

A G E N D A

For Council Meeting to be held in the Council Chambers, City  
Hall, on Monday, June 20th, 1960, at 5.00 p.m.

1. Present:

Confirmation of Minutes of Regular Council Meeting of June 6th, 1960.

2. Petitions:

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Businesses Ross St. & Gaetz Ave. Re: C.P.R. Park - Parking Lot. 1. & 2.  
Court of Revision. Re: Appeal. 2.

3. Unfinished Business:

1. Committee. Re: Frizzell Appeal to Council 3.  
2. Mitten Storage Bldg. Re: Proposed New Warehouse North Hill - resolution 3.  
3. Ministerial Assoc. Re: Light & Power rates - Churches 3. & 4.  
4. Committee. Re: Gaetz Ave. Traffic Count. 4, 5, 6 & 7.  
6. Resolution. Re: Erasure of solid white line resolution of May 24/60.

4. Correspondence:

1. Mrs. Laura Moore. Re: Can. Nazarene College & Taxes 8.  
2. R.D.D.P. Commission Re: Use of Setback Areas. 8. & 9.  
3. Building Inspector Re: Parsons Clinic 10.  
4. Hemingway & Laubental Re: Capri Hotel, Red Deer 10. & 11.  
5. Ass't. Deputy Minister Re: Red Deer Armoury 11. & 12.  
6. R.D. School Div. #35 Re: Memorial Centre. 12 to 18.  
7. Red Deer Safety Council Re: Removal of parking on Gaetz Ave. 19.

5. Aldermen's New Business:

6. By-law:

No. 2044 - Land Sale Agreement - 3 Readings.

<u>NAME</u>	<u>LOT</u>	<u>BLK.</u>	<u>PLAN</u>	<u>ADDRESS</u>	<u>PUR. PRICE</u>	<u>FLOOR AREA</u>
ENGINEERED HOMES LTD.	7	31	6262KS	5725-35 Street	\$2088.00	800 Sq.ft.

7. Reports:

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1. Business & Professional Licenses May, 1960. 20.  
2. Additions to 1960 Debentured Programme 21.  
3. Unsigned Letters to Council 21.  
4. Standards for Zoning Changes 21.  
5. R.C.M.P. Report for May, 1960. 22.  
6. Budgetary Performance Statement ending May 31st, 1960.  
7. Red Deer Recreation Commission Summary of Activities May, 1960.  
8. Question & Comment re Standards for Zoning Changes.  
9. Public Works Committee Minutes June 15th, 1960.  
10. Finance Committee Minutes June 16th, 1960.

8. New Business:

Payment of Accounts.

PETITIONS:

June 3, 1960.

To: Red Deer City Council,

Red Deer, Alberta.

Whereas there is a serious shortage of parking space in downtown Red Deer,

And whereas the area known as the "C.P.R. PARK" has been rezoned and approved to be developed into a parking lot;

We, the undersigned merchants and taxpayers in the vicinity of the said "C.P.R. PARK", hereby petition the Council of the City of Red Deer to take immediate steps to convert the said "C.P.R. PARK" into a parking lot.

<u>PETITIONER</u>	<u>ADDRESS</u>
Geo. Hein, Buffalo Hotel.	5031-Ross Street
B. Woodrow, Bert's Cold Storage	5028-Ross Street
Better Housekeeping Ltd.	4930-Ross Street
Singer Sewing Machine Co.	5004-Ross Street
Gospel Book Store	5012-Ross Street
Ruth E. Pearson (Handicraft Shoppe)	5014-Ross Street
B. Briggs - Alberta Barbers	5016-Ross Street
Phyl's Gift & Handicraft.	5022-Ross Street
Club Cafe	5019-Ross Street
L. Gish	5015-Ross Street
Royal Cafe (Red Deer) Ltd.	5007-Ross Street
Holmes' Drug Store	5001-Ross Street
Ray Madge	5022-Ross Street
Northwest Motors Body Shop	51 Avenue
Builders Hardware Store	5032-Gaetz Avenue
The Martin Senour Co. Ltd.	5112-Gaetz Avenue
Alma Sewing Centre Red Deer	5116-Gaetz Avenue
Paul Crawford & Sons	5124-Gaetz Avenue
MacLeod's Ltd.	5127-Gaetz Avenue
Nyman's Jewellery	5123-Gaetz Avenue
M. & S. Flooring & Furniture Ltd.	5123-Gaetz Avenue
Red Deer Lock & Key Shop	5117-Gaetz Avenue
Cross & Roth Real Estate Ltd.	5113-Gaetz Avenue
Niagara Cyclo Massage Ltd.	5113-Gaetz Avenue
The Mary Jayne Shoppe	5101-Gaetz Avenue
War Surplus Store	5020-Gaetz Avenue
Jack's Men's Wear	5017-Gaetz Avenue
F.W. Woolworth Co. Ltd.	5009-Gaetz Avenue
R.J. Rollis	5007-Gaetz Avenue
John L. Robinson	4944-Ross Street
Landon's Jewellery	5005B Gaetz Avenue
Innes Men's Wear	5005A-Gaetz Avenue
Horsleys Drug Store	4952-Ross Street
Maurice Shoes	4946-Ross Street
Elgin Shoes Ltd.	4938-Ross Street
Park Hotel Co. Ltd.	4916-Ross Street
Foto Arts Studio	4912-Ross Street
Colborne's Tailor Shop	4912-Ross Street
Saan Stores Ltd.	4908-Ross Street
Williams Stationery	4919-Ross Street
Darling Furs	4925-Ross Street
Simpsons-Sears Ltd.	4927-Ross Street
Clowes Jewellery	4929-Ross Street
Capitol Barbers	4933-Ross Street
Stewart's Ladies Wear Ltd.	4935-Ross Street
Osbornes Ladies Wear	4911-Gaetz Avenue
Bud Bourke's Men's Wear	4935a- Ross Street
Sinclair's Shores Ltd.	4937-Ross Street
L.W. Askin Ltd.	4907-Gaetz Avenue
Gaetz-Cornett Drug & Book Co.	4901-Gaetz Avenue

