

A G E N D A

For meeting of the Council to be held in the
Council Chambers, Monday, June 7, 1954, at
7:30 p.m.

PRESENT:

1. Confirmation of the minutes of the regular meeting of May 25, 1954.

2. TABLED:

1. Request from Taxi Companies for raise in taxi fares.
Copy of by-law re same.

3. CORRESPONDENCE:

1. Altas Lumber Co. Re: Sand & Gravel Plant - Road connecting their two properties.
2. Canadian Nazarene Coll. Re: Rezoning of property for commercial purposes.
3. Blue Jay Motel Re: Cutting down of trees by City.
4. MacLeod, Riley, Etc. Re: Damage on W. E. Lord Property
5. District Agriculturist Re: Licenses for auctioneers.
6. Cdn. Federation of Mayors & Municipalities Re: Resolutions for consideration at 1954 Annual Conference
7. Quota Club Int. Re: Prov. One-Act Play Festival.

4. BY-LAWS:

1. No. 1787 - Land sale agreements as follows: 3 readings.

<u>NAME</u>	<u>LOT</u>	<u>BLOCK</u>	<u>PLAN</u>	<u>PUR.</u>	<u>PRICE</u>	<u>MIN. FLOOR AREA</u>
DePAUW, Mr.&Mrs. R.B.	23 & 24	9	6269 A.F.		\$22.00	700 sq. ft.
TRELEAVEN, Mr.&Mrs. A.E.	1	14	(Bower)		\$550.00	950 sq. ft.

5. REPORTS:

1. Report on Proposed Purchase of Land in approved loaning areas for Residential Development.
2. Fire Chief's Report for the month of May, 1954.
3. Building Permits for the month of May, 1954.
4. Civil Defence Director's report re Exercise "Red Deer."
5. Public Work's Report re construction of concrete sidewalks, curbs and gutters for the 1954 construction year.
6. City Commissioner's report re proposed building along 47 Avenue on C.N.R. property.
7. Red Deer District Planning Commissioner Minutes for May 17/54

6. NEW BUSINESS:

1. Payment of accounts.

TABLED:

Red Deer, Alta.,
May 12th, 1954.

The City Council,
Red Deer, Alberta.

Gentlemen:

We, the undersigned Livery Firms, of the City of Red Deer, do hereby make application for an increase in taxi fares from the present rate to that of the existing meter rates in the Cities of Calgary, & Edmonton, Those rates being fifty cents for the first mile, plus ten cents for each additional one-quarter mile.

Since our rates here in Red Deer have not been actually increased since the nineteen thirties, we feel more than justified in submitting this application. Our overhead has increased in accordance with other businesses throughout recent years. Our garages charge \$3.00 per hour for mechanics services, formerly \$2.00. The price of tires has increased considerably, increase in salaries is a minimum of \$5.00 per week. The initial cost of cars has risen considerably, and the overall repair cost has increased accordingly.

We would be more than pleased to have a delegation, or representative, call on you, at your convenience for an interview.

Trusting that you may see fit to render us the aforementioned request, we are,

Yours very truly,
GRIFF'S TAXI
Per: G. Griffin

VERN'S TAXI
Per: Vern Grote

BOB'S TAXI
Per: H. W. Harris

BY-LAW NO. 1624

Being a by-law of the City of Red Deer to provide for the licensing and control of taxi cabs and busses in the City of Red Deer.

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

1. (a) "Taxicab" means any taxicab or other vehicle which is employed in the conveyance of passengers for hire, but shall not include ambulances, hearses, Drive Yourself vehicles, motor or other buses or passenger cars having seating capacity for seven or more adult persons including the driver which are rented solely by the hour or chartered solely by the trip.

(b) "Taximeter" means a device installed in a taxicab which computes and shows the fare payable for such taxicab calculated on the distance travelled or on waiting time elapsed, or both.

(c) "Chief or Police" means the non-commissioned officer of the R.C.M.P. in charge of the Red Deer detachment or anyone authorized by him to carry out any duties under this section.

(d) "Bus" shall mean and include any vehicle by whatever name or names it may be called, whether covered or open, drawn or propelled by any form of power suitably installed, and used for the conveyancing of persons within the City of Red Deer on a fare basis and having accomodation for seven or more passengers.

(e) "Person" shall include a firm or corporation.
2. No person shall after the passing of this by-law keep any taxi cab or bus to be used for hire by persons within the City of Red Deer without first having obtained a license from the City.
3. The license granted under this by-law shall expire on the 31st day of December next succeeding the date of issue of same.
4. Any person whose application is approved by the City Council may, subject to the provisions of this by-law and to the provisions of The Vehicles & Highway Traffic Act, being Chapter 275 of the Revised Statutes of Alberta, 1942 and amendments thereto and the regulations made thereunder, and to the provisions of The Public Service Vehicles Act, being Chapter 276 of the Revised Statutes of Alberta, 1942 and amendments thereto and regulations made thereunder, obtain a license to operate a cab for hire within the said City.
5. Any person receiving a license authorized by this by-law shall be subject to the provisions of the by-law.
6. The fee to be paid hereafter for a license issued under this by-law shall be as follows:

For the first cab a fee of \$10.00
For each additional cab a fee of \$5.00
For the first bus a fee of \$35.00
For each additional bus a fee of \$20.00

Every owner of one or more taxicab shall take out a separate license for each such taxicab and shall display the plate obtained with same on the licensed vehicle at all times.
7. The person in whose name the license is taken out for a cab shall be considered the owner of the same for the purpose of this by-law and shall be liable to the penalties herein contained.
8. From and after the first day of January, 1952, any person who operates or permits to be operated any taxicab in the City of Red Deer shall --

(a) Ensure that such taxicab is permanently equipped with a taximeter adjusted as hereinafter provided to compute the fare payable at a rate, both as to distance travelled and time elapsed, not higher than shown on the following tariff of fares:

TARIFF OF FARES

to cover any number of passengers up to seven.

For the first one and one-quarter miles	50¢
For each additional one-third mile or fraction thereof.	10¢
For each minute of waiting time elapsed	04¢
For any call when the order is cancelled on arrival of cab at point ordered	50¢
Travelling bags, valises and other hand baggage shall be carried free of charge.	

