

## Red Deer Council To Study Two Plans For Subdivision

Two plans, each involving the investment of approximately \$1,300,000 for city services, are to come before city council Monday evening when it considers the extension of services to the Morrisroe subdivision to prepare it for residential development.

The area consists of the farmlands about the Maryview and St. Thomas Aquinas schools.

General plans call for serving the area with utilities this year.

The cost of an "informal" development plan with crescents is estimated at \$1,298,174 and would provide 416 building sites with the purchase of 127.5 acres of land.

A grid system development plan is estimated at \$1,310,438 and would provide 396 building sites with the purchase of 129.2 acres of land.

In each case, the cost of the land would be an additional \$1,500 per acre.

Costs of services under the "informal" plan are estimated thus for the subdivision: Utilities, \$906,500; power, \$112,974; light-

ing, \$49,700; major thoroughfares, \$99,000; storm sewers, \$50,000; and sanitary sewers, \$80,000.

The resulting total of \$1,298,174 works out to \$50.50 per foot for the assessable frontage of 25,680 feet. In addition, the land unit

cost would represent \$7.56 per foot.

Thus the overall cost of land and services under the "informal" plan is placed at \$3,190 per 55-foot lot, this not including survey costs or any subsidy.

For the grid system plan, costs of services are estimated at: Utilities, \$922,500; power, \$111,699; lighting, \$47,250; major thoroughfares, \$99,000; storm sewers, \$50,000; sanitary sewers, \$80,000, making a total of \$1,310,438.

This plan would provide 23,180 feet of assessable frontage, with the cost of services working out to \$56.10 per foot. The land cost would be another \$8.53 per foot.

And the overall average cost for land and services for a building site with 55 feet of frontage would be \$3,550.

The proposed development schedule is to have council decide on Monday whether it wishes an "informal" or grid system subdivision, invite tenders for the construction of water, sewer and drainage facilities by June 8, have this work constructed by the end of August, have electricity and telephone services extended to the area by the middle of October, have gas mains in the area by the end of October, and then gravel the roads later.

# Subdivision Plan Wins Approval

"informal" and more economical plan was chosen by council Monday evening over a system plan for the development of the new Morrisroe subdivision in the eastern part of Red Deer. Council also adopted a development schedule that is to all utility services installed in the area by next fall.

The area involved is the quarter section of the farm operated by James Morrisroe that extends east from 40 Ave. and is bounded on the north by 32 St. and on the south by 32 St. The approved plan, adopted after extended discussion by council, will provide 416 residential building sites. It also provides 17.3 acres of land for grade schools, 7.5 acres for day care schools, 8.8 acres for day care sites, an open space of 1.5 acres and 3.4 acres for multiple-family dwellings.

To prepare the area for residential development, the city will exercise its option to buy 1,500 per acre or a total of 300.

The cost of providing city services for the entire area is es-

estimated at \$1,298,174, which will be service residential sites with 25,680 feet of assessable frontage, making the unit cost \$50.50 per foot. The land unit cost will add \$7.56 per foot of frontage, making the total \$58.06 per foot of frontage.

With the average residential lot being designed there at having 55 feet of frontage, the cost to service the average site is estimated at \$3,190. This does not include survey costs, nor allowance for any subsidy.

The comparable cost for an average 55-foot site on the grid system plan was reported to thus:

council at \$3,550. The breakdown of costs for extending city services to the area on the "informal" or modified grid plan was reported thus:

On-site services—utilities, \$906,500; power, \$112,974; lighting, \$49,700.  
Off-site services—Major thoroughfares, \$99,000; storm sewers, \$50,000; sanitary sewers, \$80,000.

This is the schedule which was approved by council for the development of this subdivision.

Surveyors are to complete the survey and linens by April 13. All utility designs are to be prepared by May 11.

City engineering staff is to check plans for conflicts by May 18.

Engineering consultants must amend plans by May 25.

Tenders are to be called by June 8 for the construction of water, sanitary sewer and drainage facilities.

A recommendation for the awarding of the contract on the basis of those tenders is to be submitted to council by June 15.

The water, sewer and drainage contract is to be completed by August 31.

