962.

The minutes of the meeting held on September 17th, 1962, which had been circulated to all members of the Commission were adopted on a motion by Messrs. Metz and Gunn.

2. Minutes of the Subdivision Committee Meeting held on October 3rd, 1962.

The minutes of the Subdivision Committee meeting held on October 3rd, 1962, which had also been circulated to all members were approved on a motion by Messrs. Jackson and Sinclair.

New Business

- (1) S.G. Armstrong File: 55/355
SW $\frac{1}{4}$ 33-37-27-4 - proposed subdivision for Highway
Commercial use 1 mile south of the
City of Red Deer.

A letter had been received from the owner of the land requesting that his application be held over to the November meeting. He wished to attend the meeting but would be unable to be present at the present meeting. On a motion by Mayor Newman the application was deferred to the next meeting of the Commission.

- (2) Gordon F. Godkin File:- I/37
N.W. $\frac{1}{4}$ 20-35-28-4 - proposed subdivision for commercial
use of Lot 6, Plan 8500 E.T. in the
Town of Innisfail

The proposed parcel had been leased with option to purchase under agreement dated 1956. The option was now being exercised and separate title required. The applicant requested subdivision by metes and bounds description.

The Commission on a motion by Messrs. Robson and Metz gave approval to the proposal subject to the following conditions:-

- a) Subdivision by metes and bounds subject to posting of the new lot boundaries and a surveyor's certificate being prepared showing the location of existing buildings.
 - b) Recommendation to the Provincial Planning Advisory Board for a relaxation of Section 34 and 36(2) of the Regulations because of existing improvements located on the property.
- (3) Kirsten, Howard, Berry, Wendrum & Goodwin File:- I/38
S.W. $\frac{1}{4}$ 21-35-28-4 - proposed subdivision for residential
use of part of Plan 5213 K.S. and Plan
F.R. in the Town of Innisfail.

The Commission gave approval in principle subject to the following conditions:-

- a) The existing house located partly on proposed Lot 12, Block 33 and on 41st Street to be moved off the street right-of-way or an agreement made with the Town Council for its removal prior to the final linens being forwarded for registration.
- b) Dedication by the owners of the land required for street and lanes.
- c) Satisfactory arrangements being made with the Town of Innisfail by the owner of Lots 8, 10 and 11, Block 33 to supply sewer and water facilities to these lots prior to the final linens being forwarded for registration and no building permit to be granted until such services are available to these lots.
- d) All new boundaries must be at least five feet from any existing buildings.

Motion:- E.J. Shackleton and Gann.

(4) A.H. Strange
S.W. $\frac{1}{4}$ 23-38-27-4

File:- 55/353

- proposed subdivision for country residence use adjacent to the City of Red Deer.

The Commission did not approve the application submitted, as it was not confined to the treed area and did therefore, not comply with Section 51 (1) of the Regulations.

Two alternatives had been prepared by the Commission staff which included in design the method by which the land to the south could be subdivided.

The M.D. of Red Deer #55 had requested that in subdivision of the land, the applicant will be required to construct and gravel all roads and streets to the satisfaction of Council and to supply all culverts, including those required for access points to each lot created.

The Commission would approve a subdivision based on either of the alternatives "A" or "B" prepared by the Commission staff subject to the following conditions:-

- a) Subdivision by plan of survey.
- b) Applicant to construct and gravel all roads and streets to the satisfaction of Council and to supply all culverts including those required for access points to each lot created. Confirmation that the roads, etc. have been constructed to the M.D. of Red Deer's satisfaction prior to the final linen plans being forwarded for registration.
- c) Final tentative plan to be approved by the Gas Company whose right-of-way passes through the proposed subdivision.

Motion:- Somerville and Prudhomme.

(5) E. Robinson
S.E. $\frac{1}{4}$ 26-34-3-5

File:- 55/356

- proposed subdivision for commercial use seven miles west of Bowden.

If the applicant wishes to lease the property for a term of less than three years, the Commission's approval is not required. However, if the lease is for a period greater than three years, the Commission will approve the application subject to the following conditions:-

- a) Dedication of 16 feet for road widening along the south boundary of the parcel where it borders a district highway.
- b) The length of the parcel to be not more than four times its width.
- c) Recommendation to the Provincial Planning Advisory Board for a relaxation of the Public Reserve Requirement.
- d) Any development on the parcel to comply with the requirements of the M.D. of Red Deer Zoning By-law. It was noted that a garage repair shop with gasoline pumps has been approved in principle by the M.D. Council.

Motion:- Prudhomme and Metz.

(3A) Approved by Director

- (1) Dequete Construction Co. File:- RD/277
E. $\frac{1}{2}$ 9-38-27-4 - Resubdivision of Lots 35 and 37 in Block 11 Plan 4512 M.C. in the City of Red Deer
- (2) A.F. McNeil File:- RD/278
N.W. $\frac{1}{4}$ 20-38-27-4 - Subdivision of Part of Block "X" Plan 4600V in the City of Red Deer.
- (3) Red Deer Public School District #104 File: RD/278
S.E. $\frac{1}{4}$ 21-38-27-4 - Subdivision of Part of Parcel C Plan 837 H.W. in the City of Red Deer.
- (4) City of Red Deer File:- RD/261A
N.E. $\frac{1}{4}$ 9-38-27-4 - Resubdivision of part of Plan 4320 M.C. and 4512 M.C. in the City of Red Deer.

These applications had been approved by the Director under authority granted him by the Commission and were presented for the Commission's information only.

(4) Other Business

(1) Report on C.P.A.C. Conference

Mr. Cole advised that from comments received at the Conference, it was felt that the meeting was a success.

Mr. Moore stated that he enjoyed the Conference and received much valuable information therefrom. However, he felt that the members on the various workshops should have similar problems whereas at the workshops he attended, members were from all parts of Canada, and further, that some were from rural areas and others from Metropolitan areas. Thus there was no common ground. Mr. Cole suggested that the purpose of setting up the workshops in this manner was to obtain an exchange of ideas on a national basis.

Mr. Prudhomme felt that the schedule of meetings should be better arranged and followed. He found that the meetings were often running behind time and this was further aggravated by the lengthy coffee breaks which he suggested should be shortened in the future.

(2) Purchase of Calculating Machine

Mr. Cole advised that an Olivetti Calculating Machine had been used on a trial basis at the office and found quite satisfactory. He advised that the total cost of this machine would total approximately \$566.50 and that this would overspend that particular item of the budget by approximately \$140.00.

The Commission, on a motion by Sinclair & Moore authorized purchase of the machine at the price as listed.

(3) Executive Committee Report

The Executive Committee on September 17th, 1962, had discussed the question of staff undertaking private work. It had been recommended that there should be no objection providing:

- (a) The Director being satisfied it would not and does not interfere with their work for the Commission.
- (b) No professional work should be undertaken in respect of lands inside the Commission area.

Mr. Cole advised that Mr. Beavis had been asked by the Red Deer Kinsmen to do some design work for a park or recreational area which this organization was undertaking to develop as a club project. In view of the Executive Committee's recommendation, Mr. Beavis had requested authorization from the Commission to perform this work. Mayor Newman suggested that although the work was in respect of lands within the Commission area, it was of a type which would not normally be undertaken by the Commission staff.

On a motion by Messrs. Metz and Kunst, the Commission granted approval to Mr. Beavis to undertake the work for the Kinsmen on their park project.

It was agreed that any application by the staff to undertake private work should be brought before the Commission and be considered each on its own merit.

(4) Approval of Budget

The Commission were advised that confirmation of approval of the preliminary budget had been received from eight members of the Commission.

Mr. Cole advised that he and Mr. Beavis had attended the last Council Meeting of the Town of Lacombe. He felt that the report in the papers of the Town's dissatisfaction with the Commission's work programme had been somewhat exaggerated. Mr. Jackson advised that he was absent from the meeting when the Commission's budget was first considered and consequently had not been able to explain the work programme or budget at the time. He said that some members of Council were of the impression that the Town had been a member of the Commission for four years rather than two.

(5) Commission Contribution to Aerial Photography of County of Stettler #6

Mr. L. Williams, Secretary-Treasurer for the County of Stettler #6 had advised that an aerial survey had been carried out in the County, and the County Council wanted to know whether payment for this work could be made by the Planning Commission. He referred to aerial photography which had been undertaken by the Commission for other member municipalities.

Mr. Cole advised that the Planning Commission could pay for aerial photography only if it was required for planning purposes. For urban area, aerial photography was definitely required in doing planning work as was also the case for some portions of rural areas, such as

those which were going to be developed for country residence, resort or small holding districts. He felt that aerial photography of a large rural area for assessment purposes was not required for planning purposes and the cost thereof should not be borne by the Commission.

