

File

A G E N D A

For Regular Meeting of Red Deer City Council, to be held in the
Council Chambers, City Hall on Monday, July 8th, 1963 at 4.15 p.m.

1. Present:

Confirmation of Regular Meeting & Closed Meeting minutes of June 24, 1963.

2. Unfinished Business:

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| 1. Heating of Arena | 1. |
| 2. Request for Access to 32 Street | 1. |
| 3. Costs of preparing maps - proposed traffic access North Red Deer | 1-2 |
| 4. Application - rezoning Pt.S.E. $\frac{1}{4}$ 29-38-27-4 | |
| 5. Airstrip | 2-3. |
| 6. Joseph Welsh Playground Equipment | 3. |

3. Reports:

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| 1A. Special Projects Committee verbal report | 4. |
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| 1. Fire Chief's Report - June 1963 | 5-7. |
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| 6. R.D.Health Unit Water Report - June 1963 | 8. |
| 7. Home Occupation Applications | 8. |
| 8. Land Committee Recommendations | 9-10. |
| 9. 11% Sales Tax on Building Materials (See separate report) | |
| 10. Municipal Development & Loan Act (Federal) (See separate report) | |

4. Written Enquiries:

5. Correspondence:

- | | | |
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| 1. R.C.A.F.Stn.Penhold | Block Heater Outlet rates - Vista Village | 11. |
| 2. Parkland Players | Rental Charges - Memorial Centre | 11-12. |
| 3. Duncan Supply Co. Ltd. | Tax Relief | 13-14. |
| 4. J. C. Horn | Traffic Signs | 14. |

6. Petitions:

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| 1. Frizzell's Trailer City re License Fee. | 15. |
| 2. Mountview & Sunnybrook district residents re Lot 1, Blk.1, Plan 3800MC
sale of same for Apartment Blocks | 16. |

7. By-laws:

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- | | |
|--|--|
| 1.R.D.Recreation Board minutes of June 12, 1963 meeting. | |
| 2.Building Permits - June 1963. | |

9. Notices of Motion:

- | | |
|------------------|-----|
| Alderman Taylor. | 17. |
|------------------|-----|

UNFINISHED BUSINESS:No.1.

To: City Clerk.

From: City Engineer.

June 13th, 1963

Re: Heating of Arena

The Committee is to meet again when we have received information from more communities, from the Research Council and from the Gas Company.

N. J. Deck.

NOTE:

As of July 3rd, the City Engineer reports the information awaited has not been received.

COMMISSIONER

No.2:

City Commissioner

From: City Engineer.

June 12th, 1963

Re: County of Red Deer - Request for Access to 32 Street

Pursuant to the request of City Council of May 27, I contacted Mr. Masson and relayed the message. He was to advise me of his success with Wheeler. On June 10th I phoned him but he wasn't in so I left my name and number. He didn't phone me so to-day I went up to his office and noticed they paved an access to 32nd Street which is contrary to Council's wishes. We can cut them off by building a curb in front of them when we construct the sidewalk. You may wish to check this matter.

N. J. Deck.

NOTE:

Mr. James Masson, Sec-Treas. County of Red Deer has been contacted by the writer, he states he has made written application to the Wheeler people for their authority to permit the County to use portion of Wheeler lane for access purposes to 32nd Street.

To this date, July 3rd, he has had no reply, but has sent a further letter requesting their decision.

It is recommended this matter be tabled until next meeting of Council, prior to which time Mr. Masson may have reply to his application.

COMMISSIONER

No.3:

To: The Mayor & Council.

July 3rd, 1963

From: Engineering Dept.

Re: Cost of preparing plans of future traffic pattern in North Red Deer

In accordance with your instructions of June 24th, we have prepared an estimate of cost of preparing maps of proposed traffic accommodation in North Red Deer.

The cost of preparing the 40 large overall maps showing the general future traffic patterns between down town and the North Red Deer area is estimated as follows:-

40 prints @ 60¢	\$24.00
4 rolls of ACS tape @ \$1.10	4.40
20 hrs. labour @ \$1.94	<u>38.80</u>
Total est.	\$67.20

The more detailed plan of the Oriole - Fairview - North Red Deer area is estimated as follows:-

40 prints @ 40¢	\$16.00
9 rolls of ACS tape @ \$1.10	9.90
20 hrs. @ \$1.94	<u>38.80</u>
Total est.	\$64.70

Sample plan will be available at Council.

N. J. Deck,
City Engineer

NOTE:

The above has reference to request of House Builders' Assoc., for maps indicating future plans of access to the North West section of the City.

The Red Deer Advocate contacted stated they were unable to quote a price for maps of the kind required.

COMMISSIONER

No.4:

Re: Application for re-zoning part of S.E. $\frac{1}{4}$ 29-38-27-4 (Mr. Hermary)

This matter was tabled at Council meeting of June 24th as Mr. Robinson, Counsel for applicant, could not be present at that Council meeting.

COMMISSIONER

No.5:

Mr. R. Stollings,
City Clerk,
City of Red Deer.

Department of Transport,
Federal Building,
9820-107 Street,
EDMONTON, Alberta.

June 28th, 1963

Dear Mr. Stollings,

This refers to your letter of June 25, 1963, in which you informed us that you have been unsuccessful to date in negotiations with Waskasoo Aviation for purchase of the aerodrome site used by that Company. We are very sorry to hear this as the general area is the most promising for development from a point of view of operations and cost. We note, however, that you have under study an alternative site, and we would be pleased to carry out a preliminary survey of this site when further information is provided.

Relative to this proposed project, we have just been informed by our Headquarters that it will be necessary for you to pass a city by-law or resolution agreeing to the general terms under which such assistance may be made. These terms are set out in the specimen agreement attached to our paper entitled "Departmental Responsibility for Airport Development by Category". Copies of this paper were left with the City, however, an additional copy is enclosed for your convenience.

We would point out to you that such a by-law or resolution could include a reservation to the effect that if a subsequent construction estimate proved beyond your financial limits, you would be free to drop the project.