<u>PETITIONER</u>	<u>ADDRESS</u>
The T. Eaton Co. Ltd.	4807-Gaetz Avenue
Horsleys Hardware	4810-Gaetz Avenue
Mitchell & Jewell Ltd.	4812-Gaetz Avenue
Red Deer 5¢ to \$1.00 Store	4816-Gaetz Avenue
White Bakery	4910-Gaetz Avenue
Walk-Rite Ltd.	5003-Ross Street
Regal Barber Shop	5009-Ross Street
R.D. Recreation Hall	5021-Ross Street
Trinsson Lundie Agencies	4914-Gaetz Avenue
Arlington Hotel	4905-51 Avenue
Caralone Petroleum Ltd.	4611-Gaetz Avenue
Ken's Men's Wear	5021-49 Street
Cameron Barber Shop	5017-49 Street
Valley Grocery	5013-49 Street
Kovacs Shoe	5007-49 Street
Windsor Hotel	4822-51 Avenue
Northwest Motors Service Station	5034-Ross Street
Bergquist Agencies	5024-Ross Street
Morris' Ready to Wear	5020-Ross Street
Peacock Inn Ltd.	5018-Ross Street
Jack's Towne Hall	5008-Ross Street
Loveseth Ltd.	5104-Gaetz Avenue
Botterill, McKee, Cunningham Ltd.	5002-Ross Street
Tiny Tots Children Wear	5006-Ross Street
Maple Leaf Block	5018-Gaetz Avenue
Royal Bank of Canada	4943-Ross Street
Arrow Agencies Ltd.	4910-Gaetz Avenue
Red Deer Barbers.	5021-Ross Street
Laurel Hotels Ltd.	5017-49 Street
J.S. Kresge Co. Ltd.	4815-Gaetz Avenue
Bank of Montreal	4905-Gaetz Avenue
Metropolitan Store	4913-Gaetz Avenue
Dowd's Radio & T.V.	5004-Gaetz Avenue
Harpers Furniture	5121-Gaetz Avenue
F.M. Hayhoe Plumbing Heating Ltd.	5028-Gaetz Avenue
Morris Construction	4924-Ross Street
Treasury Branch	51st Street & Gaetz Avenue
Bank of Commerce	4936-Ross Street
Belgium Stores	4920-Ross Street

NOTES:

Re: Above Petition for construction of C.P.R. Parking Lot.

There is no money allocated for this project in the 1960 Budget.

COMMISSIONERS.

A Court of Revision will sit at 5.p.m., Monday, June 20th, 1960, this Court was set up by Council on May 24th, 1960 it consists of Mayor McAfee, Alderman Barton, Moore, Sinclair and Kalbfleisch.

To-date one appeal has been received and will be submitted to the members.

COMMISSIONERS.



UNFINISHED BUSINESS:Re: Frizzell Property

A Committee consisting of Alderman Barton, Kalbfleisch & Moore, D. Cole and City Commissioner met with Mr. Frizzell on his property on Monday June 13th, 1960 at 2.15 p.m.

Your Committee reports that they would not recommend rezoning this parcel, but suggested Mr. Frizzell apply to the Zoning Appeal Board for relaxation of the temporary building size requirements.

We understand Mr. Frizzell will make this appeal.

COMMISSIONERS.

Re: Proposed New Warehouse on North Hill.

The following resolution was explained to some members of Council by phone, and agreed to by a majority.

We therefore request that it be passed and recorded in the minutes.

Moved by

Seconded by

Council of the City of Red Deer hereby approve the use of L.10 Block 2, Plan 2241 K.S. for a warehouse and storage building together with a suite on the upper floor for a caretaker, and approves the plans 1-4 dated June 7th, 1960 for such development on the following conditions.

- (1) The area indicated on Plan 1, shall be landscaped at cost to the extent of loaming, levelling and seeding to grass within 12 months of the date of this resolution.
- (2) A driveway shall be constructed on the location indicated.
- (3) No washing or clothes lines shall be erected or installed outside the building nor shall any clothes be hung or dried outside the building.

Re: Light & Power Rates to Churches

Council asked for rates in other cities, and we submit the following comparisons prepared by Mr. Mills, based on the information received, and using the consumption of the three Red Deer Churches mentioned for the previous year.

From the other cities figures it appears that Edmonton and Canadian Utilities (Drumheller) bill on the domestic rate. Calgary Power (Camrose) have a special rate for churches about mid-way between domestic and commercial. Cities of Calgary, Lethbridge, Medicine Hat and Red Deer still use the commercial rate.

Our rates are a little higher than other cities, but this is also true right across the board and we are all familiar with the reasons why.

Taking into consideration our comments on this subject from the previous agenda, our recommendation still is the same. No change in rates.

COMMISSIONERS.

	Red Deer Comm.	Red Deer Dom.	Calgary Comm.	Drumheller Dom.	Lethbridge Comm.	Medicine Hat Comm.
Baptist						
52 St. &	116.39	66.44	90.45	55.64	116.60	68.05
49 Ave.	6.12¢	3.49¢	4.76¢	2.92¢	6.13¢	3.58¢
Lutheran						
39 St. &	357.40	111.42	232.75	102.36	343.50	152.35
4 Ave.	7.23¢	2.25¢	4.71¢	2.08¢	6.83¢	3.08¢
United						
48 Ave. &	692.70	181.30	345.95	175.44	503.00	252.00
Ross St.	7.0¢	1.8¢	3.93¢	1.99¢	5.71¢	2.86¢

Unable to apply Camrose rates, but figures supplied vary from

4.17¢ 3.82¢ 3.80¢ 3.27¢ per K.W.H.

The following resolution required to support Council's recommendation of last meeting.