(6) CENTRAL Alberta Board of Industrial Development

Mr. Prudhomme advised that he was a member of the Central Alberta Industrial Development Board and felt that a joint meeting of that Board and the Commission should be held. He stated that the Industrial Development Board have felt in the past that some planning measures block industrial development and that it would assist in Public Relations if a joint meeting could be arranged, where the purpose and aims of each group could be discussed.

Mayor Newman suggested that in the initial stages much of the information received by the Board was of a confidential nature and could not be discussed at such a meeting.

It was moved by Moore and Shackleton that Messrs. Doan, Newman, and Prudhomme be appointed as a committee of the Commission to approach the Central Alberta Board of Industrial Development to see if a joint meeting was desired, and that this committee have the power to carry out the arrangements required if a joint meeting is requested.

Carried.

Mr. Metz, at this time, extended an invitation on behalf of the Town of Didsbury, to the members and staff of the Commission to attend the opening of the black-top road into the Town of Didsbury, at 2:00 P.M. on October 20th, 1962. He also knew he could extend an invitation on behalf of the County, to attend the opening of the new County of Mountain View Office. This was scheduled for 3:00PM on October 20th, 1962.

(7) Agricultural Committee

The Commission's Agricultural Committee had met for the first time on the morning of October 15th, 1962. Mr. Cole advised that items discussed by the Committee were:

- a) Soil Rating Maps - the possibility of relating rural subdivisions in the Commission area to the soil ratings there.
- b) Letter from the Director Town & Rural Planning with regard to regulations for resort area.
- c) Method of controlling the location of farm buildings along roads where future road widening was involved.
- d) Lands in the County of Mountain View, formerly being part of the Green Zone, but now advertised for public sale.
- c) Public Relations- It was contended that the improvement of public relations rests on the Commission members and Councils and not on Commission staff members only.

(8) Road Study

Mr. Prudhomme advised that the Board of Industrial Development were meeting in Edmonton in November to discuss the possibility of finding an oil or topping which would make a gravel road dust free and which was economically feasible for use on rural roads with maximum capacity of 25,000 lbs.

5. Payment of Accounts

On a motion by Messrs. Metz and Kunst the following accounts were approved:

September Payroll - - - \$ 3,497.61

1. Denis Cole - - CPAC Conference Travel Advance	50.00	223
2. R.W. Cundy - - " " " "	80.00	224
3. N.C. Carney - - " " " "	40.00	225
4. Gordon Arthur - - " " " "	33.00	226
5. P.J. Beavis - - " " " "	60.00	227
6. H.B. Rasmussen - - " " " "	40.00	228
7. Receiver General of Canada - U.I.C Contribution	24.48	229
8. Receiver General of Canada - Income Tax Cont.	442.10	230
9. Canada Trust Co.- Pension Contributions	470.08	231
10. Medical Services Inc. - Combined Contributions	54.00	232
11. City of Red Deer - Light Bill	12.75	233
12. Alberta Gov't Telephones - Telephone Bill	95.00	234
13. The MacDonald Hotel- Bill-CPAC Conf. - Metz & Johnson	60.60	235
14. Frank Churchill - CPAC Conference Expense	96.35	236
15. Ben Gunn - CPAC Conference Expense	71.75	237
16. E.M. Haining - Typing By-law of Stettler	32.50	238
17. F.B. Moore - CPAC Conference	76.50	239
18. A.E. Prudhomme - CPAC Conference	103.64	240
19. Alberta Motor Assn. (Red Deer) - Rent	175.00	241
20. Prov. Treasurer, Dept. of Highways- Purchase of Maps	8.69	242
21. Denis Cole -- Car Allowance	40.00	243
22. Robert Cundy -- Car Allowance	15.00	244
23. Niall Carney -- Car Allowance	15.00	245
24. John Beavis -- Car Allowance	15.00	246
25. Receiver General of Canada-Queen's Printer-- Book	5.00	247
26. E.H. Weeres - - CPAC Conference Expense	92.80	248
27. Fletcher Printing Co. Ltd. -- Office Supplies	21.42	249
28. The City of Red Deer -- mimeographing	3.71	250
29. Millard & Son -- Maint. of Equipment	8.25	251
30. Calgary Drafting & Blue Print-- Blue printing supplies	44.50	252
31. Sparton Air Services Ltd.- Photographic Reproductions	36.63	253
32. The Hughes-Owens Co. Ltd.-- Office Supplies	2.56	254
33. Bell Business Agencies Ltd.- Blueprinting	6.99	255
34. Williams Stationery -- Office Supplies	2.03	256
35. P.J. Beavis - Travel Expense -- CPAC Conference	35.16	257
36. Prov. Treasurer-Dept. of Highways - Subdivision Fees	14.50	258
37. Gordon Arthur - Travel Expense - Photograph	79.11	259
38. E. Dietrich- Travel Expense	2.08	260
39. Denis Cole - Travel Expense & Conference	89.44	261

The meeting adjourned at 3:00 P.M. on a motion by Mr. E. Shackleton

Chairman

Sec.-Treasurer

CITY OF RED DEER RECREATION DEPARTMENT

MONTHLY REPORT -- OCTOBER 1962

The following is a summary of the progress of the Recreation Department relating to activities and facilities for the month of October.

PROGRAM

FOOTBALL

The football program came to a close during October after a very successful season. There were a total of 81 games played. There were no cancellations due to inclement weather.

The following teams, winners of their Divisions, will be presented with crests and suitably recognized at the Annual Football Rally to be held on November 24th.

Peewees----- Westpark
Bantams ----- Parkvale
Midgets ----- Grandview

The co-operation of the young player managers and the midget coaches continued to be excellent.

There were no injuries that required medical treatment.

The High School and Intermediate teams did not fare too well. Both failed to make a playoff berth and as a result had a short season.

SWIMMING

Under the capable direction of Jim Fry the following program will commence at the indoor pool, from Wednesday, November 7th to Saturday, November 10th, and will continue until Christmas.

<u>CLASS</u>	<u>NUMBER ENROLLED</u>
Boys 6-8 years	98
Girls 6-8 years	36
Beginner Red Cross Girls	99
Beginner Red Cross Boys	73
Junior Red Cross	142
Intermediate Red Cross	84
Senior Red Cross	24
Royal Life Saving	14
TOTAL	<u>627</u>

A total of 16 volunteer instructors have been recruited for these classes.

In addition to the youth program, the ladies afternoon sessions complete with baby sitting service have proved very popular. It was originally planned to be held one afternoon per week. However, we now have three classes plus a ladies swim club and a total registrations of 170.

Some instruction will be available for men during the public swimming periods at noon on Monday, Wednesday and Friday. We also plan to provide for a mens class on Wednesday evening at 9:00 P.M.

The pool is expected to open on Sunday November 4th for general use and large crowds are anticipated.

The competitive club will commence training on Wednesday November 7th, while Water Polo, synchronized swimming and diving classes will start shortly after the pool opening.

PUBLIC SWIMMING

On October 11, 12 and 13th prior to the closing of the pool free swims were given to all school children. A total of 2875 availed themselves of this opportunity. The first and only public swimming session has an attendance of 71.

BASKETBALL

The mens league which was organized by the Recreation Department last year, have reorganized for the fall and winter. There are 6 teams in the league and a schedule of 30 games. The league sponsored the appearance of a travelling colored team on Wednesday, November 2nd and has an excellent crowd. They now have funds with which to expand further.

A ladies team is in the process of organizing and we have provided Central gymnasium for their use, at a nominal rental, each Tuesday night prior to the ladies keep fit.

There is a possiblility that a players and coaches clinic will be sponsored by this Department sometime in November.

TRACK & FIELD

The newly formed group continues to practice at the fairgrounds on Saturday afternoon. Several of the members were entered in a Clagary cross-country race and did very well, age and experience considered.

BADMINTON

A Badminton Clinic was sponsored by the Department on October 14th at the Menorial Centre. Though the registration was small the enthusiasm was very good and the instruction by Mr. Dave Follinsbee was excellent.

VOLLEYBALL

An organizational meeting for a senior mens volleyball league was sponsored by this office. A roundrobin schedule for four teams has been drafted as a preliminary step to formalizing a league. The results of the round robin and a further indication of interest will be reviewed at another meeting to be held on Monday, November 12th.

BROOMBALL

A seven team league commenced play on Wednesday October 11 and to date 12 games have been played. The schedule will continue until Sunday January 28 at which time playoffs will declare a City Champion. The association plan a tournament sometime during Christmas holidays.

FIGURE & SPEED SKATING

Both clubs are off to an excellent start with registrations approximately those of last year. The speed skaters are already training intensively and are using three mornings at 7 o'clock in addition to their regular sessions.

ADULT SKATING CLUB

This group has reorganized for the year and are again skating from 1 to 2 P.M. on Sunday. To date the group is small, however, an increase in interest is expected.