Electric light and power and telephone facilities are to be installed by Oct. 15.

Gas mains are to be installed by Oct. 31.

Then will come graveling of the subdivision's roads.

R.D. SUBDIVISION  
(MORRISROE)

## Early Rush For Morrisroe House Sites

A rush for residential building sites in the new Morrisroe subdivision in the southeastern section of Red Deer saw 15 of the sites sold this morning and City Land Administrator Donald Wilson expected more transactions to be completed during the afternoon.

A total of 122 residential building sites in the subdivision went on sale at city hall this morning, with individuals planning to build homes for themselves being given the entire right of way for purchases.

Any of the lots not sold to individuals by Oct. 15 will then become available for purchase by contractors.

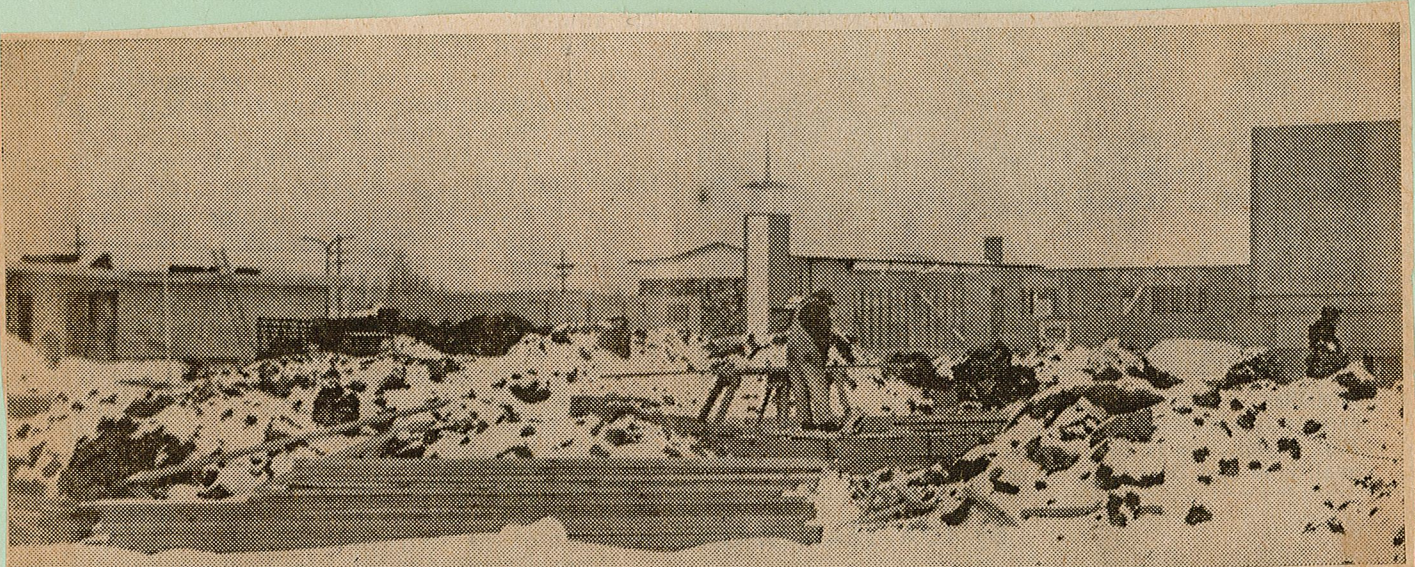
All of the lots sold this morning were in the block immediately south of the new Nazarene church that is being built in the subdivision.

Mr. Wilson explained that many prospective buyers arrived at city hall during the later morning to discover that the sites of their first choice already had been sold. So they went back to the subdivision to select other choices and planned to make their purchases during the afternoon.

Mr. Wilson also predicted feverish building activity shortly in the new subdivision, many of the site buyers planning immediate starts on having their houses constructed.