Moved by

Seconded by

Council of the City of Red Deer do hereby appoint Miss Vera Russell of Red Deer, as Welfare Officer for the City of Red Deer effective as and from July 1st, 1960.

#### The Gaetz Avenue Traffic Count

The above report was submitted to Council at the last regular meeting, and the undersigned were requested to submit further information.

Traffic congestion and inconvenience is a relative matter, and while traffic congestion on Gaetz Ave., may not be as serious as in some major cities, there is no doubt that the traffic flow is far from ideal and is now approximately twice the volume that is regarded as desirable for the lanes available.

(The traffic volumes exceed the accepted standards for more than 70% of the shopping hours during the non tourist season).

It may be argued that in view of the fact that in other cities the situation is worse than in Red Deer, and the parking has not been removed, therefore there is no justification for removal in this City. It is submitted, in all cases of which we have knowledge, there is an equally serious problem of finding alternative parking or of reducing the traffic flow.

At the present time an average of about 16,500 vehicles per day are being inconvenienced due to the parking of 31 cars.

The City is most fortunate in that the City has been preparing for this eventuality and has two simple and effective solutions which can be implemented without capital expenditure, namely -

1. Removal of the 31 parking stalls.
2. Implementing first stage of one way street system, by directing North-bound traffic on to 49th Avenue from 45th Street to 55th Street.

Alternative 1. - Removal of 31 Parking Stalls:

The major question is the availability of alternative parking locations in the vicinity of the 31 stalls, the removal of which is proposed. The following information is available in this connection.

Off Street Parking within 500 feet of stalls to be removed.

City -	Free Stalls	86	
	Metered Stalls	<u>187</u>	273
	Proposed Stalls		<u>78</u>
	Total City		351 Stalls

## Major Private Customer

Existing -	Eatons	90	
	Builders	25	
	Buffalo	15	
	Valley	20	
	Phelan	15	
	Imperial Bank	<u>20</u>	
Proposed -	Park	<u>68</u>	185
			<u>68</u>
			253 Stalls

During the past 4 years the City has spent the following sums to develop off-street parking within 500 feet of the stalls proposed for removal.

(1)	On land acquisition	\$84,000.
(2)	On surfacing, etc.	<u>17,000.</u>
		<u>\$101,000.</u>

The City plans to spend \$15,000 this year on paving curbing and lighting the new 49th Street parking lot.

It is therefore submitted that there is adequate off-street parking to accommodate the stalls proposed for removal.

Alternative 2 - One-way Street Systems 45 St. to 55 St.

1. The property owners for the entire length of Gaetz Avenue (exclusive of the 5 centre blocks) have made 7 feet of their land available for widening the street and for parking, and the City is morally obliged to use the facilities made available for as long as possible.

2. The City widened the road at an estimated cost of at least \$50,000, and the City is morally obliged to make the maximum use of this road width.

3. Traffic volumes do not justify introducing the one-way street system at this time.

4. The residents on the one-way street may have a legitimate complaint if the one-way street is put into effect before it is necessary.

## Taking into account -

1. The desirability of providing 2 lanes of traffic in each direction to accommodate the traffic flow of 18,000 vehicles a day.

2. The availability of off-street parking facilities within 500 feet of the 31 stalls proposed to be removed.

3. The safety factor.

We recommend that the 31 parking stalls on Gaetz Avenue between 47th Street and 52nd Street be removed to provide 4 lanes of traffic for the entire length of Gaetz Avenue.



- Appendix 1 Report and traffic volume counts as submitted by City Engineer dated June 2, 1960.
- Appendix 2 Plan showing off-street parking facilities.
- Appendix 3 Plan showing location of metered parking stalls.

E. Newman, City Commissioner  
 N. Deck, City Engineer  
 D. Cole, Director of Planning.

Appendix No.1.

June 2nd 1960.

Mayor & City Council,  
 of Red Deer.

Gentlemen,

At the last meeting of City Council one of the Aldermen suggested that more traffic counts should be taken in the City. He considered that a number of problems could be solved with this type of information. With this in mind we have taken a traffic count on Gaetz Avenue between 48 Street and 49 Street.

This block has a 44 foot roadway and has parking both sides. The "comfortable" capacity of this roadway, according to accepted standards is 450 vehicles per hour in one direction.

The following counts and comparisons have been observed:

1. In the first hour in which the counter was installed (5 p.m. - 6 p.m., May 28th, 1960) the count was 788 vehicles on one direction.
2. In the first 55 hours the volume of traffic in one direction exceeded 450 vehicles per hour 26 times or approximately 50% of the total day and night period from Friday to Sunday.
3. In September 1956 the flow of traffic in two directions between 8.a.m., and 6 p.m., was 6000 vehicles (see plate 16 of the traffic report).  
 Following are recent flows:

8 a.m. to 6 p.m. Saturday May 28th, 1960	=	11,408 two directions.
8 a.m. to 6 p.m. Sunday May 29th, 1960	=	7,966 two directions.
8 a.m. to 6 p.m. Monday May 30th, 1960	=	9,820 two directions.
8 a.m. to 6 p.m. Tuesday May 31st, 1960	=	9,553 two directions.
8 a.m. to 6 p.m. Wednesday June 1st, 1960	=	9,253 two directions.

4. During the day period (8.a.m. to 6 p.m.) the traffic volume in one direction exceeded the design capacity of 450 vehicles per hour as follows:

Saturday May 28th, 1960	9 hours out of 10	=	90% of the time
Sunday May 29th, 1960	5 hours out of 10	=	50% of the time
Monday May 30th, 1960	8 hours out of 10	=	80% of the time
Tuesday May 31st, 1960	7 hours out of 10	=	70% of the time
Wednesday June 1st, 1960	6 hours out of 10	=	60% of the time

5. Total 24 hour traffic volumes (two directions) in September 1956 are recorded as 11,000. The following counts have been recorded in 1960.

