

ADDITIONAL AGENDA

FOR THE REGULAR MEETING OF RED DEER
CITY COUNCIL TO BE HELD ON **MONDAY, JANUARY 7, 1991,**
AT 4:30 P.M., IN THE COUNCIL CHAMBERS OF
CITY HALL, RED DEER

- 1) City Assessor - Re: Hangar #3/Red Deer Airport . . 1
- 2) City Assessor - Re: Lot 58, Blk. 4, Plan 892-1779/20 Douglas Ave./
Multi Family Site/City Deer Park/Siebel Construction Ltd. . . 4

DATE: January 8, 1991

TO: City Assessor

FROM: City Clerk

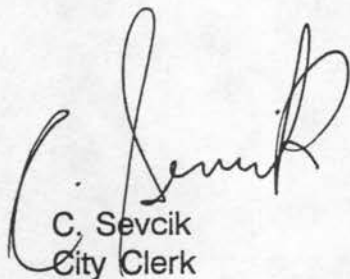
RE: JAMES DYCE - HANGAR NO. 3, RED DEER INDUSTRIAL AIRPORT

Your report dated January 2, 1991 pertaining to the above matter received consideration at the Council meeting of January 7, 1991 and at which meeting Council passed the following motion denying the request for an extension.

"RESOLVED that Council of The City of Red Deer, having considered report dated January 2, 1991 from the City Assessor re: Sale of Hangar No. 3 Red Deer Industrial Airport to Mr. James Dyce (421313 Alberta Ltd.) hereby agrees that extension of the final payment date to January 31, 1991 be denied."

The decision of Council in this instance is submitted for your information and I trust that you will convey Council's decision to all parties concerned.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk

CS/jt

- c. Director of Financial Services
Director of Engineering Services
Airport Commission

City Clerk

January 8, 1991

Mr. James Dyce
Box 345
WASAGA BEACH, Ontario
L0L 2P0

COPY

Dear Sir:

RE: PURCHASE OF HANGAR #3 AND LAND LEASE
AT RED DEER INDUSTRIAL AIRPORT, ALBERTA

Your request for the completion date of December 31, 1990, to be extended to January 31, 1991, was presented to Red Deer City Council Monday, January 7, 1991, resulting in the following motion:

"RESOLVED that Council of The City of Red Deer, having considered report dated January 2, 1991, from the City Assessor re: Sale of Hangar No. 3 Red Deer Industrial Airport to Mr. James Dyce (421313 Alberta Ltd.) hereby agrees that extension of the final payment date to January 31, 1991, be denied."

Therefore, the Agreement for Sale and Lease currently in the hands of your Power of Attorney, Is Null and Void.

Should you wish to proceed with this transaction, we require that you meet the following obligations:

1. Deposit Five Thousand (\$5,000) Dollars with The City of Red Deer;
2. Provide background on yourself, your companies and finances;
3. We also require settlement of arrears for Hangar #1 - Todate: \$1,642.94.

Mr. James Dyce

Page 2

January 8, 1991

When you meet the above obligations, we will again have to go through the approval stages; i.e., Airport Commission, City Council.

Yours truly,



Peter Robinson, C.R.A., A.M.A.A.
Land Appraiser

PAR/ngl

c.c. W. F. Lees, Land Supervisor
 Red Deer Airport Commission
 City Clerk
 Mayor
 Ron Wardner, Public Works
 Wellington Trust
 Brian M. Forestall

NO. 2

DATE: December 31, 1990
TO: City Clerk
FROM: City Assessor
RE: LOT 58, BLOCK 4, PLAN 892-1779
20 DOUGLAS AVENUE
MULTI FAMILY SITE - CITY DEER PARK

The October 15, 1990 meeting of City Council passed a motion granting Seibel Construction Ltd. a 90 day option to enable the company to prepare a development plan for Lot 58, Block 4, Plan 892-1779.

The 90 day period expires on January 15, 1991.

The attached request from Seibel Construction Ltd. is for City Council approval to develop this site as a Rowhousing Development rather than the 3 walk up apartments (consisting of 3 floors) with a total of 95 to 100 units that they originally indicated would be developed on this site and extend the date of accepting the option from January 15, 1991 to February 15, 1991.

The developer has agreed that the purchase price of the land is to remain at \$388,800.00 for the 3.24 acre site even though he is proposing a lessor development as to the number of units proposed.

