

Notes

Chapter 1

- 1 Fred C. Lowes was Calgary's most important real estate entrepreneur in the boom years 1909–1912. His work in Roxborough and his aims for the Britannia area stamped him as the city's first developer. It would have been interesting to see how he would have developed and completed these subdivisions had he not gone bankrupt. For more details on Lowes, see Max Foran, "Fred Lowes: Booster Extraordinaire," *Alberta History* 37:2 (1989).
- 2 Harry W. Richardson and Chang-Hee Christian Bae, eds., *Urban Sprawl in Western Europe and the United States* (Aldershot UK: Ashgate Publishing, 2004), 1.
- 3 Alain Bertaud and Harry W. Richardson, "Trends and Density: The United States and Western Europe," in Richardson and Chang-Hee Christian Bae, 306–7.
- 4 *Urban Sprawl in Europe: The Ignored Challenge*, European Environment Agency Report No. 10/2006.
- 5 Michale Bruegmann, *Urban Sprawl: A Compact History* (Chicago: University of Chicago Press, 2006).
- 6 Quoted in Donald Miller, "Local Innovations in Controlling Sprawl: Experiences With Several Approaches in the Seattle Urban Region," in Richardson and Chang-Hee Christian Bae, 256.
- 7 This statistic is for broad general purposes only, since well over half this area would be taken up by infrastructure, green space, industrial, and commercial areas etc. However, residential density during this entire period was well under 20 persons per acre. This will be discussed much more fully later on in the narrative.
- 8 City of Calgary Archives (CCA), RG 24 Land Department Files, Box 23, file folder 193.
- 9 Ann Durkin Keating, *Building Chicago: Suburban Developers and the Creation of a Divided Metropolis* (Columbus: Ohio State University Press, 1988).
- 10 William Fulton, *The Reluctant Metropolis: The Politics of Urban Growth in Los Angeles* (Baltimore: Johns Hopkins Press, 2001).
- 11 Owen D. Gutfreund, *Twentieth-Century Sprawl: Highways and the Reshaping of the American Landscape* (New York: Oxford University Press, 2004).
- 12 Shoukry T. Roweis and Allen J. Scott, "The Urban Land Question," in Michael Dear and Allen J. Scott eds. *Urbanization and Urban Planning in Capitalist Societies* (London: Methuen and Company, 1983), 123–57.
- 13 Thomas M. Stambach Jr., *The New Suburbanization: The Challenge to the Central City* (Boulder: Westview Press, 1991); Daniel J. Alazar, *Building Cities in America* (Langham: Hamilton Press, 1987), and Nicholas Dagen Bloom, *Suburban Alchemy: 1960 New Towns and the Suburbanization of the American Dream* (Columbus: Ohio State University Press, 2001).
- 14 Lawrence Solomon, *Toronto Sprawls: A History* (Toronto: University of Toronto Press, 2007).

- 15 Gerald Hodge, *Planning Canadian Communities: An Introduction to the Principles, Practice and Participants* (Toronto: Methuen Publications, 1986).
- 16 *Ibid.*, 347.
- 17 Richard Harris, *Creeping Conformity: How Canada Became Suburban, 1900–1960* (Toronto: University of Toronto Press, 2004).
- 18 John R. Miron et al., eds., *House, Home and Community in Housing Canadians, 1945–1986* (Montreal, Kingston: McGill-Queens University Press and C.M.H.C., 1993); see also, in above, John Bossons, “Regulations and the Cost of Housing,” 110–21.
- 19 Andrew Sancton and Warren Magnusson, eds., *City Politics in Canada* (Toronto: University of Toronto Press, 1983), 27.
- 20 *Ibid.*, 27, 35, 295.
- 21 Barbara Wake Carroll, “Responses to Environmental Change in the Residential House Building Industry in Ontario, 1978–1984,” *Canadian Journal of Urban Research* 7:1 (June 1998), 1-26.
- 22 John Meligrana, “Annexation and Urbanization: A Descriptive Aggregate Analysis of Three Canadian Provinces, Ontario, Alberta and British Columbia, 1941–1991,” *Canadian Journal of Urban Research*, 7.2 (1998), 167-210; Jack Masson, *Alberta’s Local Governments and Their Politics* (Edmonton: Pica Pica Press, 1985), 214.
- 23 Gabrielle Goliger, “The Changing Canadian Suburb,” *Habitat* 26:2 (1983), 20–23.
- 24 John Wolforth and Roger Leigh, *Urban Prospects* (Toronto: McClelland and Stewart, 1971), 120–21.
- 25 James and Robert Simmons, *Urban Canada* (Toronto: Copp Clark, 1969), 96.
- 26 Peter Spurr, *Land and Urban Development: A Preliminary Study* (Toronto: James Lorimer and Co., 1976).
- 27 Susan Goldenburg, *Men of Property: The Canadian Developers Who Are Buying America* (Toronto: Personal Library, 1981).
- 28 James Lorimer, *The Developers* (Toronto: James Lorimer and Co., 1978); James Lorimer and Evelyn Ross, eds., *The City Book* (Toronto: James Lorimer and Co., 1976); and *The Second City Book: Studies of Urban and Suburban Canada* (Toronto: James Lorimer and Co, 1977).
- 29 Lorimer, *The Developers*, 124.
- 30 Referred to are: Mike Cooper, “Calgary: Housing Market Control Revealed,” in *The City Book*; Desmond Morton, “Mississauga: An Inquiry That Never Happened”; Marsha Hewitt, “Hamilton Harbour: Politics, Patronage and Cover-up”; David Walker et al., “Winnipeg and Trizec: Giving It All Away,” in *The Second City Book*.
- 31 *In the matter of an inquiry into certain matters connected with the good government of the City of Calgary under Section 728 of the Said (City) Act*. Report of His Honour Judge L. Sherman Turcotte, July 27, 1959 (Turcotte Inquiry).
- 32 John E. Engeland, “The Developers: The Land Debate Continued,” *Habitat* 22:4 (1979), 5.
- 33 Donald G. Wetherell and Irene R.A. Kmet, *Homes in Alberta: Building Trends and Design, 1870–1967* (Edmonton: University of Alberta Press, 1991).
- 34 Two examples would be “Community Aspirations, Territorial Justice and the Metropolitan Form in Calgary and Edmonton,” in Guy M. Robinson, ed., *A Social Geography of Canada* (Toronto: Dundurn Press, 1991), 245–55; D.G. Harasym,

- “Planning for Retail Services in New Residential Areas Since 1944,” in Brenton M. Barr, ed., *Calgary Metropolitan Structure and Influence* (Victoria: Western Geographical Series, Vol. 11, 1975), 157–91.
- 35 Robert M. Stamp, *Suburban Modern: Post War Dreams in Calgary* (Calgary: Touchwood Editions Ltd., 2004).
- 36 D.G. Harasym, “Planning of New Residential Areas of Calgary, 1944–73,” M.A. Thesis, University of Alberta, 1975.
- 37 Beverly A. Sandalack, *The Calgary Project: Urban Form/Urban Life* (Calgary: University of Calgary Press, 2006); Brenton M. Barr, ed., *Calgary Metropolitan Structure and Influence* (Victoria: Western Geographical Series, Vol. 11, 1975); Richard P. Baine, *Calgary An Urban Study* (Toronto: Clark Irwin and Co., 1973); Harry Sanders, *Watermarks: One Hundred Years of Calgary Waterworks* (Calgary: City of Calgary, 2000); Jack Peach, *The First Fifty Years: A Chronicle of Half a Century in the Calgary Real Estate Board, 1943–1993* (Calgary: Calgary Real Estate Board Co-operative, 1993); Jack Peach, *100 Years of Connections, 1890–1990* (Calgary: City of Calgary Sewer Division, 1990).
- 38 I offer as an example the popular reaction by most laymen (and some academics) on hearing of this study. What salacious stories am I going to tell? Am I going to go after those “bad guys”? etc.
- 39 CCA, Board of Commissioners Papers, Series VI, Box 264, file folder “Land Bank 1974,” comment made by M. Facey, April 2, 1974.
- 40 It is ironic that the party most penalized financially by rising house prices and taxes during this entire period should be touted so often and so loudly by the both the City and the developers as the ultimate arbiter. Unfortunately, buyer awareness of this powerful status was not so manifest.
- 41 This is one the central points made by Peter Spurr, who argues that the entire housing market must be considered here, not just the price of new houses.
- 42 Alberta Royal Commission and Commission of Inquiry. Report of the Royal Commission on the Metropolitan Development of Calgary and Edmonton (McNally Commission), February 1956.
- 43 *Statutes of Alberta, 1951*, Chapter 9, An Act Respecting Cities. “The City Act.” Assented to April 7, 1951. Debenture borrowing was limited to 20 percent of total assessable ratable property.
- 44 Board of Commissioners Papers, Series IV, Box 65, file folder “Metro Commission, 1954–58,” file 2 of 4, 1954.
- 45 McNally Commission, City of Calgary Brief, December 1954, 19.
- 46 Board of Commissioners Papers, Series IV, Box 65, file folder, “Metropolitan Commission, 1954–58.”
- 47 “Predict Grant Increases in Calgary’s Indebtedness,” *The Albertan* (Calgary), January 22, 1955.
- 48 See John McLeod’s statements in Board of Commissioners Papers, Series IV, Box 83, file folder “Land Development Policy, 1957–1959,” Minutes of Land Development Meeting, November 28, 1957. Ten years later, the Urban Development Institute attributed the housing shortage to the inability of thousands of potential buyers to secure a mortgage.
- 49 Board of Commissioners Papers, Series IV, Box 74, file folder H1, “Housing General 1952.” The quote is attributed to David D. Mansur, President of the C.M.H.C., in a

- correspondence from H. W. Hignett, Supervisor, Prairie Region to Max Seigler, a potential investor in Calgary real estate, November 15, 1951.
- 50 Wetherell and Kmet, 256.
 - 51 CCA, Technical Planning Board, Box 1, file folder 8, Minutes of Meeting, December 18, 1957.
 - 52 Technical Planning Board Minutes, Box 2, file folder 9, January 22, 1958.
 - 53 Technical Planning Board Minutes, Box 2, file folder 14, correspondence dated July 22, 1959.
 - 54 Technical Planning Board Minutes, Box 1, file folder 5, March 14, 1956.
 - 55 Board of Commissioners Papers, Series V, Box 13, file folder 159 "Development Committee, 1968," A.G. Martin, Planning Director to A.H. Nicholson, Commissioner of Public Works, February 16, 1968.
 - 56 CCA, Calgary Planning Commission, Box 2, file folder 16, Minutes of Meeting, February 13, 1967.
 - 57 Quoted in Hodge, 347, and attributed to Simon B Chamberlain in *Aspects of Developer Behaviour in the Land Development Process* (1972).
 - 58 James Lightbody, "Council Multiplicity and the Costs of Government in Canadian Metropolitan Areas," *Canadian Journal of Urban Research* 7:1 (June 1998), 27–46. Lightbody argues that it cost Calgary \$5.01 per capita less to govern than Edmonton and that Calgary's core city was cheaper to run than Edmonton's by 10 percent (p. 39).
 - 59 Board of Commissioners Papers, Series IV, Box 189, file folder 393.
 - 60 Masson, 174.
 - 61 Frank Dabbs, "Who's to blame for bickering at City Hall," *The Albertan*, October 10, 1974.
 - 62 Board of Commissioners Papers, Series VI, Box 264, file folder "Correspondence Land Bank 1976," memorandum from Alderman Pat Donnelly to City Council, December 4, 1975.
 - 63 Though this issue will be dealt with in greater detail, reference should be made to CCA, Board of Commissioners Publications, Box 3, Land and Housing, "Genstar Report 1973."
 - 64 To give Lorimer his due, it was this group towards which his criticism was directed, and not so much the builder-developer of earlier times.
 - 65 W. Lucy and D Phillips, *Confronting Suburban Decline: Strategic Planning for Urban Renewal* (Washington: Island Press, 2000), 21.
 - 66 In Calgary, water mains and pipes carry potable water from the Glenmore and Bears paw reservoirs. Sanitary sewers convey waste effluent to the Bonnybrook and Fish Creek sewage treatment plants and thence to the Bow River, while storm sewers take water runoff to rivers, creeks, wetlands, holding ponds, and drainage areas.
 - 67 Technical Planning Board Minutes, Box 1, file folder 1, August 19, 1953.
 - 68 CCA, Engineering and Environmental Services, Series III, Box 19, file folder 165, correspondence dated June 15, 1953; Technical Planning Board Minutes, Box 1, file folder 6, November 28, 1956.
 - 69 Engineering and Environmental Services, Series III, Box 9, file folder 165, correspondence dated June 15, 1953.

- 70 Board of Commissioners Papers, Series VI, Box 196, file folder "General Plan 1976," George Cornish to George Steber, November 26, 1976.

Chapter 2

- 1 McNally Commission Report.
- 2 Ibid, Chapter 4, 8.
- 3 CCA, City Council Minutes, June 30, 1943.
- 4 City Council Minutes, December 5, 1945.
- 5 City Council Minutes, July 16, 1941.
- 6 Ibid.
- 7 City Council Minutes, March 29, 1944.
- 8 Abstracted from CCA, City Land and Housing Department, Box 3, file folder 3.1.
- 9 Ibid.
- 10 Board of Commissioners Papers, Series IV, Box 23, file folder 192.
- 11 Turcotte Inquiry, 23–25.
- 12 City Land and Housing Department, Box 3, file folder 31, correspondence dated March 4, 1950.
- 13 Board of Commissioners Papers, Series IV, Box 169, file folder 25, correspondence dated September 16, 1953.
- 14 Board of Commissioners Papers, Series IV, Box 89, file folder 293. Total charges were about \$24.00 per frontage foot or \$1,200 per year for a 50-foot lot. Homeowners paid about \$2.00 per frontage foot per year. To take sanitary sewers as an example, the total charge was \$3.45 per frontage foot or \$172.50 amortized over 15 years. Homeowners paid an annual charge of 23 cents per frontage foot or \$11.50 on a 50-foot lot. The only amortization period over 10 years was for residential paving and sanitary sewers (15 years). The homeowner's share was over half, usually between 60 and 70 percent.
- 15 Technical Planning Board Minutes, December 17, 1952.
- 16 Board of Commissioners Papers, Series III, Box 35, file folder 325.
- 17 Technical Planning Board Minutes, December 8 1954. Specifications were for a 6,000 square foot lot on a 50-foot frontage and 120-foot depth.
- 18 Engineering and Environmental Services, Series III, Box 19, file folder 168, Engineer's statement, January 6, 1953.
- 19 Statistics abstracted from City of Calgary General Plan, 1961, "A Preliminary Draft."
- 20 City Commissioners Papers, Series III, Box 25, file folder 129, Calgary House Builders Association, presentation to Calgary City Council, October 15, 1951.
- 21 Planning and Building Department, Box 4666, file folder, "First General Plan, 1961–65."
- 22 Engineering and Environmental Services, Series III, Box 19, file folder 165; Board of Commissioners Papers, Series IV, Box 83, file folder, "Land No. 1, 1952–1957."
- 23 These statistics are contained in the City's Brief to the McNally Commission Report, December 1954.
- 24 Engineering and Environmental Support Service, Series III, Box 19, file folder 167. Reports dated September 11, 1952 and January 29, 1953.
- 25 Technical Planning Board Minutes, November 22, 1952.

