

*File*

A G E N D A

For the meeting of Council to be held in the Council Chambers on  
Monday, April 22, 1957 at 7:30 p.m.

1. Present:

Confirmation of the minutes of the meetings held April 8, 1957 and April 15, 1957.

2. Unfinished Business:

1. Re: Card Property

3. Correspondence:

1. Asst. Recreation Director re Separate School Representative on Recreation Commission.

2. Chamber of Commerce re Gaetz Avenue - re-routing Traffic

3. Red Deer Exhibition re Date of Civic Holiday - Red Deer

4. Mitten & Mullen Lumber re Lot 5, Plan 5854 H.W.

5. House Builder's Assoc. re Protection against Vandalism

4. Aldermen's New Business:

5. By-laws:

1. No. 1341 (B) Amendment to Zoning By-law

2. No. 1909 - Parking By-law

3. No. 1910 - Land Sale By-law.

<u>NAME</u>	<u>LOT</u>	<u>BLK.</u>	<u>PLAN</u>	<u>PUR.</u>	<u>PRICE</u>	<u>MIN. FLOOR AREA</u>
LIPPERT, E.	4	19	970 K.S.	\$390	720 sq. ft.	
CASSIDY, E.R. & V.E.A.	7	22	1919 K.S.	\$639	1100 sq. ft.	
BERRY, E.J. & M.M.	8 & 9	10	6269 A.F.	\$375	720 sq. ft.	
NIELSON, K.A. & A.M.	15	15	1919 K.S.	\$450	900 sq. ft.	

6. Reports:

1. Re: Building Permits

2. Re: Public Works Special Expenditure From Revenue

3. Minutes of Police Committee Meeting - April 9, 1957

4. Re: Gaetz Avenue Bridge - verbal report

5. Re: Snow Blower - verbal report.

7. New Business:

1. Payment of Accounts

UNFINISHED BUSINESS:

April 18, 1957

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

Dear Mr. Amy:

Re: Card Property

We have examined the letter to the City Commissioner from the Red Deer and District House Builder's Association with respect to the development of the Card property and the recommendation of the Commissioner

It is our opinion that the Commissioners' proposal is within the power of the City and would be legally enforceable.

We suggest that the proposal be incorporated into a formal agreement to be entered into separately with each of the contractors on this basis.

Upon receiving instructions we will prepare such an agreement and have blank copies made so that they can be used for all lots acquired on this basis from this property.

We will require a description of the Card property and of the part which it is proposed to have surveyed into a subdivision.

Yours truly,

KIRBY, MURPHY, ARMSTRONG &amp; BEAMES.

per: W.J.C. Kirby

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April 18, 1957

The Commissioner  
City of Red Deer, Alberta

Dear Sir:

Reference to our recent letter re lots on Card property and conference with Mr. Amy, the Contractors whose signatures appeared on the above mentioned letter are in agreement with the amendments suggested by Mr. Amy.

Yours truly,

THE RED DEER & DISTRICT  
HOUSE BUILDER'S ASSOCIATION

per: N.C. Alton, Pres.

## CORRESPONDENCE:

LETTER NO. 1

April 15, 1957

Mayor and City Council  
Red Deer

Dear Sirs:

This is to inform you that the Red Deer Separate School District have appointed Mr. Kenneth Crowe as their representative on the Recreation Commission. This appointment is for a two year term.

Trusting this will meet with your approval, I remain.

Yours very truly,

"D. Moore"  
Assistant Recreation Director

LETTER NO. 2

April 16, 1957

The City Council  
City of Red Deer, Alberta

Gentlemen:

At a meeting of our Council held April 12, I was requested to write and compliment you on the excellent work done in preparing for the closing of Gaetz Avenue for reconstruction.

I have received a letter from the City Clerk enclosing map showing proposed diversion route of traffic during the above operation for which I thank you.

Our Council suggests that the contractor be asked to work as many hours a day as possible in order that the project can be finished with the least amount of delay.