PUBLIC SKATING

A total of 27 sessions were held during October with an attendance of 6855, compared to last Octovers total of 5116. The total to date is now 7696 which does not include the free skating for kiddies held each Saturday morning.

HOCKEY

The Red Deer Rustlers practiced almost daily through the month and are now ready for the league opener in Edmonton on Sunday, November 5th. Several graduates of the minor hockey program are prospective players. This trend has a great deal of merit in my opinion and the Rustlers are to be commended for giving the local talent an opportunity to prove themselves.

Two Commercial Hockey meetings were called during October and indications are, that a six team league will again be in operation.

Minor hockey registrations have gone to all schools and registration deadlines for midget, juvenile and junior will be November 9th, while the younger boys will have until November 24th. The first group have been practicing regularly for the past three weeks.

A hockey referees clinic sponsored by the Red Deer Minors Hockey Ass'n with co-operation from the Canadian Amateur Hockey Ass'n will be held on Tuesday, November 6th at the Red Deer Arena. All prospective local referees have been invited and quite a few are expected from out of town.

LADIES KEEP FIT

Classes started at both Central and Eastview schools in the first week of October. The response is again very good with approximately 60 at Central and 70 at Eastview being registered.

..4
CHILD ART CLASSES

Under the direction of Mrs. Ellen Blore the classes at Grandview and Central schools are again underway. The registration at Grandview is 18 to date while Central has only 5 registered. More registrations will be accepted at Central to a maximum of 30 youngsters.

CREATIVE DRAMA

Three classes are planned to commence in early November. These will again be conducted by Mrs. Dorothy Garen.

NEW PROGRAM

Plans are on top for introduction of craft program of various kinds including needlecraft and scrapcraft. A series of leader instruction courses for a variety of craft programs are also being planned by Wally Kendall.

FACILITIES

PLAYGROUNDS & EQUIPMENT

The opening of the Recreation Centre has delayed installation of equipment. However Parkvale has been completed and Joseph Walsh is well under way.

No equipment was removed this year as has been the practice in the past. Should damage be excessive over the winter we will review this change in policy.

RED DEER ATHLETIC PARK

The shaping of this area has been completed to our satisfaction in late October. A pocket of gravel was found by the Contractor in the process and the proposed road has been gravelled. This will mean a saving in future work.

COMPOSITE RIVERGLEN PLAYFIELD

The School District #104 have approved the plan in principle and have appointed Mr. John Kennedy as their delegate to a committee to further discuss finalization of plans, and assess the responsibilities of each agency.

WEST PARK PLAYGROUND RINK DEVELOPMENT

The new shelter has reached a stage of development that will now permit inside finishing work in spite of cold weather. Most electrical work has been completed and the roof and walls are rapidly being completed. The ultra modern roof design and the general architecture of the Building will make it a real show piece in the City.

A second boarded rink has been constructed and installed.

SKATING RINKS

Work on general repair and installation of boarded rinks is well under-way. A total of twenty-one snow bank rinks are planned for various areas of the City.

RECREATION CENTRE

On October 10th the first use of the new building was made by the Rock & Gem Club. The meeting, craft and lounge areas have operated continuously since that time with groups including Rock & Gem, Art Club, Red Deer Jr. Band, Jaycettes, National Union Public Employees, Red Deer Civic Union, and the Red Deer Craft Centre.

The total attendance at the various activities was 279 to the end of October.

The swimming pool was opened for free sessions for students on October 11, 12 & 13 and following the first evening session of public swimming the pool had to be closed due to the paint color which inhibited a clear view of the bottom and was therefore unsafe. A great deal of difficulty was experienced in getting the pool repainted however, at time of writing it appeared that it would be possible to have everything in readiness for the official opening on November 4th.

The swimming pool schedule is filled almost to capacity and includes the following in addition to public swimming: All aspects of royal life and Red Cross, competitive swimming, diving, water polo, P.T.S., R.C.M.P., Legion, Y.M.C.A., Hornhill Grain Club, River Glen School Girls, Composite High Boys.

The remaining areas of the building has bookings of casual or regular use from: The Rock & Gem Club, Senior Art Club, Civic employees union, Creative Drams, Red Deer & District Craft Centre, Natural History Society, Volleyball league, Recreation Board, AAHA Provincial Minor Hockey Committee, Junior Concert Band, Red Deer Golf Club, and the Horn Hill Grain Club.

With the exception of a few tables and the board room table, which should arrive within a week, all furnishings and equipment is now installed .

GENERAL

Mr. Wallis Kendall arrived on October 22nd to commence duties as Supervisor of Special Program. He is presently studying the existing program and facility situation in the City and will shortly be prepared to submit a report on the program needs as he uses them. Plans are being made to have actual demonstrations of needlecraft, scrapcraft and teen craft in the club rooms on opening day.

Mr. Kendall has been very resourceful in establishing a "warehouse" for storage of scrap materials of all kinds which will be suitable for various crafts.

The writer and Mr. Fry attended the semi-annual meeting of the Alberta Recreation Assn on the weekend of October 20th, in Camrose. Sessions on planning camera clubs, community use of schools plus a tour of the Camrose Craft Centre proved well worthwhile.

A total of 26 meetings were held or attended by the Recreation staff during October.

Respectfully submitted.

Don Moore.
Sup't of Recreation.

November 5th, 1962.

Minutes of the Regular Meeting of the Council of the City of Red Deer held at 4.15 p.m., Monday, November 5th, 1962 in Council Chambers, City Hall, Red Deer, Alta.

Present: Mayor E. Newman, Alderman P. Power, Mrs. E. Taylor, H. Johnson, R.M. Hanson, W. Scott, E. Barrett, F. B. Moore and J. McRobbie; City Commissioner G. J. Gamble, City Clerk F. A. Amy, Assistant Clerk R. Stollings, City Solicitor J. Richards, City Engineer N. J. Deck and R.D.D.P. Director D. Cole.

Minutes of the Statutory Meeting of Council held October 22nd, 1962, were confirmed on the motion of Alderman Moore, seconded by Alderman Barrett.

Unfinished Business:

Mr. J. Beames, Solicitor for the Red Deer Fluid Milk Producers Association, appeared before Council in support of the brief submitted by the said Association.

A further brief was also presented to Council at this meeting by Mr. Duckworth, Solicitor for Purity Dairy Ltd.

After full discussion of the briefs submitted, the following resolution of Council was passed in connection with same.

"Moved by Alderman McRobbie, seconded by Alderman Power, BE IT RESOLVED that the request of the Red Deer District Fluid Milk Producers for a by-law governing the sale of milk within the City be denied."

On division, Alderman Barrett, Moore, McRobbie, Power and Taylor voted for the motion, and Alderman Scott, Johnson, and Hanson voted against the motion. (Motion CARRIED).

The following resolution of Council was passed, authorizing an amendment to Council resolution of October 9th, 1962, requiring a plebiscite be held to authorize passage of a by-law requiring all milk in the City to be pasteurized.

"Moved by Alderman Taylor, seconded by Alderman Johnson, Council of the City of Red Deer do hereby agree that resolution of October 9th, 1962, requiring the holding of a plebiscite to authorize the passage of a by-law requiring all milk sold in the City of Red Deer to be pasteurized, be amended, by adding thereto the following "at the 1963 Civic Election". "

On division Alderman Scott, Barrett, Moore, Taylor, Johnson and Hanson voted for the motion, and Alderman McRobbie and Power voted against the motion. (Motion CARRIED.)

Reports:

Council approved the following reports and agreed same be filed.
R.C.M.P. Report for September 1962, R.D. Health Unit Milk Report October 1962, R.D. Health Unit Water Analysis (Bacteriological) Report for October 1962, Business & Professional Licenses - October 1962.

2.

The following resolution of Council was passed without division in respect of reports submitted concerning applications for Home Occupations.

"Moved by Alderman Moore, seconded by Alderman Barrett, Council of the City of Red Deer do hereby approve the following applications for Home Occupation under provision of the Zoning By-law, said approval being subject to Council's review on or before March 1st, 1963, and at anytime thereafter.

- | | | | |
|----|----------------|------------------|-----------------------|
| 1. | L. A. Nadasi | 5055-43 Street | Drywall Applicator |
| 2. | F. W. Kelly | 23 Selkirk Blvd. | Photographer |
| 3. | Mr. B. Lodewyk | 5313-44 Avenue | Concrete Contractor." |

CARRIED.

Application for permission to construct an apartment building with side walls abutting the side property lines, was approved by the following resolution of Council passed without division.

"Moved by Alderman Taylor, seconded by Alderman Johnson, Council of the City of Red Deer do hereby approve application for permission to erect an apartment building with side walls abutting property lines, on Lots 7-9, Blk. 23, Plan K.5., and as shown on plan submitted this date, subject to said building complying with all By-laws and regulations of the City of Red Deer."

CARRIED.