Upon receipt of the necessary commitment, either the original or a certified true copy, our Headquarters will arrange for an economic study and if favourable, authority will be granted for a survey of the site selected to determine the basic layout and costs.

Yours very truly,
G. E. McDowell,
Regional Director, Air Services

The City has applied to have the D.O.T. carry out preliminary survey of possible sites for an airport to serve the City, on basis of information received during meeting between City Officials, D.O.T. representatives and Waskasoo Aviation representative some time ago.

Para. 2 of above letter indicates a change in policy of the D.O.T. and would now require a resolution of Council agreeing to enter into an agreement with the D.O.T. for cost sharing of expenditures for acquisition of property and costs of construction of Airport. Briefly the agreement would require the City to purchase property necessary, deed same over to D.O.T., land then leased back to City for 10 year period, renewable for two further 10 year periods, D.O.T. would then match dollar for dollar expenditures for acquisition of property, construction of airport, total contribution of D.O.T. not to exceed \$100,000.00.

We would recommend Council approval by resolution of entering into such agreement with D.O.T. with proviso in resolution that City reserves right to withdraw from proposal should the City so desire.

COMMISSIONERS

No. 6:

Re: Joseph Welsh Playground Equipment:

A petition has been received and worded as follows:-

"We, the undersigned property owners in the vicinity of Joseph Welsh School, wish to petition Council to keep the playground in the Embury Crescent area".

The above petition is signed by 90 parents, who between them have 183 children.

As a result of this petition Alderman Moore and Alderman Scott met with the originators of the first petition and will submit a report to Council.

COMMISSIONERS

REPORTS:No.1ASPECIAL PROJECTS COMMITTEE

The Chairman of Special Projects Committee of Council will make a verbal report to Council respecting discussions held at recent meetings of this Committee.

COMMISSIONER

No.1BROYAL CANADIAN MOUNTED POLICE REPORT - JUNE 1963

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

	<u>Court Convictions</u>	<u>Voluntary</u>	<u>Warnings</u>	<u>Dismissed</u>	<u>Withdrawn</u>
Traffic excluding					
Parking:	29	59	-	2	4
Parking:	44	1900	208	2	23
Other By-laws	1				

3. Complaints Received: 469
4. Complaints Investigated: 469
5. Unlighted Street Lamps: Nil
6. Fires Attended: 2
7. Business Places unlocked: 3
8. Recoverable Expenses: Nil.
9. Number of Liquor Cases: 22
10. Liquor Situation: Normal
11. Articles Lost: 23
12. Articles Found: 14
13. Bicycles Stolen 11
14. Bicycles Recovered: 10
15. Prisoners' Expenses & Maintenance (Meals) \$120.80 Guards, \$380.00 Matrons \$130.00.
16. Fines Imposed Under Municipal By-laws: \$793.80
17. Revenues Collected in Municipal Cases and Payable to:

	<u>Municipality</u>	<u>Province</u>	<u>Federal Government</u>
Fines:	\$1355.30	\$250.30	Nil
Costs:		- \$160.00	\$36.50

18. Mileage on Municipal Duties:

<u>R.C.M.P. Transport</u>	<u>Municipal Transport</u>	<u>Hired Transport</u>
11,130	136	

19. Number of Cases where Assistance Rendered to Municipality and no Report submitted... Provincial Welfare (80)
20. Remarks:

There were 34 motor vehicle accidents reported in the City of Red Deer for the month of June, 1963. One accident caused the death of a pedestrian. Eight other accidents resulted in injuries to nine persons while 25 accidents involved property damage only. Nine prosecutions were entered in respect to these accidents. Estimated property damage was \$10,580.00.

Sgt. J. D. Kennedy,
i/c Red Deer City Detail.

No.1.

July 2nd, 1963

His Worship the Mayor and
City Council Members:

Gentlemen,

I wish to report to during the month of June, 1963, the Fire Dept., responded to eleven fire and twelve ambulance calls.

Fire calls as listed:

Fires in buildings - 1. Rubbish near buildings - 2. Vehicle Fires - 3.
Needless Calls - 2. False Alarms - 1. Country Calls - 2.

Fires in Buildings (1)

June 23, 1963 at 05.03 hrs: Received call from 1103 Vista Village, stating stove on fire. Engine #5 and crew responded and on arrival found that occupant had shut off gas and fire had extinguished itself. The cause of the fire was: the occupant had left plastic bowl sitting over pilot light, the bowl melted and ignited. Smoke woke the people. Damage was confined to plastic bowl and light smoke damage.

Rubbish Near Buildings (2)

June 12, 1963 at 15.17 hrs: Runner came in asking for vehicle as Nelson Construction was burning scrap lumber at Nazarene College grounds and it was getting away from them. Engine #3 and crew responded, stopping spread with 1-1½" line with fog nozzle off booster tank. Crew stood by until pile burned down and then returned to Hall.

June 20, 1963 at 14.45 hrs: Call came in from 6726-59 Avenue, stating rubbish fire out of control and threatening Alliance Church. Engine #3 and crew responded and on arrival found rubbish blowing around. Crew extinguished this using H.P. reel and booster tank. Property owner had burning permit, but winds came up after he had ignited the pile of rubbish and he was worried about the Church. No damage.

Vehicle Fires (3)

June 5, 1963 at 19.38 hrs: Call came in from 4910 Gaetz Avenue, stating car on fire. Engine #5 and crew responded and on arrival found fire extinguished with no damage. Mechanic had been working on motor and when he tried to start it the car backfired and set the carburator on fire.

June 8, 1963 at 22.45 hrs: Call came in stating car on fire on 47th Avenue and Ross Street. Engine #5 and crew responded and on arrival found fire extinguished. Officer checked over motor where fire had been and found very little damage. Fire had started from flooding and backfire.

June 28, 1963 at 16.24 hrs: Call from R.C.M.P. stating car on fire in front of old telephone office. Engine #5 and crew responded and on arrival found fire around carburator. Owner had tried to smother fire with old rag and this also was burning. Crew extinguished fire with one 5Lb. Co2 extinguisher. Damage confined to some wiring and paint blister on hood.