(b) Keep the meter in such taxicab continuously engaged while such taxicab is under hire.

(c) Demand or collect only the fare shown on such meter, neither more nor less.

(d) Submit the taximeter in such taxicab to the Chief of Police at such times as the said Chief of Police may require for testing, inspection and sealing, and no taximeter shall on any such taxicab until so inspected, tested and sealed by the Chief of Police.

(e) Install the taximeter in such taxicab in a location and in a manner approved by the Chief of Police, and shall keep such taximeter so illuminated that the fare can be read at all times in the rear seat of such taxicab.

(f) Ensure that such taximeter is adjusted to calculate fares so that such fares shall not exceed the tariff or fares hereinbefore set forth.

(g) Use such taximeter only when the seal thereof is intact.

(h) Ensure that such taximeter is tested from time to time by running the taxicab in which such taximeter is installed over a measured track or distance and by timing such taximeter with an accurate timepiece, or by submitting such taximeter to the Chief of Police if the Chief of Police so requires. PROVIDED that in any event no taximeter shall remain in any taxicab for a period longer than six (6) months without such taximeter having been tested and resealed by the Chief of Police.

(i) Maintain the taximeter in any such taxicab in good working condition so that the fare will be accurately registered at all times.

9. (a) Where any person being the owner, operator or driver of a taxicab is found guilty of a breach of any of the provisions of this by-law such person shall be liable

(1) for the first offence to a fine of not more than \$25.00 and costs.

(2) For the second offence to a fine of not more than \$50.00 and costs,

(3) For a third or subsequent offence to a fine of not more than \$100.00 and costs.

(b) Any such person convicted of a breach of any of the provisions of this by-law or who is convicted of a crime or of a breach of the Liquor Control Act of the Province of Alberta, or of any Provincial Statute respecting the operation of taxicabs, or any City by-law relating to traffic, shall in addition to the foregoing penalties or fines also be liable to the cancellation or revocation of the license, or licenses as the case may be, issued to such persons pursuant to the provisions of this by-law.

10. By-law No. 1324 of the City of Red Deer is hereby repealed.

Done and PASSED in Council this 26th day of November A.D. 1951.

CORRESPONDENCE:LETTER NO. 1

May 27, 1954

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

Dear Sirs:

Sometime ago we made application to purchase the parcels of land described as E and G on the city map, adjacent to our Sand and Gravel plant. This application was refused us and we were assured of a road linking our two properties described as A and B.

The road on the city properties as listed above, has in the past two weeks cost us \$512.00, and the road is still not satisfactory. To build a satisfactory road across the city property would involve a considerable amount of money.

We feel that the city should either build this road or reimburse us for building and maintaining same, or sell us the property so that whatever monies we would spend would go towards improving our own property.

We would appreciate an early reply to the above.

Yours truly,
Atlas Lumber Co. Ltd.,
Red Deer Yard
Per: T. W. Hanson
Manager

NOTE:

If in the future the aforementioned road is used by many people other than Atlas, we should reimburse them to a certain extent.

However, at present the road is used almost exclusively by the Atlas Lumber Co. Do not think we can or should sell the road allowance or adjacent property. We could also assure these people that if and when the adjacent property is sold, their interests will be recognized. J.A.B.

Red Deer, Alta.

Atlas Lumber Co. Ltd.,
CALGARY, Alta.

Gentlemen:-

This is to notify you that on the day of A.D. 1953, the Red Deer City Council duly passed a resolution confirming the City's arrangement with you that, in the event that you purchase the interest of the Red Deer Sand & Gravel Ltd. in Block B, Plan 4682 H.W. Red Deer, for the purpose of continuing the sand and gravel crushing and washing business formerly carried on by the Vendor, you are to have a right-of-way through Block E, Plan 4682 H.W., Red Deer and Block G, Plan 2126 E.T., Red Deer, as you see fit, so long as you may require same, and should the City of Red Deer see fit to develop this area for other purposes, they hereby undertake to permit you at council's pleasure to use an alternate route. to the south west boundary of the said block G, Plan 2126 E.T. Red Deer.

Yours truly,
CITY OF RED DEER

MEMO: We do not wish to register any specific roadway but suggested to the Atlas Lumber Co. that we would, instead, grant right of access, across Block G in N.R.D. so that they can haul gravel from their gravel bar upstream. J.A.B.

May 28, 1954

3.

The City Council,
Red Deer, Alberta.

Gentlemen:

We, the undersigned, are the registered owners of all the property east of the hill and west of Gaetz Avenue between Waskasoo Creek and Forty-third Street in Red Deer, Alberta. This property is being sub-divided, and exact description is in the process of being established.

We hereby request the rezoning of this property for commercial purposes. In case such request is questioned, we would appreciate the opportunity of presenting our case to the Council.

C. M. McPhee
Bernard E. Seamn

NOTE: Agreement of sale was made on May 28, 1954. Could approve subject to decision of District Planning Commission. E.N. & J.B.

ERIC'S LATE MODEL CARS LTD.

May 28, 1954

The City Council,
Red Deer, Alberta.

Gentlemen:

We, the undersigned, have contracted to purchase the property east of the hill and west of Gaetz Avenue between Waskasoo Creek and Forty-third Street in Red Deer, Alberta. This property is being sub-divided, and exact description is in the process of being established.

We hereby request permission from the City of Red Deer to use this property as a Used Car Sales Lot. We propose to level and hard-surface the ground, and erect near the rear of the property an office of modernistic design approximately twenty by thirty feet and of permanent construction.

Our purchase of this property is contingent upon the securing of this permit.

In case this request is questioned, we would appreciate the opportunity of presenting our case to the Council.

M. O. Reid
Redag Holdings Ltd.

May 28, 1954

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

Dear Sirs:

I hereby request the City rezone the east portions of Parcels A & D, Plan K.2 fronting on Gaetz Avenue from residential to commercial.

Yours truly,

C. M. & K. M. McPhee
Per: C. M. McPhee

Medonalds Farm Equipment -

LETTER NO. 3

BLUE JAY MOTEL

May 27, 1954

Mr. Mayor Halladay,
Members of the City Council,
Red Deer, Alberta.

