

## A G E N D A

For Regular Meeting of Council of the City of Red Deer to be held in Council Chambers, City Hall, Red Deer, Tuesday, August 15th, 1967, commencing at 5:00 P.M.

=====

### 1. PRESENT:

Confirmation of Minutes of Regular Meeting of Council of July 17th, 1967.

### 2. UNFINISHED BUSINESS:

1. City Treasurer - RE: Inventory Turnover . . . . . 1
2. Fire Chief - RE: Fire - 5811 - 52nd Avenue,  
June 6th, 1967 . . . . . 3
3. Vice-President, Red Deer Labour Council -  
RE: Notice of Motion - Working for Welfare  
Payments . . . . . 6
4. City Solicitor - RE: H. Gilbert - Used  
Car Lot. . . . . 6

### 3. REPORTS:

1. City Treasurer - RE: Insurance Commissions -  
Local Agents . . . . . 8
2. City Treasurer - RE: Treasurer's Report -  
July 31st, 1967. . . . . 8
3. City Tax Collector - RE: Business Tax  
Cancellations. . . . . 8
4. Mayor R. E. Barrett - RE: Flag Pole . . . . . 9
5. Fire Chief - RE: Monthly Report for July,  
1967 . . . . . 9
6. City Clerk - RE: Proposed Construction of  
10 Suite Apartment, 5605 - 42nd Street . . . . . 13
7. City Clerk - RE: Court of Revision. . . . . 13
8. Mayor R. E. Barrett - RE: Lions Club Camp-  
ground . . . . . 13
9. City Purchasing Agent - RE: Tender - Roofing. . . . . 14
10. City Engineer - RE: Bulldozer for Public  
Works Department . . . . . 16

### 4. WRITTEN INQUIRIES:

1. Alderman R. G. McCullough - RE: Building  
Heights and Tender Provisions - "Waiving  
of Formalities". . . . . 19

### 5. CORRESPONDENCE:

1. Glenmere Farms Ltd. - RE: Application for  
Approval of Welding Steel Building Frames  
in an A.1 District . . . . . 22

2. Botterill McKee Anderson Ltd. - RE:  
 Proposal to Resubdivide Lot 3, Block  
 2, Plan 737 H.W. (approximately 1,000  
 feet South of Red Deer Motors) . . . . . 23
3. President, Diamond Investments Ltd. - RE:  
 Application to Rezone Part of N.E.  $\frac{1}{4}$  of  
 Section 21-38-27-4 (Glenmere Farms Ltd.)  
 for apartments . . . . . 26

6. PETITIONS & DELEGATIONS:

7. BY-LAWS:

1. By-law No. 2272 - RE: Local Improvement - Paving of 43rd  
 Street - Gaetz Avenue to 52nd Avenue.

8. NOTICES OF MOTION:

UNFINISHED BUSINESSNO. 1.

July 27th, 1967

TO: City Commissioner

FROM: City Treasurer

SUBJECT: Inventory Turnover

At the meeting of June 12th, 1967, Council requested information regarding the City's inventory turnover for a 1½ month period and whether materials are carried in inventory for a long period of time before being utilized.

The inventory of materials includes the following types and the value at June 30th, 1967 was as follows:

Automotive	\$ 6,669.61
Transit	3,261.08
General and signs	9,825.63
Sewer	11,318.37
Waterworks	8,533.23
E. L. & P.	120,195.01
	<hr/>
Total June 30th, 1967	<u>\$159,802.93</u>

Inventory balance at June 30th, 1966 was \$ 167,222.06. Purchases during the year amounted to \$ 186,835.87 and issues amounted to \$ 194,254.03. Turnover was therefore just over one time as compared to the balance at June 30th, 1966.

An analysis was prepared some time ago of slow moving stock and the results are shown on Schedule 1 (attached). The schedule shows that 71% of our inventory at October 31st, 1966 consisted of stock currently being used. Of the remaining 29% a total of 11% or just under \$ 20,000.00 consisted of stock which had not moved for over 24 months.

A further analysis will be made this fall and stock lists will be supplied to using Departments so that we can determine if there is a need to provide for write-off of stock or perhaps a write-down of value where the item is obsolete but usable for a different purpose.

Our policy with regard to stores stock is to purchase a one year supply of most items. In addition we must retain a stock of transformers, valves, pipe, etc. for emergency repairs despite the fact that they may not be required for a number of years.

Based on the figures quoted above, it would appear that our turnover is satisfactory for a maintenance operation and obsolete or dead stock would not appear to be a problem at this time.

H. K. HALL,  
City Treasurer

\*

\*

\*



Aged Analysis of Stores Stock as at October 31st, 1966 According to Date of Last Issue

	Issues Current		No issue for 6-12 months		No issue for 12-24 months		No issue for over 24 months		Total	
	Value	%	Value	%	Value	%	Value	%	Value	%
Automotive	\$ 5,149	67	\$ 617	8	\$ 789	10	\$ 1,172	15	\$ 7,727	100
Transit	2,195	100	-	-	-	-	-	-	2,195	100
General & signs	8,458	80	1,198	11	807	8	100	1	10,563	100
Sewer	9,211	78	-	-	830	7	1,756	15	11,797	100
Waterworks	6,454	27	4,481	19	5,513	23	7,275	31	23,723	100
E. L. & L.	103,193	77	11,246	9	9,428	7	9,614	7	133,481	100
	<u>\$134,660</u>	<u>71%</u>	<u>\$17,542</u>	<u>9%</u>	<u>\$17,367</u>	<u>9%</u>	<u>\$19,917</u>	<u>11%</u>	<u>\$189,486</u>	<u>100%</u>



NO. 2.

## THE CITY OF RED DEER

Office of:  
The Fire Chief

Red Deer, Alberta  
August 9th, 1967

His Worship the Mayor  
and City Council

Ladies and Gentlemen:

The following is my report on the fire at 5811 - 52nd Avenue on June 6th, 1967. The information contained herein is based upon reports from my first officer at the scene, his men, my own observations after I arrived at the fire scene, and investigations after the fire.

The alarm was received at 19:59 hours and was immediately radioed by the Alarm Operator to Lieutenant Brookes who had his crew out on hose-stream practise with Engine #5. He also had Engine #6 and Ambulance #1 with him in case of fire alarm.

Upon receipt of the alarm, Lieutenant Brookes proceeded to the fire scene from the vicinity of the Memorial Centre with four men and Engine #6. One man with the Ambulance and one man with Engine #5 were sent back to the fire station. Upon reaching 55th Street, between 4700 and 4800 blocks, the Lieutenant radioed the fire hall in order to obtain as much detail of the fire as possible. He was informed that it was very serious.