- 26 Board of Commissioner Papers, Series IV, Box 83, file folder "Land No. 1, 1952–1957," Special Land Policy Committee Meeting, January 19, 1954; City Council Minutes, May 25, 1954.
- 27 Lot prices of \$1,000 led to only three sales.
- 28 "There Must Be a Better Way Than This," *Calgary Herald*, August 22, 1953.
- 29 Board of Commissioners Papers, Series IV, Box 125, "Land and Rentals, 1954," correspondence dated October 15, 1951.
- 30 City Council Minutes, July 26, 1954.
- 31 Engineering and Environmental Support Service, Series III, Box 34, file folder 296, correspondence dated May 30, 1955.
- 32 Planning and Building Department, Box 4666, file folder, "First General Plan, 1961–65."
- 33 CCA, Law Department, Series IV, Box 73, "An Outline Report on Land Requirements for Housing the Metropolitan Population, Calgary 1953–1980," Calgary District Planning Commission, City of Calgary Planning Department, July 1953.
- 34 Board of Commissioners Papers, Series IV, Box 83, file folder "Land Development Policy, 1957–59."
- 35 Incorporated May 1, 1953, No 15936.
- 36 *Calgary Herald*, September 2, 1953.
- 37 Technical Planning Board Minutes, Box 1, file folder 2, August 19, 1953; "New Subdivision Up for Approval," *The Albertan*, August 29, 1953; City Council Minutes, August 31, 1953; "Cushing Bridge Passes First By Law Reading," *Calgary Herald*, September 1, 1953.
- 38 Haddin, Davis and Brown unsuccessfully sought financing from the Royal Bank and had also approached Seattle First National Bank in Spokane. The money was ultimately raised by the members of Kelwood following its formation.
- 39 The land in question was owned by the uncle of prominent building contractor and founding member of Kelwood, Bill Jager.
- 40 According to Ed Davis, the name Kelwood was chosen by Ellis Keith's lawyer, Ken Dixon of the law firm of McLeod Dixon. Ed Davis is an interesting figure with extensive involvement in the development industry and with the City. A graduate in Civil Engineering from the University of Alberta, Davis was President of Kelwood from its inception in late 1953 to 1963. He was also President of Haddin, Davis and Brown from 1950 to 1964, and later was President of Athabasca Tower Ltd (1965–93) and Eau Claire Estates Ltd (1963–73). He served on the City of Calgary Thoroughfare Committee in 1957–58, and was Chair of the Calgary Transit Commission from 1961 to 1963. As of this writing, Davis is President of Systems Investments Ltd.
- 41 Engineering and Environmental Services, Series III, Box 27, file folder 225, correspondence dated July 22, 1954.
- 42 Keith warrants more serious study. His name is spoken with reverence by former employees and competitors alike, and certainly his contribution to the early Calgary building industry is substantial. A larger than life character in his own right, Keith elicited respect and affection from those with whom he worked. Stories abound about him. He loved to gamble, and his visits to Las Vegas were fuel for anecdotes. He was also a stickler for propriety. He was always known by his employees as Mr Keith. Every employee had to have a haircut from a barber who visited the office every three weeks.

- 43 It is interesting that, according to Ed Davis, Keith originally was not interested in land development but saw himself as primarily a builder. Not long after the formation of Kelwood, he offered to sell his stake in the company to prominent businessman Harry Cohen. Cohen refused, but later told Davis that it was one of the worst business decisions he had ever made.
- 44 Kelwood Corporation Limited incorporated November 12, 1953.
- 45 Interview with John C. McLeod, Manager and later owner of Spyhill Development and Holding Company, Calgary, November 1, 2006. McLeod, who would have turned 100 in March 2007, died not long after this interview, but on the day we spoke he was incredibly bright and alert, and blessed with a phenomenal memory for facts and details. I will always cherish the memory of our conversation that day.
- 46 According to McLeod, the City assisted in the development through survey work.
- 47 Board of Commissioners Papers, Series IV, Box 189, file folder 393, Commissioners' Office to John McLeod, May 21, 1954.
- 48 Ibid.
- 49 McLeod Interview.
- 50 "Modern Home Articles on Display at Show," *Calgary Herald*, August 21, 1954.
- 51 "Show Site to Be Part of Planned Community," *Calgary Herald*, August 21, 1954.
- 52 Technical Planning Board Minutes, Box 1, file folder 2, September 28, 1953.
- 53 Ibid.
- 54 Engineering and Environmental Services, Series III, Box 27, file folder 226, F.A. Howie to Ivor Strong, January 12, 1954.
- 55 Engineering and Environmental Services, Series III, Box 27, file folder 226, E.H. Davis to Ivor Strong, January 18, 1954.
- 56 *Alberta Gazette*, September 30, 1954. Order Number 15820, file number C110-14. The original effective date was December 30, 1954, but was later changed to December 30, 1953. See *Alberta Gazette*, November 15, 1954.
- 57 *Alberta Gazette*, September 30, 1954. Order Number 15833, File Number C110-G. Areas included in this annexation were part of Wildwood, Roscarrock, Glendale, the Richmond area, and Glamorgan.
- 58 *Alberta Gazette*, February 28, 1955. Order Number 16206, File Number C-110-1.
- 59 Board of Commissioners Papers, Series IV, Box 189, file folder 393, L. E. Wade, Glencoe Engineering & Construction Co. Ltd. to Ivor Strong, September 15, 1954.
- 60 Engineering and Environmental Services, Series III, Box 27, file folder 225, correspondence dated September 16, 1954.
- 61 University of Calgary Archives, J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 81.07, "Submission to the Minister of Housing, Minister of the Environment, Minister of Municipal Affairs and the Government of Alberta by the City of Calgary, September 1977. In reference to the Urban Development Institute of Alberta's submission on Municipal Development Agreements," 4.
- 62 McNally Commission Report, Appendix A, Observations of Commissioner Davies, 7.
- 63 Board of Commissioners Papers, Series VI, Box 21, file folder "Annexations 1977." Sykes was speaking to the Housing and Urban Development Association of Calgary, April 6, 1977.
- 64 Houses were to be a minimum of 1,400 square feet.
- 65 *Calgary Herald*, September 1, 1953.

- 66 Land Department Files, Series VI, Box 307; *Calgary Herald*, September 15, 1953.
- 67 Board of Commissioners Papers, Series IV, Box 175, file folder 29.
- 68 Board of Commissioners Papers, Series IV, Box 18, file folder 146, correspondence dated March 6, 1956.
- 69 Board of Commissioners Papers, Series IV, Box 175, file folder, "Land and Rentals No. 2, 1954," correspondence dated August 30, 1954.
- 70 Board of Commissioners Papers, Series IV, Box 82, file folder "Land Committee, 1958," May 26, 1958.
- 71 Correspondence from Ed Davis (in author's possession), May 2007.
- 72 Board of Commissioners Papers, Series IV, Box 83, file folder "Land No. 1, 1952–1957," file I of 2, correspondence dated June 5, 1953.
- 73 Interestingly, Wade's company simply moved to the north, where it joined Spyhill in developing Thorncliffe Heights.
- 74 McLeod Interview.
- 75 Board of Commissioners Papers, Series IV, Box 191, file folder "Calgary and District Planning Commission, 1949–1951," correspondence dated September 12, 1952.
- 76 "Careful City Planning Is Needed For Future," *Calgary Herald*, February 24, 1954.
- 77 Planning and Building Department, Box 4666, file folder, "First General Plan, 1961–65."
- 78 Board of Commissioners Paper, Series IV, Box 189, file folder 393, "Town Planning 1953–54," April 20, 1954.
- 79 Board of Commissioners Papers, Series IV, Box 27, file folder "Central Mortgage and Housing, 1953–1955," correspondence dated November 13, November 28, December 2, 1952, January 26, 1957.
- 80 Board of Commissioners Papers, Series IV, Box 189, file folder 393, Ivor Strong to D. Gardener, Secretary Treasurer, Municipal District of Conrich, January 20, 1954.
- 81 City Council Minutes, December 3 1954. See *Co-Terminus Boundary Commission*, Area Number 12, 12–13.
- 82 Board of Commissioners Papers, Series IV, file folder, "Land Rentals, 1955," correspondence dated February 2, 1955.
- 83 See Board of Commissioners Papers, Series IV, Box 27, file folder C3, correspondence dated November 12, 1952; Board of Commissioners Papers, Series IV, Box 63, file folder "Land No.1 1952–57," City Land Committee Minutes, November 27, 1952, and correspondence dated March 31 and May 11, 1953; Board of Commissioners Papers, Series IV, Box 106, file folder "Provincial Government, 1954–1955," correspondence dated March 9, April 8, 1955.

Chapter 3

- 1 In addition to McNally the Commissioners included G.M. Blackstock QC, retired chairman of the Board of Public Utilities, Ivan Robison, Calgary realtor, Percy G. Davies QC, lawyer and former MP from Athabasca, and Charles Patrick Hayes, President of the Alberta Association of Municipal Districts.
- 2 Board of Commissioners Papers, Series IV, Box 89, "Metropolitan Commission, 1954–1958." "Summary of Submission to be made to the Royal Commission on the Metropolitan Development of Calgary and Edmonton."

- 3 McNally Commission Report, Chapter 17, Recommendations, 4–6. For press reaction see “McNally Report Urges City to Absorb Nearby Centres,” *Calgary Herald*, February 17, 1957.
- 4 McNally Commission Report, Chapter 5, 13.
- 5 A newsletter from the Office of the Aldermen in March 2003 quoted, “The Royal Commission on Metropolitan Development of Edmonton and Calgary, or the McNally Report–1956 has long been viewed as the definitive argument for UniCity.” See <http://content.calgary.ca/CCA/City+Hall/Municipal+Gov>
- 6 Bowness also had a beautiful natural park which afforded fine recreational attractions, including a fine natural swimming pool which became a prime winter outdoor skating rink.
- 7 CCA, RG 1, #1162, Box 240, “Report on Land Uses Within the City of Calgary,” May 1956.
- 8 Zoning Bylaw 4916 came into effect on June 20, 1958.
- 9 City Engineering and Environmental Services, Series III, Box 42, file folder 357, correspondence dated March 2, 1956.
- 10 *Statutes of Alberta*, 1956, Bill 77, Metropolitan Interim Development Act, Section 5(5).
- 11 *Ibid.*
- 12 For example, see Board of Commissioners Papers, Series IV, Box 187, file folder 361, Art Sullivan to Technical Planning Board, February 20, 1956.
- 13 Board of Commissioners Papers, Series IV, Box 187, file folder 361, Ivor Strong to Ivan Robison, January 5, 1956. For further negotiations respecting these annexations see Board of Commissioners Papers, Series IV, Box 89, file folder “Metropolitan Commission, 1954–1958,” Ivor Strong to Ivan Robison, October 3, 1955.
- 14 Board of Commissioners Papers, Series IV, Box 89, “Metropolitan File, 1955–1957,” Ivor Strong to A.W. Morrison, February 28, 1956.
- 15 Board of Commissioners Papers, Series IV, Box 187, file folder 361.
- 16 Board of Commissioners Papers, Series IV, Box 89, “Metropolitan File, 1955–1957,” correspondence dated August 24, 1956.
- 17 *Alberta Gazette*, September 15 1956. Decision: August 31, 1956, Order Number 18401 C-110-K Effective September 1, 1956. Essentially the western annexation took in Glendale Meadows, Westgate, and part of Wildwood.
- 18 *Alberta Gazette*, June 15 1957 Decision: June 4, 1957. Effective December 29, 1956. The Application was granted in part on August 31 under Order no 18401, then adjourned to hear certain problems with municipality of Rocky View. New hearings were held on March 13, 1957.
- 19 “Strong Opposition Developing Towards Midnapore Annexation Plan,” *Calgary Herald*, November 21, 1958. Haysboro was bought for around \$700 an acre, while the Earl of Egmont’s property (now Willow Park) was purchased for \$1,017 an acre.
- 20 Board of Commissioners Papers, Series IV, Box 187, file folder 361, B.L. Gienow to Mayor Don Mackay, November 12, 1955.
- 21 Board of Commissioners Papers Series IV, Box 89, file folder “Metropolitan File, 1955–1957,” Norman Trouth to Mayor and Council,” February 13, 1957.
- 22 Board of Commissioners Papers, Series IV, Box 89, “Metropolitan File, 1955–1957,” correspondence dated February 19, 1957.

- 23 Board of Commissioners Papers, Series IV, Box 65, "Metropolitan Commission, 1954–1958," correspondence dated September 11, 1958. In its presentation to the Board of Public Utilities in September 1961, the City quoted population projections to buttress its case for large-scale annexations. The figure given was a "conservative" 420,000 by 1974. It wasn't far off. Census figures for that year were 433,389.
- 24 Planning and Building Department, Series IV, Box 1690, P.J. Smith, "A Study of Calgary's Past and Probable Future Population Growth," prepared for City of Calgary Planning Department, December 1959, 3. Interestingly, City figures prepared in 1957 were more accurate than Smith's. They forecast a population of 456,462 by 1977. It was short by less than 30,000. The projections for 1966 were only 15,000 off the mark.
- 25 Board of Commissioner Papers, Series IV, Box 74, file folder "Belfast Subdivision, 1957–1958," P. Aumonier, Administrative Assistant to G.G. Rennie, Assistant Manager, Calgary Branch, C.M.H.C., March 5, 1958.
- 26 Ibid, Rennie to Aumonier March 12, 1958.
- 27 Board of Commissioner Papers, Series IV, Box 82, file folder "City Land Committee, 1957–1959," meeting dated May 6, 1959.
- 28 Board of Commissioner Papers, Series V, Box 222, file folder 6200.1 Master Plan, 1962. Between November 1959 and October 1963, 3,020 lots were developed in the north and 4,322 in the south. The gap had gradually narrowed from 30–70 to 46–54. The main growth was in the suburbs of Mayland Heights, Vista Heights, and Forest Lawn.
- 29 "Forest Lawn Wants to Stay Independent," *Calgary Herald*, February 2, 1956.
- 30 Law Department, Box 82, file folder "Submission to Public Utilities Board Concerning Annexation Application," March 18, 1958.
- 31 *Calgary Herald*, October 9, 1958.
- 32 City Council Minutes, July 5, 1959. Behind the latter were Farmers and Merchants Trust Co. Ltd., Wade Construction, and Silton Developments.
- 33 Board of Commissioners Papers, Series VI, Box 18, file folder "Annexations 1974." Landowner R.J. Burns wrote to the City on September 17, 1974 respecting the big annexation debate at the time, and noted that when annexation took place in 1961 landowners in the Fish Creek area had not gotten a "tax haven."
- 34 Board of Commissioners Papers, Series IV, Box 65, "Metropolitan Commission, 1954–1958," correspondence dated September 11, 1958.
- 35 "Strong opposition developing to Midnapore annexation plan," *Calgary Herald*, November 21, 1958.
- 36 Ibid.
- 37 Board of Commissioner Papers, Series IV, Box 83, file folder "Land Development Policy, 1957–1959," Planning Department, "Development Plan – Calgary."
- 38 Board of Commissioners Papers, Series IV, Box 150, file folder 120.3, correspondence dated April 27, 1959.
- 39 The bid clearly was premised on a tacit understanding reached between the City and the landowners. In its judgement, the Board of Public Utilities noted that one of the main reasons for the inclusion of the 270 acres in the annexation bid "was to honour the understanding between the City and the owner of the land."

- 40 Board of Commissioners Papers, Series V, Box 139, file folder "4799 Anderson Road Group, 1962." Board of Public Utilities Decision No. 25736, File C-110-N, September 8, 1961. See also *Alberta Gazette*, January 15, 1962.
- 41 Board of Commissioners Papers, Series V, Box 140, file folder 4801. The decision was handed down on June 14, 1963. LAB Order No. 813, File C-110-D. The Town had installed water sewer through a 25-year provincial loan at 3.5 percent plus sidewalks, curbs, and gutters via a provincial grant of \$69,000. Interestingly, eight submissions accompanied the annexation bid. Four were against annexation.
- 42 Board of Commissioners Papers, Series V, Box 140, file folder 4801.4. LAB Order 1429, File C-110-Q.
- 43 "Oversize" refers to instances where the City found it necessary for the developer to lay a pipe larger than that necessary to serve his subdivision. The City paid for the cost of the extra diameter.
- 44 City Engineering and Environmental Services, Series III, Box 42, file folder 357, Contract governing Thorncliffe Heights development, 1955.
- 45 Board of Commissioners Papers, Series IV, Box 175, file folder "Land and Rental, 1955," Minutes of Land Committee Meeting, April 22, 1955.
- 46 City Council Minutes, February 24, 1956.
- 47 City Engineering and Environmental Services, Series III, Box 27, file folder 226, correspondence dated April 26, 29, 1954.
- 48 Board of Commissioners Papers, Series IV, Box 83, file folder "Land Development Policy, 1957–1959," General Contract, 1957.
- 49 Board of Commissioners Papers, Series IV, Box 82, file folder "Land Committee, 1958," May 29, 1958.
- 50 City Council Minutes, October 28, 1957, Commissioner's Report dated October 24, 1957.
- 51 Board of Commissioners Papers, Series IV, Box 83, file folder "Land Development Policy, 1957–1959," Minutes of Land Development Meeting, November 28, 1957.
- 52 Ibid.
- 53 The financial implications of acreage assessments were realized early. In 1955, the City Engineer forecast a five-year expenditure of over \$4 million on sanitary sewers alone. These costs were now to be levied against current developers as well as those who subsequently developed land in the area. For example, in 1960 developers remitted 20 percent of a \$140,000 storm sewer in the north. The rest was paid by the City but charged via acreage assessments to new areas as they were developed. See City Engineering and Environmental Services, Series III, Box 42, file folder 357, City Engineer's Report, August 22, 1955; Board of Commissioners Papers, Series V, Box 292, file folder "Development Committee Minutes, 1960–1963," meeting dated July 17, 1960.
- 54 Board of Commissioners Papers, Series IV, Box 122, file folder "Subdivision and Development Policy, 1957.
- 55 Board of Commissioners Papers, Series IV, Box 122, file folder "Subdivision and Development Policy, 1957," correspondence dated November 25, 1958.
- 56 Board of Commissioners Papers, Series V, Box 292, file folder "Development Committee Minutes, 1960–1963," meeting dated September 15, 1960.
- 57 Ibid., October 6, 1960.