Dear Sirs:

A couple of years ago when I bought this property here on the South Hill for my Motel you promised to cut all the trees down for us and put a road through in front of our cabins. Last fall there were just a few of the trees cut down. We would like to have the rest of the trees cut down as we are building more cabins and the trees would hide our cabins. It would be very nice to have a road or sidewalk through in front of us for the safety of our children walking to school because walking on the highway is a very dangerous road for them.

Another thing, if you would come up and clean all the old twigs, roots and stumps, so we can go ahead and landscape our place in front before the tourist season starts. I am quite sure you agree with us to make the place look as neat and attractive looking as we can. It is not only good for our business, but it helps the community and the city just as well.

Will you kindly look into this for us as soon as you can so we can go ahead with our planning.

Yours truly,

Per J. M. Suey

NOTE: Can place the road and sidewalk on our list of petitions but the sidewalk will not have sufficient priority this year.

The main question is whether city agreed to remove the trees along the highway. J.A.B.

LETTER NO. 4 MacLEOD, RILEY, McDERMID, DIXON & BURNS

Canada Life Building,
Calgary, Canada
May 29th, 1954.

E. Newman, Esquire,
City Clerk,
City of Red Deer,
Red Deer, Alberta.

Re: W. E. Lord Property - 55 St., Red Deer

Dear Sir:

Thank you most kindly for your letter of May 13th, and I note that your City Council feel they should go ahead and complete the top soil fill and the gravel driveway on the above mentioned property.

We know little of the decisions that the City are either forced into, or pressured into, by the constant nagging of Mr. Lord,

The insurers have at all times attempted to be reasonable, not only with the City of Red Deer, their insured, but with Mr. Lord.

With that end in view we sought, very soon after the flood, the good offices of Messrs. Kirby and Murphy, Barristers and Solicitors of Red Deer, to aid us in securing a settlement with the City of Red Deer and Mr. Lord, without of course admitting liability on the part of either the City, or the assured under the policy. We felt that as Messrs. Kirby and Murphy were on the scene and had the confidence of all parties that an amicable settlement satisfactory to all concerned might best be achieved.

Unfortunately, Mr. Lord sought piecemeal unfinalized settlement, asking one thing today, a second thing later, a third matter still later, etc., and it was impossible to conclude any satisfactory settlement (disregarding entirely liability).

I think that Mr. Lord to date has been unduly pampered, has taken the City for a ride, is most difficult to come to terms with, that you are probably just as fed up with him as we are.

I made a special visit to Red Deer at the end of November, 1953, but my reliable advice was that no one could come to terms with Mr. Lord for the simple reason that he at no time has been interested in an overall settlement, is out for all he can get, and that the ratepayers in Red Deer felt that the City of Red Deer had on their own volition already put the property back in better shape than it was prior to the flood.

Under these circumstances no settlement is possible. I did have in mind, without prejudice, sending a most experienced adjuster, Mr. G. C. Crosland, to Red Deer to talk to yourselves and Mr. Lord, but only if you feel that would produce results.

Until someone tells me that Mr. Lord will be reasonable and talk sense and enter into a binding arrangement once and for all, I am not prepared to make any recommendations to the insurers and if Mr. Lord wants to start legal action that, of course, is his prerogative.

The alleged delay herein and the obstacles herein, are neither the insurers nor mine- they are strictly on the doorstep of Mr. Lord.

From the foregoing you will see that this is not a case of this firm being too busy to deal with a problem; rather it is a case of one of your ratepayers being too difficult to deal with on a matter of most doubtful liability.

Yours very truly,
H. W. Riley

c.c. -British Empire Assur. Co.
Harvey Halladay

LETTER NO. 5

Provincial Building,
Red Deer, Alberta.
May 28, 1954

Dear Mr. Beveridge,:

This is further to our recent discussions concerning licenses for the auctioneers, who will sell the calves at our forthcoming 4 H Beef Club Achievement Day.

Each year we have the Achievement Day at the Red Deer exhibition grounds, where our 4 H members show and sell the beef calves they have been feeding all winter. The auctioneers have never charged a commission on sales at these events. It is a fact that we have, on some occasions given auctioneers and other persons, who have rendered us special service an honorarium more as a gesture than as actual payment for services. We have never of course given a gift or honorarium large enough to pay for an auctioneer's license.

Will it be necessary that the auctioneers purchase Red Deer City Auctioneer's licenses before they auction the 4 H calves at our forthcoming Achievement Day, June 15th next? You will no doubt realize that I am anxious to have your reply at the earliest possible moment in order that our committee may make any new arrangements that may become necessary, if your requirements are different from past years for this event.

Yours very truly,
"J. L. Eaglesham"
DISTRICT AGRICULTURIST

LETTER NO. 5 continued

May 31, 1954

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

Dear Sir:

Re: 4H Beef Club

When the Boys Calf Club first had their sale at the Fair Grounds, I said to Mr. Alex Sims at the time, the auctioneers should have a License, Alex said to me: "Give the kids a break, we don't get any thing for our work so I did." I never went near any one at these sales again and asked the Auctioneers for a License.

The biggest beef came this year from Mr. Sims when the pure bred cattle sales started, with one Auctioneer with a License and two or three other Auctioneer's without a License and this has been carried on for the last four years, but, the City Clerk of those days was issuing the License to the Auctioneer, who paid by cheque and nothing was said to me, in fact, I never saw the License or cheque.

However, this spring when an Auctioneer's sale of machinery was coming up last March, I asked Keith Sims to take out a License, he replied: Nothing doing, you don't charge me at the Fair Grounds," I reported this to Mr. Newman; Keith Sims came to see me at the Office the next day, and discussed the matter, and it was agreed that all Auctioneer's have a City License at the Fair Grounds, and anywhere else in the City. This is the reason for Mr. Eaglesham's letter to you.

The By-law reads: A Auctioneer shall pay a fee of \$25.00 per year or a License can be given from Jan. 1st to June 30th of any year for \$12.50, or from July 1st to Dec. 31st of any year for \$12.50.