Builders Active on  
Morrisroe Sub-  
-division

R.D. 407-3000



**BUILDERS ACTIVE ON MORRISROE SUB-DIVISION**

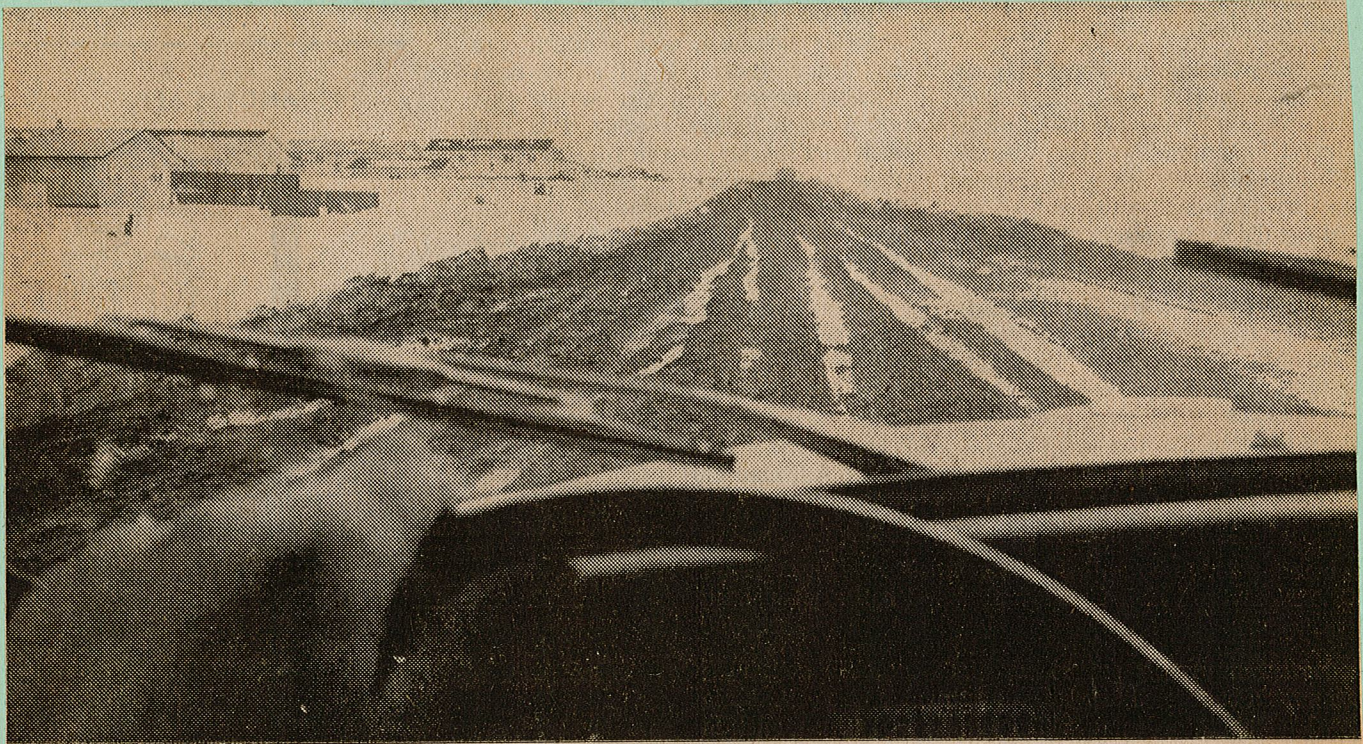
With the winter far past the halfway-mark and more moderate weather expected to become the general rule, building activity is gathering momentum rapidly in various parts of Red Deer. One of the busiest areas is the new Morrisroe residential sub-division, part of which is pictured here to the south of the new Nazarene Church and a shopping centre.

A total of 80 residential building sites now have been sold in the new subdivision and starts have been made on more than a dozen of the houses. Building activity is expected to be under way on virtually all of these sites, and on some others, as well, within a matter of weeks.

(Staff Photo)

Advocate  
Feb. 4/65

R.D. SUBDIVISIONS  
MORRISROE



Advocate Photo by Calvin Caldwell

### Shades Of Early Red Deer

The condition of this access road in the new subdivision of Morrisroe brings back memories of spring travel in the days before paved and graveled roads in Central Alberta. While Red Deer's streets may

have a few spring potholes and cracks in them, the trail above is the exception, rather than the rule but a headache; nonetheless, for area residents.

Mar 22, 1968