

Panno
High - Pole
Culture

Jamaica Chamber of Commerce Hall
Hole in sidewalk in front of Capital
East road at traffic bridge.
 AGENDA

For meeting of the Council to be held in
 the Council Chambers on Monday, Oct. 27/52
 at 7:30 p.m.

Check agreement CPR - city

Present:

1. Confirmation of the minutes of the regular meeting of October 10/52, also minutes of Statutory meeting of October 20/52.

2. Delegations:

- 1. A.C. Sylvest Re: Letter No. 1 *- v. Treatment Plant - Stewart Pet*
- 2. R.D. Mun. Hospital Board - 2 Re: Letter No. 6 *- reduced rate*
- C.R. Parker Re: Letter No. 9

3. Correspondence:

- 1. A.C. Sylvest Re: Proposed Cement plant. *- find new location*
- 2. Mrs. Layden & Mrs. Gregg Re: Exch. of prop. - N $\frac{1}{2}$ lot 5, for S $\frac{1}{2}$ of lot 6, Blk F, Plan 3591P. *- Agreed No 1. Fines*
- E.W. Brown Re: Canteen at new arena. *- To draw up*
- 4. Mrs. Margaret Glinz Re: Day Nursery.
- 5. Lees & Krauss Agencies Re: Housing situation - loans.
- 6. R.D. Mun. Hospital Board Re: Service charge for power. *- ok*
- 7. Petition Re: drainage-43 St. *Write (Cost)*
- 8. Board of Trade Re: Permission to have stores stay open Wed. afternoon, Dec. 24/52. *Granted*
- 9. C.R. Parker *Table* Re: Add. purchase of lot 8, Blk 6, Plan 1848H.W.
- 10. Nance Company *- investigate* Re: App. to erect quonset hut on leased site. *South of 43 St 3 treatments available here*
- 11. Camp Manager-Nazarene Camp Gds. Re: Storage space for R.D. Seed Co.
- 12. R.D. Seed Co. Re: "
- 13. R.D. Dist. Plann. Comm. Re: Mr. Lawson's salary.
- 14. Recreational Director Re: Management of new arena. *{ PA approved - construction - talk into Recreation Commission*
- 15. Rule, Wynn and Rule Re: Flag pole - new arena.
- 16. Welfare Officer- Re: Relief Application for Mrs. McLaughlin.
- 17. Osler, Hammond & Nanton Ltd. Re: Commissions - City of Red Deer. *{ write to Calgary Ed*
- 18. Textile Artcraft Co. Re: Advertising flags.
- 19. Salvation Army Re: Thanks for grant.

4. By-laws:

- 1. 1686 - to appoint an Assessor for the City of Red Deer. ✓
- 2. Transfer by-law No. 1687 ✓
- 3. Agreement by-law No. 1688 - authorizing the following land sales: ✓

Name	Lot	Block	Plan	Purch. price	Floor area
Stewart & Maymie Fleming	11	6	3007HW	757.00	1100 sq.ft.
Michael B. Moran	13-14	10	3586AE	360.00	720 "
C.M. Dean	11-12	10	3586AE	360.00	720 "
C.M. Dean	9-10	10	3586AE	360.00	720 "
Hugh Shipley	31-32	9	3586AE	360.00	720 "
Wallace M. Meyers	25-26	6	6269AF	210.00	480 "

ADDITIONAL AGENDA

For meeting of the Council to be held on Mon, Oct. 27/52.

NEW BUSINESS:

Car: Park *Boiler* *Clamp to* *Castoral* *Mr. Truant* *Carst* *Process*

6. Report from Parks Superintendent re Woodlea Park - complaint re use of, LETTER #20.
Investigate *> Allocate part to playing field. Rest to decorative.*
7. Application - Mr. Hume for purchase of land at old rates, he having thought when he left for the Old Country that he was going to get a lot on Waskasoo Ave. which was sold to R.J. Seater. The purchase money was left with an agent.

No.

LETTER NO. 20

October 27, 1952.

The Commissioners,
City Council.

Gentlemen:-

I have received complaints about Woodlea Park being used as a practice play ground.

I feel these complaints are justified and would like to see Council take some action.

Yours truly,
H. Gilchrist,
Parks Supt.

75

LETTER NO. 1

A.C. Sylvest's Cement Works,
Ponoka, Alta.
October 9, 1952.

City Council,
Red Deer, Alta.

Gentlemen:-

I take the liberty to inform the Council, that it is my intention to open a Branch Plant in Red Deer City. We will be manufacturing the same kind of Concrete Products, as we have been producing here in Ponoka for the past 14 years.

In a talk I had with the City Clerk a few days ago, I pointed out that we were looking for a suitable lot in the City. After this gentleman's advice, I went over to Parcel H, west of the Bridge in North Red Deer. The piece that is left of that parcel, south of the Scrap Iron Yard, would be suitable for our plant and yard.