I phoned Mr. Sims Saturday, May 29th, and told him about the Calf Club sale June 15, 1954, and that I was after the Auctioneer's His reply was; "The Auctioneer's at Calf Club sales, were never charged a License anywhere in the Province by Cities or Towns that held them so he is satisfied if the License is waived, but he did say, go after the Auctioneers at Pure bred cattle sales.

Respectfully submitted,

Yours Obedient Servant,

J. Spence
Licensing Inspector

NOTE:

Recommend auctioneer licenses be waived for 4H Club.
J.A.B.

LETTER No. 6 CANADIAN FEDERATION OF MAYORS AND
MUNICIPALITIES

May 20, 1954

Dear Mr. Mayor: Re: Resolutions for Consideration at 1954
Annual Conference

I write to draw to your attention that all resolutions submitted by member municipalities for the consideration of the 1954 Annual Conference, being held at Windsor, August 29th to September 2nd next, should be submitted to the undersigned prior to July 1st.

It would be very helpful, if your municipality is contemplating submitting any resolutions, if they could be in my hands by the above date, inasmuch as the dossier of resolutions must be prepared in advance of the Conference so they can be in the hands of the Conference Resolutions Committee by August 1st at the latest.

Sincerely yours,
"George S. Mooney" Executive Director

I investigated to determine the relationship between the property type and the various services needed.

LETTER NO. 7

May 18th, 1954.

7.

Mayor Harvey Halladay,
City Office,
RED DEER, Alta.

Dear Mr. Halladay:

The members of Quota Club would like to express their sincere thanks and appreciation for the fine support you gave us on the occasion of the Provincial One-Act Play Festival.

We feel it is an honour for the City of Red Deer to be chosen as the location for the Festival for the second year in succession and were proud to sponsor the event.

If we are so honoured again next year we will look forward with anticipation the same support from the City.

Yours very truly,

(Miss) Glenys Lashmar
Secretary

June 2nd, 1954.
Dict'd1st.

TO: The Members of the Housing Committee

Aldermen: Don Mackay
Art Allen

c.c. J. A. Beveridge

Gentlemen: Re: Riverview Subdivision (across the river and just east of 50th avenue)

You already know that at the next meeting of our council our Commissioners will have a report on the recommendation of this committee supporting the purchase by the city of the subdivision previously designated as Riverview and being that area immediately north of the river and just east of 50th Avenue.

Unfortunately due to other plans the writer is going to out of the city and as we have seen each of you personally on this matter we thought it proper that we should declare ourselves also on this matter anticipating that it will receive favourable consideration by the council as a whole.

The statistical letter on the city land sales as well as some references to the suitability and the desirability of the city acquiring the Riverview subdivision will, we understand, be presented to the members of the council by our Commissioner and it is therefore unnecessary that any of that data be repeated at this time. As a member of the council and also a member of the Housing Committee we recommend that the city purchase this area on the basis of \$1,000.00 per acre for that portion of the land in the area that is above flood level reserving unto the former owners an area of approximately six acres which six acres would include the small portion recently designated by the former owners as sold to Hannigan Brothers of Edmonton. We would also think it desirable if a member of the Housing Committee proposed the acquirement of this area and the suggested wording for such a resolution might be as set out immediately below. This motion of course could be changed or amended as you may desire.

"Moved by.....seconded by.....That the City of Red Deer purchase approximately 27 acres of residential property above flood level in the southwest 1/4, Section 21, Range.....Township.....West of the.....and lying north of the Red Deer River, known as "Riverview", for \$1,000.00 per acre. The payments to be made in three equal annual installments without interest."

According to the arrangements with the present owners of this area the six acre exception on the west can be in the block or the balance of it reserved along the western end of the area. It was our own thinking that this detail could be worked out by our city office with the present owners.

Yours very truly,
"E. A. Johnstone"
Chairman,
Housing Committee
RED DEER CITY COUNCIL.

June 2nd, 1954.

Mr. A. Knight,
Western Homes (Alberta) Ltd.,
1136 - 8th Avenue West,
CALGARY, Alta.

Dear Mr. Knight:

We have just been advised by our City Commissioner that C.M. & H.C. is almost immediately advertising for tenders on 75 low-rental housing units for Red Deer. The location to be in the West Park area which is very suitable.

It has been the hope that at the time this project was undertaken by C.M. & H.C. that a successful tenderer would undertake on his own, at least an additional forty units, all of which would be available as low rental housing units for Red Deer citizens. The location would be right in the same area as the C.M. & H.C. project. We therefore, invite you to make inquiries of our City Commissioner, Mr. J. A. Beveridge, on the area, the price, the value of the acreage sewer and water services etc.

We believe the tenders are called for at an early date and this would indicate that early inquiries to our City Office would be most useful.

Yours very truly,

HOUSING COMMITTEE,
RED DEER CITY COUNCIL
"E. A. Johnstone"
General Manager.

c.c. Mr. J. A. Beveridge, City Commissioner
Alderman D. Mackay, Housing Committee
Alderman A. Allen, Housing Committee

This same letter sent to: Keith Construction Co. Ltd.,
8 Parkdale Crescent,
CALGARY, Alta. Attention Mr. Keith

Burns & Dutton Concrete & Construction Co.
5440 - 1st Street West,
CALGARY, Alta. Attention Mr. Arnold Tuer

May 25th, 1954.

The Mayor & Council,
of the City of Red Deer,
Red Deer, Alberta.

Dear Sirs:-

Re our property of approximately 36 acres North of the river. We feel that you have had ample time to consider this proposition as it has been pending for over a year.

Our offer was that we retain five acres on the west side of this property or in the South West corner. The balance we offered to you for \$1000.00 per acre. We further agreed to retain the portion that is too low on the East end.

We would like you to accept or reject this offer within the next fifteen days.

Your decision will be accepted graciously either way.

