



CITY COUNCIL

AGENDA

Monday, March 16, 2020 – Council Chambers, City Hall

Call to Order: 1:00 PM
Recess: 5:00 PM to 6:00 PM

1. IN CAMERA MEETING (to last approximately 2 hours)

1.1. Motion to In Camera

1.1.a. Human Resource Matter - FOIP 24(1)(a) Advice from officials

1.1.b. Westerner - FOIP 17(1) Disclosure harmful to personal privacy, FOIP 24(1)(a) Advice from officials, FOIP 25(1)(c) - Disclosure harmful to economic and other interests of a public body and FOIP 27(1) Privileged information.

1.2. Motion to Revert to Open Meeting

2. MINUTES

2.1. Confirmation of the Minutes of the March 2, 2020 Council Meeting
(Agenda Pages 1 – 24)

3. POINTS OF INTEREST

4. PRESENTATION

4.1. Airport Update

5. REPORTS

- 5.1. Request for support for the 2020 Hlinka Gretzky Cup
(Agenda Pages 25 – 28)
- 5.2. 2019 Capital Cash Flow Budget
(Agenda Pages 29 – 30)

6. BYLAWS

- 6.1. Annual Supplementary Assessment Bylaw 3647/2020
(Agenda Pages 31 – 34)
 - 6.1.a. Consideration of Second Reading of the Bylaw
 - 6.1.b. Consideration of Third Reading of the Bylaw
- 6.2. Land Use Bylaw Amendment - Provide for the rezoning from R1A to R2 and applicant of Density Overlay - 59th Avenue Planning Study Bylaw 3357/J-2020
(Agenda Pages 35 – 161)
 - 6.2.a. Consideration of First Reading of the Bylaw
- 6.3. Supplementary Report
Additional Consultation for Land Use Bylaw Amendment 3357/D-2020:
DC(33) District - Central Alberta Women's Emergency Shelter
(Agenda Pages 162 – 196)
 - 6.3.a. Land Use Bylaw Amendment 3357/D-2020
DC(33) District - Central Alberta Women's Emergency Shelter
(Agenda Pages 197 – 271)
 - 6.3.a.i. Motion to Lift from the Table
 - 6.3.a.ii. Consideration of First Reading of the Bylaw

7. ADJOURNMENT



UNAPPROVED MINUTES

**of the Red Deer City Council Regular Meeting
held on, Monday, March 2, 2020
commenced at 12:32 P.M.**

Present: Mayor Tara Veer
Councillor Buck Buchanan
Councillor Michael Dawe
Councillor Tanya Handley
Councillor Vesna Higham
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Allan Seabrooke
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Community Services, Sarah Tittermore
Director of Corporate Services, Lisa Perkins
Director of Development Services, Kelly Kloss
Director of Human Resources, Kristy Svoboda
Director of Planning Services, Tara Lodewyk
Acting Director of Protective Services, Karen Mann
City Clerk, Frieda McDougall
Deputy City Clerk, Samantha Rodwell
Corporate Meeting Administrator, Amber Senuk
City Assessor, Maureen Cleary
Major Projects Planner, David Girardin



I. ADD TO THE AGENDA

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to add consideration of the following, to the March 2, 2020

In Camera Meeting:

- Protective Services Division Matter – FOIP 24(1)(a) Advice from officials
- Westerner - FOIP 17(1) Disclosure harmful to personal privacy, FOIP 24(1)(a) Advice from officials, FOIP 25(1)(c) Disclosure harmful to economic and other interests of a public body and FOIP 27(1) Privileged information

Regular Council Meeting:

- Community Housing Advisory Board Recommendations
- Centrium Modernization

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO ADD TO THE AGENDA CARRIED

2. IN CAMERA MEETING

2.1. Motion to In Camera

Moved by Councillor Frank Wong, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Monday, March 2, 2020 at 12:34 p.m. and hereby agrees to exclude all members of the media, the public and all non-related staff members to discuss the following:

- MuniSERP Benefits – FOIP 24(1)(a) Advice from officials
- Council Representation on Federation of Canadian Municipalities (FCM) – FOIP 24(1)(b)(ii) Advice from officials



- Financial Matter – FOIP 24(1)(a) Advice from officials
- Joint City/Council ICF Committee Update – FOIP 24(1)(a) Advice from officials
- Community Housing Advisory Board Recommendation – FOIP 24(1)(a) Advice from officials
- Protective Services Division Matter – FOIP 24(1)(a) Advice from officials
- Westerner – FOIP 17(1) Disclosure harmful to personal privacy, FOIP 24(1)(a) Advice from officials, FOIP 25(1)(c) Disclosure harmful to economic and other interests of a public body and FOIP 27(1) Privileged information

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

The following people were in attendance for all In Camera items:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

City Manager Allan Seabrooke, City Clerk Frieda McDougall

2.2. MuniSERP Benefits – FOIP 24(1)(a) Advice from officials

The following additional people were in attendance for this In Camera item:

Director of Human Resources Kristy Svoboda, HR Team Leader – Programs, Greg Leblanc

Director of Human Resources Kristy Svoboda and HR Team Leader – Programs Greg Leblanc left Council Chambers at 1:05 p.m.

2.3. Council Representation on Federation of Canadian Municipalities – FOIP 24(1)(a) Advice from officials

The following additional people were in attendance for this In Camera item:



Director of Communications & Strategic Planning Julia Harvie-Shemko, Director of Community Services Sarah Tittmore, Director of Corporate Services Lisa Perkins, Director of Development Services Kelly Kloss, Director of Human Resources Kristy Svoboda, Director of Planning Services Tara Lodewyk, Acting Director of Protective Services Karen Mann

2.4. Financial Matter – FOIP 24(1)(a) Advice from officials

The following additional people were in attendance for this In Camera item:

Director of Communications & Strategic Planning Julia Harvie-Shemko, Director of Community Services Sarah Tittmore, Director of Corporate Services Lisa Perkins, Director of Development Services Kelly Kloss, Director of Human Resources Kristy Svoboda, Director of Planning Services Tara Lodewyk, Acting Director of Protective Services Karen Mann, City Deputy City Clerk Samantha Rodwell, Corporate Meeting Administrator Amber Senuk, Chief Financial Officer Dean Krejci, City Solicitor Michelle Baer

Chief Financial Officer Dean Krejci and City Solicitor Michelle Baer left Council Chambers at 1:51 p.m.

2.5. Joint City/County ICF Committee Update – FOIP 24(1)(a) Advice from officials

The following additional people were in attendance for this In Camera item:

Director of Communications & Strategic Planning Julia Harvie-Shemko, Director of Community Services Sarah Tittmore, Director of Corporate Services Lisa Perkins, Director of Development Services Kelly Kloss, Director of Human Resources Kristy Svoboda, Director of Planning Services Tara Lodewyk, Acting Director of Protective Services Karen Mann, Deputy City Clerk Samantha Rodwell, Corporate Meeting Administrator Amber Senuk

2.6. Protective Services Division Matter – FOIP 24(1)(a) Advice from Officials

The following additional people were in attendance for this In Camera item:



Director of Communications & Strategic Planning Julia Harvie-Shemko, Director of Community Services Sarah Tittlemore, Director of Corporate Services Lisa Perkins, Director of Development Services Kelly Kloss, Director of Human Resources Kristy Svoboda, Director of Planning Services Tara Lodewyk, Acting Director of Protective Services Karen Mann, Deputy City Clerk Samantha Rodwell, Corporate Meeting Administrator Amber Senuk, Emergency Services Manager Ken McMullen, City Solicitor Michelle Baer

Emergency Services Manager Ken McMullen and City Solicitor Michelle Baer left Council Chambers at 2:15 p.m.

**2.7. Community Housing Advisory Board Recommendation – FOIP
24(1)(a) Advice from officials**

The following additional people were in attendance for this In Camera item:

Director of Communications & Strategic Planning Julia Harvie-Shemko, Director of Community Services Sarah Tittlemore, Director of Corporate Services Lisa Perkins, Director of Development Services Kelly Kloss, Director of Human Resources Kristy Svoboda, Director of Planning Services Tara Lodewyk, Acting Director of Protective Services Karen Mann, Deputy City Clerk Samantha Rodwell, Corporate Meeting Administrator Amber Senuk, Social Planning Manager Tricia Hercina, Social Planning Supervisor – Resource & Capacity Development Ryan Veldkamp

Social Planning Manager Tricia Hercina and Social Planning Supervisor – Resource & Capacity Development Ryan Veldkamp left Council Chambers at 2:26 p.m.

Councillor Tanya Handley left Council Chambers at 2:26 p.m. and returned at 2:28 p.m.

**2.8. Westerner – FOIP 17(1) Disclosure harmful to personal privacy,
FOIP 24(1)(a) Advice from officials, FOIP 25(1)(c) - Disclosure
harmful to economic and other interests of a public body and FOIP
27(1) Privileged information**

The following additional people were in attendance for this In Camera item:



Director of Communications & Strategic Planning Julia Harvie-Shemko, Director of Community Services Sarah Tittmore, Director of Corporate Services Lisa Perkins, Director of Development Services Kelly Kloss, Director of Human Resources Kristy Svoboda, Director of Planning Services Tara Lodewyk, Acting Director of Protective Services Karen Mann, Deputy City Clerk Samantha Rodwell, Corporate Meeting Administrator Amber Senuk, Chief Financial Officer Dean Krejci, City Solicitor Michelle Baer

Chief Financial Officer Dean Krejci and City Solicitor Michelle Baer left Council Chambers at 3:26 p.m.

2.9. Motion to Revert to Open Meeting

Moved by Councillor Ken Johnston, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, March 2, 2020 at 3:27 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 3:27 p.m. and reconvened at 3:51 p.m.

3. MINUTES

3.1. Confirmation of the Minutes of the February 18, 2020 Council Meeting

Moved by Councillor Buck Buchanan, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby approves the Minutes of the February 18, 2020 Regular Council Meeting as transcribed.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael



Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

4. REPORTS

4.1. Council Representation on Federation of Canadian Municipalities (FCM)

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Legislative Services department, dated March 2, 2020 re: Council Representation on the Federation of Canadian Municipalities (FCM), hereby agrees to:

1. Endorse Councillor Lawrence Lee to represent the City of Red Deer on the Federation of Canadian Municipalities Board or a Committee;
2. Assume all costs (to a maximum of \$13,000/per Councillor) to be funded from the Operating Reserve: Tax Supported.

Prior to consideration of the motion the following amendment was introduced.

Moved by Councillor Tanya Handley, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated March 2, 2020 re: Council Representation on Federation of Canadian Municipalities (FCM) hereby agrees to amend section 2 of the resolution by deleting "\$13,000" and replacing it with "\$10,000"

IN FAVOUR: Councillor Tanya Handley

OPPOSED: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION TO AMEND DEFEATED**

The original motion was then back on the floor.

IN FAVOUR: Mayor Tara Veer, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan, Councillor Tanya Handley

MOTION CARRIED

4.2. Resolution to support an Alberta Community Partnership Grant request

Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Revenue and Assessment Services dated March 2, 2020 re: Resolution to support an Alberta Community Partnership Grant request hereby agrees to provide a letter of support for the grant application to be made by the City of Lethbridge.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5. BYLAWS

5.1. Annual Supplementary Assessment Bylaw 3647/2020

Moved by Councillor Buck Buchanan, seconded by Councillor Vesna Higham

FIRST READING: That Bylaw 3647/2020 (the Supplementary Assessment Bylaw to authorize the preparation of supplementary assessments within



the city of Red Deer for 2020) be read a first time.

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5.2. Land Use Bylaw Amendment - Rezoning from R1 Residential (Former Deer Park Fire Hall) Site Exception for specific limited uses Bylaw 3357/A-2020

Moved by Councillor Michael Dawe, seconded by Councillor Lawrence Lee

FIRST READING: That Bylaw 3357/A-2020 (an amendment to the Land Use Bylaw for a site exception at 30 Davison Drive to provide for redevelopment of the existing building to the specific limited proposed uses of office, commercial services facility and restaurant) be read a first time.

IN FAVOUR:

Mayor Tara Veer, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED:

Councillor Buck Buchanan

MOTION CARRIED

The following subsequent resolution was introduced:

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer, having considered the report from



Planning Services dated March 2, 2020 re: Land Use Bylaw Amendment – Rezoning from R1 Residential (Former Deer Park Fire Hall) to commercial uses Bylaw 3357/A-2020 hereby directs Administration to conduct expanded referral on this matter, increasing the referral area from the current 100m to 200m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

6. CHANGE IN START TIME

Moved by Councillor Lawrence Lee, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to change the start time of the Monday, March 16, 2020 Council Meeting to begin at 1:00 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 5:14 p.m. and reconvened at 6:00 p.m.

7. PUBLIC HEARINGS

- 7.1. **Amendments to the Land Use Bylaw, West QEII Major Area Structure Plan and Queens Business Park Industrial Area Structure Plan**
Major Area Structure Plan Amendment 3398/A-2020
Industrial Area Structure Plan Amendment 3399/A-2020
Land Use Bylaw Amendment 3357/C-2020



Mayor Tara Veer declared open the joint Public Hearing for Bylaw 3398/A-2020, an amendment to the West QE11 Major Area Structure Plan, Bylaw 3399/A-2020, an amendment to the Queens Business Park Industrial Area Structure Plan and Bylaw 3357/C-2020, an amendment to the Land Use Bylaw to rezone Lot 2, Block 5, Plan 142 0488 from C4 (Commercial Major Arterial) District to I1 (Industrial Business Service) District. As no one was present to speak to the bylaws, Mayor Tara Veer declared the Public Hearing closed.

7.1.a. Consideration of Second Reading of Bylaw 3398/A-2020

Moved by Councillor Tanya Handley, seconded by Councillor Dianne Wyntjes

SECOND READING: That Bylaw 3398/A-2020 (an amendment to the West QE11 Major Area Structure Plan) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

7.1.b. Consideration of Third Reading of Bylaw 3398/A-2020

Moved by Councillor Tanya Handley, seconded by Councillor Dianne Wyntjes

THIRD READING: That Bylaw 3398/A-2020 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

7.1.c. Consideration of Second Reading of Bylaw 3399/A-2020

Moved by Councillor Ken Johnston, seconded by Councillor Frank Wong



SECOND READING: That Bylaw 3399/A-2020 (an amendment to the Queens Business Park Industrial Area Structure Plan) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

7.1.d. Consideration of Third Reading of Bylaw 3399/A-2020

Moved by Councillor Ken Johnston, seconded by Councillor Frank Wong

THIRD READING: That Bylaw 3399/A-2020 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

7.1.e. Consideration of Second Reading of Bylaw 3357/C-2020

Moved by Councillor Frank Wong, seconded by Councillor Ken Johnston

SECOND READING: That Bylaw 3357/C-2020 (an amendment to the Land Use Bylaw to rezone Lot 2, Block 5, Plan 142 0488 from C4 (Commercial Major Arterial) District to I1 (Industrial Business Service) District) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

**7.1.f. Consideration of Third Reading of Bylaw 3357/C-2020**

Moved by Councillor Frank Wong, seconded by Councillor Ken Johnston

THIRD READING: That Bylaw 3357/C-2020 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

8. REPORTS - continued**8.1. Community Housing Advisory Board Recommendations**

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer, having considered Community Housing Advisory Board Recommendation hereby endorses the recommendation as presented In Camera and agrees that the contents of the report will remain confidential as protected under the Freedom of Information and Protection of Privacy Act, Section 24(1)(a) Advice from officials.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

8.2. Centrium Modernization

Moved by Councillor Frank Wong, seconded by Councillor Ken Johnston



Resolved that Council of The City of Red Deer having considered the report from Financial Services dated March 2, 2020 re: Centrium Modernization: Updated Capital Detail Sheet hereby adopts the revised capital sheet as presented and replaces the November 19, 2019 related resolution for the Centrium modernization with the following conditions:

1. The City of Red Deer, continue to negotiate with Red Deer County on its capital contribution to Westerner Park and the Red Deer Regional Airport through the Intermunicipal Collaboration Process (ICF).
2. The City of Red Deer work with Westerner Park on securing naming rights for the Centrium
3. The City of Red Deer, continues to work with the Westerner on federal and provincial capital support for the Centrium.
4. The City of Red Deer to provide project management to the Centrium Modernization project.
5. Subject to an agreement satisfactory to the City Manager and the City Solicitor.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

9. NOTICE OF MOTION

9.1. Notice of Motion Submitted by Councillor Dianne Wyntjes - Re: Conversion Therapy

The following Notice of Motion was introduced by Councillor Dianne Wyntjes

Whereas The City of Red Deer joins other municipalities in the common goal of protecting and promoting human rights and in 2013 was proud to be the 14th municipal signatory to the Canadian Coalition of Municipalities Against Racism and Discrimination (CCMARD, now the Coalition of Inclusive Municipalities, CIM); and

Whereas The City of Red Deer prides itself on being a welcoming, diverse and inclusive community; and



Whereas Conversion Therapy refers to the discredited practices that attempt to change someone's sexual orientation, gender identity, or gender expression; and

Whereas 'therapeutic' practices like Conversion Therapy are already banned by all relevant professional licensing bodies in Alberta such as the Health Professions Act (Alberta) and cannot be provided by a regulated health professional in Alberta; and

Whereas The City of Red Deer sent a letter to the Alberta Minister of Health in November 2019 recognizing the lack of jurisdiction by municipalities, requesting that the Province take a stand on this issue and the response indicated that the Province opposes the practices of Conversion Therapy and has requested the Federal Government make changes to the criminal code which could ban the practice; and

Whereas the Province of Alberta has stated it joins other provinces in speaking out against Conversion Therapy and welcomes the opportunity to examine any proposed changes to the Criminal Code to criminalize Conversion Therapy and to work with the Federal Government to protect Red Deerians, Albertans and Canadians by supporting them with a justice system where they feel safe, secure, and protected in communities; and

Whereas municipalities across Alberta have taken a stand against Conversion Therapy through resolutions of opposition, including the cities of St. Albert, Edmonton, Calgary, Spruce Grove, the town of Rocky Mountain House and the Regional Municipality of Wood Buffalo and the MacEwan University has published a paper outlining the roles of Municipalities as it relates to Conversion Therapy ;

Now Therefore be it Resolved that Council of The City of Red Deer:

1. Reiterates our City's values and beliefs in creating and supporting a diverse, welcoming, inclusive, safe and supportive community for our citizens; and
2. Supports and upholds that Conversion Therapy negatively impacts the physical and psychological well-being, safety, security, dignity, inclusion, and equality of LGBTQ2 persons and residents; and
3. Endorses the provincial regulations that ensure no licensed health practitioner or mental health provider can provide conversion therapy; and



4. Endorses the Provincial Government's request to the Federal Government that Conversion Therapy be identified in the criminal code with accompanying penalties; and
5. Further directs that Administration continue to monitor the legislative actions of the Federal and Provincial governments and their next steps on banning Conversion Therapy and report back to Council as actions occur.

Council then considered the operative clause of the Notice of Motion:

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

Now Therefore be it Resolved that Council of The City of Red Deer:

1. Reiterates our City's values and beliefs in creating and supporting a diverse, welcoming, inclusive, safe and supportive community for our citizens; and
2. Supports and upholds that Conversion Therapy negatively impacts the physical and psychological well-being, safety, security, dignity, inclusion, and equality of LGBTQ2 persons and residents; and
3. Endorses the provincial regulations that ensure no licensed health practitioner or mental health provider can provide conversion therapy; and
4. Endorses the Provincial Government's request to the Federal Government that Conversion Therapy be identified in the criminal code with accompanying penalties; and
5. Further directs that Administration continue to monitor the legislative actions of the Federal and Provincial governments and their next steps on banning Conversion Therapy and report back to Council as actions occur.

Prior to consideration of the motion the following amendment was introduced.

Moved by Councillor Vesna Higham, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated March 2, 2020 re: Notice of Motion Submitted by Councillor Dianne Wyntjes - Re: Conversion Therapy hereby agrees to amend the resolution by deleting 4. and replacing it with:

4. Forwards consideration of this issue to the federal Minister of Justice for



review in alignment with the Canadian Charter of Rights and Freedoms in its entirety; and

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong

OPPOSED: Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Ken Johnston, Councillor Dianne Wyntjes

MOTION TO AMEND CARRIED

The motion as amended was then on the floor:

Now Therefore be it Resolved that Council of The City of Red Deer:

1. Reiterates our City's values and beliefs in creating and supporting a diverse, welcoming, inclusive, safe and supportive community for our citizens; and
2. Supports and upholds that Conversion Therapy negatively impacts the physical and psychological well-being, safety, security, dignity, inclusion, and equality of LGBTQ2 persons and residents; and
3. Endorses the provincial regulations that ensure no licensed health practitioner or mental health provider can provide conversion therapy; and
4. Forwards consideration of this issue to the federal Minister of Justice for review in alignment with the Canadian Charter of Rights and Freedoms in its entirety; and
5. Further directs that Administration continue to monitor the legislative actions of the Federal and Provincial governments and their next steps on banning Conversion Therapy and report back to Council as actions occur.

Prior to voting on the above resolution Council agreed to sever item 5. As a result, the following severed motion was then on the floor.

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

Now Therefore be it Resolved that Council of The City of Red Deer:

1. Reiterates our City's values and beliefs in creating and supporting a diverse,



- welcoming, inclusive, safe and supportive community for our citizens; and
2. Supports and upholds that Conversion Therapy negatively impacts the physical and psychological well-being, safety, security, dignity, inclusion, and equality of LGBTQ2 persons and residents; and
 3. Endorses the provincial regulations that ensure no licensed health practitioner or mental health provider can provide conversion therapy; and
 4. Forwards consideration of this issue to the federal Minister of Justice for review in alignment with the Canadian Charter of Rights and Freedoms in its entirety.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Dianne Wyntjes

OPPOSED: Councillor Tanya Handley, Councillor Lawrence Lee, Councillor Frank Wong

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

5. Further directs that Administration continue to monitor the legislative actions of the Federal and Provincial governments and their next steps on banning Conversion Therapy and report back to Council as actions occur.

IN FAVOUR: Mayor Tara Veer, Councillor Michael Dawe, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston

MOTION CARRIED

A request for a Reconsideration of the resolution was then introduced.



Moved by Councillor Vesna Higham, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the follow resolution:

Now Therefore be it Resolved that Council of The City of Red Deer:

1. Reiterates our City's values and beliefs in creating and supporting a diverse, welcoming, inclusive, safe and supportive community for our citizens; and
2. Supports and upholds that Conversion Therapy negatively impacts the physical and psychological well-being, safety, security, dignity, inclusion, and equality of LGBTQ2 persons and residents; and
3. Endorses the provincial regulations that ensure no licensed health practitioner or mental health provider can provide conversion therapy; and
4. Forwards consideration of this issue to the federal Minister of Justice for review in alignment with the Canadian Charter of Rights and Freedoms in its entirety.

hereby agrees to reconsider the resolution.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Michael Dawe

MOTION TO RECONSIDER CARRIED

The original motion, as amended, was then back on the floor. Prior to consideration Council agreed to sever items 1-4 of the motion. As a result, the following severed motions were then considered:

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan



Now Therefore be it Resolved that Council of The City of Red Deer:

1. Reiterates our City's values and beliefs in creating and supporting a diverse, welcoming, inclusive, safe and supportive community for our citizens; and

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

2. Supports and upholds that Conversion Therapy negatively impacts the physical and psychological well-being, safety, security, dignity, inclusion, and equality of LGBTQ2 persons and residents; and

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Dianne Wyntjes

OPPOSED: Councillor Tanya Handley, Councillor Vesna Higham, Councillor Frank Wong

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

3. Endorses the provincial regulations that ensure no licensed health practitioner or mental health provider can provide conversion therapy; and

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes



OPPOSED: Councillor Tanya Handley

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

4. Forwards consideration of this issue to the federal Minister of Justice for review in alignment with the Canadian Charter of Rights and Freedoms in its entirety; and

IN FAVOUR: Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Lawrence Lee

MOTION CARRIED

Council recessed at 8:05 p.m. and reconvened at 8:21 p.m.

10. IN CAMERA - continued

10.1. Motion to In Camera

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Monday, March 2, 2020 at 8:22 p.m. and hereby agrees to exclude all members of the media, the public and all non-related staff members to discuss the following:

- MuniSERP Benefits – FOIP 24(1)(a) Advice from officials
- Westerner – FOIP 17(1) Disclosure harmful to personal privacy, FOIP 24(1)(a) Advice from officials, FOIP 25(1)(c) Disclosure harmful to economic and other interests of a public body and FOIP 27(1) Privileged information



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

The following people were in attendance for the In Camera items:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

City Manager, City Clerk Frieda McDougall

10.2. MuniSERP Benefits – FOIP 24(1)(a) Advice from officials

10.3. Westerner – FOIP 17(1) Disclosure harmful to personal privacy, FOIP 24(1)(a) Advice from officials, FOIP 25(1)(c) Disclosure harmful to economic and other interests of a public body and FOIP 27(1) Privileged information

Director of Corporate Services Lisa Perkins was in attendance for this item.

10.4. Motion to Revert to Open Meeting

Moved by Councillor Vesna Higham, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, March 2, 2020 at 8:44 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



11. REPORTS - continued

11.1. MuniSERP Benefits – FOIP 24(1)(a) Advice from officials

Moved by Councillor Ken Johnston, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer having considered MuniSERP Benefits hereby endorses the revised Option 3 as presented In Camera and agrees that the contents of the report will remain confidential as protected under the Freedom of Information and Protection of Privacy Act, Section 24(1)(a) Advice from officials.

IN FAVOUR: Mayor Tara Veer, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong

OPPOSED: Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Dianne Wyntjes

MOTION CARRIED

12. POINT OF PRIVILEGE

Councillor Vesna Higham raised a Point of Privilege re: Notice of Motion re: Conversion Therapy. Councillor Vesna Higham extended an apology to Councillor Dianne Wyntjes for the personal comments made during the debate on this item.

13. ADJOURNMENT

Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, March 2, 2020 Regular Council Meeting of Red Deer City Council at 9:46 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee,



Councillor Frank Wong, Councillor Dianne Wynthjes

MOTION CARRIED

MAYOR

CITY CLERK



March 16, 2020

Request for support for the 2020 Hlinka Gretzky Cup

Prepared by: Bre Fitzpatrick, Land & Economic Development Officer

Department: Land & Economic Development

Report Summary & Recommendations

The City of Red Deer has received a request for financial support from Hockey Canada for the 2020 Hlinka Gretzky Cup in the amount of \$75,000.

Hosting of the 2020 Hlinka Gretzky Cup will be held in part at Servus Arena, in the City of Red Deer from August 3-8 2020. The City sponsored the event in 2018 with \$75,000.

City council approved a 2020 budget in the amount of a total of \$425,000 for sport and event hosting and outgoing sponsorships. \$325,000 of these funds was for these types of requests and event hosting opportunities. An additional \$100,000.00 was approved to fulfill sponsorship agreements, activate the event opportunities and ensure protocols were met. If approved, the funds for the 2020 Hlinka Gretzky Cup would be allocated from this \$325,000 budget amount. Requests to use these funds must come to Council for consideration.