On approaching the fire scene, Lieutenant Brookes was informed by radio that there were two children trapped in the building. He then ordered a General Alarm sounded and then caught the fire hydrant at the corner of 52nd Avenue and 59th Street, laying in two 2½" lines from the hydrant to the fire. On arrival he found the rear part of the building fully involved with flames coming from all windows and door on the ground floor (South side). When the first line was taken to the West (rear) side, flames were coming from all windows and the door at that end. Heavy smoke was issuing from the upstairs window (which was open). The Lieutenant ordered two of his men to the West end with one 1½" fog line. He then had the remaining man take the other pre-connected 1½" fog line and attack the fire from the South-West side.

Because he had been told by radio that there were two children trapped inside the building, the Lieutenant on his arrival, attempted to determine the whereabouts of the children. He received no immediate response to his query so he then requested an R.C.M.P. officer to find out the location of the children from the people gathered around. The R.C.M.P. was at first told by some of the people that the children were in the South-west bedroom. The West end of the building which contained the living room and one bedroom were both fully involved with the windows already out. Flames and heavy smoke were billowing out. The door to the living room was also open. The two men on the 1½" line directed the fog stream through both windows and knocked the fire down sufficiently to thoroughly check the bedroom. The children could not be located. It was some time later that the R.C.M.P. officer was told it was the bedroom nearest the South door in which the children were trapped.

Lieutenant Brookes (who was with the line on the South side) had bursts of fog directed into the stairwell and the small bedroom West of the doorway and located the body of the first child and removed same outside. Then, with complete disregard for his own safety, he climbed through the window (with no smoke mask) and spent several minutes searching the room and found a cot but no child. While in the room, he saw what he thought to be a child in the closet but found it to be a large doll. Even though the Lieutenant was covered by a fog nozzle, the heat and smoke was sufficient to drive him back outside. After obtaining some fresh air, he re-entered the room and found the body of the second child partially under a cot.



When I arrived shortly after the first unit, the fog lines had already knocked down most of the fire in the West end of the building on the ground floor. The electric wiring, where it entered the building near the doorway on the South wall, was already burned through and laying on the ground. The canopy above the South doorway was burned off and had fallen. The fence which was approximately three feet from the doorway was also charred and smoking. Automobiles parked immediately West of the building were badly blistered from the excessive heat that occurred before my men knocked the fire out with fog lines. The construction of the building, the open doorways and the broken windows all contributed to the rapid spread of the fire. The open stairwell acted as a flue which carried the fire to the second floor and through the false ceiling to the attic to the area between the ceiling and the roof which was packed with shavings and sawdust (as were the walls and the area between the first and second floor).

Ladder #4 and Truck #2 arrived very shortly after I did. I ordered the aerial truck spotted and the ladder raised between the nearby apartment building on the South and the involved building. Engine #5 and Ambulance #1 arrived approximately 20 minutes after the first alarm. These latter two units were slowed to a crawl by traffic while approaching and crossing the 49th Avenue bridge.

Upon his arrival at the fire scene, the Captain in charge of Engine #5 reported to me and I ordered him to lay additional lines from the hydrant on 53rd Avenue between 58th and 59th Streets. By this time the fire downstairs was under sufficient control and the men were attacking the fire in the attic area. I directed one of the first men available up the aerial ladder to open up the roof. I also ordered a man up the ladder on the West end of the building to attack the fire from that area. Since I was aware the fire was already in the attic space, I ordered them to tear open the ceiling and start extinguishing in that area. They reported back to me that there was another ceiling above the lower one. They could open the bottom ceiling from the inside but could not reach the other with axes. They were told to try pike poles but these proved insufficient. This latter ceiling is the one they had to open from the roof.

Ordinarily, with our present-day insulation, a ceiling or roof area can be opened at the peak or at the lower edge and a hose stream directed up or down the entire length of the roof. Owing to the heavy packing of shavings and sawdust in this area, this was impossible. The roof had to be opened in numerous areas to get at all of the fire. These hidden, smoldering fires in the shavings caused the "overhaul" to take longer than normal, but the fire was under control and the downstairs area mainly extinguished when Engine #5 arrived.

After Engine #5 had laid in the hose lines from the hydrant, the Captain asked me if I wished him to reverse lay. I informed him that this was not necessary. By this time the fire was sufficiently controlled with only the concealed fire in the false ceiling and roof areas still burning and I knew all we required was the two pre-connected  $1\frac{1}{2}$ " fog lines and one high-pressure line which we hoped would penetrate the packed shavings and sawdust.

To show the extent of this fire, the door leading to the basement was closed as was the door to the front downstairs suite. The fire was so advanced and the heat so intense, that the panels in these doors were burned through. Every door in the suite where the fire originated was open, including the door to the childrens' bedroom. This, coupled with the fact that the front and back doors were open, together with the open stairwell, acted the same way as a flue on a fireplace and thusly spreading the fire very rapidly throughout the building.

The  $1\frac{1}{2}$ " lines, at the pressure we use, discharge 100 to 150 gallons per minute. When this amount of water is broken up into a fog stream, it is sufficient to control most house fires. Master streams and water curtains, were not necessary as there were no exterior exposures to cover, and the  $1\frac{1}{2}$ " line was sufficient; particularly when backed by the two  $1\frac{1}{2}$ " lines and the high-pressure line from Engine #5.



Fire fighting and rescue operations were greatly hampered by the terrific heat and dense smoke. The men used 8 self-contained demand air masks, 2 Chemox masks, an All-Service mask and 12 air bottles. There were 1200 feet of 2½" hose used plus 700 feet of 1½" hose and 200 feet of high pressure hose. Three roof ladders, one 24-foot extension ladder and the aerial ladder were also used in combatting the blaze. I had three men injured from cuts at this fire, one of which required 8 stitches. Another firefighter almost fell through the roof while opening same.

I feel the criticism directed at my men is most unjust. The first and foremost prerequisite of all Fire Departments is - rescue! This was done as efficiently as possible in view of the manpower shortage and the extent of the fire when the fire apparatus arrived at the scene. Confinement and extinguishment of fire is secondary to rescue. Ventilation and salvage operations are carried out when sufficient hose lines, equipment and manpower are available. A properly trained Fire Department does not open up areas of a building until they have the hose lines to cover these areas that are being opened. Otherwise, opening up these areas only contributes to the spread of the fire.

I found no fault whatsoever with the actions of Lieutenant Brookes. Even though he has been an officer only since January 15th, 1967, he handled the men and equipment well. Prior to being promoted, Lieutenant Brookes attended all three parts of the Provincial Fire Officers' Training School and was tested as an Acting Lieutenant for various 2 and 3 week periods. He had 2½" fog lines available at the fire to back him up but used only 1½" lines because they were more versatile in rescue operations. It takes 2 men to handle each line so even if he had required the 2½" line, he did not have the manpower to use it.

Lieutenant Brookes followed the basic "Rule of Six" which is a sound and recognized practise in Fire Departments throughout Canada and the United States.