Yours very truly,
"E. E. Stephenson"
"C. M. McPhee"

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REPORT ON PROPOSED PURCHASE OF LAND
IN APPROVED LOANING AREAS FOR RESIDENTIAL DEVELOPMENT

Introduction

The proposal to purchase some 27 acres of land in the Stephenson-McPhee block north of the Red Deer River and East of the No. 2 Provincial Highway in the South West $\frac{1}{4}$ Section 21, T 38, R 27, West of the 4th, was first proposed by the former City Commissioner in January of 1953 (Purchase price at that time was \$40,000)

Following a report by the Housing Committee later in the same year after discussions with the president of C.M.H.C., the decision was to incorporate this property together with some land in West Park into a Land Assembly Scheme. The details of Land Assembly were investigated further and turned down after it was found that the 25% to be put up by the city would have to be a straight debenture. That is, the city would have, for a short time at least, some serviced land which was not occupied land the city as a whole would be paying the debentures.

Further, the city is in the land business and must remain in it or increase the mill rate to compensate for the revenue it has been obtaining from land sales. (Under "Land Assembly" a city cannot make any profit.)

Therefore, it was felt that the city should consider purchase of the Stephenson-McPhee property after most of the other city owned N.H.A. property was sold. Since most of it has now been sold and since sufficient funds will be available in the Land Sales Fund (over and above the Bowers repayment and \$20,000 to General Revenue) to purchase the above property, it is recommended that the Council approve purchase of this land.

The following is a summary of reasons, in addition to the above, why the city should stay in the land business.

1. At the price the city sells land, the residents of the city are directly and indirectly assisted in building homes. (The Dominion Government, through C.M.H.C., tries to help the municipalities to acquire land, etc.)
2. The city should promote development of the land most economic to service with water, sewer, E.L.&P., etc. There is no doubt that the Stephenson-McPhee property fulfills this requirement.

It should be fully understood that the main reasons we are purchasing this land is to make money, provide land for individual homes, and promote economic development. We would like to put a ball park in this area but unfortunately the city just can't afford it. Further, in buying this land we do not intend to satisfy the entire demand for lots. It is only good business that we fill in the Mountview Area between 39 Street and 50 Street. Also, one has a basis for the view that the city does not really make money on its land sales but rather decreases the expense of continued growth.

REPORT RE: CITY OWNED
PROPERTY FOR RESIDENTIAL DEVELOPMENT

The present situation regarding residential property owned by the city is as follows:

(a) Serviced Land in Areas where N.H.A. Loans are Available	2 lots
Non-serviced land in areas where N.H.A. Loans are available and which can be serviced without excessive drainage (May sell another 26 of the 48 this year)	48 lots
TOTAL	<u>50 lots</u>
Approx. number sold in 1954 to date - 75	for N.H.A. Loans
(b) Serviced land in areas where N.H.A. loans are not available	62 lots
Non-serviced land in areas where N.H.A. Loans are not available and which can be serviced without excessive drainage (not including 11 acres under option)	115 lots
TOTAL	<u>177 lots</u>
Approx. number sold in 1954 to date - 5	for small homes.

Note: All the land opened up in the Bowers Subdivision this year together with the lots east of V.L.A., has been sold.

Conclusion:

- (a) The city has relatively few lots left in approved loaning areas for residential development.
- (b) At the present rate of development, sufficient lots are available to meet the needs of small home owners for a number of years.
- (c) City has sufficient money on hand and approved land sales to finance the proposed purchase, place \$20,000 in general revenue as per 1954 budget, and re-pay Mr. Bowers in full or part.

Income from Land Sales
(Land Only)

	<u>Approved Sales</u>	<u>To Date</u>
Bowers Area: Altons	\$3,540	
Keith	4,140	\$2,000
Eng Bld's	3,985	
	<u>\$11,665</u>	
Curling Rink	\$2,500	\$2,750
East of United Church	\$20,000	
Theatre Site	\$11,500	
Phelan	\$9,000	
Other		\$15,914
D.N.D. -		
Legion Property		
Utilities east of V.L.A.		
	<u>\$54,665</u>	<u>\$20,664</u>
		<u>TOTAL \$75,329</u>

Payments to be made from Land Sales

Bowers -payment in full (only need to pay \$9,000)	27,000
General Revenue	20,000
	<u>TOTAL \$47,000</u>

Estimated surplus to Land Sale Fund - \$28,329

His Worship the Mayor
and City Council

Gentlemen:

I wish to report that during the month of May, 1954, the fire department had only one fire call.

May 19th, 8:50 a.m. Call came in from Mr. Martin on 37th Street West Park. Both trucks, chief's car and 18 men turned out. Mr. Martin had been burning grass and set fire to his hedge of spruce trees. Fire was quickly extinguished by department using Booster pumps and 1½" hose from both trucks. Trees damaged quite a bit.

On May 17 to 22 I attended Fire Fighters School in Calgary and passed with class high of 96%.

The Department held its regular Tuesday night practises with an average attendance of 24 members being present. I have made up a complete training schedule for the firemen, up to the end of August. A copy of same is attached to this report. At the present time I have 26 volunteer members & 6 permanent men as compared with 13 volunteers & 4 permanent men when I took over. Respectfully submitted,
as Chief of the Fire Dept. "W. N. Thomlison,"
Fire Chief.

FIRE DEPARTMENT TRAINING SCHEDULE

			<u>Instructor</u>
May 18th	7:30 to 8:30	Forcible Entry	G. Reidy
May 25th	7:30 to 8:30	Minor Extinguishing practises	W. Thomlison
June 1st	7:30 to 9:30	Hose lecture practises No. 1	W. Thomlison
		" " Practical	G. Reidy
June 8th	7:30 to 8:30	Ladder practises)	
	8:30 to 9:30	Forcible Entry)	G. Reidy
June 15th	7:30 to 9:30	Hose practises No. 2	G. Reidy
June 22nd	7:30 to 9:30	Ventilation practises	W. Thomlison
June 29th	7:30 to 9:30	Fire Apparatus practice	G. Reidy
July 6th	7:30 to 8:30	Ladder practice)	G. Reidy
	8:30 to 9:30	Forcible Entry)	
July 13th	7:30 to 9:30	Hose practice No. 2	W. Thomlison
July 20th	7:30 to 9:30	Ventilation practice	W. Thomlison
July 27th	7:30 to 9:30	Oil Pit fire	W. Thomlison
Aug. 3rd	7:30 to 9:30	Salvage practice	G. Reidy
Aug. 10th	7:30 to 9:30	Fire Hut practice	W. Thomlison
Aug. 17th	7:30 to 8:30	Ladder practice)	G. Reidy
	8:30 to 9:30	Fire apparatus practice)	
Aug. 24th	7:30 to 9:30	Oil Pit Fire	G. Reidy
Aug. 31	7:30 to 9:30	Fire Hut Practice	W. Thomlison

The above schedule may change without notice.