It is requested that Council consider allocating \$75,000 in support of the 2020 Hlinka Gretzky Cup.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Land & Economic Development dated March 2, 2020 re: Request for support for the 2020 Hlinka Gretzky Cup hereby approves \$75,000 in support of the 2020 Hlinka Gretzky Cup to be funded through the Operating Budget Reserve Tax Supported.

Background

Council approved a 2019-2022 Strategic Plan with emphasis on event attraction and a diverse local economy:

*A **chosen destination**: We are a four-season destination where visitors and residents enjoy our parks, trails, and distinctive amenities, all within our "city in a park". Centrally located in the province, we*

attract events that generate investment and enhance our community identity. (City of Red Deer Strategic Goals; 2019-2022)

*An **economic leader**: We have a strong, diverse economy, fostered by entrepreneurship and innovation. Leveraging our central location, Red Deer is an economic hub with a revitalized downtown and diverse local economy. (City of Red Deer Strategic Goals; 2019-2022)*

In response, The City embarked on a Major Event Strategy in the fall of 2019 with anticipated completion by end of June 2020. The Major Event Strategy will provide a focused assessment of Red Deer's advantages to attract major events, what events are best suited for targeted attraction and the delivery model for achieving goals. There will be criteria to evaluate events in the future and measure event returns against our goals as a community.

City Council has received several event sponsorship requests over the last number of years and has considered them on a one-off basis approving dollars outside of the overall City budget process. In the January 2020 operating budget, Council approved a 2020 budget amount of \$425,000. \$325,000 was for event sponsorship and event hosting opportunities that may come forward. An additional \$100,000.00 was approved to fulfill sponsorship agreements, activate the event opportunities and ensure protocols were met.

This was a proactive measure to ensure dollars are available within the overall budget should Council wish to approve a request. Requests to use these funds must come to Council for consideration. If Council approves this request, the funds for the 2020 Hlinka Gretzky Cup would be allocated from this budget amount.

The City of Red Deer has received a request for financial support from Hockey Canada for the 2020 Hlinka Gretzky Cup in the amount of \$75,000. The collaboration between Hockey Canada, the City of Edmonton, the Red Deer Rebels and the City of Red Deer set the stage for additional opportunities; such as the 2021 IIHF World Junior Championship.

The *Hlinka Gretzky Cup* is a premier international hockey tournament, featuring the best under-18 players in the world. The competition began in 1991 as the Phoenix Cup and was renamed the Ivan Hlinka Memorial Cup in 2007 before becoming the Hlinka-Gretzky Cup in 2018. The tournament will alternate between Alberta and the Czech Republic/Slovakia annually through 2022.

Discussion

Hosting of the 2020 Hlinka Gretzky Cup will be held in part at Servus Arena, in the City of Red Deer from August 3-8, 2020. The City sponsored the event in 2018 with \$75,000.

In return for this contribution, organizers will provide the following return on investment opportunities. These are the same benefits as those received in 2018 with the addition of further information provided to the ticket purchaser about other events in Red Deer during this time. This was in response to what we learned through the 2018 event survey with a goal to help us maximize the event.

- Brand Exposure & Funding Recognition

- Speaking Opportunities
- Digital Assets
- Printed Assets or Equivalents
- Exhibit space
- Additional opportunities (ex. Tickets, additional events, etc.)

Analysis

The hosting of the 2020 Hlinka Gretzky Cup will provide the opportunity to:

1. Strengthen Red Deer's market readiness to become a premier event destination through its alignment with the 2019-2022 Strategic Goals; especially that Red Deer is a chosen destination by hosting high profile events and meeting economic leader targets through local business stimulus directly related to the event.
2. Heighten Red Deer's profile as we explore our market readiness on a variety of scales, including an international one.
3. Increase our collaboration with key organizations locally, nationally and internationally while displaying leadership as a community.
4. The event will be evaluated using an assessment tool as a standardized method of measurement that can be used consistently with events. This will allow us to evaluate events based on the return on investment and their alignment with our goals. (Additional information in Appendix A)
5. Council can expect to see the Major Events Strategy Report in Q2 of 2020 and can anticipate additional reports that will be forthcoming with requests for funding; similar to the 2020 Hlinka Gretzky Cup. The budgeted funds of \$425,000 (with \$100,000 to support activations) for outgoing event sponsorships have been allocated to support these types of requests.

Appendix A-Event Measurement

With the Major Event Strategy, we will have the capacity to align our event goals and outcomes by utilizing a standard measuring tool to evaluate event success. For the 2018 Hlinka Gretzky Cup we do have data through a survey that Hockey Canada contracted Eventcorp Services to conduct that included over 1,600 respondents who attended the event. The survey indicated that Red Deer was a favoured destination which was reflected in the high scores for venue satisfaction.

Good/Excellent Ratings			
<i>Edmonton</i>		<i>Red Deer</i>	
Host Venue (Rogers Place)	93%	Host Venue (Servus Arena)	98%
Host city	93%	Host city	94%
Quality of play	96%	Quality of play	97%
Atmosphere	87%	Atmosphere	91%

Red Deer respondents represented close to 15% of the survey, Edmonton was over 61% and the remaining close to 24% of the respondents joined from other provinces/territories (5.7%) or were international guests (2.8%). Data showed that visitors spent an average of 4 nights and 29% were visiting from other parts of Alberta.

Nearly \$200,000 of hotel, dining and various supply expenditures were connected to the 2018 Hlinka Gretzky Cup attendees in Red Deer.

In addition to this, event attendees cited reasons for attending ranging from the love of hockey, event affordability, being with friends, scouting, volunteering, community building and their connection to the Red Deer Rebels as ticket holders.



March 16, 2020

2019 Capital Cash Flow Budget

Prepared by: Dean Krejci, CFO
Department: Financial Services

Report Summary & Recommendation

Budget is a required element of financial statement presentation. For the capital related components of the budget, a capital cash flow budget is required to be adopted. This is done based on the estimated 2019 cash flows for projects approved in the 2019 Capital Budget and the estimated 2019 cash flows for capital projects previously approved and not yet completed. As all information is not available during budget, this must be completed subsequent to the budget approval.

It is recommended that Council approve the 2019 Capital Cash Flow Budget in the amount of \$120,531,284 for 2019 financial statement purposes.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated March 16, 2020 re: 2019 Capital Cash Flow Budget hereby approves the 2019 Capital Cash Flow Budget in the amount of \$120,531,284 for 2019 financial statement purposes.

Background

Prior Council/Committee Direction:

Council approved the 2019 Capital Budget on November 20, 2018 in the amount of \$120.816 million.

Additional Background

Budget is a required element of financial statement presentation. For the capital related components of the financial statements, the budget presented is based on estimated cash flow for the fiscal year. The estimated cash flows contained in the 2019 Interim Capital Budget for 2019 are combined with the estimated cash flows in 2019 for all other previously approved capital projects that are not yet completed.



Operational Impacts

The forecast for the 2019 Capital Cash Flow Budget is summarized in the following table:

Item	2019 Capital Budget Cash Flows	2019 Cash Flow for Projects Approved Prior to 2019	2019 Capital Cash Flow Budget
Capital Government Transfers	10,316,000	11,008,674	21,324,674
Developer & Customer Contributions	7,376,000	250,028	7,626,028
TOTAL REVENUE	17,692,000	11,258,702	28,950,702
Debt Issued	12,168,000	10,534,575	22,702,575
Transfers from Operating	413,701	0	413,701
Transfers from Reserves	33,910,000	34,554,306	68,464,306
TOTAL ACQUISITION OF ASSETS	64,183,701	56,347,583	120,531,284

The 2019 financial statements will use \$120,531,284 as the estimated capital cash flow.

Analysis

Recommended Option:

That Council adopt a 2019 capital budget cash flow of \$120,531,284 for 2019 financial statement purposes.



Council Decision – March 16, 2020

DATE: March 17, 2020
TO: Dean Krejci, Chief Financial Officer
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: 2019 Capital Cash Flow Budget

Reference Report:

Financial Services, dated March 16, 2020.

Resolution:

At the Monday, March 16, 2020 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated March 16, 2020 re: 2019 Capital Cash Flow Budget hereby approves the 2019 Capital Cash Flow Budget in the amount of \$120,531,284 for 2019 financial statement purposes.

Report back to Council:

No.

Comments/Further Action:

None.

A handwritten signature in blue ink that reads 'Frieda McDougall'.

Frieda McDougall
Manager

c. Director of Corporate Services



March 16, 2020

Annual Supplementary Assessment Bylaw 3647/2020 Consideration of Second and Third Reading

Prepared By: Amber Senuk, Corporate Meeting Administrator

Department: Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, March 2, 2020 City Council meeting.

Recommendation:

That Council considers second and third reading to Bylaw 3647/2020.

Background:

On March 2, 2020 Council considered Bylaw 3647/2020, the Supplementary Assessment Bylaw to authorize the preparation of supplementary assessments within The City of Red Deer for 2020.

Proposed Resolution:

That Bylaw 3647/2020 be read a second and third time.



Originally submitted to the
March 2, 2020 Council Meeting.

March 2, 2020

Annual Supplementary Assessment Bylaw 3647/2020

Prepared by: Maureen Cleary

Department: Revenue and Assessment Services

Report Summary & Recommendation:

That Council give first reading to the annual Supplementary Assessment Bylaw 3647/2020 which authorizes the preparation of supplementary assessments within the City of Red Deer for 2020. Second and third readings of the bylaw would then be considered at the March 16, 2020 Council Meeting.

Proposed Resolution

That Bylaw 3647/2020 be read a first time. If first reading is given, this bylaw will come back for second and third reading at the Monday, March 16, 2020 Council Agenda.

Report Details

Background:

Section 313 of the Municipal Government Act provides the opportunity for a municipality to implement supplementary assessments and taxation. To authorize the supplementary process, every year City Council must pass a supplementary assessment bylaw prior to May 1. City Council has authorized supplementary assessments since 2002.

Supplementary assessment is the assessment of newly constructed buildings, additions and renovations that are occupied or completed during the 2020 year but were not fully assessed on the regular assessment notice mailed on January 2, 2020. The resulting supplementary tax is prorated, based on the number of months the improvement has been completed or occupied.

Supplementary assessment and tax provides for equity among property owners. At the time the owners occupy the new premise and receive municipal benefits, they pay an equitable share toward the tax base to pay for those benefits.

Analysis & Discussion:

The 2020 Operating Budget includes revenue of \$275,000 that will be generated from supplementary taxation. If Council elects not to pass this bylaw, the 2020 operating budget would have a shortfall of \$275,000 in revenue.



Recommendation:

That Council give first reading to the annual Supplementary Assessment Bylaw 3647/2020 which authorizes the preparation of supplementary assessments within the City of Red Deer for 2020.

BYLAW NO. 3647/2020

Being a bylaw to authorize the preparation of supplementary assessments within The City of Red Deer for 2020.

WHEREAS, The City of Red Deer wishes to require the preparation of supplementary assessments for improvements for the purpose of imposing a supplementary property tax;

AND WHEREAS, the Municipal Government Act provides that this Bylaw must be passed before May 1 of the year that the Bylaw applies;

NOW THEREFORE Council enacts:

- 1 That a supplementary assessment shall be prepared for all improvements in 2020.

READ A FIRST TIME IN OPEN COUNCIL this day of 2020.

READ A SECOND TIME IN OPEN COUNCIL this day of 2020.

READ A THIRD TIME IN OPEN COUNCIL this day of 2020.

AND SIGNED BY THE MAYOR AND CLERK this day of 2020.

MAYOR

CITY CLERK



March 16, 2020

Land Use Bylaw Amendment – Provide for the rezoning from R1A to R2 and application of Density Overlay - 59th Avenue Planning Study

Bylaw 3357/J-2020

Prepared by: Haley Mountstephen

Department: Planning Services

Report Summary and Recommendation

At the Nov 25, 2019 Council meeting, City Council accepted the 59th Avenue Planning Study and endorsed Option 5 as follows:

Option 5 - Rezone six legal non-conforming properties into compliance (R1A to R2) on 59th Avenue from R1A to R2 with a density cap reflecting existing developments current number of units.

Council also directed Administration bring forward a Land Use Bylaw Amendment reflecting Option 5 in Q1 (Jan-Mar) of 2020.

The purpose of the proposed Land Use Bylaw amendment is to implement Option 5 through the redesignation of six legal-non-conforming properties and creation of a density cap to limit development to the current number of units.

Administration recommends Council support First Reading of Bylaw 3357/J-2020.

Proposed Resolution

That Bylaw 3357/J-2020 be read a first time. If first reading is given, this bylaw will be advertised for two consecutive weeks and will come back for a Public Hearing on Monday, April 27, 2020.

Rationale for Recommendation

The rationale for Administration's recommendation is as follows:

1. Amendments provide opportunity for context sensitive development while mitigating density, height, and traffic concerns

The proposed amendments provide an opportunity for legal non-conforming buildings to be rezoned to their appropriate designation while limiting the density of future development to ensure it is context-sensitive.

2. Amendments are in keeping with direction of MDP and NPDS

The MDP and NPDS support infill and intensification that is appropriate and sensitive to surrounding development.

3. Amendment comes as a result of Planning Study finding and recommendations

The 59th Avenue Planning Study identified the proposed amendments as the preferred option and this was endorsed by Council.

Discussion

Background

59th Avenue has been contemplated as an area for review since 2008. Over the years, various applications requesting zoning changes for multiple properties along the east side of 59th Avenue (between 69th Street Drive and 67th Street) have been brought forward to administration. In order to establish a long term direction for this area, Council passed a resolution on July 23, 2018 requesting administration complete a formal review of the overall zoning, parking, and traffic along 59th Avenue.

This review, titled the 59th Avenue Planning Study included an analysis of the following topics:

- The context of the study area
- The history of the study area
- The current land use of the study area and surrounding area
- The parking and access of the study area
- The traffic of the study area
- Municipal policy, guidelines, and standards
- Internal and landowner feedback

Through this analysis, administration was able to propose four original possible options for the long term direction for 59th Avenue. These options were:

- Option 1 - Leave development and the zoning as is
- Option 2 - Create a density overlay district
- Option 3 - Rezone six legal non-conforming properties into compliance (R1A to R2)

- Option 4 - Rezone entire east block of 59th Avenue (67th St to Nash St) from R1A to R2

Following the request from Council for additional review in July 2019, an additional recommended option was presented:

- o Option 5 - Rezone six legal non-conforming properties into compliance (R1A to R2) on 59th Avenue from R1A to R2 with a density cap reflecting existing developments current number of units.

Council endorsed Option 5 at the Nov 25, 2019, meeting and directed Administration to prepare the attached Land Use Bylaw Amendment to rezone the legal non-conforming properties and implement the density cap.

Analysis

Option 5 is supported in the attached 59th Avenue Planning Study. The rationale for support is summarized below:

- Proposes to regulate density in order for future redevelopment to occur in a manner that is context sensitive;
- Aligns with past applications that applied to rezone a legal non-conforming property from R1A to R2 (6821, 6817, and 6801 59th Avenue). These applications were approved by Council. Refer to Table 2 - History of Applications;
- Aligns with administrative and the majority of public feedback;
- Mitigates the density, height, and traffic concerns raised by adjacent landowners while supporting the appreciation for the variety and individuality of housing along 59th Avenue;
- Supported by statutory policy. Refer to section 9.0 Applicable Policy and Guiding Documents Analysis;
- Protects landowner investment because a portion of these properties are currently legal non-conforming uses. If these properties became significantly damaged and needed to be rebuilt, the landowner would have the opportunity to rebuild the existing development under the R2 District;
- Similar traffic and parking is expected

Additional specific rationale can be found in the 59th Avenue Planning Study.

The proposed bylaw amendments implement Council's direction to proceed with Option 5.

Dialogue

Following the Nov 25 2019 meeting, additional consultation was done with landowners within 100 m of 59th Ave to obtain feedback on Option 5. One response was received.

Comment	Administrative Response
<ul style="list-style-type: none"> Concerned with increased traffic 	<ul style="list-style-type: none"> Traffic impact is anticipated to be minimal given proposed density cap
<ul style="list-style-type: none"> Concerns with condition of alley including dust and overflowing dumpsters 	<ul style="list-style-type: none"> Respective city departments have been notified of concerns and are working on addressing these.

Appendices

Appendix A – Bylaw 3357/J-2020

Appendix B – Schedule “A” Land Use Map

Appendix C – Referral Package and Stakeholder Comments

Appendix D – 59th Avenue Planning Study

Appendix A

BYLAW NO. 3357/J-2020

BYLAW NO. 3357/J-2020

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown cross-hatched on the map entitled “Land Use District Map: 7/2020”, (“Map: 7/2020”) attached to and forming part of this Bylaw as Schedule “A”, is redesignated from R1A Residential (Semi-Detached Dwelling) District to R2 Residential (Medium Density) District.
2. The “Land Use District Map K18,” contained in “Schedule A” of the Land Use Bylaw, is hereby amended in accordance with the Map: 7/ 2020.
3. The “Land Use Constraints Map K18,” contained in “Schedule A” of the Land Use Bylaw, is hereby amended to identify the lands that are subject to the 59th Avenue Overlay District. The lands subject to the 59th Avenue Overlay District are shown on Map: 7/ 2020.
4. Part 7 Overlay and Other Districts and Regulations is amended by adding the following after Section 7.17:

7.18 59th Avenue Overlay District**I. General Purpose**

The purpose of this District is to establish the maximum number of dwelling units that can be developed on the land subject to this District.

2. Application

- a) The regulations in this District apply to the lands legally and municipally described in Table I- 59th Avenue Overlay – Dwelling Unit Maximums.
- b) The maximum number of dwelling units that may be permitted for the lots subject to this District is set out in Table I.

TABLE I – 59th Avenue Overlay – Dwelling Unit Maximums

Lot(s)	Block	Plan	Civic Address	Maximum # of Units
10B	I	3176TR	6771 59 Ave	2 units
10A	I	3176TR	6767 59 Ave	2 units
UNT I -9	CDE	0823544	6759 59 Ave	9 Units
8	I	24HW	6755 59 Ave	12 Units
7B	I	4142TR	6749 59 Ave	2 units
7A	I	4142TR	6743 59 Ave	2 units
6A	I	4142TR	6739 59 Ave	2 units
6	I	24HW	6735 59 Ave	2 units
13, 14	I	1822845	6733 59 Ave	2 units
11, 12	I	1822845	6731 59 Ave	2 units
4	I	24HW	6727 59 Ave	12 Units
3A	I	3182TR	6721 59 Ave 6719 59 Ave	4 units
2B	I	3182TR	6715 59 Ave	4 units
2A	I	3182TR	6711 59 Ave	4 units

- c) The Development Authority may not approve any form of multi-unit residential development on the lands subject to this District if the proposed development would exceed the maximum number of dwelling units specified in Table I.
- d) In the event that two or more of the lots subject to this District are consolidated into one lot, or combined as a site for the purposes of redevelopment, the maximum number of dwelling units for the consolidated lot, or combined site, shall be the sum of the number of dwelling units

allowed on the lots prior to the consolidation or the combination of the lots as a site.

e) The regulations in this District are in addition to any other applicable regulations under this Bylaw. Permitted and discretionary uses for the lands subject to this District are as prescribed in the underlying R1A or R2 Districts. Where the regulations in the underlying District contradict or will not serve to achieve the general purpose of this District, the regulations of this District shall prevail. Where the underlying District is a Direct Control District, the regulations of that underlying Direct Control District shall prevail.

- 5. Section 8.22 Exceptions Respecting Land Use, is amended by deleting Subsection 1(e)(i)(4) and Subsection 1(e)(xii).
- 6. Land Use District Map K18 is amended by deleting the notations on the map to Exception (e) and Exception (e)(xii).
- 7. The Table of Contents is updated as required.

READ A FIRST TIME IN OPEN COUNCIL this day of 2020.

READ A SECOND TIME IN OPEN COUNCIL this day of 2020.

READ A THIRD TIME IN OPEN COUNCIL this day of 2020.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2020.

MAYOR

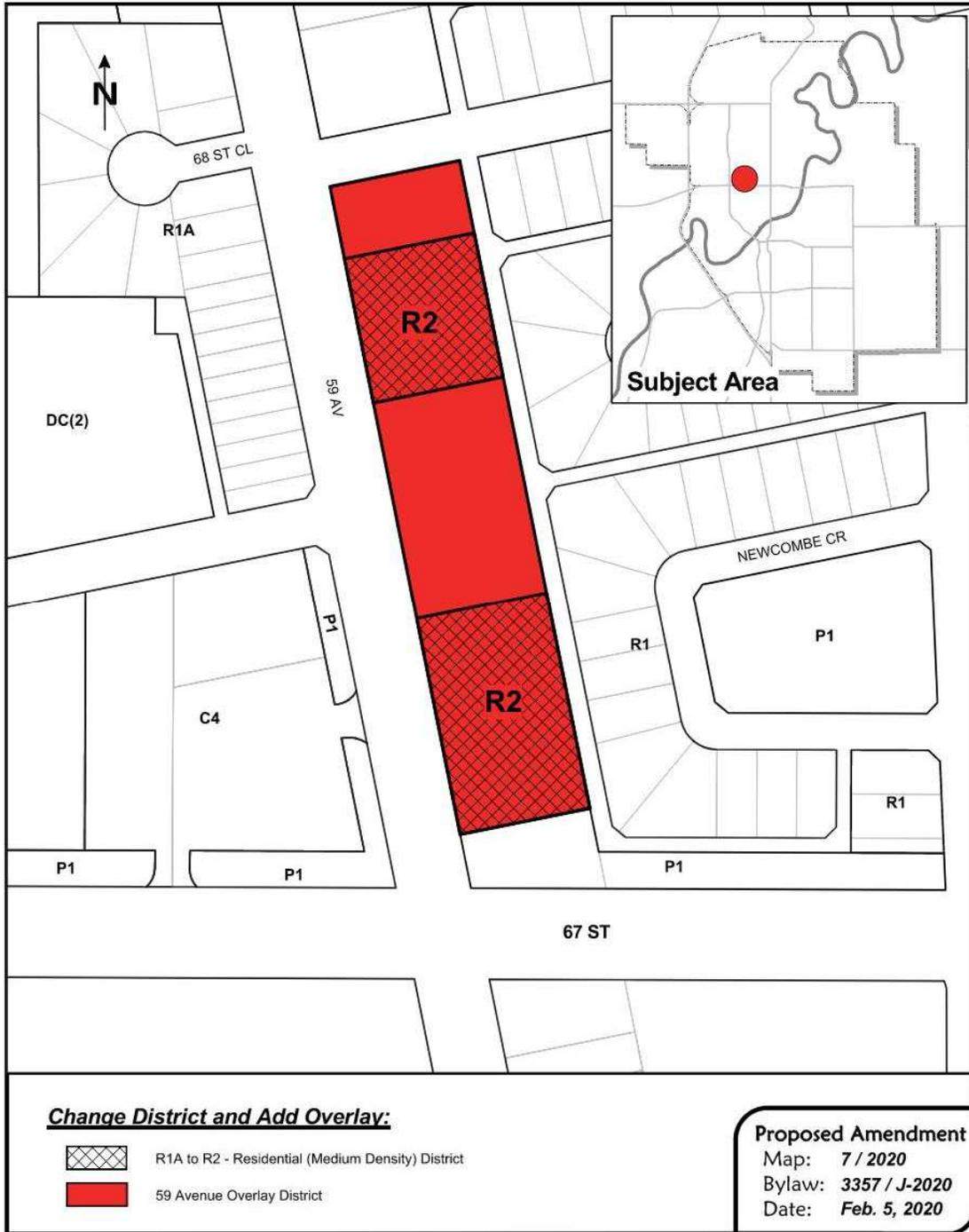
CITY CLERK

Appendix B

Schedule A - Land Use Map

Schedule "A"

 **Red Deer** Proposed Amendment to Land Use Bylaw 3357/2006





Date: Jan 22, 2020

To: Landowners within 100 m of 59 Avenue Study Area

Re: 59 Avenue Planning Study

Background

In 2019, City Council requested Administration prepare a study examining land use and zoning of properties on 59 Avenue from 67 Street to 69 Street Drive (see Context Map attached). This study, titled the [59th Avenue Planning Study](#) was accepted by City Council on November 25, 2019. At that time, Council directed Administration move forward with the recommended option in the study which is as follows:

Option 5 - Rezone six legal non-conforming properties into compliance (R1A to R2) on 59th Avenue from R1A to R2 with a density cap reflecting existing developments current number of units.

As directed by Council, Administration is now preparing a Land Use Bylaw Amendment to rezone the legal non-conforming properties and implement the density cap outlined in Option 5 (above) and shown in attached map.

The 59th Avenue Planning Study can be viewed using the following link <http://meeting.reddeer.ca/meetresults.aspx> and selecting the Nov 25, 2019 Council Agenda.

Why have you received this letter?

You are being consulted as you are a landowner with 100 m of the 59 Avenue Planning Study. In March of 2019 we asked for your feedback regarding housing types (single family homes, apartments, duplexes) and zoning, parking, and traffic to understand what is working and what is not. Your feedback was reviewed and included in consideration of the 59th Avenue Planning Study reviewed by Council on July 22, 2019 and Nov 25 2019.

We are now asking for your feedback on the proposed Land Use Bylaw amendment to rezone the legal non-conforming properties from R1A to R2 and implement the density cap outlined in Option 5 (see Background above).

What is R1A zoning?

The general purpose of the R1A district is to provide for low density residential development including single family homes and semi-detached (duplex) dwelling units.

What is R2 zoning?

The general purpose of the R2 district is to provide a medium density residential area with a mixture of housing types that are compatible with the neighbourhood. The R2 District provides for single family homes, semi-detached (duplex) dwelling units, multi-attached dwelling uses (townhouse, row house, 4-plex), and multiple family buildings (apartments) up to three stories.

What is a density cap?

A density cap places a limit on the number of units that can be built on a given site. The density cap proposed for the six properties under consideration would limit the density to the current number of units developed on each particular site. For example, at 6755 59 Ave a 12 unit apartment exists on the site. The site will be rezoned to R2 and a 12 unit density cap will be applied.

What is compliance?

Compliance refers to a development or use that is in keeping with (in compliance with) the regulations set out in the Land Use Bylaw. A property that is legal non-conforming would not be able to rebuild if it was significantly damaged. Brining a legal non-conforming property into compliance through rezoning ensures that the owner has the opportunity to rebuild.

What happens next?

Administration will be drafting a planning report including feedback received.

Once the planning report is complete, it will go forward to City Council for consideration of first reading of the Land Use Bylaw amendment. If first reading is approved, a Public Hearing will be held and second and third reading of the Land Use Bylaw amendment will be considered.

How can I provide Input?

It is optional to provide comments on the proposed amendments. Any feedback received will be reviewed by Planning administration, summarized, and incorporated into the planning report for City Council consideration.