The "Rule of Six" is as follows:

(1) Size Up, (2) Call for Help, (3) Rescue, (4) Cover exposures, (5) Confine/ Extinguish, (6) Overhaul. (Ventilations and Salvage may be carried out when men and equipment warrant).

I would like to comment regarding the 49th Avenue Bridge.

Following the fire I requested Mr. O. Mills of the E. L. & P. Department, to move our traffic light control from the intersection of 55th Street and Gaetz Avenue to the intersection of 55th Street and 49th Avenue. This has since been accomplished. I have also made arrangements with the City Detail of the R.C.M.P. whereby upon immediate notification of a fire in North Red Deer, they will have Constables sent to the intersections of 55th Street and 49th Avenue and 59th Street and Gaetz Avenue. This will, I hope, eliminate any holdup of my fire apparatus proceeding to North Red Deer.

Respectfully submitted,

W. N. THOMLISON,  
Fire Chief

\*

\*

\*

The above report was requested by City Council July 17th, 1967.

F. A. AMY,  
City Clerk

\*

\*

\*

\*

\*

\*

\*

\*



NO. 3.

The following report has been received from the Red Deer Labour Council, who have been advised this matter will be heard at 7:00 P.M.

F. A. AMY,  
City Clerk

\*

\*

\*

RED DEER LABOUR COUNCIL

Box 793  
Red Deer, Alberta  
July 26th, 1967

Mr. F. A. Amy  
City Clerk  
City Hall  
Red Deer, Alberta

Dear Sir:

RE: Presentation of a Brief Against the Notice of  
Motion by Alderman Dale on "Working for Welfare  
Payments."

The Red Deer Labour Council respectfully request permission to present a brief to City Council on the subject of Alderman Dale's Notice of Motion to require welfare recipients to work for welfare payments. The Labour Council are opposed to the case as presented by Alderman Dale and have prepared a brief to substantiate their views.

We request permission to present the brief to City Council on August 14th, 1967 at about 8:00 P.M. if this is convenient to them. We will supply your office with 12 copies of the brief not later than Friday August 4th, 1967.

Yours truly,

LESLIE W. HEWSON,  
Vice President

\*

\*

\*

\*

\*

\*

\*

\*

NO. 4.

July 25th, 1967

Mr. H. Gilbert  
6781 - Gaetz Avenue  
Red Deer, Alberta

Dear Sir:

RE: Used Car Lot - Lot 9, Block 1, Plan 3289 K.S.

We are advised by the City that you have failed to comply with the conditions contained in resolutions of Council respecting the above passed at its meeting of December 19th, 1966 and also the intentions expressed by you at the meeting of Council of June 19th, 1967.

We are accordingly instructed to advise that resolutions will be presented at the next meeting of Council to revoke the first mentioned resolutions and to authorize the taking of appropriate proceedings to enforce cessation of the use of the property in question for used car sales and removal of the temporary buildings situate thereon.

Yours faithfully,

J. W. BEAMES

\*

\*

\*

August 10th, 1967

TO: City Clerk

FROM: Zoning Officer

RE: H. Gilbert - Car Sales Lot

The proposed fence has three sections 4 feet high and 8 feet long (similar construction to our centennial signs in the park) erected but not painted. The large shed behind the office is partially covered with blue colored paper.

The office is not painted.

There are vehicles in the front yard.

Slides will be available for Council meeting.

G. K. JORGENSEN,  
Zoning Officer

\*

\*

\*

A draft resolution will be available for Council's consideration.

F. A. AMY,  
City Clerk

\*

\*

\*

\*

\*

\*

\*

\*

R E P O R T S

8.

NO. 1.

July 17th, 1967

TO: City Commissioners

FROM: City Treasurer

SUBJECT: Insurance Commissions - Local Agents

It has been Council's policy in past years to approve distribution of commissions on insurance policies written in the name of the City on the basis of 50% of commissions to be paid to the corresponding agent (Ing and McKee Insurance Ltd.) and the balance split evenly among all other insurance agents who have been on the Tax Roll for a full calendar year.

Commissions for the year, 1966, together with 1967 renewals are now available for distribution. An appropriate resolution is as follows:

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

"THAT commissions applicable to 1966 insurance business and 1967 renewals be distributed to local agents as follows:

Ing & McKee Insurance Ltd.                      -                      50%

and the balance split evenly among the following:

Arrow Agencies Ltd.	Swift-Webber Agencies
Banister & Thorn Agencies Ltd.	Thiel Insurance Agency
Cross & Roth Insurance Agencies	Hicke Real Estate Ltd.
R. L. Hind Agencies Ltd.	Caddy Agencies
Red Deer Insurance Agencies Ltd.	Robertson-Wiseman Agencies
Roberts Insurance Services	Coupland Insurance & Surety
Rollis Agencies Ltd."	

H. K. HALL,  
City Treasurer

\*       \*       \*       \*       \*       \*       \*       \*

NO. 2.

August 8th, 1967

TO: City Commissioners

FROM: City Treasurer

SUBJECT: Treasurer's Report, July 31st, 1967

Attached are sufficient copies of the Treasurer's Report Summary outlining budget performance to July 31st, 1967 for submission to Council.

Short Term Investments, not shown on the report, equaled \$1,555,000 as at July 31st, 1967. These investments were in the form of U.S. money swaps and bank deposit receipts.

H. K. HALL,  
City Treasurer

\*       \*       \*       \*       \*       \*       \*       \*

NO. 3.

August 3rd, 1967

TO: City Council

FROM: Tax Collector

RE: Business Tax Cancellations



Council is respectfully requested to pass a resolution authorizing cancellation of the following:

<u>Roll No.</u>	<u>Name</u>	<u>Amount</u>	<u>Explanation</u>
90 - 32500	Foothills Wire line	\$ 25.44	Not in business in 1967.
90 - 23300	Craftsman Supplies	27.13	Out of business June 15, 1967
90 - 23100	Court Store	70.39	Out of business June 15, 1967
90 - 92600	Waskasoo Aviation Ltd.	26.54	Not in business in 1967.
90 - 19400	L. Chapin	12.72	Out of business. Has paid his share.
90 - 50000	C. Lotz	25.44	Not in business in 1967.
90 - 07800	Bond Bergman	32.47	Out of business, June, 1967.
90 - 07900	L. Bernsfein	81.83	Out of business.
90 - 44300	Jim's News	.13	Arrears Out of business.
90 - 48400	Landon Jewelers	.41	Arrears Out of business.
90 - 01600	Alberta Safety Service C/O John Schooley	107.69	Out of business.

Respectfully submitted,

D. J. WILSON,  
City Tax Collector

\* \* \* \* \*

NO. 4.

TO: City Council

Members of Council will recall that Crown Lumber Co. Ltd. donated a flag pole to the City of Red Deer as their Centennial Project, said pole to be constructed to City specifications. This pole has now been completed and arrangements have been made for an official flag raising ceremony to take place at 7:00 P.M., Tuesday, August 15th, 1967. Mr. R. L. Tigner, Manager, Crown Lumber Co. Ltd., Red Deer, has been invited to attend and participate in the flag raising ceremonies.