- 58 Board of Commissioners Papers, Series V, Box 224, file folder 6200.14, C.J. Combe to Board of Commissioners, December 30, 1960.
- 59 Board of Commissioners Papers, Series V, Box 344, file folder "Storm Sewer Report on Future Major Storm Sewer Trunks, 1961," correspondence dated February 21, 24, 1961.
- 60 The two relevant pieces of legislations were the Town and Rural Act, Chapter 113, 1953 and the City Act, Chapter 9, 1951. The Town and Rural Act, Sections 46(c) and 74(b) referred to Council powers with respect to replotting schemes, including a special levy in Section 48(2). However, the wording was specific with respect to land within the replotting area whereas the acreage assessments were on facilities beyond the replotting area. The City Act, Sections 538, 539, and 600 referred to special taxes for utilities, but these were to be charged to local improvements. Acreage assessments were paid directly to the City by developers.
- 61 *Ibid.*, V.S.G. Lewis, President U.D.I. to Commissioner John Steele, April 10, 1961. Acreage assessments per acre for areas were: Waterworks-Spyhill Pressure Zone, \$186; South Glenmore System, \$221; areas served by Sanitary Sewers-north of Bow River, \$20; area served by Fish Creek Plant, \$215; areas served by Storm Sewers-Nose Valley trunk, \$250; Highwood-Thorncliffe trunk, \$81; North Thorncliffe trunk, \$253; Haysboro trunk, \$270.
- 62 City Council Minutes, July 31, 1958.
- 63 Board of Commissioners Papers, Series IV, Box 122, file folder "Subdivision and Development Policy, 1957," correspondence dated September 29, 1958.
- 64 Board of Commissioners Papers, Series V, Box 344, file folder "Storm Sewer Report on Future Major Storm Sewer Trunks, 1961," City Planner's Report to City Commissioners, June 18, 1959.
- 65 Board of Commissioners Papers, Series IV, Box 150, file folder 120.3, correspondence dated March 3, 1958.
- 66 They were in order of subdivision acreage under contract: Kelwood 139.67, Carma 136.19, Spyhill 96.67, Clearview Developers Ltd. 43.68, Horizon Holdings 40.0, Columbia Land Development Ltd. 37.14, Vista Heights Development Ltd. 25.49, Neufeld Construction Limited 15.0, Premier Land Development 13.10, D.M. Black Real Estate, 6.75, Braul and Dick Construction Ltd. 3.92, Quality Construction Ltd. 3.36, Gyulay Investments Limited 2.87. See Board of Commissioners Papers, Series V, Box 224, file folder 6200.14.
- 67 Board of Commissioners Papers, Series IV, Box 83, file folder "Land Development Policy, 1957-1959," Commissioner's Report October 23, 1957. The City had contacted thirteen urban jurisdictions in the country.
- 68 Board of Commissioners Papers, Series V, Box 292, file folder "Development Committee Minutes, 1960-1963," meetings dated July 17, September 1, 1960.
- 69 Board of Commissioners Papers, Series IV, Box 27, file folder "Central Mortgage and Housing, 1957-1958." Municipal Survey, 1956.
- 70 Board of Commissioners Papers, Series IV, Box 100, file folder 6D 41.
- 71 Board of Commissioners Papers, Series IV, Box 175, file folder "Land and Rentals, 1955," correspondence dated May 30, June 7 1955.
- 72 Board of Commissioners Papers, Series IV, Box 27, file folder C3, correspondence dated August 10, 18, 1955.

- 73 City Council Minutes, May 10, 1956; Board of Commissioners Papers, Series IV, Box 82, City Land Committee Minutes, January 29, 1958.
- 74 City Council Minutes, February 28, 1956.
- 75 City Engineering and Environmental Services, Series III, Box 17, file folder 137, correspondence dated May 29, 1957.
- 76 Board of Commissioners Papers, Series IV, Box 82, file folder, "Land Committee, 1957–1959," Summary of Land Sales, 1950–1959.
- 77 Board of Commissioners Papers, Series V, Box 4, file folder 143, Land Committee Minutes, January 2, 1962. Interestingly, it was later contended that the City's abandonment of University Heights had a significant impact on the subsequent pattern of residential development in the northwest. The statement is puzzling considering the nearby presence of the university, already an established fact.
- 78 Board of Commissioners Papers, Series V, Box 4, file folder 143.
- 79 See Marie Morgan, *From the Ground Up; A History of Carma Developers*, 40th Anniversary, 1998. Carma was named for Bennett's daughter, Carol and his wife, Margaret. In addition to Bennett, Wilson and Ross, the first board of directors included Nado Galleli, Bob Davies, Tony Usselman, Ralph Scurfield and Joe Combe. For more information on Carma, see Goldenberg, 94–108.
- 80 Board of Commissioners Papers, Series IV, Box 82, "Land Committee # 2, 1958," Albert Bennett to Land Committee, February 24, 1958.
- 81 Board of Commissioners Papers, Series IV, Box 25, file folder "Carma Developers, 1958," Report of Land Committee, October 1, 1958.
- 82 Carma's original aim was to limit membership to 50, of which 46 were to be builders and the other four comprising consultants and subcontractors. There was a fixed limit of 500 shares, with each one-dollar share equal to \$100 on a debenture basis.
- 83 Land Department, Box 17, file folder 133, correspondence dated March 25, 1959.
- 84 The Winnipeg-born Combe was the son of the *Winnipeg Tribune's* financial editor. A commerce graduate from the University of Manitoba and the recipient of the Distinguished Flying Cross for service in World War II, Combe came to Calgary in 1954 where he became district manager for Texaco before joining Carma. According to his assistant, "everybody did what he asked of them – immediately." Morgan, 8.
- 85 Board of Commissioners Papers, Series V, Box 4, file folder 143.
- 86 Board of Commissioners Papers, Series V, Box 12, file folder "Development Committee Meetings, 1963, April 26, 1963. According to Suburban, the City was over charging by over 25 percent.
- 87 Technical Planning Board Minutes, Box 2, file folder 10, May 28, 1958.
- 88 Technical Planning Board Minutes, Box 3, file folder 13, April 27, 1960.
- 89 Board of Commissioners Papers, Series V, Box 292, file folder "Development Committee Minutes, 1960–1963," meeting dated January 15, 1960.
- 90 Ibid, February 23, 1960.
- 91 Board of Commissioners Papers, Series V, Box 292, file folder "Development Committee Minutes, 1960–1963," meeting dated February 22, 1961.
- 92 Technical Planning Board Minutes, Box 2, file folder 13, April 22, 1959.

- 93 Board of Commissioners Papers, Series IV, Box 82, file folder "Westgate Development Company," correspondence dated April 22, 1958.
- 94 Board of Commissioners Papers, Series V, Box 4, file folder 143, Land Committee Minutes, October 4, 1960.
- 95 Board of Commissioners Papers, Series V, Box 344, file folder "Storm Sewer Report on Future Major Storm Sewer Trunks, 1961," correspondence dated March 1, 1961. The suggestion was rejected by the City Engineer, who pointed out that eventually upgrading would be necessary and probably more expensive.
- 96 Board of Commissioners Papers, Series IV, Box 187, file folder 361, Burns Ranches to Art Sullivan, August 2, 1955.
- 97 *Ibid.*, Art Sullivan and Company to Mayor and Council, November 10, 1955.
- 98 Technical Planning Board Minutes, Box 1, file folder 5, January 18, 1956.
- 99 *Ibid.*, Art Sullivan and Co. to City Commissioners, February 8, 1956.
- 100 Technical Planning Board Minutes, Box 1, file folder 5, March 14, June 6, 1956; Board of Commissioners Papers, Series IV, Box 187, file folder 361, correspondence dated February 3, 8, 9, 1956.
- 101 City Engineering and Environmental Services, Series III, Box 27, file folders 225, 226, correspondence dated May 19, July 19, 1954. The water was taken between 11:00 p.m. and 8:00 a.m., when demands were light.
- 102 Board of Commissioners Papers, Series IV, Box 175, file folder 281, Land Committee Minutes, April 5, 1957. The City really got the better of the deal. It bought the 13 acres which the company had intended to divide into 56 lots for \$40,000. The 50 lots elsewhere were going to cost the company \$50,000.
- 103 Board of Commissioners Papers, Series III, Box 154, file folder 120.3, correspondence dated October 29, 1959.
- 104 Ed Davis remembers the price as \$400 an acre. City records show it as \$1,300.
- 105 Board of Commissioners Papers, Series IV, Box 175, file folder, "Land and Rental, 1955," January, 1955; *Calgary Herald*, November 21, 1957.
- 106 Board of Commissioners Papers, Series V, Box 4, file folder 143, correspondence dated April 5, 1960.
- 107 *Ibid.*, September 7, November 24, 1961. The subdivision involved a 170-acre parcel east of 14th Street and north of Cambrian Heights. The three bids were: Calgary Suburban Developments Ltd, \$3,630 per acre Carma, \$3,352 per acre and Spyhill Servicing Company, \$3,250 per acre. A day before the note to Batchelor, Carma had notified the city that it was sold out of land on the north hill and that it was looking forward to developing these parcels in the spring of 1962.
- 108 Technical Planning Board Minutes, Box 2, file folder 13, April 22, 1959.
- 109 Board of Commissioners Papers, Series V, Box 12, file folder 159, Development Committee Meeting, June 7, 1963.
- 110 Board of Commissioners Papers, Series V, Box 293, file folder "Development Committee Minutes," July 26, 1963.
- 111 Board of Commissioners Papers, Series IV, Box 83, file folder "Land Development Policy, 1957–1959," Commissioners Reports, October 24, November 8, 1957.
- 112 Board of Commissioners Papers, Series V, Box 12, file folder 159, Development Committee Meeting, April 26, 1963.
- 113 *Calgary Herald*, November 21, 1957.

- 114 City Engineering and Environmental Services, Series III, Box 27, file folder 226, correspondence dated August 18, 1954.
- 115 Planning Advisory Commission, Box 1, file folder 8, April 27, 1961.
- 116 *Alberta Gazette*, July 15, 1953, "The Surveys and Appropriations Act and The Town and Rural Planning Act, 1953, The Subdivision," Sections 11–13; *Alberta Gazette*, June 30, 1960, Alberta Regulation 185/60, "The Surveys and Appropriations Act Subdivision and Transfer Regulations," Sections 22–25.
- 117 Technical Planning Board Minutes, Box 1, file folder 5, February 8, 1956.
- 118 Technical Planning Board Minutes, Box 1, file folder 6, August 8, 1956.
- 119 Technical Planning Board Minutes, Box 1, file folder 5, February 1, 1956.
- 120 Technical Planning Board Minutes, Box 1, file folder 6, August 23, 1956. Apparently, Mayfair residents did not agree and three years later began agitating for land to the west for park purposes.
- 121 Technical Planning Board Minutes, Box 1, file folder 6, September 12, 1956.
- 122 Technical Planning Board Minutes, September 19, 1956. Kelwood had apparently reduced the size of some lots by 5,000 square feet. The Technical Planning Board subsequently ordered the Corporation to construct a small playground.
- 123 Technical Planning Board Minutes, Box 2, file folder 15, December 16, 1959.
- 124 Board of Commissioners Papers, Series V, Box 292, file folder "Development Committee Meetings, 1860–1963," June 8, 1962.
- 125 Technical Planning Board Minutes, Box 2, file folder 10, July 2, 1958.
- 126 Technical Planning Board Minutes, Box 3, file folder 16, January 27, 1960.
- 127 Technical Planning Board Minutes, Box 3, file folder 16, January 27, 1960.
- 128 Harasym, 168.
- 129 Technical Planning Board Minutes, Box 2, file folder 15, November 12, 18, 25, 1959.
- 130 Technical Planning Board Minutes, Box 2, file folder 13, April 15, 1959.
- 131 Board of Commissioners Papers, Series V, Box 292, file folder "Development Committee Meetings, 1860–1963," May 3, 1960.
- 132 Board of Commissioners Papers, Series V, Box 4, file folder, 143.
- 133 Technical Planning Board Minutes, Box 2, file folder 14, August 19, 1959. In fairness to Hashman his under-provision for a school site was more than offset by the developable land that he had provided elsewhere.
- 134 Technical Planning Board Minutes, Box 1, file folder 4, October 26, 1955. The Technical Planning Board settled for a 400-foot square of land plus a block for recreational purposes.
- 135 Technical Planning Board Minutes, Box 1, file folder 4, October 5, 1955.
- 136 Technical Planning Board Minutes, Box 1 file folder 7, December 19, 1956.
- 137 Technical Planning Board Minutes, Box 1, file folder 7, January 9, 1957.
- 138 Technical Planning Board Minutes, Box 1, file folder 7, June 5, 1957. Meetings involving airport officials were held on January 30, May 8 and May 26. It was never made entirely clear what parts of Nose Hill were precisely impacted by airport regulations. Certainly, City Planner A.G. Martin thought that the regulations did not demand the sort of concession given by the City. The point was made that the top of the hill intersected with the accepted take-off angle of two degrees.
- 139 Technical Planning Board Minutes, Box 1, file folder 8, July 24, 31, 1957.

- 140 Board of Commissioners Papers, Series IV, Box 92, file folder "Spyhill Development, 1952–1959," November 5, 1957.
- 141 Technical Planning Board Minutes, Box 2, file folder 9, May 22, 1958.
- 142 Technical Planning Board Minutes, Box 2, file folder 9, February 12, 1958.
- 143 Technical Planning Board Minutes, Box 1, file folder 7, February 13, 1957; Box 3, file folder 17, May 18, 1960.
- 144 Calgary's experience with formal Planning dated to 1913 with the preparation of a grand Plan by Thomas Mawson. Though this Plan was abandoned, its appearance in planning decisions through the years attests to its significance. For example, the General Plan of 1973 prefaced each of its sections with a quotation from Mawson. The first provincial legislation was the Alberta Planning Act (1913), designed to curb rampant land speculation. The Rural and Town Planning Act (1929) allowed municipalities to form Town Planning Commissions. Under J.H. Doughty-Davies, Calgary's first Town Planning Engineer, the first Zoning Bylaw (2835) was passed in 1934. From 1939 to 1951, the City Engineer acted as the Town Planning Engineer.
- 145 City Council Minutes, September 4, 1951.
- 146 The reason for the original zoning was likely linked to the popularity of basement suites. However, provision also existed for duplexes, albeit on a fairly narrow frontage.
- 147 Technical Planning Board Minutes, Box 2, file folder 8, October 16, 1957. The Board referred to the disappearance of basement suites as "desirable developments" and noted that Calgary's R2 zoning compared favourably with U.S. cities.
- 148 Technical Planning Board Minutes, Box 2, file folder 13, May 13, 20, June 10, 1959.
- 149 Technical Planning Board Minutes, Box 2, file folder 12, February 18, 1959.
- 150 Technical Planning Board Minutes, Box 1, file folder 8, October 16, 1957.
- 151 Technical Planning Board Minutes, Box 1, file folder 2, March 5, 1953.
- 152 City of Calgary General Plan Bylaw 5997, adopted September 29, 1962.
- 153 Law Department, Box 82, Brief by A.G. Martin to Calgary Planning Advisory Commission, February 16, 1961.
- 154 E.T. Rashleigh, "Observations on Canadian Cities, 1960–61," *Plan Canada*, 3:2, September 1962. 76.
- 155 Technical Planning Board Minutes, Box 1, file folder 7, May 22, 1958.
- 156 In 1958 the Alberta Court of Appeal declared the Interim Development Bylaw ultra vires on the grounds that the Technical Planning Board had interpreted the term, "development" in such a way as to exceed the Minister's authority. See Planning and Building Department, Series IV, file folder GB 3, Judgment of Justice Egbert, July 12, 1958.
- 157 City Council Minutes, September 28, 1953.
- 158 See Jill Grant, "Next Generation Neighbourhoods: Finding a Focus for Planning Residential Environments," *Journal of Urban Research*, December 1997, 111–29. Perry envisaged a neighbourhood as comprising 1,000 families or about 5,600 people.
- 159 At least some aldermen were not in favour of the new street designs. In an obvious hint to consider a return to the old grid system, the Technical Planning Board was directed in January 1959 to ensure that subdivisions were laid out properly. Soon after, the Planning Department received a letter from Engineered Buildings which