Needless Calls (2)

June 9, 1963 at 08.36 hrs: Person from West Park phoned that brush was on fire West of their place. Engine #5 and crew responded and on arrival they checked with person who phoned and discovered that it was some fellow burning a brush pile outside the City limits on his own property.

June 20, 1963 at 01.40 hrs: Call came in from 3818-42 Avenue stating car on fire. Engine #5 and crew responded and on arrival at address man told them that an old model car was on fire 2 miles East of City Limits, and that he did not know the name of the owner. He called us on his own. The Crew contacted me and I told them to return to the Hall.

False Alarm (1)

June 3, 1963 at 22.02 hrs: Received call from lady stating she thought the house near IGA Store was on fire. Engine #5 and Ladder #4 responded. Before their arrival, the lady phoned again and stated it was just a reflection she saw. Headquarters radioed vehicles and told them to return to Hall.

Country Calls (2)

June 16, 1963 at 11.00 hrs: Received call from Lou's Esso Service South of City, stating truck on fire near garage. Engine #3 and crew responded and on arrival, found back of $\frac{1}{2}$ ton and cab involved. Used 1 line of $1\frac{1}{2}$ " hose from booster tank to extinguish blaze. Damage heavy to truck and contents as owners had made no attempt to remove any of the goods. The fire apparently started from exhaust which was touching wooden box of truck. Owner billed \$60.00.

June 23, 1963 at 17.52 hrs: Received call from Border Paving Plant 3 miles West of City Limits. Engine #3 and crew responded and on arrival found tanks of fuel, tar, asphalt and trailer all involved. Radioed asking for water truck. Proceeded to attack fire with two $1\frac{1}{2}$ " lines with fog nozzles. Crew tried to protect and extinguish without using too much water, as there was none available out there. The acetylene tank had blown and top of it went through a big tank of diesel fuel thereby contributing to the spread of the fire. Crew had quite a bit of the fire extinguished except in large tank and generator trailer, when they ran out of water. Captain Wilson radioed for Engine #6 with its foam unit. Engine #6 and water truck arrived, engine #3 came back to Hall, and crew then completed extinguishment. Fire was apparently caused by a short in electrical wiring of trailer housing steam engine. The first indication persons in trailer had of fire, was when small gasoline tank (20 gallons) exploded.

Damage is extensive, but no estimate has been received by us. Since this is a country fire, the loss is not charged to Red Deer Fire Loss.

Border Paving was billed \$245.00 for the call.

The comparative number of calls and Fire loss for the first six months of 1963 from 1959 are as follows:

	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>
Fire Calls	74	102	116	100	85
Fire Loss	\$11,871	\$109,360	\$31,250	\$8,854	\$2,319

As you will note, for the six month period both the number of calls and the fire loss are down, despite the growth in population and construction.

During June, the Volunteer Brigade held four practices, entailing smoke-mask drills (using smoke bombs), hose laying, actual fire combat drills and ladder drills. We had an average attendance of fourteen members.

In June, the One Fire Department house coupling team attended a competition in Stoney Plain and took first place. One June 26, the Red Deer Fire Department held their Annual Hose Coupling Competition. Our teams took first and second. So far this year we have entered three competitions and have taken three first places.

During the month of June, the Fire Prevention Bureau carried out the following inspections and work:

Inspections -	Commercial Bldgs.	30
	Industrial Bldgs.	4
	Hotels	1
	Lumber Yards	1
	Garages & Service Stns.	1
	Apartments	2
	Lodging Houses	1
	Propane Bulk Storage	<u>1</u>
	Total	41

Orders Issued	0
Orders issued to-date	3
Orders completed to-date	3
Recommendations issued	10
Re-inspection of recommendations	20
Recommendations completed to-date	84
Building plans checked	6
Public appearances	2
Garbage complaints	4

There was one fire drill held at the Hospital and five drills held in Schools that were not done last month. Inspection reports on all schools were forwarded to the Provincial Fire Commissioner as required by the Fire Prevention Act.

One Scout Troop was given exams for their Firemanship Badge.

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

No. 2:

DOG CONTROL REPORT , - JUNE 1963

Still impounded May 31st, 1963	1
Impounded during June, 1963	<u>22</u>
Total	<u>23</u>

Redeemed	11	
Euthanized	10	
Sold	2	
Still impounded	<u>Nil</u>	<u>Total 23</u>

Fred Szastkiw,
License Inspector

No. 3:

BUSINESS & PROFESSIONAL LICENSE REPORT - JUNE 1963

	<u>1962</u>	<u>1963</u>
Business & Professional	1180.00	1618.25
Mobile Homes	370.72	100.86
Public Accommodations	88.50	361.00
Machinery	75.00	35.00
Dray	330.00	420.00
Taxi & Taxi Driver	1.00	1.00
Vending	140.00	Nil
Dogs	41.00	38.50
Bicycles	<u>69.75</u>	<u>88.50</u>
Total	<u>\$2295.97</u>	<u>\$2663.11</u>
Total for period January 1st to June 30th 1962		\$16,618.31
Total for period January 1st to June 30th, 1963		\$19,222.29

Additional amount collected for month of June \$43.50 as Business Tax as affected by Home Occupation.

Fred Szastkiw,
License Inspector

No.4:

To: City Clerk.

From Police Committee.

June 27th, 1963

At Police Committee meeting of June 26th, 1963 the following recommendation was made in connection with the application submitted to City Council by various businessmen in the Golden West Industrial Area, for the erection of directional signs in that area.

"That two signs indicating this is the Golden West Area be erected, one large sign at the intersection of 67th Street and Highway No.2A, and a small sign at the intersection of Old No.2 Highway and 67th Street."

In respect to the lighting of new access point from Service Road West of Gaetz Avenue on to Gaetz Avenue and immediately North of 67th Street, also the intersection of 67th Street and Gaetz Avenue, no decision was made on these matters but the City Engineer will be drafting a design and submitting same for Council's information at next Regular meeting of City Council.