R. E. BARRETT,  
Mayor

\* \* \* \* \*

NO. 5.

THE CITY OF RED DEER

Office of:  
The Fire Chief

Red Deer, Alberta  
August 8th, 1967

His Worship the Mayor  
and City Council

Ladies and Gentlemen:

I wish to report that during the month of July, 1967, the Fire Department responded to the following calls:

Ambulance	43
Fire Calls	22

The Fire Calls were as follows:

Fires in Buildings	6
Vehicle Fires	5
Smoke Investigations	2
Miscellaneous	3
Public Assistance calls	3
False Alarms	2
Out of City calls	1

#### FIRES IN BUILDINGS (6):

July 2nd at 13:27 hours - Engine #6 and crew responded to a report of an explosion occurring in the garage of a trucking company. Firemen found fire out on arrival. Explosion caused by a spark from a welding torch igniting methyl hydrate. No injuries. No damage.

July 6th at 19:59 hours - See Special Report on this fire submitted to Council on August 9th, 1967.

July 6th, 1967 at 22:38 hours - Engine #3 and Truck #2 dispatched to 3322 - 41st Avenue. Firemen laid 350' of 2½" hose from the Hydrant, using 150' of 1½" hose for fog stream. On arrival it was learned the resident, upon returning home, had found a table lamp laying on chesterfield. He promptly removed chesterfield from building where firemen found it and extinguished flames. They then proceeded to ventilate the house of smoke with smoke ejector. Damage to chesterfield only.

July 9th at 17:40 hours - Firemen with Engine #6 and Ladder #4 responded to a fire call at Melmar Apartments. They attached 600' of 2½" hose to hydrant but on arrival found steam from a leaking boiler in basement. The steam and heat too intense to enter making it necessary to force a window from outside of boiler-room for the steam to escape. Ladder #4 returned and Truck #2 dispatched. Firemen proceeded to call Gas Co. and mop up basement. On checking situation, Gas Co. reported valve for boiler set at "Manual" position thus not allowing Thermostat Switches to operate. No damage believed occurred.

July 23rd, 1967 at 15:52 hours - Engine #6 dispatched to 4828 - 45th Street to fire in an unused, old garage. 150' of 1½" hose laid and fire extinguished. Minor damage to building.

July 24th, at 23:56 hours - Engine #6 and Ladder #4 responded to 5727 - 53A Avenue where heat from a chimney was causing fire in surrounding area. Firemen, using 14' Ladder, Ax and a Pump Can extinguished flames, after which they checked and overhauled area before returning to Hall. Damage confined to chimney area only.

#### VEHICLES (5):

July 5th at 04:10 hours - While visitors to our City slept in the house of friends, a passing railwayman spotted a fire in their truck camper and reported it. Firemen with Engine #6 responded, using 150' of 1½" hose to extinguish the fire in the Camper. They mopped up and notified the owner. Damage to interior of Camper and contents extensive. Minor damage only to some wiring on the truck. Cause unknown.

July 18th at 17:33 hours - Engine #3 dispatched to Highway 2A and City Limits North to a vehicle fire call. On arrival found smoking brake band on passenger car due to an unreleased emergency brake while travelling. Brake band cooled with CO2 extinguisher and firemen escorted vehicle and passengers to nearby service station.



July 19th at 18:31 hours - Engine #6 and crew proceeded to vicinity of Dog and Suds Drive-In to answer another vehicle fire call. On arrival, found short in wiring had cleared, causing no fire or damage. Advised driver to disconnect battery until wiring could be checked.

July 27th at 16:25 hours - Car #1 with two firemen answered to a call reporting gas leaking from a car in downtown area; gas believed to be from an over-full gas tank. The gas-covered area was blanketed with dry chemical after gas in tank lowered. At 17:17 firemen returned to scene following a report stating the tank continued to leak. R.C.M.P. were called and had car removed to a Service Station.

July 28th at 14:06 hours - Engine #5 responded to fire alarm from Corner 59th Street and 50th Avenue where a storage trailer had caught fire. Firemen extinguished fire. Damage to trailer minor with no damage to the car hauling the trailer.

#### SMOKE INVESTIGATION (2):

July 22nd at 16:31 hours - Car #1 dispatched to 4911 - 55th Street where smoke reported coming from ceiling in basement. On arrival, firemen located no fire but advised occupant to contact electrician and have wiring, etc. checked.

July 29th at 13:13 hours - Engine #6 and Truck #2 dispatched to 4645 - 45th Street where plastic was being cleaned from tile of kitchen floor by using Acetone. Fumes had ignited by kitchen stove for a flash explosion. No fire. No damage.

#### MISCELLANEOUS (3):

July 2nd at 14:29 hours - Engine #6 dispatched to house trailer fire in local trailer court. Upon arrival, firemen laid 150' of 2½" hose and 350' of 1½" hose. Extinguishment took approximately 2 minutes but since the whole trailer was involved it was a total loss, including contents. Cause: Owner cleaning stove vent with gasoline and same ignited by pilot light on the stove.

July 28th at 13:42 hours - Engine #6 and Car #1 proceeded to scene of storage car derailment between 54th Avenue and 59th Street in answer to alarm reporting gas leak. On arrival found potash leaking instead of gas and one railroad tie burning, which was extinguished.

July 31st at 18:14 hours - Engine #6 responded to fire call where construction is in progress at a local school. Firemen found some rolls of burning tar paper on the school grounds. This flame was extinguished. When inspection proved no further fire thereabouts, crew returned to Hall.

#### PUBLIC ASSISTANCE CALLS (3):

July 2nd at 00:58 hours - Car #1 and officer answered to a public assistance call in early morning hours when one of our residents, visiting in another town, thought he or she had left the iron plugged in at home. The officer entered the house but found the iron "not plugged in."

July 9th at 15:00 hours - Firemen with Engine #3 responded to a call to assist lady in gaining entry to her locked apartment.

July 18th at 11:01 hours - Firemen with Engine #3 dispatched to a local Workshop and Storage building where they found a large puddle of gas surrounding some gas pumps and a tanker sitting in the midst of it. Crew had the tanker towed away, caught hydrant and prepared 1½" line while blocking off the area. Upon arrival I ordered Engine #6 to the scene in order to cover the gas-covered area with foam. The area was then covered with three loads of gravel to absorb remainder of spill.



FALSE ALARMS (2):

July 28th at 20:32 hours - Two men in Car #1 checked out a report of fire in a local hotel restaurant. On arrival found the cook broiling steaks and someone had asked person on front desk to call Fire Department as a result of the ensuing smoke. No damage.