Yours faithfully,

"Thos. H. Edis" Secretary  
Red Deer Chamber of Commerce

LETTER NO. 3

April 6, 1957

The Mayor and Aldermen  
City of Red Deer

Gentlemen:

Last year you declared the first Monday in August as a Civic Holiday. As this was right after our Fair it gave a lot of people a long holiday for Saturday, Sunday and Monday, with the result our last day of the Fair on Saturday showed a considerable drop in attendance and take.

The Directors of the Red Deer Agricultural Society would appreciate your cooperation for this year in holding your Civic Holiday on another date as the first Monday in August is the 5th and the Red Deer Fair is the 1st, 2nd and 3rd of August this year.

We sincerely hope that you will be able to change this date.

Yours very truly,  
RED DEER EXHIBITION  
per: D.W. Robertson, Manager

NOTE:

3 years ago, Council set the first Monday in each August for the annual Civic Holiday.

COMMISSIONERS

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LETTER NO. 4

April 17, 1957

Mayor and Councillors  
Red Deer, Alta.

Dear Sirs:

Re: Lot 5, Plan 5854 H.W.

The above lot situated on the corner of 52 Avenue and 45 Street was purchased in 1952 but has become useless to us due to a caveat by the City forbidding any construction thereon. The cost of this lot plus the cost of filling it and taxes to date totals \$600.00. We ask you to consider accepting this lot in trade for another location or to purchase it from us outright.

Yours very truly,

MITTEN & MULLEN LUMBER CO. LTD.

per: J.H. Mullen

NOTE:

Do not recommend this purchase.

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LETTER NO. 5

April 18, 1957

The Commissioner  
the City of Red Deer, Alberta

Dear Sirs:

Vandalism and theft has reached major proportions for the contractors of Red Deer, this not only affects the Builder alone, but all subtrades and suppliers as well.

We would like to see further police protection by the patrolling of these areas where new construction is taking place, so that any of these vandals can be apprehended.

The Builder's are willing to post an award of \$25.00 for information leading to the conviction of each and every person caught in the act of theft or vandalism on the new construction sites.

Yours truly,

THE RED DEER & DISTRICT  
HOUSE BUILDER'S ASSOC.

Per: "N.C. Alton", Pres.

Re: BUILDING PERMITS

As of January 1st, 1957, we increased our fees on above

From - \$1.00 minimum  
1.00 per \$1000.00 for the first \$10,000.00  
.50¢ per thousand for any amount over \$10,000.00.

To \$2.00 per thousand straight through.

We are satisfied to leave it at \$2.00 per thousand for the first \$100,000.00, but feel it is a little high when you go over that figure.

Our reason for this thinking is the Edmonton and Calgary rates are lower than Red Deer on larger construction. When this was presented to council only 2 examples were shown, one on a building value of \$22,000.00 and another of \$50,000.00.

The following are the Calgary and Edmonton rates:

CALGARY City Building Permit Fees are as follows:-

\$1.00	----- for the first	-----	\$50.00
\$2.00	----- from	-----	\$1,000.00
\$2.00	----- per \$1,000.00 for the first	-----	20,000.00
and \$1.00	----- per	-----	1,000.00
	for each additional	-----	1,000.00
	or portion thereof.		

EDMONTON City Building Permits Fees are as follows:

\$1.00	----- for the first	-----	\$500.00
\$2.00	----- for excess of	-----	\$500.00
	and not in excess of	-----	\$1,000.00
\$2.00	----- per	-----	\$1,000.00
	or any part thereof in excess of	-----	\$1,000.00

Comparisons between the 3 cities on the present rates on a \$300,000.00 building are as follows:

<u>Calgary</u>	<u>Edmonton</u>	<u>Red Deer</u>
\$321.00	\$311.00	\$600.00

We therefore suggest that we reduce this fee on anything over \$100,000.00 to \$1.00 per thousand. This would still leave us higher than Edmonton and Calgary; namely, \$400.00 on a \$300,000.00 buildings.