The following resolution of Council was passed without division, approving purchase from Brandford Coach & Body, of one hopper type Sander.

"Moved by Alderman McRobbie, seconded by Alderman Hanson, Council of the City of Red Deer do hereby accept the tender submitted by Brandford Coach & Body for supply of one hopper type Sander, and do authorize purchase of said Sander from Brandford Coach & Body, at price of \$2297.37.

Written Enquiries:

Written enquiries were submitted at this meeting by Alderman Mrs. Taylor.

Correspondence:

Council agreed the letter submitted by the Gaetz Memorial United Church Women, be filed.

Application of Atlas Finance & Realty Corp. Ltd., on behalf of Warner Holdings Ltd., for rezoning of certain lands within the City, to permit commercial development on said lands, was approved by the following resolution, passed without division.

"Moved by Alderman McRobbie, seconded by Alderman Moore, Council of the City of Red Deer do hereby agree that the necessary steps be taken to rezone the Nazarene College land, consisting of approximately 11 acres, the area to be immediately developed to be rezoned C.1 and to provide adequate parking, the remainder be rezoned as "future commercial" pending definite plans for development." CARRIED.

Council by the following resolution, passed without division, appointed Mrs. Norma Eaglesham to the Red Deer Library Board.

3.

"Moved by Alderman Barrett, seconded by Alderman Taylor, Council of the City of Red Deer do hereby approve the appointment of Mrs. Norma Eaglesham to the Red Deer Public Library Board, said appointment to be effective immediately and to expire October 15th, 1963." CARRIED.

Council directed the letter from the Red Deer Municipal Hospital be filed.

Application of Mrs. E. La Bar for permission to move an existing house across a property line and set it on a proper foundation, was approved by the following resolution of Council passed without division.

"Moved by Alderman McRobbie, seconded by Alderman Moore, Council of the City of Red Deer do hereby approve application for permission to move existing semi-complete house from Lot E, Plan 3849 E.T., to Lot H, Plan 2128 H.W. subject to:

1. Agreement satisfactory to City Solicitor is entered into to assure full completion of exterior of building, within one year of date of issue of moving permit." CARRIED.

The report and plans of setbacks and suggested zoning of the lower portion of the Fairview Subdivision submitted to Council by the R.D.D. Planning Commission, were approved by the following resolutions of Council.

"Moved by Alderman Barrett, seconded by Alderman Hanson, Council of the City of Red Deer do hereby approve setbacks and list of same of lower portion of Fairview Subdivision, as shown on plans submitted to Council November 5th, 1962." CARRIED.

"Moved by Alderman Moore, seconded by Alderman Barrett, Council of the City of Red Deer do hereby agree that necessary steps be taken to rezone lower portion of Fairview Subdivision as shown on plans submitted to Council November 5th, 1962."

Alderman Power registered a dissenting vote. (Motion CARRIED.)

Petitions or Delegations:

Council agreed to table until the next meeting of Council, the report of the City Building Inspector, concerning the petition from property owners near Lots 13-14, Block E, Plan K.11.

The letter submitted by the Red Deer Automobile Dealers Association concerning Licensing and Bonding of Persons or corporations carrying on business as Used Car & Truck Dealers, was discussed by Council, who agreed same be referred to the By-law Committee for study and report to Council.

Council further agreed the City Clerk obtain information as to the costs of bonds mentioned above, and bring same to the attention of the By-laws Committee.

By-laws:

There were no by-laws at this meeting.

4.

Monthly Reports & Minutes:

Council approved the following monthly reports and minutes and directed same be filed:

Parking Meter Collections comparative analysis week ending September 26th 1962 and October 4th, 1961, R.D.D.P. Commission minutes of September 17th, 1962 meeting, R.D.D.P. Commission Subdivision Committee minutes of October 3rd, 1962, Red Deer Recreation Board minutes of October 3rd, 1962 meeting, Budget Performance Statement period ending September 30th, 1962 and Building Permits for October 1962.

Council agreed the matter of the proposed 45th Street Overpass be discussed in a Closed Meeting of Council following the Regular Meeting of this date.

The report submitted to Council by the City Commissioners, and concerning the proposed New City Hall, was fully discussed at this meeting, and the following resolution was passed without division in this connection.

"Moved by Alderman Power, seconded by Alderman McRobbie, Council of the City of Red Deer having considered the report of the City Commissioners dated November 5th, 1962, with respect to the New City Hall, do hereby agree with the recommendations to same

That the Architect be instructed to redesign the mechanical (Heating and Ventilation), and before the contract is signed, all of the final adjustments regarding type of finish, millwork, lighting, windows, floor covering, ceiling finish, plumbing and mechanicals be checked by the City Officials, and if the final figures come within the report as submitted, then we recommend the contract be awarded providing suitable arrangements can be made with the contractors.

We further recommend that the Special Projects Committee be empowered to make decisions regarding the details of spreading this work over a two Winter period to enable us to recover more than the \$75,000 Winter Works refund, and they be empowered to make decisions on other matters as they arise.

Council do further agree that resolution of October 22nd, 1962, pertaining to the above, be and is hereby rescinded." CARRIED.

Mayor Newman advised Council that he had received a letter from the Royal Canadian Legion inviting all Council members to attend the Annual Remembrance Day Services on Sunday, November 11th, at 3.00 p.m. Mayor Newman further stated that in view of the possibility that he will be absent from the City on November 11th, he would like a member of Council to lay a wreath at the Cenotaph on behalf of the City. Council agreed that Alderman Moore attend on behalf of Mayor Newman as City representative.

Regular meeting of Council adjourned at 7.45 p.m., on the motion of Alderman McRobbie, seconded by Alderman Moore.

"Moved by Alderman McRobbie, seconded by Alderman Moore, Council of the City of Red Deer agree to hold Closed Meeting of Council at 7.45 p.m., Monday, November 5th, 1962.

5.

READ AND CONFIRMED IN OPEN COUNCIL this 19th day of November A.D.1962.

Mayor

City Clerk

November 5th, 1962.

Minutes of the Closed Meeting of City Council, held 7.45 p.m., Monday, November 5th, 1962, in Council Chambers, City Hall, Red Deer, Alta.

Present: Mayor Newman, Alderman Power, Taylor, Johnson, Hanson, Scott, Barrett, Moore and McRobbie; City Commissioner G. J. Gamble, City Clerk F.A. Amy, Asst. City Clerk R. Stollings, City Solicitor J. Richards, City Engineer N.J. Deck, City Land Administrator D. J. Wilson, City Recreation Director D. Moore and R.D.D.P. Director D. Cole.

The report presented to Council, concerning the proposed 45th Street Overpass to replace the 43rd Street crossing, was fully discussed by Council at this meeting after which the following resolution was passed:

"Moved by Alderman Taylor, seconded by Alderman Scott, WHEREAS the sum of \$150,000 has been tentatively reserved in the 1963 Borrowings programme for the construction of an Overpass at 45 Street,

AND WHEREAS the Consulting Engineers, the independent Appraisers, the City Engineer, Planning Director and Land Administrator are agreed that the City cash cost is most unlikely to exceed \$137,500,

AND WHEREAS the total cost of the project is expected to be between \$590,000 and \$630,000,

AND WHEREAS the advantages to the City in safety, convenience and redevelopment are expected to exceed by far the cash investment of the City.

BE IT RESOLVED that the Commissioners take the necessary steps to put Scheme "3-D - 45 Street Overpass - into effect with view to construction by 1963. The total cash cost to the City is not to exceed \$137,500." CARRIED. (Ald. Moore registered a dissenting vote).

A report presented to Council concerning sale price of Parcels A, 12 & 13 in Plan 617 K.S., was discussed by Council, who agreed that a qualified appraiser be engaged to give the City an appraisal of said site and buildings thereon. Council further agreed that when an appraisal has been completed, same be made available to the Land Committee for study and recommendation to Council.

The City Commissioner submitted written report on present standing of negotiations with the Fire Fighters Union, indicating these negotiations had been deadlocked, and that the Union have served notice of intention to apply for arbitration.

The Commissioners recommend the City stand firm on their offer to the Union, which offer is identical to agreements made with the Electrical Union and with Civic Workers Union.

The Council were unanimous in concurring with recommendations of Commissioners and authorized the Commissioners to engage necessary City representative to the Arbitration Board, and to proceed with arbitration.

The meeting adjourned at 9.45 p.m., on motion of Alderman Moore, seconded by Alderman Power.

READ AND CONFIRMED IN OPEN COUNCIL this 19th day of November, A.D. 1962.

Mayor

City Clerk

BY-LAW NO. 2133

A By-law regulating the use of public and private sewers and drains and the disposal of sewage and the discharge of waters and waste into the Red Deer sewer system.