July 29th at 15:29 hours - Engine #6 and Ladder #4 responded to fire call to another local hotel. No fire. Fire alarm placed by some man to A.G.T. operator who in turn called the Department.

OUT OF CITY CALLS (1):

Engine #3 with crew responded to fire call  $1\frac{1}{2}$  miles South of Burnt Lake Road and  $2\frac{1}{2}$  miles West of the overpass. Building completely demolished was a private garage with car inside. Used water from City water truck to cool blaze. Owner billed \$127.50 for call.

During the month of July the Volunteer Brigade held 4 practises with an average attendance of 9 members.

The month of July proved our teams for Hose Coupling Competitions are in fine form as they proceeded to win the following honours in the two competitions they entered during the month.

Coleman	2 mens' teams	First Prize
Red Deer	1 mens' team	First Prize
	1 ladies' team	First Prize

The Fire Prevention Bureau Statistics for the month of July show the following work:

Inspections	59
Rechecks	84
Buildings under construction checked	20
Places of assembly	1
License Inspection	5
Fire Drills	2
Violation Orders	1
Hazardous conditions corrected	2
Fire & Fume investigation	6
Calls, contacts and appointments	3
Call outs	2
Underground tankage tested	1
Tank or Tankers tested	12
Fire Calls 7 response	4
Building Plans checked	5
Burning permits issued	2
Other permits issued	14

In addition to the foregoing the Bureau also:

attended Fire Call "standby".  
 attended Ambulance "standby".  
 attended Fairgrounds Duty.

Respectfully submitted,

Wm. N. THOMLISON,  
 Fire Chief

\* \* \* \* \*

NO. 6.

August 9th, 1967

TO: City Council

RE: Proposed Construction of Ten Suite Apartment  
on 5605 - 42nd Street (Lots 10 & 11, Block E,  
Plan K)

A proposal submitted by Watson Bros. Ltd. to construct a ten suite apartment on the above property, has been received by the Municipal Planning Commission and was considered at their meeting August 8th, 1967. The Plans submitted indicate ten suites with one bedroom per suite and vehicle parking to be provided on the site.

A similar application for this same site was considered by the Municipal Planning Commission in April of 1967 and was approved subject to the adjacent property owners being advised of their right to enter an appeal against the decision of the Commission within a period of 14 days. Such an appeal was lodged with the Appeal Board and was heard on May 17th, 1967 at which time the Appeal Board agreed that the decision of the Municipal Planning Commission be not upheld and that the appeal by the adjacent property owners be granted.

Upon receipt of the second proposal (referred to Council this date), a second survey of all residents within 200' radius of the site was conducted and 13 objections were received out of a total of 24 property owners canvassed. Those persons submitting objections have indicated that in their opinion, the construction of an apartment in this location would be prejudicial to the amenities of adjacent properties and would result in traffic conjection in the area.

While the Municipal Planning Commission has no particular objection to the proposal, and can see no harm in same being approved, they were of the opinion such application should be considered by City Council in view of the earlier decision of the Development Appeal Board.

F. A. AMY,  
City Clerk

\* \* \* \* \*

NO. 7.RE: Court of Revision

Pursuant to the provisions of the City Act, the Council, on or before September 1st, in each year, are required to set the time and place where the Court of Revision - List of Electors is to be held, which date shall be on or before the 20th day of September.

It is recommended that Council set the Court of Revision for 7:00 P.M., Monday, September 18th in Council Chambers, and that Council sit as the Court of Revision.

Respectfully submitted,

F. A. AMY,  
City Clerk

\* \* \* \* \*

NO. 8.

TO: City Council

After visiting the Lions Club Campground and speaking with some of the tourists using the facilities, it is my opinion that the fee of \$2.00 per night is too high compared to other tourist camps, which these tourists have visited.



These tourists had high praise for the facilities at the campground and no complaints were actually made of the existing charges, however, it was mentioned that the charges here were higher than other campgrounds visited.

I strongly recommend Council approval of reducing the present \$2.00 charge to \$1.00 per day.

R. E. BARRETT,  
Mayor

\* \* \* \* \*

NO. 9.

TO: City Commissioners

FROM: Purchasing Agent

RE: Tender - Roofing

In response to our tender request for prices on re-roofing the Water Treatment Plant, four proposals were received. Attached hereto is an analysis of prices received and types of roofing.

The Building Inspector has advised us that although the Cold Process Roofing is an acceptable type of roofing, he would recommend the Hot Roof application which will provide a better sealed roof.

In view of the Building Inspector's comments, I would recommend the contract be awarded to Otto Roofing Ltd. for a total cost of \$3,494.00.

Yours truly,

A. S. KRAUSE,  
Purchasing Agent

\* \* \*



<u>VEN DOR</u>	<u>LOCATION</u>	<u>TYPE OF PROCESS</u>	<u>GUARANTEE</u>	<u>ROOFING COST</u>	<u>VAPOR BARRIERS</u>	<u>INSULATION</u>	<u>INSPECTION</u>	<u>TOTAL</u>	<u>WORK CAN BE EFFECTED</u>
W. E. Cooper	Red Deer	Cold	7 years	\$ 2,064.10	\$ 128.00	\$ 1,058.00	\$ No bid	\$3250.10	21 days
F. M. Hayhoe	Red Deer	Hot	None stated	2,304.00	637.00	1,155.00	125.00	4221.00	5 weeks
Christensen & McLean Ltd.	Red Deer	Hot	2 years	2,541.00	112.50	1,070.00	123.50	3847.00	7 weeks
Otto Roofing Ltd.	Red Deer	Hot	2 years	See total	See total	See total	Not stated	3494.00	Not stated

I believe you get a better bond with hot process roof and for the cost difference. I would recommend the Hot process.

G. K. JORGENSEN,  
Building Inspector

\*

\*

\*

Concur with recommendations of Building Inspector and Purchasing Agent.

H. K. HALL,  
City Treasurer

\*

\*

\*

\*

\*

\*

\*

\*

NO. 10.

March 9th, 1967

TO: City Treasurer

FROM: City Engineer

RE: Bulldozer for Public Works Department

On the basis of the report prepared by Mr. Krause and Mr. Soderberg (City Mechanic Foreman) it would seem that the machine offered by Mr. Becker of Rimbey would be the best buy. It would adequately fill our needs.

We could budget for a ripper attachment in 1968.

N. J. DECK, P. Eng.,  
City Engineer

\*

\*

\*

In connection with the Bulldozer required by the Engineering Department, I wish to report on machines which have been offered for sale during the past few weeks.

The first offer was made by Mr. Becker of Rimbey on a 1959 model D7D Caterpillar complete with hydraulic bulldozer which, at present, is located in Grande Prairie. This machine was examined by Mr. Soderberg and myself. It had 18,000 hours on the hour meter, and it was quite apparent it had a lot of work done on it very recently. Some of the features of this machine were:

1. The complete running gear, including sprockets, rails, pins, bushings and pads have been replaced within the last 300 hours of operation. This replacement would cost in the neighbourhood of \$ 4,000.
2. The engine has been overhauled within the past 2,000 hours.
3. The hydraulic pump has been replaced within the past 2,000 hours.
4. The oilpan guard has been very strongly re-inforced.
5. The tractor alignment appeared to be very good.
6. This unit is also equipped with a very strong canopy.