W. Thomlison,
Fire Chief

BUILDING PERMITS

MAY, 1954

<u>NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Mr. W. Kuziw	Dwelling	\$ 9,000.00
Mr. W. Johnson	Dwelling	6,000.00
Mr. W. Wagar	Garage	300.00
Mr. M. Kirk	Dwelling	8,000.00
Harm Vanger	Dwelling	9,000.00
S. G. Lewis	Repairs to Roof	150.00
John Lutz	Addition to dwelling	400.00
Mr. J. Trompas	Basement Suite	1,000.00
Alton Bros.	Dwelling	14,000.00
Alton Bros.	Dwelling	9,000.00
R. Nedorlof	Basement	600.00
Henry Marinus	Dwelling	3,500.00
A Van Dyke	Dwelling	15,000.00
Mr. P. Ives	Addition to garage	300.00
John Schoorer	Addition to Dwelling	1,000.00
E. E. Kitchen	Basement Suite	800.00
Mrs. F. W. Knobel	Alteration to Dwelling	500.00
E. D. Rideint	Double Garage	1,000.00
G. Vandermuellen	Dwelling	7,500.00
E. Stenhouse	2 Porches	500.00
Mr. W. Armstrong	Addition	1,000.00
J. A. Megson	Addition	3,000.00
A. Peck	Basement	500.00
Mr. Anton Blomer	Garage	400.00
Halgren Bros.	Dwelling	2,500.00
Red Deer Laundry	Alterations	2,000.00
Jack Mah Ming	Rebuilding	30,000.00
Mr. A. G. Rutherford	Greenhouse	200.00
Frank Adams	Dwelling & Garage	8,500.00
Morris Const.	Dwelling	10,500.00
A. Greleaven	Dwelling & Garage	10,000.00
S. Rutherford	Addition	1,400.00
L Knisley	Dwelling	6,500.00
Trinity Church	Dwelling	10,000.00
Trinity Church	Church	30,000.00
H. G. Wright	Garage	300.00
C. Berkland	Garage	600.00
W. J. Phillips	Dwelling	8,500.00
J. C. Prandergast	Garage	400.00
Mr. J. Hickey	Dwelling	6,000.00
Lans Victor	Garage	1,000.00
Keith Const.	Dwelling	8,300.00
Keith Const.	2 Dwellings	20,400.00
Keith Const.	2 Dwellings	23,000.00
Can. Nazarene College	Addition	20,000.00
Wm. Zimmer	Dwelling	3,000.00
Mr. N. W. Vanson	Dwelling	7,500.00
Mr. J. P. Branigan	Garage	300.00
Mr. B. Dolan	Improvements	800.00
Templeton Const.	Dwelling	10,000.00
L. Opp	Toolshed	100.00

TOTAL ----- \$314,250.00

Forward ----- 274,650.00

588,900.00

Office of the Director, Civil Defence
City Hall, Ross Street

June 3, 1954

Mayor H. Halladay
Aldermen,
City of Red Deer

Re: Exercise "RED DEER"

Gentlemen:

I beg to report briefly on this exercise, held on Wednesday, June 2nd.

From a hasty analysis of records, and personal participation and from observations of others, I believe the exercise was satisfactory and from the point of view of what we set out to do (i.e. Deal with an emergency) it was very successful.

There were 48 recorded messages sent and received during the exercise chiefly for firefighting and rescue operations with only normal city equipment used throughout the exercise, with conventional switchboard and phones.

Some delay was caused in attending to rural incidents, through causes usually associated with "party lines", but they are normal happenings and could be eliminated in an actual emergency.

I would like to express my appreciation of the conduct of all concerned in the exercise.

A fuller, and concise report will be submitted later, as time permits.

Yours respectfully

Director.

Public Work's Report,
June 4, 1954.

The Commissioners,
City of Red Deer,
Red Deer, Alberta.

Gentlemen:

We herewith submit a proposed program for the construction of concrete sidewalks, curbs and gutters for the 1954 construction year.

It is recommended that a portion of the costs of this construction be recovered by way of levying a special frontage assessment against each parcel of property abutting the said construction in the manner as hereinafter mentioned.

While the anticipated program is quite large, we feel that with the aid of steel forms and transit mix, the program can be completed this year.

Following is a list of the proposed construction together with the rates of assessment:-

4' concrete walk -

At a unit rate of 21¢ per front foot per year for 20 years.

On	From	To	Assess. Frtg.	Cost
W/S 41 Ave.	36 St.	150' north	---	\$270.00
N/S Ross	39 Ave.	42 Ave.	1300'	3,558.39
		TOTAL	1300'	3,828.39

4' 6" concrete walk, curb and gutter (monolithic)
At a unit rate of 39¢ per front foot per year.

On	From	To	Assess. Frtg.	Cost
N/S 60 St.	54 Ave.	57 Ave.	---	\$2,848.32
W/S 54 Ave.	59 St.	60 St.	429'	1,644.32
N/S 55 St.	44 Ave.	45 Ave.	--	743.04
E/S 44 Ave. 9	53 St. Cresc.	55 St.	403	2,229.12
N/S 51 St.	44 Ave.	45 Ave.	177	1,592.72
B/S 50 A St.	40 Ave.	41 Ave.	550	2,862.08
E/S 41 Ave.	lane N of 50 A St.	Ross St.	--	1,441.36
W/S 40 Ave.	" " " " "	"	---	1,441.36
E/S 50 A St.	Ross St.	50 A St.	--	983.84
N/S 38 St.	41 Ave.	42 Ave.	577	1,984.88
B/S 36 St.	41 Ave.	42 Ave.	577	3,646.40
W/S 39 Ave.	Ross St.	50 A St.	--	949.44
S/S 50 A St.	39 Ave.	40 Ave.	500	1,775.04
E/S 47 Ave.	44 St.	46 St.	--	1,744.08
E/S 41 Ave.	36 St.	38 St.	983	3,226.72
W/S Gaetz Ave.	50 A Ave.	700 N	187	2,408.00
W/S 49 Ave.	33 St.	35 St.	1023	3,629.20
B/S 36 St.	lane E of 51 Ave.	lane W of 51 Ave.	--	1,823.20
N/S 34 St.	51 Ave.	lane west	--	423.12
S/S 43 St.	54 Ave.	55 Ave.	50	1,379.44
W/S 55 Ave.	41 St.	43 St.	446	1,569.28
S/S 53 St.	48 Ave.	school	300	921.12
B/S 51 Ave.	34 St.	37 St.	1991	7,165.52
			<u>4148</u>	<u>48,431.60</u>

6' concrete walk -

At a unit rate of 30¢ per front foot per year for 20 years.