- was “100% behind proper professional land planning techniques and so definitely feel that any steps towards a grid system is a backward step.”
- 160 Technical Planning Board Minutes, Box 2, file folder 9, February 5, 1958.
- 161 Technical Planning Board Minutes, Box 3, file folder 20, November 30, December 21, 1960.
- 162 Technical Planning Board Minutes, Box 2, file folder 10, June 4, 1956 in referring to an apartment complex in the southwest; Box 2, file folder 9, March 5, 1958 in reference to commercial zoning on Edmonton Trail.
- 163 Technical Planning Board Minutes, Box 2, file folder 14, July 22, 1959.
- 164 City Land and Housing Files, Box 365, file folder 2390, Petition dated July 14, 1945; City Council Minutes May 13, 25, 1946.
- 165 Glenbow Archives, Calgary, Chamber of Commerce Papers, Box 6, file folder 13, correspondence to City Council and Provincial Government, March 5, 1950.
- 166 Board of Commissioners Papers, Series IV, Box 74, file folder H1, Correspondence from Mayor Don Mackay to J. S. Mills, Mayor of Saskatoon, October 27, 1952.
- 167 Board of Commissioners Papers, Series IV, Box 83, file folder “Land No.1 1952–1957,” correspondence dated November 4, 1953. For more details on the Renfrew project, see Board of Commissioners Papers, Series IV, Box 105, file folder H1.
- 168 Board of Commissioners Papers, Series IV, Box 73, file folder, “Housing General, 1950–1952,” correspondence dated April 26, 1950.
- 169 Board of Commissioners Papers Series IV, Box 122, file folder “Subdivision and Development Policy, 1957,” meeting between developers and City, November 25, 1958; *Calgary Herald*, January 2, 1958.
- 170 Board of Commissioners Papers, Series IV, Box 150, file folder 120.3, correspondence dated May 13, 1959.
- 171 Planning and Building Department, Box 4496, file folder 2.10, reports dated February 6, 15, 23, 1961.
- 172 Board of Commissioners Papers, Series V, Box 292, file folder “Development Committee Minutes,” meeting dated February 23, 1960.
- 173 Planning Advisory Commission, Box 2, file folder 10, April 2, 9, 1958; Box 1, file folder 7, correspondence dated April 17, 1958. The C.M.H.C. was concerned about rising housing prices and felt it was desirable to provide specially designated areas for low cost housing through reduced frontage. The province was amenable but placed restrictions on the number of lots in each subdivision and the number of contiguous lots. Lot depths had to be 120 feet.
- 174 Board of Commissioners Papers, Series V, Box 4, file folder 143, Land Committee Minutes, November 17, 1960.
- 175 Planning and Building Department, Box 4496, file folder 2.10, E.W. Boley to Mayor and Council, October 6, 1958.
- 176 Board of Commissioners Papers, Series IV, Box 122, file folder “Subdivision and Development Policy, 1957,” meeting between City Commissioners and Developers, November 25, 1958.
- 177 Planning and Building Department, Box 4496, file folder 2.10, correspondence dated June 23, 1960.
- 178 Planning and Building Department, Box 4496, file folder 2.10, E.M. George to A.G. Martin, August 10, 1960.
- 179 Technical Planning Board Minutes, Box 3, file folder 18, July 13, 1960.

- 180 Planning Advisory Commission, Box 1, file folder 5.
- 181 Planning Advisory Commission, Box 1, file folder 5, meeting dated April 19, May 17, 1956.
- 182 Planning Advisory Commission, Box 1, file folder 4, meetings dated October 30, November 11, 1955.
- 183 Technical Planning Board Minutes, Box 2, file folder 10, July 9, 1958.
- 184 Board of Commissioners Papers, Series IV, Box 155, file folder 120.3, October 29, 1959.
- 185 Technical Planning Board Minutes, Box 3, file folder 18, August 17, 1960.
- 186 Planning Advisory Commission, Box 1, file folder 3, meeting dated October 28, 1954.
- 187 Technical Planning Board Minutes, Box 1, file folder 7, June 12, August 7, December 4, 1957.
- 188 City of Calgary General Plan, August 1963.
- 189 Technical Planning Board Minutes, Box 3, file folder 16, February 22, 1960.
- 190 Technical Planning Board Minutes, Box 2, file folder 10, July 23, 1958; Calgary Planning Commission, Box 2, file folder 9, July 28, 1965.
- 191 Technical Planning Board Minutes, Box 2, file folder 11, November 19, 1958.
- 192 Comment attributed to City Planner A.G. Martin in 1962.
- 193 Norman S. Trouth and A.G. Martin, "Land Development in Calgary," *Habitat*, 3, 1962, 14–23.
- 194 Calgary Planning Commission Minutes, Box 21, file folder 135, correspondence dated January 11, 1967.
- 195 McLeod Interview.
- 196 Board of Commissioners Papers, Series IV, Box 82, file folder "Land Committee 1957–1959," correspondence dated April 10, 1958.
- 197 Trouth and Martin, 15.

Chapter 4

- 1 The author bought a house in Haysboro for \$14,200 in 1965 and sold it in 1974 for \$30,000.
- 2 *Statutes of Alberta*, Chapter 43, 1963, "An Act relating to the Planning and Regulation of the Use and Development of Land." General Plans if adopted had to be reviewed every five years. The reserves leeway mainly concerned those in industrial areas. Payment to the City could be made in lieu of reserves but the money had to be used to purchase additional park areas. Zoning caveats allowed special control over undeveloped land. Development Control did the same thing prior to the preparation of a general plan. With the latter, the Zoning Bylaw was suspended.
- 3 Board of Commissioners Papers, Series VI, Box 21, file folder "Annexation," "Preliminary Report on Residential Lot and Land Availability as at 27 June, 1973," July 5, 1973; Board of Commissioners Papers, Series VI, Box 302, file folder "Master Plan, 1972." The breakdown was Single Family 40 percent, 14,730 units; duplexes 10 percent, 3,480 units; town and row housing 9 percent, 3,288 and apartments 41 percent, 15,048.
- 4 Board of Commissioners Papers, Series VI, Box 21, file folder "Annexation," "Preliminary Report on Residential Lot and Land Availability as at 27 June, 1973," July 5, 1973.

- 5 Calgary Region Growth Study, Report A.6, "Housing: Inventory and Demand," Calgary Regional Planning Commission, 1975. The figures were 7,500 and 12,500.
- 6 Board of Commissioners Papers, Series VI, Box 302, file folder "Master Plan, 1972."
- 7 "Housing crisis may hit cities in late March," *The Albertan*, January 22, 1976.
- 8 No condominiums were registered in 1972 and 1973. There were 12 in 1974 totalling 590 units; 21 and 1,309 units in 1975, and in the first six months of 1976, 1,746 units. See "Lack of expertise in condo selling area of concern to HUDAC," *The Albertan*, July 21, 1976.
- 9 A. E. LePage/Melton, *Real Estate Market Survey, Calgary, 1976*, 9.
- 10 Board of Commissioners Papers, Series VI, Box 18, file folder "Annexation 1974," correspondence dated June 27, 1974.
- 11 Calgary Planning Commission Minutes, Box 2, file folder 12, March 2, 1966.
- 12 *Canadian Building* 22:7, July 1972.
- 13 A. E. LePage/Melton, *Real Estate Market Survey, Calgary, 1976*, 3.
- 14 Board of Commissioners Papers, Series VI, Box 264, file folder "Land Bank 1974," April 2, 1974.
- 15 "Alderman urges plan to stop 'gift' demands made on developers," *The Albertan*, June 30, 1976.
- 16 "Condominium given approval," *Calgary Herald*, March 9, 1976.
- 17 Described by the *Financial Times* of Canada as "octopus like," Genstar Limited was originally incorporated in 1951 as Sogemines Limited a private investment company under the sponsorship of Societe Generale de Belgique. The company went public in 1955 and became Genstar in 1959. In 1972 the company controlled over 40 percent of cement manufacturing in western Canada and had a \$10 million venture capital and real estate enterprise in the United States.
- 18 Conversation with former Mayor of Calgary, Rodney Sykes, May 22, 2007. Sykes also encouraged Melton Real Estate later Melcor to consolidate its presence in the city. The name "Daon" (1973) is an abbreviation of its predecessor company, Dawson Housing Developments Ltd.
- 19 J. Rodney Sykes Fonds, Accession number 2001.004, file folder 61.06, memo from Len Fox, Manager Urban Development Division to R. Welin, City Engineer, April 30, 1976.
- 20 The cost of utilities between 1972 and 1976 was over \$142 million; asphalt mix went from \$5.85 to \$15.65 a ton, and hydrant placement from \$360 to \$850 per unit.
- 21 Lorimer, 100.
- 22 *Ibid.*, 99.
- 23 *Ibid.*, 101–2.
- 24 J. Rodney Sykes Fonds, Accession number 2001.004, file folder 58.02, memorandum dated June 23, 1975.
- 25 *Ibid.*, R. A. Nunn to V.S.G. Lewis President land Division BACM Development Corporation, June 4, 1974.
- 26 Basil A. Kalymon, *Profits in Real Estate*, the Fraser Institute, 1978.
- 27 "Developers deny excess profits," *Calgary Herald*, September 3, 1976.
- 28 J. Rodney Sykes Fonds, Accession number 2001.004, file folder 61.06, memo from Len Fox, Manager Urban Development Division to R. Welin, City Engineer, April 30, 1976.
- 29 Kalymon.

- 30 Conversation with Morris Chornoboy, former manager and vice president with Qualico, August 7, 2006.
- 31 "Developers deny excessive profits," *Calgary Herald*, September 3, 1976. The percentage figure given for Abbey Glen was 85, and for Daon, 88.
- 32 J. Rodney Sykes Fonds, Accession number 2001.004, file folder 61.06, memo from Len Fox, Manager Urban Development Division to R. Welin, City Engineer, April 30, 1976.
- 33 "Housing in Calgary," City of Calgary Background Paper No. 4, April 1976.
- 34 Board of Commissioners Papers, Series VI, Box 255, file folder, Land Inventory, 1976," report dated February 17, 1976.
- 35 J. Rodney Sykes Fonds, Accession 2001.004, file folder 58.02. correspondence dated June 23, 1975. According to Sykes, Carma's outlay for West Thorncliffe translated into around \$50 per frontage foot whereas sale prices were \$345 per frontage foot. If anything Sykes was understating the latter. Prices for a 50-foot lot in West Thorncliffe ranged from \$16,000 to \$26,000.
- 36 Anthony Whittingham, "House-Cost Spiral Blamed on Government not Developers," *Financial Post*, September 1, 1977.
- 37 Board of Commissioners Papers, Series VI, Box 264, file folder "Land Bank 1973," correspondence dated September 7, 1973. In addition to the 7.5 percent interest rate, Carma indicated Real Estate taxes of 1.5 percent, Caretaking and Insurance 0.25 percent and 4 percent for inflation.
- 38 Nu-West Development Corporation Annual Report, 1971; Carma Developers Preliminary Prospectus, 1972.
- 39 Planning and Building Department, Box 17413, file folder H.3. Information extrapolated from Planning Department survey, "Ownership Survey of Undeveloped Land within Proposed Annexation Area," May 1978.
- 40 Board of Commissioners Papers, Series VI, Box 255, file folder "Land Inventory, 1976," report dated February 17, 1976.

Chapter 5

- 1 City of Calgary General Plan, August 1963.
- 2 The Calgary Plan, A General Plan prepared on behalf of the civic administration by the City of Calgary Planning Department, May 1973, 2:3, Map 2f.
- 3 "Land Development," *Canadian Building* 22:7, July 1972.
- 4 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 49.11.
- 5 Rod Sykes Fonds, Volume 10, file folder 285, Carma News Release, July 12, 1973.
- 6 Board of Commissioners Papers, Series VI, Box 139, file folder "Development around the City, 1972," correspondence dated November 29, 1972.
- 7 Board of Commissioners Papers, Series VI, Box 264, file folder "Land Bank 1973," Rodney Sykes to Commissioner, Dennis Cole, July 25, 1973.
- 8 See Rod Sykes Fonds, Volume 10, file folder 285, Carma News Release dated July 12, 1973.
- 9 Spurr, 68.
- 10 Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975," Denis Cole to Mayor and Council, September 30, 1974.

- 11 Board of Commissioners Papers, Series VI, Box 139, file folder "Development Committee 1972," correspondence dated March 14, 1972.
- 12 According to H.U.D.A.C. these policies would result in a lot shortage of 1,036 in 1973 and 3,216 in 1974.
- 13 Rod Sykes Fonds, Volume 10, file folder 285, Cole to Steber, February 7, 1973.
- 14 "Builders join hands," *Calgary Herald*, July 2, 1976. The 50 builders contributed \$25,000 each and secured an option on 155 acres. The willingness to try and succeed on such a small capital base indicates the level of desperation felt by the smaller construction operations.
- 15 Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975." The comment was made by N. F. Bothwell in the *Journal of Commerce*, December 1973.
- 16 See J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 61.06.
- 17 The figures given for land was 17 percent and for lumber, 40 percent.
- 18 Rod Sykes Fonds, Volume 10, file folder 285, May 1973.
- 19 Board of Commissioners Papers, Series VI, Box 302, file folder "Master Plan, 1971." LAB Order 5505, November 1, 1971.
- 20 See Calgary Planning Commission Minutes, Box 10, file folder 59, April 12, 1972; file folder 60, April 19, 1972.
- 21 Board of Commissioners Papers, Series VI, Box 325, file folder "Nose Hill Subdivision 1972," City Planning Commission Minutes, May 31, 1972; City Council Minutes, July 3, 1972.
- 22 Board of Commissioners Papers, Series VI, Box 264, file folder "Land Bank 1973," An Interim Report on the Study to Examine the Alleged Shortage of Land, the Cause of Rising Land Prices and Alternate Solutions to these Problems, June 29, 1973.
- 23 Board of Commissioners Papers, Series VI, Box 19, file folder "Annexation SB Western Realty Property Developments," correspondence dated April 27, May 10, 16, 22, July 12, August 16, September 7, 1973; April 11, May 24, July 3, November 5, 12, 28, December 5, 1974; May 24, 1975.
- 24 Board of Commissioners Papers, Series VI, Box 19, file folder "Annexation SB Western Realty Property Developments," correspondence dated April 27, May 10.
- 25 *Ibid.*, correspondence dated August 16, 1973.
- 26 Board of Commissioners Papers, Series VI, Box 18, file folder "Annexations, 1973." Public Meeting, September 10, 1973.
- 27 Board of Commissioners Papers, Series VI, Box 19, file folder "Annexation A.F. Womack," correspondence dated February 27, 1974.
- 28 Board of Commissioners Papers, Series VI, Box 21, file folder, "Annexation," "Preliminary Report on Residential Lot and Land Availability as at 27 June, 1973," July 5, 1973. Cole also noted that the problem was one of uneven development and believed that the best way to ensure long range orderly development via annexation was through the installation of utilities far in advance of their need.
- 29 *Alberta Gazette*, August 15, 1974. LAB Order No. 7117, File C110(A) 1, June 28, 1974. Two half sections were annexed east of MacEwan Glens in Beddington Heights under the control of Prairielands Developments Limited, and under Order No. 7118, File C110(A)-3, June 28, 1974 about three quarters of a section immediately east of