Council may also provide an opportunity at the Public Hearing to speak in support of or against the proposed amendment.

Please share this letter with tenants if you would like them to participate in the consultation process.

Please provide your comments on the proposed bylaw amendment by February 11, 2020.

Thank you for your consideration. Please contact me if you have any questions.

Sincerely,

Emily Damberger

Emily Damberger,
Planning Manager

403-406-8708

emily.damberger@reddeer.ca

Context Map



 59th Avenue Study Area

Option 5 – Rezoning with Density Cap

4.2 R1A Residential (Semi-Detached Dwelling) District



General Purpose

The general purpose of this District is to provide land which will be used for low density residential development including semi-detached dwelling units.

1. R1A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	¹ Deleted
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	² Deleted
(vi)	³ Semi-detached dwelling unit, except in the West Park Overlay district where such use shall be discretionary, subject to sub-section (3).
(vii)	⁴ Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iii)	⁵ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv)	⁶ Building Sign, for uses described in Section 11.10(1); and
(v)	⁷ "Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vi)	⁸ Freestanding Sign, for uses described in Section 11.13(1).
(vii)	⁹ Deleted
(viii)	Home occupations which will generate additional traffic subject to section 4.7(8).

¹ 3357/S-2019
² 3357/B-2018
³ 3357/FF-2008
⁴ 3357/Z-2009
⁵ 3357/C-2007
⁶ 3357/B-2018
⁷ 3357/C-2007
⁸ 3357/B-2018
⁹ 3357/S-2019

 City of Red Deer Land Use Bylaw 3357/2006

- (ix) Municipal services limited to Police, Emergency Services and/or Utilities.
- (x) ¹Show Home or Raffle Home.
- (xi) ²Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
- (xii) ³Secondary Suite in existence in a semi-detached Dwelling Unit on January 1, 2009, subject to section 4.7(9).

2. R1A Residential (Semi-Detached Dwelling) Regulations

(a) Where each half of a semi-detached dwelling unit is to be contained in a separate parcel or title no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit.

(b) Notwithstanding subsection (c), the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirements of this section.

(c) Table 4.2 R1A Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6 m but not less than 72.0 m ² Semi-detached dwelling: 72.0 m ² for each unit
⁴ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	6.0 m
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m

¹ 3357/T-2015

² 3357/Z-2009

³ 3357/Z-2009

⁴ 3357/I-2013

Regulations	Requirements
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ²
	Semi-detached dwelling unit: 232.0 m ² per dwelling unit
Frontage Minimum	Detached dwelling 12.0 m
	Semi-detached dwelling unit 7.6 m per unit

(d) RIA District is subject to any applicable residential regulations listed within section 4.7.

3. ¹RIA Residential (Semi-Detached Dwelling) West Park Overlay District

- (a) The West Park Overlay district shall be the area identified on Figure 19.
- (b) In the West Park Overlay District, the discretionary use of a semi-detached dwelling unit may be approved by the Municipal Planning Commission.
- (c) An application for a semi-detached dwelling unit shall be referred to all landowners on sites within a 100 metre radius of the site of the proposed development, for comments on the proposal prior to its presentation to the Municipal Planning Commission.

¹ 3357/FF-2008

4.4 R2 Residential (Medium Density) District**R2****General Purpose**

The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible with the neighbourhood, the immediate site and the growth policies of the Municipal Development Plan.

1. R2 Permitted and Discretionary Uses Table ¹

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Detached dwelling unit
(iii)	² Deleted
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	³ Deleted
(vi)	Secondary suite legally in existence before April 5, 2004
(i)	⁴ Secondary suite in a detached Dwelling Unit, subject to subsections 4.7(9)

(b) Discretionary Uses	
(i)	Accessory residential structure subject to section 4.7(3)
(ii)	Amateur radio tower.
(iii)	⁵ Assisted living facility, Day Care Facility, Day Care Adult Facility, Temporary Care Facility or Place of Worship or Assembly on sites within an Area Structure Plan or Area Redevelopment Plan which designates where such uses will be situated: only on site which are designated for the use within the applicable plan.
(iv)	⁶ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites with no approved Area Structure Plan or Area Redevelopment Plan or on sites with no designated location in an Area Structure Plan or Area Redevelopment Plan.
(v)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(vi)	⁷ Building Sign, for uses described in Section 11.10(1); and

¹ 3357/C-2007² 3357/S-2019³ 3357/B-2018⁴ 3357/Z-2009⁵ 3357/X-2014⁶ 3357/X-2014⁷ 3357/B-2018

(vii)	“Existing Special Residential” (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(viii)	¹ Freestanding Sign, for uses described in Section 11.13(1)
(ix)	² Deleted
(x)	³ Deleted
(xi)	Home occupations which will generate additional traffic subject to section 4.7(8).
(xii)	Multi-attached dwelling unit building.
(xiii)	⁴ Multiple family building up to three storeys
(xiv)	Municipal services limited to police, emergency services and/or utilities.
(xv)	Public and quasi-public buildings.
(xvi)	Semi-detached dwelling unit.
(xvii)	⁵ Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(xviii)	⁶ Show Home or Raffle Home.

2. R2 Residential (Medium Density) Regulations

- (b) Where each half of a semi-detached dwelling unit is to be contained in a separate site no side yard shall be required on the site of the dwelling unit which abuts the adjacent dwelling unit.
- (c) Where the dwelling units of a row house building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.
- (d) Notwithstanding the 6.0 metre front yard setback, except for multi-family which shall have a minimum setback of 7.5 metres, the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirement of this section.

(e) Table 4.4 R2 Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each

¹ 3357/B-2018
² 3357/S-2019
³ 3357/S-2019
⁴ 3357/I-2013
⁵ 3357/Z-2009
⁶ 3357/T-2015

City of Red Deer Land Use Bylaw 3357/2006

Regulations	Requirements
	unit Multi-attached : 60.0 m ² for each unit
¹ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	² 2 storeys with a maximum total height of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> ▪ Multiple family building as per subsection 4.4 (1)(b)(xi) ▪ 3 storeys for an Assisted Living Facility
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum

Regulations	Requirements
³ Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Multi-attached (without side entry): 1.8 m Multi-attached (with side entry): 2.4 m Multiple Family Building, Assisted Living Facility, or Temporary Care Facility: <ul style="list-style-type: none"> • Buildings up to 2 storeys: 3.0m • Buildings of 3 storeys: 4.5m <p>Notwithstanding the setbacks noted above, where the Multiple Family Building, Assisted Living Facility, or Temporary Care Facility flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.</p> <p>In all cases the minimum side yard requirement is subject to sections 3.19 and 5.7(2).</p>
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	⁴ Detached dwelling 360.0 m ²

¹ 3357/I-2013² 3357/I-2013³ 3357/D-2016⁴ 3357/I-2013

City of Red Deer Land Use Bylaw 3357/2006

	<p>Semi-detached: 232.0 m² per dwelling unit</p> <p>Multi-attached: 185.0 m² per dwelling unit</p> <p>Multi-family:</p> <ul style="list-style-type: none"> ▪ no separate bedroom: 74.0 m² per dwelling unit ▪ one bedroom: 111.0 m² per dwelling unit ▪ more than one bedroom: 139.0 m² per dwelling unit
Frontage Minimum	<p>¹Detached dwelling unit: 12.0 m</p> <p>Semi-detached: 7.6 m per dwelling unit</p> <p>Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per dwelling unit</p> <p>Multiple family building: 18.0 m</p>

(e) R2 District is subject to any applicable residential regulations listed within section 4.7.

3. R2 Residential (Medium Density) Site Location

- (a) Notwithstanding section 4.4(2) (d), a site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future development.
- (b) The location of the site to be developed within the land use district, and the relationship of the site to the surrounding environs shall be subject to approval by the Commission.

¹ 3357/1-2013

Haley Mountstephen

From: Emily Damberger
Sent: January 27, 2020 8:25 AM
To: 'James Ryan'
Subject: RE: Re zoning of 59th ave dwellings

Good morning James,

Thank you for providing your feedback and concerns, I appreciate your point of view.

I will share your concerns with Development Services regarding the lane, and traffic, and the dumpster concerns I will share with Inspections and Licensing regarding the Community Standards bylaw.

Your feedback will be included with the Council report for their consideration of the proposed rezonings. Please let me know if you would like to be contacted by once we have a date for the public hearing in which you have the option to voice your concerns directly to Council. You will receive notification of the public hearing by mail. Feel free to connect with me if you have any additional comments, questions or concerns.

Take care,

Emily

Emily Damberger
Planning Manager
City of Red Deer
emily.damberger@reddeer.ca
403.406.8708

-----Original Message-----

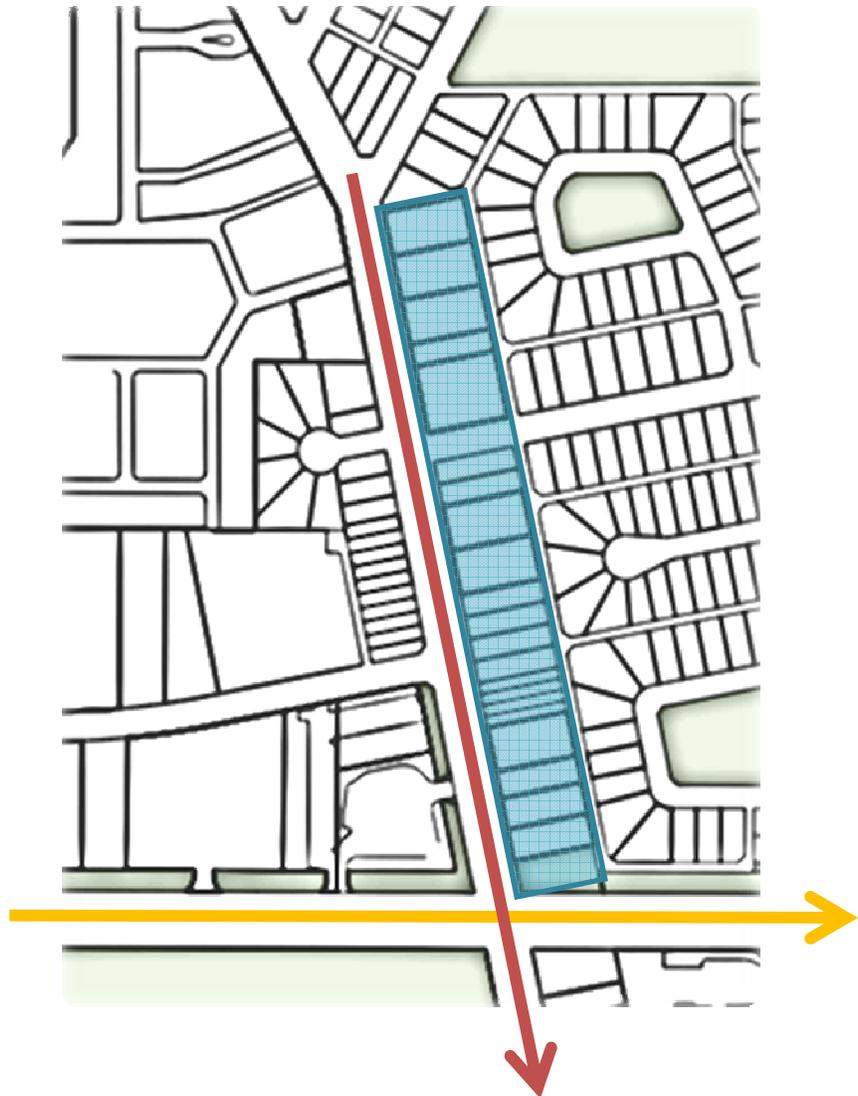
From: James Ryan [REDACTED]
Sent: January 26, 2020 1:29 PM
To: Emily Damberger <Emily.Damberger@reddeer.ca>
Subject: Re zoning of 59th ave dwellings

I realize that this project will be a go ahead whether we like it or not. The only ones that will voice their opinion will be those that care, like us home owners behind the apartments and those that stand to make money out of it. There is already too much traffic down our allies which creates dust and danger to the school children walking. I have asked if something can be done with the ally condition such as calcium or pavement etc. but was denied any solution for our back allies. An increase in housing means an increase of people and garbage dumpsters that are very unsightly. I don't think it's fair for the city to disregard the home owners property value. There would probably be a need for traffic lights at Nash and 59th if more traffic were created. Just some concerns we have. Thank you for reading our email.

James and Kendel Ryan

Sent from my iPad

59th Avenue Planning Study



July 2019
The City of Red Deer
Planning Department

Table of Contents

Executive Summary

1.0 Purpose of the Study	3
2.0 Study Context	3
Figure 1 – Study Context Area	
Figure 1A – Study Context Area	
Figure 2 – 1970s Neighbourhood Comparison	
3.0 History of the Study Area	7
4.0 History of Zoning	9
5.0 History of Applications	10
Figure 3 – Properties with Previous Applications	
6.0 Current Land Uses	13
Figure 4 – 59th Avenue Land Use and Existing Development Types	
Figure 5 – Existing Legal Non-Conforming Developments	
Figure 6 – Street View Looking East	
7.0 Parking and Access	17
Figure 7A – Existing Access for Developments along 59th Avenue	
Figure 7B – On Street Parking Restrictions along 59th Avenue	
Figure 7C – Current Condition of the Lane	
8.0 Traffic	21
9.0 Applicable Policy and Guiding Documents Analysis	22
10.0 Municipal Review – Comparable Best Practices in Alberta	33
11.0 Internal Administrative Referral Considerations and Comments	38
12.0 Summary of Landowner Comments	38
13.0 Planning Consideration of Landowner Comments	39
14.0 Options for the Study Area	40
Figure 8 – Option 3 to Rezone Legal Non-Conforming Properties on 59th Avenue (R1A to R2)	
Figure 9 – Option 4 to Rezone Properties on 59th Avenue from R1A to R2	
Figure 10 – Option 5 to Rezone Properties on 59th Avenue from R1A to R2 with a Density Cap	
Figure 11 – Normandeau R1A, R2, and R3 Sites	
15.0 Infrastructure Impacts if Pursue Option 4	47
16.0 Recommended Option	48
17.0 Conclusion	49

Appendix

A: July 23 2018 Council Resolution	D: Land Use Bylaw – Copy of Districts
B: 1980 R2 General Residential District	E: Landowner Referral Area and Feedback
C: 1978 Public Request to Down Zone	F: Landowner Referral Letter Information

Executive Summary

Since the late 1970s-early 1980s, applications to rezone properties along the east side of 59th Avenue, between 67th Street and 69th Street Drive, have been received and considered by The City. The majority of these applications were turned down by Council until a formal evaluation of the area could be completed. On July 23, 2018, Council passed a formal resolution requesting that Planning administration conduct a planning review of 59th Avenue due to the nature of the area and the multitude of applications.

This study is a response to the Council resolution passed on July 23, 2018. It analyzes the overall zoning, parking, and traffic of the area as well as the local context, the history, the applicable municipal policy, guidelines, and standards, and the feedback from administration and landowners.

Through this analysis, administration was able to propose five possible options for the long term direction for 59th Avenue. These options are:

- Option 1 - Leave development and the zoning as is
- Option 2 - Create a density overlay district
- Option 3 - Rezone six legal non-conforming properties into compliance (R1A to R2)
- Option 4 - Rezone the entire east block of 59th Avenue (67th St to Nash St) from R1A to R2
- Option 5 - Rezone six legal non-conforming properties into compliance (R1A to R2) on 59th Avenue from R1A to R2 with a density cap reflecting existing developments current number of units.

Out of these five possible options, administration is recommending Council pursue Option 5 for the following reasons:

General -

- aligns with past applications that applied to rezone a legal non-conforming property from R1A to R2 (6821, 6817, and 6801 59th Avenue). These applications were approved by Council. Refer to Table 2 - History of Applications;
- aligns with administrative and the majority of public feedback;
- mitigates the density, height, and traffic concerns raised by adjacent landowners while supporting the appreciation for the variety and individuality of housing along 59th Avenue;
- is supported by statutory policy. Refer to section 9.0 Applicable Policy and Guiding Documents Analysis;
- protects landowner investment because a portion of these properties are currently legal non-conforming uses. If these properties became significantly damaged and needed to be rebuilt, the landowner would have the opportunity to rebuild the existing development under the R2 District;
- requires a Land Use Bylaw amendment which would include further public consultation; and

- no budget implications.

Land Use -

- Proposes to regulate density in order for future redevelopment to occur in a manner that is context sensitive;
- the six legal non-conforming properties are considered to be at their maximum density whereas the remaining R1A properties could have the opportunity to slightly increase their density if they choose to redevelop;
- the total increase in the number of units for Option 5 is ten units. An increase from 51 units to 61 units;
- select properties identified under Option 5 have previously requested to rezone to R2, Refer to Figure 3 - Properties with Previous Applications;
- the parcel size of each property under Option 5 meets R2 requirements;
- all the existing development types would be allowed under the R2 District;
- applications for redevelopment would be landowner driven and reviewed by administration on a case by case basis at the development permit stage; and
- requires a Land Use Bylaw amendment which would include further public consultation.

Parking and Access -

- the parking and access would be similar;
- the lane would remain as a gravel standard and could be upgraded as reviewed with future redevelopment development permit projects of either R2 (with density cap) or R1A duplex construction; and
- landowners would have the option to apply for a Local Improvement Levy to upgrade the lane to a paved standard.

Traffic -

- the traffic would be similar;
- if properties redeveloped in the long term, the anticipated increase in traffic is considered to be minimal, increase of 10 units in total with all single family and vacant lots changing to duplexes; and
- both of the key intersections are currently operating acceptably based on current performance thresholds.

1.0 Purpose of the Study

On July 23, 2018, Council passed a formal resolution requesting that administration conduct a planning review of 59th Avenue with consideration of the overall zoning, parking, and traffic. This planning review shall be completed within 18 months of the Council resolution (i.e. January 2020). Appendix A includes a copy of the July 23, 2018 Council resolution.

2.0 Study Context

59th Avenue is located in northwest Red Deer. The study area consists of the east side of 59th Avenue extending north from 67th Street to 69th Street Drive. The study area is surrounded by arterial commercial, regional recreational amenities, school facilities, medium and low density housing, mature development, and arterial and collector roadways. There is a mix of low density (single family) and medium density (multi-family) residential development. Limited front drive access is available to the properties within the study area. Parking is predominately accessed through the rear lane.

There is an existing bus route with transit stops, and relatively significant city-owned boulevards with mature city-owned trees, along 59th Avenue. The study area is within walkable proximity to a number of active and passive park spaces. There is a continuous 1.5 m sidewalk along each side of 59th Avenue.



- 59th Avenue Study Area
- Normandeu Neighbourhood Boundary



Figure 1 - Study Context Area



 59th Avenue Study Area (2016)

Figure 1A - Study Context Area

The density of the Normandeau neighbourhood is 12.32 dwelling units per net developable area. Other neighbourhoods developed during a similar timeframe have an average density of 14.68 du/net dev area.

The numbers suggest that Normandeau is below the average density for neighbourhoods developed in the 1970s.

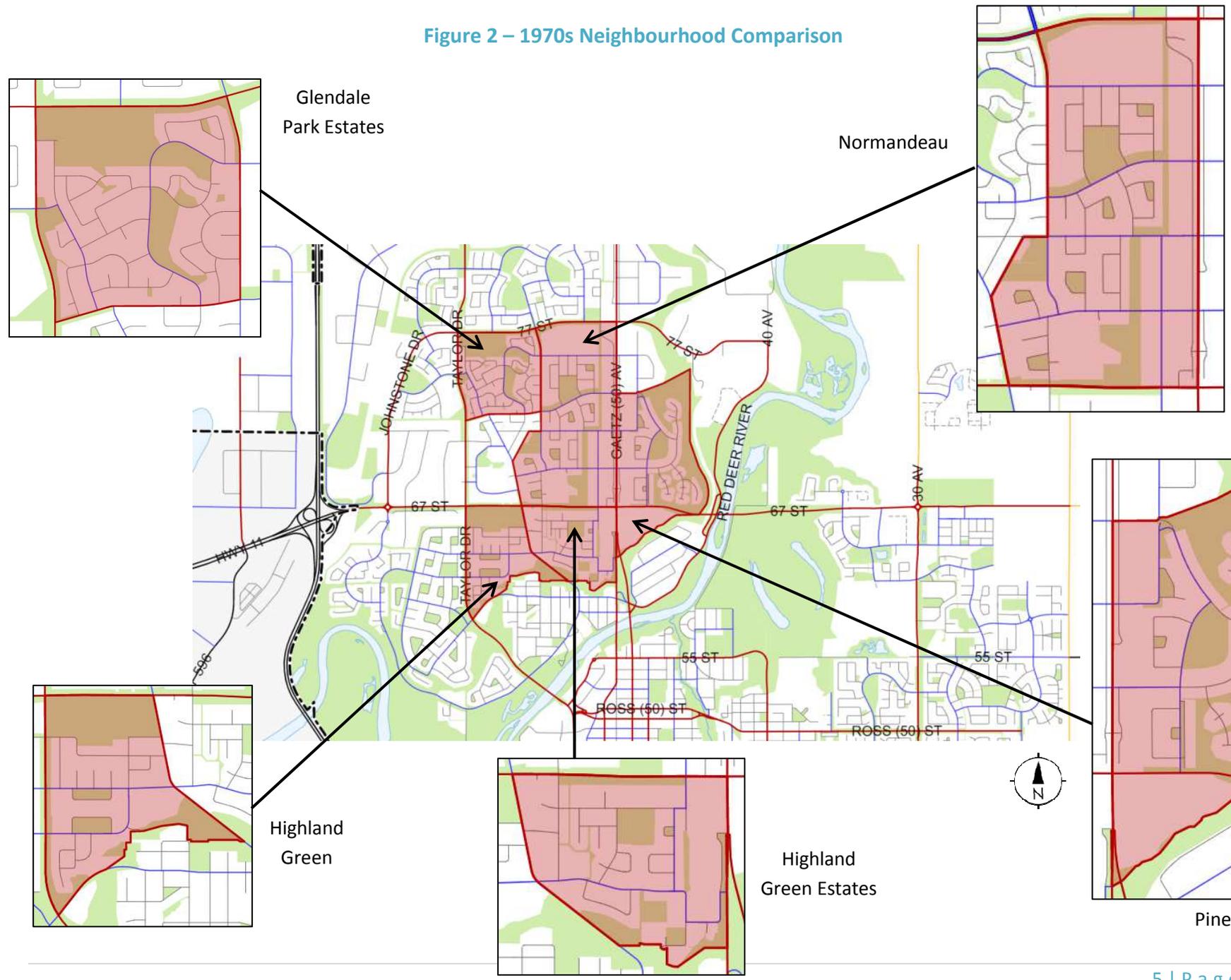
Table 1: 1970s Neighbourhood Dwelling Unit and Density Comparison

Neighbourhood	Year Built	Net Dev Area (Ha)	# of Dwelling Units	Density (du/ha)
Normandeau	1978	137.39	1692	12.32
Glendale Park Estates	1977	71.98	966	13.42
Highland Green	1976	47.67	751	15.75
Highland Green Estates	1979	56.43	1097	19.44
Pines	1977	68.28	851	12.46
Average				14.68

*GIS data prepared by The City of Red Deer, July 2019

Density is calculated by taking the gross developable area and subtracting parcels such as high schools and recreation facilities, arterial roadways, commercial properties, environmental reserve, and industrial properties to find the net developable area. Then, the number of dwelling units is divided by the net developable area to determine the density of the neighbourhood.

Figure 2 – 1970s Neighbourhood Comparison



3.0 History of the Study Area

59th Avenue was registered in the early 1900's and served the region as a former highway (old C&E Trail). This portion of roadway initially contained acreage residential properties which were later removed, redeveloped and/or replaced with multi-family buildings in the 1970's.

59th Avenue transitioned into a main urban roadway (i.e. collector road) that serves as major access into several of the city's northern communities.

The Normandeau neighbourhood was primarily developed in the 1970's. Between 1960 and 1980, the residential properties in the study area were zoned R2 (sub district B) General Residential District. This district allowed one single family dwelling per site; with or without a basement suite, and may allow row housing, duplex homes, semi-detached homes, triplexes, and apartments. The maximum building height was 2 storeys regardless of housing type. Refer to Appendix B for a copy of the R2 General Residential District.

In the 1980s, the subject blocks were rezoned to R1A Residential (Semi-detached Dwelling) District, which resulted in several legal non-conforming uses. This change was based on neighbourhood input, whereby some lands were rezoned with the intention of decreasing the overall density of the area by encouraging residential structures with less dwelling units. Refer to Appendix C for a copy of the public request to down zone properties along 59th Avenue.



Historical Aerial Image, Northwest Red Deer, 1975



Historical Aerial Image Looking East to Normandeu, 1978

5.0 History of Applications

There have been several applications to redistrict, or create site exceptions for, the properties along 59th Avenue. The applications for multi-family dwellings ranged from 8 to 12 units and redistricting ranged from R1A to R2 or R3. Some applications were approved while others were denied until a formal study of the area was completed.

Table 2: History of Applications

	Location	Application	Date	Result	Rationale
1	6719 59 Ave	Application to construct an eight (8) unit multi-family building	October 1978	Request Denied	Unknown
2	59 Ave	Down zone multiple properties along 59 Avenue from R2B to R1A	1980	Request Approved	Neighbourhood petition - too much density, depreciation of property values, traffic and parking problems, increased noise, and relaxation of standards.
3	6719 59 Ave	Application to redistrict from R1A to R2 (medium density)	September 1990	Request Denied	Unknown
4	6719 59 Ave	Application to redistrict from R1A to R2 (medium density) to construct a 6 plex	May 2000	Request Denied	Spot zoning Recommend public meeting be held due to a range of issues
5	6755 59 Ave	Application to redistrict property from R1A to R2 (medium density) to accommodate existing 12 unit multi-family building	April 2008	Granted a site exception	Was a legal non - conforming use Allowed a site exception opposed to R2 b/c recommend a zoning review of the area.
6	6821 59 Ave & 6817 59 Ave	Application to redistrict property from R1A to R2 (medium density) to create conforming use	January 2010	Request Approved	Was a legal non-conforming use Land use designation fits with the existing development.
7	6801 59 Ave	Application to redistrict property from R1A to R2 (medium density) to create conforming use	April 2010	Request Approved	Was a legal non-conforming use Land use designation fits with the existing development.

	Location	Application	Date	Result	Rationale
8	6719 59 Ave	Application to redistrict property from R1A to R2 (medium density) to construct 2-storey, 8 unit townhouse	May 2010	Application withdrawn	Unknown
9	6731 59 Ave	Application to redistrict property from R1A to R3 (multi-family) to accommodate existing 12 unit multi-family building	November 2016	Request Denied	Spot zoning Recommend an overall strategy for redevelopment in the area.
10	6719 59 Ave	Application to permit site exception for 4 unit assisted living facility	November 2016	Request Denied	Spot zoning
11	6719 59 Ave & 6721 59 Ave	Application to create a site exception for a 4 unit multi-attached building	July 2018	Request Approved	Covert an existing duplex into a four-plex. No external impact to the scale/mass of the building. Proposal fit with the context of the area.