It is my intention to erect a cement block building for the plant, and the size would be approx. 48' x 40' plus the Kilns. Value about \$3,000.00.

As I mentioned, it is our plan to have the building completed during the summer of 1953, so that we may be able to keep the plant going during the winter also, as we do in our Ponoka plant, where we are working the year round.

I would think, that when we are fully established, we would be able to employ 3 to 4 men in the summer and 2 to 3 in the winter.

As I am returning from Calgary Friday Evening, I will stop in Red Deer and call in at your meeting for further details and bring plans for the building.

Sincerely yours,
A.C. Sylvest.

Mr. Sylvest will be down for
Oct. 27th meeting.

LETTER NO. 2

4642-44 St.
Red Deer, Alta.

City Office,
Red Deer, Alta.

Dear Sirs:-

We agree to trade the City of Red Deer the north half of lot 5 for the south half of lot 6, blk F, Plan 3591P. for a consideration of \$50.00.

(Mrs.) M.E. Layden
(Mrs.) Ruth Gregg.

LETTER NO. 3

4739-56 St.
Red Deer, Alta.

City Council,
City of Red Deer.

Gentlemen:-

I am interested in securing the canteen at our new arena. Does this go up for tenders or what are the requirements. Have had previous experience on this type of work in the East.

Have been a citizen of Red Deer for 2 1/2 years. Had the pleasure of coaching our Red Deer Hockey Club last winter. Reference can be supplied upon request.

Please advise.

Yours truly,
E.W. Brown.

LETTER NO. 4

Box 331, Red Deer.
October 20/52.

City Council,
Red Deer, Alta.

*Council approved
should have been
Child Welfare*

License

Gentlemen:-

I wish to apply for a permit to open a Day Nursery for children from the hours of 9 a.m. to 6 p.m. The location of the residence is 4320-50 Ave., Red Deer. This house is a two-storey brick structure with all facilities.

The building consists of living and dining rooms each 12'x14'. Kitchen, 8'x8'. Also pantry and front hall, all on lower floor. 2 large bedrooms, each 12'x14'; one small bedroom 8'x10' and a bathroom. There is a part basement and a gas furnace.

If approved, I was hoping to open for business, not later than Nov. 10th.

Yours very truly,
(Mrs.) Margaret A. Glinz

LETTER NO. 5

Lees & Krauss Agencies,
October 23/52.

City Commissioners,
Red Deer, Alta.

Dear Sirs:-

Due to the acute housing situation in this city at the present time, and firmly believing that this situation has arisen from a steady growth of the city, and not just a boom, we would like to endeavour to bring the full weight of the Council for a protest to be made to the Central Mortgage and Housing Corporation.

The present situation is that the C.M.H.S. do not make direct loans in cities over 5000 population, and that N.H.A. loans are controlled by Mortgage Companies. The Federal Government controls the percentage that these Mortgage Companies can invest in real estate, and as their demands are so many in this country, especially in the larger cities, that the quota is very heavily subscribed right in the two main cities. Red Deer is getting a few token loans just to say that they are still in the business. However, the number is being gradually cut down, and also the percentage of loans are being steadily decreased, so that today we have about three companies giving N.H.A. loans through different agents in the City, and the percentage given is only about 55% of the cost of the house. Right now the quota for this year is apparently used up.

This means that the original purpose of the N.H.A. is being defeated. That is to help the wage earner to obtain his own home, and this man is forced to pay excessive rents that he can no longer afford. Mortgage companies will not pass a N.H.A. loan at all in this city if the area is not over 800 sq. ft. Putting this at a minimum of \$11.00 per sq.ft. -add the cost of the lot-water and sewer, and you have a \$9300.00 dwelling at the cheapest. The average cost is nearer to \$10,000.00. If one is lucky enough, the loan being passed at this time on this area of house is approximately \$5400.00.

To give you the position of our own real estate department, only 1 of 6 in the city; we have 83 applications on hand for rentals. We have prospective customers for the following:-

2	applications	for	\$1000.00	down	payment
6	"	"	2000.00	"	"
2	"	"	2500.00	"	"
9	"	"	3000.00	"	"
4	"	"	3500.00	"	"
3	"	"	4000.00	"	"
4	"	"	5000.00	"	"

We have indications of several industries and small businesses that would also like to come to Red Deer, but housing difficulties for employees will hold up a lot of these. We think it safe to say that the situation was never worse in the history of the City.

The writer brought this matter up at the last Board of Trade meeting and the civic committee, headed by Mr. F. Murphy was requested to bring in a complete report for next meeting, and I was asked to assist.