WHEREAS the City of Red Deer has constructed and now maintains a sewerage system consisting of storm and sanitary sewers and a sewage treatment lagoon system, and

WHEREAS it is deemed just and proper to levy a sewerage service charge on all persons occupying property connected with the sewerage system of the City to assist with the costs of constructing and maintaining the system including the cost of treatment and disposal of sewage.

NOW THEREFORE the Municipal Council of the City of Red Deer duly assembled, enacts as follows:

PART I

DEFINITIONS

Unless the context specifically indicates otherwise the meaning of terms used in this by-law shall be as follows:

101. B.O.D. (Denoting "BIOCHEMICAL OXYGEN DEMAND") - shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in parts per million by weight.
102. BUILDING DRAIN - shall mean that part of the lowest horizontal piping of a drainage system in a building and to within 3 feet of the outer wall of the building that receives the discharge from a soil-pipe or waste pipe or other drainage pipe and conveys it to the building sewer.
103. BUILDING SEWER - shall mean that part of a drainage system outside a building commencing at a point three feet from the outer face of the wall of the building and connecting the building drain to the public sewer or place of disposal of sewage.
104. CITY ENGINEER - shall mean the City Engineer of the City of Red Deer or his authorized deputy, agent or representative.
105. COMBINED SEWER - shall mean a sewer receiving both surface run-off and sewage.
106. GARBAGE - shall mean solid wastes from the preparation, cooking and dispensing of food, and from the handling, storage and sale of produce.
107. HEALTH OFFICER - shall mean the Medical Officer of Health Unit Number 9. or any person to whom he may delegate a particular duty.
108. HIGHWAY - shall mean
109. INDUSTRIAL WASTES - shall mean liquid wastes from Industrial processes.
110. NATURAL OUTLET - shall mean any outlet into a water course, pond, ditch or lake, or other body of surface or ground water.
111. OWNER - shall mean the registered owner of a property or the purchaser thereof who is entitled to occupy and enjoy the property.
112. PERSON - shall mean any individual, firm, company, association, society, corporation or group.
113. pH - shall mean the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution and denotes alkalinity or acidity.

114. PROPERLY SHREDDED GARBAGE - shall mean the waste from the preparation, cooking or dispensing of food that has been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particles greater than one-half inch in any dimension.
115. SANITARY SEWER - shall mean a sewer which carries sewage and to which storm, surface and ground waters are not intentionally admitted.
116. SEWAGE WORKS - shall mean all facilities for collecting, pumping, treating and disposing of sewage.
117. SEWAGE - shall mean a combination of the water carried wastes from residences, business buildings, institutions and industrial establishments; together with such ground, surface and storm waters as may be present.
118. SEWER - shall mean a pipe or conduit for carrying sewage.
119. SEWAGE TREATMENT PLANT - shall mean any arrangement used for treating sewage, and without restricting the generality of the foregoing shall include a sewage lagoon disposal system.
120. STORM SEWER OR STORM DRAIN - shall mean a sewer which carries storm and surface waters and drainage, but excludes sewage and polluted industrial wastes.
121. SUSPENDED SOLIDS - shall mean solids that either float on the surface of, or are in suspension in water, sewage or other liquids and which are removable by laboratory filtering.
122. WATER COURSE - shall mean a channel in which a flow of water occurs, either continuously, or intermittently.

PART II

USE OF PUBLIC SEWERS REQUIRED

201. No person shall place, deposit or permit to be deposited in any manner that is unsanitary in the opinion of the Health Officer upon public or private property within the City of Red Deer or in any area under the jurisdiction of the City, any human or animal excrement, garbage or other objectionable waste.
202. It shall be unlawful to discharge to any natural outlet within the City of Red Deer or to any area under the jurisdiction of the said City, any sanitary sewage, industrial waste, or other polluted waters except where suitable pre-treatment has been approved in accordance with the subsequent provisions of this by-law.
203. The owner of every house, building or property used for human occupancy, employment, recreation or other purpose, situated within the City and abutting on any highway, or right-of-way in which there is now or hereafter located, a public, sanitary or combined sewer of the City, is hereby required at his expense to install suitable toilet facilities therein and to connect such facilities directly with the proper public sewer in accordance with the provisions of the City Plumbing By-law within sixty days after the date of notice from the Health Officer to do so.
204. Except as permitted by this by-law or the City plumbing requirements contained in by-law No. 1999, dated 1959 as amended or the regulations of the Provincial Board of Health, no person shall construct or maintain any privy, septic tank, cesspool or other facility intended or used for the disposal of sewage.

PART III

PRIVATE SEWAGE DISPOSAL

301. Where a public sanitary sewer or combined sewer is not available under the provisions of Section 203, the Building Sewer shall be connected to a private sewage disposal system complying with the provisions of this by-law, the City plumbing requirements and the regulations of the Provincial Board of Health.
302. At such time as a public sewer becomes available to a property served by a private sewage disposal system, the provisions of Section 203 shall then apply to the property and a direct connection shall be made to the public sewer in compliance with this by-law and any septic tanks, cesspools and similar private sewage disposal facilities shall be abandoned and filled with suitable material.
303. The owner shall operate and maintain the private sewage disposal facilities in a sanitary manner at all times at no expense to the City.
304. No statement contained in this by-law shall be construed to interfere with any additional requirements that may be imposed by the Health Officer.

PART IV

BUILDING SEWERS AND CONNECTIONS

401. No unauthorized person shall uncover, make any connections with or opening into, use, alter, or disturb any public sewer or appurtenances thereof.
402. All building sewers when approved shall be constructed by municipal forces from the public sewer to the property line. Any person desiring to connect his premises with any sanitary, combined or storm sewer, shall sign and file with the City a written application on a City form for a permit to make such connection.
403. All building sewers on private property shall be constructed by the owners' forces to the requirements of this by-law and of the City plumbing by-law No. 1999, dated 1959 as amended. Permits for constructing such building sewers must be obtained from the City Plumbing Inspector and applications for such permission shall be made on approved forms furnished by The City. The permit applications shall be supplemented by any plans, specifications or other information considered pertinent in the judgement of the City Engineer.
404. The City shall maintain the building sewer from the main to the property line at the expense of the City; from this point to the building connection shall be maintained by the property owner at his expense.
405. When any sewer connection is abandoned, the owner or his agent shall effectively block up the connection at a suitable location within his property so as to prevent sewage backing up into the soil or dirt from being washed into the sewer.

PART V

USE OF PUBLIC SEWERS

501. Except as provided in By-law 1999 of The City no person shall discharge or cause to be discharged any storm water, surface water, ground water, roof run-off, sub-surface drainage, cooling water or unpolluted industrial water to any sanitary sewer provided that the City Engineer may on application authorize such discharge where exceptional conditions prevent compliance with the foregoing provisions.

502. Storm water and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as combined sewers or storm sewers, or to a natural outlet approved by the City Engineer.
503. Except as hereinafter provided, no person shall discharge or cause or permit to be discharged any of the following described waters or wastes to any public sewer:
- (1) Any liquid or vapor having a temperature higher than 170 degrees F.
 - (2) Any gasoline, benzine, naptha, fuel oil or other flammable or explosive liquid, solvent or gas.
 - (3) Any garbage that has not been properly shredded.
 - (4) Any ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood or other solid or viscous substance capable of causing obstruction to the flow of sewers or other interference with the proper operation of the sewage works.
 - (5)
 - (1) Any paunch manure or intestinal contents from horses, cattle, sheep or swine;
 - (2) Pigs hooves or toenails;
 - (3) Animal intestines or stomach casings;
 - (4) Bones;
 - (5) Hog bristles;
 - (6) Hides or parts thereof;
 - (7) Animal fat or flesh in particles larger than will pass through a $\frac{1}{4}$ inch screen.
 - (8) Horse, cattle, sheep or swine manure;
 - (9) Poultry entrails, heads, feet, feathers or eggshells;
 - (10) Fleshings and hair resulting from tanning operations
 - (6) Any waters or wastes having pH lower than 5.5 or having any other corrosive property capable of causing damage or hazard to structures, equipment, biological sewage treatment processes, and personnel of the sewage works.
 - (7) Any waters or wastes containing a toxic or poisonous substance in sufficient quantity to injure or interfere with any sewage treatment process, constitute a hazard to humans or animals, or create any hazard in the receiving waters of the sewage treatment plant.
 - (8) Any noxious or malodorous gas or substance capable of creating a public nuisance.
504. Grease, oil and sand interceptors shall be provided on private property for all garages, gasoline service stations and vehicle and equipment washing establishments; interceptors will be required for other types of businesses when in the opinion of the City Engineer, they are necessary for the proper handling of liquid waste containing grease in excessive amounts, or any flammable wastes, sand and other harmful ingredients, except that such interceptors shall not be required for private living quarters or dwelling units. All interceptors shall be of a type and capacity approved by the City Engineer and shall be so located as to be readily and easily accessible for cleaning and inspection. Where installed, all grease, oil and sand interceptors shall be maintained by the owner at his expense in continuously efficient operation at all times.