The above information is forwarded for submission to City Council.

Secretary,
Police Committee

No.5:Red Deer Health Unit Milk Report - June 1963.

Samples of milk purchased from Union Milk Co. Ltd., Alpha Jersey Dairy and Purity Dairy during the month of June, 1963 were tested and all found satisfactory.

No.6:

No.9 (Red Deer) Health Unit

Mr. R. Stollings,
City Clerk,
City Hall,
Red Deer, Alta.

July 2nd, 1963

Dear Sir,

During the month of June, 1963, samples of water from sixteen (16) sampling points in the City distribution system were tested bacteriologically and found to be "negative". This indicates that the water supply is being properly treated.

Yours truly,
H. Bowmes,
Public Health Inspector.

No.7:

To: City Commissioners

From: Building Inspector.

Application for Home Occupation

The following applications for Home Occupation meet with the requirements of Zoning By-law 2011 and are submitted for approval.

1. S. Burma	5015-43 Avenue	Building Contractor
2. A. Osguthorpe	4022-47 Street	Paving
3. R. Lewis	3535-59 Ave. Crescent	Distributorship - Fire Protection Service
4. S. R. Wilson	403 Terrace Park	Rug & Upholstery Shampooing

G. K. Jorgenson,
Building Inspector.

No. 9:

Land Committee Recommendations:

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

June 21st, 1963

Gentlemen,

I would like to bring a land deal to your attention which I have been discussing with the Land Department. I have attached a sketch of the area for your reference.

The sketch shows a parcel I own lying South of 48 Street and adjoining the City recreation area. I believe it is in the best interest of the City and myself to come to an agreement on the sale of this parcel to the City and for me to acquire land situated elsewhere for my business.

As you are aware I purchased this parcel from the U.N.R. about the same time that the City was dealing with the Railway on the balance of the "Right-of Way".

The land was zoned "Commercial" at the time and it was my intention to establish my Dealership in this area. I learned just recently that this parcel was rezoned in 1961 by the City to "Recreational".

The C.N.R. came back to me before my title was cleared with a price adjustment on a portion of the parcel and the problem was settled when they assured me that the adjustment was on "The same Basis on which the C.N.R. dealt with the City" namely, 60¢ a square foot.

From this I have to assume that in relative cost, the City paid 60¢ a square foot for the "Right-of-Way" they acquired from the C.N.R. in this area.

Had this parcel of mine been included it would have represented \$12,396.00 more cost to the City as it contains 20,660 square feet more or less.

In addition to this, I had the parcel brought to the approximate grade of the area which would have cost the City something to do.

The City Land Department has recommended that a price of \$7500.00 be paid for this parcel, and I believe this figure is low in light of the foregoing information.

In my opinion \$10,000.00 is a fair figure. The City will save somewhere in the neighbourhood of \$4000.00 over the comparable C.N.R. deal and I will receive something in line with what the City is asking for like areas elsewhere.

Because I have felt that this parcel should be a part of the Recreational area, I have rented land elsewhere for storage rather than develop this parcel. My accommodation has expired, however, and I am in need of storage, and so I would like to either sell this parcel to the City or have it rezoned Commercial - (the zoning it enjoyed when I bought it) so that I may properly fence it and store my cars there.

In the meantime I am in discussions with the Land Department and private owners concerning property that would be suitable for my needs elsewhere.

I humbly beg your early and favourable decision on this proposition.

Yours very truly,
RED DEER MOTORS (CANADA) LTD.
J. R. Ferris, President

To: City Clerk.

From: Land Committee.

July 2nd, 1963

At Land Committee meeting of June 28th, 1963, the letter received from Mr. Ferris in respect to Lot A, Plan 2393 M.C., located 48th Street West of 47th Avenue, was discussed and the following recommendation was made.

"That the City's offer of \$7500.00 to Mr. Ferris was based on \$65.00 per assessable front foot which we felt was a fair market value for the undeveloped land. This price was not based on the monies paid to the C.N.R. or because the site at present is zoned for recreational use.

Mr. Ferris assumes that the City paid 60¢ per sq. ft. for the land acquired in this area while, in fact, the square foot price was approximately 14¢ per square foot from 45th Street North to 49th Street. The land located 49th Street to 50th Street would run at 56¢ per square foot which includes the Nance property.

A map of this area will be presented which indicates the prices paid and the approved selling prices as adopted by City Council for the area."

It was further recommended that we stay with the original offer of \$7,500, and it was also noted that the City provided the fill and not Mr. Ferris as stated in his letter.

Committee also recommend that this parcel be not rezoned.

The City of Red Deer Land Sale Policy was discussed and the following recommendation was made in this respect:

"That the City of Red Deer Land Sale Policy be amended by striking out the first refusal clause and that extension of a 90 day option be granted at the discretion of the Commissioners with a maximum of 60 days at a further 2%, with a minimum charge of \$100.00 on all industrial and commercial property."

Secretary,
Land Committee

To: City Clerk

June 27, 1963

From: Elec. Supt.

Re, Your memo June 26, 1963 - Vista Village Commercial Meter

The domestic rate is intended for single occupancy domestic purposes only. The letter indicates 60 different families are using this meter, therefore it is not entitled to the Domestic Rate. It would be as logical to permit an entire apartment block on one meter, on the Domestic Rate; or a whole block of housing units on the same basis.

Apartment blocks are usually wired with a separate meter for each occupancy plus a Commercial meter for hall lights, furnace, and in some cases car plug-ins. Other apartments have a car plug-in wired to each Domestic meter, which is quite in order.

I would point out that we have at least three other parking lots serviced on the Commercial rate; Parkland Towers, West Park Shopping Centre (apartments), Riverglen School. These, and perhaps others, would be entitled to the same consideration if a concession were made in this instance.

I recommend no concession be made.

O.C. Mills,
Elec. Supt.

NOTE:

We concur with remarks of the E.L. & P. Supt., and recommend no change in existing rates.

COMMISSIONERS.