If council agree to above, an amendment will be prepared for our By-law.

COMMISSIONERS.

To: City Commissioners

From: City Engineer

Re: Public Works Special Expenditure From Revenue

The Public Works Committee have met on several occasions and have finalized suggestions on purchases for 1957 which would remain within the budget figure of \$45,000. Following is the list of expenditures agreed on.

1. Overhaul D-4	3,500
2. Overhaul 22-B	6,500
3. Buy second hand steel roller	4,050
4. Buy four $\frac{1}{2}$ ton trucks	7,610
5. Buy one 1 ton truck	2,270
6. Buy ditch pump, chain wrench, etc	1,500
7. Garage equipment	1,550
8. Snow loader	5,000
9. Carbon feeder (filter plant)	1,000
10. Drafting office supplies	<u>500</u>
	33,480



ADDITIONAL AGENDA

CORRESPONDENCE

Letter No. 1.

CARDINAL MOTELS LIMITED

RED DEER, Alta.  
April 18th, 1957.

J. Newman, Esq.,  
City Commissioner,  
Red Deer, Alta.

Dear Sir:

I have attached hereto plot plan regarding proposed expansion to our motel also the addition of a service station to be located in the south west corner of our property on an area 30 x 200 feet.

This plot plan has been inspected by the City Building Inspector the City Engineer and the Town Planner Mr. Cole. The plans have been drawn in accordance with service station regulations and property set-backs for this area.

I have been dealing with an oil company with regard to leasing the service station site. With this lease I will be able to help finance the modern Motel development which we have planned. However the Oil Company is reluctant to sign the lease until they have assurance from the City that the entrance to our property from #2 Highway will remain where it is. Paragraph 8 of our lease reads as follows:

"Prior to commencement of construction of service station facilities by the lessor as above, the lessor will obtain assurance from the Department of Highways and the City of Red Deer that the existing boulevard crossing opposite the proposed service station site and leading from #2 highway to the service road will not be closed. It is understood and agreed that retention of this existing crossing is of major importance to Royalite, in considering the lease, and Royalite in the absence of satisfactory assurance in such respect, may withdraw from the lease proposal herein covered."

In October 1949 I purchased lots 1 to 4 inclusive from Mr. Renolds. The late Commissioner Gillespie advised me that there were three more lots to the corner which, at that time, was the south boundary of the city. The city agreed to give me an entrance to #2 Highway at the south end of our property. It was a joint effort with the city supplying the culvert and part of the fill and I the remainder of fill. After complying with building requirements I applied for my title. It took a year or more to get the title due to the fact that, the city was compelled to purchase more property from Mr. Bower and increase our block from 7 to 10 lots. I was concerned due to the fact that I had purchased lots 5 - 6 and 7 and I no longer had a corner lot. I took the matter up with Mr. Gillespie and members of the council.

I was assured that my entrance would remain where it was. In order to keep the entrance and service road passable I was obliged to have the area gravelled and levelled at my own expense in order to get cars to and from our motel; this I did for three years.

During the summer of 1955 I was notified that the service road was to be rebuilt and paved and that my entrance was to be closed. I took the matter up with the council and I was permitted to retain the driveway at the discretion of the council.

We were cut off from traffic for approximately three and a half months and suffered loss of revenue to the extent of \$5,000.00 or more. This cannot be recovered. Now, that the highway is to be rebuilt and most of the traffic re-routed to the west and north a similar situation is facing us.

If I am permitted to carry out my present plans, I can be building at the same time that the highway is being re-constructed. It will not affect me too much therefore I respectfully request that I be permitted to retain this drive-way permanently. I will then be able to complete my deal with

the Oil Company and negotiate for the financing of the modern development which we have planned.

Will you kindly arrange to have this brought up at the next council meeting April 22nd.

Yours truly,

J. Cardinal

Letter No. 2.

April 22nd, 1957.

Re: J. M. Hall - Set-back 48th Street

Original application: Council Meeting April 2nd, 1956.

COPY

March 28th, 1956.

City of Red Deer

Dear Sirs:

I propose to build a building in front of my house two stories high and full basement for music store and teaching studio in basement.

There is 25 x 50 feet from the house to property line. Before I get architectural Plans. Please let me know if this street is going to be set back 10 feet as proposed, if so I will have to make other plans.

There is Hepworth Motors, Bawtenheimer Garage, Alberta Meat, National Laundry and Snell and Goodacre Apt., built out to the line now. There is a sketch in the hands of the building inspector of what I propose to build.

"John M. Hall"  
4901 E 48th Street.,  
RED DEER, ALTA.

NOTE: - Building Inspectors Remarks; Permit approved subject to  
(1) 48 St. is a proposed 86' street.. This requires a 10' set back.

(2) Architects plan of over all building to be submitted.  
C-R

NOTE:- As 48 St. is a proposed main throughfare requiring an 86' street, Mr. Hall would be required to set his building back 10' from property line which would only give him a 15' deep building.

EN

Minutes April 2nd, 1956.

The application from Mr. J.M. Hall to build in front of his property subject to his plans and specifications being satisfactory to our Building Inspector was accepted.

Continued



April 22nd, 1957.

The Commissioner,  
City of Red Deer,  
RED DEER, Alta.

Dear Sirs:

Please be advised I am now in a position to go ahead with my original plans.

I therefore re-submit my plans and wish approval as was granted last year.

Yours truly,

"J. M. Hal."

Note:

Refer to Council.

Letter No. 3.

April 19th, 1957

Mr. George Morris,  
Morris Construction Company Limited,  
RED DEER.

Dear Sir :-

Re: Proposed Replotting Scheme

As promised, I have prepared a Resolution for the City Council to authorize the Preparation of the Scheme and will submit it to the City Clerk for attention before Monday, the 22nd.

With regard to the arrangement which will be made between yourself and the City Council for settlement of the costs, I may say that when the Plan is prepared for presentation to the owners concerned for their signed approval it MUST show the terms for the proposed settlement.

Following out your instructions, I propose to have the following letter on the Plan.

PROPOSED TERMS OF SETTLEMENT

It is proposed to pay the owner of Lot 5, Block 3-A, Plan 5185 H.W. \$350.00 as compensation for portion required for lane.

Lot 3, Block 3, Plan 1376 H.W. will be subdivided as shown on the Plan without cost to the owner.

Morris Construction Company limited agrees to re-imburse the City of Red Deer the total costs of the Scheme, including the compensation for the lane and/or such greater or less amount which may be ordered by the Board of Public Utility Commissioners on appeal as provided in Sections 50 to 57, inclusive, of the Town and Rural Planning Act.

In the event of Morris Construction Company Limited failing to re-imburse the City of Red Deer as above, the total amount of costs shall be levied against the lots owned by the said Company as provided by Section 48 of the Town and Rural Planning Act.

I suggest you send a copy of this letter to the City Clerk and signify your agreement with it.

I will be glad to assist in any way.

Yours very truly, C.H. Snell

MORRIS CONSTRUCTION COMPANY LTD.

April 20th, 1957.

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

Dear Sir:

With regard to the proposed replotting scheme being prepared by C.H. Snell for Morris Construction Company Limited, we hereby ask that City Council go ahead with this replotting scheme and that we, Morris Construction Company Ltd., will pay all survey fees and compensation for annexation of the portion of Lot 5, Block 3A, Plan 5185 HW required for the Lane.

It should be pointed out that we have already sent the City a previous letter stating that we are willing to pay \$350.00 for this portion of the lane, and a notice to this effect has already been mailed to Mr. Hughes, the property owner.

Yours truly,

MORRIS CONSTRUCTION COMPANY LTD.,

P.R.: G.W. Morris

G.W.\*DM