- MacEwan Glens under the control of Jager Construction. Both annexations took effect on January 1, 1975.
- 30 Planning and Building Department, Box 4496, file folder 2.10, comment by G. Heald, March 1969. Heald noted that fully serviced lots in Red Deer went for \$3,500 to 4,000. In Calgary they cost \$6,000 to 9,000. Heald's comments are illuminative even taking into consideration the fact that Calgary and Red Deer were not comparable in terms of size or supply and demand for land and infrastructure.
 - 31 Board of Commissioners Papers, Series VI, Box 264, file folder "Land Bank, 1973," Report on the Availability of Residential Developable Land in Calgary and Other Cities Experience with Land Banking, May 30, 1972.
 - 32 Ibid., George Steber to Denis Cole, December 12, 1972.
 - 33 "Banking for the future," *The Albertan*, January 16, 1973.
 - 34 Rod Sykes Fonds, Volume 10, file folder 276, Denis Cole to George Steber, February 7, 1973.
 - 35 "City's land bank can't ease demand," *Edmonton Journal*, June 23, 1973.
 - 36 Rod Sykes Fonds, Volume 10, file folder 286, Earl Snider to Rod Sykes, August 15, 1973. Snider felt that with land being taken out of circulation for land banking purposes, buyer choice was being restricted to the remaining lands. The greater competition there resulted in price increases.
 - 37 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 61.07, meeting of October 15, 1975.
 - 38 Calgary Planning Commission Minutes, Box 14, file folder 88, An Annexation Policy for the City of Calgary, March 15, 1974.
 - 39 City Council Minutes, May 13, 1974.
 - 40 Board of Commissioners Papers, Series VI, Box 18, file folder "Annexations, 1974," correspondence dated July 5, 1974.
 - 41 Rod Ziegler, "Builders bet thousands on annexation," *The Albertan*, October 16, 1974; "A message to Calgarians about the October 16th Annexation Plebiscite," *The Albertan*, October 15, 1974.
 - 42 Board of Commissioners Papers, Series VI, Box 18, file folder "Annexations, 1974," correspondence dated June 27, 1974.
 - 43 Board of Commissioners Papers, Series VI, Box 19, file folder "Annexations, 1974." The figure given was \$106 million. Utilities installations south of Fish Creek would cost \$2,700 an acre, to the northwest \$2,750 and to the north \$3,530.
 - 44 Rick Kennedy, "Annexation plan rapped by Ward Four candidates," *The Albertan*, October 9, 1974.
 - 45 The reference to Sykes appears in his campaign platform. See *The Albertan*, October 11, 1974; also Peter Hepher, "No direction – on annexation," *The Albertan*, October 3, 1974.
 - 46 Board of Commissioners Papers, Series VI, Box 19, file folder "Annexation A.F. Womack," correspondence dated March 21, 1974.
 - 47 For example, Hounsfield Heights/Briar Hill Community Association. Board of Commissioners Papers, Series VI, Box 19, file folder "Annexations, 1974." See correspondence dated June 18, 1974.
 - 48 Rod Ziegler, "Planners reject annexation scheme," *The Albertan*, October 12, 1974.
 - 49 Board of Commissioners Papers, Series VI, Box 18, file folder "Annexations, 1974."

- 50 The reference is to the smaller city of Red Deer, halfway between Calgary and Edmonton.
- 51 Alberta, *Journals of the Legislative Assembly*, March 15, 1973.
- 52 Bill Boel, "Annexation loses three to one," *The Albertan*, October 17, 1974. The vote was 91,479 to 27,454.
- 53 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 61.06, Address by George Cornish to HUDAC, May 6, 1976.
- 54 Board of Commissioners Publications, Land and Housing, Box 3, file folder "Genstar Report," Report of the Preliminary Investigations of Genstar Limited, prepared for the City of Calgary, December 1973.
- 55 Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975," Law/Accounting firms to Hamilton, February 1, 1973.
- 56 Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975," Denis Cole to Mayor and Council, September 30, 1974.
- 57 Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975," July 23, 1973.
- 58 Genstar Report.
- 59 Ibid.
- 60 The report gave figures of 37.7 percent in 1972 and 45.6 percent in 1973.
- 61 According to the report BACM had acquired "two large and important land parcels which are not evidenced in the public land record system." One wonders why they would be, given the propensity to control land under options to purchase.
- 62 Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975," Denis Cole to Rodney Sykes, February 28, 1974.
- 63 The City consulted its solicitor enquiring as to whether it had the power to take Hamilton to court over the bill. When Hamilton resigned at the end of 1974, it appears that it had nothing to do with his role in the Genstar issue. Ill health may have been the major contributing factor.
- 64 Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975," Board of Commissioners Meeting April 30, 1974.
- 65 Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975," A.W. Howard to Denis Cole, July 24, September 9, 1974.
- 66 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 37.03, R. Sykes to A.W. Howard, September 20, 1974.
- 67 Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975," Rodney Sykes to Director, Investigation and Research, Department of Consumer and Corporate Affairs, September 26, 1974.
- 68 Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975," Robert J. Bertrand to Rodney Sykes, October 4, 1974.
- 69 City Council Minutes, September 23, 1974.
- 70 Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975," Denis Cole to Mayor and Council, September 30, 1974.
- 71 City Council Minutes, October 3, 1974. In response to potential litigation, one alderman is reported to have said, "Let 'em sue." Distribution of the report was probably not extensive. Copies were limited, although members of the public could buy a copy for \$25.00, and one was kept at City Hall for public access.
- 72 Don Whitely, "Secret reports and politicians," *Calgary Herald*, September 28, 1974.

- 73 "Worth the price?" Editorial, *The Albertan*, October 7, 1974.
- 74 See "News Release" in J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 37.04, October 7, 1974.
- 75 Frank Dabbs, "City faces suit on land report," *The Albertan*, October 8, 1974.
- 76 Frank Dabbs, "Two developers voluntarily disclose land holdings," *The Albertan*, October 4, 1974. Nu-West owned 2,114 acres in the city. Melton Real Estate owned 615 acres outside the city.
- 77 "BACM blasts overstatement," *The Albertan*, October 9, 1974. The report received national attention when Calgary North M.P. raised the matter in the House of Commons.
- 78 Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975," Denis Cole to Ralph Scurfield, October 17, 1974.
- 79 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 37.04, Rod Sykes to Robert Bertrand, June 15, 1976.
- 80 Ibid., Press Release, June 15, 1976; Gary Park, "Genstar: No evidence of monopoly," *Calgary Herald*, June 17, 1976.
- 81 Ibid., T.R. Denton to Rod Sykes, December 22, 1975.
- 82 "Dooley injects patronage issue," *The Albertan*, October 8, 1974. Apparently one of the two chief investigators for the report had been finance chairman of Sykes' mayoralty campaign two years earlier. The other was recognized as a Sykes supporter; Frank Dabbs, "Secret city report hints of land monopolies," *The Albertan* September 27, 1974.
- 83 In a letter to the City Peter Spurr of the CMHC noted that inaccuracies in the report would likely make it very vulnerable to a lawsuit. Board of Commissioners Papers, Series VI, Box 200, file folder "Genstar 1975," Peter Spurr to Denis Cole, October 16, 1974.
- 84 Planning Advisory Committee, Box 2, file folder 46, Submission to the Alberta Land Use Forum by the City of Calgary Planning Department, February 1975.
- 85 Board of Commissioners Papers, Series VI, Box 20, file folder "Annexation General 1976," Denis Cole to R. Nunn, Vice President, Daon Corporation, January 15, 1976.
- 86 Board of Commissioners Papers, Series VI, Box 20, file folder "Annexation General 1976," May 12, 1976.
- 87 Board of Commissioners Papers, Series VI, Box 21, file folder "Annexation 1977," Calgary Plan Review Policy Discussion Paper.
- 88 "Evaluation of Alternative Growth Strategies for Calgary," Policy Discussion Paper No. 3, January 1977.
- 89 Discussed in Chapter 6.
- 90 *Alberta Gazette*, August 15, 1975, Order No. 8025, File C110 (A)6. LAB decision handed down July 25, 1975.
- 91 Board of Commissioners Papers, Series VI, Box 196, file folder "General Plan 1976 January–October," Trends in Residential Development.
- 92 Board of Commissioners Papers, Series VI, Box 21, file folder "Annexation–Daon 1976," Planning Department Report, May 19, 1976.
- 93 City Planning Commission Minutes, Box 22, file folder 139, Kelwood and Richfield Annexation Proposal, Nu-West Annexation Proposal, September 29, 1976.

- 94 Board of Commissioners Papers, Series VI, Box 20, file folder "Annexation General 1976," City Planning Department, Review of Interim Annexation Policy.
- 95 Board of Commissioners Papers, Series VI, Box 21, file folder "Annexation–Daon 1976," Planning Department Report, May 19, 1976.
- 96 City Council Minutes, March 24, 1975.
- 97 Board of Commissioners Papers, Series VI, Box 19, file folder "Annexation 1975." Commissioner's Report to Operations and Development Committee re Interim Annexation Policy, May 12, 1975.
- 98 Board of Commissioners Papers, Series VI, Box 19, file folder "Annexation 1975," correspondence dated May 12, 1975.
- 99 Board of Commissioners Papers, Series VI, Box 19, file folder "Annexation 1975." A Review of the Interim Annexation Policy, City of Calgary Planning Department, October, 1975.
- 100 City Planning Commission Minutes, Box 19, file folder 123, Review of Abbey Glen Annexation Proposal, May 26, 1976.
- 101 Board of Commissioners Papers, Series VI, Box 21, file folder "Annexation Abbey Glen 1976," North Bow Community Planning Association to E. Brown, City of Calgary Co-ordinator, Long Range Planning and Research, February 20, 1976.
- 102 City Planning Commission Minutes, Box 19, file folder 123, Review of Daon Annexation Proposal, February 4, 1976.
- 103 Board of Commissioners Papers, Series VI, Box 19, file folder "Annexation 1975."
- 104 City Council Minutes, March 7, 1977.
- 105 "Calgary's Future – Decide Now: A Summary of the Alternative Strategies for Calgary," City of Calgary Planning Department, January 1977.
- 106 "Preliminary Alternative Growth Study for Calgary," Discussion Paper No. 2, October, 1976; "Calgary's Future – Decide Now: A Summary of the Alternative Strategies for Calgary," City of Calgary Planning Department, January 1977, 12–14.
- 107 Board of Commissioners Papers, Series VI, Box 196, file folder "General Plan 1976 November-December," Gary Reed, President to Mayor and Council, November 12, 1976.
- 108 Board of Commissioners Papers, Series VI, Box 196, file folder "General Plan 1976 November-December," George Cornish to Gary Reed, November 22, 1976.
- 109 Board of Commissioners Papers, Series VI, Box 196, file folder "General Plan 1976 November-December," David A. Levins to E. C. Brown, Manager, Long Range Planning, City of Calgary Planning Department, November 18, 1976.
- 110 Board of Commissioners Papers, Series VI, Box 196, file folder "General Plan 1976 November-December," George Steber to David A. Levins, November 29, 1976.
- 111 Board of Commissioners Papers, Series VI, Box 196, file folder "General Plan 1977 January-May," Larry Butler to Mayor and Council, February 21, 1977.
- 112 City Council Minutes, March 7, 1977.
- 113 See Denis Cole's comments in Board of Commissioners Papers, Series VI, Box 22, file folder "Annexation. Local Authorities Board Hearing. D. Cole's File 1978, January 10" (hereafter cited as D. Cole's File). Interestingly, the Balanced Annexation Policy originally sought to minimize the annexed land as much as possible. That it was so easily pre-empted tells its own story.

- 114 Board of Commissioners Papers, Series VI, Box 21, file folder "Annexations 1977," A Balanced Annexation Plan for Calgary.
- 115 Board of Commissioners Papers, Series VI, Box 21, file folder "Annexation 1977," correspondence dated June 6, 1977.
- 116 For some of the developers, "control" was not a factor since their subdivisions in the area were long past the planning stage and they were intent on building as soon as possible.
- 117 Board of Commissioners Papers, Series VI, Box 21, file folder "Annexations 1977," A Balanced Annexation Plan for Calgary.
- 118 Board of Commissioners Papers, Series VI, Box 21, file folder "Annexations 1977," M.D. of Rockyview to City, August 15, 1977, North Haven Community Association to City, May 9, 1977; Board of Commissioners Papers, Series VI, Box 20, file folder "Annexations 1977," Daon to City, December 2, 1977.
- 119 Board of Commissioners Papers, Series VI, Box 21, file folder "Annexations 1977," M.H. Rogers to Mayor and Commissioners, January 13, 1978.
- 120 D. Cole's File, Local Authorities Board Hearing, Evidence of Denis Cole, Chief Commissioner, January 10, 1978, 6.
- 121 *Ibid.*, 7.
- 122 *Ibid.*, 18.
- 123 "Annexation," *Calgary Herald*, January 17, 1978.
- 124 Giving presentations were Abbey Glen Properties Development (Genstar), Qualico Developments Ltd, Kelwood (Genstar), Carma Developers Ltd., Richfield Properties Ltd., and Nu-West Development Corporation Ltd. Others in support included Maranda Holdings Ltd., Stockhammer Holdings Ltd., Melcor Developments Ltd., and Karoll Investments.
- 125 "Annexation," *Calgary Herald*, January 17, 1978.
- 126 Board of Commissioners Papers, Series VI, Box 22, file folder "Annexations 1979," Local Authorities Board, Order No 10272, File 1(A) 25, February 20, 1978.
- 127 Gordon Jaremko, "Minister claims that City needs no more land," *Calgary Herald*, May 2, 1978.
- 128 Board of Commissioners Papers, Series VI, Box 22, file folder "Annexations 1979." Ministerial Statement by the Honourable Dick Johnston, May 11, 1978.
- 129 Nine thousand acres were approved in the north, 800 acres in the northwest, 5,000 acres in the south and southeast, and 1,500 acres along the eastern boundary.
- 130 "Developers uncertain over annexation impact," *Calgary Herald*, May 13, 1978.
- 131 Pat Tivy, "Expansion plan ripped by reform party leader," *Calgary Herald*, May 13, 1978.
- 132 Pat Wiltshire, "City 'disappointed' at annexation limit," *Calgary Herald*, May 12, 1978.
- 133 Board of Commissioners Papers, Series VI, Box 22, file folder "Annexations 1979."
- 134 Board of Commissioners Papers, Series VI, Box 20, "Annexations 1976," Denis Cole to R.A. Nunn, January 15, 1976.
- 135 D. Cole File, Local Authorities Board Hearing, Evidence of Denis Cole, Chief Commissioner, January 10, 1978.
- 136 "Calgary Transportation/Utilities Corridor Reassessment Technical Appendices," prepared for Alberta Environment by Stewart Weir and Co, 1985. By 1985 the area

- was significantly reduced. The R.D.A. was abandoned and attention focused only the TUC remained, but even then the land could be used for residual purposes.
- 137 Ira M. Robinson, "Trends in Provincial Land Planning, Control and Management," *Plan Canada*, 17:3, September–December, 1977, 172. The R.D.A. which was one of five established in the province encompassed 343 square miles and contained approximately 3,350 parcels of land held by 2,800 owners.
 - 138 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 61.01, memo from Sykes to City Council, August 18, 1976.
 - 139 This included 5,000 acres controlled by Daon, 1800 by Abbey Glen, 700 by Kelwood and almost all of Nu-West's 2,500 acres. See "'Green Belt' did close," *Calgary Herald*, December 1, 1976.
 - 140 Board of Commissioners Papers, Series VI, Box 20, "Annexations 1976," George Cornish to Denis Cole, August 25, 1976.
 - 141 Pat Tivy, "Expansion plan ripped by reform party leader," *Calgary Herald*, May 13, 1978.
 - 142 Board of Commissioners Papers, Series VI, Box 20, "Annexations 1976," Alderman Pat Donnelly to Dick Johnston, Minister of Municipal Affairs, June 14, 1976.
 - 143 City Council Minutes, June 28, 1976. Cole advised the Land Department to do nothing. He believed that the time to act was subsequent to annexation and upon a definite commitment by Council to a land banking scheme.
 - 144 *Alberta Hansard*, May 11, 1978.
 - 145 Board of Commissioners Papers, Series VI, Box 264, file folder "Land Bank 1976," George Cornish to Pat Donnelly, November 13, 1975.
 - 146 "50 city developers form company," *The Albertan*, July 2, 1976.

Chapter 6

- 1 See City of Calgary "Development Policy Manual" in Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1973."
- 2 For example, see Board of Commissioners Papers Series V, Box 159, file folder "Development Committee 1968." Meeting with Carma Developers, February 1, 1968.
- 3 For a copy of the Manual, see Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1973."
- 4 For example, see J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 60.02, correspondence dated May 13, 1976.
- 5 Calgary Planning Commission Minutes, Box 2, file folder 12, January 25, 1966.
- 6 Board of Commissioners Papers Series V, Box 497, file folder "1977 Subdivisions General," History of Carma Lands in MacEwan Glens.
- 7 Board of Commissioners Papers Series VI, Box 497, file folder "The Lakes Midnapore," Bob Kimoff to Chair, Local Authorities Board, November 8, 1976.
- 8 Board of Commissioners Papers Series V, Box 159, file folder "Development Committee 1968," February 16, 1968.
- 9 City Parks and Recreation Fonds, Box 1315, file folder PL0010, Joe Combe to M. Rofers, July 26, 1971.
- 10 "Planners approve cluster housing in north-east area," *The Albertan*, April 29, 1976.

- 11 Board of Commissioners Papers Series V, Box 13, file folder 159, September 8, 1965.
- 12 Board of Commissioners Papers Series VI, Box 497, file folder "Subdivisions General 1977," George Howarth to R.A. Welin, October 24, 1977.
- 13 Board of Commissioners Papers Series V, Box 13, file folder 159. Carma to Mayor and Council, November 19, 1965.
- 14 Board of Commissioners Papers Series V, Box 13, file folder "Development Committee 1966," V.S.G Lewis to Commissioner Ivor Strong, November 29, 1965.
- 15 Interview with Les Cosman, February 21, 2007. The weeping tile issue was related to the distance of the foundation to groundwater levels. According to the City, weeping tile had to be installed if the groundwater levels were within four feet. Cosman's testing program showed that the water levels did not change appreciatively from season to season, whereas the City wanted installation standards that took into account a much wider range between winter and summer groundwater levels. In short, this meant that the City was insisting on weeping tile in areas which Cosman believed were unnecessary.
- 16 Board of Commissioners Papers Series V, Box 225, file folder 6200.3. Submission of the Urban Development Institute of Alberta – Calgary Chapter to the Honourable Paul Hellyer, Minister of Transport and the Federal Task Force on Housing and Urban Development. [n.d.]
- 17 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 81.07, Submission to the Minister of Housing, Minister of the Environment, Minister of Municipal Affairs and the government of Alberta by the City of Calgary, September 1977. "In reference to the Urban Development Institute of Alberta's submission on municipal Development agreements."
- 18 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1972," Bob Kimoff, Chairman U.D.I. to C.D. Howarth, May 16, 1972.
- 19 Board of Commissioners Papers Series V, Box 225, file folder 6200.3, C.D. Howarth to Commissioner A.H. Nicholson, May 16, 1968.
- 20 Board of Commissioners Papers Series VI, Box 139 file folder "Development Committee 1971, comments dated January 8, 1971.
- 21 Board of Commissioners Papers Series V, Box 13, file folder 159. "Development Committee 1969," Commissioners' Meeting, November 1, 1968.
- 22 Ibid.
- 23 Board of Commissioners Papers Series V, Box 13, file folder 159. "Development Committee 1968," correspondence dated November 26, 1968.
- 24 Board of Commissioners Papers Series V, Box 13, file folder 159, "Development Committee 1969," Chief Engineer's comments, January 28, 1969.
- 25 Board of Commissioners Papers Series V, Box 13, file folder 159, "Development Committee 1969," Chief Engineer's comments, September 16, 1969.
- 26 Board of Commissioners Papers Series V, Box 13, file folder 159, "Development Committee 1969," UDI to City, September 30, 1969.
- 27 Board of Commissioners Papers Series V, Box 14, file folder 159, "Development Committee 1970."
- 28 The formula was based on the average of existing acreage assessments, updated for construction costs and higher densities, doubled to cover financing, and converted to a residential unit charge plus \$50 per unit for oversize.

- 29 Board of Commissioners Papers Series VI, Box 137, file folder "Development Agreements 1970–1973," memorandum dated June 22, 1971.
- 30 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1971," Harries Report, December 1970.
- 31 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1971," UDI correspondence, January 29, 1971.
- 32 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1971," UDI correspondence, January 29, 1971, City comments January 8, 13, 1971.
- 33 Board of Commissioners Papers Series VI, Box 140, file folder "Development Committee 1974," Development Agreements. Review of Acreage assessment Policies and Practices, September 1974.
- 34 Board of Commissioners Papers Series VI, Box 137, file folder "Development Agreements 1970–1973."
- 35 Board of Commissioners Papers Series VI, Box 137, file folder "Development Agreements 1970–1973."
- 36 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1971," Bob Kimoff to Commissioner G.C. Hamilton, January 29, 1971; also Board of Commissioners Papers Series VI, Box 137 file folder "Development Agreement 1970–73." Under the formula the finance charges were calculated by taking the annual capital expended by the City less total collections from developers multiplied by the Alberta Municipal Finance Corporation interest rate (7.75 percent in 1973) for the previous year and divided by the acreage for which the assessment is made.
- 37 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1971," correspondence dated February 4, 1971.
- 38 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1971," comment by Bob Kimoff February 11, 1971.
- 39 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1971," comment by Subdivision Development Officer, February 10, 1971.
- 40 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1971," Meeting with City Commissioners and U.D.I. re 1971 Agreement, March 3, 1971.
- 41 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1971," February 9, 1972.
- 42 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1971," February 9, 1972.
- 43 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1973," January 5, 14, 19, February 8, 1973; also Developers Policy Manual, 1973.
- 44 Board of Commissioners Papers Series VI, Box 138, file folder "Development Agreements, Special Correspondence, 1978," report dated October 10, 1978.
- 45 *Statutes of Alberta*, Chapter 40, "An Act to Amend the Municipal Government Act," Section 241.1. Other ways by which the assessment could be levied were \$500 for each dwelling unit or 50c per square foot of the gross floor area.

- 46 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1971," Rod Sykes to Ivor Strong, January 12, 1971.
- 47 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1972," N. Truth, Chair U.D.I. to Development Committee, February 29, 1972.
- 48 Board of Commissioners Papers Series VI, Box 137, file folder "Development Committee 1970–1973," comment by C.D. Howarth January 4, 1971.
- 49 Calgary Planning Commission Minutes, Box 1, file folder 1, March 4, 1964.
- 50 Calgary Planning Commission Minutes, Box 1, file folder 2, April 3, 1964.
- 51 Calgary Planning Commission Minutes, Box 3, file folder 18, August 23, 1967.
- 52 Calgary Planning Commission Minutes, Box 3, file folder 21, March 20, 1968. Apparently Kelwood continued excavating out of the official eye at night and on weekends.
- 53 Calgary Planning Commission Minutes, Box 4, file folder 26, March 19, 1969.
- 54 Calgary Planning Commission Minutes, Box 11, file folder 65, November 22, 1972.
- 55 W.E. Hawkins, *Electrifying Calgary: A Century of Public and Private Power* (Calgary: University of Calgary Press, 1987), 258; also Interview with Hawkins, who was Superintendent of Calgary's Electric System 1961–1977, May 2007.
- 56 Board of Commissioners Papers Series VI, Box 139, file folder "Development Committee 1971," correspondence dated May 3, 1971.
- 57 Board of Commissioners Papers Series VI, Box 497, file folder "Subdivisions The Lakes (Midnapore)," Engineers Report: Recommendations re City Policies for Utilities Sizing and Development South of Fish Creek, August 1975. The City argued that utilities would be too expensive.
- 58 J. Rodney Sykes Fonds Accession Number 2001.004, file folder 65.05, U.D.I. Brief on Municipal Development Agreements submitted to Provincial Government, June 1977, 5–6.
- 59 Board of Commissioners Papers Series V, Box 13, file folder 159, file folder "Development Committee 1968," June 11, 14, 1968.
- 60 Board of Commissioners Papers Series V, Box 13, file folder 159, file folder "Development Committee 1968," June 11, 1968.
- 61 See Kelwood 1973 in Parkdale and Carma in Silver Springs. Calgary Planning Commission Minutes, Box 12, file folder 73, April 18, 1973; Box 12, file folder 76, July 11, 1973.
- 62 Calgary Planning Commission Minutes, Box 8, file folder 48, June 9, 1971.
- 63 Board of Commissioners Papers Series VI, Box 187, file folder "Fish Creek Park 1974," correspondence dated February 25, 1974.
- 64 Board of Commissioners Papers Series VI, Box 498, file folder "Midnapore 1977," June 27, 1977.
- 65 Board of Commissioners Papers Series VI, Box 497, file folder "Subdivisions The Lakes (Midnapore)," Engineers Report: Recommendations re City Policies for Utilities Sizing and Development South of Fish Creek, August 1975. Board of Commissioners Papers Series VI, Box 477, file folder "1977 Subdivisions General," memorandum from Lee Guyn, Manager Urban Development Division to Commissioners to Commissioners Howarth and Cornish, August 17, 1977.

- 66 Calgary Planning Commission Minutes, Box 18, file folder 111, August 8, 1977. The CPC allowed the construction of a temporary road which meant that the necessary road construction along John Laurie would be shortened.
- 67 Calgary Planning Commission Minutes, Box 10, file folder 64, August 2, 1972.
- 68 Calgary Planning Commission Minutes, Box 2, file folder 10, March 13, 1968.
- 69 Calgary Planning Commission Minutes, Box 20, file folder 125, March 3, 1976.
- 70 Ibid.
- 71 See Lake Bonavista Agreement.
- 72 Planning and Building Department, Box 10014, file folder 19/73, North Bonavista Design Brief, Commissioners Report, February 2, 1973.
- 73 Ibid.
- 74 Ibid.
- 75 Planning and Building Department, Box 10014, file folder 19/73, North Bonavista Design Brief, Bob Kimoff to Harry Sales, City Clerk, December 22, 1972.
- 76 Board of Commissioners Papers Series VI, Box 491, file folder "Willow Park."
- 77 Board of Commissioners Papers Series VI, Box 491, file folder "Willow Park," July 17, 1972.
- 78 Board of Commissioners Papers Series VI, Box 491, file folder "Willow Park." Decision handed down January 24, 1973.
- 79 Board of Commissioners Papers Series VI, Box 491, file folder "Willow Park," correspondence dated May 15, 1973.
- 80 Probably when Keith entered the Maple Ridge agreement, he was already regretting his decision to develop and operate a private golf course in Willow Park. It is unfortunate, given his significant and sterling contributions to Calgary's suburban development, that his popularity suffered, albeit temporarily, because of the controversy over the golf course. One wonders how much say he really had over the whole affair. Though his and Kelwood's names were those of record, the initiator of the purchase and the controlling agent throughout the often bitter discussions was the Winnipeg-based BACM, which had recently acquired Kelwood (and Keith).
- 81 Calgary Planning Commission Minutes, Box 1, file folder 4, September 23, 1964.
- 82 Board of Commissioners Papers Series V, Box 241, file folder "Willow Park 1964–1967," correspondence dated July 5, 1965.
- 83 Board of Commissioners Papers Series V, Box 241, file folder "Willow Park 1964–1967," correspondence dated July 8, 1965.
- 84 The disadvantage of the Zero Lot Line idea was that given the easements it had to eventually prejudice a lot owner on one end of a block.
- 85 Calgary Planning Commission Minutes, Box 6, file folder 37, September 16, 1970.
- 86 Calgary Planning Commission Minutes, Box 6, file folder 37, September 23, 1970.
- 87 Calgary Planning Commission Minutes, Box 8, file folder 48, June 16, 1971.
- 88 Calgary Planning Commission Minutes, Box 3 file folder 16, February 15, 1967.
- 89 Calgary Planning Commission Minutes, Box 3 file folder 16, March 21, 1967.
- 90 Calgary Planning Commission Minutes, Box 3, file folder 17, May 31, 1967.
- 91 Board of Commissioners Papers Series VI, Box 112, file folder 72, correspondence dated March 24, 1972.
- 92 Board of Commissioners Papers Series VI, Box 112, file folder 72, Denis Cole to Harry Boothman, May 19, 1972. In fairness to Cole it should be added that he doubted Quality's ability to construct the facility for the given figure of \$750,000.

- However, that does not justify a lack of encouragement toward what was clearly a substantial offer.
- 93 The fact that any flooding tended to envelop the surrounding flood plain to a far greater degree than, for example, a flood of similar size on the nearby Bow River made Fish Creek more problematic in terms of development.
 - 94 Calgary Planning Commission Minutes, Box 2, file folder 13, May 25, 1966.
 - 95 Contained in "Fish Creek Park Project," City of Calgary Planning Department, October 1966.
 - 96 "Fish Creek Park Project," City of Calgary Planning Department, October 1966.
 - 97 Board of Commissioners Papers Series V, Box 205, file folder 5900.13, correspondence dated February 20, 1967, Local council of Women; and February 28, 1967, Federation of Calgary Communities.
 - 98 Board of Commissioners Papers Series V, Box 205, file folder 5900.13, Anderson Road District Association to Mayor and Council, December 8, 1966.
 - 99 Board of Commissioners Papers Series V, Box 205, file folder 5900.13, Canyon Meadows District Residential Association to Mayor and Council, February 12, 1967.
 - 100 City Council Minutes, March 13, 1967.
 - 101 Board of Commissioners Papers Series V, Box 205, file folder 5900.13, meeting dated June 16, 1967.
 - 102 Board of Commissioners Papers Series V, Box 205, file folder 5900.13, January 26, 1967. It is doubtful whether Sullivan owned that much land in the valley, but he had probably secured options to purchase. A list of landholdings in the valley circa 1973 showed Sullivan owning 97.8 acres.
 - 103 Calgary Planning Commission, Box 3, file folder 16, February 22, 1967. Since the future of the creek was bound up in the ongoing negotiations with landowners, the Calgary Planning Commission was able to table the application. Arguably, Sullivan's quixotic gesture paid positive dividends elsewhere. A month later he was given the go-ahead to develop the land in his original application that did not intrude onto the flood plain.
 - 104 Board of Commissioners Papers Series V, Box 205, file folder 5900.13, July 27, 1967.
 - 105 It was an interesting situation. Though the Province assumed that title to the creek bed was vested in the crown it was not completely sure and had to check and consult to verify what seemed to be the obvious.
 - 106 For good summary of these options, see Board of Commissioners Papers Series V, Box 205, file folder 5900.13, City Solicitor's Office Memorandum "Re Fish Creek Park Project," November 6, 1967.
 - 107 City Council Minutes, January 26, 1970.
 - 108 "Attacking planners 'endanger parks'," *Calgary Herald*, April 29, 1970. Louis Hamill, "Calgary Regional Parks and recreation Study, Metropolitan Area," City of Calgary, 1969.
 - 109 Board of Commissioners Papers Series VI, Box 186, file folder "Fish Creek Park 1972," Norman Truth to Operations and Development Committee, February 18, 1971. Truth claimed that proposal had the support from the City and the province. No evidence existed in the files to support the former claim.