We would appreciate the Council's consideration of this matter, and if they believe that the situation is acute, to make strong representation to the Federal Government; the C.M.H.C.; Mr. Shaw M.P. and Hon. D. Ure, M.L.A.

Yours very respectfully,
Lees and Krauss Agencies,

MEMO: In Edmonton, the down payment for a \$10,000. home is \$1,900, whereas in R.D. it is \$4,600. The city should request sufficient N.H.A. loan money be allocated next year to build 250 housing units. Further, these loans should provide the maximum percentage loan (80% or more of the total cost of the unit). J.A.B.

Stinger
Survey of Rent Situation
B

26 applications

4,500
2,100

Parsons
MacKay
Johnstone

LETTER NO. 6

Red Deer Municipal Hospital,
October 24, 1952.

Mayor Paul Crawford,
City of Red Deer.

Dear Mayor Crawford:

The Hospital Board is very concerned over the amount of monthly service charge for power being made to the hospital at the present time.

This charge amounting to \$162.00 per month is greatly in excess to what it would normally be. It would appear that this charge is based on demand reading for the month of July, 1952. It was during this month the new wing of the hospital was officially opened and as all electrical installations were being tested, the peak of 216,000 K.V.A. was reached. The following month the demand reading dropped to 36,000 K.V.A. and it is not expected that even during the month of Dec. the reading would exceed 60,000 K.V.A.

It is felt that the city will agree that this abnormal reading is far out of line and that it is throwing an added load of expense on this institution. Further to the matter of service charge, the board would also appreciate a review being made of the rate being charged for power consumption.

A delegation of two has been appointed by the Board and it would be appreciated if the City Council would interview this delegation at the forthcoming Council Meeting on Monday, Oct. 27, 1952.

Yours very truly,
F.W. Lamb,
Secretary.

LETTER NO. 7

4725-55 St.
Red Deer, Alta.
Aug. 27/52.

The Council,
City of Red Deer.

Gentlemen:-

We, the undersigned, wish to take this opportunity of bringing to the attention of the Council the flood condition which prevails in the vicinity of houses and property on both sides of 5059-43 St. We ask that the Council give serious consideration to diverting the water from the hospital hill in such a manner that it does not all accumulate on the above mentioned property.

The solution may be in a deeper ditch in the lane heading towards the east, and placing a catch basin in the "Y" of the hospital hill and the lane. We believe it would also be necessary to raise the level of the lane in the vicinity mentioned.

Trusting that early consideration can be given this matter.

Yours very truly,

Stella E. Kuffler
Jack Roth
B. Lundberg
F. Smith

J. Newton
Mr. and Mrs. R.W. Mitten
Marion E. Wells

MEMO: A drainage ditch could run eastward along the lane to Gaetz Ave. However, the water from the ditch would overload the 8" sewer on Gaetz. One solution is to carry this water under the highway to Mask. Creek. This is such a large project that it could not be done until next year. J.A.B.

LETTER NO. 8

Board of Trade,
Oct. 21/52.

Mr. Geo. Nechkin,
City Clerk,
Red Deer, Alta.

Dear Mr. Nechkin:-

The enclosed petition, with names attached was read at the meeting of the Red Deer Board of Trade on Monday night, Oct. 20th. The meeting endorsed the petition and requested that it be presented to the City Council for their consideration. Thanking you for your kind attention to this matter.

Yours truly,
K.D. Porter,
Secretary.

LETTER NO. 9

5118-48 Ave.
Red Deer, Alta.
Oct. 20/52.

Red Deer City Council,
Red Deer, Alta.

Gentlemen:-

I wish to apply for lot 8, Blk 6, Plan 1848H.W. As I urgently need more space for my expanding trucking business and equipment.

Thanking you,
Yours truly,
C.R. Parker.

P.S. I would like the Council's permission to be present at the meeting on Oct. 27 to discuss this matter.

LETTER NO. 10

Nance Co. Ltd.
Oct. 22/52.

Mr. R.S. Gillespie,
City Commissioner, Red Deer.

Dear Sir:-

Our Co. have under lease from the C.N.R. a machinery storage site 60'x200' located on C.N.R. right-of-way between 51st and 52nd st. on the west side of 47 ave. which we have been using as a storage site for surplus new equipment.

It is our desire to erect a new all metal quonset hut on the property to use as storage only. Permission has been granted us by the C.N.R. and all we require now is the City Council's permission to commence construction.

May we have your early approval as I am sure you can appreciate the improved appearance it would add to the area.

Yours sincerely,
Nance Company Ltd.

MEMO: No conflict with the Building regulations. C.E.R.

LETTER NO. 11

4806-50 St. R.D.
Oct. 22/52.

City Council,
Red Deer, Alta.

*cost over
Agree - for this only.
- for limited period - this winter*

Dear Sirs:-

The Red Deer Seed Co. have requested storage space in one of our buildings on the Nazarene Camp grounds. It was my feeling that I should not grant this request until I had clearance from you, because of our relationship with the city (nontaxable land).