505. In case any blockage, either wholly or in part of said sewage system is caused by reason of failure, omission or neglect to comply strictly with the foregoing provisions, the owner, proprietor or occupier concerned therein shall, in addition to any penalty for infraction of the provisions hereof, be liable to the City for all costs of clearing such blockage and for any other amount for which the City may be held legally liable because of such blockage.
506. If a person discharges industrial waste or sewage to a sewer within, or entering the City, exceeding any of the following characteristics and limits:
- (1) a five day B.O.D. greater than seven hundred parts per million by weight, or
 - (2) containing more than four hundred parts per million by weight of suspended solids, or
 - (3) containing more than fifty (50) parts per million by weight of fat, oil or grease either singly or in combination then such person shall pay a charge computed as set out in Section 701 (c) of this by-law.
507. No municipality or person shall discharge or cause to be discharged into any sewer within, or entering the City sewers, waste water, domestic sewage, commercial sewage, industrial or factory waste in a greater volume than one hundred thousand (100,000) cubic feet per month without obtaining a license so to do from the City Engineer in the manner provided, but no such license shall be given by the City Engineer until:
- (a) Such municipality or person has made application in writing for permission to discharge industrial or factory waste or sewage into a sewer within, or entering the City system; and
 - (b) Such applicant shall have given the chemical and physical analysis, quantity and rate of discharge or sewage proposed to be so discharged, and any other detailed information that is required, including all pertinent information relating to any proposed pre-treatment before discharge; and
 - (c) The application has been formally approved in writing.
508. Where necessary, in the opinion of the City Commissioners, the person making application for a license shall provide, at his expense, such preliminary treatment as may be necessary to change the characteristics of the industrial waste or sewage to make it acceptable to the City before any license may be granted it being understood that the Commissioners shall not apply more stringent treatment requirements than those established by this by-law. Where preliminary treatment facilities are provided for any industrial waste or sewage, they shall be maintained continuously in satisfactory and effective operation by the applicant at his own expense.
509. When required by the City Engineer, the applicant for a license on premises served by a sewer connection carrying industrial waste, shall at his expense install a suitable control manhole in the sewer connection to facilitate observation, sampling and measurement of the waste. Such manhole, when required, shall be accessibly and safely located and shall be constructed in accordance with plans approved by the City Engineer. The manhole shall be installed by the applicant at his own expense and shall be maintained by him so as to be safe and accessible at all times.

510. All measurements, tests and analysis of the characteristics of industrial waste, sewage or water to which reference is made in this by-law shall be determined in accordance with the "Standard Method for the Examination of Water and Sewage" of the American Public Health Association, and shall be determined at the control manhole provided for in Section 509 of this by-law, or upon suitable samples taken at said manhole. In the event that no special manhole has been required, the control manhole shall be considered to be the nearest downstream manhole in the common sewer to the point at which the sewer connection of the licensee enters.
511. No statement contained in this by-law shall be construed as preventing any special agreement or arrangement between the City and any industrial concern whereby an industrial waste of unusual strength or character may be accepted by the City for treatment subject to payment therefor by the industrial concern.

PART VI

POWER AND AUTHORITY OF INSPECTORS

601. The City Engineer and other duly authorized employees of the City bearing proper credentials and identification, shall be permitted to enter upon all properties for the purpose of inspection, observation, measurement, sampling and testing in accordance with the provisions of this by-law. If such inspection disclose any failure, omission or neglect to clean out such sumps, or disclose any defect in the location, construction, design or maintenance of any of the sewer system or any connection therefrom to the City system, the person making such inspection shall in writing notify the said owner, proprietor or occupier to rectify the cause of complaint. In the event of continued non-compliance, the license to operate or use said premises shall be cancelled until such time as proper maintenance or alterations have been made.

PART VII

SEWER SERVICE CHARGES

701. The City does hereby levy a sewerage service charge on all persons or municipalities occupying property connected with the sewerage system of the City to be paid monthly computed as follows:-
- (a) In the case of property connected to the sewerage system and served by City water, when the industrial waste or sewage is within the limits set out in Section 506, then a charge of four (4) cents per one hundred cubic feet of water consumed, to be billed with the water bill bi-monthly. A minimum monthly charge of twenty-seven(27¢) cents shall be made on all accounts.
 - (b) In the case of property connected to the City sewerage system served in whole or in part with water from sources other than the City, when the industrial waste or sewage is within the limits set out in Section 506, the charge to be at the rate of four cents (4¢) per one hundred cubic feet of water discharged. Where no meter or other exact means exist to determine the quantity of water with which any property is served, the City Engineer shall make an estimate of such quantity for the purpose of determining the sewer service charges and such estimate shall be final and conclusive. The occupant of any property may, however, at his own expense, install and maintain an approved type meter upon which the service charge shall thereupon be determined.

- (c) A person, whether using City water or not; whose sewage discharge exceeds any or all of the limits set out in Section 506 shall from the 1st day of January, A.D. 1963 be charged at $N \times 4\phi$ per 100 cubic feet of water consumed where N is determined by the following formula:-

$$N = 1 + \frac{x}{2100} + \frac{y}{1200} + \frac{z}{150}$$

where N is the multiplier of the standard 4 cents rate for water.

X is the difference between the actual B.O.D. in parts per million and the allowable B.O.D. in parts per million.

Y is the difference between the actual suspended solids in parts per million and the allowable suspended solids in parts per million.

Z is the difference between the actual grease in parts per million and the allowable grease in parts per million.

The minimum charge shall remain at four cents per one hundred cubic feet of water consumed. To determine the rate to be charged each month, the City will run tests of the sewage being discharged to its sewer system by each industry at varying times during the year and the charges will be based on an average of the readings of such tests. The tests to be taken will be in accordance with standard tests defined in Section 510 and each test will be a twenty-four hour composite test.

702. Notwithstanding the provisions of Section 701 of this by-law, the City Commissioners, on the recommendation of the City Engineer, shall have the right to make special agreements on terms fixed by the Commissioners with certain industries or others to whom large quantities of water are sold but whose uses of such water do not involve the return of comparable amounts of sewage to the City's sewage system.
703. In addition to the foregoing charges there shall be levied upon all properties capable of being served by City sewers a special sewer tax in the amount of ten (10¢) per front foot per annum.

PART VIII

PENALTIES

801. (1) If the owner or occupier of any building, which, under the provision of this by-law, is required to be connected with the water main or common sewer, or both, shall neglect or refuse to commence the work necessary to cause such building to be so connected in accordance with the provisions of this by-law for the period of sixty (60) days after notice in writing, which has been given to him personally or to some adult person at the building required to be connected, by the Health Officer or his authorized agent, or to prosecute the work without delay or to the satisfaction of the City then such person shall on summary conviction be liable to a penalty not exceeding twenty-five (\$25.00) Dollars, exclusive of costs, for each and every day such default is continued.
- (2) The person giving notice above provided for shall also post up a copy of such notice on the front door or some other conspicuous part of the building referred to in the notice. Any person tearing down or defacing the copy so posted up shall be guilty of an infraction of this by-law.
802. Any person violating any provision of this by-law, shall be served by the City with written notice stating the nature of the violation, and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations.

803. When any person commits a breach of any section of this by-law and no penalty as set out therein, then such person shall on summary conviction before a Magistrate be subject to the penalties laid down in the General Penalty by-law of the City of Red Deer.

PART IX

GENERAL

901. In case of any dispute as to the proper charges to which any property is subject by reason of the provisions herein contained, the matter shall first be referred to the City Commissioners and where the dispute is not then settled to the satisfaction of a property owner such owner may refer the matter to City Council. Final appeal may then be made in the manner provided for in the Arbitration Act of the Province of Alberta.
902. The rates herein provided shall apply to all water that is billed to any customer from and after the first water account sent out to customers in the month of January, 1963. All other provisions of this by-law shall be effective from the date the by-law is passed.
903. Sections 11 to 31 inclusive and Section 33 of Part 3 of By-law No. 1999 (The Building By-law) of the City of Red Deer are hereby repealed.

READ A FIRST TIME this 19 day of November A.D. 1962.

READ A SECOND TIME this day of A.D. 1962.

READ A THIRD TIME AND FINALLY PASSED THIS day of A.D. 1962.

Mayor

City Clerk

November 8th, 1962.

The Chairman
and Members of
Public Works Committee,
Red Deer.

The City Council has asked that the Public Works Committee study whether the City Staff could undertake more engineering and more construction of City projects. The Committee has agreed that the subjects be studied separately i.e.

- (a) Construction - by City forces or by contractors
- (b) Design and/or supervision - by City forces or consultants.

This report will concern itself with item (a) Construction. A second report on item (b) Design and/or Supervision will be submitted in about one month.