- 110 Board of Commissioners Papers Series VI, Box 186, file folder "Fish Creek Park 1972," M. Rogers to Commissioner G.C. Hamilton, March 1, 1971.
- 111 The company later changed its strategy. By mid-1972, faced with diminishing prospects of any development in the valley, Wesco was making serious efforts to secure approval to build recreational facilities below its subdivision on the escarpment for public use. The recreational facilities ultimately emerged as a jogging track, and Wesco apparently used this incentive to sell lots on the escarpment. Indeed, even after the provincial government took over the area Wesco continued to press unsuccessfully for the right to go-ahead with its jogging track.
- 112 City Council Minutes, March 22, 1971.
- 113 City Council Minutes, July 26, 1971.
- 114 City Parks and Recreation Fonds, Box 1056, file folder PL0011, Donovan Ross to Harry Sales, City Clerk, August 9, 1971.
- 115 "Fish Creek Report," Montreal Engineering Company, June 1972. The report classified the land in terms of water flow per cubic inch during flooding and divided the valley floor into three areas: Floodway, Floodplain, and Valley Bottom outside the Floodplain District, which was set as 15,000 c.f.s. The latter translated into the formula as 1-in-70-year flood plus one foot.
- 116 Board of Commissioners Papers Series VI, Box 186, file folder "Fish Creek Park 1972," Denis Cole to C.D. Howarth, June 12, 1972.
- 117 Board of Commissioners Papers Series VI, Box 186, file folder "Fish Creek Park 1972," George Cornish to Denis Cole, July 24, 1972.
- 118 Board of Commissioners Papers Series VI, Box 186, file folder "Fish Creek Park 1972," Art Froeze to George Steber, August 12, 1972.
- 119 M.R. and H.A. Buckmaster, "Fish Creek and Nose Hill Parks: A Case Study in Contrasting Forms of Citizen Lobbying," *Involvement and Environment*, Vol. 2, edited by Barry Sadler from Proceedings of the Canadian Conference on Public Participation, Banff October 4–7, 1977, 148.
- 120 Board of Commissioners Papers Series VI, Box 186, file folder "Fish Creek Park 1972," Minutes of Meeting between the City Commissioners and the Montreal Engineering Company, August 11, 1972.
- 121 Farran introduced a motion requesting the government to establish provincial parks in Fish Creek and in Edmonton on March 7. Following debate, a motion supporting the establishment of provincial parks in urban areas was carried on May 5. See *Alberta Hansard*, March 7, 23, May 5.
- 122 Board of Commissioners Papers Series VI, Box 186, file folder "Fish Creek Park 1972," R. Welin, Sewers Manager, City of Calgary Engineering Department to J.L. Reid, Supervisor Alberta Hydro Electric Development, September 25, 1972.
- 123 Board of Commissioners Papers Series VI, Box 186, file folder "Fish Creek Park 1972," Denis Cole to R. Welin, October 2, 1972.
- 124 For an excellent account of citizen participation in both the Fish Creek and Nose Hill issues, see M.R. and H.A. Buckmaster, "Fish Creek and Nose Hill Parks: A Case Study in Contrasting Forms of Citizen Lobbying," in Barry Sadler, ed., *Involvement and Environment*, Vol. 2, from Proceedings of the Canadian Conference on Public Participation, Banff October 4–7, 1977, 144–157.
- 125 City Parks and Recreation Fonds, Box 1315, file folder PL0011, details of meeting, June 25, 1972. The record shows that only four people attended this meeting held

- in Southwood Community Hall. In addition to Mrs. Gorrill, attendees were Darcy Yerex and Peter Levesque from the Canyon Meadows and Haysboro Community Associations respectively, and Don Detomasi of the Department of Environmental Design at the University of Calgary.
- 126 For example see City Parks and Recreation Fonds, Box 1315, file folder PL0011, Rosa Gorrill to Harry Boothman, September 11, 1972.
- 127 For example see Rosa Gorrill, "Creation Fish Creek Park Firm Objective," *South Side Mirror* (Calgary), May 18, 1972. The article features two graphically contrasting photographs, one entitled "Natural Beauty"; the other "Defiled and Polluted."
- 128 Mentioned were aldermen Tom Priddle, Barbara Scott, and Ed Davis, and MLAs Bill Dickie and of course Roy Farran.
- 129 Board of Commissioners Papers Series VI, Box 186, file folder "Fish Creek Park 1971," Harold Riley to Rod Sykes, August 23, 1971.
- 130 Calgary Planning Commission Minutes, July 5, 1972.
- 131 Don Whiteley, "Company Hit for Dumping," *Calgary Herald*, June 22, 1972.
- 132 Buckmaster, 148.
- 133 Board of Commissioners Papers Series VI, Box 19, file folder "Annexation A.F. Womack 1974," Bob Kimoff to City, February 27, 1974.
- 134 Interview with Les Cosman, February 21, 2007.
- 135 Calgary Planning Commission Minutes, Box 15, file folder 90, November 7, 1973.
- 136 For correspondence concerning Sullivan and the City, see Board of Commissioners Papers Series VI, Box 187, file folder "Fish Creek Park 1974." One can understand Sullivan's disquiet. The province's policy was to buy at \$6,000 an acre, whereas land adjacent to the park was selling for much more. Prices of over \$28,000 were being offered in some areas. This sensitive and highly contentious issue of determining fair selling price on land frozen from development was to figure prominently in the Nose Hill issue.
- 137 For an excellent discussion of public participation and Calgary's river park system, see H.V. Nelles, "How Did Calgary Get Its River Parks?" *Urban History Review* 34:1, October 2005.
- 138 It is true that the \$2,500 per acre favoured Sullivan, whose appraiser set the per acre value at \$3,271 as compared to the City appraiser's figure of \$1,271. Board of Commissioners Papers Series V, Box 205, file folder 5900.13, City Solicitor's Office Memorandum "Re Fish Creek Park Project," November 6, 1967.
- 139 City Parks and Recreation Fonds, Box 1056, file folder PL0011, Ivor Strong to D.S. Lawson, Director Lands and Forests, December 27, 1967.
- 140 City Parks and Recreation Fonds, Box 1315, file folder PL0011, Adrian Berry to H.A. Buckmaster, April 23, 1971.
- 141 Don Whiteley, "Fish Creek Repair Pledge Wins Permit," *Calgary Herald*, June 29, 1972.
- 142 Here the ecological factor is being equated to popular perception. Certainly there were many in the city who appreciated Nose Hill's environmental uniqueness and value. But from a purely visual perspective, Nose Hill, to many, had a view and nothing else. Fish Creek, on the other hand, had water, varied vegetation, abundant wildlife, and fine hiking and recreational opportunities.

- 143 The restrictions were lifted in May 1969. See Planning and Building Department, Box 6590, file folder PL0010, G.E. McDowell, Regional Director, Air Service, Department of Transport to M.V. Facey May 2, 1969.
- 144 Calgary Planning Commission Minutes, Box 4, file folder 23, July 24, 1968. Carma subsequently submitted variations of this plan. For example, three variants of the plan showed densities ranging from 18 to 11 persons per acre.
- 145 Planning and Building Department, Box 6590, file folder PL0010, correspondence dated July 18, 1969.
- 146 Planning and Building Department, Box 6590, file folder PL0010, Walter P. de Silva, Branch Architect and Planner to A.G. Martin, September 4, 1968.
- 147 Planning and Building Department, Box 6590, file folder PL0010, M. Rogers to G.C. Hamilton, July 31, 1969.
- 148 Planning and Building Department, Box 1056, file folder PL0010, correspondence dated April 18, 1967.
- 149 Planning and Building Department, Box 6590, file folder PL0010, correspondence dated August 14, 1969.
- 150 Board of Commissioners Papers Series V, Box 13, file folder 159, Chief Engineer's Report, June 14, 1967.
- 151 City Parks and Recreation Fonds, Box 1056, file folder PL1010, Tamorel Development Co. Ltd. to Ivor Strong, December 4, 1970.
- 152 Calgary Planning Commission Minutes, Box 6, file folder 38, November 4, 1970.
- 153 Calgary Planning Commission Minutes, Box 7, file folder 44, March 31, 1971. The engineer projected the costs to 1978 at about \$10.6m for 20,000 people and \$13.7m for 35,000. Out of this total the City's share would have been \$2.37m for 20,000 and \$3.22m for 35,000.
- 154 Calgary Planning Commission Minutes, Box 7, file folder 45, April 7, 1971.
- 155 "Protecting Nose Hill," *The Albertan*, April 24, 1971.
- 156 City Parks and Recreation Fonds, Box 1056, file folder PL1010, correspondence [n.d.] November, 1971.
- 157 Editorial, "Who will take the stand on Nose Hill?" *The Albertan*, April 2, 1971.
- 158 Calgary Planning Commission Minutes, Box 10, file folder 60, April 26, 1972.
- 159 Calgary Planning Commission Minutes, Box 10, file folder 60, Joe Combe to City, April 19, 1972.
- 160 Calgary Planning Commission Minutes, Box 10, file folder 60, S. Reed Nelson to Denis Cole, April 28, 1972.
- 161 Ibid.
- 162 Calgary Planning Commission Minutes, Box 10, file folder 61, May 31, 1972.
- 163 Board of Commissioners Papers Series VI, Box 325, file folder "Nose Hill Subdivision 1972," correspondence date June 1, 1972.
- 164 City Parks and Recreation Fonds, Box 1056, file folder PL1010.
- 165 Board of Commissioners Papers Series VI, Box 325, file folder "Nose Hill Subdivision 1972."
- 166 "How to build a neighbourhood for 2,000 families without anyone noticing," *North Hill News*, June 15, 1972.
- 167 *Calgary Herald*, June 14, 1972.
- 168 City Council Minutes, July 3, 1972.

- 169 City Parks and Recreation Fonds, Box 1315, file folder PL1010.
- 170 "Nose Hill is not either-or issue," *Calgary Herald*, December 1, 1972.
- 171 For a good account of citizen involvement see Buckmaster, 149–154.
- 172 Board of Commissioners Papers Series VI, Box 325, file folder "Nose Hill Subdivision 1972." The communities chosen were North Haven, Huntington Hills, Foothills Estates, and Killarney and Glendale in the southwest. The figures for the question on preservation versus development were 55 to 45 percent, for expenditure versus allowing Carma to develop were 47.5 to 52.5 percent.
- 173 Board of Commissioners Papers Series VI, Box 326, file folder "Nose Hill Subdivision 1973," correspondence dated November 13, 1972.
- 174 Board of Commissioners Papers Series VI, Box 326, file folder "Nose Hill Subdivision 1973," correspondence dated March 11, 1973.
- 175 City Council Minutes, April 16, 1973.
- 176 Board of Commissioners Papers Series VI, Box 326, file folder "Nose Hill Subdivision 1973," Nose Hill Community Executive. Policy Proposal for Nose Hill, February 22, 1973.
- 177 Buckmaster, 152.
- 178 City Parks and Recreation Fonds, Box 32835, file folder PL1010, June 28, 1973.
- 179 Editorial, "Aiming too high at the right target," *The Albertan*, April 18, 1973; "Nose Hill Park 'natural area' could get started by summer," *Calgary Herald*, January 28, 1975.
- 180 Board of Commissioners Papers Series VI, Box 326, file folder "Nose Hill Subdivision 1973," Walter Barron to Mayor and Council, April 9, 1973.
- 181 Sweden, for example, had an assessment formula based on set values ten years earlier and subject to compounded annual interest rates.
- 182 David Mabell, "City freezes development," *The Albertan*, July 4, 1972. The comment was attributable to Roy Wilson, Carma President and current Social Credit MLA for Calgary Bow. In 1975 Carma told the City that its lands on Nose Hill had been appraised at \$21,000 an acre. See Board of Commissioners Papers Series VI, Box 86, file folder "Carma Developers 1976," correspondence dated May 23, 1975.
- 183 Board of Commissioners Papers Series VI, Box 327, file folder "Nose Hill Subdivision 1974," correspondence dated August 28, 1974. Glenholme Properties wanted \$12,090 an acre for its 304 acres at the base of the hill.
- 184 Board of Commissioners Papers Series VI, Box 326, file folder "Nose Hill Confidential File 1973." Nose Hill Land Evaluation, Land Department, July 25, 1973.
- 185 City Parks and Recreation Fonds, Box 2864, file folder PL1010. Obviously Land Director R. Leitch was wrong when he said, "I think we reasonably established the value in the Carma exchange (\$3,000 an acre), and we'll hold that position in that regard."
- 186 City Council Minutes August 11, 1975; City Parks and Recreation Fonds, Box 32835, file folder PL1010, Correspondence dated October 9, 1975.
- 187 Board of Commissioners Papers Series VI, Box 327, file folder "Nose Hill Subdivision 1980," correspondence dated February 21, 1980.
- 188 Calgary Planning Commission Minutes, Box 12, file folder 76, July 11, 1973.
- 189 Board of Commissioners Papers Series VI, Box 326, file folder "Nose Hill Park Acquisition, 1974," Carma Proposal, February 27, 1974. For every 125 developable acres of Carma land included in future subdivision agreements up to 1981, Carma

- agreed to release Nose Hill lands to the city at between 40 and 100 acres per year. The precise location of these lands was not specified.
- 190 City Council Minutes, June 10, 1974. Ten percent of the lots in West Thorncliffe were to be allocated by Carma “at the City’s discretion.”
- 191 “City challenged on Nose Hill deal,” *The Albertan*, June 28, 1974.
- 192 “Nose Hill becomes Canada’s largest urban park,” *Calgary Herald*, June 22, 1992.
- 193 “Commission approves preservation of natural prairie on Nose Hill,” *The Albertan*, March 15, 1973.

Chapter 7

- 1 *City of Calgary General Plan*, August 1963. The Plan was unique in that it did not embrace the downtown area, which was left to a subsequent study and plan.
- 2 Calgary Planning Commission Minutes, Box 1, file folder 8, March 16, 1961.
- 3 Board of Commissioners Papers, Series V, Box 222, file folder 6200.1. Residential taxation revenues were \$12.311m; commercial \$7.047; and industrial, \$920,000.
- 4 *The Calgary Plan*, City of Calgary Planning Department, March 1970, 14.8.
- 5 *Ibid.*, 14.6.
- 6 *The Calgary Plan*, City of Calgary Planning Department, May 1973, 2.2.
- 7 *Ibid.*, 14.7.
- 8 *The Calgary General Municipal Plan*, City of Calgary Planning Department, November 1978.
- 9 *Ibid.*, 2.3.
- 10 *Ibid.*, Table 2.3.1.
- 11 Board of Commissioners Papers, Series V, Box 222, file folder 6200.1. For information on sector plans see D.G. Harasym, “Planning of New Residential Areas of Calgary, 1944–73,” M.A. Thesis, University of Alberta, 1975; Robin B.L. Klimpton, “An Analysis of Urban Subdivision Size,” M.A. Thesis, University of Calgary, 1974.
- 12 Planning and Building Department, Box 92-221, file folder 6276.1, Silver Springs Design Brief, June 1971.
- 13 Planning and Building Department, Box 17413, file folder H.3, memo, “Housing Communities in Calgary, January 21, 1975.
- 14 Planning and Building Department, Box 17413, file folder H.3, City of Calgary Social Housing Policy, June 5, 1975.
- 15 Calgary Planning Commission Minutes, Box 21, file folder 134, July 21, 1976.
- 16 Planning and Building Department, Box 6590, file folder “Sector Plans General,” memorandum, M.V. Facey, May 12, 1969.
- 17 Planning and Building Department, Box 6590, file folder 6276, memorandum, M.H. Rogers, May 22, 1970.
- 18 Planning Advisory Committee, Box 2, file folder 46, “A Review of Vacant Land with Residential Potential in Peripheral Areas,” City of Calgary Planning Department, February 1975.
- 19 See Calgary Planning Commission Minutes, Box 12 file folder 75, June 20, 1973 for Whitehorn; Box 15, file folder 92, July 31, 1974 for Temple; Box 21, file folder 124; for south Edgemont; Box 12, file folder 76, July 11, 1973 for Braeside.
- 20 Calgary Planning Commission Minutes, Box 11, file folder 66, November 8, 1972.
- 21 *Ibid.*, November 22, 1972.

- 22 Planning and Building Department, Box 17413, file folder H.3, George Steber to M. Facey, February 13, 1975.
- 23 Calgary Planning Commission Minutes, Box 7, file folder 43, March 3, 1971.
- 24 Calgary Planning Commission Minutes, Box 7, file folder 41, January 6, 13, 1971.
- 25 Calgary Planning Commission Minutes, Box 9, file folder 53, October 20, 1971.
- 26 Calgary Planning Commission Minutes, Box 13, file folder 78, April 4, 1972, August 15, 1973.
- 27 See Dalhousie Design Brief in Planning and Building Department, Box 10014, file folder 14/73.
- 28 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 60.02, correspondence dated June 29, 1976.
- 29 Frank A.E. Cserepy, "A Sense of Community: The Challenge of Participation in Calgary's Civic Affairs," June 1974, 22. See J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 77.10. Cserepy, a community development consultant, was commissioned by the City to undertake the study in April 1974.
- 30 Calgary Planning Commission Minutes, Box 1, file folder 2, April 3, 10, 1964.
- 31 Calgary Planning Commission Minutes, Box 2, file folder 13, June 8, 1966.
- 32 Calgary Planning Commission Minutes, Box 21, file folder 137, September 1, 1976.
- 33 Calgary Planning Commission Minutes, Box 16, file folder 100, February 19, 1975.
- 34 Calgary Planning Commission Minutes, Box 13, file folder 78, April 10, 1972; August 15, 1973.
- 35 Calgary Planning Commission Minutes, Box 16, file folder 98, January 8, 1975.
- 36 Board of Commissioners Papers, Series VI, Box 497, file folder "The Lakes Midnapore," correspondence dated November 26, 1976.
- 37 Planning and Building Department, Box 6590, file folder "Sector Plans General," memorandum, M.V. Facey, May 12, 1969.
- 38 Ibid.
- 39 Calgary Planning Commission Minutes, Box 2, file folder 14, August 24, 1966.
- 40 Calgary Planning Commission Minutes, Box 9, file folder 56, January 19, 1972.
- 41 Calgary Planning Commission Minutes, Box 10, file folder 61, May 31, 1972. An interesting comment made by the Planning Department showed the reliance on developers for effective regulation in commercial areas. In referring to "a first class 'commercial park' in Midnapore with high standards of landscaping, design and signage," it was noted that "the ultimate success of the development resides with the Developer, and the private covenants are one proven method of achieving and maintaining the desired standards of development and operation."
- 42 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 77.10, George Steber to George Cornish, August 2, 1974.
- 43 "A Response to 'Towards a New Planning Act for Alberta'," Faculty of Environmental Design, University of Calgary, March 1975, 25. See J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 77.10. Suggested innovations included new town zoning, cluster zoning, planned unit development zoning, and vertical zoning.
- 44 Calgary Planning Commission Minutes, Box 1, file folder 6, January 27, 1965.
- 45 Calgary Planning Commission Minutes, Box 2, file folder 10, September 15, 1965.
- 46 Calgary Planning Commission Minutes, Box 4, file folder 25, January 15, 1969.