The Garage Foreman, after operating the machine, reported that one of the steering clutches appeared to be somewhat stiffer than the other. This could be attributed to a new lining on that particular clutch. There was also some oil leakage noted underneath the machine when we first examined it, but this was attributed to the fact the machine had been sitting for some time and oil seals do tend to dry up. It is understood that these seals will take up again after a few hours operation.

This Bulldozer is presently equipped with a towing winch which would not be required for our operation.

Mr. Becker quoted \$ 18,500.00 F.O.B. Red Deer on this machine without the towing winch.

Terms available are \$ 10,500.00 on delivery and the balance of \$ 8,000.00 plus interest at 3.5% payable in one year.

We examined another D7D Caterpillar Bulldozer, 1960 model, owned by Mr. Wallberger of Ponoka. It was not possible to read the hour meter clearly, but the second digit on the meter appeared to be a 4 which would indicate the machine possibly had 14,000 hours of operation.

This machine seemed to be similarly equipped to the one owned by Mr. Becker having a gear drive, turbo-charger, hydraulic dozer and canopy.

The running gear on this machine was worn somewhat more than the unit viewed in Grande Prairie. The Garage Foreman estimated there was about 50% life remaining on the pins and rollers. The Garage Foreman also reported this machine handled very well when he operated it.

This unit is presently equipped with cable controls which we indicated to Mr. Wallberger would not be required. He advised a price of \$19,500.00 without the controls.

We had another offer of sale of a D7 1960 model from Mr. House of Red Deer. It was a 1960 model, but as he wanted \$ 25,000.00 for this unit, we did not examine it because of the limitation of \$ 20,000.00 set for the purchase of this machine. Mr. House did not know the number of hours of operation on the machine but said that the rails and running parts had only one season since replacement.

We have also viewed another model D7D, year 1961, owned by Mr. Evan Jones of Red Deer. We were not able to see this machine in operation as it was undergoing repairs at the time.

This machine has the same equipment as the two machines mentioned above.

Pertinent factors regarding this unit are:-

1. The unit shows 12,000 hours of operation on the hour meter.
2. The rollers, rails and hydraulic unit have been replaced within the past 500 hours.
3. The final drives were overhauled within the past 100 hours.

Mr. Jones advised us that his selling price for this machine would be \$ 20,000.00.

If we are to purchase one of the foregoing machines, it should be borne in mind that a used ripper for same will cost at least \$ 2,500.00, if available.

Yours truly,

A. S. KRAUSE,  
Purchasing Agent

\*

\*

\*

Concur with recommendation of City Engineer.

R. E. BARRETT,  
Mayor

DENIS COLE,  
City Commissioner

\* \* \* \* \*



WRITTEN INQUIRIESNO. 1.

The following Written Inquiry was submitted by Alderman R. G. McCullough at meeting of Council July 17th, 1967.

"I have been asked to query two aspects of City policy, being:

1. Is our present restriction on building height in relation to site area 'in tune with the times'?
2. It is understood that present City tenders permit the 'waiving of formalities' within those tenders when they are awarded. Would the Administration please explain the implication of this policy and the pros and cons of continuing with this policy."

Following are reports of the Regional Planning Director and City Treasurer, in answer to the above.

\*

\*

\*

## RED DEER REGIONAL PLANNING COMMISSION

4920 - 53rd Street  
Red Deer, Alberta  
August 3rd, 1967

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

Dear Sir:

RE: Written Inquiry - Alderman McCullough

Thank you for your letter of July 21st, 1967 requesting our comments on part one of Alderman McCullough's inquiry, which reads as follows:

"I have been asked to query two aspects of City policy, being:

1. Is our present restriction on building height in relation to site area 'in tune with the times'?"

The regulations related to height of improvements is found under the provisions of the City Zoning By-law. As the Zoning By-law has divided the City into 28 or so "districts" which have varying regulations on height of improvements, it is very difficult to answer the question specifically without knowing the "district" involved.

From the wording of the inquiry, it would appear that the concern is the density of development of sites. Once again, the specific "district" involved must be known to answer this question, should my interpretation be correct.

As can be appreciated, it is possible to obtain a higher density of development of land without increasing the height of the building by reducing open space area, etc.

Should the inquiry be related to density of development, I would say that in general the City's regulations are not out of line with similar centres the size of Red Deer. However, to effectively provide a compact business core and encourage a greater density of population in the adjacent apartment zones, our present standards could be upgraded to permit a higher density but this means the Council's adoption and enforcement of a core principle for business and apartment development.

As there are many other issues related to development of density patterns in urban centres, perhaps I should best be assured that this is the problem area concerning Alderman McCullough before presenting any further information.

Yours truly,

ROBERT R. CUNDY, M.T.P.I.C.,  
Director

\*

\*

\*

July 28th, 1967

TO: City Commissioner

FROM: City Treasurer

SUBJECT: Written Inquiry - Purchasing

Alderman McCullough's written inquiry of July 17th requests information regarding use of a condition in City tenders for "waiving of formalities". This term gives the City the right to accept a tender which is submitted on a basis somewhat different, than as laid out in the tender specifications.

An example might be a truck tender where the specification calls for a 365 cubic inch engine. The best and lowest tender may be for a 363 cubic inch engine and in this case the City would waive the requirement for a 365 cubic inch engine. A further example would be a situation where no tenders comply with the original specification but an alternative material is offered which the City agrees will be quite adequate. The right to waive conditions permits the City to accept a non-conforming tender without the need to retender.

The waiving of conditions is subject to management approval, and I would consider this an adequate safeguard to ensure that the recommendations that a condition be waived is properly justified.

H. K. HALL,  
City Treasurer

\*

\*

\*

August 9th, 1967

TO: City Clerk

FROM: City Engineer

RE: Written Inquiry - "Waiving of Formalities"

The tender document is a formal legal document. In order to provide a limited amount of flexibility, we normally insert a clause in the tender allowing the City to waive formalities.

The bidder may make minor errors, omissions, add conditional statements, etc. with his tender. The aforementioned clause makes it possible to accept the tender despite the fact that it is not formally submitted.

The City must use good judgement in applying this clause. Otherwise a bidder may have an advantage over other bidders.



We have used this clause a number of times without raising any problems. I would suggest that the benefits of retaining the clause outweigh the disadvantages of omitting it.

N. J. DECK, P. Eng.,  
City Engineer

\* \* \* \* \*

CORRESPONDENCENO. 1.

GLENMERE FARMS LTD.