CORRESPONDENCE:Letter No.1:Department of National Defence,
Penhold, Alberta.City Clerk,
City of Red Deer,
Red Deer, Alberta.

June 21st, 1963

Dear Sir,

Ref: 60 Block Heater Outlets - Vista Village

The 60-unit urban military housing project in the City of Red Deer known as Vista Village has 60 outlets provided for the tenants to use as block heater plug-ins. As the 60 outlets are connected to one meter, the charge for the hydro consumed is billed to the Commanding Officer of this Station. Over the past Winter the charges have been calculated on the commercial rate which is considerably higher than the domestic rate.

As the tenants of Vista Village are required to reimburse the Crown for the charges incurred, it is apparent that it is most unfair to the tenant to be required to pay for the hydro consumed at the commercial rate rather than the domestic rate.

It is requested that in the future the City of Red Deer calculate the charges for hydro consumed by the 60 block heater outlets in Vista Village on the domestic rate rather than the commercial rate. In this way the tenants will pay a fair and reasonable price for the power consumed.

It would be appreciated if this Station can be advised of your decision on this matter at your earliest convenience.

Yours truly,
M. Lightstone,
Flight Lieutenant,
for CO RCAF Stn Penhold, Alta.

Letter No.2:Red Deer Fairgrounds Commission,
c/o The Secretary,
City Hall,
Red Deer, Alta.Parkland Players,
c/o J. Trueman,
R.R.4, Red Deer, Alta.

Dear Sir,

This is with reference to your account for rental of the Red Deer Memorial Centre on April 1st, 1963, for \$189.00.

On at least six previous occasions in the past, your charge for the rental for an actual performance was \$40.00, regardless of the hour the building was vacated.

In regard to the performance of "Ladies In Retirement" in March, your charge covered the period from the beginning of the performance at 8.30 on each of two nights, until the building was vacated at 12.00 midnight, amounting to \$70.00 nightly. On the basis of past treatment, we assumed the nightly charge would be \$40.00 (based on two hours per performance), and we had budgeted for this amount. As a local talent, non-profit group, we find this extra \$60.00 (\$30.00) per night, will cause even greater operational deficit and makes the use of the Memorial Centre beyond our means.

This situation, from our point of view, was worsened by the fact that, although we booked the hall for March 23rd, 24th & 25th as long ago as September 1962, we were asked by the Jubileess Committee to forego the night of March 25th (this being our profit-making night), in order that they could put on a free concert in the Memorial Centre. It was suggested that the Jubilee Concert would be held elsewhere if we did not concede the night, with obvious detriment to our own presentation.

In addition to the loss of this third night, the Recreation Commission staged a free carnival at the Red Deer Arena on March 23rd, with two performances, drawing around six thousand people, deferring seriously our attendance on our second night, when we had a smaller attendance than the first night of 200 people. (This is considered to be the poorest night in our experience.)

Parkland Players have always met their obligations in the past, but on this occasion we feel we have a justifiable complaint of unfair competition sponsored by our landlord, the City of Red Deer.

In consideration of the foregoing, it is anticipated that you will accept the cheque attached herewith in the amount of \$141.00 as being payment in full for rental charges for the periods March 17, 19, 21, 22 & 23rd of \$129.00, plus the additional amount of \$12.00 incurred in rehearsal of our entry for the Provincial One-Act Festival, billed on May 21st, 1963.

Copies of this letter have been sent simultaneously to the Red Deer City Council, the Red Deer Recreation Commission, and the Red Deer Jubilee Committee.

Your favourable consideration in this regard will keep our club on the debt-free basis we have enjoyed in the past, without subsidy from the City of Red Deer.

Yours truly,
PARKLAND PLAYERS,
J. S. Trueman,
Treasurer.

PARKLAND PLAYERS STATEMENT OF RECEIPTS & DISBURSEMENTS "LADIES IN RETIREMENT"

March 22nd and 23rd, 1963

	<u>Credit</u>	<u>Debit</u>
Purchase of scripts, Dramatists Play Service Inc.		16.11
Royalties - Dramatists Play Service		65.20
Receipts Friday & Saturday	289.00	
Ticket sales members	12.50	
Clean-up receipts Better Housekeeping Ltd.	3.00	
Ticket Sales Rec. R. Heard	10.00	
M. Trueman expenses costumes & props.		4.73
Costumes		12.58
Advertising C.K.R.D. (After 50% discount)		40.00
Advertising R.D. Advocate Ltd.		51.00
Presentation Director		7.00
Sets construction material		6.52
Eaton's sets & costumes		11.42
Fletcher Printing - posters, tickets, programmes		54.86
McKay's Paint Store - sets construction		32.45
Sale of advertising on programme	32.64	
RENTAL OF MEMORIAL CENTRE (as proposed for settlement)		129.00
Totals:-	<u>\$347.14</u>	<u>\$430.87</u>
Recap: Disbursements	\$430.87	
Receipts	<u>347.14</u>	
Deficit	<u>\$83.73</u>	

Certified Correct:

J. S. Trueman, Treasurer,
Parkland Players.

NOTE:

It will be noted this matter has been directed to the Fairgrounds Commission by Parkland Players, with copy to City Council, and will no doubt be considered by the Fairgrounds Commission at their next meeting, and decision arrived at.

It would appear no action of Council is required in this matter at this time.

COMMISSIONER

Letter No.3:

Duncan Supply Co. Ltd.

June 10th, 1963

Tax Department,
City of Red Deer,
Red Deer, Alta.

Gentlemen,

We are in receipt of your tax bill in the amount of \$104.40 for taxes on the property that we had previously leased from the Canadian National Railway Company. However, we no longer have a warehouse in Red Deer and would like to know if we are liable for the full year's tax on this property.

Your prompt reply would be very much appreciated.

Yours very truly,
DUNCAN SUPPLY COMPANY LTD.,
Helen Sauer,
Office Manager.

Duncan Supply Company Ltd.,
5920-103 Street,
EDMONTON, Alta.