N/S Ross	45 Ave.	46 Ave.	--	1,972.50
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10' concrete walk, curb and gutter (monolithic)

At a unit rate of 63¢ per front foot per year for 15 years.

W/S Gaetz	45 St.	S/S Waskasoo Creek	466'	3,659.58
E/S Gaetz	51 St.	N185'	175'	1,393.05
			<u>641'</u>	<u>5,052.63</u>

Concrete Curb and Gutter -

At a unit rate of 21¢ per front foot per year for 20 years.

N/S Ross St.	45 Ave.	46 Ave.	--	1,350.00
N/S Ross St.	39 Ave.	42 Ave.	1300	2,424.40
S/S Ross St.	40 Ave.	45 Ave.	1442	3,796.20
W/S 41 Ave.	36 St.	38 St.	--	1,114.20
S/S 38 St.	41 Ave.	42 Ave.	--	856.80
B/S 55 St.	45 Ave.	47 A Ave.	786	3,216.60
B/S 42 A Ave.	53 St.	55 St.	1447	2,662.20
S/S 44 St. Cresc.	48 Ave.	45 St.	776	1,425.60
			<u>5751</u>	<u>16,846.00</u>

(Note the project on N/S of Ross Street is to be assessed only on a 4' walk, but a 6' walk is to be constructed. While this is only a residential area the traffic using this walk will warrant the extra width)

The total cost of the above outlined program is \$76,131.12. It is recommended that debentures be issued under the Municipal Capital Expenditures Loan Act in the amount of \$76,000 whereby the City may spread the cost over a 20 year period at an amount of \$5,227.19 yearly.

The City will recover \$5,062.26 by way of special frontage assessment from this construction.

Trusting the foregoing program will meet with your approval.

Signed:

Denis Cole

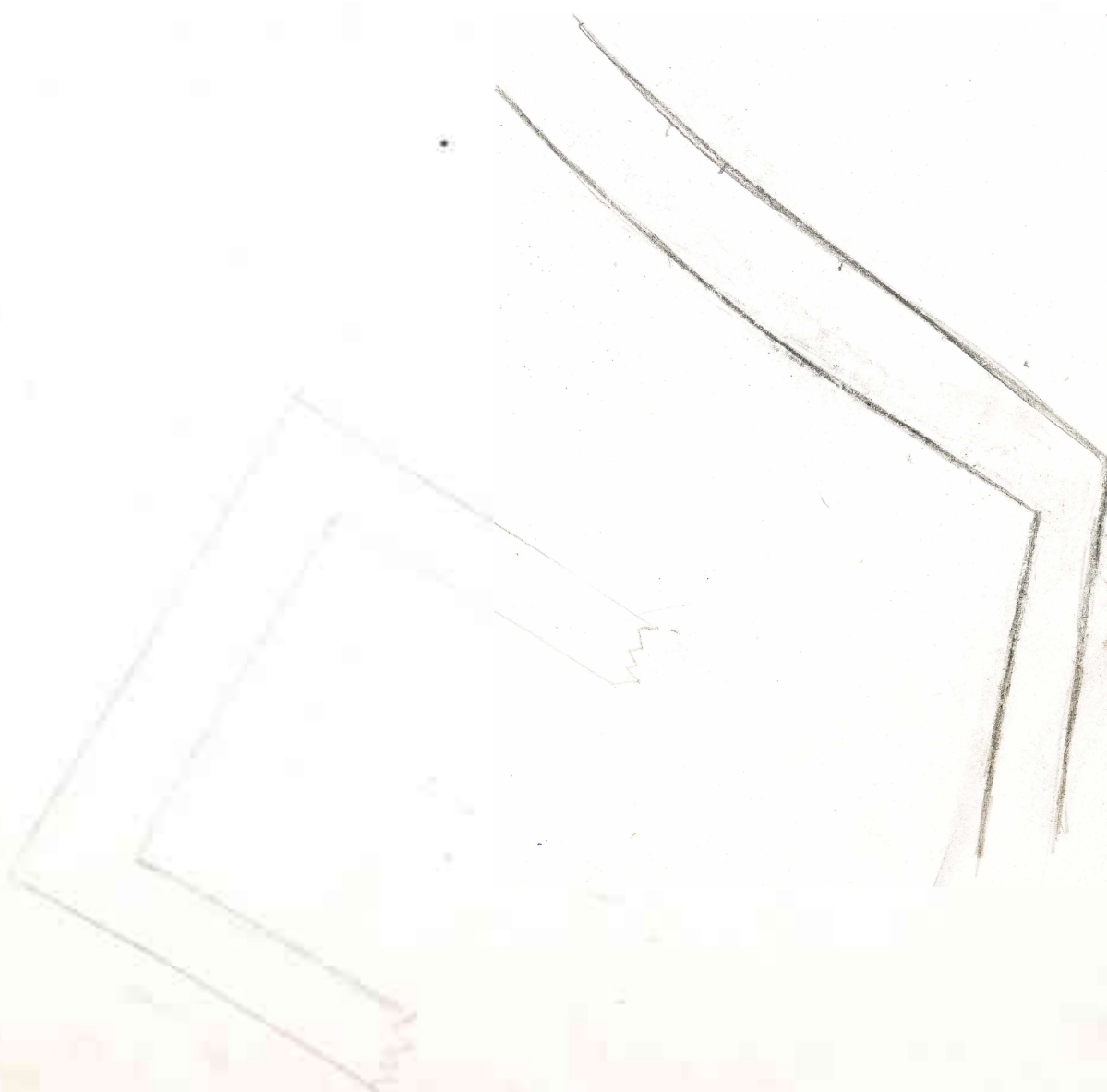
RE: PROPOSED BUILDING
along 47 Ave. on C.N.R. Property