Saturday May, 28th.	=	18,144
Sunday May, 29th.	=	14,652
Monday May, 30th.	=	16,231
Tuesday May, 31st.	=	15,569
Wednesday June, 1st.	=	not available.

The following traffic flow counts made by Bert Huffman, Traffic Engineer, City of Edmonton in 1959 are also 24 hour, two-way counts and therefore can be compared with the above.

Low Level Bridge	= 32,000
High Level Bridge	= 20,000
White Avenue	= 20,000
109 St. between High Level and White Avenue	= 25,000
Jasper Ave.- 109 St. to 124 Street	= 17,000
Jasper Ave. East of 109 St.	= 23,000
111 Ave. (by Westmount S.C.)	= 20,000
Kingsway	= 18,000

This data is submitted for information. It may be of interest to note that these counts are close to the estimates made by our traffic consultants in their 1956 survey.

Yours truly,  
N.J. Deck,  
City Engineer.



CORRESPONDENCE:

Letter No. 1.

R.R.4, Red Deer,  
Alberta.

June 3rd, 1960.

Mayor McAfee & City Aldermen,  
Red Deer.

Dear Sirs,

I am not a resident of the City of Red Deer but live near enough to take an interest in it and do all my shopping there.

I was recently shocked and disgusted with the way you have treated the Nazarene College regarding taxation.

My understanding is that it is the only Church School of its kind in the Province of Alberta to be taxed this way.

I think you should give a clear cut statement to the press giving reasons for this action.

In the past years we have spent considerable in your City for farm machinery, groceries, dry goods etc. We live near enough to other towns where we could do our business.

Yours truly,  
(Mrs.) Laura Moore.

NOTE:

Suggest this letter be filed unless the press wish to print the two letters appearing on the agenda of the last meeting, said letters were made at that time and we do not recommend going to any expense to publicize them.

COMMISSIONERS.

Letter No. 2.

Red Deer District Planning Commission

June 13th, 1960.

City Commissioners,  
City of Red Deer,  
4819-Ross Street,  
Red Deer, Alta.

Dear Sirs,

Re: Use of Setback Areas.

Problems are arising which require the decision of the City in connection with the use of areas which are subject to setbacks under City Zoning By-law No. 2011.

Under section 26 (1) (c), a person shall not erect or add to a building or other structure thereon nearer to the original registered boundary of the portion of the street or lane to which Table 'D' applies than the setback distance established therefore by that Table. A structure would include a sign, curbs to control parking or virtually any other work exclusive of the surfacing of the ground.

Under section 35 (5), a parking space or a loading space situated within a setback distance from the street or lane required by Table 'D' shall not be counted for the purposes of Table 'D'. That is, any parking space provided in the setback area shall not be considered a space insofar as the calculation of the required number of spaces are concerned.

Most of the streets in the downtown commercial area are subject to setbacks of 7 feet, and the lanes are subject to a 5 foot setback.

The City Solicitors advise that where circumstances arise that the City have no objection to the erection of a structure, such as a sign, a planter box or a parking curb on the setback area, it is extremely complicated and difficult to protect the City interest so as to ensure that when the City requires to make use of the setback by widening the street that such structures can be removed.

It is also doubtful whether under the By-law the Council has the power to grant such concessions.

It is suggested that the solution to this problem would be the registration of the setback areas for any site as street or lane widening by means of a plan of survey, and thereafter the City could of course grant a license for the use of a portion of the City right-of-way for the erection of such planters or signs. Such license could be on an annual or three yearly basis, the City reserving to itself the right to cancel such license at short notice.

It is therefore recommended that no structures of any kind be permitted in the future on areas subject to setback, unless the area subject to such setback is first dedicated in the name of the City by means of a registered plan. It is further recommended that the City should bear all costs of survey and registration.

It is desirable that a definite policy should be set up by the City regarding the use of land which is subject to setback or land which has been dedicated for widening of the streets.

It is recommended that any land adjacent to a street which is subject to a setback and which has been dedicated for street widening purposes by means of a registered plan may be used for the erection of one sign or for the parking of cars for a period of one year and three years respectively, the City to have the right to cancel such license on giving one month's and three months notice respectively.

It is further recommended that the areas subject to setback along 19th Avenue should be excluded from this concession. It is anticipated that 19th Avenue within a few years will be the prestige street of downtown Red Deer, and as the buildings are setback the appropriate 7 feet, it is submitted that the appearance of the street will be spoiled if cars are parked out 7 feet beyond the line of the buildings.

Regarding the lane setbacks in the downtown commercial area, it is considered that the City should consider changing the provisions of the By-law so that parking stalls on the lane setbacks will be included in the calculation of stalls for the purpose of Table 'B', providing that such setback is registered as lane widening by registered plan, the cost of which should be met by the City.

The reason for this relaxation is that it would seem that in a large number of cases the disallowance of stalls parked on the rear setback area severely prejudices the number of stalls which can be allowed at the rear of a building.

It is submitted that it would greatly facilitate the administration of the By-law if Council would give a positive ruling on these points.

NOTE:

Yours truly,  
Denis Cole, Director.

The above is self explanatory and we recommend Council approve the policy items, and authorize an amendment to the By-law re lane setbacks.

COMMISSIONERS.

Letter No. 3:

June 15th, 1960.

To: City Commissioners,  
City of Red Deer.

Dear Sirs,

Re: Addition to Parsons Clinic

The Parsons Clinic purchased two years ago a parcel of land to the East of their property from the City of Red Deer for the purpose of extending their existing single storey building.

They have since that time been working on plans for this extension and this stage of the work was finalized this month.

Our Zoning By-law No.2011 which came into force while this extension was being planned requires all building on Ross Street between 48th Avenue and 51st Avenue to be of two storeys.

We would therefore like to know if Council would approve of this proposed extension.