This site is zoned R-3 and was initially advertised in September 1989 for development as an apartment site with three submissions being received (2 were for apartments, one was for a Row Housing Development).

The two submissions for apartment development attempted to develop this site (During the period September 1989 to September 1990) but found that economic climate was such that they did not find it feasible to proceed.

The initial Row Housing submission was not given the opportunity to develop due to the R-3 zoning and that this site was at that time and still is the only serviced City owned R-3 zoned site.

In late fall of 1990 local media reports indicated that the apartment vacancy rate had dropped to approximately 1% with the prospect of increased rents and therefore there was optimism that the development of this site would proceed.

Seibel Construction Ltd. submitted proposed site plans on December 13, 1990 for development of 3 apartment buildings, but he indicates that he did not have all his construction costs estimates in at that date.

The City of Red Deer
Page 2
December 31, 1990

Upon receipt of these construction costs Seibel Construction found that the present market place rents will not support the development of apartments at this time even though the vacancy rates in this category (R-3) indicate this type of development would be in demand in 1991.

RECOMMENDATION:

We recommend that the request to develop this site for Row Housing be denied and the extension to the option date not be extended as this is the only R-3 zoned, serviced site the City has for development. There are market indications that this type of development could proceed this year (vacancy rates down, mortgage rates down). We also recommend that this property be advertised again for submissions/proposals for development as R-3.



Al Knight

AK/WFL/dm
Att.