In order to make a conclusive study of the merits of using City Forces or Contractors to construct City facilities it is necessary at the outset to establish what goal we intend to achieve. I submit that there is but one primary goal. We are trying to get the best dollar value for money spent. Most other considerations (mentioned further in this report) can be expressed in terms of dollars. Therefore we must establish a comparison of costs.

COST

The major items of cost of any construction project are as follows:

- 1. Materials
- 2. Labour
- 3. Equipment Charges
- 4. Overhead
- 5. Profit

MATERIALS

- 1. The cost of materials is generally a major item of cost of any project. The original cost to the City and the contractor is generally the same. However, the contractor gains the advantage in other respects:
 - (a) The contractor will likely finance the cost of materials over a period of time while the municipality pays cash. The contractor gains the advantage on the use and cost of money. (See City Auditors comments on machine rental).
 - (b) The contractor minimizes his "down time" on machines and labour by having the materials readily available. This is possible because he does not have any quantity of "red tape" to deal with. The City must take many precautions and safeguards because public money is being spent. This includes purchasing agents, vast storage buildings and yards, rigid stock control, tender calls on small items, etc. The contractor quite often makes a deal over a cup of coffee for his materials then piles the material on a vacant lot. By having this flexibility in handling materials he saves on "downtime" of labour and machinery. For simplicity's sake we will apply this saving to the cost of materials.

Net Effect: I would suggest that the contractor has an advantage in the order of 10%.

LABOUR

2. The cost of labour is another major factor in the cost of construction. I submit that the contractor has the advantage for the following reasons:

- (a) Contractors can work their men longer hours each day, and days per week before paying time and a half or double time. This is particularly applicable to contractors not strongly unionized.
- (b) Contractors provide fewer fringe benefits.
- (c) Contractors lay off staff on short notice. They are not so bound by unions, "red tape" or politics. For example, if a labourer reports to work in this City and is immediately sent home due to inclement weather he receives two hours pay. If he works two hours and is then sent home he receives four hours pay. This increases the unit labour cost.
- (d) The contractors supervising staff work their crews harder because they receive profit or incentive bonuses. Some contractors pay their Superintendent, Foremen and machine operators an annual bonus depending on the company's earnings. This accounts for an increase in efficiency which also nets a saving on equipment usage.

NET EFFECT:

(a) Overtime. Our Union requires that overtime is paid after 40 hours or after eight hours on a given day. Double time is paid on Saturdays, Sundays and Statutory Holidays. Most utility and road contractors can work 48 hours without paying overtime, and they do not pay double time on Saturdays. For the sake of example let us assume that the contractor works six days a week and ten hours per day and he pays his men \$1.70 per hour. Then let us compare the cost if our men worked for the same period and for the same rate.

<u>City</u>	<u>Contractor</u>
Regular time 5 x 8 x 1.70 = 68.00	48 x 1.70 = 81.60
Time and half 5 x 2 x 2.55 = 25.50	12 x 2.55 = 30.60
Double Time 10 x 3.40 = 34.00	
<u>127.50</u>	<u>112.20</u>
Contractor's advantage $\frac{127.50-112.20}{116.20}$	= 15.3% - say 15%

To be conservative say 10%

(b) Fringe Benefits. Both the City and contractor are required to pay mandatory fringe benefits such as unemployment insurance, compensation, holiday pay, etc. However, I doubt whether the contractors give much more than the mandatory benefits. Other benefits are M.S.I., statutory holidays, pension, sickness pay, coffee breaks, extra vacation time over the mandatory. These extra benefits cost the City about 12%. On the average the contractors might provide half of these. The contractor then has the advantage. Say 5%.

(c) Lay Off. On this item I would think the contractor would have the advantage in the order of 2%.

(d) Supervisory Staff. I believe the contractor has a substantial advantage on this item because he not only gains on labour but on the best use of equipment and materials. Say 8%.

Total advantage to contractor = 10 plus 5 plus 2 plus 8 = 25%

EQUIPMENT CHARGES

3. The cost of equipment charges is another major factor in the total cost of the project. I asked Mr. Sheridan, our City Auditor, if the contractor had any advantage because of rapid tax write-offs for income tax purposes. Following is his letter which has many good points. However, apparently it is difficult to answer the original question I asked.

City of Red Deer.
Attention Mr. N.J. Deck.

Your enquiry as to whether private contractors have an advantage over a municipality owing to depreciation charges for tax purposes, is a rather difficult question to answer.

The municipality has an advantage as it has no income tax to pay, however, to offset this, the contractor may finance the cost of his equipment over a period of time while the municipality pays cash. We here see an advantage to the contractor in regard to the use and cost of money.

As the municipality pays cash it has lost the earning power of those dollars on the money market and the contractor can earn the same profits from rentals with less equity and therefore less loss of earning on the dollars.

As this point, the advantage to the municipality of having no tax liability could conceivably be offset by the use of money advantage which the contractor has.

It is our opinion that the contractor has an advantage over the municipality for the following reasons:

1. The profit motive and competition with which he is faced forces him to be more efficient in order to survive. (This is not to suggest that a municipality is inefficient).
2. His equipment could be less costly generally as a decision to trade an older unit is his alone and does not have to be justified to the taxpayers.
3. The overall use of equipment will be dictated by the profit motive, whereas a municipality may be required to make use of their equipment at times which could conceivably shorten its life.
- 4.. Overhead costs must be included to arrive at a fair rental. It is conceivable that these costs to a contractor would be less than to a municipality.

We will be pleased to discuss this problem with you further at your convenience.

D. J. Sheridan,
 Mackenzie, Sheridan, Matthew & Co.

Several other points I would like to add are as follows:

- (a) The contractor has the advantage because he can match his equipment with the project. In other words he bids a job which he can do with the equipment he has on hand.
- (b) Contractors will take a job as a joint venture and pool their equipment. Whereas if the job is too big for the City we would have to rent equipment. Usually the rates for rented equipment are higher than for owned equipment. Also it is difficult to rent equipment during peak periods.

- (c) The City is not required to pay equipment fuel taxes and would therefore have the advantage in this respect.

Net Effect:

I believe the contractor would have at least a 5% advantage.

OVERHEAD

4. This is a relatively minor factor in the total cost of a project. The contractor has the advantage for the following reasons:

- (a) His office rental is usually lower
- (b) His administrative staff is smaller
- (c) He would have less red tape because he is using private money and does not need the accepted government safeguards. Therefore his legal, accounting and auditing charges would be lower.

The City would have the advantage for the following reasons:

- (a) City does not have to provide bonds or licenses.
- (b) City does not pay taxes.

Net Effect:

This is a very difficult factor to evaluate, because it depends to great extent on the size of the operation of a contractor. However, I think it would be safe to assume the contractor has an advantage of 5%.

PROFIT

5. This is a relatively minor factor in the total cost of the project. However, it is the major factor in favour of City forces doing work. Because City does not have to show a profit on work it undertakes.

How much profit does a contractor expect?

This is dependent on a number of factors which are outlined below.

- (a) If there is a great deal of work available for contractor he will plan on a higher profit.
- (b) If the possible risk on a given project is high the contractor makes an allowance for unknowns. If the risk doesn't develop his profit increases. The risk can be reduced if:
 - (i) The contractor has a knowledge of conditions such as soils, availability of gravel etc.
 - (ii) The contractor knows the Engineers and understands the contract plans and specifications so that he is familiar with the standards that must be achieved.
 - (iii) The Contractor knows the City Officials and knows what to expect in the way of interference, understanding, co-operation, etc.

I believe that a contractor will take the maximum amount of profit he can get. If bidding is very competitive he will take a small profit. If bidding is not competitive he will take a big profit. Occasionally a contractor inadvertently takes a loss. As an average let us assume he expects a net profit of 10%. I think this would be considered a fair profit considering the contractor's investment.

Net Effect:

City has advantage of 100%.

SUMMARY OF COST CONSIDERATION

1. Materials - Contractor has a 10% advantage
2. Labour - Contractor has a 25% advantage
3. Equipment Rentals - Contractor has a 5% advantage
4. Overhead - Contractor has a 5% advantage
5. Profit - City has a 100% advantage

To determine the economic advantage of doing work by contract or by City forces it would be desirable now to consider at least two types of projects. This is necessary because there may be considerable variation in the units of material, labour and equipment charges that may go into various projects. We have selected a road and sidewalk contract as one project and a utility contract as a second project. From our records of previous contracts we have tried to determine what the actual units might be in these projects. If we assume that the materials, labour, equipment charges and overhead cost \$1,000,000 on each project we can then make a comparison.