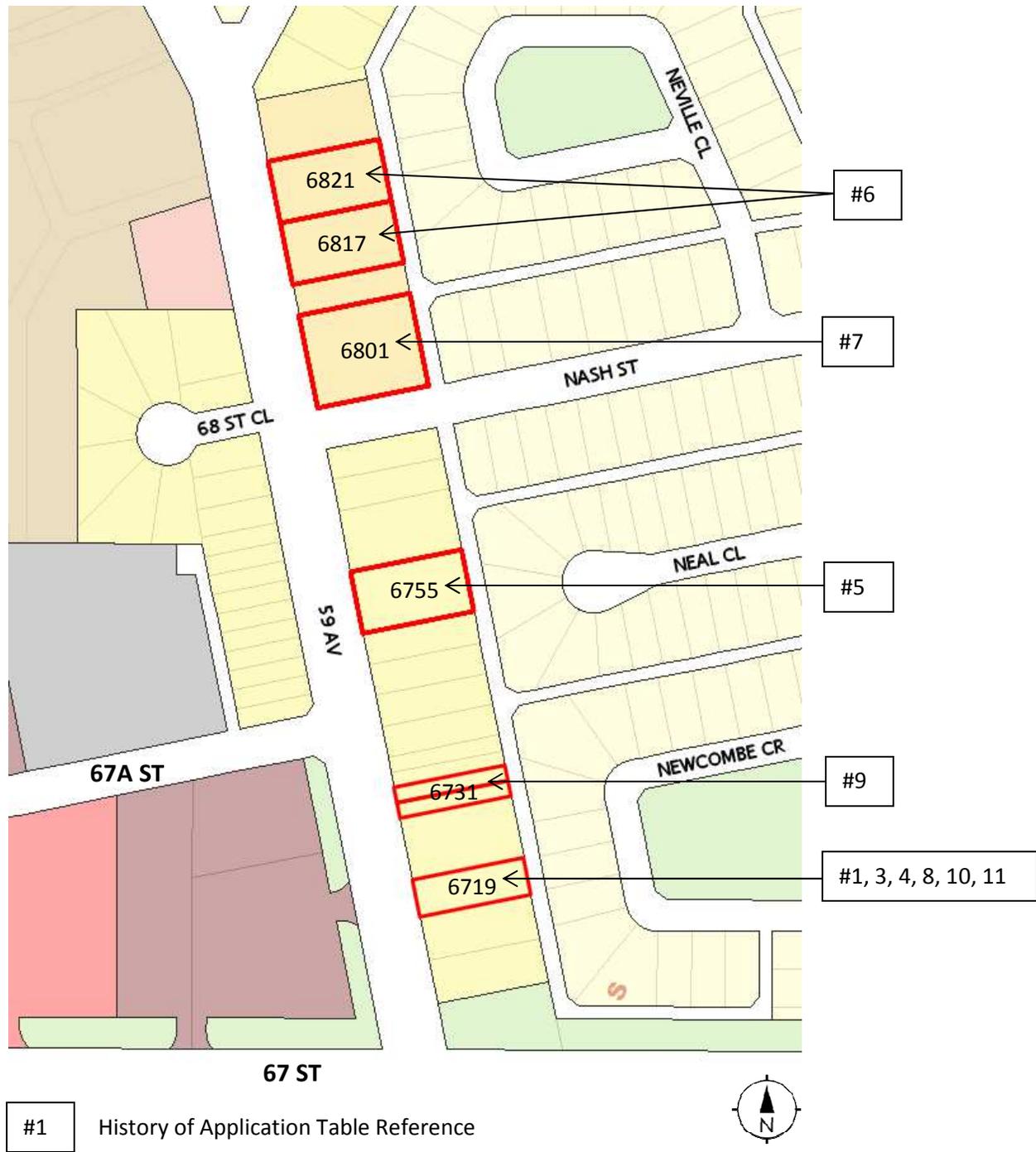


Figure 3 - Properties with Previous Applications

6.0 Current Land Uses

Figure 4 highlights the existing land uses along 59th Avenue. There are two land use districts within the study area: R1A Residential Semi Detached Dwelling and R2 Residential Medium Density. These two districts primarily accommodate residential uses as well as home occupations, home music instruction, bed and breakfasts, assisted living facility, day care facility, day care adult, temporary care facility, place of worship, or public and quasi-public buildings on a lesser scale.

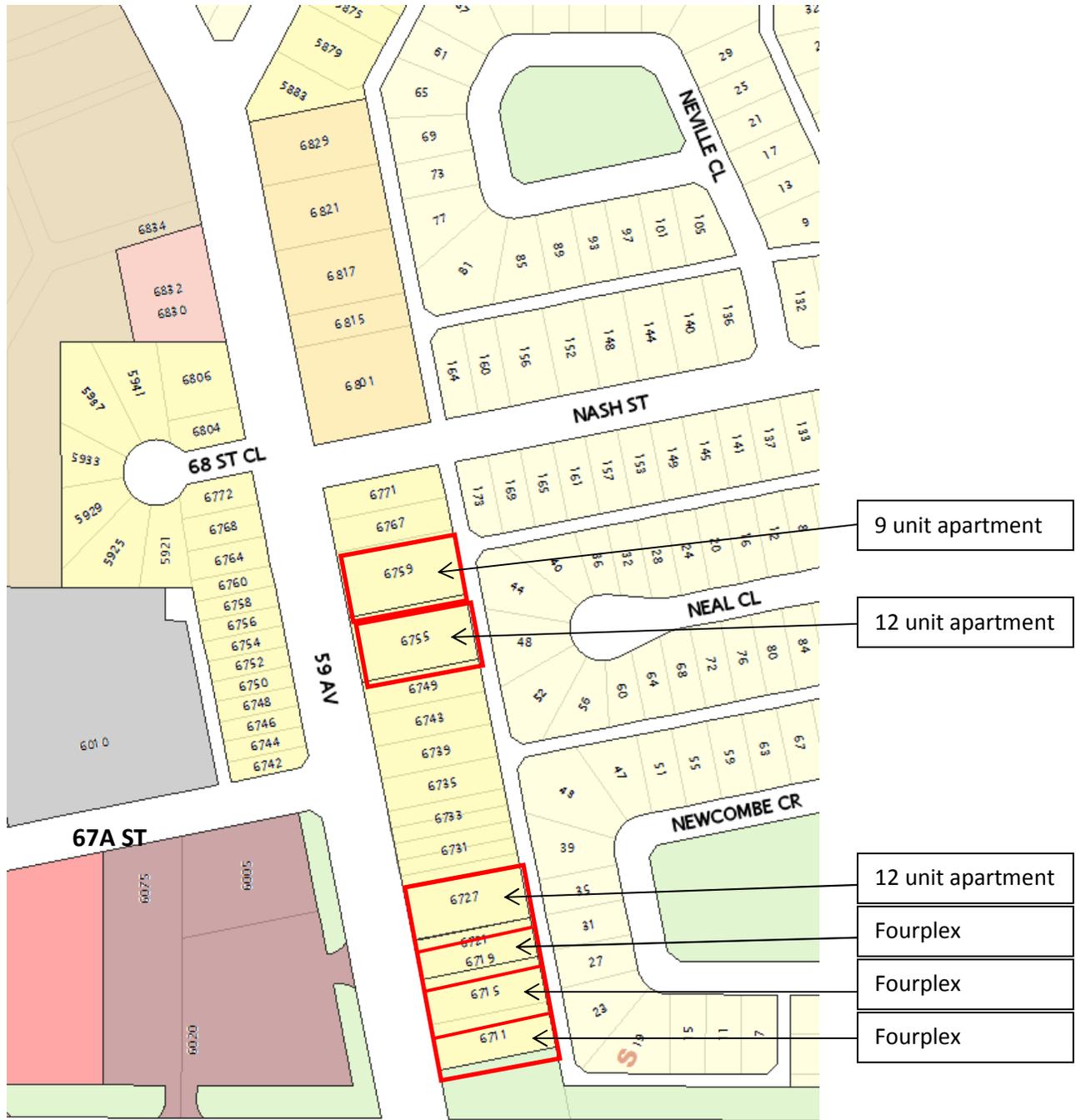
Some of the existing multi-unit developments within the study area do not conform to current land use. This is a result of the down zoning that occurred in the 1980s. Developments were approved under the land use district applicable at the time of application. In the 1970s, properties along 59th Avenue were zoned R2 (sub district B) General Residential District which allowed developments varying from single family homes to apartments. When Council down zoned the area to the R1A District, the multi-unit developments (four-plex and apartments) became legal non-conforming uses. Some properties have been rezoned so that the existing development conforms to the land use district. Refer to Table 2: History of Applications under section 5.0 for an overview of approved rezonings. The remaining legal non-conforming properties are outlined in Figure 5.

The residential land use to the west of 59th Avenue is also R1A Residential Semi Detached Dwelling. The residential properties within 68th Street Close are single family (detached residential) developments consisting of bungalows and bi-levels. The residential properties south of 68th Street Close are a mix of single family (detached residential) developments and duplexes.

To the east of 59th Avenue is R1 Residential Low Density. This land use district primarily accommodates single family (detached residential) development. Supplementary uses which are possible under this district, although not common, include home occupations, home music instruction, bed and breakfasts, and assisted living facility. The existing R1 residential properties east of 59th Avenue are primarily bungalows and bi-levels.

Other land use districts surrounding the study area include C4 Commercial Major Arterial District, Direct Control (2) District, and C3 Neighbourhood Commercial District. Each of these districts primarily accommodates commercial uses. Currently there is a service station, a fast food restaurant, a liquor store, a retail store, a dental office, and a Canada Post office. There is also a significant number of vacant commercial properties which could be occupied by uses such as services related to the care and appearance of the body, cleaning and repair of personal effects, care of small animals, financial or insurance services outlet, real estate agency, travel agency, or commercial school, restaurant, drinking establishment, hotel, motel or hostel, or warehouse.

Figure 6 demonstrates a street view of the study area. The schematic is looking east towards the east side of 59th Avenue between 69th Street and 67th Street. In reviewing the development images from left to right, it outlines the existing developments that correspond with the diagram above.



-  Existing Non-conforming Developments
-  R1A – Residential Semi Detached Dwelling



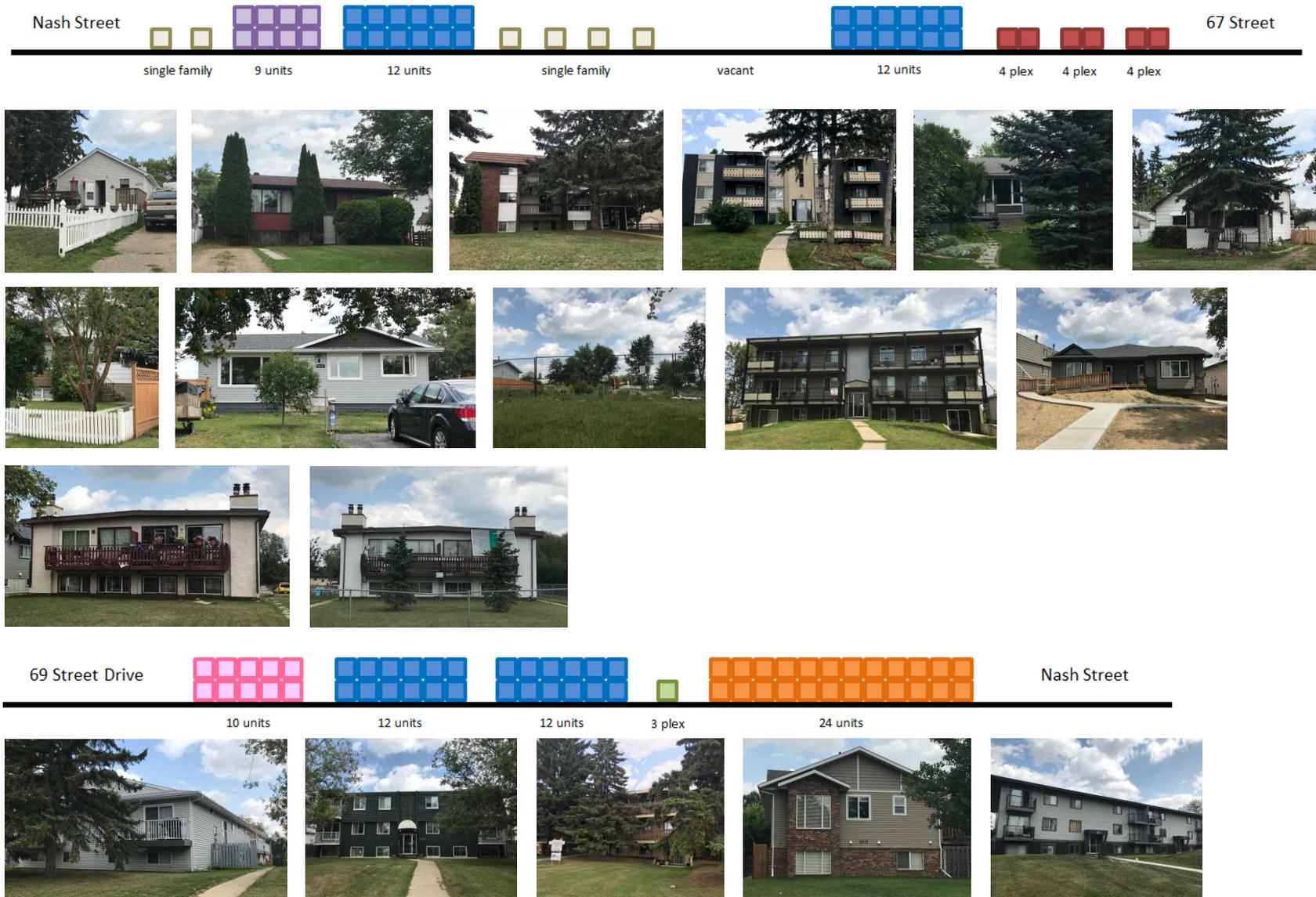


Figure 6 – 59th Avenue Street View: Looking East

*Photos taken in July 2018

7.0 Parking and Access

Parking and property access are determined at the development permit stage under the regulations applicable at the time of application.

Figure 7A outlines the primary access point for each property within the study area. As shown, most properties are accessed through the lane and have parking adjacent to the lane. Primary access off the lane is due to the nature of 59th Avenue which serves as a non-standard, residential collector road. 59th Avenue is unique because of the commercial development to the west. The presence of commercial uses creates higher traffic volumes along 59th Avenue. There are also a significant number of city-owned and maintained trees. As city assets, it would be ideal to preserve and protect these trees in the event that 59th Avenue yields larger redevelopments. Therefore, the installation of front drive accesses along the east side of the 59th Avenue study area has been discouraged.

There are a few select properties which have access off of 59th Avenue and parking in the front yard. These are limited to single family developments.

There are currently restrictions for on street parking along 59th Avenue. The restrictions are a result of the traffic volumes generated by the commercial development west of the study area and the traffic patterns along 67A Street. Traffic movement throughout the study area is further described under section 8.0. Figure 7B outlines the current on street parking for 59th Avenue.

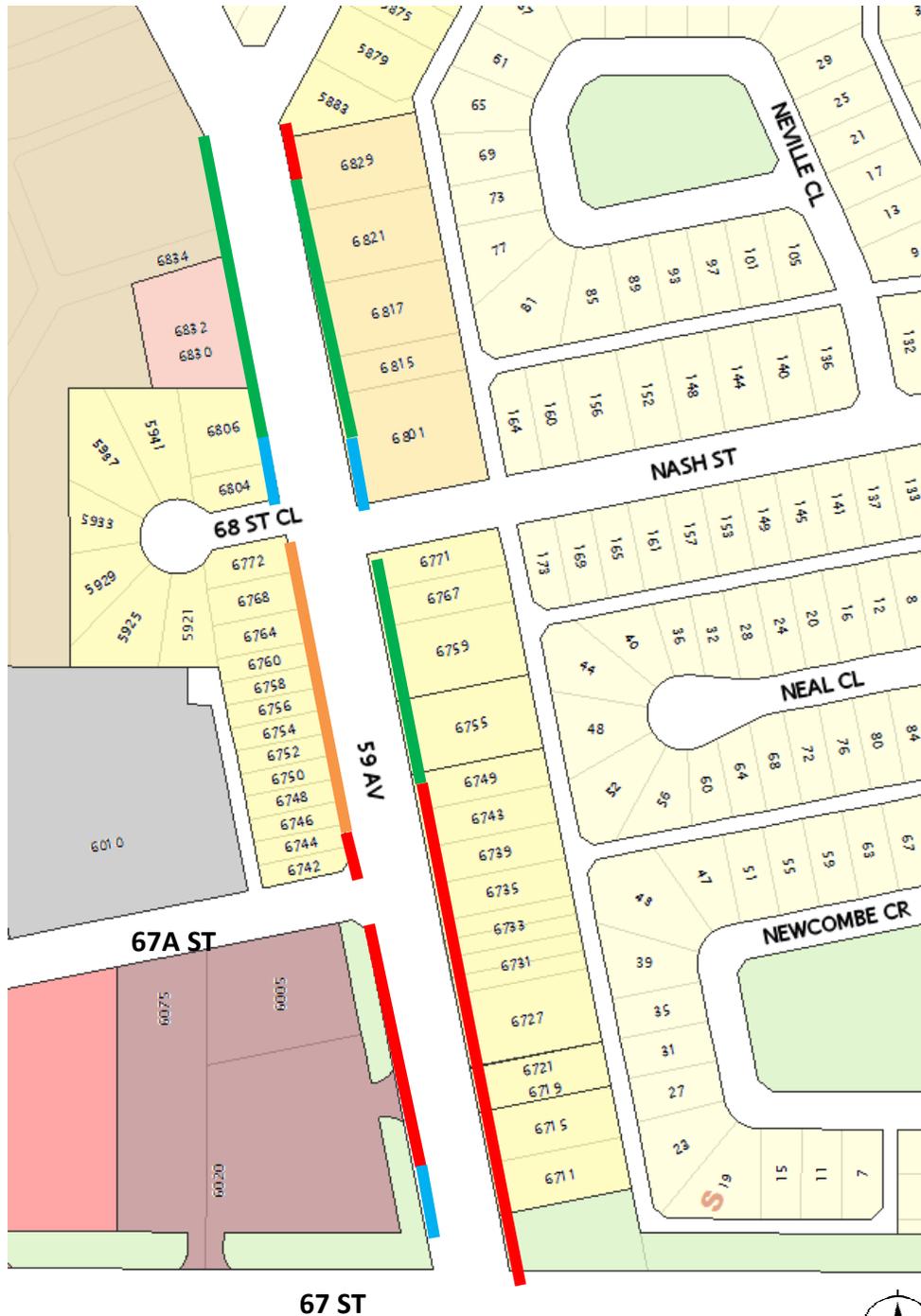
The rear lane is a gravel standard which is similar to the majority of lanes in Red Deer. Refer to Figure 7C for a visual representation of the current condition of the lane. Over the years, the question has been raised as to whether or not the lane could be upgraded to a paved standard. This is possible but there are limited options to undertake this. One option is to place a requirement on the next redevelopment application for the developer to pave the lane. This option is not recommended as it would not be equitable to force a single developer to pay for paving a lane that would benefit all the developments that came before it.

A second option would be a Local Improvement Levy. Landowners along the stretch of roadway would contribute towards the cost of paving the lane. The process is initiated by a landowner coming forward to the City and requesting a local improvement. The City would assess the area to be paved and provide a cost estimate. The cost is a levy that would be distributed amongst landowners. It can be paid in full or added to the monthly property tax. The landowner who initiated the request takes the information and petitions their neighbors for support. A local improvement requires 67% support in order to be viable. If achieved, the local improvement is then passed onto Council for approval.

A third option would be Council adding an item to the Public Works annual program or the community infrastructure revitalize program via budget approval. With this option, it would be the general tax base covering the cost to upgrade the lane to a paved standard. Viability of this option would be dependent on budget approval by Council and project priority.



Figure 7A – Existing Access for Developments along 59th Avenue



*Note: Due to recent development approvals, the transit stop on the west side of 59th Ave, north of 68th St Cl., will be relocated further north; closer to the C3 commercial site.

- █ No On Street Parking
- █ Transit Zone
- █ No On street Parking Mon-Fri 8 am till 6 pm
- █ On Street Parking Allowed

Figure 7B – On Street Parking Restrictions along 59th Avenue



● Image Location

➔ Direction of Image

*Photos taken in July 2019

Figure 7C – Current Condition of the Lane

8.0 Traffic

As noted under section 7.0, 59th Avenue has a higher volume of traffic than the typical residential collector road. This is due to the existence of commercial development along the west side of 59th Avenue.

All of the commercial lots on 67th Street between 59th Avenue and Taylor Drive have right-in right-out access onto 67th Street. Therefore, traffic uses 69A Street and enter onto 59th Avenue to head east on 67th Street. This causes higher eastbound right turn volumes at the intersection of 67A Street and 59th Avenue as well as higher southbound left turn volumes at the intersection of 59th Avenue and 67th Street. The intersection of 59th Avenue and 67th Street can also become busy during certain periods of the day due to the nearby recreation facility and school (G.H. Dawe Centre).

59th Avenue may also provide a short cut route to downtown, Kerrywood Drive/Taylor Drive, or south Red Deer. This allows motorist to avoid the east portion of 67th Street and Gaetz Avenue.

The intersection of 59th Avenue and 67th Street provides the most direct, all turns, controlled entry and exit for residents of Glendale and Normandeau.

Although there is a higher traffic volume along 59th Avenue, it does not restrict the possibility of introducing higher forms of density within the study area. Small redevelopments, such as four plexes, typically generate a low volume of traffic (2-3 trips in the AM and 3-4 trips in the PM during peak hours). Apartment buildings also have a lower per unit volume of traffic rating than single family and row housing dwellings during peak hours.

Individual redevelopments may not have a significant impact to the transportation network but a larger cumulative effect may be felt over time with numerous redevelopments. An analysis of the potential impact to the transportation network is further reviewed under section 15.0.

9.0 Applicable Policy and Guiding Documents Analysis

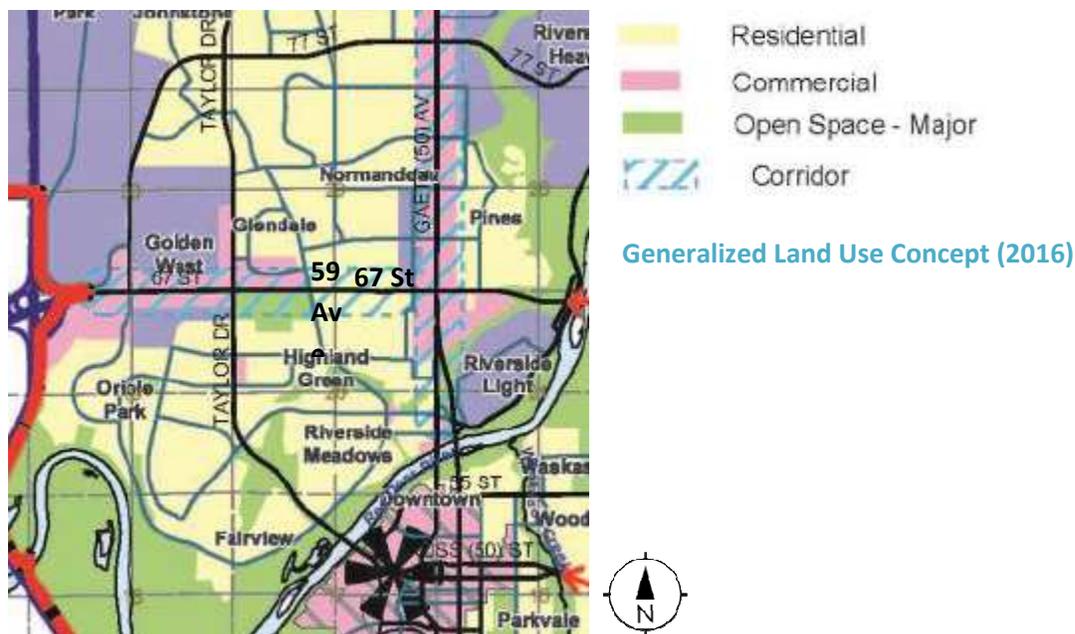
The following section reviews and considers applicable policy and guiding standards which inform the overall zoning, parking, and traffic along 59th Avenue. Documents which were consulted include the:

- Municipal Development Plan
- Multi-Modal Transportation Plan
- Neighbourhood Planning and Design Standards
- Land Use Bylaw

Municipal Development Plan (2016)

The Municipal Development Plan is relevant to review because it guides and directs future growth and development for Red Deer and serves as a framework for the physical development of the community.

The Municipal Development Plan Generalized Land Use Concept identifies the 59th Avenue study area as residential with a portion of the study area, south of 67A Street, falling within a major urban corridor. This corridor represents an area for intensification and mixed use. An excerpt of the Generalized Land Use Concept is highlighted below.



There are also policies within the Municipal Development Plan which can be used to inform future development along 59th Avenue. These policies are outlined below.

5.10 Redevelopment and Intensification

The City shall undertake reviews of potential redevelopment and intensification opportunities in the established areas, including but not limited to: Vacant and under-utilized sites in communities

The Planning department is currently reviewing 59th Avenue as per Council direction.

There has been a history of applications within the 59th Avenue study area that have requested a higher density and development type.

5.18 Infill Development

The City should support infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes.

The age of properties within the 59th Avenue study area are considered mature.

The size of properties within the 59th Avenue study area significantly larger than the typical residential lots in Red Deer.

There is 1 vacant parcel.

59th Avenue currently functions as a bus route with transit stops.

10.9 Infill and Intensification in Established Neighbourhoods

Intensification shall be encouraged in established neighbourhoods through residential and mixed use infill projects where there is adequate capacity in major municipal infrastructure and in accordance with the infill guidelines referred to in Policy 10.10, unless otherwise determined through an approved area structure plan or area redevelopment plan.

Residential intensification within the 59th Avenue study area could be suitable due to the pre-existing multi-unit residential developments and the numerous applications to intensify density. Mixed use infill could also be suitable due to the existing commercial development west of the study area.

The existing infrastructure within the study area has been reviewed and is discussed in section 15.0 of this study; however, further investigation could be explored.

Based on a general analysis, there is potential capacity in the existing infrastructure to accommodate an increase in density along 59th Avenue.

12.8 Gaetz Avenue and 67 Street Commercial Corridors

The Gaetz Avenue commercial corridor shall be the primary arterial commercial area within the city and the 67 Street commercial corridor shall be a secondary arterial commercial area. In the areas shown on the Generalized Land Use Concept map as a major urban corridor, opportunities for intensification of land use, mixed use development and improvements to make these corridors more pedestrian friendly and transit oriented should be promoted and encouraged.