DEER PARK - CITY

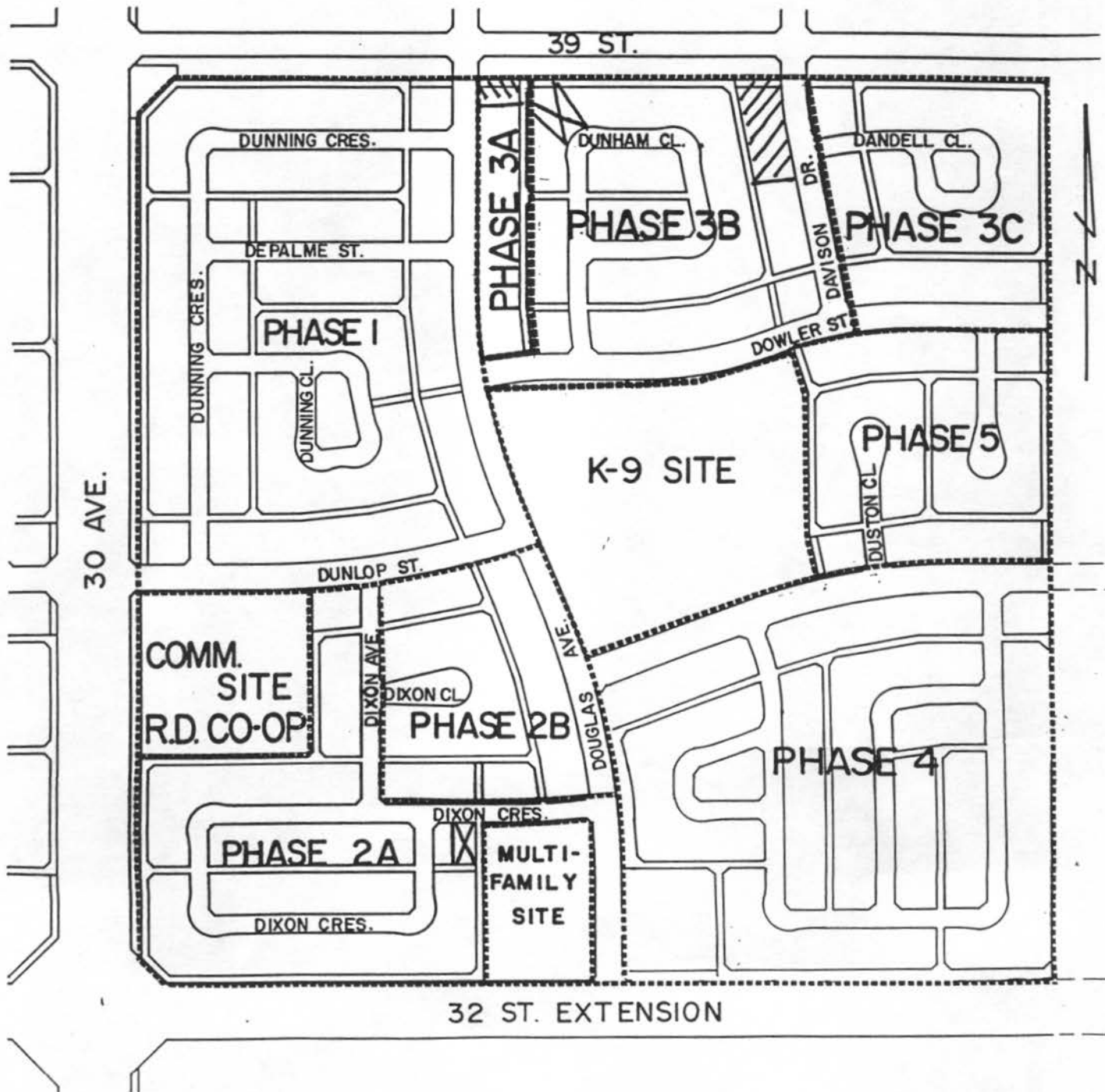
N.W. 1/4 SEC. 11-38-27 W. 4th

NOTE:

X - GROUP HOME

//// - TEMPORARY FIRE HALL SITE

|||| - CHURCH SITE



Seibel Construction Ltd.

53 Gilbert Cres.

Red Deer, Ab. T4P 3L4

Dec.31, 1990

Dear Sir,

This letter is in regard to the sale of Lot 58 Blk 4 Pl. 892-1779
20 Douglas Avenue.

Could I please get an extension to Feb. 15 from Jan. 15, 1991
for the first payment of \$128,600.00.

The reason for the extension is to get financing for construction
of the project. My year end is Dec.31 and the bank wants to see my finan-
cial statements for 1990 which will take me about 30 days.
Thank you.

Sincerely,

A. Seibel

THE CITY OF RED DEER
LAND & TAX DEPARTMENT

RECEIVED	
TIME	
DATE	DEC 31/90
BY	<i>W. Kees</i>

Seibel construction Limited
53 Gilbert Crescent
Red Deer, Ab. T4P 3L4
Dec. 31, 1990

Dear Sir,

This letter is in regard to my proposed 63 (more or less) unit condo development in Deer Park at 20 Douglas Ave.

I would like to subdivide the property more or less into 3 parcels consisting of about 21 condos.

I would also like to phase the payment of each parcel prior to construction start up. The first payment to be Feb. 15, 1991, with start up on about May 1, 1991.

The second payment to be Oct. 1, 1991 with construction start up on Nov. 1, 1991

The third payment to be Feb. 15, 1992 with construction start up on Apr. 1, 1992. Completion of the entire project to be by Nov. 1, 1992.
Thank you.

Sincerely,



Commissioner's Comments

We would concur with the recommendations of the City Assessor and to keep this as one parcel for future R3 development.

"R.J. MCGHEE", Mayor
THE CITY OF RED DEER
LAND & TAX DEPARTMENT

RECEIVED	
TIME	
DATE	DEC 31/90
CY	100

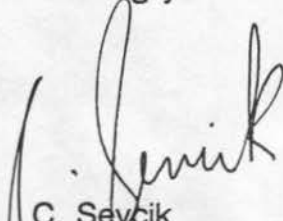
DATE: January 8, 1991
TO: City Assessor
FROM: City Clerk
RE: MULTIPLE FAMILY SITE - DEER PARK
LOT 58, BLOCK 4, PLAN 892-1779 - 20 DOUGLAS AVENUE

Your report dated December 31, 1990 pertaining to the above matter was considered at the Council meeting of January 7, 1991 and at which meeting Council passed the following motion agreeing to your recommendations that the request from Seibel Construction Ltd. be denied.

"RESOLVED that Council of The City of Red Deer, having considered request from Seibel Construction Limited for an extension to the option date pertaining to Lot 58, Block 4, Plan 892-1779, 20 Douglas Avenue, to accommodate a proposed row housing development thereon, hereby agrees that said request be denied and as recommended to Council January 7, 1991."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will convey Council's decision to Seibel Construction Ltd. and further that you will once again proceed with advertising this property for submissions/proposals for development as R-3.

Trusting you will find this satisfactory.



C. Seycik
City Clerk
CS/jt

- c. City Commissioners
- Director of Engineering Services
- Director of Community Services
- Bylaws & Inspections Manager
- Principal Planner
- E. L. & P. Manager
- Fire Chief