Following discussions with Mr. A. F. Middleton, Superintendent of the Calgary Division, C.N.R. and our City Solicitor, the facts regarding C.N.R. right-of-way are reported as follows:

1. The Canadian National Railway Company does not intend to remove the track in the foreseeable future. Further, the C.N.R. intends to sell or lease their property to the best financial advantage of the railway operations. That is, if approached by a scrap metal dealer they might lease some property to him. However, they would like to co-operate with the city provided the city understands their position.
2. The C.N.R. right-of-way is zoned as industrial property and this zoning cannot be changed by the city. The city, therefore, can only require the same building restrictions that it can on any other such property within the city.

It would appear that the city is in the position of wanting to stop any warehousing in this area but must co-operate with the railway to obtain the best possible type of development. That is, give reluctant approval to buildings such as the one proposed.

J.A.B.



RED DEER DISTRICT PLANNING COMMISSION

Minutes - May 17/54

Minutes of the Red Deer District Planning Commission held in the City Hall on Monday, May 17, 1954.

Present: Councillor G. Roth, Councillor A. Bickford, Mr. H.A. Little, Mr. R. H. Edgar, Mayor H. Halladay, Mr. W. H. Stringer, Mr. E. M. Danchuk, Director D. Cole, Secretary C.J. Miller.

(1) Meeting Opened at 2:20 p.m. with Vice-Chairman Roth presiding in the absence of Mr. Galbraith. Minutes of the previous meeting were approved as transcribed on the motion of Bickford and Halladay.

(2) Business Arising out of Minutes

(a) Enlargement of D.P.C. - letter from Town of Innisfail was read to the meeting appointing Mr. H.A. Little as their representative to the Red Deer District Planning Commission. Mr. Little was appointed to act provisionally for Innisfail until such time as official confirmation is received from the Town and Rural Planning Branch.

(b) Application to Subdivide Block Y (Hillsboro) - Mr. Stringer reported that the matter was being investigated by the M.D. of Red Deer #55.

(c) Hiring of Draftsman - Mr. Cole was authorized to pay up to \$250.00 monthly for a suitable draftsman.

(d) Replotting Corner Gaetz Avenue and 43rd Street - Director informed meeting that agreement had been reached with Department of Public Works on the basis of a 35 foot road on the west side of the scheme instead of a 50 foot road.

(e) Replacement for A. Sim on Commission - Letter was read from City appointing Dr. W. B. Parsons to fill the vacancy as from May meeting 1954.

(f) C-4; C-5; C-6: Final plans approved by the meeting.

(3) New Business

(a) Applications for Subdivision

(i) C8 - Lot 9, Block A, Plan k 6 (Howell & Armstrong)
Was approved on motion of Edgar and Bickford with provision that ten feet reserve for lane be provided. The subdivision by description was approved as original application was made prior to policy set by Commission (see 3 (f) March, 1954).

(ii) C 9 - Lots 7 & 8, Block A, Plan K 9 (Markle and Eckstrom)
New tentative plan approved on motion of Edgar and Halladay.

(iii) M.D. #55, 2 - S.W.¼ - 13 - 38 - 28 - 4 (Burnt Lake Road). This subdivision involving the closing of a road was approved in principle on motion of Edgar and Halladay, subject to all parcels having access to a registered street and a survey plan being prepared.

(b) Application for approval of re-survey of part of Lot A, Block P, Plan 3319 A.F. Approved on motion of Bickford and Edgar.

(4) Other Business

(a) Messrs. G. Les Strange and F. Murphy spoke to meeting re property lines at Red Deer Auto Court (facing Gaetz Ave.) Committee of Edgar, Halladay, Stringer and Danchuk was appointed to look into the matter.

(b) Application of Hannagan Bros. for Driver-In Dairy Bar N.E. of Traffic Bridge. This was approved subject to 59 St. eastward being registered to its intersection with St. and through traffic on 58 St. being stopped as soon as new road is opened and that 20 feet along highway be reserved. Motion of Edgar and Halladay. On motion of Bickford and Danchuk commission saw no objection to this type of development on the site in question.

(c) Robinson Block 10, Plan 1339 A.J. Mr. Edgar moved and Halladay seconded that Mr. Robinson be allowed to subdivide. After information from Mr. Cole the resolution was declared out of order and was withdrawn as such was contrary to Interim Development regulations.

(d) Application for motel south of Bowden on two alternate sites (N.E. $\frac{1}{4}$ - 12 - 34 - 1 - 4) (N.W. $\frac{1}{4}$ - 12-34-1-5) was presented to the meeting. The members felt there should be no objection to such providing plan is acceptable to Department of Highways. On motion of Bickford and Stringer it was approved subject to inspection by Mr. Cole.

(e) Mr. Little presented proposal to meeting for inclusion of following lands into the Town of Innisfail:

(i) Lot 1, Blk. 43, Plan 5596 H.W.

(ii) Block 7 and Lot 2-18 inclusive of 45 St. east, to and including the extension north of 48 Ave. to 46 St.

Above was approved on motion of Halladay and Little.

(f) Letter was read from Red Deer Public School Board re matter of representation on District Planning Commission. Secretary was instructed to send copies of meeting minutes to School Board and invite one of their members to sit in on meeting as an observer. Motion of Bickford and Halladay.

(g) Auditors statement for 1953 was accepted as read. Motion of Halladay and Little.

(h) Payment of Bills

Auditing	\$15.00
(Robertson, Anderson & Co.)	
Vancouver Sun	16.50
(Adv. for draftsman)	
Cole	3.60
(Innisfail trip)	

Above passed for payment on motion of Halladay and Bickford.

(i) Mr. Cole was authorized to place advertisement in Red Deer Advocate re Interim Development Guide. Adjournment at 5:20 p.m.