59th Avenue falls within an area identified as a major corridor. It is adjacent to 67th Street.

16.1 Coordination of Land Use and Transportation

The City shall coordinate transportation and land use patterns with the objective of minimizing travel distances and managing transportation demand, including encouraging the use of alternative that do not rely on single occupant passenger vehicles.

The 59th Avenue study area is adjacent to many commercial and recreational uses that are within walking distance. There is also an existing transit route along 59th Avenue. The location

and availability of these amenities shortens travel distances and provides options in addition to the single occupant vehicle.

16.7 Transit Service

The City shall support public transit as a travel option that maintains the ability for all citizens to participate in the social and economic opportunities of Red Deer and as a way to reduce dependency on the private automobile and improve air quality.

The existing transit route along 59th Avenue would be further supported by the addition of increased density within the study area.

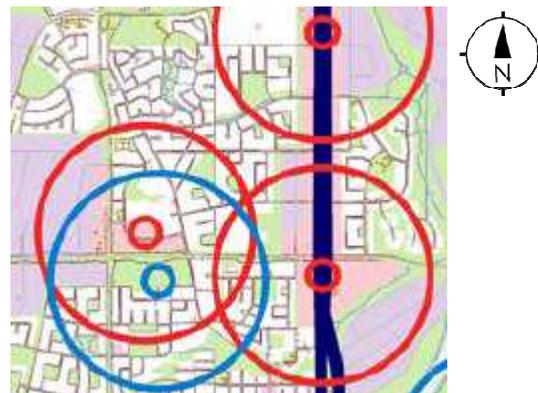
Multi-Modal Transportation Plan (2017)

The Multi-Modal Transportation Plan is relevant to review because it aims to improve the safety, quality, comfort and connection of all modes while providing more choices for residents. The plan looks at each transportation mode individually while considering how they work together to create a balanced network. Policies applicable to the study of 59th Avenue are outlined below.



- PRIORITY 1 ROUTES
- PRIORITY 2 ROUTES
- PRIORITY 3 ROUTES

Active Transportation Map (2017)



- MAJOR INSTITUTIONAL DESTINATIONS,
- MAJOR RETAIL/COMMERCIAL DESTINATIONS

Bus Transit: Bus Rapid Transit and Destinations Map (2017)

The Active Transportation Map represents opportunities to use sidewalks, multi-use trails, and park trails to offer a grid of safe and convenient corridors for active modes of transportation. Small changes to crosswalks, street trees, signs, curb locations and height, or other details will lift these routes to a common standard.

The Active Transportation Map identifies 59th Avenue as a priority 1 route where improvements would be minor but have an immediate improvement to the network. Currently, 59th Avenue has continuous

1.5 m sidewalks along each side of the street; however, there are significant gaps in the physical or quality of active transportation infrastructure. Improvements could be easily filled.

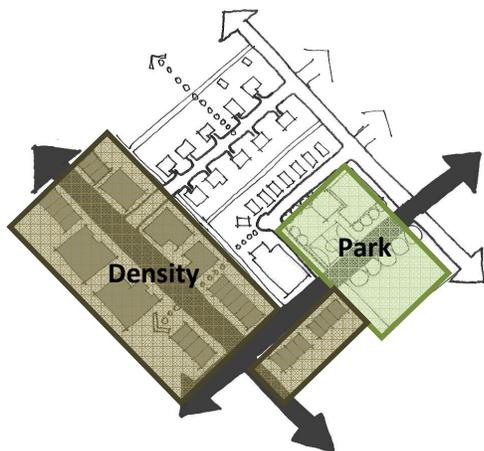
The Bus Rapid Transit and Destinations Map identifies key destinations for administration to consider when planning and routing transit. Transit will have changes to many of the current routes to increase frequency, reliability, and ridership. These routes will rely more on arterial roads.

The Bus Rapid Transit and Destinations Map identifies the commercial area north of the G.H. Dawe Centre as a major retail/commercial destination and identifies the G.H. Dawe Centre as a major institutional destination.

Neighbourhood Planning and Design Standards (2013)

The Neighbourhood Planning and Design Standards are relevant to review because they provide a 'guidebook' for good neighbourhood design. Each principle and set of standards are a 'step' in the process of building neighbourhoods for Red Deer. Improving existing residential communities begins with looking at the many components and layers that create a great neighbourhood and understanding how these pieces are integrated and assembled.

The Neighbourhood Planning and Design Standards include standards which can be used to inform where density should be located within a neighbourhood and how it should be designed to fit within the context of the surrounding area. Standards applicable to the study of 59th Avenue are outlined below.



Neighbourhood Planning and Design Standards Diagram

2.1 Co-locate the following land uses to create a neighbourhood node (integrated cluster of uses/amenities).

- Commercial/employment uses (e.g. live work townhomes, neighbourhood commercial, etc.)
- Parks, gathering spaces (e.g. recreational amenities, urban plazas, play spaces, etc.)
- Civic facilities (e.g. library, day care, activity facility, emergency service site, school, etc.)
- Medium and high Density housing

59th Avenue is considered a neighbourhood node because the surrounding area includes a mix of residential, commercial development, and recreation and institutional amenities. Due to the existence of a transit route, commercial area, and medium density housing, an increase in density within the 59th Avenue study area would be a reasonable fit.

2.2 Coordinate higher density land use districts with those in adjacent neighbourhoods to create a larger centre of activity accessible to both neighbourhoods.

Although there isn't medium density in the abutting neighbourhood west of the study area, the standard recognizes the value of locating density along the periphery of a neighbourhood. This reduces travel demands on the neighbourhood and provides accessibility to services (if the new development includes mixed use) for both neighbourhoods.

3.25 Locate off street parking areas to the side or rear of buildings and not between the public right-of-way and the front of the buildings for commercial and multi-family buildings.

Parking for properties along the 59th Avenue study area is primarily located to the rear of the property next to the lane.

3.22 Minimize the use of front driveways where adequate vehicle access is available from the lane.

Front driveways along 59th Avenue are limited due to the nature of traffic along 59th Avenue. Properties within the study area have access to a rear lane. Front driveways interrupt pedestrian flow and movement along the existing sidewalk.

3.27 Design lots for rear lane access and infrastructure unless otherwise approved by City Engineering and Planning.

The properties along 59th Avenue are primarily accessed from the rear lane.

4.3 Redevelopment shall complement the existing neighbourhood architectural character (colour, materials, styles), building patterns, scale, building height and massing.

This standard would ensure that if properties were redeveloped within the 59th Avenue study area, they would consider and complement the surrounding developments in design, scale, height, and massing.

4.2 Plan and design the neighbourhood to support transit by focusing density within nodes and along planned transit routes that support frequent transit service during peak times.

59th Avenue is currently a transit route with existing multi-unit developments.

4.4 For smaller redevelopment projects (one lot or a small assembly of lots), design buildings at a height and scale which is within 1 to 2 storeys of what is already established in adjacent blocks.

This standard would ensure that if properties were redeveloped within the 59th Avenue study area, they would consider and complement the surrounding developments in height and scale.

4.5 Design redevelopment so that it does not overwhelm or overshadow adjacent existing buildings. This also applies to rear yards where development extends beyond adjacent properties, creating an 'overlook' condition.

This standard would ensure that if properties were redeveloped within the 59th Avenue study area, they would consider the privacy of adjacent developments i.e. strategic building siting (closer to the west property line), window placement, and building height.

4.6 Locate redevelopment within 1.2m of the existing front yard setbacks of adjacent sites or within the average of all existing principle buildings on the same block.

This standard would ensure that if properties were redeveloped within the 59th Avenue study area, they would be placed on the lot similar to that of adjacent developments to ultimately create a consistent urban/street wall.

4.11 Where possible, maintain existing trees and plantings. If this is not possible, replace trees and planting at a 1:1 ratio or at the discretion of the development officer.

This standard would ensure that if properties were redeveloped within the 59th Avenue study area, they would maintain the mature 'feel' of the neighbourhood.

4.12 Publicly owned trees shall not be removed to facilitate the construction of an redevelopment project.

59th Avenue includes large boulevards with mature, public owned trees. This standard allows for the protection of these trees.

6.2 On neighbourhood entry streets, include two or more housing types per block. This could be achieved by anchoring corner lots with a different but complimentary housing form.

The study area currently encompasses a variety of residential development types on large lots.

6.3 Block ends are encouraged for medium and high density developments especially when adjacent to parks, schools, neighbourhood commercial or other community facilities.

59th Avenue is adjacent to commercial development, recreation facilities, and institutional amenities.

The properties within the study area significantly larger than the typical residential lot thereby possible to accommodate medium density developments.

6.4 Higher density residential should be near and conveniently accessible to parks.

59th Avenue is within a walkable proximity to a number of park spaces providing play, sports, and open recreation. There are both active and passive parks available for recreation in the nearby area.

8.5 Residential and mixed-use projects should incorporate direct access to outdoor space, patio or balcony, or upper level terrace. These should be of adequate size and be covered where appropriate to ensure quality, comfort, and usability.

This standard would ensure that if properties were redeveloped within the 59th Avenue study area, they would accommodate quality living and leisure space.

9.9 To create good street definition and a sense of enclosure, design and locate all residential development and commercial buildings so that the front of the building faces the street, and entrance is accessible directly from the public sidewalk.

The majority of developments within the 59th Avenue study area currently front onto 59th Avenue and include a pedestrian connection to the public sidewalk.

9.11 Provide variety in projections and facade (e.g. window shapes and sizes, front porches, and roofline treatment, etc.) of similar housing types and land use districts, in particular, when adjacent to one another.

There is currently variety in design amongst the existing developments along the 59th Avenue study area.

9.12 Design to minimum setbacks for residential and commercial buildings are encouraged to frame the street and create a more intimate neighbourhood 'look and feel'.

This standard would ensure that if properties were redeveloped within the 59th Avenue study area, they would be placed on the lot in a manner that frames the street and creates a consistent neighbourhood 'look and feel'.

9.17 Residential buildings should be sited and oriented to overlook public streets, parks, and walkways and private communal spaces while ensuring the security and privacy of its residents.

This standard would ensure that if properties were redeveloped within the 59th Avenue study area, they would consider public privacy while ensuring articulation in the building design, access to outdoor amenity space, and public safety.

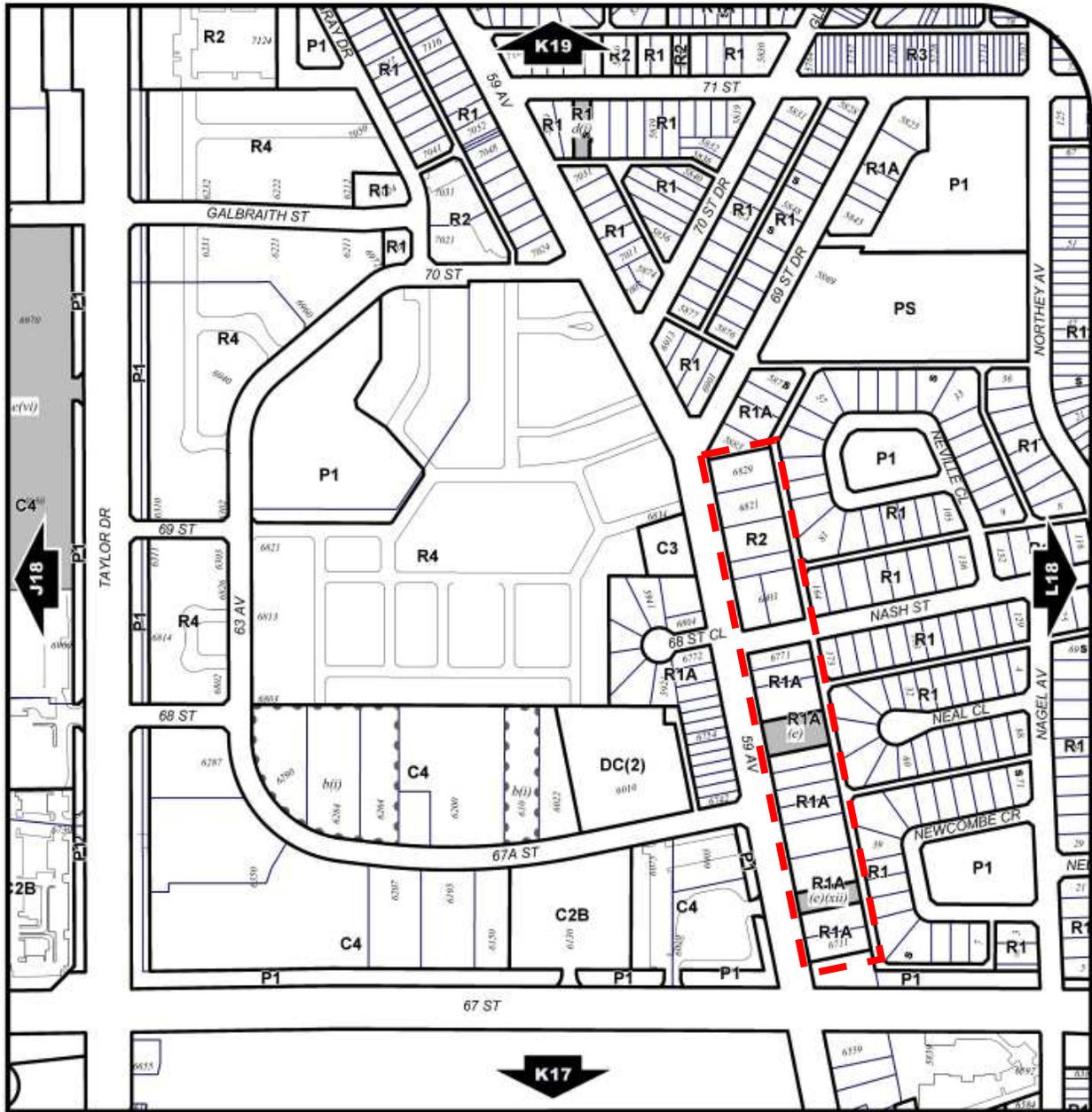
9.20 Include separate at-grade entrances for ground floor units in multifamily style residential buildings.

This standard would ensure that if properties were redeveloped within the 59th Avenue study area, they would portray a pedestrian friendly design and articulation in the building design.

Land Use Bylaw

The Land Use Bylaw is relevant to review because it establishes rules and regulations for land development. The 59th Avenue study area includes two land use districts (R1A Residential Semi-Detached Dwelling District and the R2 Residential Medium Density District). There is also a Mature Neighbourhood Overlay District applicable to the study area. Excerpts of these regulations are outlined

below. There are also additional land use districts and regulations applicable for the areas surrounding the study area. These were discussed under section 6.0. Full copies of each of the applicable land use districts for the 59th Avenue study area and the surrounding area are included under Appendix D.



 59th Avenue Study Area



Land Use Bylaw 3357/2006
Land Use Map K18 (2019)

R1A Residential (Semi-Detached Dwelling) District

The R1A District is applicable to the residential properties between 67th Street and Nash Street. The general purpose of this District is to provide land which will be used for low density residential development including semi-detached dwelling units. The R1A land use regulations are outlined below.

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6 m but not less than 72.0 m ² Semi-detached dwelling: 72.0 m ² for each unit
⁴ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	6.0 m
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ² Semi-detached dwelling unit: 232.0 m ² per dwelling unit
Frontage Minimum	Detached dwelling 12.0 m Semi-detached dwelling unit 7.6 m per unit

R2 Residential (Medium Density) District

The R2 District is applicable to the residential properties between Nash Street and 69th Street Drive. The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate, and encourage the development or redevelopment of residential uses that are compatible with the neighbourhood, the immediate site, and the growth policies of the Municipal Development Plan. The R2 land use regulations are outlined below.

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each unit Multi-attached: 60.0 m ² for each unit
¹ Site Coverage	40% (includes garage and accessory buildings)
Regulations	Requirements
Maximum	
Building Height Maximum	² 2 storeys with a maximum total height of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> ▪ Multiple family building as per subsection 4.4 (1)(b)(xi) ▪ 3 storeys for an Assisted Living Facility
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum
³ Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Multi-attached (without side entry): 1.8 m Multi-attached (with side entry): 2.4 m Multiple Family Building, Assisted Living Facility, or Temporary Care Facility: <ul style="list-style-type: none"> • Buildings up to 2 storeys: 3.0m • Buildings of 3 storeys: 4.5m Notwithstanding the setbacks noted above, where the Multiple Family Building, Assisted Living Facility, or Temporary Care Facility flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2. In all cases the minimum side yard requirement is subject to sections 3.19 and 5.7(2).
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	⁴ Detached dwelling 360.0 m ² Semi-detached: 232.0 m ² per dwelling unit

	<p>Multi-attached: 185.0 m² per dwelling unit</p> <p>Multi-family:</p> <ul style="list-style-type: none"> ▪ no separate bedroom: 74.0 m² per dwelling unit ▪ one bedroom: 111.0 m² per dwelling unit ▪ more than one bedroom: 139.0 m² per dwelling unit
Frontage Minimum	<p>¹Detached dwelling unit: 12.0 m</p> <p>Semi-detached: 7.6 m per dwelling unit</p> <p>Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per dwelling unit</p> <p>Multiple family building: 18.0 m</p>

Mature Neighbourhood Overlay District

59th Avenue also falls within the Mature Neighbourhood Overlay District. This district was influenced by the redevelopment standards found under Principle 4 - Compact Urban Form & Density in the Neighbourhood Planning and Design Standards.

The general purpose of this overlay district is to ensure redevelopment in mature neighbourhoods is compatible with the existing development within the immediate street context. The overlay is applicable to mature areas that do not have an adopted neighbourhood specific statutory plan in place, which are residential areas approximately 15 years of age and older. A summary of policies that are applicable to 59th Avenue are outlined below:

- All residential and mixed-use redevelopment shall be compatible with existing principal buildings in terms of the scale and form within the immediate street context. Redevelopment must not overwhelm or overshadow principal buildings.
- Redevelopment shall be within one (1) to two (2) storeys of existing buildings within the immediate street context. Immediate street context refers to existing buildings along the same street frontage (both sides of the street) as the proposed development and within the same block.
- To minimize sidewalk interruptions, curb cuts shall be minimized by requiring rear vehicular access where adequate vehicle access is available from the rear lane.
- The continuation of sidewalks should be maintained by minimizing curb cuts for front vehicular access.
- Existing trees and shrubs must be marked on landscaping plans and should be maintained. Mature trees that are required to be removed to accommodate redevelopment should be replaced with trees that are appropriate for the location in terms of size and species.
- Publicly owned trees and shrubs shall not be removed to facilitate the construction of a redevelopment project, unless approved by the Development Authority.

10.0 Municipal Review – Comparable Best Practices in Alberta

Redevelopment into higher densities is not uncommon within mature neighbourhoods across Alberta. Calgary, Edmonton, and Lethbridge each have guidelines to ensure redevelopment is suitable and physically fits with the context of the area. A summary of guidelines and policies from Calgary, Edmonton, and Lethbridge that could be applicable to the 59th Avenue Planning Study are outlined below. In addition, Table 3: Comparison of Municipal Redevelopment Policies summarizes the similarities and differences between Red Deer, Calgary, Edmonton, and Lethbridge.

It should be noted that the documents referenced from Calgary, Edmonton, and Lethbridge may not be a comprehensive list. Each of these municipalities may have additional documents guiding and regulating the location and development of redevelopment.

Calgary Location Criteria for Multi-Residential Infill (2016)

- Locating higher density housing within a convenient and walkable distance of transit stops supports the choice to use public transit for a greater number of people.
- Encouraging increased population close to transit helps to maximize the use of public transit infrastructure.
- Access to public transit provides transportation options to residents which can result in lower car ownership and fewer trips by car.
- Promoting multi-residential buildings on corner parcels can reduce the impact on neighbouring properties.
- Housing that faces both streets will add to the residential appearance of side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.
- Locating higher density housing on collector or higher standard roadways provides convenient access to roads that are designed to handle higher traffic levels. This reduces the potential for increased traffic on local residential streets.
- The impact of a larger building is reduced where the mass of the building is focused on a wider street.
- Multi-residential redevelopment should be encouraged when it is located adjacent to existing or planned non-residential development or multi-residential development.
- New multi-residential infill adjacent to or across from an existing or planned open space, park or community amenity creates opportunities:
 - For diverse outdoor recreation activities that help attract new residents and help support investment in new and existing infrastructure;
 - For social interaction; and,
 - Adds safety by providing additional overlooking of the park or open space.
- Encouraging direct lane access for multi-residential infill buildings accommodates:
 - A site layout that minimizes the impact of vehicles on adjacent streets and sidewalks;
 - Increased parking options with limited impact on the existing neighbourhood;
 - More pedestrian oriented streetscapes; and,

- Safer pedestrian environments due to fewer driveways crossing sidewalks.

Edmonton Residential Infill Guidelines (2009)

- Fundamental goals of pursuing residential infill:
 - To contribute to the creation of mature neighbourhoods that are livable and adaptable.
 - To foster residential infill that contributes to ongoing neighbourhood renewal and revitalization.
 - To encourage residential infill that contributes to the social, economic, and environmental sustainability of mature neighbourhoods and to the overall sustainability of the City.
- Various forms of infill: Small, Medium and Large Scale.
 - Small scale – secondary suites, carriage homes, garden suites, small lots, semi-detached homes.
 - Medium scale – row housing, stacked row housing, low rise apartments.
 - Large scale – midrise apartments, high rise apartments.
- Directing medium to high density infill to the edge of neighbourhoods will:
 - encourage the revitalization of those areas;
 - place higher density development closer to transit service; and,
 - create opportunities for sustainable community focal points to be shared by bordering neighbourhoods.
- Residential infill developments should respect the role of lanes not only as a primary vehicular access route but as a factor in maintaining the livability of neighbourhoods. Importance should be placed on the public realm of lanes; attractive design through fencing and landscaping, and appropriate design of parking areas and garages.
- Residential infill is encouraged on sites in proximity to LRT stations, on high frequency transit corridors, and at major shopping centres.
- Infill development should respect the mass and scale of adjacent development and the character and attributes of the existing streetscape.
- Individual homes should not be isolated between infill developments.

Lethbridge Infill Design Guidelines – Residential (2011)

- The height of the infill building should be harmonious with its neighbours. If there is a great disparity between the neighbouring building heights the infill building height should provide a transition.
- Roof slopes and forms should be similar to those of near-by buildings and consistent with a clearly expressed architectural style.
- Infill buildings, designed to meet the needs and expectations of the modern family, are frequently larger, sometimes much larger, than the small neighbouring homes of yesteryear. Carefully suiting the building to its site helps reduce the scale. Breaking up a building's component volumes and fracturing its planes helps reduce its apparent mass and makes it seem less large.

- The infill building should incorporate architectural details and finishing material that are complementary to those of good quality neighborhood structures and/or those that will enhance the character of the neighbourhood.
- Buildings on a corner lot must have facades that respect the street on both frontages. Both facades must have balanced provision of windows, doors, details, and finishing materials.
- The applicant is encouraged to treat duplex units individually (i.e. not create duplicate units) with each unit tailored to the circumstances of the site and respecting the adjacent buildings.
- Generally, front driveways and garages are not desirable. If they are to be considered the garage should not project its full length from the front of the building.
- Ground level entries and front doors that face the street are preferred. Unit entries and how to get to the entry should be obvious to the visitor.
- If an entry is shared the design should make clear what area of the entry is 'owned' by which unit.
- Mature trees give a building scale and a sense of permanence. A new building seems less 'raw' and more like it belongs in the neighborhood if it is surrounded by trees that have always been there.
- Landscaping can provide privacy by shielding unwanted views into or from neighbouring properties and contribute to the enjoyment of amenity areas. A beautifully landscaped front yard is appreciated by all and 'gives back' to the neighbourhood.
- Front setbacks for an infill building should respect the street wall. If the adjacent buildings have a consistent setback the infill buildings should be the same. If they are significantly different the infill building's front setback should be approximately halfway between the two adjacent setbacks.
- Each unit of an infill development must have a private dedicated outdoor amenity space that is designed with care and attention to detail and not merely relegated to the space "left-over" after all the building and parking requirements are met.
- Most established neighbourhoods were developed before multiple car ownership was the norm. Parking in these neighbourhoods is typically off the lane leaving the tree-lined streets free of driveways. Thus, front driveways for infill developments are discouraged.

Table 3: Comparison of Municipal Redevelopment Policies

Policy/Guideline	Red Deer	Calgary	Edmonton	Lethbridge
Support infill on vacant or underutilized parcels in established areas				
Encourage infill if there is adequate capacity in major municipal infrastructure				
Along major urban corridors, opportunities for intensification of land use, mixed use development and improvements to make these corridors more pedestrian friendly and transit oriented should be promoted and encouraged				
Co-locate medium/high density with commercial uses, parks and gathering spaces, civic facilities, and other medium/high density sites				
Minimize the use of front driveways where adequate vehicle access is available from the lane				
Design lots for rear lane access and infrastructure				
Focus density within neighbourhood nodes and along planned transit routes				
Include two or more housing types per block on neighbourhood entry streets				
Block ends are encouraged for medium and high density developments especially when adjacent to parks, schools, neighbourhood commercial or other community facilities				
Higher density residential should be near and conveniently accessible to parks				
Residential and mixed-use redevelopment shall be compatible with existing principal buildings in terms of the scale and form within the immediate street context				
Redevelopment shall be within one (1) to two (2) storeys of existing buildings within the immediate street context				
The continuation of sidewalks should be maintained by minimizing curb cuts for front vehicular access				
Existing trees and shrubs should be maintained				
Mature trees that are required to be removed should be replaced with trees that are appropriate for the location in terms of size and species				

Publically owned trees and shrubs shall not be removed to facilitate the construction of a redevelopment project				
Buildings on a corner lot must have facades that respect the street on both frontages				
Individual homes should not be isolated between infill developments				
Ground level entries and front doors that face the street are preferred				
Provide landscaping for privacy by shielding unwanted views into or from neighbouring properties and contribute to the enjoyment of amenity areas				
Front setbacks for an infill building should respect the street wall				
Each unit of an infill development must have a private dedicated outdoor amenity space				

11.0 Internal Administrative Referral Considerations and Comments

As part of the analysis of 59th Avenue, various City departments were consulted to gather information on the three topics directed by Council i.e. zoning, parking, and traffic. The information received has been integrated into the various sections of the planning study; however, there were a few comments that were unrelated to the three topics specified above. These comments focus on the impact an increase in density would have on the existing City services and infrastructure. They are as follows:

- Emergency Services suggested that additional hydrants may be required if properties within the 59th Avenue study area redeveloped into higher densities.
- Environmental Services suggested that the deep services may need to be upgraded if the properties within the 59th Avenue study area redevelop to increase density.
- Electric, Light, and Power suggested that electrical servicing for future developments would need to extend from the front of the lots. This would require associated easements along the front of the property line. Additional power poles may also be required. ELP also noted that the overhead power line that exists will limit the proximity of new buildings to the west property line.
- Environmental Services suggested that waste collection will continue to be serviced from the rear lane.