- 47 Calgary Planning Commission Minutes, Box 4, file folder 24, September 18, 1968.
- 48 Calgary Planning Commission Minutes, Box 21, file folder 137, September 1, 1976.
- 49 Calgary Planning Commission Minutes, Box 4, file folder 25, February 26, 1969.
- 50 Calgary Planning Commission Minutes, Box 4, file folder 25, March 12, 1969.
- 51 Calgary Planning Commission Minutes, Box 4, file folder 24, January 1, 1968.
- 52 Calgary Planning Commission Minutes, Box 2, file folder 8, June 9, 1965.
- 53 Calgary Planning Commission Minutes, Box 11, file folder 67, December 6, 1972.
- 54 Calgary Planning Commission Minutes, Box 4, file folder 25, January 22, 1969.
- 55 Calgary Planning Commission Minutes, Box 4, file folder 25, January 15, 1969.
- 56 Ibid.
- 57 Calgary Planning Commission Minutes, Box 5, file folder 30, December 3, 1969.
- 58 Calgary Planning Commission Minutes, Box 4, file folder 25, February 12, 1969.
- 59 Board of Commissioners Papers, Series V, Box 36, file folder 670, correspondence dated June 29, 1970.
- 60 Calgary Planning Commission Minutes, Box 11, file folder 70, January 24, 1973.
- 61 Calgary Planning Commission Minutes, Box 2, file folder 10, October 20, 1965.
- 62 Planning and Building Department, Box 10014, file folder 1/73, report dated December 12, 1972.
- 63 Ibid.
- 64 Calgary Planning Commission Minutes, Box 2, file folder 12, March 2, 1966.
- 65 See "Analysis of Outline Plan – Multi Family Land Use Proposals," in Calgary Planning Commission Minutes, Box 2, file folder 12.
- 66 "Village Green Project Units Are Best Of 2 Worlds," *Calgary Herald*, May 17, 1969.
- 67 Calgary Planning Commission Minutes, Box 11, file folder 66, October 4, 1972.
- 68 Calgary Planning Commission Minutes, Box 2, file folder 8, May 26, 1965.
- 69 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 60.02, FJ Jaremchuk, general manager to Mike Rumball, Land Use Planner, December 29, 1975.
- 70 Calgary Planning Commission Minutes, Box 19, file folder 122, January 7, 1976.
- 71 City Council Minutes, May 10, 1976. According to the community association the site also violated provincial policy with respect to distance from residential areas.
- 72 "Dover loses fight on concrete plant," *Calgary Herald*, May 11, 1976; "Council approves Dover concrete manufacturing plant," *The Albertan*, May 11, 1976. The company argued that its \$4 million annual payroll and 280 jobs justified the decision, especially given the extensive buffering that would take place.
- 73 Calgary Planning Commission Minutes, Box 20, file folder 130, May 26, 1976.
- 74 Calgary Planning Commission Minutes, Box 21, file folder 135, August 4, 1969.
- 75 Planning and Building Department, Box 10014, file folder 1/73, March 1973.
- 76 Ibid., Planning Department Report, May 17, 1973; City Council Minutes, June 11, 1973. There were some conditions. The amendment, for example, did not apply to areas zoned R2 subsequent to the passage of the bylaw. Clearly the City was trying to protect its policy of allowing low density, multi-family development in new areas.
- 77 Calgary Planning Commission Minutes, Box 4, file folder 22, May 22, 1968.
- 78 Calgary Planning Commission Minutes, Box 1, file folder 1, February 26, 1964.
- 79 Calgary Planning Commission Minutes, Box 11, file folder 66, May 16, 1972.
- 80 Calgary Planning Commission Minutes, Box 16, file folder 96, October 7, 1974.

- 81 Calgary Planning Commission Minutes, Box 1, file folder 6, February 3, 1965.
- 82 Board of Commissioners Papers, Series V, Box 13, file folder 159, Development Committee Minutes, November 21, 1967.
- 83 Calgary Planning Commission Minutes, Box 16, file folder 96, November 6, 1974.
- 84 Calgary Planning Commission Minutes, Box 17, file folder 107, June 11, 1975.
- 85 Calgary Planning Commission Minutes, Box 6, file folder 36, August 26, 1970.
- 86 Calgary Planning Commission Minutes, Box 2, file folder 8, June 9, 1965.
- 87 Calgary Planning Commission Minutes, Box 5, file folder 33, May 13, 1970.
- 88 Calgary Planning Commission Minutes, Box 6, file folder 36, August 12, 1970.
- 89 Calgary Planning Commission Minutes, Box 6, file folder 38, October 21, 1970.
- 90 Law Department, Series IV, Box 356, file folder "Market Mall Carma Developers."
- 91 Ibid.
- 92 City Council Minutes, January 30, 1967.
- 93 Law Department, Series IV, Box 356, file folder "Market Mall Carma Developers, City Council," memorandum dated January 25, 1967.
- 94 Calgary Planning Commission Minutes, Box 5, file folder 29, October 21, 1970, October 8, 1969.
- 95 Board of Commissioners Papers, Series V, Box 221, file folder 6200.06.03, correspondence with Carma dated June 6, 10, 30, 1969.
- 96 Golf course issues continued to emerge. In 1971 Carma was censured for its high green fees and following citizen protest was forced to reduce them to \$7.50 a round.
- 97 Planning and Building Department, Box 10014, file folder 1/71, George Steber to Denis Cole, April 5, 1973.
- 98 Ibid., Denis Cole to George Steber, April 26, 1973.
- 99 Board of Commissioners Papers, Series V, Box 221, file folder 6200.06.03, correspondence with Carma dated June 6, 10, 30, 1969.
- 100 "Paying for History," *The Albertan*, July 6, 1972. The City had to compensate the developer \$350,000 and maybe another \$700,000 if the new location did not evolve into a regional centre with a major department store.
- 101 Ibid. In a lengthy brief to the City, concerned citizens noted "a betrayal of our legitimate expectations for this area," and found it hard to believe that "Carma Developers could even suggest the perpetration of such a misrepresentation." The files also contained a copy of "an open letter to all concerned citizens of Calgary." from "the concerned citizens of Varsity Village." This letter stressed the inordinate costs of what the citizens felt was a capitulation by the City to the developers, and called for a public inquiry.
- 102 At 22 persons per acre the total allowable population of the 628-acre subdivision was 13,816. Carma planned to locate over 4,500 in Varsity Acres and transfer the balance to the three multi-family complexes.
- 103 J. Rodney Sykes Fonds, Accession Number 2001.04, file folder 77.08, Varsity Acres Design Brief, March 1974. "Residents Oppose Density of Market Mall Proposal," *Calgary Herald*, December 14, 1972. Carma later agreed to reduce its densities from 9,280 to 6,300, and then later to 5,500. The multi-family complexes were built at 55 persons per acre.

- 104 Planning and Building Department, Box 92-221, file folder 6276.1, Silver Springs Design Brief, June 1971.
- 105 Planning and Building Department, Box 10014, file folder 12/72, "Reserve Policy," [n.d.], 1973.
- 106 Calgary Planning Commission Minutes, Box 20, file folder 125, March 3, 1976.
- 107 Planning and Building Department, Box 10014, file folder 5/73, correspondence dated February 11, 1972.
- 108 Calgary Planning Commission Minutes, Box 1, file folder 1, March 4, 1964.
- 109 Calgary Planning Commission Minutes, Box 3, file folder 19, December 13, 1967.
- 110 Calgary Planning Commission Minutes, Box 11, file folder 55, September 13, 1972.
- 111 Calgary Planning Commission Minutes, Box 1, file folder 5, November 25, 1964.
- 112 Calgary Planning Commission Minutes, Box 4, file folder 26, February 4, 1969.
- 113 Calgary Planning Commission Minutes, Box 3, file folder 20, January 17, 1968.
- 114 Calgary Planning Commission Minutes, Box 9, file folder 58, March 1, 1972.
- 115 Planning and Building Department, Box 10014, file folder 12/74.
- 116 Figures for Southwood were \$120,480, of which \$24,440 had been expended for a school site. Technically, Acadia was compensated in a school site. Other communities included Forest Lawn \$27,533, Glamorgan \$11,230, and Kingsland \$19,220.
- 117 Board of Commissioners Papers, Series V, Box 36, file folder 670, correspondence dated December 30, 1968.
- 118 Ibid., correspondence dated August 8, 1968.
- 119 Ibid., Cole to Boothman, November 20, 1972.
- 120 Calgary Planning Commission Minutes, Box 14, file folder 86, March 6, 1974. Kelwood developed 24 acres of hillside in Parkland for which no credit was given.
- 121 Rashleigh, 68.
- 122 All information on this issue is contained in Calgary Planning Commission Minutes, Box 23, file folder 149, "Report to Council Re Proposed Amendment to the Land Classification Guide," February 23, 1977.
- 123 Calgary Planning Commission Minutes, Box 20, file folder 130, May 26, 1976.
- 124 Ibid.
- 125 Ibid., correspondence dated March 9, 1976.
- 126 Rod Sykes Fonds, Box 13, file folder 365, report dated June 11, 1973.
- 127 Calgary Planning Commission Minutes, Box 3, file folder 18, October 4, November 8, 1967.
- 128 Board of Commissioners Papers, Series V, Box 225, file folder 6200.3. In October 1968 the U.D.I. presented the City with a 12-point report on how to reduce the cost of a lot by \$3.00 per frontage foot. The City was not impressed. See meeting dated January 13, 1969.
- 129 Calgary Planning Commission Minutes, Box 5, file folder 31, February 11, 1970.
- 130 See clippings and details in Planning and Building Department, Box 4496, file folder 6234.21.
- 131 According to one estimation, the houses cost between \$14,800 and \$19,000 as compared to \$22,000 to \$28,000 in more expensive areas. The comparison was not pre-

- scriptive enough because it did not offer sufficient pertinent details. However the \$14,800 price was significantly lower than the average house price in the city.
- 132 Planning and Building Department, Box 4496, file folder 6234.21, correspondence dated April 27, 1970.
 - 133 Planning and Building Department, Box 4496, file folder 2.1, memorandum from M.V. Facey, September 16, 1970.
 - 134 Ibid., correspondence to George Hamilton, March 23, 1970.
 - 135 Planning and Building Department, Box 4496, file folder 6234.21, City Solicitor's comments, May 20, 1970.
 - 136 Ibid., Rogers to Hamilton, March 30, 1970.
 - 137 Board of Commissioners Papers, Series VI, Box 497, file folder "Review of Innovative Subdivisions," meeting dated April 27, 1976.
 - 138 Board of Commissioners Papers, Series VI, Box 497, file folder "Review of Innovative Subdivisions," Review of Experimental Housing Projects, March 31, 1976. Representatives included one from the C.M.H.C.; three from the City's Engineering and Planning Departments; one from H.U.D.A.C.; one from the Alberta Housing Corporation; and three from the U.D.I., Bob Kimoff, Les Cosman, and Dave Poppitt.
 - 139 Planning and Building Department, Box 4496, file folder 2.16, Ralph Scurfield to Mike Rogers, June 26, 1970.
 - 140 Ibid., Rogers to Scurfield, June 29, 1970.
 - 141 Board of Commissioners Papers, Series VI, Box 165, file folder "Experimental Housing 1971," report dated May 10, 1971.
 - 142 Ibid., Rogers to Hamilton, May 13, 1971.
 - 143 Planning and Building Department, Box 4496, file folder 2.1, M. Rogers to G. Hamilton, March 20, 1970.
 - 144 Board of Commissioners Papers, Series VI, Box 86, file folder "Carma Developers 1976," R. Wilson to William Yurko, May 28, 1975.
 - 145 Ibid., D. Cole to Planning, Engineering and Land Departments, September 24, 1975.
 - 146 Ibid., "Comments by the City Planning Department, Land Department and Engineering Department with respect to the Carma proposal to the Honourable William Yurko," October 23, 1975.
 - 147 Ibid., "Minutes of a meeting held between the City of Calgary and Alberta Housing Corporation regarding 'Carma proposal to to the Honourable W. Yurko – Starter Home concept'," December 18, 1975.
 - 148 Ibid., "D. Cole to R. Wilson, January 20, 1976.
 - 149 Calgary Planning Commission Minutes, Box 27, file folder 171, January 4, 1978.
 - 150 Planning and Building Department, Box 17413, file folder H3, Develop/AHC Sour Gas Agreement, March 15, 1978.
 - 151 Planning and Building Department, Box 4496, file folder 2, correspondence dated August 13, 1971.
 - 152 Board of Commissioners Papers, Series VI, Box 497, file folder "Review of Innovative Subdivisions," Review of Experimental Housing Projects.
 - 153 "Architects 'villains' in housing dispute," *The Albertan*, August 3, 1976.
 - 154 J. Rodney Sykes Fonds, Accession Number 2001.04, file folder 61.06, correspondence dated February 11, 1976.

- 155 Ibid., "Summary and Recommendations – Design Evaluation of Multi Family Accommodation for Low Income Families with children: A User Study," March 1976.
- 156 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 60.02, Commissioners Report, "Profit and Non Profit Housing," March 1, 1976.
- 157 City Council Minutes, March 22, 1976.
- 158 Planning and Building Department, Box 17413, file folder H3. Housing Committee.
- 159 Board of Commissioners Papers, Series VI, Box 138, file folder "Development Agreement 1977–1978," Report of Committee on Operations and Development, March 14, 1977.
- 160 City Council Minutes, March 28, 1977.
- 161 Board of Commissioners Papers, Series VI, Box 138, file folder "Development Agreements, Special Correspondence 1977," D.O. Kvemshagen to L. L. Guyn, March 29, 1977.
- 162 "Planners Back Nelson in High Density Tussle," *Calgary Herald*, December 1, 1977.
- 163 Planning and Building Department, Box 17413, file folder H3, comments by R.K. Parker, Manager Land Use, January 9, 1979.
- 164 Planning and Building Department, Box 4496, file folder 2.10, "Residential Development, Winnipeg."

Conclusion

- 1 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 65.05, U.D.I. Brief on Municipal Development Agreements. Submitted to Provincial Government, June 1977.
- 2 Ibid., 79.
- 3 Ibid., 78. In June 2007, as the average price of a single detached residence in Calgary approached \$500,000, realtors attributed the rising values not to reduced inventories but to demand.
- 4 Board of Commissioners Papers Series VI, Box 138, file folder "Development Agreements. Special Correspondence, 1977," A.W. Savage to C.D. Howarth, April 12, 1977.
- 5 Vicki Bennett, "Business booming at City Hall," *Calgary Herald*, December 28, 1977.
- 6 J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 61.06, correspondence dated February 11, 1976.
- 7 "A Response to 'Towards a New Planning Act for Alberta'," Faculty of Environmental Design, University of Calgary, March 1975, 25. See J. Rodney Sykes Fonds, Accession Number 2001.004, file folder 77.10.
- 8 According to Rodney Sykes, Calgary's Mayor from 1969 to 1977, the developers never had their way under his tenure. Referring to his own wide experience in the development business, Sykes noted that the best way to control developers was through a willingness to go public, a tactic he described as "bullying from the pulpit."
- 9 Spurr, 40.

- 10 Ed Davis, Kelwood President during the early period, said that developers built to market demand and received their guidance from real estate companies which advised them as to what sort of dwelling was preferred by buyers.
- 11 *Statutes of Alberta*, The Planning Act, Chapter 89, 1977. The Act came into force on April 1, 1978.
- 12 Board of Commissioners Papers Series VI, Box 139, file folder "Development Agreements Standard Residential 1978–1979," *Urban Development Institute Digest*, April 1979.