This is an extreme emergency and the Seed Co. cannot find storage elsewhere. I have been advised by your office that we could allow them to store seed until such time as the council could meet and deal with the matter.

Mr. Hewlett, of the Seed Co. has offered a donation for the use of the building, since we cannot receive rent. I would be happy to hear from you at your earliest convenience on this matter.

Yours sincerely,
D.Geo. MacDonald (Camp Manager).

LETTER NO. 12

Red Deer Seed Co.
Oct. 2/52.

City Council,
Red Deer, Alta.

Gentlemen:-

With reference to the letter received by you from the Canadian Nazarene College building committee regarding proposed use of dining hall for storage.

We believe we have investigated the storage possibilities of every building in this area and have been unable to obtain sufficient space to take care of seed that will reach here within the next two weeks, therefore we would greatly appreciate your co-operation in making available to us the above mentioned building.

We will not enter into contract with the Can. Nazarene College for the use of this building, however we will feel bound to tender to them, a donation that will be mutually acceptable to the parties concerned.

Thanking you for past favors and trusting this will receive your earliest attention.

Yours truly,
Red Deer Seed Co.

LETTER No. 13

Red Deer Dist. Plann. Comm.
Oct. 21/52.

Mayor and Aldermen,
City of Red Deer.

Mr. Serhart.

Gentlemen:-

Re: Mr. Lawson's salary.

At the Oct. 20th meeting of the R.D. Dist. Plann'g Comm. the following resolution was passed:

"That the City pay a salary of \$150.00 monthly from Sept. 13 until Mr. Lawson's return in the spring-a portion, to be determined later, to be refunded to the City by the Commission".

Yours very truly,
C. Jarvis Miller,
Secretary.

LETTER NO. 14

Oct. 16/52.

The Mayor and Council,
City of Red Deer.

*Figures on Arena -
Committee - agreed to put in
Speakers - more info required in case of funds available*

*\$300
\$600*

Gentlemen:-

The question has arisen as to operation of the new Civic Arena seeing that it is erected on property under jurisdiction of the Fair Grounds Commission.

I presume it is the intention of Council to operate during the winter season in a manner similar to that of the Swimming Pool. If such is the case I would recommend a small committee from Council to assist in scheduling, rental policy and the like.

Possibly the same committee could handle summer operation of the plant but as much of activity at this season of the year will be under control of Fair Grounds Commission it might be well to consider having a member on committee from that commission.

Whatever policy is laid down, I believe, should be cleared before actual operation of the arena commences.

Yours truly,
C. Jarvis Miller,
Recreational Director.

LETTER NO. 15

Sept. 16/52.

Excerpt from letter to City from Architects.

Re: Red Deer Arena.

File

In Mr. Lawson's letter of Sept. 23rd he enquires about flag pole on the building and asked us for some suggestion. We feel that the erection of a flag pole or poles on the front wall of the building would be expensive, and Mr. Wynn has suggested 2 free standing poles about 20' in from the side faces of the building, and about 50 to 60' out from the front wall. We will forward all prices received from the contractors on the above mentioned changes as soon as we receive them.

Yours very truly,
Rule, Wynn and Rule, Architects.

LETTER NO. 16

Oct. 22/52.

The Mayor and Council,
City of Red Deer.

Agree

Gentlemen:-

Re: Mrs. Dorothy McLaughlin & 2 children

The above mentioned have applied for relief and have been given temporary relief to carry on. Her husband Geo. McLaughlin, bartender at the Phelan Hotel, is in Belcher Hospital in a general rundown nervous condition.

This man served in the Can. Navy 1941-45 and was discharged with a nervous condition not aggravated by war service.

Mrs. McLaughlin states she has no money to carry on with, and does not know how long her husband will be at the Belcher Hospital and that Mr. Phelan will give him his job back when he is able to go to work again.

I recommend to you that Mrs. McLaughlin be given relief for herself and 2 children until her husband is fit to return to work.

Respectfully submitted,
John Spence, Welfare Officer.

MEMO: Dr. Patterson looked after Mr. McLaughlin and got him into Belcher Hosp. and he suffers as stated. J.G.S. Rating: Groc. 39.15; Rent 40.00 & utilities. Mod. certificate. G.A.N.

LETTER NO. 17

Osler, Hammond & Nanton,
Edmonton,
Oct. 3/52.

R.S. Gillespie Esq.
City Commissioner, City of Red Deer.

Write to Ed
Major's
Memo

Dear Sir:- Re: Commissions-City of Red Deer, Alta.

You will recall that during the writer's last visit to R.D. a request was made that you be provided with the commission available for distribution of this time to enable the council to give consideration to this matter.

