

A G E N D A

For the regular meeting of RED DEER CITY COUNCIL to be held in the Council Chambers, City Hall, MONDAY, SEPTEMBER 12, 1983, commenced at 4:30 p.m.

- (1) Confirmation of the August 29th, 1983 minutes

(2) UNFINISHED BUSINESS

- 1) City Clerk - re: Bylaw No. 2823/83 - Establishment of Fire Department .. 2
- 2) City Engineer - re: Gravel Area - N.W. Side of Turbo Parking Lot .. 3
- 3) City Clerk - re: Sunday & Holiday Closing Bylaw .. 4
- 4) City Clerk - re: 1982 F.C.S.S. Review .. 5
- 5) City Clerk - re: The Landbanking Program .. 6

(3) REPORTS

- 1) Transit Supt. - re: Posted Times at Bus Stops .. 45
- 2) Mayor R.J. McGhee - re: Mayor's Public Relations Account .. 46
- 3) City Treasurer - re: Accounting for Payments on Debentures used to Finance Subdivision Investment .. 47
- 4) City Treasurer - re: Tenders for Transformer (7/15) .. 49
- 5) City Clerk - re: Debenture Bylaws 2821/83 and 2822/83 .. 51
- 6) Director of Economic Development - re: Application by Pander Realty Ltd. and Foothills Motorcycle Ltd. to purchase part of Lot 21C, Block 9, Plan 812-2206 .. 61a

(4) WRITTEN INQUIRIES

(5) CORRESPONDENCE

- 1) City Clerk, City of Lethbridge - re: Estimated Cost of the Alberta Electric Energy Marketing Agency .. 62
- 2) G.M. Bowerman - re: Letter of Appreciation .. 65

- 3) Suntree Terrace & Manor Management Limited - re: House
located between 3710 - 52 Ave. and 3720 - 52 Ave. .. 66
- 4) Robert Howell - re: Encroachment in Roadwidening
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(7) NOTICES OF MOTION

- 1) Alderman Pimm - re: Courier Services .. 79
- 2) Alderman Pimm - re: Late Payment of Property Taxes .. 79

(8) BYLAWS

- 1) Bylaw 2816/A-83 or 2816/B-83 - three readings (Sunday & Holiday Closing)p.4
- 2) Bylaw 2823/83 - third reading (Fire Bylaw)

UNFINISHED BUSINESS

2.

NO. 1

August 31, 1983.

TO: Council
FROM: City Clerk

RE: Bylaw No. 2823/83 - Establishment of Fire Department

The above mentioned bylaw received first and second reading by Red Deer City Council at their meeting, August 29th and is brought forward for consideration of third reading at this particular meeting.

Respectfully submitted,

R. Stollings, City Clerk

August 22nd, 1983

NO. 2

TO: Mayor ✓
City Commissioner

FROM: City Engineer

RE: GRAVEL AREA - N.W. Side of Turbo Parking Lot

It is the Engineering Department's opinion that the resolution passed by Council regarding the above supported the Downtown Committee's request that something be done.

At present, we see three (3) possible courses of action:-

- (1) Do nothing except provide very close weed control and attempt to keep area neat.
- (2) Plant small shrubs or trees in the gravel area. This course of action is not recommended by the Parks Department or myself as it will require a fair amount of work to excavate and place topsoil around the planting, and will still not create a pleasant visual effect.
- (3) Place topsoil and sod the area. This would cost an estimated \$2,500 to \$3,000. It would be attractive.

As you are aware, the area was left as gravel because it will ultimately be used for future road construction. This work will not occur in 1983 and it is doubtful if it will be carried out in 1984.

We would favour either alternative #1 or #3, although it is our impression that the Downtown Committee expects more action than that indicated in Alternative #1.

~~Your direction in this matter is requested.~~

B.C. Jeffers, P. Eng.
City Engineer

BCJ/jrt

Commissioners' comments:

If Council supports more than straight weed control, we would recommend alternative #3 and Council authorization of expenditure in the amount of \$3,000.00 is required.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

THE CITY OF RED DEER



NO. 3

Office of:
CITY CLERK
342-8132

P. O. BOX 5008
RED DEER, ALBERTA
T4N 3T4

September 6, 1983

TO: CITY COUNCIL
FROM: CITY CLERK

Re: Sunday & Holiday Closing Bylaw

At the meeting of Council August 29, 1983, the following resolutions were passed in reference to the above Bylaw.

"RESOLVED that Council of the City of Red Deer having considered correspondence dated August 12, 1983, from Mr. R.D. Stephen, President/General Manager, CKGY 1170 Radio and correspondence dated August 8, 1983, from Mr. G Seher, Manager, Parkland Mall, re: Sunday & Holiday Closing Bylaw, hereby agree to amend the Holiday Closing Bylaw by removing Section 4 dealing with advertising."

"RESOLVED that Council of the City of Red Deer agree that Bylaw 2816/83 be amended to remove all reference to holiday shopping excluding Sundays."

The City Solicitor has prepared two Bylaw amendments, one pertaining to each of the above resolutions and the amendments are attached for consideration of Council.

Respectfully submitted,

R. STOLLINGS
City Clerk

RS/ca

NO. 4

August 31, 1983.

TO: Council
FROM: City Clerk

Re: 1982 F.C.S.S. Review

The above topic was presented to Council at their meeting August 29, 1983, at which time it was agreed that same be tabled for a period of two weeks to allow Council the opportunity to review the report and receive comments from the Commissioners. The Commissioners' comments concerning this matter appear hereafter.

Respectfully submitted,

R. Stollings, City Clerk

Commissioners' comments:

The attached report represents an intermediate step between the F.C.S.S. Review conducted by Strong, Hall & Associates, and the implementation of most of the recommendations contained within this review. Having reviewed this report, we would recommend that Council adopt same as a working document only at this stage. We would further recommend that in progressing to the next step the F.C.S.S. Department in conjunction with the F.C.S.S. Board establish priorities for each of the recommendations proposed to be implemented, so that Council is in a better position to evaluate any such recommendations in the light of their costs and the prevailing budget conditions.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 5

September 2, 1983.

TO: City Council

FROM: City Clerk

RE: The Landbanking Program

Council will recall that at its meeting of October 25, 1982, a report from the City Assessor regarding Red Deer's Residential Land Bank Program was considered and at which meeting the following resolution was introduced.

Moved by Alderman Moffat, seconded by Alderman Shandera

"RESOLVED that Council of the City of Red Deer having considered report from the City Assessor re Red Deer's Residential Land Bank - October 15, 1982, hereby continue to support the policy of landbanking provided that lots are sold at market value and as recommended to Council, October 25, 1982, by the City Assessor and City Commissioners."

Prior to voting on the above motion, however, it was agreed that the matter be tabled for reference to the landbanking committee in order that other alternatives might be explored.

In addition to the above resolution, a further motion was passed by Council at the May 9, 1983, meeting of Council agreeing that a review of the pricing of single family residential lots be undertaken as follows:

Moved by Alderman Hood, seconded by Alderman Webb

"RESOLVED that Council of the City of Red Deer agree that a review of the pricing of single family residential lots be undertaken and a report on same be brought forward for Council consideration and that this matter be referred to the Ad Hoc Landbanking Committee for comment and recommendations".

The Landbanking Committee has completed its review of the Landbanking Program and the attached report and recommendations from the Landbanking Committee are hereby submitted. In addition to the attached, it is anticipated that a further report will be presented to Council, September 26, 1983, by the Land Department with regard to the pricing of residential lots for the third stage of Rosedale.

R. Stollings
City Clerk

REPORT OF AD HOC COMMITTEE ESTABLISHED TO REVIEW THE LAND BANKING PROGRAM

Having reviewed the operation and current status of the Land Banking program, the Committee is of the opinion that the existing program has served the City very well during its development, and particularly during the recent period of rapid growth. It is the opinion of the Committee that the program will continue to benefit the City and should continue. There are, however, a number of concerns which have developed as a result of the current slowdown which require Councils' attention.

The most significant concern is that the land inventory has reached a point where the cost of land is of the order of \$18,800,000, the market value is of the order of \$45,000,000 and the annual carrying cost is \$1,861,000. This, combined with a slowdown in land sales, continuing high carrying costs and a potential decrease in market value may lead to a condition where careful management of the land bank is needed to maintain viability and, therefore, the benefits of the program to the City. The competition of neighboring municipalities for industrial and to a lesser extent, commercial and residential development, ensures that it will likely be a longterm condition.

A second concern is that of the decrease of private subdivision development within the City. The Committee believes that private enterprise should be encouraged and facilitated and that the Land Banking program should complement such activity.

The third concern is that the resolution of rail relocation plans could substantially change the proportion and extent of commercial, industrial and residential lands in the City Land Bank. The City and the Province could find themselves in possession of a substantial amount of commercial and high density residential land in the downtown area.

The fourth concern is that it has not been the policy of Council to delineate between the cost of Land Banking as opposed to other costs such as that of recreation and education sites. The result is that the true costs of land banking are not known.

As a consequence, the Committee is recommending to Council a statement of purpose for the Land Banking program which would address some of these concerns, the consideration of a standing committee which would advise Council on the management of the program, and some changes in policy and regulation which would assist in implementing the program.

These recommendations are attached, together with background information considered by the Ad Hoc Committee.

1. PURPOSE

The City should continue Land Banking and the Land Development program. The function of the land bank will vary with the type of land but its main purposes will be to ensure an adequate supply of lots on an economical basis and to ensure progressive, orderly development of land within the City. The program should be carried out in a manner that will complement and encourage private development while promoting the broader goals of economic and orderly development.

2. MANAGEMENT COMMITTEE

In order to achieve these objectives, Council could consider establishing a Land Banking or alternate Committee. The purpose of this Committee would be to ensure that the program is meeting the objectives intended and is operating within the policies adopted by Council. Specifically, it would be the responsibility of the Committee to advise Council regarding the management of financial and land resources, staging of developments and land sale policy, and to recommend to Council any change in policy which it considered in the interest of better promoting the objectives of the program.

3. POLICY

The Land Banking program should be operated within the following guidelines and as amended by Council from time to time:

- a) That each category of land banking should be selfsufficient
- b) That an inventory of residential land be maintained to meet the needs of City growth for ten years when the following are considered:
 1. 60% of land should be developed by the private sector.
 2. The average growth rate over the past ten years.
 3. Servicing, at present, should only be undertaken on a one year lead time basis, but planning from raw land to serviced lot should be continually staged so that there is the minimum lead time to replenish the inventory of serviced lots.
- c) That commercial land acquisition within the Downtown area be considered within the context of a Downtown Redevelopment Scheme.
- d) That an inventory of industrial land be maintained to meet the needs of City growth for ten years when the following are considered:
 1. While at present, the City is ostensibly the only developer of industrial land, the private sector should be encouraged to move into this area with an ultimate objective of 60% of the land being developed by this sector.
 2. The average growth rate over the past ten years.
 3. Servicing, at present, should only be undertaken on a one year lead time basis, but again planning from raw land to serviced lot should be continually staged so that there is a minimum lead time to replenish the inventory of serviced lots.

- e) Pricing for Residential land should be based on Market Value. Pricing for Industrial and Commercial land should be based on market value taking into consideration the following:-
 - 1. Conditions of sale such as restrictive covenants, special zoning, additional landscaping and parking requirements, etc.
 - 2. Cost of raw land, servicing and carrying charges
 - 3. Replacement cost of inventory
 - 4. Demand.
- f) That land purchase costs should only be charged to the Land Bank when the primary purpose is subdivision development:
 - 1. Provincial development grants are better utilized for the promotion of planning, social, recreational and aesthetic objectives which emanate from subdivision activity.
 - 2. Parking revenues are available for development of parking facilities in the downtown area.
 - 3. The cost of promotion of industrial development should be included.
- g) That the City should consider the leasing of City owned land to a developer based on market value if the specific use is considered to be of a general benefit to the community.

4. REGULATIONS AND CONDITIONS OF LAND SALES

The Committee recommends that the sale of City owned residential be carried out according to the conditions and regulations outlined in the attached documents and amended from time to time.

A

RESIDENTIAL SINGLE FAMILY SITES

GENERAL LAND SALE INFORMATION AND REGULATIONS

1. Persons who have existing City residential land sale agreements in effect are reminded that the terms of their agreement e.g. residency must be fulfilled. Applicants in breach of this condition would be subject to a \$5,000.00 penalty.
2. Only one application per family may be submitted per draw. "Family shall mean the immediate family (spouse, father, mother, children) who have resided in the same residence as the applicant at any time within three months immediately preceding the date of the lot draw." If unable to be present an applicant may be represented by an agent. Such agent must have written authorization and produce such authorization when making application. An agent may not represent more than one applicant.
3. Sales restricted to companies where there are no duplicate shareholders or directors of other companies participating in a lot draw.
4. Applicants, contractors and individuals shall be required to deposit \$100.00 IN CASH OR BY CERTIFIED CHEQUE, BANK DRAFT OR MONEY ORDER, upon making application to participate in the City lot sale. Such deposit shall be forfeited if the applicant selects a lot but does not proceed to enter into the Option Agreement.
5. Agreements to purchase are prepared for signing as soon as possible after the lot sale. Agreements are to be signed within thirty days of forwarding.
6. Terms of sale:
 - 1/3 of purchase price less \$100.00 despoit on signing agreement.
 - 1/3 of purchase price within 4 months of signing agreement.
 - 1/3 of purchase price within 8 months of signing agreement.

A building permit shall not be issued until the full purchase price has been paid.

NOTE: The City will not accept mortgage draws for payment of lots.

7. Construction shall be commenced not later than twelve months from the date of the land option agreement, and be completed not later than eighteen months from the date of the said agreement, to the satisfaction of the City of Red Deer. "Commencement of Construction" shall mean that the basement walls and sub-floor shall be completed and in place, and outside basement excavation shall be back-filled.
8. Any lot returned to the City after an applicant has proceeded to sign the land option agreement shall be subject to the following penalty:

The City shall refund to the Optionee the amount paid by the Optionee for the said option, less an amount equal to twelve (12%) percent per year of the purchase price multiplied by the number of days elapsed from the date of the agreement (1% per month).

9. Lot Exchange - A purchaser of a lot may exchange for a lot in the same subdivision for a fee of \$100.00 with the dates of construction being the same as the original agreement.
10. Mortgage approval must be in the name of the Applicant. Duplicate Certificate of Title and Land Transfer will not be released until the lot is paid for in full.
11. Front driveways are not required. Those lots with no lane access should consider making allowance for a front driveway. Curb-cut and sidewalk crossings will not be constructed due to the modified type of rolled monolithic curb to be constructed in these areas.
12. Footing elevations for the subdivision will vary. It will be the purchaser's responsibility to ensure that the house type is compatible with sewer grades. Information may be obtained from the Engineering Department.
13. It is the responsibility of the purchaser:
 - (a) To check for easements. See attached lot listing and map.
 - (b) To check for utilities. Contact the City Engineering Department - phone 342-8160, the City Electric Light and Power Department - phone 342-8274, Northwestern Utilities, Alberta Government Telephones and Cable West T.V.
 - (c) To check side yard setbacks, building line frontage and front yard setbacks and maximum and minimum floor areas required pursuant to Land Use Bylaw 2672/80. The Building Inspection Department shall be consulted in determining if the proposed dwelling meets Land Use Bylaw requirements.
 - (d) To protect the property pins which have been checked and replaced by an Alberta Land Surveyor prior to the lot draw. The City shall not be responsible for the replacement of property pins after the lot has been sold.
 - (e) To be responsible to contain the excavation dirt from his basement entirely within the property lines and not on City property (lane or boulevard). Failure to do this will result in removal of such material by the City at cost to the property owner.
 - (f) To be responsible for the installation of the electrical service lead from the electrical meter on the building to the utility system at some point on the property line, the location of which will be made available to the purchaser, upon his request, by the E.L. and P. Department.
 - (g) To be responsible for the placement and hauling of black dirt for landscaping purposes.
 - (h) Lot purchased as is. Purchaser responsible for inspecting soil and site conditions.
14. Lot draw rules and policies are subject to such other qualifying criteria as Council may establish prior to the date of sale and possible rescheduling of the sale date.
15. Notwithstanding any representations made, the Title to all lots sold by the City shall be subject to all easements and restrictions registered against the Title to such lands, and it will be the purchasers responsibility to investigate such Title at the Northern Alberta Land Titles Office in Edmonton.

RESIDENTIAL MOBILE HOME SITES

GENERAL LAND SALE INFORMATION AND REGULATIONS

1. Persons who have existing City residential land sale agreements in effect are reminded that the terms of their agreement e.g. residency must be fulfilled. Applicants in breach of this condition would be subject to a \$5,000.00 penalty.
 2. Only one application per family may be submitted per draw. "Family shall mean the immediate family (spouse, father, mother, children) who have resided in the same residence as the applicant at any time within three months immediately preceding the date of the lot draw." If unable to be present an applicant may be represented by an agent. Such agent must have written authorization and produce such authorization when making application. An agent may not represent more than one applicant.
 3. Sales restricted to companies where there are no duplicate shareholders or directors of other companies participating in a lot draw.
 4. Applicants, contractors and individuals shall be required to deposit \$100.00 IN CASH OR BY CERTIFIED CHEQUE, BANK DRAFT OR MONEY ORDER, upon making application to participate in the City lot sale. Such deposit shall be forfeited if the applicant selects a lot but does not proceed to enter into the Option Agreement.
 5. Agreements to purchase are prepared for signing as soon as possible after the lot sale. Agreements are to be signed within thirty days of forwarding.
 6. Terms of sale:
 - 1/3 of purchase price less \$100.00 despoit on signing agreement.
 - 1/3 of purchase price within 4 months of signing agreement.
 - 1/3 of purchase price within 8 months of signing agreement.
- A building permit shall not be issued until the full purchase price has been paid.
- NOTE: The City will not accept mortgage draws for payment of lots.
7. Construction shall be commenced not later than twelve months from the date of the land option agreement, and be completed not later than eighteen months from the date of the said agreement, to the satisfaction of the City of Red Deer. "Commencement of Construction" shall mean that the basements walls and sub-floor shall be completed and in place, and outside basement excavation shall be back-filled.
 8. Any lot returned to the City after an applicant has proceeded to sign the land option agreement shall be subject to the following penalty:

The City shall refund to the Optionee the amount paid by the Optionee for the said option, less an amount equal to twelve (12%) percent per year of the purchase price multiplied by the number of days elapsed from the date of the agreement (1% per month).

9. Lot Exchange - a purchaser of a lot may exchange for a lot in the same subdivision for a fee of \$100.00 with the dates of construction being the same as the original agreement.
10. Mortgage approval must be in the name of the Applicant. Duplicate Certificate of Title and Land Transfer will not be released until the lot is paid for in full.
11. Front driveways are required.
12. Specific location of the Mobile Home and garage to be approved by the Development Officer as per condition #26.
13. Front yard - 15' setbacks on either property line with the exception of lots 52, 53, 54, 73, 74 & 75. See price list for setbacks.
14. Footing elevations for the subdivision will vary. It will be the purchaser's responsibility to ensure that the house type is compatible with sewer grades. Information may be obtained from the Engineering Department.
15. It is the responsibility of the purchaser:
 - (a) To check for easements. See attached lot listing and map.
 - (b) To check for utilities. Contact the City Engineering Department - phone 342-8160, the City Electric Light and Power Department - phone 342-8274, Northwestern Utilities, Alberta Government Telephones and Cable West T.V.
 - (c) To check side yard setbacks, building line frontage and front yard setbacks and maximum and minimum floor areas required pursuant to Land Use Bylaw 2672/80. The Building Inspection Department shall be consulted in determining if the proposed dwelling meets Land Use Bylaw requirements.
 - (d) To protect the property pins which have been checked and replaced by an Alberta Land Surveyor prior to the lot draw. The City shall not be responsible for the replacement of property pins after the lot has been sold.
 - (e) To be responsible to contain the excavation dirt from his basement entirely within the property lines and not on City property (lane or boulevard). Failure to do this will result in removal of such material by the City at cost to the property owner.
 - (f) To be responsible for the installation of the electrical service lead from the electrical meter on the building to the utility system at some point on the property line, the location of which will be made available to the purchaser, upon his request, by the E.L. and P. Department.
 - (g) To be responsible for the placement and hauling of black dirt for landscaping purposes.
 - (h) Lot purchased as is. Purchaser responsible for inspecting soil and site conditions.
16. Lot draw rules and policies are subject to such other qualifying criteria as Council may establish prior to the date of sale and possible rescheduling of the sale date.
17. Fencing is to be approved by the Development Officer.
18. Landscaping - the balance of the site not used for the building, driveway and walkway must be landscaped. One mature tree in the front yard is required.
19. Additions - maximum size is 8' x 20' or total floor area of 160 square feet. It is to be approved by the Development Officer.

20. Storage buildings - maximum size is 10' x 10'.
21. Permanent foundations are to be approved by Development Officer.
22. Basement - if a unit is to be placed on a full or partial basement, details of floor support system are to be approved by an engineer and submitted to the Building Department.
23. Skirting is to be permanent with outside finish to match unit unless otherwise approved by the Development Officer.
24. Photos of mobile homes and alterations, plans of skirting and plot plan to be approved by Development Officer before permit is issued.
25. Mobile homes must meet the CSA Z240 code.
26. Sideyards are to be a minimum of 5' on one side and 15' on the opposite. Units are to be located so the 5' sideyard is next to the 15' sideyard on the next lot. Sideyards are to be as follows:

 In facing lot 5' from right property line
 15' from left property line
 Any and all set backs are to be confirmed with Building Inspector.
27. The decisions of the Development Officer on any item may be appealed to the Technical Review Committee.
28. The Building Inspection Department shall be consulted in determining if the proposed dwelling meets the Land Use Bylaw 2672/80.
29. Notwithstanding any representations made, the Title to all lots sold by the City shall be subject to all easements and restrictions registered against the Title to such lands, and it will be the purchaser's responsibility to investigate such Title at the Northern Alberta Land Titles Office in Edmonton.
30. Lot sale rules and policies are subject to such other qualifying criteria as Council may establish prior to the date of sale.

C

RESIDENTIAL FOUR PLEX SITES

GENERAL LAND SALE INFORMATION AND REGULATIONS

1. Applicants must be present at the time of registration in person. If unable to be present the Applicant may be represented by an agent. Such agent must have written authorization at the time of registration. An agent may not represent more than one Applicant.
2. All Applicants shall be required to deposit \$100.00 in cash or by certified cheque, bank draft, or money order upon making application to purchase a lot. Such deposit shall be forfeited if the applicant selects a lot but does not proceed to enter into the option agreement.
3. One application per family or company (member of a family cannot be a shareholder in a company making an application for a lot).
4. Sales restricted to companies where there are no duplicate shareholders or directors of other companies participating in a sale.
5. Agreements to purchase are prepared for signing as soon as possible after registration to purchase a lot is completed. Agreements to be signed within thirty days of forwarding.
6. Terms of Sale:
 - 1/3 of purchase price less \$100.00 deposit on signing of agreement.
 - 1/3 of purchase price within 4 months of signing agreement.
 - 1/3 of purchase price within 8 months of signing agreement.
7. A building permit shall not be issued until the full purchase price has been paid. The City will not accept mortgage draws for the payment of the lot.
8. Any lot returned to the City after an applicant has proceeded to sign the Land Option Agreement shall be subject to the following penalty.

The City shall refund to the Optionee the amount paid by the Optionee for the said Option, less an amount equal to twelve (12%) percent per year of the purchase price multiplied by the number of days elapsed from the date of the Agreement.
9. Construction shall be commenced not later than 12 months from the date of the Land Option Agreement, and be completed not later than 18 months from the date of the Agreement. Commencement of Construction shall mean that the basement walls and sub-floor shall be completed and in place, and outside basement excavation shall be back-filled.
10. Mortgage approval must be in the name of the Applicant.
11. Front elevations of the proposed building to be of brick unless otherwise approved by the Municipal Planning Commission.

12. It is the responsibility of the purchaser:

- (a) To check for easements - see attached lot listing and map.
- (b) To confirm location of utilities - contact the City Engineering Department and City Electric Light and Power Department, Northwestern Utilities, Alberta Government Telephones and Cable West T.V.
- (c) To check sideyard set backs, building line frontages and front yard set backs and maximum and minimum floor areas required pursuant to Land Use Bylaw 2672/80. See Building Inspection Department.
- (d) To check building and parking regulations with Building Inspection Department.
- (e) To protect the property pins which have been checked and replaced by an Alberta Land Surveyor prior to the lot sale. The City shall not be responsible for the replacement of property pins after a lot has been sold.
- (f) To be responsible to contain the excavation dirt from his basement entirely within their property lines and not on City property (lane or boulevard). Failure to do this will result in removal of such material by the City at cost to the property owner.
- (g) To be responsible for the installation of electrical service lead from the electrical meter on the building to the utility system at some point on the property line, the location of which will be made available to the purchaser, upon his request, by the E.L. and P. Department.
- (h) To be responsible for the placement and hauling of black dirt for landscaping purposes.
- (i) Lot purchased as is. Purchaser responsible for inspecting soil and site conditions.

13. Footing elevations for the subdivision will vary. It will be the purchaser's responsibility to ensure that the house type is compatible with sewer grades. Information may be obtained from the Engineering Department.

14. Notwithstanding any representations made, the Title to all lots sold by the City shall be subject to all easements and restrictions registered against the Title to such lands, and it will be the purchasers responsibility to investigate such Title at the Northern Alberta Land Titles Office in Edmonton.

D

RESIDENTIAL MULTIPLE FAMILY SITES

GENERAL LAND SALE INFORMATION AND REGULATIONS

DENSITY - 50 units/ha

MINIMUM FLOOR AREA PER UNIT - 37 square metres

MINIMUM FRONT YARD - 7.5 metres

MINIMUM SIDE YARD - 66% of building height or 3 metres, whichever is greater.

PARKING - 1 stall/one bedroom unit
- 1.5 stalls/two bedroom unit
- 2 stalls/three bedroom unit, plus 1 for every 5 units for visitor parking
Entire parking and access area paved

Accepted submission must also be approved by the Municipal Planning Commission who are concerned with landscaping, parking, architectural treatment of the building prior to issuing of the Building Permit. Detailed information is available from the Building Inspection Department.

BUILDING COMMITMENTS - 12 months to start from date of agreement
Completion - 24 months from date of agreement
Purchase price must be paid in full prior to issuing of Building Permit.

PURCHASE PRICE - The price being all inclusive with the exception of electric light and power, internal servicing costs and resubdivision costs. Sale subject to development being approved by City Council.

TERMS - \$1,000.00 fee for 90 day option
1/3 on exercising Option to Purchase less \$1,000.00 deposit on signing agreement
1/3 within 4 months of exercising option
Balance within 8 months of exercising option
The City will not accept mortgage draws for the payment of lot.

SUBMISSIONS - Shall include 4 copies of the following:

1. Site plans indicating
 - a) Size and location of proposed structures
 - b) Access to parking areas
 - c) Landscaping
 - d) Parking
 - e) Garbage pick up point and screening
 - f) Fencing (location and type)
 - g) Drainage - surface
 - h) Location of proposed services (sanitary sewer, water, etc.)
 - i) Building elevations
 - j) Floor plan

2.

2. Layout drawings indicating floor plans of development.
3. Elevation views indicating exterior appearance and finished materials.
4. Footing elevations for the subdivision will vary. It will be the purchaser's responsibility to ensure that the development is compatible with sewer grades. Information may be obtained from the Engineering Department.
5. It is the responsibility of the purchaser:
 - (a) To check for easements. See attached lot listing and map.
 - (b) To check for utilities. Contact the City Engineering Department - phone 342-8160, the City Electric Light and Power Department - phone 342-8274, Northwestern Utilities, Alberta Government Telephones and Cable West T.V.
 - (c) To check side yard setbacks, building line frontage and front yard setbacks and maximum and minimum floor areas required pursuant to Land Use Bylaw 2672/80. The Building Inspection Department shall be consulted in determining if the proposed dwelling meets Land Use Bylaw requirements.
 - (d) To protect the property pins which have been checked and replaced by an Alberta Land Surveyor prior to the lot draw. The City shall not be responsible for the replacement of property pins after the lot has been sold.
 - (e) To be responsible to contain the excavation dirt from his basement entirely within the property lines and not on City property (lane or boulevard). Failure to do this will result in removal of such material by the City at cost to the property owner.
 - (f) To be responsible for the installation of the electrical service lead from the electrical meter on the building to the utility system at some point on the property line, the location of which will be made available to the purchaser, upon his request, by the E.L. and P. Department.
 - (g) To be responsible for the placement and hauling of black dirt for landscaping purposes.
 - (h) Lot purchased as is. Purchaser responsible for inspecting soil and site conditions.
6. Notwithstanding any representations made, the Title to all lots sold by the City shall be subject to all easements and restrictions registered against the Title to such lands, and it will be the purchasers responsibility to investigate such Title at the Northern Alberta Land Titles Office in Edmonton.

BACKGROUND INFORMATION

LAND BANKING

CITY OF

RED DEER

Prepared by:

Red Deer Regional Planning Commission

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

DATE: April 7, 1983

Your File No.

TO: Landbanking Committee

Our File No.

FROM: D. Rouhi, Senior Planner

Land Banking - City of Red DeerBackground

The Canadian experience in this area began during The Great Depression, when numerous municipalities, with various motivations, acquired large amounts of land through tax forfeits or tax sales. Most of these municipal land buyers were in the West where there had previously been huge speculative land rushes. During the post war housing boom, many of these municipalities were able to meet burgeoning demands for houses by selling the "banked" lands, and some of them reinvested part of their substantial proceeds by buying raw land in the path of future urban expansion. From this essentially municipal beginning, Canadian public land banking spread during the 1950 and 1960's through the involvement of three levels of government. A federal land assembly program was begun as a small section of the National Housing Act in the early 1950's. Companion legislation was passed in several provinces, beginning a new generation of public land banking supported by senior governments.

Federal government, through C.H.M.C. provided financing, while the provincial governments provided secondary financing and were usually the project operators. Municipal government provided major political and planning support, and to some extent contributed to the project equity. In Alberta, Millwoods in Edmonton and the Town of Fort McMurray were the main benefactors of this program.

In 1978, the Federal Government announced that it would no longer finance the acquisition of new public land assemblies, however, the Alberta Government, through Alberta Housing, has been financing land acquisition since early 1970. In 1974 Alberta Housing bought about 500 acres of land in North Red Deer for future urban use by the city. In recent years the city acquired that land from Alberta Housing.

pg. 2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLINWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTEARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLE No. 6 —IMPROVEMENT DISTRICT No. 10

City of Red Deer - Land Banking

As the Committee is aware, the City of Red Deer has been involved in land banking since 1956 on an ongoing basis. The land banking started primarily for residential purposes, for the following reasons:

1. To provide serviced lots for individual home owners who were willing to build their own houses.
2. To provide the house builder with a number of serviced lots since they were not in a position to assemble land and provide serviced lots. At that time nearly all the houses were built by the house builders and then sold to the people.
3. To provide serviced lots at cost, so the savings were passed to the home buyer.
4. To provide a higher standard of design and create a better living environment.
5. Through land banking system, all the school sites are being provided at practically no cost to the school boards. In most cases this is above the normal ten percent required under the Planning Act. The same applies to park and recreation sites throughout the city.
6. To control the direction of growth to ensure that development takes place in an orderly and efficient manner.

Through the years the people, as well as house contractors, have enjoyed one of the lowest priced lots in the Province. Land banking proved to be so successful that many municipalities followed Red Deer's example. Land banking was originally intended for residential purposes but it was extended to industrial, commercial and recreational uses throughout the city.

The City acquired land and kept it as part of the land banking for 10 to 12 years in advance of development. Up to 1970, the city land banking kept pace with development, and the City had 10 years supply of land in reserve. During the 1970's as a result of the City's tremendous rate of growth (1971-1980 average of 4.4% per year), and even higher in the latter part of the 1970's (1976-1980 average of 6.6% per year), the City's supply of residential land has been reduced to about 5 years supply rather than 10 years previously.

Up to 1974, the City has been solely responsible for land acquisition, servicing and marketing of serviced lots. In 1974 Alberta Housing acquired about 500 acres of land on the north side of the City and kept it in trust for the City's future use. A few years ago, the City bought all the land from Alberta Housing and this was added to the City land supply.

Land Inventory - Land Banking : January 1983

<u>Proposed Use</u>	<u>Hectare</u>	<u>Acre</u>
Residential	333	825
Commercial (1)	7	18
Industrial (2)	313	775
TOTAL	653	1618

- Note: (1) The above figure does not include commercial land in the city centre used mainly as parking lots.
- (2) This includes land required for future railway yards in north Red Deer.
-

Before 1970, the City was practically the only supplier of serviced lots to home owners and contractors. In the last ten years, a number of developers have entered the market basically for their own and other contractors' use.

The City's land sale policies have changed frequently based on the circumstances at the time of the sale. The idea behind this is to make the lots available for the home owner occupier, acquiring a house for the first time and not to encourage speculators wishing to make a quick profit. The City used to allocate sixty percent of the lots for home owner occupiers, and forty percent for registered local contractors, but recently this restriction has been removed.

During the past five years (1978-1982) an average of 514 single family, 98 semi-detached and 773 apartment units per year have been built in the City. This is equivalent to 210 acres of land per year. Based on 210 acres per year land consumption, the City would require 2,100 acres of residential land for the next 10 years, or, 13 quarter sections.

If we assume that the City would provide sixty percent of the land for residential development, and the private developer would provide the other forty per cent, then the City would require eight quarter sections and the private developer would require five quarter sections of land for the next ten years.

Presently, the City has about five quarter sections of land designated for residential use in the north-west and East-Hill area of the City. About one and a half quarter section of this land is located west of the railway track in North Red Deer. The development of this land for residential purposes depends on the railway relocation project. It would appear that the City has about a five year supply of residential land if the railway is relocated, and about four years (1987) if the railway is not relocated.

Industrial Land

The City has been consuming about 50 acres per year, industrial land during the past five years. Of the total, about 45 acres has been the City's land and the remaining 5 acres belonged to private developers. The City's land consumption is expected to increase to 60 acres per year, as a result of population growth, as well as large petro-chemical additions planned for the Joffre area. Based on the above assumption, 600 acres of industrial land is required for the next 10 years. The City's land banking for industrial purposes is at 175 acres, all in the north-west section and includes the railway yards, etc. Although this amount of land appears to be adequate considering the two large areas of private land holdings intended for industrial use, outside the city, however, a large portion of city land may be difficult to develop due to the uncertainty over railway relocation.

Commercial Land

Commercial land can be divided into two groups. The land in the City centre and the land outside the City centre. The commercial uses outside the centre can be accommodated along the arterial roads or as part of planned shopping centres in residential areas, but there is a need for land assembly or land banking in the City centre and its fringe area. The land assembly in the City centre is one of the proven means of encouraging City centre redevelopment through large scale development proposals.

Recreational Land

Red Deer River with its two creeks can provide an excellent recreational opportunity for the City residents and the people living in the vicinity of the City. The Waskasoo Park Plan has indicated the need to preserve the river valley and the escarpment areas, specially in the north-east area located in the County of Red Deer. These areas should be preserved for public use through land acquisition provided for in the urban park project.

Conclusion and Recommendation

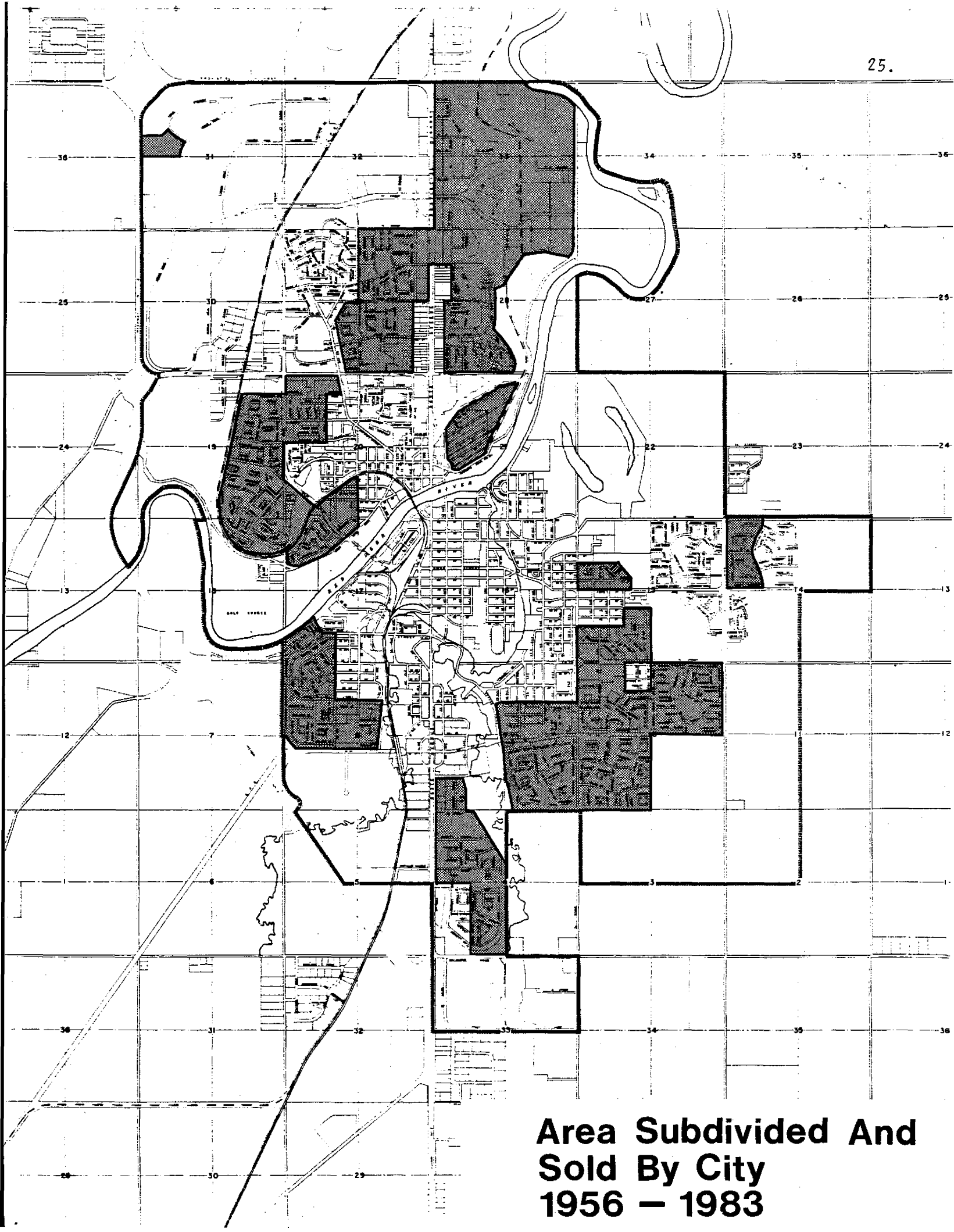
The City of Red Deer was probably the first urban centre in Alberta to have a program of land banking. Presently, nearly all urban centres have their own land banking program.

We believe land banking has been very successful in dealing with the period of slow, as well as rapid growth experienced by the City of Red Deer. Through land banking, the city has created integrated, planned neighbourhoods with high standard of parks, schools and recreation areas. The program also provided lots for thousands of families wishing to build their own homes, who otherwise could not afford home ownership.

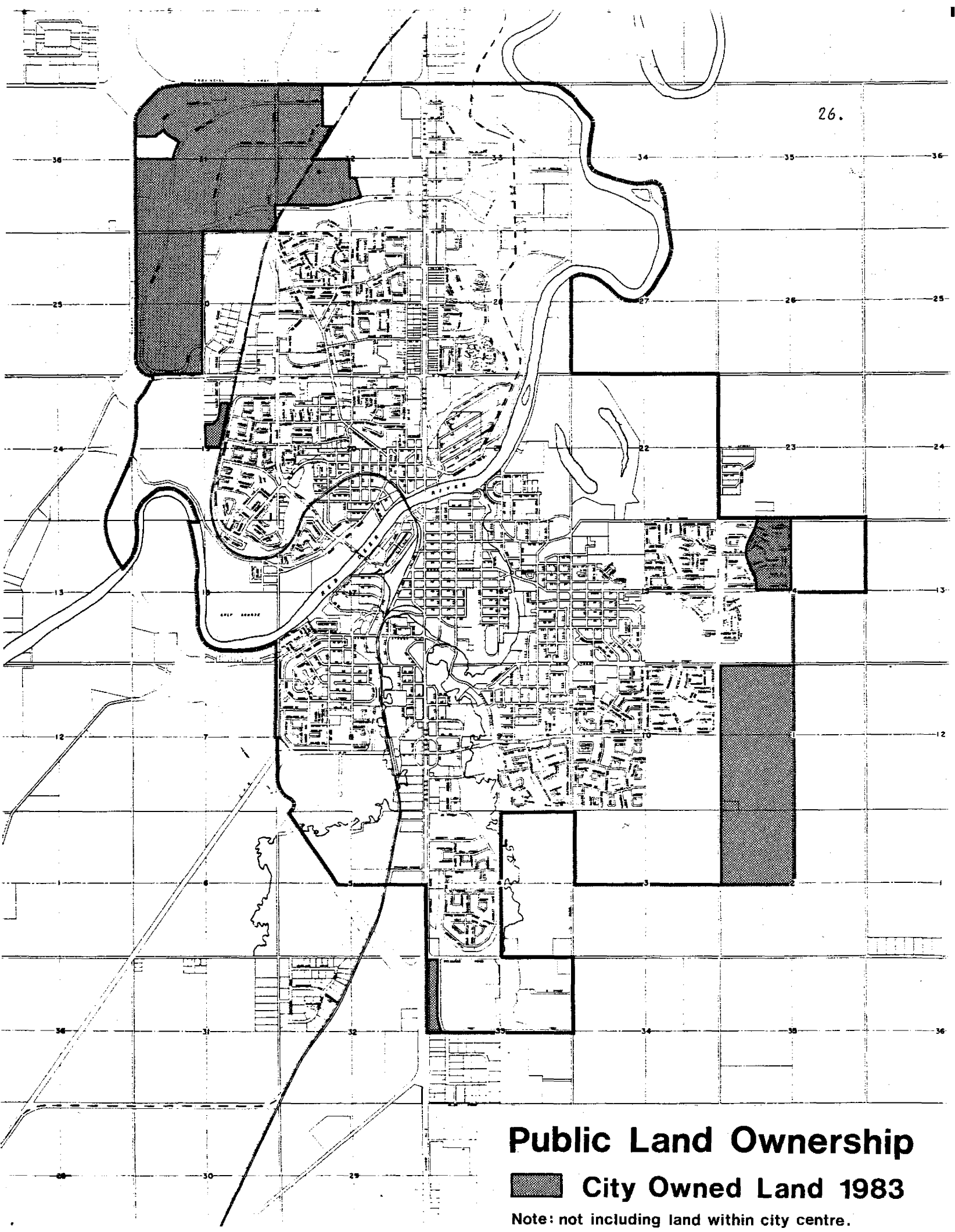
The city has also provided sites for low income housing, subsidized housing, senior citizens and other non profit purposes.

We feel that the citizens, as well as the city, have benefited from the land banking program and that the city should continue to acquire land necessary for at least sixty percent of the city's residential land requirements projected for the next ten years.

D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION



**Area Subdivided And
Sold By City
1956 — 1983**



Public Land Ownership

 City Owned Land 1983

Note: not including land within city centre.

 Residential
Industrial

 **Commercial**

April 6, 1983

TO: City Clerk
FROM: City Engineer
RE: Report for Landbanking Committee

In accordance with the course of action agreed upon at the last meeting of the Committee, this report is drafted to address the four (4) issues highlighted.

LAND DEVELOPMENT

Prior to proceeding further it would be wise to indicate what the definition of "land development" is assumed to be.

"Land development is the process of designing and constructing all the services required to convert a raw piece of land to a functional land use whether it is residential, industrial or commercial. The development by the City could be with any combination of City forces, contractor or consultant."

In my opinion the Public Works staff of an Engineering Department should maintain some involvement in construction. The primary function of the Public Works Section should be in the maintenance of City services. Some involvement in construction is necessary to maintain knowledge of current practices and materials in the municipal field. This need can be met without the need for extensive land development through main replacement, local improvements and specific road construction projects.

Major land development, whether it is residential, industrial or commercial, can require a heavy commitment of manpower and equipment. If not carefully monitored staff levels and equipment procurement can reach levels that are suddenly excessive in periods of economic slowdown such as now.

The other side of the coin is that in periods of economic recession, if the City does not develop and market land, there may well be no land available for interested buyers. If there is not a substantial market, private industry may not develop land.

City land development can and should occur, if it is decided that the City will continue to develop land, with a predominance on consultant/contractor utilization, to minimize staff and equipment increases. As mentioned

earlier, City forces should remain involved in some construction.

The comments may apply to essentially any form of land development, ie. residential, commercial or industrial.

Major trunk (offsite) services will likely always remain a City responsibility to design and construct as the private sector could never commit themselves to the kind of expenditures required to complete these facilities.

LANDBANKING

The decision as to whether or not a City should landbank is primarily a political one. Certainly the economics of such a practice is a major consideration, but I do not believe you can get a "yes" or "no" answer from any cost analysis. The City should play a minor role in such activities and if the private sector can meet the needs of the community, this should be encouraged. This applies to residential, industrial and commercial; perhaps more so to the industrial component which is a more volatile market.

LAND SALE POLICY

The land sale policy should be as simple and restriction free as possible. This would allow for easier administration of the sale and less follow up. No preferential treatment should be given; any individual, organization or company should have an equal opportunity to purchase a lot.

SALE PRICE

Sale of City owned land should be at fair market value. Subsidized land sale prices benefit only the buyer not the general populace, at least not significantly. Profits derived from a land sale could be used to reduce taxation generally.

It is realized that the comments given herein are general in nature. As indicated earlier, this decision is largely a political one and will have to be resolved at that level.

Respectfully submitted.

B. C. Jeffers, P. Eng.
City Engineer

BCJ/emg

1983 03 30

TO: Mayor R. McGhee
FROM: City Assessor

Land Development

The philosophy and principles of a land bank is to assist in meeting the current and future needs and trends of the market place.

One of the main purposes or functions is to insure an adequate supply of properties to the citizens, builders, and developers on an economical basis, thereby assisting in the progressive and orderly development of the City.

Land Banking

One of the better definitions of land banking is:

"A stockpile of land owned by the public, resulting from a policy implemented by a continuous program of land buying and management for the public, to be held by the government for future use as needed."

To meet the criteria for land development, land should be acquired well in advance of its needs on the market place. Depending on price, supply and demand for the product, an eight to ten year land bank supplement by private enterprise would appear to be adequate. There are many advantages as well as disadvantages with the government being involved but in my opinion the advantages outweigh the disadvantages (as per our report to Council dated October 15, 1982).

With respect to industrial land banking, I am of the opinion that the municipality should not be in same, providing private enterprise is meeting the needs of the community. As this was not happening in our City and as we are involved, I would recommend that we endeavor to treat this phase the same as residential, with encouragement to the private sector to become more involved.

Commercial lands should not be land banked unless required for present or long range plans for the municipality.

1983 03 30
Page 2

Each component of land banking should be able to stand on its own financially and not be a direct charge to the public unless they are fully aware of why it is not self-supporting, i.e. land banking of commercial properties for parking purposes.

Sale Policy

No preferential treatment should be given to any individual, contractor, developer, club or association etc., as a general policy. Special requests or circumstances should be dealt with by City Council on their individual merits.

General housekeeping rules such as terms of payment, building commitment, penalties, etc. should apply to all land sales.

Where a specific policy or rule may be required for a designated area, they should be approved by Council at the same time as the general rules.

All policies should be flexible enough to meet the then current economic climate, supply and demand and market place.

Sale Price

All sales should be on the basis of market value. Any deviations to this policy should be debated in open Council where all the pros and cons of the application should be brought forth.

D. J. Wilson, A.M.A.A.

DJW/bt

April 15, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: SUBDIVISION DEVELOPMENT

At the March 24, 1983 meeting of the Ad-Hoc Landbanking Committee the administrative members were requested to prepare reports on the following aspects of Subdivision development:

1. Land Banking
2. Land Development
3. Land Sale Policy
4. Sale Price (pricing)

The above aspects are fairly general and can cover a number of items related to subdivision development. Comments will be provided in this report based on each of these aspects. The comments will be related to subdivision development and not downtown development.

1. Land Banking

The purpose of the City being involved in land banking was to ensure an adequate supply of lots to citizens and contractors on an economical basis that will ensure the orderly development of land within the City. This purpose is as valid today in 1983 as it was in 1953 when the land banking system was commenced.

At December 31, 1982 the City held approximately 1,838 acres of land for development (excluding lands located in the downtown area). The cost of this land including accumulated carrying charges, was \$18,800,000.

The appraised value of the land held for development is \$45,000,000. This value is significantly less than what it was at December 31, 1981 because of the depressed land market. This means that in 1982 carrying costs were incurred to hold this land but the value of the land did not increase (because of inflation) to offset the costs.

The difference between the appraised value of \$45,000,000 and the accumulated cost of \$18,800,000 cannot be thought of as profit because

profit will not be realized until the land is sold. This may take 10 years or more. If land prices remain stable or continue dropping, and the cost of the land keeps increasing due to interest charges, then the profit to be realized will be rapidly reduced. For example, the carrying charges are increasing the cost of the land at \$1,861,000 per year.

There is a risk involved in purchasing and holding land. For example, in December, 1981 the City purchased some 291 acres from Carma for \$8,731,500. At December 31, 1982 the cost of this land including carrying charges was \$9,596,000. The appraised value of the land at December 31, 1982 was \$7,276,000 or a paper loss of \$2,320,000.

It could, of course, be argued that the paper loss of \$2,320,000 is only temporary. Past experience dictates that land values may drop for a few years but over the long term values do increase. It may be, however, that the land value had increased to the point where values were over-inflated. Certainly values in similar sized cities such as Lethbridge and Medicine Hat are not as high. Unless demand significantly increases, it is expected that land prices will not increase significantly in the next 2 or 3 years.

An additional concern regarding the purchase of the Carma land, was that the primary reason for the purchase was to ensure the land would be available for railway relocation. Development for resale was of secondary importance. The purchase of the land, because of its significant value, placed the subdivision fund at risk.

The comments regarding the Carma land are also applicable to the purchase of land from Madison Development in September, 1981. The land was purchased for the primary purpose of the River Park. A portion of the purchase (60 acres) was charged to the Subdivision Fund. The cost of the charge at December 31, 1982 was \$1,100,000. The appraised value of the land was \$900,000. This means a paper loss of \$200,000 has occurred.

In the case of both the Carma and Madison land purchases the primary purpose was not for subdivision development. Certainly, if the only justification for purchase was subdivision development the purchases would not have been made.

It appears that some policy guidelines should be considered for subdivision land purchases such as:

1. Land purchases should only be considered when development can be expected within a reasonable time span. A reasonable period, as an example, may be 10 years.

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2. Land purchases should only be charged to the subdivision fund when the primary purpose can be considered as subdivision development. If the primary purpose is not subdivision development, then the purchase should be funded by the primary purpose.
3. A formal plan for subdivision development over the next 10 years should be developed as a guide for (1) above.

As a general statement, there does not appear to be a need for the City to undertake any land purchases for subdivision development within the next one to two years. Certainly given the uncertain nature of today's land market such land purchase would involve risk unless justified on the basis of planned development within the short term. This risk was recently increased by the recent Provincial announcement that new debenture borrowings would no longer be subsidized at 11%. Future land purchases will have to be financed at market rates. This increases the cost of holding new land purchases and reduces the profit on resale.

2. Land Development

Once the land has been purchased substantial additional costs must be incurred to service the land for sale. These servicing costs are not incurred as each parcel is developed. Costs must be incurred to service a large area. It could then take up to ten years or more before all the serviced land is sold and all servicing costs recovered.

The incurring of servicing costs in addition to land purchase costs in the last two years has significantly increased the net investment in subdivisions:

<u>Date</u>	<u>Net Subdivision Investment</u>	<u>Dollar Increase (Decrease)</u>	<u>Percent Increase (Decrease)</u>
December 31, 1980	\$ 2,100,000	\$(8,000,000)	(79)
December 31, 1981	13,600,000	11,500,000	548
December 31, 1982	25,300,000	11,700,000	86

The net subdivision investment increase in the last two years of \$23,200,000 can be attributed primarily to:

1. Purchase of the Carma property in December, 1981 - \$9,600,000.

...4

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2. Development of the new Westerner site - \$4,600,000.
3. Servicing of the Edgar subdivision - \$5,200,000.
4. Purchase of the Madison property in September, 1981
- \$1,100,000
5. Development of Kentwood Park - \$2,100,000

The development of the new Westerner site is of concern. By the end of 1983 it is projected that incurred costs will have exceeded \$6,000,000. This cost is supposed to be funded by the net recovery from the sale of the old Westerner site and the commercial portion of the new site. It is doubtful that this will be achieved. In fact, it is possible a \$3,000,000 shortfall will occur. The funding of this shortfall could be done by either:

1. Debenture funds to be a charge to property taxation, or
2. A charge against accumulated subdivision surplus.

It is probable that a charge against accumulated subdivision surplus would be a more acceptable method.

* If the \$3 million shortfall is to be charged to subdivision surplus a further question is raised. How much is the accumulated surplus?

To calculate the subdivision surplus at any time consideration must be taken of costs to be incurred many years in the future for subdivisions already completed. This occurs because costs such as for major thoroughfares are charged to subdivisions. If these costs are taken into consideration, and an assumption made that a \$3,000,000 shortfall will occur in Westerner relocation funding, then it is estimated the uncommitted accumulated subdivision surplus is \$5,800,000.

The \$5,800,000 surplus has been accumulated over a number of years since the City became involved in subdivision development. The purpose of the surplus is to absorb losses that may occur in years when poor economic conditions occur and losses may be experienced on the sale of land. For example, if the Carma land was sold today a \$2,320,000 loss would occur.

It is obvious that Red Deer subdivision development has experienced the effects of the economic slowdown that has occurred in the last two years. In 1982 the revenues and expenditures of the subdivision fund were:

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Subdivision Fund
Statement of Revenues and Expenditures
For the Year Ended December 31, 1982

Revenue	\$ 4,900,000
Expenditure	<u>16,300,000</u>
Excess of Expenditure over Revenue	<u><u>11,400,000</u></u>

Included in 1982 expenditures was the following:

Administration Charge	\$ 819,000
Interest	<u>1,926,000</u>
	<u><u>2,745,000</u></u>

It was obvious that at the present level of revenue recovery the net investment in subdivisions could rapidly increase. As a result, in 1982 expenditure on servicing was reduced to only that required for land expected to be sold in the next year. It was then realized that the administration charge would be significantly reduced in 1983 because it is based on 10% of servicing costs incurred. Council agreed to reduce the amount included in the 1983 operating budget to \$250,000 to reflect this reduction.

Another reason why subdivision net investment must be maintained as low as possible is the cost of financing the investment. The net subdivision investment of \$25,300,000 at December 31, 1982 was financed by:

1. Debentures	\$23,200,000
2. Working Capital	<u>2,100,000</u>
	<u><u>25,300,000</u></u>

The debentures used to fund the existing investment were issued at an average subsidized interest rate of 9.9%. If additional servicing is required, the debentures to be issued would be at market rates. This is as a result of the termination of the Provincial interest subsidy program. The current market interest rate is 13.25%.

It is recommended for 1984 that the City only incur servicing costs for subdivisions required within the next year. This policy should exist as long as current economic conditions continue. If economic conditions improved significantly, then this policy would be subject to review.

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3. Land Sale Policy
4. Sale Price (Pricing)

The City for a number of years had a policy of setting land prices based on recovering the servicing costs and the replacement cost of the land. This policy ensured that sufficient funds would be available to fund the replacement of the land.

In recent years the policy was amended so that residential land was sold at market less a factor to compensate for building restrictions. Additional reductions were available to qualified homeowner applicants.

The sale of residential land below market value with additional available subsidies has meant that sufficient money was not recovered to fund the replacement of the land. As a result, rather than having money available to fund additional purchases the net subdivision investment has increased. It is accordingly recommended that when selling land the City should sell it at market value with reductions only to reflect restrictions in the sale agreement. The City should not try to subsidize purchasers. The lot purchaser has already been assisted by the competition provided by the City. Further subsidizes can increase the risk of subdivision investment for the City as a whole.

Summary

This report recommends that the City should continue being involved in subdivision development. The report does, however, recommend some guidelines for continued involvement:

1. Land purchases should only be considered when development is expected within a reasonable period, for example 10 years.
2. Land purchases should only be charged to the subdivision fund when the primary purpose is subdivision development.
3. A formal plan for subdivision development for the next 10 years should be prepared and updated annually.
4. Servicing costs should only be incurred for properties required within a year. This would be subject to annual review.
5. Serviced land should be sold at market value less provision for restrictions in the sale agreements.

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It is further recommended that additional purchases of land should not occur until the need is established based on the preparation of a formal development plan.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm

**URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER**

1, 5579-47 STREET
RED DEER, ALBERTA T4N 1S1
PHONE 343-0817

September 7, 1983

Mayor Bob McGhee
& Members of Council

City of Red Deer
City Hall
Red Deer, Alberta

83 SEP 17 AM 10:30

Dear Mayor McGhee & Councillors:

RE: Report of Ad Hoc Committee Established to Review the Land Banking Program

Thanks are due to you and your Administration, for making available a copy of the above report for study by our Institute, in advance of the September 12th Council Meeting.

We wish to commend Council and the Administration for taking the initiative to review the land bank program.

Please also be advised our Institute recognizes the contribution made by the City in the development of lands for residential and commercial purposes. We also recognize the credible manner in which the City Assessor and his staff have carried out the pricing and marketing aspects of the land bank program, over and above their normal municipal assessment mandate.

The current recession has imposed severe constraints upon the land development industry. In its capacity as a developer, the City of Red Deer is facing the same severe constraints.

We agree with the 4 items of concern cited in the Land Banking Committee Report which are briefly reiterated as follows:

- 1.) Annual carrying cost of the land bank is \$1,861,000.00, sales have slowed down, continuing high carrying costs and a potential decrease in land value may lead to a condition where careful management of the land bank is needed to maintain viability.



URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER

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City of Red Deer
Report of Ad Hoc Committee

..... 2

- 2.) The decrease of private subdivision development within the City.
- 3.) The City (& Province) will likely bear a substantial increase in its total land bank, in the event rail relocation is resolved.
- 4.) The true costs of land banking are not known.

We believe some additional perspective is worthwhile when considering the Land Bank Committee Report in conjunction with the recently released 1982 City Financial Statement. For example:

- * Net investment in subdivisions is \$27,867,291.00
- * Debenture debt for subdivisions is \$23,200,986.00 or approximately 1/3 of the City's total 70 million debenture debt.
- * The Per Capita Debt is \$1,444. of which the single largest item is \$478. for subdivisions, more than General Municipal Services which is \$385. per capita.
- * Subdivision revenues decreased by 49.48% in 1982 over 1981.
- * The carrying costs alone, of the City's Land Bank for 1982, were more than the total operating costs of the City's Public Transit system.

The Land Bank Committee Recommendations in our view, are definitely headed in the right direction, by endeavouring to define the Land Banks' PURPOSE, its MANAGEMENT, and its POLICY.

We believe moreover that the economic factors and policy decisions which are seriously and adversely impacting upon private sector land development corporations, are similarly impacting upon Red Deer City's Land Bank and Subdivision activities.

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URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER

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RED DEER, ALBERTA T4N 1S1
PHONE 343-0817

City of Red Deer
Report of Ad Hoc Committee

..... 3

The essential difference however, is the ability of the City to call upon its tax revenue base for purposes of debenture borrowing, or to increase that tax base when necessary to offset losses.

Startling as it may seem, the total City tax revenue in 1982 was less than the total subdivision debenture debt.

Our institute has always held to the philosophy that land banking should not be undertaken by Governments, where the private sector can demonstrate a willingness and capacity to meet that need, in a free market system.

However, the sheer magnitude of the City's current land position of some 900 potential residential acres and more than 900 potential industrial and commercial acres, in a declining market, will require intensive management. In the face of the present market circumstances, we support the statement of Purpose on Page 2 of the report.

The Urban Development Institute moreover generally concurs with the Policy recommendations of the Land Bank Committee. However, we suggest that regulations and conditions of land sales can be relaxed, provided sales are based on market value.

In addition, because we agree with the Land Bank Committee's contention that careful management of the Land Bank is needed to maintain viability, we recommend:

That the City of Red Deer establish a separate Land Development Department or Branch, to perform the "developer" function and to have as their sole responsibility the mandate of carrying out the Land Bank Committee's recommended statement of purpose.

This U.D.I. recommendation is based upon the following factors:

- 1.) Our Chapter believes that the situation currently facing the continued operation of the City's Land Bank is critical from an economic point of view.

..... 4



URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER

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PHONE 343-0817

City of Red Deer
Report of Ad Hoc Committee

..... 4

- 2.) The statement of purpose on Page 2 of the Land Bank Committee Report, proposes a function that is separate and distinct from normal Municipal Administration. The pursuit of these laudable goals is complex, because the Municipality is cast into direct competition in a free market system with the private sector, which it seeks to "complement and encourage". The proposed management committee is a most appropriate vehicle to address matters of policy. However, adequate management of the proposed day to day technical details demands a separate development arm of the Municipality, with direct accountability to Red Deer City Council.
- 3.) We agree with the Land Bank Committee's 4th concern on Page 1, that true cost allocations can be gained by delineating between the cost of land banking as opposed to other costs. Indeed the efficiency and reportability to Red Deer City Council necessarily extends to separate, specific development and marketing cost analysis for each of the components (residential, commercial, and industrial) of the land bank and subdivision investment program(s).
- 4.) The comment of the City Treasurer on Page 10 of his introduction to the 1982 City Financial Statement.

"An area of concern that should be recognized is the amount of net subdivision investment. If economic conditions do not improve significantly in the next few years, much of the capital expenditure normally recoverable from subdivisions will need to be deferred until lot sale revenues improve."

- 5.) The comment of the Auditors' Report on Page 11 of the City Financial Statement.

"In our opinion, these financial statements present fairly the financial position of the City as at December 31, 1982 and the results of its operations and capital financing for the year then ended in accordance with the basis of accounting described

..... 5

**URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER**

1, 5579-47 STREET
RED DEER, ALBERTA T4N 1S1
PHONE 343-0817

City of Red Deer
Report of Ad Hoc Committee

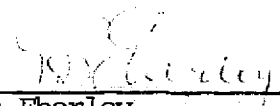
..... 5

- 5.) in Note 1 to the financial statements applied, except for the change in recording of subdivision developments as referred to in Note 2 to the financial statements, on a basis consistent with that of the preceding year."

We are confident that Council will wish to respond in the best interests of the ratepayers of the City of Red Deer. A delegation from our Institute will be in attendance to speak to this important matter on September 12th next.

Thank you again for the consideration extended by consulting with, and entertaining this response from, our Red Deer Chapter.

Yours truly,



Ron Eberley
Red Deer Chapter Chairman
RE*tj

Commissioner's comments:

The comments and observations of the Urban Development Institute were not received in sufficient time to circulate same to the various departments for review.

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER

45.

NO. 1

TRANSIT DEPARTMENT

P. O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

²
~~34X~~-8225

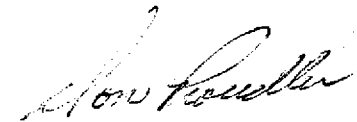
August 25, 1983

TO: City Clerk
FROM: Transit Supt.
RE: Posted times at bus stops

For Councils information, the bus arrival times have been posted on all bus stop signs throughout the City.

The decals were installed by the Transit staff in order to cut costs.

The cost of this project was \$963.27.


DON PROUDLER

Transit Supt.

DP:sp

Commissioners' comments:

The above is submitted for the information of Council.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

NO. 2

September 6, 1983

TO: MEMBERS OF COUNCIL
FROM: MAYOR R.J. MCGHEE

Re: Mayor's Public Relations Account

This area covers budgeting for a number of items such as the Volunteer Appreciation Night, General Public Relations, General Supplies, Miscellaneous Small Grants, A.U.M.A. Convention, etc. This year's activities and subsequent pressure on this account has almost depleted our budget allocations.

Some of the areas which have contributed to this situation are:-

- Council directing some Grant applications to this office
- More Provincial Events being held in Red Deer
- New Conventions and Shows
- Activities of Red Deer Residents
- Some additional funds for the A.U.M.A. Convention
- Some additional funds for the Volunteer Night

An estimate of \$8,000.00 additional funding is required to complete the year. We believe the expenditures in the promotion of the City are most worthy and would seek your support.



R.J. MCGHEE
Mayor

RJM/dk

NO. 3

September 6, 1983

TO: MAYOR
CITY COMMISSIONER
CITY COUNCIL

FROM: CITY TREASURER

RE: ACCOUNTING FOR PAYMENTS ON DEBENTURES USED TO FINANCE SUBDIVISION
INVESTMENT

In July I advised that a change in the accounting for payments on debentures used to finance subdivisions had been recently announced by the Provincial Government. The result of the change was that such debentures could not be capitalized until recoveries were made from land sales. The effect of the change was the debenture payments might have to be funded from property taxation until the land could be sold.

A number of the smaller cities made representation to the Province to express their concern. After much consideration, the Province has indicated the policy must stand that debenture payments cannot be capitalized. The Province has said, however, that the gross proceeds from land sales can be applied to the repayment of the debentures. This had not been their policy previously. The effect of this change is that as long as land sales revenues each year exceed the debenture payments no recovery would be required from property taxes.

For 1983 Red Deer's debenture repayment for subdivisions is \$2,952,000. To September 1, 1983 approximately \$2.7 million in land had been sold for 1983. Accordingly, it appears little, if any, contribution from property taxes will be required for 1983.

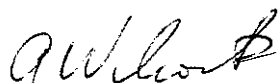
In order to ensure that little, if any, contribution will be required from property taxes in future years the following actions should occur in future:

1. Sufficient land sales should be made each year to offset debenture payments

...2

2. All additional expenditures for subdivision land and services should be debentured.
3. When major expenditures for land purchases or trunk services are required the expenditures should be funded, if possible, from Provincial funding programs.
4. Expenditures on subdivision land and services should be limited to those required for land to be sold in the immediate future.

This report is submitted for Council's information. No action is necessary at this time.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm

Commissioners' comments:

The attached report from the City Treasurer is presented for Councils information only at this time. There are some implications resulting from this policy of Municipal Affairs which will be dealt with partly at budget time and partly when Council gives consideration to further subdivision servicing.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 4

September 6, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: TENDERS FOR TRANSFORMER (7/15)

As a result of a tender request for a transformer, the four lowest tenders were:

<u>Supplier</u>	<u>Quoted Capital Cost</u>	<u>Transformer Losses</u>	<u>Total Cost</u>	<u>K.W. Losses</u>	<u>Core & Coil Kg.</u>	<u>Tank Kg.</u>	<u>Oil Kg.</u>	<u>Total Kg.</u>
Canadian General Electric #1	377,800	226,659	604,459	116.9	32,523	12,452	12,769	57,744
Federal Pioneer Ltd.	426,060	213,932	639,992*	108	35,400	18,460	20,540	74,400
Canadian General Electric #2	362,630	279,213	641,843	146.6	27,270	13,441	13,543	54,254
Ferranti Packard	369,800	272,966	642,766	142	27,700	20,865	24,040	72,605

* Price not firm. Includes an escalation clause.

The actual out of pocket cost to the City is Column (1) headed "Quoted Capital Cost". In comparing the tenders it was indicated to bidders in the tender documents that transformer losses would be taken into consideration in computing the total cost of the transformers. The value of the losses is shown in Column (2) headed "Transformer Losses". By adding the first two columns together, the total cost is determined in Column (3). The values in Column (3) are used for comparing the cost of the tenders.

The tender from Federal Pioneer Ltd. did not quote a firm price. Because it contained an escalation clause, it is not being considered.

The tenders submitted by Canadian General Electric were for a transformer that is extremely small compared with the Ferranti Packard tender

although it did meet tender specifications. Because of the small size the E.L. & P. Superintendent is concerned about the loading capability of the unit. Canadian General Electric would be willing to extend the warranty period by six months on the transformer. This guarantee would not be of use in maintaining electrical service in the event of trouble. As there would be no spare units, it is important the unit purchased be of very low risk. The E.L. & P. Superintendent considers the risk in purchasing the C.G.E. design is too high and is not acceptable.

Based on the previous comments, the tender submitted by Ferranti Packard would appear to be the lowest acceptable bid.

Subsequent to the receipt of tenders Ferranti Packard offered an alternative to their tender. For the same capital cost they would provide a transformer with only 120 KW losses. This means the total cost would be reduced to \$603,128 instead of the \$642,766 quoted above. As Ferranti Packard had the lowest acceptable bid it is recommended their alternative be accepted.

Requested Action

The E.L. & P. Superintendent and City Treasurer recommend to Council the tender award be given to Ferranti Packard as outlined in the report.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm

Commissioners' comments

The issues involved in the size (weight) of these transformers and their losses is quite complex and Mr. Roth will be available at Council meeting to elaborate for Council, if they wish. Having discussed this at length with Mr. Roth, however, we would concur with the attached recommendations from the Treasurer.

"R. J. McGHEE"
Mayor

"M. C. DAY"
City Commissioner

NO. 5

7 September 1983

TO: COUNCIL

FROM: CITY CLERK

RE: DEBENTURE BYLAWS 2821/83 and 2822/83

The above mentioned bylaws which provide for the borrowing of a total of \$549,150.00 for the purpose of:

- (a) Rehabilitating the existing Recreation Centre (\$311,400.00) and
- (b) Extending furnishing and equipping the existing recreation centre (\$237,750.00).

have been advertised and no formal petitions calling for a vote of the electorate have been received.

While we received no formal petitions, we did however receive individual letters from various persons and copies of same are attached hereto.

The next step in the process concerning these bylaws is to apply to the Local Authorities Board for permission to proceed with second and third readings of the bylaws and this action is currently being taken.

Respectfully submitted,

R. STOLLINGS,
City Clerk



Kipp Scott Pontiac-Buick-GMC Ltd.

6801-50th Avenue, Red Deer, Alta.

P.O. BOX 70 T4N 4E2

PHONE 403-343-6633 TELEX 03-83148



PONTIAC

BUICK

CADILLAC

GMC TRUCKS

"ASK US ABOUT LEASING"

August 22, 1983

Red Deer City Council
RED DEER
Alberta

Dear Gentlemen:

It has come to our attention that certain repairs, renovations and additions are proposed in relation to the Recreation Centre. We are advised that the total cost of the package is estimated to exceed one million dollars.

In view of the present economic situation and the escalating burden faced by the citizens of Red Deer, it would appear that prudent management of City affairs would dictate that such expenditures be put on hold. Based upon information which we have received, the proposed expenditures do not appear to be related to a "must do" situation. Even though these are supposed to be bargain times to have construction work completed; it is never a bargain, nor practical, to spend money which one doesn't have.

We have recently been informed that there is a substantial unplanned shortfall in relation to the re-location of the Exhibition which will be a burden shared by all tax payers. It is suggested that now is not the time to be expanding recreation facilities and increasing such burdens even further.

It is time that our City Council and City Management got serious about cutting costs and bringing the City's operation under control. Numerous avenues must exist whereby the budget could be trimmed and expenditures rationalized. It is difficult to believe that

.../2

"Ye canna beat a SCOTT deal."



Kipp Scott Pontiac-Buick-GMC Ltd.

6801-50th Avenue, Red Deer, Alta.

P.O. BOX 70 T4N 4E2

PHONE 403-343-6633 TELEX 03-83148



PONTIAC

BUICK

CADILLAC

GMC TRUCKS

"ASK US ABOUT LEASING"

Red Deer City Council

Page 2

August 22, 1983

the present operation could be described as a "lean machine". Department heads should be encouraged to eliminate unnecessary programs and associated costs and discouraged from proposing new expenditures. Until there is a considerable change for the better in the economic climate, we should continue to reduce government spending and postpone all spending that is not absolutely necessary.

Yours sincerely,

G.R. SCOTT
President

GRS/DAP/ak

"Ye canna beat a SCOTT deal."

D.R. Waines

PROFESSIONAL CORPORATION
CHARTERED ACCOUNTANT

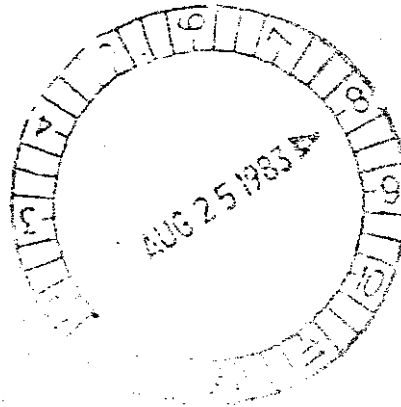
54.

PHONE (403) 347-3354

#702, 5010 - 43rd STREET
RED DEER, ALBERTA T4N 6H2

August 23, 1983

Mayor Bob McGhee
Red Deer City Hall
RED DEER, Alberta



Your Worship:

RE: The Proposed Recreation Expansion

I thought it necessary to write you regarding the construction of office space for the Recreation Department.

The present city hall has adequate empty space to fill the department's needs. In a small centre like Red Deer, the time for administrators to travel is not significant, and centralization of offices is probably most efficient. The cost to construct new offices of \$408,000 is only the direct cost. There will be tremendous other relocation costs before Mr. Moore is finished.

In light of the present economic times, the needs of the department should be easily met with minor cost right at City Hall.

Secondly, major basement renovations should be delayed or considered as part of the maintenance budget of \$369,300 as for a short time any expenditure which can be delayed should be.

By simple economy, a saving of \$661,500 can be achieved. If the Recreation Department wish to clean up and perform minor improvements to the recreation centre, then perhaps they can achieve it through volunteers performing work which will free up cash from other areas of the budget for those changes it feels necessary.

Please ensure that the other councillors are made aware of my views.

Yours truly,

D. R. Waines,
Chartered Accountant
DRW/mm



- Custom Window ⁵⁵Treatments
- Interior Design
- Estimates

4919 - 51 Street, Red Deer, Alberta T4N 2A8
Located in Sims Furniture

Bus. (403) 342-1310
Res. (403) 342-1953

2811 - Bremner Avenue
Red Deer, Alberta T4R 1P7

August 15th, 1983

To whom it may concern:

It has recently come to our attention that the city is planning on spending
\$369,300 for Maintenance to existing facility
253,500 for Basement Rennovations
408,000 for Office expansion.

When you consider that the vacancy of approximately 7000 sq. ft. of rental space exists in the City Hall and un-occupied prime office space exists within two blocks of the Recreation Centre, is there valid reason to spend the tax payers dollar on the above projects?

In time of economic restraint and with many businesses having to operate with less staff and capital to maintain their businesses we are questioning the appropriateness of the above renovations.

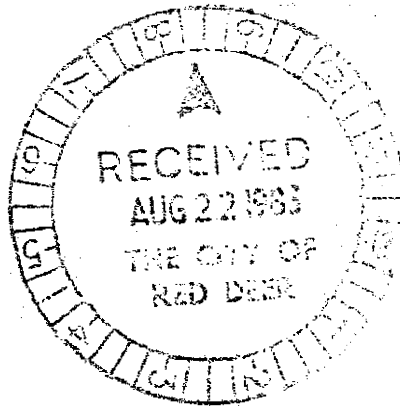
Please set a good example to the community and show where there are feasible alternatives.

Respectfully yours,


L. Krause
Owner/Operator



WILLIAM G. BONTJE
69 McCullough Cres.
Red Deer, Alberta
August 19, 1983



MAYOR BOB MCGHEE
CITY HALL
RED DEER, ALBERTA

Dear Sir:

I would like to express my disapproval of the proposed office space addition to the recreation centre. I feel that the available space at the city hall is certainly adequate for the needs of the recreation department.

Our taxes are high enough without this added expense. If at some point the city hall space is required by other departments, space can be built in short order at the recreation centre.

Please feel free to phone me if I can clarify my feelings in any way.

Yours truly,

WILLIAM G. BONTJE



DAVID J. HORNER

17 Ohio Close
Red Deer, Alberta

Mayor Bob McGhee
65 McDougall Crescent
Red Deer, Alberta

August 16, 1983

Dear Sir:

As a Red Deer resident and businessman, I question the need and expenditure for the Recreation Department's planned office space at our Recreation Centre. I know one must weigh the economic benefit of one's actions and, in this case, delay or complete abandonment of the expansion idea must weigh in favour of using unoccupied space at City Hall, or using available commercial space in our downtown core. At a modest rental rate of \$7 net, the same space could be rented for 17 years based on *projected* costs of \$408,000. By using private-sector space available in the core, it serves to bolster the sagging economic conditions in that area. And, while new construction would increase short-term employment, the benefits for doing so do not outweigh increased taxes and possible increased long-term government employment.

I would encourage you to re-examine this issue and look to the citizens you serve for their opinions, ideas, and recommendations. This letter serves as mine.

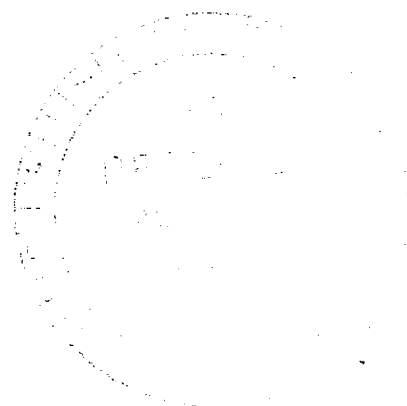
Sincerely yours,



David J. Horner

DJH/gc

cc Alderman John Oldring
Alderman Dan Lawrence



4524 Waskasoo Cres.,
Red Deer, Alta., T4N 2M2
July 24th, 1983

58.

Mayor R. McGhee,
City Hall,
Red Deer, Alta.

Dear Mayor McGhee -

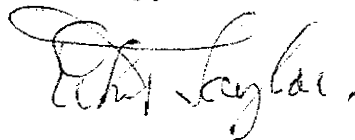
I wish to register approval of the Recreation Offices by-law to approve the addition of offices to the Recreation Centre.

While it may seem advantageous to utilize empty space in City Hall, I feel that the best administration will be provided by proximity of personnel under one roof. It will not only enable the best use of working time, but allows the rapport and easy communication melding staff into a team, which is much less attainable if not impossible when separated to different buildings.

Red Deer can well be proud of the excellent operation of our Recreation Department, and the dedication to attaining this by staff members over the years. Such operation and dedication has been strengthened by the inter-personal relationships of people working together as part of the whole, and easy communication.

Thank you, and members of City Council, for providing the opportunity to voice a preference over the matter of office placement, via a by-law decision.

Sincerely,



P.S. No reply necessary.





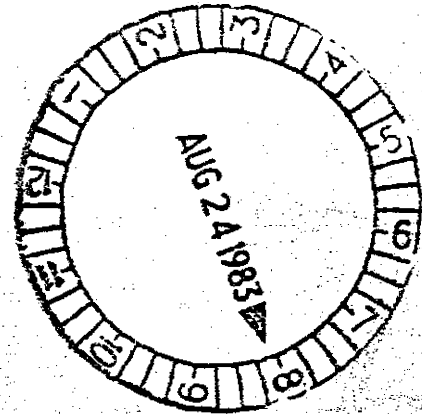
DEVELOPMENTS LTD.

BAY 1-A, 7957 - 49 Avenue
RED DEER, ALBERTA
T4P 2V5

59.

August 19, 1983

CITY OF RED DEER
4914 - 48 Street
RED DEER, Alberta



ATTN: Mayor McGhee & City Council

Dear Mayor McGhee:

SUBJECT: Proposed Rec Center
Renovations & Additions

Having read in the paper the plans by the rec department to renovate and add onto the recreation centre, I write to you with probably the lack of complete knowledge of the intent and economics of the planned program.

As a contractor I feel the rec center is very wise in planning any renovations and additions at this time, because the construction prices have not been lower in the last five years.

As a tax payer I am concerned for increased taxes, I feel the council should be working on a program of zero increase in taxes.

Con't.....2

City of Red Deer

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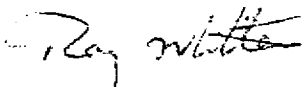
August 19, 1983

As previously stated I am writing without knowledge of the economics of your planned program as I imagine most of the public is left without knowing the full details of possible grants that are available to subsidize this project. You must appreciate I sympathize with the tax payer when we have so much vacant space in Red Deer to see The City adding new office space, rather than leasing existing or using their own available space.

Possibly full disclosure to the public as to the reasoning for the location, the grants available, and the actual costs of the project and possibly it would be wise to place the project out for tender that you will know exact costs and there would be no chance of overrun costs. I appreciate ongoing maintenance must be carried out to the existing structure and do not object to this program, but all maintenance work should be put out to public tender that The City may obtain the best possible price available, I remain.

Yours truly,

FIVE-O DEVELOPMENTS LTD.



Ray Mitten
President

RJM/lis

6 September 1983

TO: MAYOR MCGHEE AND CITY COUNCIL
FROM: RECREATION SUPT., D. MOORE

There has been insufficient time to bring the various letters with respect to the Recreation Centre Renovations and Additions to the attention of the Recreation Board, therefore, I would request permission to speak to these letters at Monday's Council meeting.

D. MOORE,
Recreation Supt.

September 7, 1983

NO. 6

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: APPLICATION BY PANDER REALTY LTD. &
FOOTHILLS MOTORCYCLE LTD. to Purchase
Pt. of Lot 21C, Block 9, Plan 812-2206

The August 29th meeting of Red Deer City Council considered an application from the above to purchase 0.202 hectares/0.50 acres in Northland Industrial Park. The applicant was offering \$75,000.00 for the land, while our selling price was \$97,422.00. As a result of the difference between our advertised price and the offer by Foothills Motorcycle Ltd., Council authorized the administration to obtain a current appraisal of the land. This appraisal has now been completed, and has suggested a selling price of \$5.00 per square foot or \$108,900.00 for the parcel. This, in the opinion of the appraiser, is market value.

The matter is being brought back to Council at the request of Mr. Pander of Pander Realty, to clarify the price which Council is prepared to sell the land for. In the past, because of development requirements, Council has discounted industrial and commercial land by approximately 20%. If it is intended that this policy prevail, it would result in a selling price of \$87,120.00.

Mr. Pander has indicated his wish to appear before Council on behalf of his client.

Respectfully submitted,



ALAN SCOTT, Director
Economic Development

AVS/gr

Commissioner's comments

The appraisal and attached report were received too late for comments. As a consequence, this item is placed on the agenda and our comments and recommendations will be available at Council meeting on September 12.

"M.C. DAY"
City Commissioner



City of Lethbridge

ALBERTA - CANADA

62.

NO. 1

OFFICE OF
CITY CLERK

705-A

August 18, 1983



Mr. R. Stollings
City Clerk
City of Red Deer
City Hall
4914 - 48th Avenue
Red Deer, Alberta T4N 3T4

RE: Estimated Cost of the Alberta Electric Energy Marketing Agency

At a regular meeting of the City Council held on Monday, August 15th, a resolution was passed containing mainly the following:

"THAT the City of Lethbridge forward to its commercial and industrial customers a computer print-out showing their past 12 months electrical costs and the electrical costs as they would have been with no shielding, on the assumption that the incremental costs are charged to the consumer,.... the difference being the estimated cost of the Alberta Electric Energy Marketing Agency AND FURTHER THAT we advise other municipalities similarly effected, and request that they also follow this course of action."

It would be appreciated if you would bring this request to the attention of your Council.

If you should require further information please feel free to contact our Urban Services Manager, Mr. Oli Erdos, 320-3931.

Yours truly,

John Gerla
CITY CLERK

JG/ns

TO: City Clerk

DATE: 29 08 1983

FROM: E. L. & P. Supt.

Re: City of Lethbridge Correspondence on
Electric Energy Marketing Agency

My comments on the City of Lethbridge letter of August 18, 1983 regarding their actions pursuant to the electrical rate increase resulting from the activity of the Electric Energy Marketing Agency can be very simply stated as "they are a day late and in the wrong ball park".

There is a right and proper place, time and procedure for making ones objections known, and unlike the City of Red Deer, the City of Lethbridge chose to ignore a proper and timely course of action and embarked on one of their own. The concerns over the Energy Marketing Agency were addressed by the City of Red Deer on two formal occasions and through the established channels without any support from the City of Lethbridge. However, in both situations, the City of Lethbridge proposed some action at a much later date and long after the issues had been discussed and decisions made.

The actions to date referred to above are

- 1) In May 1982 the City Council of the City of Red Deer met with the Minister of Telephones and Utilities to discuss the formation of the Agency and were successful in having a discriminatory clause revised. A verbal discussion with the City of Lethbridge prior to this indicated that they had no interest in objecting at that time. However, on July 6, 1982 they engaged in a massive letter writing campaign directed to the Provincial Government and to all communities served by TransAlta Utilities.
- 2) In April 1983 the City of Red Deer presented their objection to the rate increase resulting from the operation of the Marketing Agency at the Public Utilities Board hearing. The City of Lethbridge did not make an appearance at this hearing to lend support to the Red Deer objection. However, Lethbridge again resorted to another novel course of action as outlined in their letter of August 18, 1983.

The action suggested by Lethbridge is costly, very difficult for us to carry out, and is a very complicated means of telling all of our consumers, including residential, that their rates have increased by 2% as a result of a 20% reduction in provincial government shielding. The City of Red Deer Council has approved a 2% increase to all customers and I would assume that anyone can determine what their resultant cost increase will be.

I would recommend that the City of Red Deer does not follow the course of action suggested by the City of Lethbridge in their letter of August 18, 1983. A response to the City of Lethbridge should recommend that in future issues of this nature, both cities should explore the potential benefits which would result from concerted action in their attempts to voice objection through whatever formally established means may exist.

A. Roth,
E. L. & P. Supt.

AR/jjd

Commissioners' comments

We feel the cost of compiling and providing this information as suggested by Lethbridge is not justified and we would concur with the comments and recommendations of the E.L. & P. Supt.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

5801 - 43 Ave.

RED DEER, AB

August 7, 1983

Alderman Dennis Moffat
CITY OF RED DEER

Mr. Moffat

We wish to thank the Council of The City of Red Deer, C.M.H.C. and the R.R.A.P. Personnel for making it possible for the property owners of the Waskasoo Subdivision to participate in the R.R.A.P. Programme.

A special thanks to Pat Stamm and Elsworth Edmunds for their assistance and speed in processing our application.

EVERETT & MARY BOWERMAN

"G.M. BOWERMAN"

Commissioners' comments

The above is submitted for Councils information. The Mayor's Office has received a number of telephone calls expressing appreciation for this program.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

Aug. 12, 1983.
Suntree Terrace
3710 52 ave.
Red Deer Alta.

66.

NO. 3

Dear Sir/Madam,

This letter concerns an abandoned, dilapidated house located between 3710-52 Ave. and 3720-52 Ave. I, among others, have lodged numerous complaints with the Building Inspection Department. Each time they have insisted that there is nothing they can do, as the house is privately owned. They suggested I contact you.

The house in question is quite old, and has apparently been there for some time. It is infested with a variety of animals, both wild and domestic. I myself have seen numerous animals both entering and leaving the house, among these cats and skunks. The most alarming and dangerous of these creatures, however, are the bats. On Aug 4th I was forced to dispose of a bat that had got into an apartment which faces the house. This proved to be a risky task as I had to pick it up with my hands and throw it over the balcony. The woman who lives there informed me that there had already been a bat in her apartment that morning. She had killed it while it crawled across the rug (she showed me the body). The bat I had to get rid of had wedged itself behind the heat register, so as I have said I had to grab it. I then phoned the Building Inspection Department at City Hall. They assured me they would send someone to talk to me on Aug. 5th or 8th, but as I expected, no one showed up. This incident showed me that despite all of the complaints, the city was unwilling to investigate the problem. I was then compelled to write this letter.

As I have mentioned, skunks are also frequent visitors (if not residents of) the house. For example, last summer a skunk from the house jumped into a ground level balcony at this apartment building. It could not jump out by itself. The managers at the time phoned Animal Control. The officer said that he would take care of it, but no one ever showed up. The managers finally put a board leading up and out of the balcony, and the skunk crawled out on it's own. Unfortunately, it had ripped the screen door to shreds. The managers then phoned City Hall about the house in question, and were once again assured that it would be looked into. And once again, as usual, nothing was done.

The tenants I've talked to are worried about the house, especially the parents of young children. Children are always curious, especially when it comes to old, abandoned houses. With all the animals and rotting floors, this is a very big concern with parents.

Aside from being a danger to young and old alike, the house is an eyesore. People who have balconies facing the rickety structure must be embarrassed when guests go out to look at the view. The apartment building itself is clean and well kept but the house detracts from this.

In closing, may I add that few agencies in the city have been helpful. Before I removed the bat from that apartment I mentioned, I phoned around looking for help or information that would help. Animal Control said they only handled dogs (are there no other kinds of animals?). The R.C.M.P. didn't know who could help me. I finally got through to Fish and Wildlife, but they didn't have any officers available that day. It seems that people in high places like to "pass the buck", but I trust you won't. I hope you'll find time to discuss this problem during your next council meeting. The house is a menace to public safety, public health and, maybe, public opinion. I'm sure that with the knowledge you

have gained in your respective offices you'll realize that we shouldn't 67.
let this problem drag on any longer.

Thank You.

Very sincerely yours:

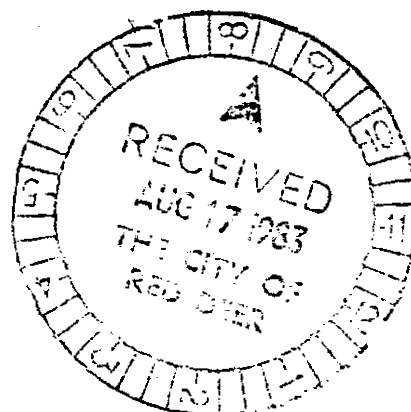
Jodie Marshall

- manager, Suntree Terrace

Mark Seltz

- assistant manager, Suntree Terrace

MLS/caw





MANOR MANAGEMENT LTD.

#1, 5579 - 47 Street, Cronquist Business Park
Red Deer, Alberta T4N 1S1 Phone: (403) 342-2820

August 18, 1983

The Mayor and Councillors
City of Red Deer
City Hall
Red Deer, Alta.

Dear Sirs:

Re: Bylaw #2060 and property located
south of 3720 - 52 Ave.

We act as property managers of the apartment complex at 3720 - 52 Ave. Immediately south of this property is an abandoned and sometimes boarded up shack surrounded by overgrown shrubs and weeds. We have in the past complained about the unsightly condition of the property to both the owner and to the City of Red Deer Development Officer. However, the property remains totally uncared for.

The location of the property immediately adjacent to several patios and balconies in our apartment building detracts considerably from the value of 3720 - 52 Ave. In addition, the property appears to act as a breeding ground for numerous skunks and cats. We therefore respectfully ask that council, under the provisions of paragraph 3,(2), bylaw #2060, pass a resolution directing that this shack be pulled down and removed.

Thank you for your consideration of this matter.

Yours truly,

MANOR MANAGEMENT LTD.

Richard D. McDonell

End please
RDM/emw
SPECIALISTS IN
PROPERTY MANAGEMENT

August 22, 1983

TO: CITY CLERK

FROM: P. HOLLOWAY, ASSISTANT DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RE: 3718 - 52 Avenue
Lot 5, Block 6, Plan 6564 E.T.

Further to your memo on the above subject, we have the following information for Councils consideration:

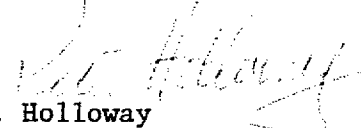
The subject property has been a controversial issue to this Department ever since the transfer of title from the ~~Dixon~~ Estate to its present owner. The City Building Department has received numerous complaints in respect to the condition of the site, and at each occasion we have taken the necessary measures to ensure the site is reasonably tidy and the building secured.

The abandoned house has been vacant for a number of years, and as of this date, the owner has been reluctant to demolish the building.

If Council agrees the site is a nuisance, we recommend the following resolution be approved and Council declare the site unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act;

"RESOLVED that Council being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of a delapidated and vacant house being dangerous to public safety and health; Ninian Lockerby, being the owner of 3718 - 52 Avenue (Lot 5, Block 6, Plan 6564 E.T.) in the City of Red Deer, Province of Alberta (hereinafter called the premises) be and is hereby ordered and directed within 14 days of a copy of this resolution being mailed by registered mail to have the said house demolished and all debris removed, failing which the Development Officer/ Building Inspector of the City of Red Deer is hereby authorized and directed to cause such work to be done, in which case the cost thereof, shall be directed to Ninian Lockerby, and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

With the removal of the house, the problem of the various wild and domestic animals would be eliminated.


P. Holloway
Assistant Development Officer/
Building Inspector

PH/lis

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

August 19, 1983

Your File No.

Our File No.

Mr. R. Stollings,
City Clerk
City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sir

Re: Letter of Jodie Marshall & Mark Sellito

Background

The house which is the subject of this complaint is located between two apartment buildings on 52nd Avenue, south of the Red Deer Regional Hospital.

The house in question and the lot was dedicated to the South Hill Community Association when the owner passed away. As a result of the deal made between Mr. Lockerby and the Community Association, Mr. Lockerby now owns the property.

The lot is zoned as A2 or Environmental Preservation district. The rebuilding of any residential use requires land use amendment.

Recent Request

The neighbouring residents have complained regarding the dilapidated condition of the house and nuisance aspect of the property.

This abandoned house has been vacant for a number of years and it should have been demolished a long time ago. The house is very unsightly, is a nuisance to the neighbours and dangerous to the children.

We recommend that City Council direct the administration to take the necessary action to alleviate the concerns of the neighbouring residents.

Yours truly,

D. Rouhi, MCIP

DR/cc

c.c. R. Strader, Development Officer
D. Wilson, City Assessor
B. Jeffers, City Engineer

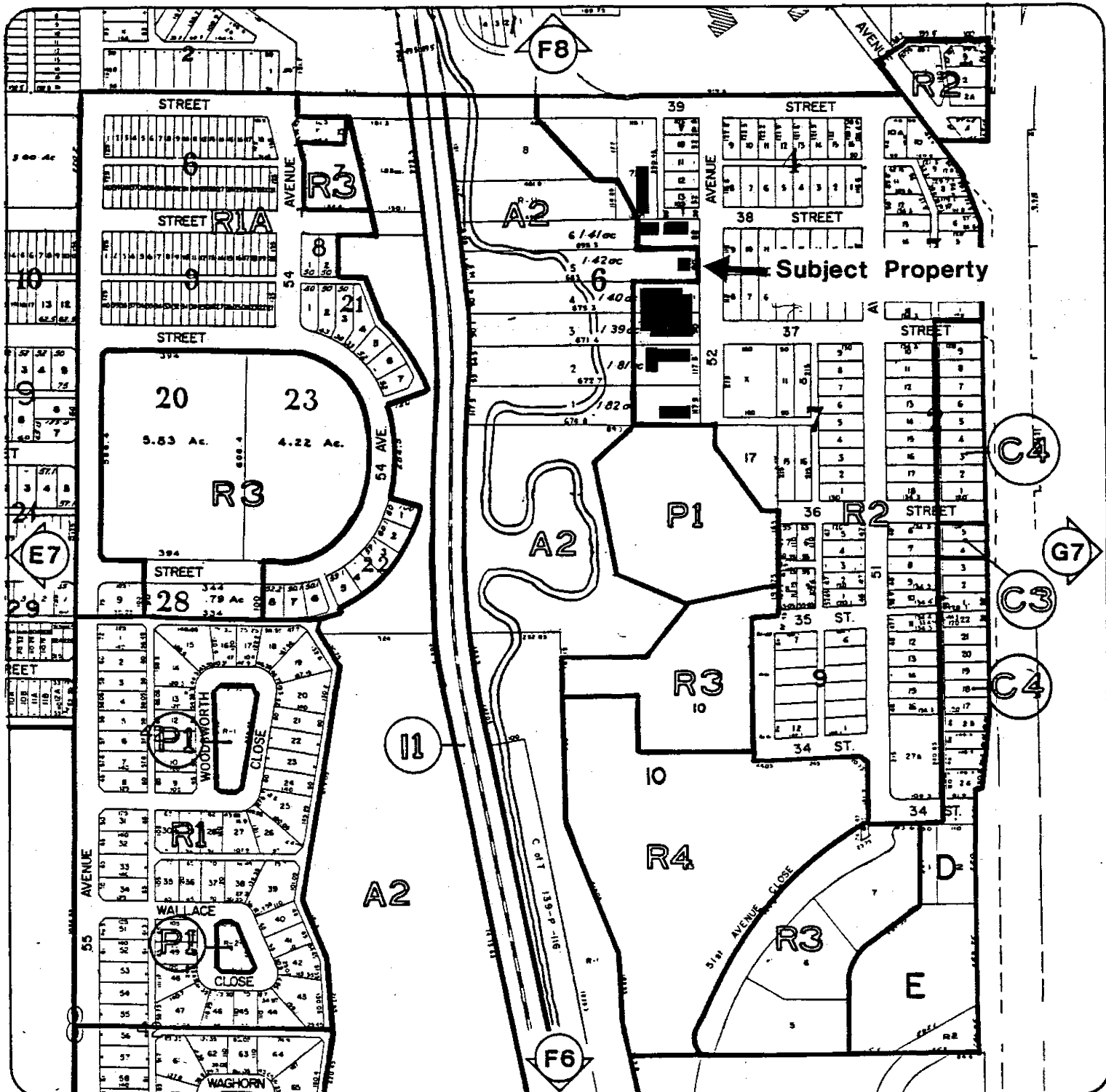
MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTERTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLE No. 6 —IMPROVEMENT DISTRICT No. 10

Land Use Districts

F7

71.



scale in metres

Revisions :

2672/D-80 (15/9/80)

2672/D-83 (24/5/83)

1983 08 18

TO: City Clerk
FROM: City Assessor

RE: 3718 - 52 Avenue
Lot 5, Block 6, Plan 6564 ET
(See Attached Map)

This property is presently zoned A-2 Environmental Preservation as at one time it was thought that ownership would be transferred to the City of Red Deer.

Please see attached letter dated February 26, 1981, from the City Solicitor to City Council as to reasons why this transfer was not finalized.

The land is presently registered in the name of Ninian Lockerby with the 1982 and 1983 property taxes outstanding as of the date of this memo.



D. J. Wilson, A.M.A.A.

WFL/bt

Commissioners' comments

An agreement has been reached between the property owner and the Waskasoo Park Project wherein the property owner has granted an easement in lieu of cleaning up the site with all charges being assigned to the Waskasoo Park. This, we believe, will resolve the problem.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



RECEIVED

73.

'83 AGO 31 P4:03

NO. 4

4706 - 49th Avenue
Red Deer, Alberta T4N 6L5

CITY OF
RED DEER

August 31, 1983

The City of Red Deer
City Clerk
Attention: Bob Stollings

RE: ENCROACHMENT IN ROADWIDENING SETBACK

I have requested the City to allow us to put an emergency exit in the southwest corner of the building we now occupy. The address being 4702 49 Avenue. In order to do this we would have to encroach on a roadwidening setback held by the city. I have been advised that the City may enter into an agreement whereby should the setback ever be required that we would have to remove the encroaching landing and stairway. This would be satisfactory providing we are given approximately 60 days notice prior to removal.

The exit is required to facilitate an addition to our business with the building of a lounge. We would need an area of approximately 4 feet by 10 feet for the landing and stairway. (See attached)

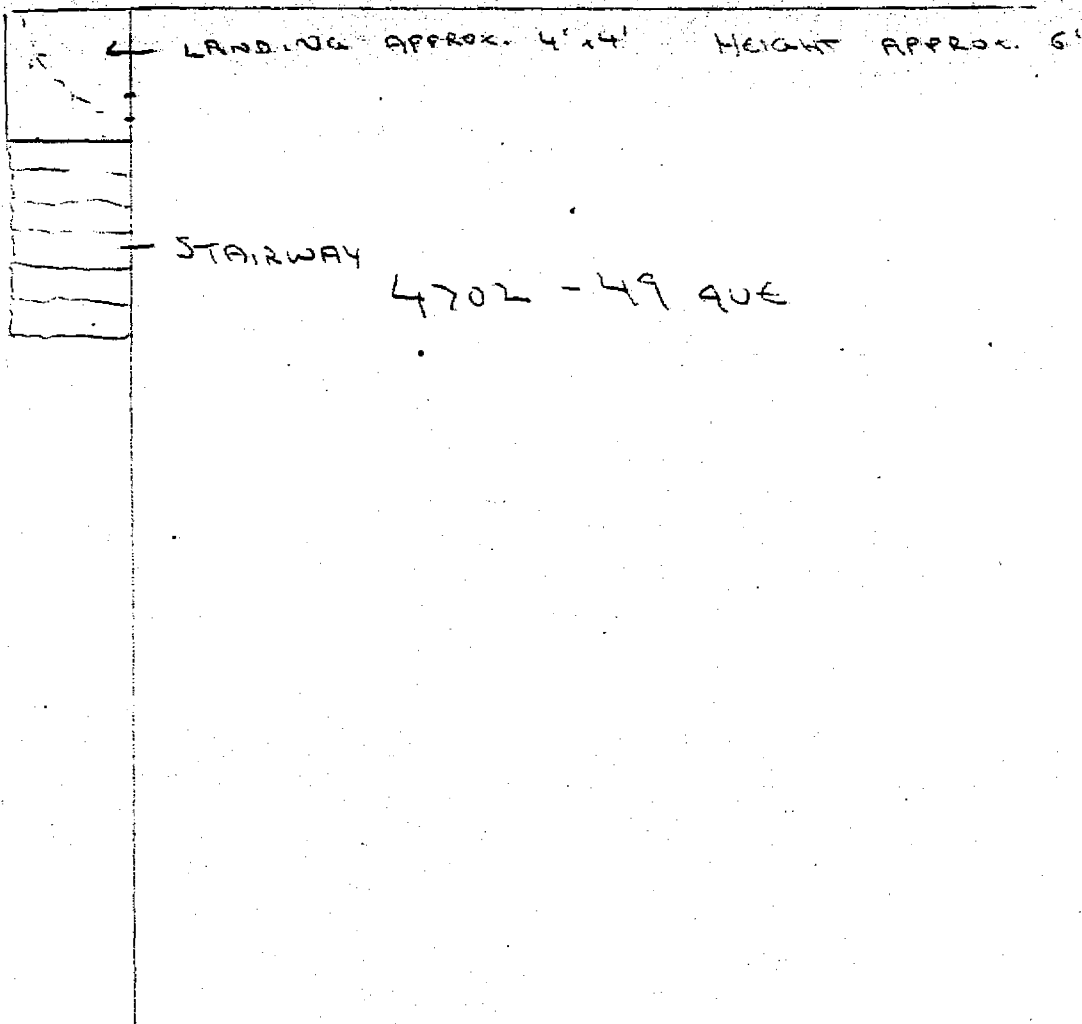
Thank you for your consideration,

Robert Howell



74.

4706 - 49th Avenue
Red Deer, Alberta T4N 6L5



September 2, 1983

TO: CITY CLERK

FROM: PETER HOLLOWAY
ASSISTANT DEVELOPMENT OFFICER/
BUILDING INSPECTOR

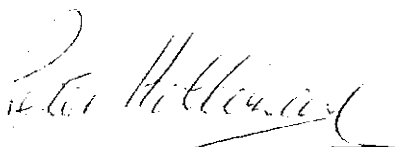
RE: ENCROACHMENT IN ROAD WIDENING SETBACK
4702 - 49 AVENUE (LOTS 26-27, BLOCK 20, PLAN K)

Further to your memo on the above subject matter, we would submit the following for Councils consideration.

The subject property is located at the intersection of 47th Street and 49th Avenue, with the building being located to the boundaries of the site with zero setbacks.

In order to provide a secondary exit to a proposed "lounge", so as to comply with the requirements of the Alberta Building Code, the applicant is requesting to encroach into the 2m future roadwidening setback adjacent to 47th Street, to construct an exterior stairway.

This Department would have no objections to the proposal, subject to the applicant entering into an agreement to the satisfaction of the City Solicitor, whereby the steps would be removed within a 30 day notice at no expense to the City.


P. Holloway, Building
Inspection Department

PH/wv

cc Engineering Department
Red Deer Regional Planning

September 6, 1983

To: City Clerk

From: City Engineer

Re: Encroachment in Road Widening Setback - Dave's Pizza

The Engineering Department has no objections to the encroachment as outlined subject to a satisfactory agreement being drafted by the City Solicitor and caveated against the property. This agreement should state that should the City require the land the owner shall remove the exit within a specified time period at his cost. The sixty (60) day time period mentioned is satisfactory.

Bryon C. Jeffers, P. Eng.
City Engineer

c.c. Development Officer

BCJ/sb

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

September 6, 1983

Mr. R. Stollings,
City Clerk
City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sir:

Re: Encroachment in Road Widening Setback

The applicant proposes to build a secondary exit from his proposed lounge (Dave's Pizza) to 47 Street. The exit involves the construction of a landing and staircase in the area allocated for future road widening.

We have no objection to this request subject to the condition that the applicant enter into an agreement with the city, requiring the removal of the staircase and landing within a specified period of time if the land is required by the city.

Yours truly,



D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION

DR/cc

c.c. Building Inspection Dept
City Engineer

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBUY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
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COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTERTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLE No. 6 —IMPROVEMENT DISTRICT No. 10

Commissioners' comments

We would concur with the recommendations of the administration that the City enter into an encroachment agreement satisfactory to the City Solicitor, and the owner of the property. In this instance, we believe a 60 day cancellation clause is not unreasonable.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

NO. 1

Moved by Alderman Pimm, Seconded by Alderman Lawrence

WHEREAS Courier Services have developed an efficient alternate method for delivering mail and merchandise, and

WHEREAS some taxpayers prefer to send their taxes by Courier Service

THEREFORE BE IT RESOLVED, that a Courier Service shipping date of a tax payment be accepted in the same manner as a postmark as evidence of submission of payment.

NO. 2

Moved by Alderman Pimm, seconded by Alderman Lawrence

WHEREAS well meaning citizens have on occasion in the past paid the full penalty for being only hours in arrears.

WHEREAS occasionally taxpayers fail to receive a tax notice, and

WHEREAS, many of these errors are due to human error, and are not deliberate attempts to delay payment of taxes

THEREFORE BE IT RESOLVED that taxpayers who submit late payments of property taxes be penalized according to the following formula:

For each business day late a 1% penalty up to the maximum penalty be applicable.

Commissioners' comments:

We recommend these notices of motion be tabled for 2 weeks for comments from the City Administration.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Bylaw 2816/A-83

Being a Bylaw of The City of Red Deer to amend the Sunday and Holiday Closing Bylaw 2816.

The Municipal Council of The City of Red Deer, in the Province of Alberta, duly assembled hereby enacts.

(1) That the Sunday and Holiday Closing Bylaw 2816 be amended by deleting therefrom Section 4.

(2) This bylaw shall come into force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of , A.D., 1983.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D., 1983.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of ,
A.D., 1983.

MAYOR

CITY CLERK

BYLAW 2816/B-83

Being a Bylaw of The City of Red Deer to amend the Sunday and Holiday Closing Bylaw 2816.

The Municipal Council of The City of Red Deer, in the Province of Alberta, duly assembled hereby enacts that the Sunday and Holiday Closing Bylaw 2816 be amended as follows:

(1) That paragraph 1 be amended by changing the words "Sunday and Holiday Closing Bylaw" to "Sunday Closing Bylaw".

(2) By amending Section 2 by deleting therefrom subsection (a) and by renumbering subsections (b), (c), (d) and (e) to (a), (b), (c) and (d) respectively.

(3) By deleting Section 3 and by substituting in its place and stead the following:

"On a Sunday, no person shall:

(a) conduct retail business; or

(b) admit any person to a retail business establishment."

(4) By deleting the word "Holiday" from the bylaw in any place in which it appears, and substituting in its place and stead the word "Sunday".

(5) This bylaw shall come into force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of , A.D., 1983.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D., 1983.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of , A.D., 1983.

MAYOR

CITY CLERK