There is administrative support from various City departments for increasing the density along 59th Avenue; however, infrastructure impacts would need to be further explored before an increase in density could be formally pursued.

Further analysis could be completed through:

A “network modelling” study, completed internally by Engineering Services, to fully understand what the current infrastructure could accommodate and whether the current infrastructure (water and sanitary) would require an upgrade based on the anticipated development.

A review of development permit applications for fire hydrant capacity. Completed internally by Emergency Services.

A review of development permit applications for electrical servicing. Completed internally by Electric, Light, and Power.

12.0 Summary of Landowner Comments

Feedback prior to July 2019

Landowners within 100 m of the study area were consulted to gather feedback on the three topics directed by Council. Administration sent referral letters to 166 landowners. The referral letter included a comment sheet which could be filled out and returned to administration. Landowners also had the option to fill out an online survey. The comment sheet and the online survey included the same information.

Administration received five written comments and eight survey responses for a total of thirteen submissions. A summary of the feedback received is outlined below. Full copies of the responses are available under Appendix E. A copy of the referral letter information is included under Appendix F.

Housing and Zoning

- Too many apartments
- Run down properties
- Should not mix single family and apartment housing on the same block
- Do not want over capacity apartments
- Like that the apartments do not exceed 4 storeys
- Like the variety and individuality of housing i.e. not cookie cutter houses
- The duplexes on the west side of 59 Ave are neat and fitting with the area
- Some properties are kept neat

Parking

- Over capacity apartments increase parking problems
- Keep parking at the rear

Transportation and Mobility

- Like that 59 Ave is paved and well maintained
- Would like to see controlled cross walks or painted lines for pedestrians
- Widen 59 Avenue or modify traffic routes
- Lots of pedestrians and traffic along 59 Avenue
- Lots of traffic in rear lane
- Rear lane is not well maintained – dust, noise, garbage, pot holes
- Should pave the rear lane
- Need better signage for 68 Street Close
- Suggest a traffic count
- Like that there is no on street parking on 59 Avenue

Other

- Lots of garbage and large household items in the rear lane
- Backing onto apartments brings property value down

Feedback September 2019 – Following Council resolution for additional consideration

Feedback from R1A landowners with existing single family dwelling units

- Request to remain as R1A with ability redevelop as duplex in the future

Feedback from general landowners with 100m of study area

- Agree with rezoning from R1A to R2 with capping at existing density with current number of units for 6 legal non conforming sites
- Concern with increase traffic from duplex, noise, dust

13.0 Planning Consideration of Landowner Comments

Based on the feedback received from landowners, administration has the following response:

The mix of medium density residential development and low density residential development along 59th Avenue stems from zoning changes approved by Council in the 1980s (medium density development down zoned to semi-detached development) and the larger property sizes (originally acreage residential). The mix of residential development types can contribute to a visually interesting streetscape while also providing opportunity for a diversity of demographics to live within an area. In reviewing the historical applications along 59th Avenue it is evident that medium density residential development is suitable and desired in this area.

The appearance and upkeep of property is not related to density. It is a landowner's responsibility to ensure their property is properly maintained. In the case that it is not, the Community Standards Bylaw is the municipal tool used to enforce these standards.

Parking associated with all land use types is regulated by the Land Use Bylaw. The parking provided for the existing medium density residential development would have been reviewed and approved under the regulations applicable at the time of application. Any new development would be required to satisfy the current parking regulations of the Land Use Bylaw.

The flow and volume of traffic as well as pedestrian movement along 59th Avenue could be further explored by administration. The rear lane could also be examined to assess current traffic volumes and the condition of the lane. If the lane does not appear adequate, the options outlined under section 7.0 could be considered.

14.0 Options for the Study Area

As part of the planning study, administration has considered:

- | | |
|--|--|
| 1. The context of the study area | 5. The traffic of the study area |
| 2. The history of the study area | 6. Municipal policy, guidelines, and standards |
| 3. The current land use of the study area and surrounding area | 7. Internal and landowner feedback |
| 4. The parking and access of the study area | |

After assessing all the above noted information, administration suggests five possible options. These are:

- Option 1 - Leave development and the zoning as is
- Option 2 - Create a density overlay district
- Option 3 - Rezone six legal non-conforming properties into compliance (R1A to R2)
- Option 4 - Rezone entire east block of 59th Avenue (67th St to Nash St) from R1A to R2
- Option 5 – Rezone six legal non-conforming properties into compliance (R1A to R2) on 59th Avenue from R1A to R2 with a density cap reflecting existing developments current number of units.

Based on the options available, administration is recommending Option 5. These options are further discussed below.

Option 1 - Leave Development and Zoning along 59th Avenue As Is

This option would pose no land use change to the 59th Avenue study area. If redevelopment applications are received, they would be considered and processed on a case by case basis. This may result in the creation of site exceptions or spot zonings.

The lane would remain as a gravel standard. Landowners would have the option to apply for a Local Improvement Levy to upgrade the lane to a paved standard. Parking, access, and traffic would also remain the same. If redevelopment applications are received, they would be considered and processed under the regulations of the day.

Option 2 - Create a Density Overlay District

This option would create the potential for redevelopment while establishing a density cap for the properties within the study area. Other regulations such as maximum building height, property access, residential amenity space, and parking requirements could also be integrated into the overlay district. If this option were selected by Council, the possible regulations would need to be further reviewed and developed by administration. A network modelling study may also be required to ensure that the existing infrastructure could accommodate the proposed increase in density. This could be completed internally by Engineering Services.

As with Option 1, the lane would remain as a gravel standard and landowners would have the option to apply for a Local Improvement Levy.

Option 3 – Rezone Six Legal Non-conforming Properties from R1A to R2

This option proposes to rezone six legal non-conforming properties from R1A Residential Semi-detached District to R2 Residential Medium Density District. The proposal to rezone these properties to R2 aligns with applications previously approved by Council for properties north of Nash Street (6821, 6817, and 6801 59th Avenue).

Refer to Figure 8 for a visual representation of Option 3.

- 6759 59th Ave – 9 unit apartment
- 6755 59th Ave – 12 unit apartment
- 6727 59th Ave – 12 unit apartment
- 6719 59th Ave – Four plex
- 6715 59th Ave – Four plex
- 6711 59th Ave – Four plex

Currently these properties are zoned R1A but they are legal non-conforming buildings. Rezoning these properties to R2 protects the landowner's development. If the building was significantly damaged and needed to be rebuilt, the R2 zoning would allow the landowner the opportunity to do so. If the property remains R1A, the landowner would be required to develop the new building in accordance with the R1A District or apply to rezone or create a site exception.

It should be noted that there is an existing exception for 6755 59th Avenue. It was granted by Council in April 2008. The site exception accommodates the existing 12 unit multi-family building. Council did not approve rezoning the site to R2 because a review of 59th Avenue was recommended.

The existing developments on these six properties are currently discretionary under the R2 District and the property size for each property meets R2 requirements.

With this option, the lane would remain as a gravel standard. Landowners would have the option to apply for a Local Improvement Levy to upgrade the lane to a paved standard. If no redevelopment of these parcels occurred, the parking, access, and traffic would also remain the same. If redevelopment applications are received, they would be considered and processed under the regulations of the day.





Figure 8 - Option 3 to Rezone Legal Non-Conforming Properties on 59th Avenue (R1A to R2)

Option 4 – Rezone Entire East Block of 59th Avenue (67th St to Nash St) from R1A to R2

This option proposes to rezone the entire east block of 59th Avenue (67th Street to Nash Street) from R1A Residential Semi-detached District to R2 Residential Medium Density District.

Refer to Figure 9 for a visual representation of Option 4.

- 6771 59th Ave – Single Family Dwelling
- 6767 59th Ave – Single Family Dwelling
- 6759 59th Ave – 9 unit Apartment
- 6755 59th Ave – 12 unit Apartment
- 6749 59th Ave – Single Family Dwelling
- 6743 59th Ave – Single Family Dwelling
- 6739 59th Ave – Single Family Dwelling
- 6735 59th Ave – Single Family Dwelling
- 6733 59th Ave – Vacant
- 6731 59th Ave – Vacant
- 6727 59th Ave – 12 unit Apartment
- 6719 59th Ave – Four plex
- 6715 59th Ave – Four plex
- 6711 59th Ave – Four plex

This option accommodates the legal non-conforming uses as well as the existing conforming uses. It creates the potential for future redevelopment i.e. single family to semi-detached, multi-attached to multi-family; however, applications for redevelopment would be landowner driven and reviewed by administration on a case by case basis. Any redevelopment greater than a single family dwelling would be considered discretionary under the R2 District.

It should be noted that the smaller properties, currently containing single family homes, would only be able to redevelop into semi-detached dwellings due to the existing property size. It wouldn't be possible to construct multi-attached or multi-family on the single family lots unless these lots were consolidated or a unique design solution were presented i.e. 6815 59th Avenue.

With this option, administration is recommending that a budget request be considered by Council to upgrade the lane from gravel to a paved standard. The estimated cost to upgrade the lane is \$185,475.00 and would be expected to be considered as part of the 2021 budget. A network modelling study may also be required to ensure that the existing infrastructure could accommodate the proposed increase in density. This could be completed internally by Engineering Services.

In considering Option 4, administration has estimated how dense the area could become based on the current property sizes and R2 regulations. This allows administration to review the potential build out if all properties within Option 4 redeveloped to a greater density. It is not a guarantee that all these properties would redevelop, as each are individually owned, and the timelines for redevelopment, if pursued, could be varied a number of years.

Table 4 below highlights the possible density achievable if Option 4 were fully developed. The method of calculating such numbers is as follows:

1. Site area of the property multiplied by the maximum site coverage = the developable site area
2. Developable site area divided by the lot area minimum (assuming a 1 bedroom unit in an apartment building in the R2 District) = a number of units in a single storey
3. Multiply the number of units by the number of storeys (assumed 1-2 storeys to align with the context of the area) = total number units
4. Calculate the required number of parking stalls for the number of units (including guest parking)
5. Calculate the required area of landscaping based on the site area
6. Subtract developable area, the parking area, and the landscaped area from the site area

Table 4: Estimated Density Possible under Option 4

Address	Existing Development	Maximum Density	Maximum # of Units
6771 59 Ave	Single Family Dwelling	Multi-attached	Tri-plex
6767 59 Ave	Single Family Dwelling	Multi-attached	Tri-plex
6759 59 Ave	9 Unit Apartment	Multi-family	12 Unit Apartment
6755 59 Ave	12 Unit Apartment	Multi-family	12 Unit Apartment
6749 59 Ave	Single Family Dwelling	Multi-attached	Tri-plex
6743 59 Ave	Single Family Dwelling	Multi-attached	Tri-plex
6739 59 Ave	Single Family Dwelling	Multi-attached	Tri-plex
6735 59 Ave	Single Family Dwelling	Multi-attached	Tri-plex
6733 59 Ave	Vacant	Semi-detached	Duplex
6731 59 Ave	Vacant	Semi-detached	Duplex
6727 59 Ave	12 Unit Apartment	Multi-family	12 Unit Apartment
6719 59 Ave	Fourplex	Multi-family	8 Unit Apartment
6715 59 Ave	Fourplex	Multi-family	8 Unit Apartment
6711 59 Ave	Fourplex	Multi-family	8 Unit Apartment
Total	51 Units		82 Units

*Assuming 1 bedroom units, 2 storey apartment buildings for multi-family developments

As outlined above, the increase in density with Option 4 proposes the addition of approximately 31 units. This isn't considered a significant increase in density particularly because it would be phased over time. As mentioned in the previous paragraphs, redevelopment would be landowner driven and reviewed by administration on a case by case basis. Each of these developments would be considered discretionary under the R2 District. Therefore, there isn't a guarantee that they would be approved by the Development Authority.



Figure 9 - Option 4 to Rezone Properties on 59th Avenue from R1A to R2

Option 5 – Rezone six legal non-conforming properties into compliance (R1A to R2) on 59th Avenue from R1A to R2 with a density cap reflecting existing developments current number of units.

This option proposes to rezone the six legal non-conforming properties into compliance from R1A Residential Semi-detached District to R2 Residential Medium Density District while also applying a density cap/maximum number of units reflecting current unit numbers for each property.

Refer to Figure 10 for a visual representation of Option 5.

- 6771 59th Ave – Single Family Dwelling
- 6767 59th Ave – Single Family Dwelling
- 6759 59th Ave – 9 unit Apartment
- 6755 59th Ave – 12 unit Apartment
- 6749 59th Ave – Single Family Dwelling
- 6743 59th Ave – Single Family Dwelling
- 6739 59th Ave – Single Family Dwelling
- 6735 59th Ave – Single Family Dwelling
- 6733 59th Ave – Vacant
- 6731 59th Ave – Vacant
- 6727 59th Ave – 12 unit Apartment
- 6719 59th Ave – Four plex
- 6715 59th Ave – Four plex
- 6711 59th Ave – Four plex

This option accommodates the legal non-conforming uses as well as the existing conforming uses. It proposes to regulate density in order for future redevelopment to occur in a manner that is context sensitive.

The lot size of each property limits the number of units which may be developed on a given site. Redevelopment would be required to adhere to the R2 District regulations as well as the Mature Neighbourhood Overlay District. For example, as mentioned in Option 4, the smaller properties containing single family homes would only be able to redevelop into duplex dwellings due to the existing property size and the current R1A zoning.

With the 6 legal non-conforming properties being capped at their current density and the remaining R1A single family properties were redeveloped as duplexes, the overall increase in the number of units would be minimal increase of 10 units. Refer to Table 5 for clarification.

Table 5: Proposed Density Cap for Each Property

Address	Existing Development	Maximum # of Units	Density Indicator
6771 59 Ave	R1A Single Family Dwelling	2 units within one duplex	D2
6767 59 Ave	R1A Single Family Dwelling	2 units within one duplex	D2
6759 59 Ave	9 Unit Apartment	9 Unit Apartment	D9
6755 59 Ave	12 Unit Apartment	12 Unit Apartment	D12
6749 59 Ave	R1A Single Family Dwelling	2 units within one duplex	D2
6743 59 Ave	R1A Single Family	2 units within one	D2

	Dwelling	duplex	
6739 59 Ave	R1A Single Family Dwelling	2 units within one duplex	D2
6735 59 Ave	R1A Single Family Dwelling	2 units within one duplex	D2
6733 59 Ave	R1A Vacant	2 units within one duplex	D2
6731 59 Ave	R1A Vacant	2 units within one duplex	D2
6727 59 Ave	12 Unit Apartment	12 Unit Apartment	D12
6719 59 Ave	Fourplex	Fourplex	D4
6715 59 Ave	Fourplex	Fourplex	D4
6711 59 Ave	Fourplex	Fourplex	D4
Total	51 Units	61 units	

With this option, the lane would remain as a gravel standard. Landowners would have the option to apply for a Local Improvement Levy to upgrade the lane to a paved standard. If no redevelopment of these parcels occurred, the parking, access, and traffic would remain the same.



Figure 10 - Option 5 to Rezone Properties on 59th Avenue from R1A to R2 with a Density Cap

For a comparison, Figure 10 has been included in this study to demonstrate the current distribution of R1A, R2, and R3 throughout Normandeau. It can be seen that most of these districts are located to the outer boundaries of the neighbourhood and are not overly concentrated to one particular area.

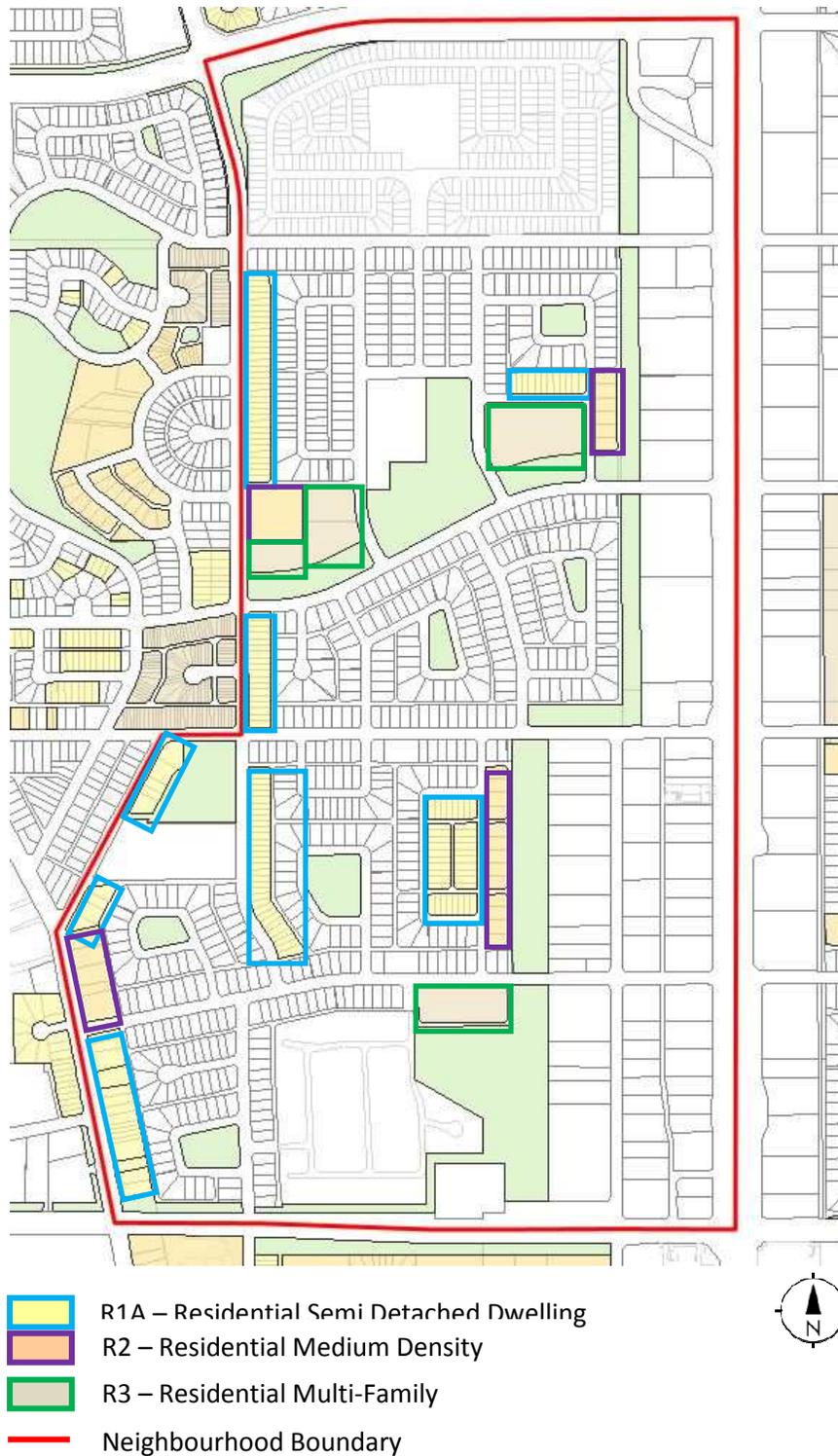


Figure 11 - Normandeau R1A, R2, and R3 Sites

15.0 Infrastructure Impacts if Pursue Option 4

Option 4 proposes an increase in density along 59th Avenue. This has implications on the existing infrastructure. In consulting various departments, the implications were found to be as follows:

Environmental Services

Environmental Services has reviewed the possible developments associated with Option 4 and does not identify this location as a priority. The concrete sanitary and storm main was installed in 1970 and 1971 which is not required to be replaced until approximately 2045. The 150mm water main was recently replaced with PVC in the year 1999 which does not require replacement until 2074. The sanitary and water mains have limited capacity and may potentially be overwhelmed from the demands of the multiple developments and the increase of population at this location.

Engineering Services, or a hired consultant, could perform a “network modelling” study to fully understand what the current infrastructure could accommodate and whether the infrastructure (water and sanitary) would require an upgrade based on the anticipated development. The estimated cost of this study, if completed internally by Engineering Services, would be approximately \$3,000-4,500 and could be completed as part of the Land Use Bylaw amendment process. It takes approximately 4-5 days to complete.

Electric, Light and Power

Electric, Light and Power has reviewed the possible developments associated with Option 4 and concluded that duplex and triplex developments can be serviced off the single phase power available in the rear lane. There are currently no restraints to servicing these types of developments using the existing infrastructure.

Any development that requires 3 phase power (the 8 and 12 unit apartment buildings) would likely require the extension of high voltage underground power up the east boulevard of 59th Avenue to service these developments. This would require either the first person in to pay large upfront costs or a local improvement fee to equalize the costs across all developments on the street.

Removal of the existing overhead power would not be possible and could interfere with the accesses to new developments. The existing overhead power could also be buried but this would be an additional cost over and above extending the high voltage mentioned above.

Engineering Services

Engineering has reviewed the possible developments associated with Option 4 and determined that the potential increase in density can be accommodated without significant negative impacts on the area roadways and intersections.

The potential increased density (based the maximum # of units in the Table 4) is anticipated to result in an additional 14 vehicle trips in the AM peak hour and an additional 19 trips in the PM peak hour, as

compared to the existing trips generated by the noted properties. This increase in vehicular trips represents less than 1% of the daily traffic volumes currently experienced at 67th Street/59th Avenue and less than 2% of the daily traffic volumes at 59th Avenue/67A Street – therefore, the anticipated increase in traffic is considered to be negligible. Both of those key intersections are currently operating acceptably based on current performance thresholds.

If density were to increase beyond the estimated numbers outlined in Option 4, a new transportation/traffic analysis may be required to confirm the existing and future projected traffic volumes as well as intersection capacity.

It is recommended by administration that a budget request be considered by Council to upgrade the lane from gravel to a paved standard. The estimated cost would be \$185,475.00 and it would be expected to be considered as part of the 2021 budget.

16.0 Recommended Option

Planning administration recommends Council consider Option 5.

Option 5 – Rezone six legal non-conforming properties into compliance (R1A to R2) on 59th Avenue from R1A to R2 with a density cap reflecting existing developments current number of units.

Option 5 is recommended for the following reasons:

General -

- aligns with past applications that applied to rezone a legal non-conforming property from R1A to R2 (6821, 6817, and 6801 59th Avenue). These applications were approved by Council. Refer to Table 2 - History of Applications;
- aligns with administrative and the majority of public feedback;
- mitigates the density, height, and traffic concerns raised by adjacent landowners while supporting the appreciation for the variety and individuality of housing along 59th Avenue;
- is supported by statutory policy. Refer to section 9.0 Applicable Policy and Guiding Documents Analysis;
- protects landowner investment because a portion of these properties are currently legal non-conforming uses. If these properties became significantly damaged and needed to be rebuilt, the landowner would have the opportunity to rebuild the existing development under the R2 District;
- requires a Land Use Bylaw amendment which would include further public consultation; and
- no budget implications.

Land Use -

- Proposes to regulate density in order for future redevelopment to occur in a manner that is context sensitive;
- the six legal non-conforming properties are considered to be at their maximum density whereas the remaining R1A properties could have the opportunity to slightly increase their density if they choose to redevelop;
- the total increase in the number of units for Option 5 is ten units. An increase from 51 units to 61 units;
- select properties identified under Option 5 have previously requested to rezone to R2, Refer to Figure 3 - Properties with Previous Applications;
- the parcel size of each property under Option 5 meets R2 requirements;
- all the existing development types would be allowed under the R2 District;
- applications for redevelopment would be landowner driven and reviewed by administration on a case by case basis at the development permit stage; and
- requires a Land Use Bylaw amendment which would include further public consultation.

Parking and Access -

- the parking and access would be similar;
- the lane would remain as a gravel standard and could be upgraded as reviewed with future redevelopment development permit projects of either R2 (with density cap) or R1A duplex construction; and
- landowners would have the option to apply for a Local Improvement Levy to upgrade the lane to a paved standard.

Traffic -

- the traffic would be similar;
- if properties redeveloped in the long term, the anticipated increase in traffic is considered to be minimal, increase of 10 units in total with all single family and vacant lots changing to duplexes; and
- both of the key intersections are currently operating acceptably based on current performance thresholds.

17.0 Conclusion

Administration recommends Council consider Option 5. If Council approves this option, Council shall direct administration to pursue a Land Use Bylaw amendment to implement Option 5. Further public consultation will be done as part of the amendment. A Bylaw reflecting Option 5 could be brought forward to Council in Q1 (Jan-Mar) of 2020.

Appendix A

July 23 2018 Council Resolution



Council Decision – July 23, 2018

DATE: July 25, 2018

TO: Christi Fidek, Senior Planner

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Proposed Land Use Bylaw amendment to allow a four-unit Multi-attached Building as a Discretionary Use on 6719 59 Avenue and 6721 59 Avenue
Bylaw 3357/W-2018

Reference Report:

Legislative Services, dated July 12, 2018

Bylaw Reading:

At the Monday, July 23, 2018 Regular Council Meeting, Council gave second and third reading to the following bylaw:

Bylaw 3357/W-2018 (an amendment to the Land Use Bylaw for a site exception to allow for consideration of a four-unit multi-attached building at 6719-59 Avenue and 6721-59 Avenue in the Normandeau neighbourhood)

Resolution:

At the Monday, July 23, 2018 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from Planning Services hereby directs Administration to conduct a planning review within 18 months, of the area, with consideration of the overall zoning, parking and traffic impacts.

Report back to Council:

Yes.

Comments/Further Action:

This office will amend the bylaw and distribute copies in due course. Administration will bring back a planning review to Council within 18 months' time.