For your information the following figures are representative of the position at Oct. 1/52:

Premiums outstanding	\$6,076.79
Commissions available	1,204.00

The amount of commission mentioned above will of course be contingent upon the outstanding premium being taken care of before the time arrives for commission distribution. Also, the amount of commission mentioned above is that available after the supervising broker's fee of 5% has been deducted.

We trust that the foregoing will enable you to deal with this matter and we now await the benefit of your advices regarding the action to be taken in this case.

Naturally we would appreciate your advices not later than Dec. 1st, 1952 in the event it is possible to arrive at a decision by that time.

Yours very truly,
OSLER, HAMMOND & NANTON LTD.

LETTER NO. 18

File

Textile Artcraft Co.
Montreal.
Sept. 30/52.

Gentlemen:-

There are many civic, national and other celebrations where flags and banners can be effectively used in the same manner they have been through the decades. Now is the time to think about flags for Queen Elizabeth's Coronation Next June.

May we bring to your attention some important facts about the flags we manufacture.

We specialize in flags made of nylon and silk rayon. Nylon, the modern material has exceptionally good wearing qualities. Flags made from it are color fast, resistant to rain and they can be used for inside or outside decorations.

Our standard size 3'x6' flags, made of rayon silk are priced from \$6.50 to \$8.00 depending on design. Made of nylon the price is \$8.00 to \$10.00. We can supply the Canadian Coat of Arms Standard on rayon silk.

Flags of all sizes are available and can be made to your specific request. Flags for clubs, religious and fraternal organizations made to your order. Prices are reasonable.

Your inquiries are invited. We shall be glad to quote you on any size flag or banner you may require. There is special discount for quantity.

Yours very truly,
TEXTILE ARTCRAFT CO.

P.S. Our 3'x6' size flag is available for all nations. We are licensed to manufacture the flags of the United Nations.

LETTER NO. 19

Salvation Army, Calgary,
Oct. 23/52.

Mr. G.A. Nechkin,
Secretary, City of Red Deer.

File

Dear Secretary:-

The Salvation Army is very grateful to the Council for their grant in the sum of \$250.00 in support of our institutional services which have rendered direct aid to needy persons from your community through the medium of our 8 institutions which serve every section of the province.

We are much encouraged by the very kind increase in the allocation this year, which will certainly relieve us of some of the extra burden carried in maintaining our undiminished services in the face of rising costs during recent years.

A resident officer at Red Deer is at all times ready to serve with regard to Welfare work, and if at any time you require admittance of any citizen to any Salvation Army Institution this office stands ready to provide the necessary information and co-operation.

With thanks for your attention to remittance for which we enclose our receipt.

Yours sincerely,
John Steele, Major.

COMMISSIONERS' REPORT

October 22, 1952.

The Council,
City of Red Deer.

Gentlemen:-

Pursuant to recommendation of the Police Committee of September 2nd, which recommendation was accepted by the Council at their meeting following, and the signs to govern the same having been installed, it is hereby ordered that no left turns shall be permitted at the Gaetz and Ross intersections in the City of Red Deer and that any violations of this shall be subject to all the penalties provided in by-law No. 1630.

Respectfully submitted,
PAUL CRAWFORD
R.S. GILLESPIE,
Commissioners.

COMMISSIONER'S REPORT

October 24/52.

The Council,
City of Red Deer.

Gentlemen:-

Re: J.V. Bettenson's purchase of lot 4,
Blk 2, plan 6712E.T.

Mr. Bettenson is willing to give a commitment for building an additional building on his adjoining lot for 1953. In my opinion, he should get credit for this on the current purchase. This would reduce his purchase price from \$971.00 to \$815.00.

Respectfully submitted,
R.S. Gillespie

Lanes?

COMMISSIONERS' REPORT

October 24, 1952.

1730
Total Cost
- Parks
- Selling lots

Wrote to Mayor & municipalities
- Mayor & municipalities
Edmonton Point out our local conditions

The Council,
City of Red Deer.

Gentlemen:-

1. In the near future a policy will have to be decided on in connection with the development of land for subdivision purposes. In the past the City has owned most of the land developed but in the future it is almost certain that private individuals will buy land for this purpose. It will have to be provided with services before any of the land can actually be sold for building purposes. The following questions come up:

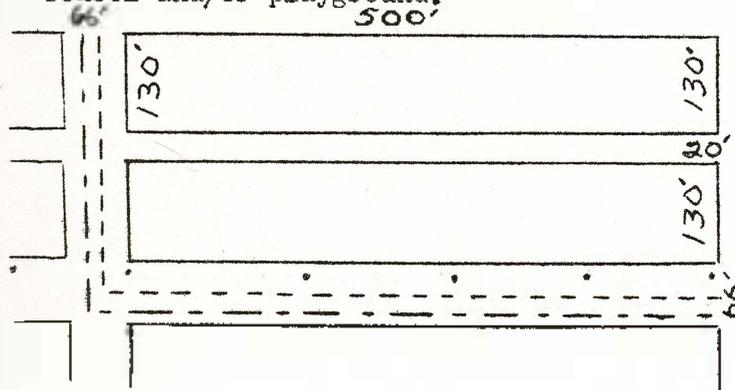
1. At whose cost is this to be done? Builders
2. If at the City's cost, what control can we set up to assure us that the lots will be actually sold and built on? Only agree to install if for part of lots are sold by the city
3. If at the individual's cost, what services should he install and presumably collect for from his purchasers? Obtain from first owner - keep prices that if lots to be developed - grades.
4. Assuming the City purchases land for development, how much can we afford to pay per acre and still obtain enough out of the land to pay our costs? No. of lots = 20, 20 x 250 = 5000 - 630

2. In the first place, we suggest that an analysis be made of a typical block and estimate the cost of installing same at least of the services. We suggest that it should be a policy that no lots could be sold which are not already served by sewer and water. These services have to do with health and are obligatory while sidewalks and paving may be laid on after the houses are largely built.

3. An average block may be considered as one with 10 to 50 lots on each side and a 20 foot lane in the centre. The sewer must be placed along one side with a gathering main across the end, and we are assuming a subdivision of 3 blocks so that each block would carry the cost of one-third of this gathering main. In the case of water, there should be a loop at a minimum of every three blocks so that we should have to provide two-thirds of the width of the block for looping.

4. The Electric Light lines are figured for the streets although some advocate placing them in the lanes. When one considers street lighting, however, where one light is required at the middle of the block and one at each end, there is so much duplication of line required that until we come to underground installation of electric light it would appear desirable to continue our present policy.

5. Following is a diagram of what might be called an average block. We have allowed for a street on one side and end. The next block would provide the streets for the other sides. Approximately one block in ten would have to be set aside for school and/or playground.



Area of Block - 566'x346'	=	4.49 acres
plus 10% for playgrounds	=	.45 "
		4.94 "
Area of lots only 1000'x130'	=	2.99 "
area of streets and lanes (66'x846') plus (20'x500')	=	1.50 "
area of playgrounds, etc.	=	.45 "
		4.94 "

Lanes
Parks
Schools

Cost of installing services:		Electric light
8" sewer - 533' @ \$2.80 per ft.	\$1492.00	
10" " - 115' @ \$3.00 " "	345.00	
Prop. of collection system-1/7	262.75	\$2,097.75
Water - 728' @ \$5.00 per ft.	3640.00	
Prop. of Dist. system 1/7	520.00	4,160.00
Electric Light		877.89
Grading and gravelling streets (566' plus 280') 846' @ 2.25		1,903.50
		9,039.14

Revenue from sales (average size house 720-800 sq. ft.)
20 lots @ \$350.00 --- \$7,000.00

\$2000

1000 - 1500

140 - sewer	225
20 -	50
250 Water	1125.00
35 -	980
112.50	
557	\$580

6. From the above, it will be seen that if we charge the cost of all services as above, there is not only more cost than revenue, but in addition nothing left for land value. In fact, however, our policy through the years has been that revenue producing utilities be extended at no cost to the land. The only variation to this has been that for electric light services, we would spend \$75.00 in line building to serve a customer, the balance being payable by the property owners. In the case of water main extensions, the old charter limited the amount we could charge to property to 10¢ per foot per year for any parcel which was not using the water and paying for it. The new charter does not limit the amount which may be charged. If we commence now to charge more than has been our policy in the past, we may be open to criticism of unfairness. However, other cities have been forced by circumstances to charge frontage for more and more things such as street grading, lane gravelling etc. and we may find it advisable to do so also. There is, however, no reason to allow the City to become obligated to serve new subdivisions indiscriminately. In fact, there must be control of this very thing and we may find ourselves in the position of many American cities and some Canadian back in the 1930's, who were left to pay the cost of debentures for services laid on to new subdivisions that never were built on.

7. It might be fair to charge the sewer cost up to the subdivision and insist that it be paid for by any vendor out of the purchase price he collects from his purchaser. The total cost of the sewer would be charged against the lots affected and it would have to be paid during the year in which the construction was done - otherwise we should have to borrow by debenture to pay for it.

8. With regard to water installations, we recommend that this cost be levied against the land on a frontage basis at a rate sufficient to pay off the cost in 20 years. The foreseeable requirements of the water utility indicate that the rate will have to be increased. It would not be fair to the older sections to have to have this increase enlarged by reason of these extensions to new subdivisions. The frontage method of liquidating the cost is therefor indicated. On the basis of the above estimated cost of \$4,160.00 this would work out at \$208.00 per lot, \$4.16 per foot and 36¢ per foot per year for 20 years with interest at 6% per annum.