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

NOTE:

Zoning By-law No.2011 Part 7, Sect.50 reads -

"Unless Council otherwise authorizes, all buildings erected on sites abutting the following streets shall comprise at least two storeys above grade for a depth of at least thirty percent of the distance from the site boundary abutting the said street, to the opposite site boundary, and in no case less than a depth of thirty feet.

Abutting

Ross Street

Between

48th Avenue

And

51st Avenue

We recommend that as this purchase of land was made two years ago, that Council relax the two storey requirement in this particular case.

COMMISSIONERS.

Letter No.4:

Hemingway & Laubental,  
10140-142nd Street,  
EDMONTON, Alta.

Commissioner Newman,  
Red Deer Town Hall,  
Red Deer, Alberta.

14th, June, 1960.

Dear Sir,

Re: Capri Hotel, Red Deer

In connection with our recent visit to the Town Offices and to the discussions with yourself and Mayor McAfee, would you please consider this letter as a formal request to present our drawings of the above hotel to City Council.

In particular, we would like a letter addressed to the Chairman of the Alberta Liquor Control Board, stating that the City Administration is in general agreement with our clients' proposal.



We would also be pleased to receive any further comments on the drawings from the City Building Inspector.

Yours truly,  
Hemingway & Laubental,  
Per: Pete C. Hemingway.

NOTE:

Plans of above will be submitted, Building Inspector and Fire Chief have checked same and give tentative approval.

COMMISSIONERS.

Letter No.5:

His Worship Mayor J.M.McAfee,  
Office of the Mayor,  
Red Deer, Alberta.

June 10th, 1960.

Dear Mayor McAfee,

Re: Red Deer Armoury, Alberta

I acknowledge herewith receipt of your letter of May 6th, 1960 advising of the progress being made towards the creation of a new City Hall and of your concern with the acquisition of our Armoury property.

Army authorities have recently completed a study of property and building space requirements for Red Deer and while indicating a continuing need for accommodation such as that provided in the Armoury, they are sympathetic to the aims of the City's re-development programme. It would therefore appear practical and possible that the requirements of both Army and your City can be met by acquisition by the City of the Armoury property in exchange for the provision by the City (on the Department of National Defence property at 44th Street) of new construction in the form of an addition to existing building No.52.

To meet foreseeable Militia requirements, the new building could be of one-storey wood frame construction with full concrete basement, roof, fenestration, interior and exterior finish to match the existing building. The estimated overall dimensions would be 90' x 50' with a gross floor area of 9,000 square feet. Interior partitioning, finish and fitting would, of necessity be dictated by Army requirements and would, of course, require the collaboration of your architects and Army authorities to develop detailed plans and definitive estimates.

If from the foregoing general description of our building requirements, you can determine that you have a continuing interest in an exchange, I would be pleased to request that appropriate Army officials meet with City representatives to give further study and consideration to the development of plans. On the matter of our future consideration of this subject, it would be most helpful and appreciated, if we might be supplied with a copy of a Council resolution or minute indicating formally the City's interest and that an engineering study would be undertaken.

Having regard to the nature of the transaction, involving as it does the disposition of Crown property, this department must obtain Executive authorization to effect an exchange. In support of my Minister's submission seeking such authority, it would be necessary that the terms of exchange be clearly set out and supported by a report on the values of the respective properties involved. In 1957, the existing Armoury property was appraised by an independent realtor who placed a value on the land and buildings of \$115,000. This information is conveyed in anticipation that it might be of assistance to you in considering the exchange.

I would sincerely appreciate your comments on these proposals and an indication of your wishes with respect to future action.

Yours sincerely,  
C.F.Johns, Assistant Deputy Minister.

NOTE:

We have discussed the above letter with Major Fred Krause and he is in full support of the proposal to have the exchange made in the manner suggested i.e. The City replace their accommodation. He feels as we, that it would be the fastest method of exchange.

Copies of this letter have been sent to Lt. Col. Mahony, Brig. Ross and Lt. Col. Young all of Edmonton who have been working with us in the past.

We therefore recommend the following resolution for Council's approval.

Moved by

Seconded by

That the Council of the City of Red Deer authorize the City Commissioners to continue negotiations with the appropriate authorities, with a view to the City acquiring the Red Deer Armoury.

Further, it is agreed that an engineering study be undertaken with a view to the City Building accommodation in the form of an addition to the existing building No. 52 located on the Dept. of National Defence property at 44th Street, Red Deer.

Said building to be a one-storey wood frame construction with a full concrete basement, roof, fenestration, interior and exterior finish to match the existing building. The estimated overall dimension to be 90' x 50' with a gross floor area of 9,000 square feet. Interior partitioning, finish and fittings, would of necessity be dictated by Army requirements and would, of course, require the collaboration of the City and Army authorities to develop detailed plans and definite estimates.

We further recommend that the Dept. be respectfully requested to give this matter their urgent consideration, in view of our City Hall plans.

COMMISSIONERS.

Letter No. 6:

Red Deer School Division No. 35

June 9th, 1960.

Mr. J. Newman,  
City Commissioner,  
The City of Red Deer,  
Red Deer, Alberta.

Dear Sir,

Re: Memorial Centre

Further to the meeting of the two committees appointed to deal with the matter of future operations of the Memorial Centre, the following proposal is submitted for consideration of Council.

1. That the City take over the complete operation of the Centre as at August 1, 1960.
2. That the Board be granted the day-time use of the gymnasium (school hours) for an indefinite period of time together with the use of the Auditorium for special school functions, not more than four times in any year, in return for which the Board will continue to supply heat for the Centre.

Briefly this would appear to cover the matter, assuming, of course, that if Council decides to accept the proposal on the general terms outlined you will instruct your Solicitors to draw up the necessary legal document to this effect.

You will have on file the 1959 report of operation submitted by the Chairman of the Management Committee presently in Office. This report sets forth in detail the operation of the Centre, both usage and financial, for the past several years, and should furnish any or all information required by members of Council in connection with the matter.