Dear Sirs,

Re: Tax Folio 4609-Duncan Supply - C.N.R. Lease

In reply to your letter of June 10, 1963. Taxes for the year 1963 for the above property are:-

Land Tax	\$24.48
Improvement Tax	<u>79.92</u>
Total	<u>\$104.40</u>

With regard to the land tax, any distribution of tax, would be between yourself and the C.N.R., depending on what portion of this year your lease was in effect.

With regard to the improvement tax, we would suggest that you make a submission to the City Council asking for relief of taxes for that portion of the year, following removal of these improvements.

Yours truly,
D. J. Wilson,
Tax Collector.

Duncan Supply Co. Ltd.

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

June 26th, 1963

Gentlemen,

Re: File No.T-1-1, Tax Folio 4609 - Duncan Supply - C.N.R. lease

I am writing in regard to Mr. D. J. Wilson's letter of June 14, 1963, suggesting that we make a request to City Council for relief of taxes on this property for a portion of the year.

The cancellation of this lease was effective as of May 15, 1963. Therefore, your records will have to be changed accordingly, and taxes for the balance of the year changed to C.N.R.

Yours very truly,
DUNCAN SUPPLY COMPANY LTD.,
Helen Sauer,
Office Manager.

To: City Clerk.

From: Tax Dept.

Re: Duncan Supply Co. Ltd. 1963 Tax Levy
Application for remission of taxes.

Section 545 (3) of The City Act states:

"Where in any year improvements are removed from land, the council, by resolution, may remit such proportion of the taxes as the Council deems proper."

The 1963 tax levy for the improvements on this site were in the amount of \$79.92, therefore, we recommend a remission of $\$79.92 \div 12 \times 7\frac{1}{2} = 49.95$.

It should be noted that any distribution of the applicable taxes for the property is not the City's obligation but those of the ~~leases~~ and owner.

D. J. Wilson.
 Tax Collector.

NOTE:

We recommend Council approval of remission of taxes in amount of \$49.95 to Duncan Supply Co., as suggested by the Tax Collector.

COMMISSIONERS

Letter No.4:

City of Red Deer Council,
 c/o The City Clerk,
 Red Deer, Alberta.

5706-35 Street,
 Red Deer, Alberta.

July 2nd, 1963

Dear Sirs,

Some of you no doubt have noticed the signs erected along the main highway leading into Calgary. I refer to the ones telling the general public some of the traffic regulations enforced in that City. The following is a list from memory only: (1) Speed limit 30 m.p.h; (2) School zones 20 m.p.h. enforced 5 days a week; (3) Playground zones 20 m.p.h. enforced 7 days a week; (4) Pedestrians have the right-of-way at all intersections; and one or two more. These signs are well spaced allowing the motorist ample time to read them and still keep an eye on the road.

Safety wise, I am of the opinion that this is a very commendable effort put forth by the City of Calgary and I would like to see something similar done in Red Deer.

Thank you.

Yours truly,
 J. C. Horn.

NOTE:

Would Council wish to refer this suggestion to the Police Committee for study and recommendation to Council.

COMMISSIONER

PETITIONS:No.1.

June 12th, 1963

Red Deer City Council.

Gentlemen,

We the undersigned trailer dwellers of Frizzells Trailer City, regard the License Fee imposed by the City to be highly unfair for the following reasons:

1. People, or families renting basement suites or apartments, do not pay a similar tax, but still have, and use, better facilities than we do.
2. We now pay approximately \$350 a year rent for a piece of ground approximately 25' x 50', which is an average tax to a home-owner with approximately 75' x 150' lot, plus sidewalks, street lights, paved roads and Police Patrol, of which we have none.
3. Granted, we should pay our share for education, but we sincerely believe we are paying our share now, indirectly, through the taxes on this property we rent, simply because there is more revenue paid to the City per square foot by people living in Frizzells, than revenue derived for the same area in any residential part of the City.
4. If this license fee is to be paid, it should be paid, or included in the Landlord's taxes, not by the individual trailer Home-owner. We pay a very high price now for what little we get, in regards to size of lot, street lights, etc.
5. A great deal is contributed to Red Deer's economy by people living in trailers in Red Deer, therefore, why should they be singled out and made to pay an extra tax which no one else pays.

We trust you will give this letter the attention it requires.

Yours very truly,

G. R. Nimz,

Lot 32, Frizzells Trailer City.

R. Lundstrom	H. D. Lowton	G. Meeres	R. Jobagy
E. Farnham	L. E. McKee	W. L. Peterson	N. E. Anderson
A. Shield	E. Wasyk	M. C. Markle	J. Dulc
R. MacMillan	R. S. Wilson	W. Umkehrer	R. Dressler
W. Draus	W. Wedman	J. C. Davis	H. Glenn
H. Mayer	E. Marcino	G. Sheflo	J. Thompson
H. Goodheart	J. Blackerman	L. Hopp	G. Chapman
W. R. Collins	D. Loree	M. Kulych	H. Fruend
M. Thomas	E. Gordon		

NOTE:

Check of City records indicates the parcel of land occupied by Frizzells Trailer Court comprises 4.6 acres. Total taxes on this property for 1963 is \$695.45. In theory 4.6 acres - if subdivided for residential lots, would provide roughly 14 building lots. Taxes on these lots, with houses, would be roughly \$200.00 per lot or total of about \$2800.00 per year. These residences would accommodate 14 families.

It is noted the petition contains 34 names, records of our License Dept., indicates there are 55 trailers on the Frizzell property, and the average of license fees paid per year is \$60.00.

The Secretary of the Public School Board advises the actual cost per pupil per year, excluding Government grants, is about \$200.00.

In view of the of the above, the license fees paid by trailer court occupants would not appear unfair. We recommend Council do not approve any change in existing license by-law respecting trailers.

COMMISSIONERS

We, the undersign petitioners who are owners of property in the Mountview and Sunnybrook districts do hereby respectfully request the Council of the City of Red Deer do not proceed with the sale of land known as Lot 1, Block 1, Plan 3800 M.C. in the Sunnybrook subdivision, for the purpose of erecting apartments or any commercial development.