AVERAGE UTILITY CONTRACT

<u>Item</u>	<u>Amount</u>	<u>Contractor</u>	<u>City Forces</u>
Material	61%	\$610,000 add 10%	\$671,000
Labour	15%	150,000 add 25%	187,500
Equipment	17%	170,000 add 5%	178,500
Overhead	7%	70,000 add 5%	73,500
		<u>1,000,000</u>	<u>1,110,500</u>
Add profit	10%	<u>100,000</u>	<u>nil</u>
Total Cost		<u>1,100,000</u>	<u>1,110,500</u>
			<u>1,100,000</u>
Difference			<u>\$ 10,500</u>

\$10,500

Advantage by using a contractor = $\frac{10,500}{1,100,000} = 1\%$

AVERAGE ROAD CONTRACT

<u>Item</u>	<u>Amount</u>	<u>Contractor</u>	<u>City Forces</u>
Material	24%	\$240,000 add 10%	\$264,000
Labour	30%	300,000 add 25%	375,000
Equipment	39%	390,000 add 5%	409,500
Overhead	7%	70,000 add 5%	73,500
		<u>1,000,000</u>	<u>1,122,000</u>
Add Profit	10%	<u>100,000</u>	<u>nil</u>
		<u>1,100,000</u>	<u>1,122,000</u>
			<u>1,100,000</u>
Difference			<u>\$ 22,000</u>

22,000

Advantage by using a contractor = $\frac{22,000}{1,100,000} = 2\%$

OTHER CONSIDERATIONS

- A. Capital Costs of Equipment. The equipment presently owned by this City is only sufficient to handle normal operation and maintenance work plus a small amount of construction. If we intend to undertake more construction we would have to invest heavily in additional equipment. For example we let one contract for \$303,000 this Summer. The contractor had equipment valued at approximately \$400,000 on this job for part of the time. Our total contracts this year were in the order of \$1,100,000 (excluding buildings). Next year our programme will be in the order of \$1,500,000.
- B. Flexibility. By contracting work we leave ourselves very flexible. To the best of my knowledge we have never postponed a necessary project for the reason that we did not have sufficient machines and forces. If our programmes are to remain flexible it is difficult to do the work ourselves because we would have problems with the balance of equipment and men from year to year. For example you will note from the seven year plan that we intend to spend the following sums on debenture roads in the year noted:

1963 -	\$285,000
1964 -	264,200
1965 -	334,200
1966 -	34,000

Note the imbalance in 1966.

For storm sewers the same applies viz:

1963 -	\$41,700
1964 -	89,000
1965 -	365,000
1966 -	nil

Flexibility is particularly important in Red Deer because we completely develop all of our residential and industrial subdivisions

- C. Maintenance. Proper maintenance of City facilities such as roads, lanes, sewers, water mains, etc., is a very important consideration. Therefore it is very important that this work be properly planned, scheduled and executed. I believe that any municipal organization that is charged with the responsibility of both construction and maintenance will have a tendency to relegate maintenance to a minor role. The net effect is a mediocre maintenance programme.

The reason for understressing maintenance is obvious. Everyone including elected officials, taxpayers and staff are interested in construction because it is dynamic. Maintenance is routine and quite often not even apparent i.e. on sewers. As a result the construction phase gets the most consideration, i.e. the best planning, the first money, the best staff, the best equipment. Large cities can partially overcome this problem by creating completely separate construction and maintenance divisions which have their own supervisory staff, equipment and crews. In a small city this is almost impossible to obtain. As a result if there is some choice in doing a project which is construction and one which is maintenance, invariably the construction project is done first and the maintenance project is left until men and equipment are available.

Under our present system whereby we contract over 90% of our work our supervisory staff, equipment and crews deal almost exclusively with maintenance and the net effect is excellent.

- D. Public Relations. The method the City uses to do its work will no doubt effect its public relations. Elected City Officials will be able to assess the results better than appointed staff. However, I would like to make some comment on this subject because I believe the evaluation of staff is based to a great degree on the status of its public relations, (perhaps out of proportion to its true economic worth).

(a) I believe that the public considers that contracting is the right approach. As proof of this I can say that as we increased the volume of work done by contractors we received fewer complaints about "goldbricking", and suggestions on how to do or how not to do things.

(b) I believe that contributing or approving agencies believe that contracting is the right approach. For example the Federal and Provincial Governments, Board of Transport Commissioners, the Railroad Companies, C.M.H.C., and others, are easily satisfied when shown contract figures. But when City forces do the work they check our accounts in great detail before approval or contributions are received.

- E. Quality. The quality of work done by City crews should be better because there should not be a tendency to cut corners. On the other hand if a City crew does some work which is not quite up to standard, they may be inclined to accept it. The Contractor would normally be expected to replace work that did not meet the required standard. It is my opinion that if City crews do a majority of construction the general accepted standard of work will eventually drop for the reason mentioned above. If contractors do the majority of work the standard will be maintained or increased.

It is of interest to note that when the City of Red Deer started to contract most of its sidewalks the standard for concrete rose appreciably not only on City projects but for all the concrete being placed in the City.

I should mention that we are developing quantity and quality control tests that make it difficult for a contractor to cut corners. For example, on sidewalks and pavement we take diamond cores at random when the work is done and we can measure thicknesses and check quality. Penalties for low standards discourage cutting corners.

POLICY IN OTHER CITIES

Six Western cities were contacted to determine the engineering policies in these centres. Following are quotations of particular interest from these replies.

Dawson Creek: "The City has undertaken some construction projects with City Forces, especially Winter Works Projects, but indications are that work was not done for less than contract prices in most cases. It is estimated that at least 90% of the capital works are contracted".

Calgary: "It should be kept in mind that once a City is committed to doing all or a portion of their Capital Programme it is difficult, because of the investment and personnel involved, to "get out of the game". With the increasing competition for Municipal work which has been a marked feature of recent years, I would be inclined to think long and hard before recommending large capital investments designed to establish the City in these field".

Medicine Hat: "We take unusual and difficult work ourselves because we don't want to pay for the contractor's price if the risk he anticipates and does not often occur."

"Because of the public demand that the contractors can do work for less than the City, we make a point to call for tenders on various jobs and we bid on it too. We keep costs and on ordinary work of the sewer, water, road construction type, we are very certain that we can do this cheaper than any contractor can."

Edmonton: "Prior to about 1950, we contracted practically all sewer and water construction. At that time, we felt prices were getting out of line due to the tremendous amount of work offering to the available contractors. Since that time, day labour forces have done most of the open cut and tunnel sewer works (possibly 80% to 90%) and about the same in water main construction. As a result, we have built up efficient construction crews and kept accurate costs and we find the cost much reduced from the tender prices until the last year or so when the bids we have called are close to our costs for open cut work. With much less volume of sewer construction in the Province, we are forcing the contractors to compete with our prices."

"The City Council have set the policy that if a contract bid is not more than 7% greater than the City bid, they will consider the contractor's bid; this differential to allow for taxes and profits which a contractor has to include in his bid."

Moose Jaw: Question: Do you have any accurate comparisons on the cost of doing work by City Forces as compared to contractors i.e. - have you bid against general contractors?

Answer: "No. Our sewer and water construction costs are quite low. Base construction on roads by City Crews probably costs as much as it would by contract but the work is carried out more promptly".

Lethbridge: No reply as at November 8th, 1962.

Following is a chart which shows at a glance what quantity of work other cities are contracting. Dawson Creek and Calgary gave average figures for all work. The other cities gave unit percentages.

PERCENTAGE OF WORK CONTRACTED

	Paving	Base Course	S.G. & G.	Water & Sewer	Structure
Red Deer	100	100	100	85	95
Dawson Creek	90	90	90	90	90
Calgary	60	60	60	60	?
Medicine Hat	10	10	100	10	100
Edmonton	95	95	45	15	100
Lethbridge					?
Moose Jaw	100	10	100	TRUNKS	

Paving: The majority of the cities contract the major part of the paving programme - Medicine Hat being an exception.

Base Course: The majority of the cities contract the major part of the base course construction. Medicine Hat is an exception and also Moose Jaw for reasons mentioned previously.

Sidewalks, Curb & Gutter: The majority of the Cities construct the major part of this programme.

Water & Sewer Mains: This phase of construction is split about equally. Medicine Hat, Edmonton and Moose Jaw construct most of their own mains. The other cities contract most of it. Edmonton constructs most of their own mains because they felt contractors were not competitive until the last year or so. Medicine Hat and Moose Jaw are the exceptions.

Structures: This includes water treatment plants, sewage disposal plants, bridges etc. Most cities contract this work.

CONCLUSION

I think there is a general trend by municipalities to do more contracting. To some extent local conditions will dictate what the trend will be in a particular community. Due to our rapid growth in Red Deer, and because we develop all our own subdivisions in entirety we have tended toward 100% contracting. I believe that the average taxpayer, past Councils and City Staff believe that we have done the right thing.

I trust that the information provided and the opinions expressed will make it possible for the Committee to properly evaluate this very important policy.

N. J. DECK.