Yours very truly,

RED DEER SCHOOL DIVISION NO. 35,  
H.T.H. Roberts, Secretary-Treasurer.

NOTE:

The above offer together with the following statements are self-explanatory.  
COMMISSIONERS.

YEARLY REPORT OF OPERATIONSRED DEER AND DISTRICT MEMORIAL CENTREPERIOD UNDER REVIEW

January 1st - December 31st,

1 9 5 9

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Schedule No. 1	-	Time Usage by Months
Schedule No. 2	-	Statement of Operating Costs and Revenue
Schedule No. 3	-	Analysis of Usage - 1959
Schedule No. 4	-	Schedule of Items for Attention 1960
Schedule No. 5	-	Comparison of Auditorium and Gymnasium - the number of sessions facilities were used.

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SCHOOL

	<u>AUDITORIUM</u>		<u>GYMNASIUM</u>	
	<u>Day</u>	<u>Night</u>	<u>Day</u>	<u>Night</u>
January	1 $\frac{1}{2}$	Nil	176	48
February	4 $\frac{1}{2}$	Nil	176	48
March	10 $\frac{1}{2}$	Nil	176	48
April	Nil	Nil	176	48
May	3	3	176	48
June	8	9 $\frac{1}{2}$	176	24
July	150	63	150	8 $\frac{1}{2}$
August	8	4	8	4
September	Nil	Nil	176	48
October	Nil	2	176	48
November	1 $\frac{1}{2}$	3 $\frac{1}{2}$	176	48
December	Nil	Nil	88	40
	186	85	1830	460 $\frac{1}{2}$

RED DILLER AND DISTRICT CITIZENS

	<u>AUDITORIUM</u>		<u>GYMNASIUM</u>	
	<u>Day</u>	<u>Night</u>	<u>Day</u>	<u>Night</u>
January	Nil	14	Nil	1 $\frac{1}{2}$
February	4	3 $\frac{1}{2}$	Nil	2 $\frac{1}{2}$
March	22 $\frac{1}{2}$	45	7	8
April	8 $\frac{1}{2}$	23 $\frac{1}{2}$	Nil	4
May	29 $\frac{1}{2}$	18 $\frac{1}{2}$	17 $\frac{1}{2}$	7 $\frac{1}{2}$
June	Nil	18	Nil	Nil
July	Nil	8 $\frac{1}{2}$	Nil	Nil
August	Nil	6	Nil	Nil
September	8	8 $\frac{1}{2}$	Nil	3
October	10 $\frac{1}{2}$	34	Nil	10
November	43 $\frac{1}{2}$	29	13 $\frac{1}{2}$	21
December	6 $\frac{1}{2}$	17	Nil	7 $\frac{1}{2}$
	133	225 $\frac{1}{2}$	38	65

HOURS OF USAGE GROUPED

<u>SCHOOL</u>				Computed to night time
Auditorium	Daytime	186		93
	Nighttime	85		85
Gymnasium	Daytime	1830		915
	Nighttime	460 $\frac{1}{2}$		460 $\frac{1}{2}$
		2561 $\frac{1}{2}$		1553 $\frac{1}{2}$

RED DILLER & DISTRICT

			Computed to night time
Auditorium	Daytime	133	66 $\frac{1}{2}$
	Nighttime	225 $\frac{1}{2}$	225 $\frac{1}{2}$
Gymnasium	Daytime	38	19
	Nighttime	65	65
		461 $\frac{1}{2}$	376

AGGREGATE OF USAGE

3023

1929 $\frac{1}{2}$  hours

Note: Legend used in computing hours of use  
is 2 day hours equal 1 night hour of usage.

Schedule No.2.

STATEMENT OF OPERATING COSTS AND REVENUE

	<u>1953</u>	<u>1954</u>	<u>1955</u>	<u>1956</u>	<u>1957</u>	<u>1958</u>	<u>1959</u>
Computed hours of usage	1845	2043	2117	1576	1944 $\frac{1}{2}$	1907 $\frac{1}{2}$	1929 $\frac{1}{2}$

Operating Costs

Salaries	3116.75	3011.91	3057.15	2985.95	2802.90	2818.19	3090.00
Heat	895.85	941.71	947.28	940.00	900.00	900.00	900.00
Light	493.54	401.74	483.04	481.00	437.50	395.89	216.29
Water	60.00	60.00	60.00	60.00	-	-	-
Supplies	74.36	68.00	75.00	80.00	-	-	597.78
Floor Varnish	212.45	212.50	79.80	78.30	-	149.00	-
Repairs	430.94	314.50	703.23	20.00	1330.28	218.36	1728.51
Insurance	1647.13	1637.13	1637.13	1540.00	840.00	840.00	840.00
Public Liability	100.00	100.00	100.00	-	-	-	20.00
Additions	-	150.00	1282.60	500.00	-	5260.38	-
Miscellaneous	-	-	-	-	21.87	5.00	129.08
	<hr/> 7031.02	<hr/> 6898.19	<hr/> 8425.23	<hr/> 6585.25	<hr/> 6332.55	<hr/> 10586.73	<hr/> 7521.66
Avg. Cost per Hour	\$3.81	\$3.38	\$3.98	\$4.18	\$3.26	\$5.55	\$3.90

Revenue

Auditorium	1775.00	1685.00	2402.00				
Gymnasium	851.00	680.00	366.00				
Piano	145.00	33.00					
	<hr/> 2771.00	<hr/> 2398.95	<hr/> 2768.00	<hr/> 1660.50	<hr/> 1105.80	<hr/> 1414.50	<hr/> 1610.32

Schedule No. 3

ANALYSIS OF USAGL - 1959

- 376 hours - Revenue time produced \$1610.32
- Average revenue per hour (nighttime basis) \$4.29
- 1929 $\frac{1}{2}$  hours usage (nighttime basis) would have produced \$8,277.56
- Operating Costs and cost of additions as per statement \$7,521.66
5. Average hourly operating costs (nighttime basis) with usage of 1929 $\frac{1}{2}$  hours and costs of \$7,521.66 in 1959 - \$3.90