6303 - 45th Avenue  
Red Deer, Alberta  
July 20th, 1967Council of the City of Red Deer  
Red Deer, Alberta

Dear Council Members:

It is proposed to use approximately 1/3 of the area in our horse exercise arena for the welding of steel building frames, as a sideline to regular farming and livestock production operations.

Approval is sought for this activity as a conditional use in our zone, which is A.1.

Yours very truly,

R. G. McCULLOUGH, P. Ag.,  
Sec.-Treas.

\*

\*

\*

RED DEER REGIONAL PLANNING COMMISSION

4920 - 53rd Street  
Red Deer, Alberta  
August 4th, 1967Mr. F. A. Amy  
City Clerk  
City of Red Deer  
Red Deer, Alberta

Dear Sir:

RE: Application of Glenmere Farms Ltd. for approval  
of Welding Steel Building Frames in an A.1 District  
under the Zoning By-law

---

Thank you for your letter of July 21st, 1967 requesting our comments for Council on the above proposal.

The above use is not allowed as a permitted or conditional use in Agricultural District A.1 under the provisions of the City Zoning By-law. I therefore assume that the developer is requesting the Council to rule on this matter under 123(5) of The Planning Act which provides for Council to hear a request for a development permit to carry out a use of land not allowed in a zone under the By-law.

While the request to use part of the horse exercise arena (building?) for the welding of steel building frames, as a sideline to regular farming and livestock production operation, such a use is industrial in nature and is not directly or indirectly related to the present use of the site, and therefore should be located in the proper industrial zone within the City. General storage and the unnecessary moving of building frames back and forth through residential areas would, no doubt, also accompany such an operation.

To amend the Zoning By-law or allow the use under 123(5) of The Planning Act on a limited or unlimited basis could lead to precedent for similar request. How do you permit welding operations in an A.1 Zone and not permit a request for open storage of industrial equipment, lumber storage, etc. in the same zone. The area in question should not be encouraged on a limited scale as being available for industrial uses, as industrial uses in this area are not in accordance with the general zoning adopted for this area. The area in question actually lacks those amenities needed to make it suitable for limited industrial use.



I would therefore recommend that the request be not approved and the City Industrial Board be asked to assist the developer in finding a more suitable site.

Yours truly,

ROBERT R. CUNDY, M.T.P.I.C.,  
Director

\*

\*

\*

August 9th, 1967

TO: City Clerk  
FROM: City Building Inspector  
& Zoning Officer

RE: Glenmere Farms Ltd.

The property is zoned at A.1 Agriculture (Farm) District in which the use as a welding shop is neither a permitted nor a conditional use.

However, Council may wish to consider this application under Section 123, Subsection 5 of the Planning Act which states that a Zoning By-law shall provide that a person may apply to Council for a development permit for a specific use of land.

G. K. JORGENSEN,  
City Building Inspector  
& Zoning Officer

\*

\*

\*

\*

\*

\*

\*

\*

NO. 2.

BOTTERILL MCKEE ANDERSON LTD.

5002 - Ross Street  
Red Deer, Alberta  
July 25th, 1967

Mayor & City Council  
Red Deer

Ladies and Gentlemen:

RE: The South Portion of Lot 3, Block 2, Plan  
737 H.W. having 150 feet of Width Through-  
out

I respectfully request that consideration be given to allowing the construction and operation of a development to accommodate Jubilee Beverages, who are distributors for Pepsi Cola Co. of Canada Ltd.

I have already supplied the building inspector with a tentative building plan.

It is the intention of this Company to proceed with construction as soon as permission and plans can be finalized.

I presume this would entail the following:

1. Rezoning to allow this type of a distribution centre.
2. Subdivision approval as they plan to develop on the South 150 ft. of frontage of an existing 310 feet frontage lot.
3. Extension of utilities to service this proposed development.

I would be most pleased to supply any further information required.

(Charly Anderson)  
Sales Manager

\*

\*

\*

RED DEER REGIONAL PLANNING COMMISSION

4920 - 53rd Street  
Red Deer, Alberta  
August 3rd, 1967

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

Dear Sir:

RE: Proposal to Resubdivide Lot 3, Block 2, Plan  
737 H.W. (Approx. 1000 feet South of Red Deer  
Motors) to Create a Small Holding for Present  
Residence and a New Parcel to Accommodate the  
Relocation of Jubilee Beverages Ltd.

A check of the proposal against the provisions of the Zoning By-law of the City of Red Deer reveals the following:-

- (1) The back half of Lot 3 is zoned A.3 which is private open space - the area is low and cannot be serviced with utilities.
- (2) The front half of Lot 3 is zoned R.C. - reserved for future commercial which in this case, is C.5 uses (Highway Commercial).
- (3) The existing residence is a conforming use (Table 25 - Condition 1) and the subdivision of the parcel may be allowed if approved by Council and the Red Deer Regional Planning Commission, if the parcel proposed is less than 20 acres.
- (4) While water runs past the site, no sewer facilities are available.

It should be noted that land from the Capri Hotel South to about 400 feet North of the new John Deere Agency on either side of Gaetz Avenue, is either zoned C.5 for Highway Commercial uses (those uses serving the highway public) or is proposed to be rezoned for C.5 uses in an orderly manner - preferably from the North to the South as development and utilities are installed in an economic manner.

The proposal to create a light industrial use such as a Bottle Plant and Distribution Centre is not a use permitted in an R.C. or C.5 Zone should it be rezoned.

At the same time, it should be noted that the land from John Deere Agency South to the Chrysler Plant on either side of Gaetz Avenue is zoned I.1 for industrial development with the land on the East side of Gaetz Avenue being under the jurisdiction of the County of Red Deer, who have minimum building regulations.

Therefore, while the site in question is located in an area to be used for highway commercial uses, it is possible to develop the proposal in an area to the South some 1,200 feet, but once again the area is without services.



I am enclosing a copy of a letter I received from the Land Administrator's office on the question of servicing land in this area. Should the site further South be selected, then no doubt the same arrangements for servicing would apply unless a private system of sewerage disposal was installed to the satisfaction of the City. Such an arrangement would be unwise if an extensive program of servicing in this area with utilities is planned.

As can be seen from the above information, the grouping of compatible land uses along Gaetz Avenue or Highway 2A is being encouraged under the provisions of the Zoning By-law, and while one may argue that the use proposed is a compatible use for the area, to permit this industrial use or other industrial uses as a specific use under Section 123(5) of the Planning Act could well lead to a mixture of highway and industrial uses in this general area which may not enhance the main approach to the City from the South.

I would therefore recommend that every effort should be made by the City to locate the proposed development in a serviced industrial area within the City.

Any formal request to subdivide would require the approval of the Approval Authority, in this case, the Red Deer Regional Planning Commission. Before the Commission would render a decision on this matter, the views of the Municipal Planning Commission on the subdivision application would be required. The Commission would also have to consider the need for a plan of survey, present zoning, arrangements for utilities, public reserve and the possibility of requiring more than the normal 10% as public reserve due to the fact that the area of land to the back is low lying and unsuitable for development.