For Frieda McDougall
Manager

- c. Manager of Planning
Director of Planning Services

Appendix B

1980 R2 General Residential District

Extract from Bylaw 2588/78
Effective 1978-1980

TABLE 23
USE TABLE FOR R.2 DISTRICT
RESIDENTIAL (GENERAL) DISTRICT

<u>PERMITTED USES</u>	<u>DISCRETIONARY USES</u>
One single family dwelling per site	Regulating stations for public utilities
One basement suite per single family dwelling	Home Occupations
Private garages to accommodate not more than two motor vehicles	Row Housing - For exceptions, see Section 8 under the heading "Conditions, Qualifications and Exceptions" hereunder - For exceptions see Section 10 under the heading "Conditions, Qualifications and Exceptions" hereunder - For exceptions see Section 12 under the heading "Conditions, Qualifications and Exceptions" hereunder 2588/H-78 Nov. 21/78 2588/J-78 Nov. 27/78 - For exceptions see Section 6 under the heading "Conditions, Qualifications and Exceptions" hereunder
	Duplex Homes - For exceptions, see Section under the heading "Conditions, Qualifications and Exceptions" hereunder - For exceptions see Section 10 under the heading "Conditions, Qualifications and Exceptions" hereunder - For exceptions see Section 6 under the heading "Conditions, Qualifications and Exceptions" hereunder 2588/J-78
Identification signs (Restricted Size)	Semi-detached homes - For exceptions, see Section 8 under the heading "Conditions, Qualifications and Exceptions" hereunder - For exceptions see Section 10 under the heading "Conditions, Qualifications and Exceptions" hereunder - For exceptions see Section 6 under the heading "Conditions, Qualifications and Exceptions" hereunder 2588/J-78
	Triplex homes - For exceptions see Section 10 under the heading "Conditions, Qualifications and Exceptions" hereunder - For exceptions see Section 6 under the heading "Conditions, Qualifications and Exceptions" hereunder 2588/J-78
	Apartments - For exceptions, see Section 7 under the heading "Conditions, Qualifications and Exceptions" hereunder - For exceptions, see Section 8 under the heading "Conditions, Qualifications and Exceptions" hereunder - For exceptions see Sections 9 & 10 under the heading "Conditions, Qualifications and Exceptions" hereunder - For exceptions see Section 12 under the heading "Conditions, Qualifications and Exceptions" hereunder 2588/H-78 Nov. 21/78 2588/J-78 - For exceptions see Section 6 under the heading "Conditions, Qualifications and Exceptions" hereunder
	Kindergarten Schools

Extract from Bylaw 2588/78
Effective 1978-1980

Table 23

PERMITTED USES

DISCRETIONARY USES

- Lodging and Boarding Houses
- Fraternity and Sorority Buildings
- Nursery Schools
- Nursing Homes
- Parking Areas
- Police Stations
- Fire Stations
- Private Schools
- Public & Quasi Public Buildings
- Funeral Homes
- Private Garages, car ports and parking lots in connection with the above uses
- Identification signs (larger size)
- Churches
- Sales Office for New Homes

R2 Residential General District (Sub district B)	
Land Use Regulations	
Extract from Bylaw 2588/78 Effective 1978-1980	
Minimum Floor Area	1 Storey Building 800 sq. ft. Split Level Dwelling 1050 sq. ft. 2 Storey Dwelling 1300 sq. ft. Semi-detached } 720 sq. ft. per Duplex } dwelling unit Triplex } Row House } 600 sq. ft. per Apartments } dwelling unit
Maximum Floor Area	The principal building or buildings shall not cover more than 25% of the site area provided that a semi-detached home may, with prior approval from the Municipal Planning Commission, cover more than 25% of the site area.
Minimum Building Height	Not Applicable
Maximum Building Height	2 Storeys and basement with a maximum of 30 feet unless otherwise approved by the Municipal Planning Commission
Minimum Front Yard	1 Storey Building } Split Level } 20 ft. 2 Storey Building } Semi-detached }

	Duplex } Triplex } 20 ft. Row House } Apartment 25 ft.
Minimum Side Yard	1 Storey Building } Split Level } 5 ft. 2 Storey Building } Semi-detached } Duplex } Triplex } 8 ft. Row House } Apartment 66% of the height of the building and in no case less than 10 ft.
Minimum Rear Yard	1 Storey Building } Split Level } 25 ft. 2 Storey Building } Semi-detached } Duplex } Triplex } 25 ft. Row House } Apartment 25 ft.
Minimum Landscaped Area	1 Storey Building } Split Level } 44% of site area 2 Storey Building } Semi-detached } Duplex } Triplex } 44% of site area Row House } Apartment 44% of site area
Parking	Single Family 1 per dwelling unit Semi-detached 1 per dwelling unit Duplex 1 per dwelling unit Triplex 1 and 1/3 per dwelling unit Row House 1 and 1/2 per dwelling unit Apartments 1 and 1/2 per dwelling unit
Loading Space	N/A
Minimum Site Area	1 Storey Building } 6000 sq. ft. unless Split Level } otherwise approved by 2 Storey Building } MPC Semi-detached } Duplex } 2500 sq. ft. per Triplex } dwelling unit Row House 1500 sq. ft. per dwelling unit Apartments with no separate bedroom 800 sq. ft., with one bedroom 1200 sq. ft., or with more than one bedroom 1500 sq. ft. per unit

<p>Minimum Frontage</p>	<table> <tr> <td>1 Storey Building</td> <td rowspan="3">}</td> <td rowspan="3">50 ft. unless otherwise approved by MPC</td> </tr> <tr> <td>Split Level</td> </tr> <tr> <td>2 Storey Building</td> </tr> <tr> <td>Semi-detached</td> <td rowspan="4">}</td> <td rowspan="4">N/A</td> </tr> <tr> <td>Duplex</td> </tr> <tr> <td>Triplex</td> </tr> <tr> <td>Row House</td> </tr> <tr> <td colspan="3">Apartments 64-75 ft. unless otherwise approved by the Municipal Planning Commission</td> </tr> </table>	1 Storey Building	}	50 ft. unless otherwise approved by MPC	Split Level	2 Storey Building	Semi-detached	}	N/A	Duplex	Triplex	Row House	Apartments 64-75 ft. unless otherwise approved by the Municipal Planning Commission		
1 Storey Building	}	50 ft. unless otherwise approved by MPC													
Split Level															
2 Storey Building															
Semi-detached	}	N/A													
Duplex															
Triplex															
Row House															
Apartments 64-75 ft. unless otherwise approved by the Municipal Planning Commission															

Appendix C

1978 Public Request to Down Zone

November 3, 1978

Members of the Red Deer
Municipal Planning Commission
Red Deer City Hall
Red Deer, Alberta

Dear Members:

We, the undersigned property owners along 59th Avenue in the Aspen Heights' area strongly object to the construction of an eight suite apartment at 6719-59th Avenue being Lot 3A, Block I, Plan 3182 T.R. for the following reasons:

- 1) As you are well aware of--this area has already a high population density. Between 67th Street and 69th Street Drive, there are already six apartment buildings, two four-plexes, a residential close, and over 20 single family units.
- 2) Additional buildings of this type will further depreciate the property value of our homes.
- 3) Traffic and parking are already great problems along 59th Avenue and further multi-family dwellings will inevitably create greater congestion.
- 4) Since the construction of the existing apartments, we have tolerated an increasing calibre of noise, traffic and parking problems as well as loss of privacy.
- 5) We fail to see the reasoning in having bylaws governing building size in respect to a given land area when such bylaws are consistently relaxed. The proposed apartment for this lot would require relaxations respecting minimum and maximum floor areas as well as minimum lot frontage.
- 6) We, the residents in the Aspen Heights' area have been subjected by this type of harassment for the last year and a half. Within this time, we have submitted 5 or 6 petitions to the Municipal Planning Commission, the Red Deer Development Appeal Board and finally to the Red Deer City Council.

Appendix D

Land Use Bylaw – Copy of Districts

4.2 R1A Residential (Semi-Detached Dwelling) District



General Purpose

The general purpose of this District is to provide land which will be used for low density residential development including semi-detached dwelling units.

1. R1A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	¹ DELETED
(vi)	² Semi-detached dwelling unit, except in the West Park Overlay district where such use shall be discretionary, subject to sub-section (3).
(vii)	³ Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iii)	⁴ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv)	⁵ Building Sign, for uses described in Section 11.10(1); and
(v)	⁶ “Existing Special Residential” (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vi)	⁷ Freestanding Sign, for uses described in Section 11.13(1).
(vii)	Home music instructor/instruction (six students), subject to section 4.7(10).
(viii)	Home occupations which will generate additional traffic subject to section 4.7(8).
(ix)	Municipal services limited to Police, Emergency Services and/or Utilities.
(x)	¹ Show Home or Raffle Home.

- (xi) ²Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
- (xii) ³Secondary Suite in existence in a semi-detached Dwelling Unit on January 1, 2009, subject to section 4.7(9).

2. R1A Residential (Semi-Detached Dwelling) Regulations

- (a) Where each half of a semi-detached dwelling unit is to be contained in a separate parcel or title no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit.
- (b) Notwithstanding subsection (c), the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirements of this section.

(c) Table 4.2 R1A Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6 m but not less than 72.0 m ² Semi-detached dwelling: 72.0 m ² for each unit
⁴ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	6.0 m
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2

Regulations	Requirements
Lot Area Minimum	Detached dwelling 360.0 m ² Semi-detached dwelling unit: 232.0 m ² per dwelling unit
Frontage Minimum	Detached dwelling 12.0 m Semi-detached dwelling unit 7.6 m per unit

(d) R1A District is subject to any applicable residential regulations listed within section 4.7.

3. ¹R1A Residential (Semi-Detached Dwelling) West Park Overlay District

- (a) The West Park Overlay district shall be the area identified on Figure 19.
- (b) In the West Park Overlay District, the discretionary use of a semi-detached dwelling unit may be approved by the Municipal Planning Commission.
- (c) An application for a semi-detached dwelling unit shall be referred to all landowners on sites within a 100 metre radius of the site of the proposed development, for comments on the proposal prior to its presentation to the Municipal Planning Commission.

4.4 R2 Residential (Medium Density) District



General Purpose

The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible with the neighbourhood, the immediate site and the growth policies of the Municipal Development Plan.

1. R2 Permitted and Discretionary Uses Table ¹

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Detached dwelling unit
(iii)	Home music Instructor/Instruction (two students), subject to section 4.7(10)
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	² DELETED
(vi)	Secondary suite legally in existence before April 5, 2004
(i)	³ Secondary suite in a detached Dwelling Unit, subject to subsections 4.7(9)

(b) Discretionary Uses	
(i)	Accessory residential structure subject to section 4.7(3)
(ii)	Amateur radio tower.
(iii)	⁴ Assisted living facility, Day Care Facility, Day Care Adult Facility, Temporary Care Facility or Place of Worship or Assembly on sites within an Area Structure Plan or Area Redevelopment Plan which designates where such uses will be situated: only on site which are designated for the use within the applicable plan.
(iv)	⁵ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites with no approved Area Structure Plan or Area Redevelopment Plan or on sites with no designated location in an Area Structure Plan or Area Redevelopment Plan.
(v)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(vi)	⁶ Building Sign, for uses described in Section 11.10(1); and

(vii)	“Existing Special Residential” (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(viii)	¹ Freestanding Sign, for uses described in Section 11.13(1)
(ix)	Garden suite subject to section 4.7(13).
(x)	Home music instructor/instruction (six students), subject to section 4.7(10).
(xi)	Home occupations which will generate additional traffic subject to section 4.7(8).
(xii)	Multi-attached dwelling unit building.
(xiii)	² Multiple family building up to three storeys
(xiv)	Municipal services limited to police, emergency services and/or utilities.
(xv)	Public and quasi-public buildings.
(xvi)	Semi-detached dwelling unit.
(xvii)	³ Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(xviii)	⁴ Show Home or Raffle Home.

2. R2 Residential (Medium Density) Regulations

- (b) Where each half of a semi-detached dwelling unit is to be contained in a separate site no side yard shall be required on the site of the dwelling unit which abuts the adjacent dwelling unit.
- (c) Where the dwelling units of a row house building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.
- (d) Notwithstanding the 6.0 metre front yard setback, except for multi-family which shall have a minimum setback of 7.5 metres, the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirement of this section.

(e) Table 4.4 R2 Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each unit Multi-attached: 60.0 m ² for each unit
¹ Site Coverage	40% (includes garage and accessory buildings)

Regulations	Requirements
Maximum	
Building Height Maximum	² 2 storeys with a maximum total height of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> ▪ Multiple family building as per subsection 4.4 (1)(b)(xi) ▪ 3 storeys for an Assisted Living Facility
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum

Regulations	Requirements
³ Side Yard Minimum	<p>Detached dwelling: 1.5 m</p> <p>Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m</p> <p>Special residential: 3.0 m</p> <p>Multi-attached (without side entry): 1.8 m Multi-attached (with side entry): 2.4 m</p> <p>Multiple Family Building, Assisted Living Facility, or Temporary Care Facility:</p> <ul style="list-style-type: none"> • Buildings up to 2 storeys: 3.0m • Buildings of 3 storeys: 4.5m <p>Notwithstanding the setbacks noted above, where the Multiple Family Building, Assisted Living Facility, or Temporary Care Facility flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.</p> <p>In all cases the minimum side yard requirement is subject to sections 3.19 and 5.7(2).</p>
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	⁴ Detached dwelling 360.0 m ² Semi-detached: 232.0 m ² per dwelling unit

	<p>Multi-attached: 185.0 m² per dwelling unit</p> <p>Multi-family:</p> <ul style="list-style-type: none"> ▪ no separate bedroom: 74.0 m² per dwelling unit ▪ one bedroom: 111.0 m² per dwelling unit ▪ more than one bedroom: 139.0 m² per dwelling unit
<p>Frontage Minimum</p>	<p>¹Detached dwelling unit: 12.0 m</p> <p>Semi-detached: 7.6 m per dwelling unit</p> <p>Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per dwelling unit</p> <p>Multiple family building: 18.0 m</p>

(e) R2 District is subject to any applicable residential regulations listed within section 4.7.

3. R2 Residential (Medium Density) Site Location

- (a) Notwithstanding section 4.4(2) (d), a site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future development.
- (b) The location of the site to be developed within the land use district, and the relationship of the site to the surrounding environs shall be subject to approval by the Commission.

5.6 C4 Commercial (Major Arterial) District



General Purpose

The general purpose of this District is to facilitate the development of the primary location for trade and service related to automotive transportation and the automobile traveller, and other commercial land uses which are built at low densities, in planned centres, generally, to serve the city and the region, as a whole.

1. C4 Permitted and Discretionary Uses Table

(a) Permitted Uses

- (i) ¹Building Sign
- (ii) Commercial recreation facility.
- (iii) Commercial service facility.
- (iv) ²Freestanding Sign.
- (v) ³Merchandise Sales (excluding Cannabis Retail Sales)
- (vi) Restaurant.
- (vii) Service and repair of goods traded in the C4 District.
- (viii) ⁴DELETED

(b) Discretionary Uses

- (i) Above ground storage tanks for motor fuel products including propane and used oil.
- (ii) Accessory building or use subject to section 3.5.
- (iii) ⁵Billboard Sign;
- (iv) Dangerous goods occupancy.
- (v) Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
- (vi) Drinking establishment (adult entertainment permitted and subject to section 5.7(8)).
- (vii) ⁶Dynamic Fascia Sign; and
- (viii) ⁷Dynamic Freestanding Sign.
- (ix) Funeral Home.
- (x) ⁸Health and Medical Services

- (b) Discretionary Uses *continued***
- (xi)** Hotel, motel or hostel.
- (xii)** ¹Merchandise Sales (excluding Cannabis Retail Sales)
- (xiii)** ²Outdoor display or sale of goods.
- (xiv)** ³DELETED
- (xv)** Transportation, communication or utility facility.
- (xvi)** Warehouse.
- (xvii)** ⁴Outdoor storage.
- (xviii)** ⁵Gaming or Gambling Establishment subject to section 5.7 (1) (g)
- (xix)** ⁶Cannabis Retail Sales

2. C4 Commercial (Major Arterial) District Regulations

(a) Table 5.6 C4 Regulations

Regulations	Requirements
⁷ Floor Area Maximum	One third of site area
Building Height Maximum	Three storeys
Front Yard Minimum	15.0 m
Side Yard Minimum	Nil, when there is a constructed lane 3.8 m on one side when there is no constructed lane 3.0 m when it abuts a street
Rear Yard Minimum	3.0 m
Landscaped Area Minimum	40% of minimum front yard, however, if it is determined by the Development Authority that landscaping is required elsewhere on the site, then 15 % of the site area may be required to be provided
Parking	Subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7(3)
Site Area	Minimum 1393 m ² Maximum 4.0 ha
Frontage	Minimum 30.0 m

(b) C4 District is subject to any applicable commercial regulations listed within section 5.7.

3. C4 Commercial (Major Arterial) Site Development

(a) The relationship of the use to adjacent residential areas will be a factor in considering the size, site plan and architectural treatment of the building.

5.5 C3 Commercial (Neighbourhood Convenience) District



General Purpose

The general purpose of this district is to facilitate the development of local convenience trade centres, which may also include the provision of services, dwelling units and medical offices as secondary functions. The uses in this district are primarily intended to serve residents within a one kilometre radius (the “adjoining neighbourhood”). However, uses that serve residents beyond the adjoining neighbourhood may be allowed on a discretionary basis subject to the conditions set out in section 5.5(1)(b).

1. C3 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign.
(ii)	² Merchandise sales and/or rental, servicing the neighbourhood only, excluding all uses where the primary focus is adult oriented merchandise and/or entertainment, motor vehicles, machinery, fuel, Cannabis Retail Sales and liquor, beer or wine sales.
(iii)	Service and repair of goods traded in the C3 District, (serving the neighbourhood only).
(iv)	³ DELETED
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use (serving the neighbourhood only and subject to section 3.5).
(iii)	Commercial service facility (serving the neighbourhood only).
(iv)	Dangerous goods occupancy, where required, in association with a dry cleaning business.
(v)	Dwelling unit above the ground floor.
(vi)	⁴ Freestanding Sign.
(vii)	Restaurant.
(viii)	Home occupations subject to section 4.7 (8).
(ix)	Motor vehicle service, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery (serving the neighbourhood only)

(b) Discretionary Uses - <i>continued</i>	
(x)	Notwithstanding the restriction in section 5.5 (1) which confines uses to those serving the neighbourhood only, a use which serves residents beyond the adjoining neighbourhood may be allowed provided that the use: <ol style="list-style-type: none"> (1) is otherwise listed in section 5.5 (1); will not result in excess traffic or parking demand, and (2) will operate during business hours compatible with the business hours of other businesses on the site; will not, in the opinion of the Development Authority, result in excessive noise or vagrancy or otherwise adversely affect the amenities of the neighbourhood.
(xi)	Office – medical (serving the neighbourhood only).
(xii)	¹ DELETED
(xiii)	Transportation, communication or utility facility (serving the neighbourhood only).
(xiv)	² Show Home or Raffle Home.

2. C3 Commercial (Neighbourhood Convenience) Regulations

(a) Table 5.5 C3 Regulations

Regulations	Requirements
Floor Area	Dwelling Units Minimum – 55.0 m ² Local Convenience Centres Maximum – one third of site area
Building Height Maximum	One storey, not exceeding 6.0 m, unless the approval allows dwelling units above the ground floor, in which case a second storey is allowed
Front Yard Minimum	6.0 m
Side Yard Minimum	1.5 m, unless the side yard abuts a residential parcel, in which case it shall be 3.0 m
Rear Yard Minimum	3.0 m, unless the rear yard abuts a lane, in which case it may be reduced to 1.5 m
Landscaped Area Minimum	15% of site area
Parking	Commercial - 5.1 spaces for every 93.0 m ² of gross leasable floor area, subject to section 3.1 and 3.2 Residential – subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one, which may be used as a parking space, subject to approval by the Development Authority
Site Area	Minimum 378.0 m ² Maximum 4047.0 m ²
Frontage:	Minimum 7.5 m

(b) C3 District is subject to any regulations listed within section 5.7.

8.2 Direct Control District No. 2 DC (2) (See Map K18)**DC(2)****1. DC (2) Permitted and Discretionary Uses Table**

(a) Permitted Uses	
(i)	¹ Building Sign
(ii)	² Freestanding Sign.
(iii)	Mail sorting and distribution centre.
(b) Discretionary Uses	
(i)	Accessory use.
(ii)	³ DELETED

2. Direct Control District No. 2 Regulations

- (a) Notwithstanding any provision of this Bylaw, all development within this District shall be in accordance with the following regulations in Table 8.2:

Regulations	Requirements
Floor Area Maximum	46% of site area
Building Height Maximum	2 storeys
Front Yard	9.0 m
Side Yard	4.0 m
Rear Yard	3.0 m
Landscaped Area	15% of site area
Parking Spaces	3 spaces per 93.0 m ²
Loading Spaces	1 space opposite each loading door with a minimum of 1 space/1860.0 m ² of floor area
Site Area Minimum	0.4 ha
Site Area Maximum	1.2 ha
Frontage Minimum	30.0 m

- (b) Any outdoor storage must be screened to the satisfaction of the Development Authority.
- (c) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

Appendix E

Landowner Referral Area and Feedback

March 2019

September 2019



Comment Sheet

We invite you to provide feedback regarding the 59 Avenue Planning Study. Your feedback is very important to us.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Contact Information

Your contact information allows administration to respond as needed.

Name: David Bradshaw

Mailing Address: [REDACTED]

Postal Code: [REDACTED]

Phone #: [REDACTED]

E-mail Address: [REDACTED]

The following questions, along with information gathered from administrations review, will be used to form recommendations around housing types, zoning, parking, and traffic along 59 Avenue.

Please respond by April 15, 2019.

For your consideration, administration has summarized comments received for past applications along 59 Avenue. Some comments related to planning while others were related to other municipal services or regulations.

Planning Related

- Parking
- Zoning/Housing Type
- Number of units
- Building Height
- Exterior Building Appearance/Curb Appeal
- Lot Size

Other

- Traffic
- Condition of Back Alley
- Dust
- Crime/Trespassing
- Garbage
- Property Value
- Construction

1. What do you like the most about the housing types, zoning, parking, or traffic along 59 Avenue right now?

*Nothing - too many apartments to much garbage
 alley was full of garbage most of the time.
 Neighbors should have allowed so many multi family
 4-plex Bldg. run down and look awful
 dwellings*



Comment Sheet

We invite you to provide feedback regarding the 59 Avenue Planning Study. Your feedback is very important to us.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Contact Information

Your contact information allows administration to respond as needed.

Name: KATHERINE HANZ GEISSLER

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] E-mail Address: [REDACTED]

59 Avenue Planning Survey

The following questions, along with information gathered from administrations review, will be used to form recommendations around housing types, zoning, parking, and traffic along 59 Avenue.

Please respond by April 15, 2019.

For your consideration, administration has summarized comments received for past applications along 59 Avenue. Some comments related to planning while others were related to other municipal services or regulations.

Planning Related

- Parking
- Zoning/Housing Type
- Number of units
- Building Height
- Exterior Building Appearance/Curb Appeal
- Lot Size

Other

- Traffic
- Condition of Back Alley
- Dust
- Crime/Trespassing
- Garbage
- Property Value
- Construction

1. What do you like the most about the housing types, zoning, parking, or traffic along 59 Avenue right now?

We like that 59AV is paved and no street parking is allowed. We like that the apartments are not do not exceed 4 stories.

2 Why? paved street (59 AVE) is maintained quite well.

3. If you could make any change to the housing types, zoning, parking, or traffic along 59 Avenue, what would it be?

Where 67A street joins into 59 Ave we would like to see controlled crosswalks even painted lines. By adding a south bound lane onto 59AV north of 67A street would make a much safer intersection for traffic and pedestrians.

4 Why?

Where 67A street and 59 ave make an intersection, it is very dangerous for pedestrians and vehicle traffic. Our house is directly in line with 67A street and the amount of pedestrian and vehicle traffic use at this intersection has increased ~~greatly~~ exponentially in the last 4 years.

3. Do you have any additional comments you want to share about 59 Avenue?

- Tim Hortons drive thru traffic backs up onto 59 AVE which becomes a ~~major driving hazard~~ major driving hazard.
- traffic on 67A street going east stops at 59AV either has to turn left or right, when making a left hand turn, the vehicle has to pull out into southbound lane to see any traffic coming from the north.
- Because of no street parking on 59AV the residents must use the back alley to access their residence (house, apt, or 4plex) and the alley is not being maintained for that type of traffic use.

Survey may be submitted using the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue; or
- Fax to the Planning Department at 403.342.8200; or
- Email to Davna.Facca@reddeer.ca
- Fill out the online version using the following link www.reddeer.ca/surveys

Thank you for your input!



Comment Sheet

We invite you to provide feedback regarding the 59 Avenue Planning Study. Your feedback is very important to us.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Contact Information

Your contact information allows administration to respond as needed.

Name: TASMAN RICHARDSON

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] E-mail Address: [REDACTED]

59 Avenue Planning Survey

The following questions, along with information gathered from administrations review, will be used to form recommendations around housing types, zoning, parking, and traffic along 59 Avenue.

Please respond by April 15, 2019.

For your consideration, administration has summarized comments received for past applications along 59 Avenue. Some comments related to planning while others were related to other municipal services or regulations.

Planning Related

- Parking
- Zoning/Housing Type
- Number of units
- Building Height
- Exterior Building Appearance/Curb Appeal
- Lot Size

Other

- Traffic
- Condition of Back Alley
- Dust
- Crime/Trespassing
- Garbage
- Property Value
- Construction

1. What do you like the most about the housing types, zoning, parking, or traffic along 59 Avenue right now?

THE VARIETY - I FIND THE TRAFFIC IS NOT OVERLY BUSY - CANT COMMENT ON PARKING AS I NEVER PARK ALONG 59 AVE.



Comment Sheet

We invite you to provide feedback regarding the 59 Avenue Planning Study. Your feedback is very important to us.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Contact Information

Your contact information allows administration to respond as needed.

Name: GEORGE T. HALISKY

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] E-mail Address: [REDACTED]

59 Avenue Planning Survey

The following questions, along with information gathered from administrations review, will be used to form recommendations around housing types, zoning, parking, and traffic along 59 Avenue.

Please respond by April 15, 2019.

For your consideration, administration has summarized comments received for past applications along 59 Avenue. Some comments related to planning while others were related to other municipal services or regulations.

Planning Related

- Parking
- Zoning/Housing Type
- Number of units
- Building Height
- Exterior Building Appearance/Curb Appeal
- Lot Size

Other

- Traffic
- Condition of Back Alley
- Dust
- Crime/Trespassing
- Garbage
- Property Value
- Construction

1. What do you like the most about the housing types, zoning, parking, or traffic along 59 Avenue right now?
Housing & Apt. blocks on ^{same} block does not work. If no front street parking there for increases use of back alley. Also decreases value of residential property.

Why? No front street parking! TRAFFIC flow OFF 67th st
& 67A is horrendous.

2. If you could make any change to the housing types, zoning, parking, or traffic along 59 Avenue, what would it be?

Do not allow over capacity Apts to build and increase
parking problems and use of back alleys!

Why? Noise - dust - pot holes -
Apt. owners should pay for paving upgrades! (back alleys)

3. Do you have any additional comments you want to share about 59 Avenue?

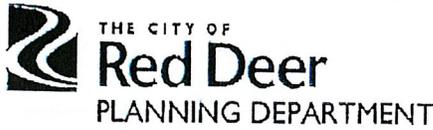
TAKE A Traffic count!
include pedestrian CROSSWALKS on 67A!!

Perhaps WIDEN 59 AVE!

Survey may be submitted using the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax to the Planning Department at 403.342.8200; or
- Email to Dayna.Facca@reddeer.ca
- Fill out the online version using the following link www.reddeer.ca/surveys

Thank you for your input!



Comment Sheet

We invite you to provide feedback regarding the 59 Avenue Planning Study. Your feedback is very important to us.

Collection & Release of Your Information: *The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.*

Contact Information

Your contact information allows administration to respond as needed.

Name: James & Kendel Ryan

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] E-mail Address: [REDACTED]

59 Avenue Planning Survey

The following questions, along with information gathered from administrations review, will be used to form recommendations around housing types, zoning, parking, and traffic along 59 Avenue.

Please respond by April 15, 2019.