1953	-	\$3.81
1954	-	\$3.38
1955	-	\$3.97
1956	-	\$4.18
1957	-	\$3.26
1958	-	\$5.55
1959	-	\$3.90

6. Average per hour cost to school (nighttime basis)  
1553 $\frac{1}{2}$  hours - net cost \$5,911.34 in 1959 - \$3.81

1953	-	\$3.08
1954	-	\$2.81
1955	-	\$3.29
1956	-	\$3.90
1957	-	\$3.11
1958	-	\$5.65
1959	-	\$3.81

- Average per hour cost to Red Deer and District (nighttime basis)  
376 hours - Revenue \$1,610.32 in 1959 - \$4.28

1953	-	\$6.39
1954	-	\$5.94
1955	-	\$6.90
1956	-	\$5.30
1957	-	\$3.72
1958	-	\$5.02
1959	-	\$4.28



SCHEDULE OF ITEMS FOR ATTENTION 1960

Committee Chairman and Mr. Dan McAfee looked carefully over the Memorial Centre. Here are the items that we listed, some can be taken care of in the ordinary course of maintenance throughout the year, others will require an outlay.

Items that it is felt possibly can be taken care of throughout the year: as ordinary maintenance:

1. The South washrooms - boys and girls - require clean up and painting.  
For supplies Est. Cost \$35.00

Auditorium:

- (a) Floor is good but it is colored between the seats and it is hoped that the maintenance staff can make an improvement on that.
- (b) The carpet at the entrance and at the back main corridor, with strips down the two aisles, will need to be renewed but we think it is good for the present year.
- (c) A few nuts off the seat backs - own staff is going to check.
- (d) Westerly back stage entrance - some supporting joists apparently loose but own staff is going to take care of this.
- (e) Ladies washroom, North end, seems to be in satisfactory condition.
- (f) Men's washroom, North end, also in good condition.
- (g) North exit okay.
- (h) Other exits okay too except that the fire exit doors that we have are somewhat light and the fit to the door jambs is not too good, especially on the one on the West side in front of the stage.
- (i) North end refreshment bar not yet fully equipped but further work on it can be deferred in favor of other items.  
Floor - either should be painted or else tiled. Est. Cost of tile = \$800.00  
Est. Cost of paint 50.00
- Stock room - okay in its present condition.
- (j) Cloakroom - not quite completed but will be ready for fall.  
There will be a small expenditure, maybe \$50.00.
- (k) Equipping the Auditorium with loud-speakers - the two speakers are up, the rest of the wiring will be done in due course under the supervision of Chris Flannigan and by senior students.

Other items where some expenditure is necessary:

1. The parking lot. (Will make verbal report).
2. Front doors. They are too light and do need replacing. Est. Cost \$800.00
3. Stage Curtains. Been up approximately ten years and they need cleaning and some repairing. Est. Cost \$50.00  
The back curtain needs lengthening.
- Gymnasium - Floor is good.  
- Ceiling requires insulation - Est. Cost \$1200.00  
- Decoration optional
- Upper back committee rooms. Just a plywood floor now and should have some floor covering on the Westerly room of the two.
- Drinking fountain for North end.

Schedule No. 5.

COMPARISON OF SESSIONS THE FACILITIES WERE USED IN  
1956, 1957, 1958 and 1959

	<u>AUDITORIUM</u>				<u>GYMNASIUM</u>			
	<u>1956</u>	<u>1957</u>	<u>1958</u>	<u>1959</u>	<u>1956</u>	<u>1957</u>	<u>1958</u>	<u>1959</u>
January	4	7	2	4	13	6	9	5
February	13	6	7	4	6	8	10	8
March	6	11	8	25	6	6	10	7
April	16	15	5	11	8	16	5	4
May	13	13	14	16	4	6	4	8
June	17	28	28	9	16	13	14	1
July	45	45	45	45	45	45	45	45
August	15	9	9	2	15	9	9	2
September	4	2	3	3	1	2	3	4
October	20	7	14	12	4	7	9	7
November	11	7	16	24	13	5	9	12
December	4	10	8	6	8	5	4	3
	<u>168</u>	<u>160</u>	<u>159</u>	<u>161</u>	<u>139</u>	<u>128</u>	<u>131</u>	<u>106</u>

The above is exclusive of regular usage of facilities by school under their school program.

Letter No. 7:

5127-Gaetz Avenue,  
Red Deer, Alta.

The City Council,  
City of Red Deer,  
Red Deer, Alta.

Dear Sirs,

At the Red Deer Safety Council meeting held on June 1, 1960, the following motion was passed.

"Moved by Mr. Griff, seconded by Mrs. Fleming, that the Red Deer Safety Council write a letter of recommendation to the City Council stating that in view of the heavy traffic on Gaetz Avenue and the safety factors involved that parking be not allowed on this Avenue. Carried."

The Red Deer Safety Council is composed of representatives from some 30 organizations and 2 or 3 Companies or individuals in public positions.

Trusting you will consider the above motion, we are

Yours truly,  
RED DEER SAFETY COUNCIL,  
M.O. Kumm,  
President.

NOTE:

The above resolution refers only to the centre block of Gaetz Avenue.

See special report on this agenda.

COMMISSIONERS.

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REPORTS:

No. 1.  
The City Commissioners,  
City of Red Deer,

June 2nd, 1960.

Gentlemen,

Re: Business & Professional Licenses Month of May, 1960.