Yours truly,

ROBERT R. CUNDY, M.T.P.I.C.,  
Director

\*

\*

\*

August 2nd, 1967

Mr. R. Cundy  
Red Deer Regional Planning Commission  
4920 - 53rd Street  
Red Deer, Alberta

Dear Sir:

RE: Frontage Charges, Lot 3, Block 2, Plan 737 H.W.  
S.E. 8-38-27-W4

Mr. Wilson has been in contact with a party interested in developing the above property for commercial purposes. The frontage charges and other related arrangements quoted I believe, to be as follows:

The developer will prepay to the City \$25.92 per front foot prior to the installation of utilities on issuance of a building permit. In addition to this prepayment, the developer must negotiate with owners of property lying between the subject Lot 3, and Lot K.1, Plan 3237 N.Y. for an agreement whereby the property owners pay these same charges prior to development of their property. This arrangement is considered necessary so that the City is assured of recovering utility payments once the utilities are installed.

The \$25.92 prepayment is for:

Water	\$ 5.96
Sanitary Sewer	4.20
Trunk Sanitary & Storm	4.04
Storm Drainage	5.61
Gravel Road	3.40
Major Thoroughfare	2.71
TOTAL	<u>\$25.92</u>



I trust this information will be of assistance to you.

Yours truly,

N. S. HENDERSON,  
Asst. Land Administrator

\*

\*

\*

August 4th, 1967

TO: City Clerk

FROM: City Engineer

RE: Jubilee Beverages Application

We can service this site with water. We would have to extend the sewer main 800' to service this site. Drainage in this area is by surface and ditch runoff. No storm sewer exists at this location. The service road in this area is unimproved. However, the site is very close to a proposed access to Gaetz Avenue.

I see no problem in providing services to the site.

N. J. DECK, P. Eng.,  
City Engineer

\*

\*

\*

This site is in an R.C (Reserve Commercial) Zone that extends from the South boundary of the S.E. 1/4 of Section 8 on the West side of 50th Avenue up to the C.5 Zone (Highway Commercial) at the new Red Deer Motors Building. The land South of this to the South City boundary is zoned I.1 (Highway Industrial). The proposed use is not listed as permitted or conditional in R.C or C.5 districts. Now it should be noted Section 83 of the By-law requests land in R.C districts when being rezoned to be rezoned commercial. It should be noted that if this site is rezoned C.5 this use would be neither permitted nor conditional. Section 123, Subsection 5 of the Planning Act does, however, state that a Zoning By-law shall provide that a person may apply to the Council for a development permit for a specific use of land.

G. K. JORGENSEN,  
City Building Inspector

\*

\*

\*

\*

\*

\*

\*

\*

NO. 3.

DIAMOND INVESTMENTS LTD.

208 Royal Trust Building  
10039 Jasper Avenue  
Edmonton, Alberta  
July 26th, 1967

Mayor and Council  
City of Red Deer  
Red Deer, Alberta

Dear Sirs:

We are interested in constructing first-class apartment buildings on the parcel of land known as Part S. and E. of river, 21-38-27-4, from the new retarded school to a point approximately 1,200 feet North, along 45th Avenue.

To progress this development City Council approval in principle is sought for the re-zoning of this land from A.1 to R.3.



It is anticipated that the depth of this parcel (from 45th Street) that can be developed will be dependent on land elevations as the land slopes eastwards towards Gaetz Lake. It is estimated the parcel depth might be 800 feet on the South end, and 500 feet on the North end, with frontage of 1,100 feet.

Council approval in principle is also sought for the creation of river front lots by the moving of 45th Avenue eastwards to provide for one row of lots between it and the Red Deer River.

Yours truly,

JACK DUBASZ,  
President

\*

\*

\*

RED DEER REGIONAL PLANNING COMMISSION

4920 - 53rd Street  
Red Deer, Alberta  
August 10th, 1967

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

Dear Sir:

RE: Diamond Investment Ltd. - Application to  
Rezoning Part of the N.E.  $\frac{1}{4}$  of Sec. 21-38-27-4  
(Glenmere Farms Ltd.) for Apartments

Thank you for your letter of August 9th, 1967 requesting our comments on the above for Council meeting of August 15th, 1967.

It is to be noted that the proposed parcel consisting of approximately 17 acres for apartment development is not only located North of the retarded school property, but also immediately North of large school complexes operated by the City of Red Deer and the County of Red Deer.

Under the provision of the City Zoning By-law the N.E.  $\frac{1}{4}$  of Section 21 lying North of the school areas and East of the Red Deer River is zoned A.1 (Agricultural farm district) and besides farming being the permitted use, a number of conditional uses are listed with college and school development being included in the list. With the very large school complex located in the area to the South and trends to centralization of educational facilities in which the location of the City of Red Deer is bound to play an important role in Central Alberta, the best and most logical use, in my opinion, to be made of this general area would be for school development.

I therefore feel that Council should table this request in order that the County and City School Boards can be contacted in order to obtain their views on the proposal.

To endorse in principle the request without allowing sufficient time to study this matter in detail would be most unwise. Because of holidays, etc. initial contact with School officials and C.M.H.C. have not been successful.

I recommend that the application be tabled for further study.

Yours truly,

ROBERT R. CUNDY, M.T.P.I.C.,  
Director

\*

\*

\*

August 11th, 1967

TO: City Clerk

FROM: City Engineer

RE: Application - Diamond Investments

Water mains are available in the area adjacent to the proposed development. The water system may have to be strengthened if the proposed development is very extensive.

Sanitary sewer is available immediately adjacent to the area and we foresee no difficulty in servicing the property. There are no storm sewers in the area but it should not be difficult to drain the area into the river immediately adjacent. There is a power line in an easement across from the proposed development and this would have to be relocated.

From a traffic point of view, I have no objection to the relocation of 45th Avenue right-of-way. However, from a Parks point of view, I think that City long range planning should be to maintain access to the river wherever it is possible. I think in the next fifty to one hundred years we should develop the river banks and if at all possible, should have scenic driveways along the banks of the river so that the public can make best use of the natural beauty.

N. J. DECK, P. Eng.,  
City Engineer

\* \* \* \* \*



BY-LAW NO. 2272

Being a By-law passed pursuant to Section 608 of The City Act.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

The City of Red Deer shall pay the total sum of \$1.14 per assess-  
able front foot in respect of the paving of 43rd Street between Gaetz Avenue  
and 52nd Avenue as a Local Improvement as authorized by By-law No. 2217,  
which amount would otherwise be chargeable upon the lands abutting the said  
paving.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 1967.

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 1967.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this \_\_\_\_\_ day of  
\_\_\_\_\_ A.D. 1967.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK