

ADDITIONAL AGENDA

for the Regular Meeting of RED DEER CITY COUNCIL
to be held in the Council Chambers, City Hall,
MONDAY, OCTOBER 28, 1985, commencing at 4:30 p.m.

1985 10 25

TO: City Treasurer

FROM: City Assessor

RE: Residential Lot Supply & Development

As of October 24, 1985, residential lot sales in the City of Red Deer total 122 including the 11 lots that were sold by lot draw (Morrisroe, Mayberry Close) on this date. This leaves an inventory of single family and semi-detached lots itemized as follows:

Subdivision	Single Family	Semi-Detached
Rosedale Stage I	2 lots	
Rosedale Stage II	2 lots	
Rosedale Stage III	6 lots	1(2 units)
Rosedale Stage IIIA	24 lots	
Highland Green	<u>1 lot</u>	
Present Total Inventory	35 lots	<u>1(2 units)</u>

A further 25 single family lots and eight semi-detached lots (16 units) are being put on the market on Monday, October 28, 1985, in Rosedale Stage IVA. We anticipate that 75 to 90% of these single family lots will sell at the lot draw or 19 to 23. This would leave an inventory of two to six single family lots in Rosedale Stage IVA for a total inventory of 37 to 41 City developed single family lots and nine semi-detached lots.

With the demand for residential lots (in Morrisroe 42 homeowners applied for seven lots and 18 contractors applied for four lots, and in Rosedale there are 36 applications for 41 lots) and with the inventory that remains, City administration anticipate a shortfall of desirable single family lots to satisfy the public needs in late 1985 and early 1986. To provide an adequate supply of lots we respectfully request Council's approval to proceed with the final stages of development of Rosedale Stage IV. This would provide ultimately an additional 83 single family and five semi-detached (10 units) lots that could be placed on the market, to include all of Stage IV of Rosedale. The cost to the City to bring these lots on the market is estimated to be \$76,500, to include gravel roads only.

However, at this time and to facilitate the private sectors' proposed development, we respectfully request authorization of Council to place 25 to 30 of these 83 single family residential lots in Rosedale Stage IV on the market in late 1985 and early 1986, subject to completion of road construction due to weather conditions. In discussions with U.D.I. representative, Mr. Grant McDonald, the above was considered to be reasonable and acceptable, providing the numbers of lots to be put on sale in Rosedale Stage IV were limited to the 25 to 30 at the present time. This would blend into the private sectors' plans and proposals. Indications are that private development in the southeast area of the City is projected for 51 single family lots to be marketed in March of 1986 and an additional

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38 single family to be marketed in May to June of 1986.

The private sector does not anticipate development of residential in the north area of the City. To facilitate a lot supply in the north area, we would also respectfully request Council's authorization to service with water and sewer all of the proposed 74 single family lots in Glendale this fall at an anticipated additional expenditure of approximately \$220,000. In the Spring of 1986 a report to Council and a decision would then be made on the number of lots and/or the area that would be completed and placed on the market.

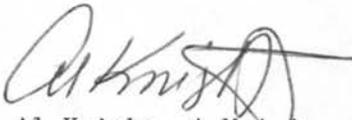
In conclusion we anticipate the total sales of residential lots for 1985 to be 150+ lots. To provide the inventory to meet a similar market in 1986, we must service these additional lots.

Inventory projections would be, if the development were proceeded with:

	Single Family	Semi-Detached
Present Inventory		
Rosedale I, II, III, & IIIA	34	1
Highland Green	1	
Proposed Inventory		
Rosedale IVA	25	8
Rosedale IV	83	5
Glendale	74	
Total	217	14
Less lot sold to end 1985 est.	30	2
Project lot inventory 1986	187	12

In summary we respectfully request Council to authorize

- a) finalize full servicing of Rosedale Stage IV
- b) place 30 of these 83 lots on the market, subject to servicing completion, in late 1985, early 1986.
- c) approval to install water and sewer services to all 74 lots in Glendale to facilitate lots in north Red Deer by mid 1986.

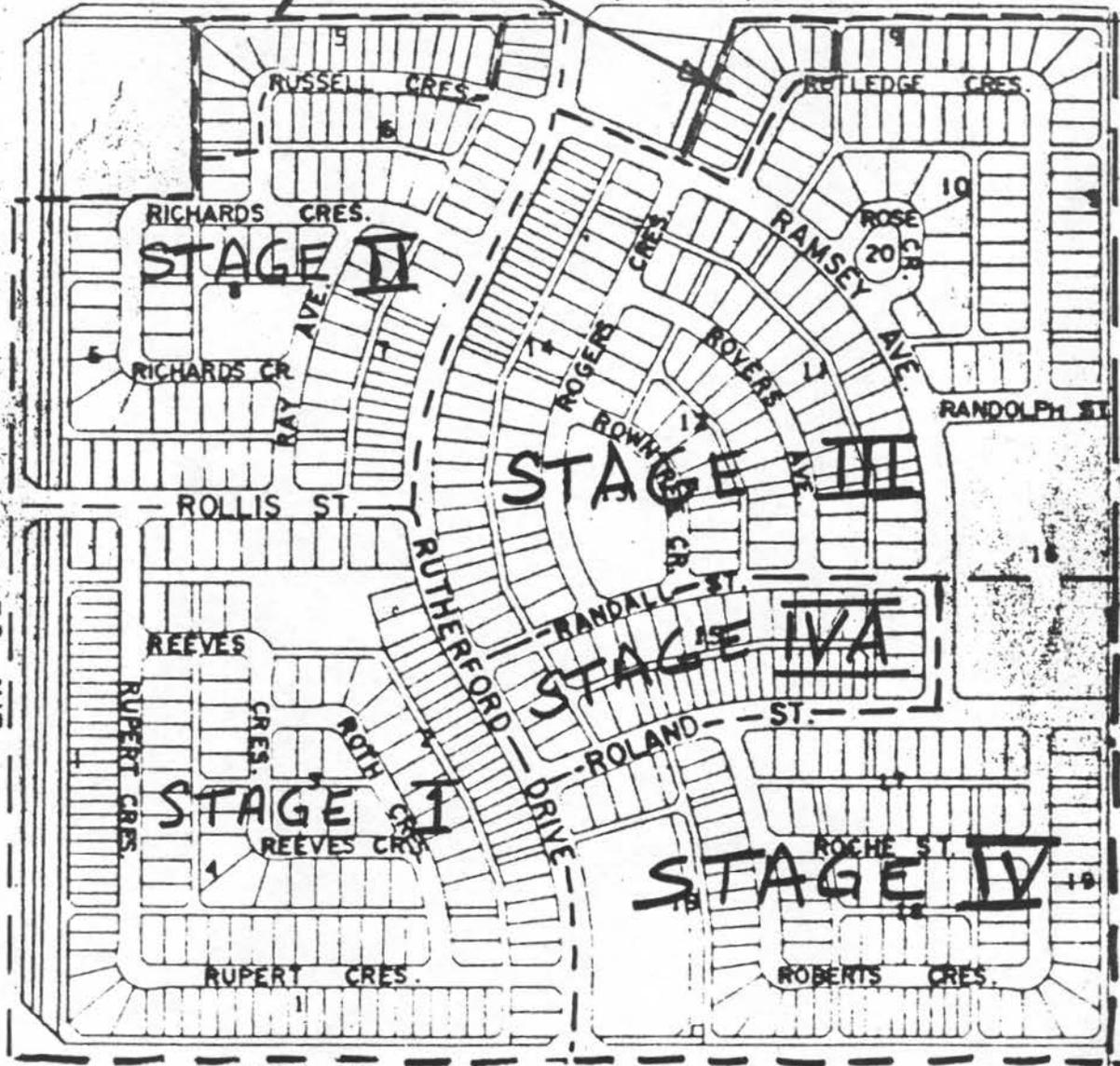

Al Knight, A.M.A.A.

AK/bt
cc City Engineer
EL&P

STAGE IIIA

17

55 ST. (HWY. 911)



30 AVE.

N.E. 1/4 SEC. 15 38-27-4

ROSEDALE



S.W. 1/4 SEC. 14-38-27-4

SEC. 31-30-27-4

1/4 SEC. 30-30-27-4

SEC. 30-30-27-4

LOT 7

CANADIAN PACIFIC

S.W. 1/4 SEC. 32-30-27-4

LOT C

4.

KENNEDY DR.

77 ST.

Glendale.

LOT 5

LOT A

LOT 7 P.M.

LOT 6 M

LOT 4 M

LOT 1 P.M.

LOT 2 P.M.

GRIMSON ST.

GISH ST.

Glendale BLVD.

GODDALL AVE.

59 AVE.

LOT 8-1

GUNN ST.

S.W. 1/4 SEC. 29 30-27-4

BILLESPIE CRES.

GORDON ST.

WINDYVALE BLVD.

12

NORTHY AVE.

A

GRANT ST.

GERRARD ST.

GREENE CRES.

GREENE C.

13

GALBRAITH ST.

21-4

71 ST.

70 ST.

68 ST.

66 ST.

64 ST.

62 ST.

60 ST.

58 ST.

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October 30, 1985

TO: CITY ASSESSOR
FROM: CITY CLERK
RE: RESIDENTIAL LOTS SUPPLY AND DEVELOPMENT

Your report dated October 25th, 1985 concerning the above topic, was presented to Council October 28th, 1985 and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer having considered report dated October 25, 1985, from the City Assessor re: residential lot supply and development hereby agree:

1. to finalize full servicing of Rosedale Stage IV
2. to place 30 of the 83 lots on the market subject to servicing completion in late 1985 or early 1986
3. to the installation of water and sewer services to all 74 lots in Glendale to facilitate lots in North Red Deer by mid 1986

and as per recommendations outlined in the above noted report presented to Council October 28, 1985."

The decision of Council in this instance is submitted for your information and appropriate action.

Trusting you will find this satisfactory.


C. SEVCIK,
City Clerk

CS/gr

c.c. City Treasurer
City Engineer
E.L. & P. Superintendent
Senior Planner
Development Officer/Building Inspector
Community Services Director
Parks Superintendent
Recreation Superintendent