To clarify this request a member of the petitioners will be present at the next Council meeting.

C. Chinell	15 Selkirk Blvd.	A. Henrickson	19 Selkirk Blvd.
E.L.Anderson	3206-44A Ave.	J. Williamson	3209-44A Ave.
W. Heikkinen	25 Selkirk Blvd.	M. Evans	17 Selkirk Blvd.
D. Shantz	3201-44A Ave.	J.J.Arnoud	3202-44A Ave.
T.B.Enevold	3205-44A Ave.	G.W.Kilgour	13 Selkirk Blvd.
N. Stonnell	3 Selkirk Blvd.	D. Snider	11 Selkirk Blvd.
E. Holmes	7 Selkirk Blvd.	L.D.Currie	9 Selkirk Blvd.
W. H. Schultz	12 Somerset Close	G. Grohn	1 Selkirk Blvd.
J. Grohn	1 Selkirk Blvd.	D. Mahura	5 Selkirk Blvd.
M. Mahura	5 Selkirk Blvd.	M. Currie	9 Selkirk Blvd.
L. Snider	11 Selkirk Blvd.	O.M.Loberg	4452-33 Street
E. M. Loberg	4452-33 Street	J. Jorgenson	4408-33 Street
L. Beames	4456-33 Street	M. Beames	4456-33 Street
H. Schmidek	4416-33 Street	E. Schmidek	4416-33 Street
D. Bruce	4412-33 Street	V. Bruce	4412-33 Street
G. Fekete	4448-33 Street	E. M. Alexander	10 Somerset Close
P. K. Alexander	10 Somerset Close	L.H.Harper	3310-44A Ave.
Mrs. L. Harper	3310-44A Ave.	D. Nikiforuk	3306-44A Ave.
E. Nikiforuk	3306-44A Ave.	L. Hartstok	3314-44A Ave.
E. Hartstok	3314-44A Ave.	L. Lorencz	3305-44A Ave.
P. Lorencz	3305-44A Ave.	M. Goheen	3301-44A Ave.
D. Goheen	3301-44A Ave.	W. Lohm	3309-44A Ave.
L. Lohm	3309-44A Ave.	D. R. Cole	41 Selkirk Blvd.
J. Clowes	3302-44A Ave.	U. Clowes	3302-44A Ave.
S.K. MacWhirter	4466-33A Street	MrsK. MacWhirter	4466-33A Street

NOTE:

The property in question was zoned for an apartment site when first portion of Sunnybrook subdivision was zoned, and prior to construction of any houses in this subdivision.

Council approved sale of this property for construction of an apartment thereon some 18 months ago. Certain litigation took place in connection with this sale, and resulted in a Court Order for specific performance of agreement for sale. This Order leaves Council no choice except to permit construction of apartment buildings thereon.

Should an appeal against this Order be successful Council is still committed to sell this site to another party for apartment house purposes.

In view of above facts we recommend Council do not approve this petition.

It will be noted the petitioners state they will have a representative at Council meeting.

COMMISSIONERS

NOTICES OF MOTION:

Alderman Mrs. Taylor gave notice at Council meeting of June 24th, 1963 that she would move the following motions at Council meeting of July 8th, 1963.

"That Council obtains from the Research Council of Alberta information as to the source of water of recommended industrial-use wells in S.E. $\frac{1}{4}$ Section 28, whether it be an underground water supply independent of the Red Deer River, or an underground flow of the Red Deer River; and whether there is danger of greatly reduced river flow of the river with such deeps wells being developed.

And also that the Research Council of Alberta be asked whether or not the pumping of water for industrial use throughout the immediate area outside the City has:-

- (1) Affected the volume of the Red Deer River.
- (2) Lowered the water table of land North of the Red Deer River."

"That strong protest from the City of Red Deer go to the Provincial Government over the hospital rate reduction that will cost the City of Red Deer Municipal Hospital an estimated \$7500.00 this year, due to their being no rate structure for Red Deer having more than 109 beds but less than 182 beds in the hospital; and,

That the Provincial Government be requested to revise the rate structure to include a just rate for hospitals having beds in between the 109 and 182 present restrictive and discriminatory structure."

File

Additional Agenda for Council Meeting of July 8th, 1963

No.1:

To: City Commissioners.

From: E.L. & P. Supt.

June 24th, 1963

Attached plan shows our proposed location for a new substation to be installed this year. Previous location was North across 60 Street, but Engineering Dept., now advise this land will be used for the 59 Street Overpass. This present proposal would not be involved in the Overpass.

However, this is privately owned property, and would have to be purchased for this use. I wonder if you would issue the necessary directives in this connection. I should mention that no budget provision was made for this purchase, and so an over-expenditure may be involved.

There is some urgency in getting this substation ready, as both Calgary Power and ourselves have heavy equipment on order which should be delivered to the site. Concrete bases have to be poured in advance, and our regulators are due in approximately the end of this month.

O. C. Mills,
E.L. & P. Supt.

To: City Commissioners

From: City Treasurer.

July 5th, 1963

Purchase of site for New Substation

I recommend that this matter be referred to Finance Committee (or City Council if urgency dictates it) to authorize over-expenditure of \$8,000.00. Account to be charged is 2461.

J. Grohn,
City Treasurer.

NOTE:

Original plan was to locate this substation on City owned property North of 60th Street. The tentative plans for 59th Street Overpass indicate the City owned property may be required when the Overpass is constructed. For this reason the purchase of this property was not budgeted for in this year's budget.

The matter of purchase of land required received consideration of the Lands Committee who authorized a real estate firm be engaged to negotiate for option to purchase this property. The real estate firm report original price quoted as \$10,000.00, which has been reduced to \$8,000.00.

Land Committee recommend Council approval of purchase of property required at \$8,000.00, and also approval of Council for over-expenditure in this amount of the E.L. & P. 1963 Budget.

COMMISSIONERS

No.2:

His Worship Mayor Newman,
and Members of City Council.

Cascades Builders Ltd.,
811A-17 Avenue, S.W.,
CALGARY, Alberta.