9. With regard to street construction, the cost could be charged much the same as the sewer mains. This is not a revenue producing item and for original construction could perhaps be charged to the property or at least included in the sale price by the vendor. The total cost of these two items on the basis of the above figures, would be as follows:

<p>140 - Sewer 15 - 70 - walk</p>	<p>Estimated cost for <u>1 block</u></p>	<p>for 1 lot</p>
<p>Sewer</p>	<p>\$2,097.75</p>	<p>\$104.88</p>
<p>Grading & Gravel.</p>	<p>1,903.50</p>	<p>95.17</p>
	<p>Total</p>	<p>\$200.05</p>

10. The advantage of this would be that the money would be available to install sewer extension without issuing debentures and similarly the money would be available for road construction, leaving our tax money for maintenance purposes. In addition the fact that these payments would be required might establish a certain amount of control over too widespread subdividing by private individuals.

11. By following this plan, and the use of the Tax Recovery Act, we would be able to get title to the land in about 3-4 years, if the payments required were not made by the vendor, but it is unlikely that any promoter could afford to let this happen. We would be getting 20 lots for approximately \$6,000.00 - the cost of the sewer and water services (current taxes levied are being disregarded at the moment. They would be added to the \$6,000.00 above).

12. With regard to the question as to how much we can afford to pay for land for subdivision purposes, the following figures are suggested for the single block:

Sewer cost	\$2,097.75
Water frontage (1st year payment)	360.00
Grading & Gravelling	1,903.50
Land 4.94 ac. @ \$534.15 per acre	<u>2,638.75</u>
	7,000.00

Revenue from sales (average size house 720-800 sq. ft.)
 20 lots @ \$350.00 \$7,000.00

In other words, the land can cost \$534. per acre but the only profit then would be what is collected back from the purchasers for sewer, water and street construction. To make the venture interesting, the land would have to be bought much below that figure.

If you are in what we call the land for - \$125 - \$150 - \$300 - \$400/A

13. In order to summarize the decisions in connection with this report, the following questions are suggested:

1. Should we require individuals who subdivide property for sale to pay for the cost of sewer installat on out of the purchase price, as suggested? *Yes*

2. Should we require individuals who subdivide property for sale to pay for the cost of grading and gravelling out of the purchase price as suggested? *Yes*

3. Should we require in approving a plan submitted in the above cases, that not more than say 2 blocks be put up for sale at one time and when buildings are being constructed on at least 30% of the sites in any block, a further block may then be sold? *Yes*

4. Should the city in selling its own lots add the cost of sewer and grading and gravelling to its purchase price? *Yes*

5. Should water mains also be charged as suggested in the report? *Yes*

6. We have discussed the installation of electric light service. Is the present policy satisfactory? *Yes*

7. Should we charge the cost of grading and gravelling of streets in subdivisions owned by the city to the properties as frontage? *Yes - put it to purchaser*

8. Some cities charge a frontage charge in perpetuity for operation and maintenance of water mains. Is this desirable here? *No.*

9. Some cities levy a frontage charge in perpetuity against properties. Are there any advantage in the frontage charge?

10. Our sewer maintenance is now taken care of by taking a portion of the water rates for this purpose.

Respectfully submitted,
P. Crawford,
R.S. Gillespie,
COMMISSIONERS.

GB Frontage 20%

Sewer - 50' lot	\$100
2.025/ft frontage	
Water - 4.16/ft	\$208
50	
208.00	
Grading & Gravelling -	\$95
1.90/ft	
50	
95.00	
E.L. & P.	
	407
	43
	\$447
Land	100
	\$547

\$135,000

~~\$400,000~~ - Water
\$300,000 - Sewage

①

4725 - 55th Street,
RED DEER, Alberta.

27th August, 1952.

The Council,
The City of Red Deer,
RED DEER, Alberta.

Gentlemen:

We, the undersigned, wish to take this opportunity of bringing to the attention of the Council the flood condition which prevails in the vicinity of houses and property on both sides of 5059 - 43rd Street. We ask that the Council give serious consideration to diverting the water from the hospital hill in such a manner that it does not all accumulate on the above mentioned property.

The solution may be in a deeper ditch in the lane heading towards the East, and placing a catch basin in the "Y" of the hospital hill and the lane. We believe it would also be necessary to raise the level of the lane in the vicinity mentioned.

Trusting that early consideration can be given this matter.

Yours very truly,

B. Lundberg
J. D. Smith

J. Newton
Mrs. & Mrs. R. W. Mitten

Marion E. Wells

Stella E. Kuppler
Jack Roth



Note: A drainage ditch called

~~is~~ runs eastward along

the line to Goby Ave.