The following licenses were sold during May, 1960 with comparison figures for May, 1959:

	<u>1959</u>	<u>1960</u>
Bakeries		\$50.00
Bicycles	\$82.00	198.50
Building Contractors	625.00	500.00
Cement & Brick	100.00	75.00
Dogs	134.25	26.25
Drays	690.00	220.00
Electrical Contractors	50.00	100.00
Floor Sanders	25.00	-
General Licenses	201.00	75.00
Grave Contractors	35.00	
Glaziers	50.00	25.00
Landscaper	20.00	-
Machinery	75.00	95.00
Mechanical Dry Wall	25.00	25.00
Mobile Homes	539.00	880.35
Peddlers and Canvassers	-	45.00
Plumbers	150.00	170.00
Plasterers	25.00	-
Painters	25.00	75.00
Photographer	35.00	100.00
Roofers	25.00	-
Sheet Metal	100.00	50.00
Slaughter Houses	-	10.00
Siding Applicators	25.00	50.00
Sash and Door	-	25.00
Taxi Drivers	6.00	3.00
Transient Traders	50.00	100.00
Tile and Terrazzo	-	100.00
Vending Machines	224.00	16.00
Welders	-	25.00
	<u>\$3,316.25</u>	<u>\$3,064.10</u>

Refund on Mobile Homes = \$111.97

Total - May, 1959 \$3,316.25

Total - May, 1960 \$2,952.13

Total - January to May 31, 1959 \$12,725.25

Total - January to May 31, 1960 \$14,055.14

Yours very truly,  
J.M. Douglas,  
License Inspector.

No. 2:

June 7th, 1960.

To City Clerk

From: D.W. MacGowan.

Re: Additions to 1960 Debentured Programme

Dear Sir,

Please make the necessary advertisements and submission to Council to have the following items added to the 1960 programme.

## 1. Construction of paved lanes

<u>In</u>	<u>From</u>	<u>To</u>
Lane South of 49 Street	49 Avenue	175' East of the East property line of 49 Avenue

## 2. Construction of an 11' concrete sidewalk.

<u>On</u>	<u>From</u>	<u>To</u>
Ross Street	75' West of the West property line of 49 Avenue	97.5' West of West property line of 49 Avenue

Pat these are urgent.

Yours truly,  
D.W. MacGowan,  
for: City Engineer.

NOTE:

Item 1. is the portion of the lane South of the new parking lot on 49th Street and 49th Avenue, it is necessary to pave to provide economical drainage.

Item 2. is the portion of sidewalk in front of the new Imperial Bank.

COMMISSIONERS.

No. 3:Re: Unsigned Letters to Council.

We are in possession of a letter signed by a taxpayer, addressed to Council and dated June 2nd, 1960.

Our purpose in bringing this matter to your attention, is that all correspondence addressed to the Mayor and Council is placed on the agenda.

We can read the letter to Council if it is their wish, but we would appreciate direction with respect to the handling of unsigned letters which are invariably complaints on a neighbour.

We recommend they be handled by the Commissioners.

COMMISSIONERS.

No. 4:Re: Report on "Standards for Zoning Changes"

There is a separate report with the Councillors' agendas, that we respectfully suggest be kept handy when you are asked to rezone certain areas. We feel it is an excellent guide to members of all Councils.

COMMISSIONERS.

ROYAL CANADIAN MOUNTED POLICE

Monthly Report Covering Policing of THE CITY OF RED DEER, ALBERTA, for the month of May, 1960.

1. Members on Duty: Sufficient to comply with City Contract.

2. Disposition of Cases Under Municipal By-Laws:

	<u>Court Convictions</u>	<u>Voluntary Penalties</u>	<u>warnings</u>	<u>Dismissed</u>	<u>With- Drawn</u>
Traffic, excluding Parking:	<u>95</u>	<u>8</u>	<u>1</u>	<u>Nil</u>	<u>Nil</u>
Parking:	<u>58</u>	<u>1503</u>	<u>216</u>	<u>Nil</u>	<u>16</u>
Other By-laws:	<u>1</u>	<u>1</u>	<u>Nil</u>	<u>Nil</u>	<u>Nil</u>

3. Complaints Received: 343

4. Complaints Investigated: 300

5. Unlighted Street Lamps: 2

6. Fires Attended: 22

7. Business Places Unlocked: 10

8. Recoverable Expenses: Nil

9. Number of Liquor Cases: 23

10. Liquor Situation: Under Control

11. Articles Lost: 8

12. Articles Found: 10

13. Bicycles Stolen: 6

14. Bicycles Recovered: 6

15. Prisoners' Ex's & Mtce. (Meals) \$122.45, Guards - \$252.00

16. Fines Imposed Under Municipal By-laws: \$1,735.00

17. Revenue Collected in Municipal Cases and Payable To:

	<u>Municipality</u>	<u>Province</u>	<u>Federal Government</u>
Fines:	<u>\$2,426.00</u>	<u>\$956.00</u>	<u>Nil</u>
Costs:	<u>Nil</u>	<u>\$310.00</u>	<u>\$65.00</u>

18. Mileage on Municipal Duties:

<u>R.C.M.P. Transport</u>	<u>Municipal Transport</u>	<u>Hired Transport</u>
<u>8,324</u>	<u>Nil</u>	<u>Nil</u>

19. Number of Cases where Assistance Rendered to Municipality and no Report Submitted: Welfare - 90

20. Remarks: A total of 22 Motor Vehicle Accidents with damage exceeding \$100.00 were reported in the City of Red Deer, Alta. From these, 3 injuries resulted. Unfortunately one person was killed on the 26th of May, 1960 as a result of a traffic accident on Gaetz Ave. 1/4 of a mile North of 67th St., within the City limits.

The investigations being conducted into numerous thefts which had been occurring within the City over the last several months were successfully concluded with the arrest of three young men who had been responsible for most of same.

A continuous check is being maintained on all traffic and pedestrian phases with the view to keeping the City foremost safety-wise.

An increase in Welfare Assistance is due to the fact that a pipeline Const. Co., has moved into Red Deer, therefore attracting numerous men from various parts of the Province with the capacity of employment being limited.

(L.O.KUMM) Sgt. #13435. I/C R.D.C.D.