July 4, 1963

Dear Sirs,

We wish to construct a Nursing Home on the easterly three (3) acres throughout of Lot E, Plan 5812 K.S. in the City of Red Deer and for the purpose of enabling us to construct the said Nursing Home we herewith make application to have the said lands rezoned R.2 and to have the consent of Council to develop the said lands for the operation of the Nursing Home as a conditional use of the said lands.

We would confirm that it is our intention to construct the Nursing Home according to the plans already submitted to you.

We have agreed, subject to the said lands being rezoned, to lease the lands and premises to Blunt's Nursing Homes Ltd. This Company is presently operating two large nursing homes in the City of Calgary and has a background of experienced management in this business. Their nursing homes cater to people of all income levels

and it is the intent of the directors of Blunt's Nursing Home Ltd., to admit people of all income levels to the home in Red Deer.

We would further advise that we have made arrangements to purchase the said land from Parkland Parkways Ltd., the owner, and that Company is consenting to this application as evidenced by its signature hereto.

Cascade Builders Ltd.,

Parkland Parkways approved and consents to this application.

Parkland Parkways Ltd.
Per: Eldon D. Foot.

NOTE:

The property in question is located South of 32 Street, East of Gaetz Aven., and is roughly the eastern half of parcel of land adjoining North West Motors property.

We recommend Council approval of rezoning property as requested.

COMMISSIONERS

Sketch & plot plan of development will be available for Council.

No. 3:

Mayor & Aldermen,
City of Red Deer.

Robinson, Holmes, Crowe & Power.

July 8th, 1963

Dear Sirs,

Re: Application of Edouard J. Hermary for re-zoning of
part of S.E. 29-38-27-W.4

We understand that this matter will be coming before City Council on July 8th, next, and as the writer of this letter will be away on holidays I wish to make the following submissions:

The report of the City Engineer, the Land Administrator and the Industrial Director dated the 19th of June, 1963, is not relevant to this application as it is the desire of Mr. Hermary to effect a subdivision for the purpose of sales of parcels of land in an unserved condition. There are many industries which do not require City services and for which there is a need.

The only question which, therefore, arises is as to whether or not the City of Red Deer will permit this land to be used for industrial sites which do not require City services, and it is submitted that there is a very considerable need for such type of land in this area.

It is noted from the report of the Director of the Red Deer District Planning Commission dated June 4th, 1963, that he considers that the Golden West Subdivision is sufficient for this purpose. This means that the sale of any such sites is entirely in the hands of the owners of such property. In addition it is submitted that there are industries which do not wish to locate in this particular area but desire to locate in the lands owned by Mr. Hermary.

We might advise you, for your information, that Mr. Hermary has had 3 industries approach him with a view to acquiring parcels of land varying in size from 3 or 4 acres to 5 or 6 acres, or more. Mr. Hermary has had the experience in the past, when Red Deer was under an interim development order, that when he had obtained prospective purchasers for lands for industrial purposes and when the same have been required to approach your authorities, the result was that they were influenced to acquire land from the City and develop elsewhere. Because of the possibility of his prospective purchasers being approached by other persons he does not presently desire to reveal the names of such prospective purchasers. This should be obvious as the sale of land is competitive and the Director of District Planning in his report of June 4th, 1963, states that the land in the Golden West Subdivision is well located for those requiring fairly large areas and not requiring City sewer and water.

It is respectfully submitted that City Council should consider that the land of Mr. Hermary is equally well located for this type of industry and as this land is in a proposed industrial area anyway, Mr. Hermary should be given the opportunity to develop the same and place the sale of land in Red Deer on a more competitive basis. I respectfully ask that the application of Mr. Hermary upon this basis will receive your favourable consideration. If this application does not receive your favourable consideration it will be interesting to later ascertain where the proposed industries for industrial purposes who have contacted Mr. Hermery do in fact later locate, whether in the City or Red Deer or elsewhere.

Yours very truly,
ROBINSON, HOLMES, CROWE AND POWER,
Per: John L. Robinson

Re: E.J.Hermary's application of June 10th, 1963 for rezoning of land to Industrial Use. This was tabled at meeting of June 10th to meeting of June 24th but Mr. J.L.Robinson was unable to attend Council Meeting of June 24th.

In the third paragraph of Mr. Robinson's letter, it is stated that this land is suited for industries not requiring City services.

The most important service they do need is access. In our recommendations on the original application we pointed out the problem of road construction in this area. It would be argued that we allow this subdivision and the developer be responsible for construction of the roads and lanes. If this happens, the City will be left responsible for maintenance, and when services are provided in the future, new roads will be required and on a debenture basis, the owners of the properties at that time will then say they have already paid for a road.

We therefore confirm our original recommendations in this matter which appeared on Agenda of June 10, 1963.

COMMISSIONERS

No.4:

Re: Sale of Lots - Oriole Park

Following is report of Land Administrator respecting sale of lots in Oriole Park.

To: City Commissioners.

From: Land Dept.

July 5th, 1963

Re: Oriole Park - General Information

The City placed Oriole Park on the market June 25th to private individuals - 2 lots were purchased. July 5th at the contractors go-a-round

193 lots offered

74 lots sold not including 22 lots sold to Jager

119 Balance for sale.

Breakdown:

Total lots in subdivision	239
Purchased by Jager	22
Sold to Home Owner Applicants	2
Reserved by City	22
Sold to Contractors	<u>74</u>
Balance for Sale	119

5 Contractors took part.

No. 5:Re: Land Sale Policy

It is recommend that Council approve a resolution to authorize the Land Committee to advertise certain parcels of land as submitted from time to time by the Land Administrator.

This will then overcome the possibility of any criticism we may receive for selling commercial parcels without advertising.

At the last Land Committee meeting it was agreed to advertise the sale of 7.15 acres in the Fairview Subdivision zoned for Multiple Housing at a sale price of \$44,000.00. Requesting submission for improvements being submitted for Council's discussion on the basis of the best development.

COMMISSIONERS