^{the water from the}
Koumou, ~~the~~ ditch would

overflow the 8" sewer
on Goby.

One solution ~~is~~ $\frac{5}{8}$ ~~is~~

the water under the highway
to Washburn Creek. This

is such a large project

that it could not be

done until next year.

Lees & Krauss Agencies

Red Deer's Insurance & Real Estate Headquarters
Loans - Stocks - Bonds - Rental Agents

PHONES: 3146 - 2334 4821 GAETZ AVENUE
RED DEER, ALBERTA

October 23rd.1952.

Red Deer

City with a Future

Altitude: 2819 ft.

Population: Approx. 10,000

★

- 2 Seed Mills
- 6 Banks
- 5 Public Schools
Separate School
- 8 Auto Courts
- 231 Businesses
- 2 Indoor Theatres
- 1 Drive-In Theatre
- Modern Hospital
- Brewery
- Milk Condensery
- Choice Farming
District

★

C.P. & C.N. Railroads

Situated on No. 2
Highway

★

"Western Canada's
Busiest Thoroughfare
in the Heart
of Alberta

City Commissioners.
City of Red Deer.

Dear Sirs;-

Due to the acute housing situation in this city at the present time, and firmly believing, that this situation has arisen from a steady growth of the city, and not just a boom, we would like to endeavor to bring the full weight of the Council for a protest to be made to the Central Mortgage and Housing Corporation.

The present situation is that the C.M.H.C. do not make direct loans in cities over 5000. population, and that N.H.A. loans are controlled by Mortgage Companies. The Federal Government controls the percentage that these Mortgage Companies can invest in real estate, and as their demands are so many in this country, especially in the larger cities, that the quota is very heavily subscribed right in the two main cities. Red Deer is getting a few token loans just to say that they are still in the business. However, the number is being gradually cut down, and also the percentage of loans are being steadily decreased, so that today, we have about three companies giving N.H.A. Loans through different agents in the city, and the percentage given is only about 55% of the cost of the house. Right now the quota for this year is apparently used up.

This means that the original purpose of the N.H.A. is being defeated. That is to help the wage earner to obtain his own home, and this man is forced to pay excessive rents that he can no longer afford. Mortgage companies will not pass an N.H.A. loan at all in this city if the area is not over 800 sq. ft. Putting this at a minimum of \$11.00 per square foot- add the cost of the lot- water and sewer, and you have a \$9300.00 dwelling at the cheapest. The average cost is nearer to \$10,000.00. If one is lucky enough, the loan being passed at this time on this area of house is approximately \$5400.00.



Lees & Krauss Agencies

Red Deer's Insurance & Real Estate Headquarters
Loans - Stocks - Bonds - Rental Agents

PHONES: 3146 - 2334 4821 GAETZ AVENUE
RED DEER, ALBERTA

Red Deer

City with a Future

The Commissioners. Cont'd. page 2.

Altitude: 2819 ft.
Population: Approx. 10,000

★

- 2 Seed Mills
- 6 Banks
- 5 Public Schools
- Separate School
- 4
- 8 Auto Courts
- 231 Businesses
- 2 Indoor Theatres
- 1 Drive-In Theatre
- Modern Hospital
- Brewery
- Milk Condensery
- Choice Farming District

To give you the position of our own real estate department, only one of six in the city; we have 83 applications on hand for rentals. We have prospective customers for the following;-

	2	applications	for	\$1000.00	down	payment.
	6	"	"	2000.00	"	"
	2	"	"	2500.00	"	"
	9	"	"	3000.00	"	"
	4	"	"	3500.00	"	"
	3	"	"	4000.00	"	"
	4	"	"	5000.00	"	"

We have indications of several industries and small businesses that would also like to come to Red Deer, but housing difficulties for employees will hold up a lot of these. We think it safe to say that the situation was never worse in the history of the city.

The writer brought this matter up at the last Board of Trade meeting and the civic committee, headed by Mr. F. Murphy was requested to bring in a complete report for next meeting, and I was asked to assist.

★

- C.P. & C.N. Railroads
- Situated on No. 2 Highway

We would appreciate the Council's consideration of this matter, and if they believe that the situation is acute, to make strong representation to the Federal Government; the Central Mortgage and Housing Corporation; Mr. Shaw, M.P. and Hon. D.Ure, M.L.A.

Yours very respectfully,

Lees & Krauss Agencies.

per A.M. Lees.

"Western Canada's
Busiest Thoroughfare
in the Heart
of Alberta

Notes: In Elmerton the downpayment
for a $10,000$ home is $1,900$ whereas
in Red Deer it is $4,600$. The
city should request sufficient NHA
loan money be allocated ^{next year} to build
250 housing units. Further, these loans
should provide the maximum
percentage loan (80% or more of
the total cost of the unit).

9403