For your consideration, administration has summarized comments received for past applications along 59 Avenue. Some comments related to planning while others were related to other municipal services or regulations.

Planning Related

- Parking
- Zoning/Housing Type
- Number of units
- Building Height
- Exterior Building Appearance/Curb Appeal
- Lot Size

Other

- Traffic
- Condition of Back Alley
- Dust
- Crime/Trespassing
- Garbage
- Property Value
- Construction

1. What do you like the most about the housing types, zoning, parking, or traffic along 59 Avenue right now?

Not liking Apartments (so many) that aren't kept up.

Why? _____

- 2. If you could make any change to the housing types, zoning, parking, or traffic along 59 Avenue, what would it be?

Not so many apartments

Why? Its busy, garbage bins are always a mess. People are in the bins at all hours. The garbage trucks make a lot of dust + they are noisy

- 3. Do you have any additional comments you want to share about 59 Avenue?

The back alleys along 59 and apartments are dirty + messy.

Down too, the amount of traffic there is so much dust, would be nice if they were paved or at least calceum.

Backing onto all these apartments brings our property value down.

Survey may be submitted using the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax to the Planning Department at 403.342.8200; or
- Email to Dayna.Facca@reddeer.ca
- Fill out the online version using the following link www.reddeer.ca/surveys

Thank you for your input!



We invite you to provide feedback regarding the 59 Avenue Planning Study. Your feedback is very important to us.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Contact Information

Your contact information allows administration to respond as needed.

Name: [Redacted]
Mailing Address: [Redacted] Postal Code: [Redacted]
Phone #: [Redacted] E-mail Address: [Redacted]

59 Avenue Planning Survey - Attention Planning Department

The following questions, along with information gathered from administrations review, will be used to form recommendations around housing types, zoning, parking, and traffic along 59 Avenue.

Please respond by October 4, 2019.

Please reference the map below to answer the following questions:

1. Please state your address ownership and/or residence on 59 Avenue: _____

OWN [Redacted]

2. Your lot is currently zoned R1A Duplex which would allow for the lot to be developed as a duplex in the future. Do you wish to continue with the current zoning and ability to construct a duplex or would you prefer the zoning reflect the existing building (if applicable) of R1 Single Family and not have duplex construction opportunity in the future?

Please leave as is R1A

Thank you for your input!



We invite you to provide feedback regarding the 59 Avenue Planning Study. Your feedback is very important to us.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Contact Information

Your contact information allows administration to respond as needed.

Name: KATHERINE + HANZ GESSLER

Mailing Address: [Redacted] Postal Code: [Redacted]

Phone #: [Redacted] E-mail Address: [Redacted]

59 Avenue Planning Survey - Attention Planning Department

The following questions, along with information gathered from administrations review, will be used to form recommendations around housing types, zoning, parking, and traffic along 59 Avenue.

Please respond by October 4, 2019.

Please reference the map below to answer the following questions:

1. Please state your address ownership and/or residence on 59 Avenue: [Redacted]
2. Your lot is currently zoned R1A Duplex which would allow for the lot to be developed as a duplex in the future. Do you wish to continue with the current zoning and ability to construct a duplex or would you prefer the zoning reflect the existing building (if applicable) of R1 Single Family and not have duplex construction opportunity in the future?

We wish to continue to be zoned as R1A

Thank you for your input!



We invite you to provide feedback regarding the 59 Avenue Planning Study. Your feedback is very important to us.

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Contact Information

Your contact information allows administration to respond as needed.

Name: GEORGE T. HALISKY

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] E-mail Address: [REDACTED]

59 Avenue Planning Survey – Attention Planning Department

The following questions, along with information gathered from administrations review, will be used to form recommendations around housing types, zoning, parking, and traffic along 59 Avenue.

Please respond by October 4, 2019.

Please reference the map below to answer the following questions:

- 1. Do you have any feedback on potentially rezoning the existing apartment/or fourplex buildings at 6759, 6755, 6727, 6719, 6715 and 6711 - 59 Avenue to R2 medium density zoning to allow them to be legal and conforming building?

NO WAY!!

- 2. Administration is proposing the number of units at the existing apartments and fourplex buildings be capped at their current number of units. If any new buildings were constructed in the future they would not be able to build any more units than what is already existing. If you have feedback on this proposal please provide below.

VERY GOOD DECISION! QUALITY OF LIFE IS IMPORTANT TO PRESENT OCCUPANTS.

- 3. Do you have any feedback to share on if the lots zoned R1A should continue to have the ability to replace existing homes or vacant lots with a duplex at 6771, 6767, 6749, 6743, 6739, 6735, 6733, and 6731 – 59 Avenue?

AT PRESENT - NOISE POLLUTION ON 59th and - DUST " BACK ALLEY

Thank you for your input!



We invite you to provide feedback regarding the 59 Avenue Planning Study. Your feedback is very important to us.

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Contact Information

Your contact information allows administration to respond as needed.

Name: Frank Thomas

Mailing Address: [Redacted] Postal Code: [Redacted]

Phone #: [Redacted] E-mail Address: [Redacted]

59 Avenue Planning Survey – Attention Planning Department

The following questions, along with information gathered from administrations review, will be used to form recommendations around housing types, zoning, parking, and traffic along 59 Avenue.

Please respond by October 4, 2019.

Please reference the map below to answer the following questions:

- 1. Do you have any feedback on potentially rezoning the existing apartment/or fourplex buildings at 6759, 6755, 6727, 6719, 6715 and 6711 - 59 Avenue to R2 medium density zoning to allow them to be legal and conforming building?

I Don't Like the idea of REZONING To R2 medium density, Traffic and Congestion is thick enough already, I have had near misses with Jay walkers crossing directly behind me while Backing out of my yard!

- 2. Administration is proposing the number of units at the existing apartments and fourplex buildings be capped at their current number of units. If any new buildings were constructed in the future they would not be able to build any more units then what is already existing. If you have feedback on this proposal please provide below.

I agree with the cap but obviously would like to see less units offered

- 3. Do you have any feedback to share on if the lots zoned R1A should continue to have the ability to replace existing homes or vacant lots with a duplex at 6771, 6767, 6749, 6743, 6739, 6735, 6733, and 6731 - 59 Avenue?

I just ask that you KEEP IN MIND Traffic and Congestion issues AS WELL AS CRIMINAL ELEMENTS (I HAVE HAD ISSUES, BIKES STOLEN, SHED BROKE INTO AND LICENSE PLATES STOLEN)

Thank you for your input!



We invite you to provide feedback regarding the 59 Avenue Planning Study. Your feedback is very important to us.

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Contact Information

Your contact information allows administration to respond as needed.

Name: Weisman INC

Mailing Address: [Redacted] Postal Code: [Redacted]

Phone #: [Redacted] E-mail Address: [Redacted]

59 Avenue Planning Survey – Attention Planning Department

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Please respond by October 4, 2019.

Please reference the map below to answer the following questions:

- 1. Do you have any feedback on potentially rezoning the existing apartment/or fourplex buildings at 6759, 6755, 6727, 6719, 6715 and 6711 - 59 Avenue to R2 medium density zoning to allow them to be legal and conforming building?

No objection to Rezoning

- 2. Administration is proposing the number of units at the existing apartments and fourplex buildings be capped at their current number of units. If any new buildings were constructed in the future they would not be able to build any more units then what is already existing. If you have feedback on this proposal please provide below.

Agree

- 3. Do you have any feedback to share on if the lots zoned R1A should continue to have the ability to replace existing homes or vacant lots with a duplex at 6771, 6767, 6749, 6743, 6739, 6735, 6733, and 6731 - 59 Avenue?

changing single family to duplex will increase back lane traffic. Vehicles speed on our back alley. increased vehicle traffic Thank you for your input! Will also create more ruts and degrade the alley. Suggest paving + speed bumps



We invite you to provide feedback regarding the 59 Avenue Planning Study. Your feedback is very important to us.

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Contact Information

Your contact information allows administration to respond as needed.

Name: Henry & Nad Hauserson

Mailing Address: [Redacted] Postal Code: [Redacted]

Phone #: [Redacted] E-mail Address: [Redacted]

59 Avenue Planning Survey – Attention Planning Department

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- 1. Do you have any feedback on potentially rezoning the existing apartment/or fourplex buildings at 6759, 6755, 6727, 6719, 6715 and 6711 - 59 Avenue to R2 medium density zoning to allow them to be legal and conforming building?

They stay the same

- 2. Administration is proposing the number of units at the existing apartments and fourplex buildings be capped at their current number of units. If any new buildings were constructed in the future they would not be able to build any more units then what is already existing. If you have feedback on this proposal please provide below.

Capped

- 3. Do you have any feedback to share on if the lots zoned R1A should continue to have the ability to replace existing homes or vacant lots with a duplex at 6771, 6767, 6749, 6743, 6739, 6735, 6733, and 6731 – 59 Avenue?

duplexes or single family dwellings

Thank you for your input!



We invite you to provide feedback regarding the 59 Avenue Planning Study. Your feedback is very important to us.

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Contact Information

Your contact information allows administration to respond as needed.

Name: Dw Adams

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] E-mail Address: _____

59 Avenue Planning Survey – Attention Planning Department

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- 2. Administration is proposing the number of units at the existing apartments and fourplex buildings be capped at their current number of units. If any new buildings were constructed in the future they would not be able to build any more units then what is already existing. If you have feedback on this proposal please provide below.

Capped

- 3. Do you have any feedback to share on if the lots zoned R1A should continue to have the ability to replace existing homes or vacant lots with a duplex at 6771, 6767, 6749, 6743, 6739, 6735, 6733, and 6731 - 59 Avenue?

duplex is or single family dwellings

Thank you for your input!

Emily Damberger

From: Emily Damberger
Sent: September 23, 2019 11:19 AM
To: 'nick cook'
Subject: RE: 59th ave

Hi Nick,

Thank you for taking the time to provide feedback, your response will be included with the report to Council for their consideration.

Take care,

Emily

From: nick cook
Sent: September 19, 2019 5:08 PM
To: Emily Damberger
Subject: Re: 59th ave

Emily I would like to provide you with my input on 59th Ave and Area, if you would be so kind to pass it on.

I'm not sure how to answer the first question, I don't approve of 4plex or apartments under 4 stories. The building code for them is lax, walls are always thin and it packs a lot of people into poorly made housing that is common of noise complaints and sub par living conditions. If the re zoning would allow apartments 5 stories and up I would approve.

In fact the police and ambulance are often parked on 59th Ave in these buildings currently.

#2 again my answer is complex, I approve of more units if the buildings are 5 stories or taller but otherwise I disapprove of adding more units to anything under 4 stories. At 5 stories and taller building codes change and this means concrete walls and better units to be built. Anything from a duplex to a 4plex to a 6 store apartment building is built as an investor's cheapest way to make income properties. We want communities with people who own or feel they own their houses as much as possible, if a true apartment building is built then at least it will be built with quality and modern design / living spaces.

#3 Again I disapprove of attached housing, I approve of up down legal suites and apartment buildings over 5 stories.

4plex and apartments under 4 stories are by far the worst type of buildings to have in our city as they are simply income properties. Next worst would be duplexes and semi detached, the center wall these units share is merely 2x4 or 2x6 walls and often without insulation let alone a solid brick/concrete or even sound denting insulation. Our city should be focused on single detached houses and quality apartments 5 stories or more.

To booth parking on 59th Ave is a hazard and should be removed but houses should by-law be required to have a driveway be it in the front or back.

We need to make new builders responsible for their occupants parking and not force it to fill out streets.

On Tue., Sep. 17, 2019, 3:14 p.m. Emily Damberger, <Emily.Damberger@reddeer.ca> wrote:

Hi Nick,

Thanks for connecting, here is the letter that was sent to your place with the details, if you have any additional comments you can respond by email to me if easier then filling out the form.

Take care and thanks for your feedback,

Emily

Emily Damberger

Planning Manager

City of Red Deer

emily.damberger@reddeer.ca

403.406.8708

From: nick cook [REDACTED]
Sent: September 16, 2019 7:34 PM
To: Emily Damberger <Emily.Damberger@reddeer.ca>
Subject: 59th ave

Hello Emily

My girlfriend said a counsel proposal was sent to our house, unfortunately I'm away working and she's swamped with school so I was wondering if you could email me the information and exactly what type of input you are looking for.

We both agree we would like to see as few duplexes and small apartments as possible (anything 5 stories and taller we are fine with but due to the lax building codes for 4 stories and under we are against small apartments)

Also limit street parking as much as possible, all new builds should have driveways.

Emily Damberger

From: Melvin Heinrichs [REDACTED]
Sent: July 26, 2019 1:54 PM
To: Emily Damberger
Subject: RE: Melvin 403-598-6644 - 6744 59th Avenue July 26, 2019 phone call summary

Categories: Decision Needed

Thanks Emily,
 I feel like you listened and caught the essence of what I was saying.
 One other thing, if there was consistency in building fences separating playgrounds/schoolyards and roadways ie. Dawe Centre, then there would be no need for reduction in speed ie. 67St.
 Melvin Heinrichs

From: Emily Damberger [mailto:Emily.Damberger@reddeer.ca]
Sent: July 26, 2019 1:34 PM
To: [REDACTED]
Subject: Melvin 403-598-6644 - 6744 59th Avenue July 26, 2019 phone call summary

Hi Melvin,

Thanks for the great conversation this morning, it's always good to hear different perspectives and new ideas.

I hope below I have captured the essence of your feedback and please let me know if there is anything to be correct before I submit them for feedback to Council. The 59th Ave study will be coming back to Council within the next 6 months and your feedback will be included for both Council and City Administration consideration.

Summary:

- Calling as relates to 59th Avenue Planning Study, landowner in the area
- Calling regarding a few topics – rezoning and parking along 59th Avenue, speed limits along school zone and in residential areas, bike lanes leading to and from 59th Avenue, lane condition 59th Avenue
- Parking along 59th Avenue:
 - o Own apartment building at 6744 59th Avenue and it is difficult to park in front, there is partial parking to the north but no parking south, is not safe to park, would be good to have front parking for residents and taxis, currently not practical for taxis
 - o Potential to increase parking by construction of an additional lane with parking and providing a wide sidewalk along 50th Avenue to accommodate bikes, as bike traffic is difficult along this busy road.
 - o Is a location with lots of bike traffic and good north south connection for bikes from north Grant Street south to 59th Avenue
 - o There is an existing wide road allowance on 59th Avenue that could be used for extension and bike trail/wide sidewalk
- Understand that existing building is legal non conforming and that if wanted to rebuild could not do so and the impact to property value
- Rezoning:
 - o Understand that some surrounding single family homes would like there to be less density, however the existing single family on 59th Avenue would be able to be rezoned and would increase property value and is a good location for some additional density
- Speed limits:

- o Concerns with getting traffic tickets in 30 km zones where no children are present and typically are not present, and inconsistency with use of 30 km zones, are many areas where many children are (intersections, daycare centres) where there is no 30km zone, feel that some of the locations are cash cows where typically no children are present
- o Feel a solution to the situation is to have all areas in residential district 40km, logical solution, no change within a residential neighbourhood, people should still be ticketed if going over 40km, believe there may be some Edmonton areas that are trying this route to learn from.
- Lane:
 - o Is a heavy traffic area, would support paying extra improvement levy to have lane paved

Thanks again Melvin and please let me know of any changes needed to what I have captured above.

Take care,

Emily

Emily Damberger
Planning Manager
City of Red Deer
emily.damberger@reddeer.ca
403.406.8708

Emily Damberger

To: James Ryan
Cc: Niki Burkinshaw
Subject: RE: Phone call question re 59 Ave Study

Hi James,

Thank you for providing your feedback, I will share this with our engineering department and your comments will be included with the Council report for their consideration.

Take care,

Emily

From: James Ryan
Sent: September 19, 2019 5:11 PM
To: Emily Damberger
Subject: Re: Phone call question re 59 Ave Study

Thank you. You should put a traffic counter in both alleys on a school day and how much traffic there is. We don't need more!

Sent from my iPad

On Sep 18, 2019, at 6:06 PM, Emily Damberger <Emily.Damberger@reddeer.ca> wrote:

Hi,

The zoning is proposed to change to medium density where it already exists with no increase in density, they would be capped at their existing number of units.

Thanks for further clarification.

Emily

Emily Damberger
Planning Manager
City of Red Deer
403-406-8708
emily.damberger@reddeer.ca

On Sep 18, 2019, at 5:16 PM, James Ryan [REDACTED] wrote:

I was wondering about # 1. What is this area considered now, high or med. what do they want to redone it to?

Sent from my iPad

On Sep 18, 2019, at 4:11 PM, Emily Damberger <Emily.Damberger@reddeer.ca> wrote:

Hi Kendall,

Thanks for calling to clarify. I believe the question you are referring to is the following and you were wondering the impact on density:

“3. Do you have any feedback to share on if the lots zoned R1A should continue to have the ability to replace existing homes or vacant lots with a duplex at 6771, 6767, 6749, 6743, 6739, 6735, 6733, and 6731 – 59 Avenue? “

Response – Currently the single family houses on 59 Ave (in the study area) and the vacant lots have zoning (R1A duplex) which would allow for density to be increased by taking down a single family home and replacing it with a duplex or the vacant lots being able to construct duplexes. Only one duplex per lot could be constructed.

I hope this clarifies the existing situation and better allows you to provide feedback. Thanks for taking the time to ask questions and provide feedback.

Take care,

Emily

Emily Damberger
Planning Manager
City of Red Deer
emily.damberger@reddeer.ca
403.406.8708



March 16, 2020

Supplementary Report Additional Consultation for Land Use Bylaw Amendment 3357/D-2020: DC (33) District- Central Alberta Women's Emergency Shelter

Prepared by: Kimberly Fils-Aime, Senior Planner
Department: Planning Services

Report Summary

At the Monday, January 20, 2020 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered the report from Planning Services dated January 20, 2020 re: Land Use Bylaw Amendment 3357/D-2020: DC (33) District- Central Alberta Women's Emergency Shelter hereby agrees to table this matter for up to eight weeks to allow Administration time to conduct additional consultation and to prepare supplementary information arising from Council's questions.

In response to Council's resolution, administration hosted an open house for landowners adjacent to the subject property (5301, 5313, 5317 & 5321 47 Av) on February 6, 2020. The following report summarizes the results of the open house. The report also contains a list of questions and answers arising from Council's questions at the January 20, 2020 regular Council meeting, and from new questions and concerns brought forth by residents following this second round of consultation.

This report is for Council's information. There are no changes to administration's recommendation to proceed with first reading of Land Use Bylaw amendment 3357/D-2020 for the rezoning of 5301, 5313, 5317 & 5321 47 Av to the new Direct Control DC (33) District.

Proposed resolution

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of Land Use Bylaw Amendment 3357/D-2020: DC(33) District – Central Alberta Women's Emergency Shelter.

That Bylaw 3357/D-2020 be read a first time. If first reading is given, this bylaw will be advertised for two consecutive weeks with a Public Hearing to be held on Tuesday, April 14, 2020.

Background

In November 2019 landowners located within 100m of 5301, 5313, 5317 47 Av (the Central Alberta Women's Emergency Shelter), & 5321 47 Av (the city owned property that houses the Scout Hut) received an information package regarding a proposed rezoning (Land Use Bylaw amendment 3357/D-2020) of the above mentioned lands from R2 Residential (Medium Density) District and A2 Environmental Preservation District to a newly created Direct Control DC 33 District. The referral circulated at the time included a proposed maximum height of 6 storeys for the Emergency Shelter, as well as several permitted commercial uses. Upon receipt of adjacent landowner comments, administration made changes to the DC 33 District. These changes are identified in Table I below.

Table I: DC 33 District Changes

November 2019	February 2020
6 storey maximum	4 storey maximum
<p>The following commercial uses are Permitted:</p> <ul style="list-style-type: none"> • Commercial Service Facility • Merchandise Sales (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment) • Restaurant 	<p>The following commercial uses are Discretionary:</p> <ul style="list-style-type: none"> • Commercial Service Facility, as an accessory to an Emergency Shelter • Merchandise Sales (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, liquor, beer or wine sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment), as an accessory to an Emergency Shelter • Restaurant (excluding liquor, beer or wine sales), as an accessory to an Emergency Shelter
Alcohol Sales are included as part of Merchandise Sales and Restaurant	Alcohol Sales are excluded from Merchandise Sales and Restaurant
Commercial uses did not specify the need to be in conjunction with the shelter	Commercial uses are listed as an "accessory to an Emergency Shelter"
N/A	<p>Administration added the following regulation to ensure Discretionary Uses can be reviewed by adjacent landowners:</p> <p><i>Prior to the Municipal Planning Commission considering a Development Permit application for any Discretionary Use in this District, the Development Officer shall send a notice to all property owners of land located within 100 m of the boundary of this District advising the property owners of the Development Permit application and providing them a date by which to provide written comments in response to the notice.</i></p>

At the Monday January 20, 2020 regular Council meeting, administration presented Land Use Bylaw amendment 3357/D-2020 for First Reading. Council tabled the application for 8 weeks and directed administration to conduct further consultation with adjacent landowners to update them on the changes made to the DC 33 District since the original circulation in November 2019. Council further directed administration to prepare a supplementary report arising from Council's questions.

February 6, 2020 Consultation

On January 22, 2020, the Planning Department mailed an information package and open house invitation (Appendix A) to landowners located within 100m of 5301, 5313, 5317 47 Av (the Central Alberta Women's Emergency Shelter- CAWES), & 5321 47 Av (the city owned property that houses the scout hut). An information package and open house invitation was also emailed and mailed to the Woodlea Community Association.

The mail out included a copy of the revised DC 33 District, as well as a brief summary of the changes made to the district since the first mail out package they received November 2019.

The open house was held on Thursday, February 6, 2020 at the Red Deer Public School District Office (4747 53rd Street). Residents could drop-in between the hours of 5:30pm and 7:30pm. Three (3) CAWES representatives along with City staff were available at the open house for questions. Eight (8) adjacent landowners attended the open house and administration received six (6) written comments. Some of the verbal and written comments received were centered around the viability and suitability of the proposed commercial uses on the property. A list of questions and answers located below addresses some of these concerns.

January 20, 2020 Questions & Answers

The following contains questions and answers from the January 20, 2020 regular council meeting and from comments received following the open house and referral. As this application is currently at the rezoning stage, design specific questions are answered with knowledge of today and will be further fleshed out at the Development Permit stage where the building envelope and uses are being considered.

CAWES Capacity, Building, Design, and Programming

I. What is the definition of Emergency Shelter?

Emergency Shelter means a facility that provides accommodation for people in need of immediate shelter or short-term accommodation. An Emergency Shelter may offer health, education, and other programs and services to clients but does not provide residential treatment programs for addiction, mental or medical illnesses;

2. How many beds are contemplated for the 24 rooms + 12 apartments?

There will be 48 shelter beds spread out between 24 rooms:

- 12 single rooms (12 beds)
- 12 family rooms (36 beds)

An additional 12 apartments will be devoted to the transitional housing on the second floor of the CAWES facility and will be a combination of 1 and 2 bedroom units.

3. How much space is allocated to transitional housing (beds/rooms)?

One floor will be allocated to transitional housing and will consist of 12 apartments.

4. How much capacity will this proposal add to CAWES?

CAWES currently has 40 beds in 16 small rooms. The new facility will consist of 48 shelter beds spread over 24 larger rooms plus 12 second stage apartments.

The final design and capacity will be determined by the funding CAWES receives.

5. Will the outreach program be expanded?

Yes- the outreach program will operate on the second floor of the facility.

The Outreach program provides information, referrals, and support to women affected by domestic violence and works to empower women with tools and strategies for becoming independent and fulfilled.

6. Why are there two different versions of the design layout?

We are at the rezoning stage. The Development Permit stage will determine the building envelope and uses. These versions give a conceptual idea of possibilities and feasibility of the building envelope.

These are preliminary designs.

- Option 1 – expansion of CAWES on current property (5301, 5313, 5317 47 Av)
- Option 2- expansion of CAWES on current property *and* City owned property (5301, 5313, 5317 & 5321 47 Av)

7. Why does the preliminary design show the CAWES building footprint over the escarpment line?

These designs were created before the rezoning boundary was confirmed. The building footprint will need to be within the DC 33 District boundary.

Furthermore, an escarpment overlay does not necessarily prevent development on that land. Any development proposed within an escarpment area will need to adhere to the regulations

outlined in part 2.11 of the Land Use Bylaw which lists the steps that applicants must take to ensure a safe development, such as the need for stormwater, drainage or erosion control measures.

8. How will the City-owned and CAWES parcels be connected?

There is a potential road closure that will come forward later on in this process. The Development Permit process will determine the site layout. The consultation process during the Development Permit stage will provide opportunity for input.

9. What will parking requirements be for the site?

The Land Use Bylaw has parking standards for different uses. Parking is subject to section 3.1 & 3.2 of the Land Use Bylaw. Administration has also added the following parking provisions in the DC 33 District:

8.20.13.4(6)(a): Underground parking is highly encouraged. The majority of surface parking shall be paved and located behind the Building(s) in carefully designed, landscaped lots with defined, integrated pedestrian connections to public sidewalks and trails.

Commercial Uses Questions

10. What are the discretionary commercial uses proposed for the site?

The following proposed commercial uses are **Discretionary**:

- *Commercial Service Facility* which is a facility in which services are provided commercially to individuals such as a hairdressing, dry cleaning, massage business etc.
- *Merchandise Sales* (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, liquor, beer or wine sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment)
- *Restaurant* (excluding liquor, beer or wine sales), as an accessory to an Emergency Shelter

The above uses are all accessory to the Emergency Shelter. 'Accessory' is defined as a use which is smaller in scale than the primary use, and contingent on the operation of the primary use.

11. Will the community have a say in the commercial uses?

The commercial uses are discretionary uses. Administration has added the following regulation to the DC(33) District:

8.20.13.2(2): Prior to the Municipal Planning Commission considering a Development Permit application for any Discretionary Use in this District, the Development Officer shall send a notice to all

property owners of land located within 100 m of the boundary of this District advising the property owners of the Development Permit application and providing them a date by which to provide written comments in response to the notice.

12. Will commercial uses be for the use and employment of shelter residents only?

CAWES may decide to employ shelter residents in the commercial space; however, administration cannot consider the user or clientele in its decision regarding the commercial component of this district. Administration must focus on the suitability of the use rather than the user.

The commercial uses are listed as discretionary uses and as accessory to the emergency shelter. 'Accessory' is defined as a use which is smaller in scale than the primary use (the emergency shelter), and contingent on the operation of the primary use.

13. Will commercial uses be taxable since this is a non-profit organization?

Tax exemption status is determined on a case by case basis. Not all non-profits receive tax exemption status, and even if they have tax exemption status, tax eligibility will depend on the types of operations they are running as part of their business model, or how they are structured.

Revenue and Assessment can provide additional information on tax exemption status for a particular entity.

14. How will the security of the building be impacted by the addition of commercial space?

These details will be determined at the Development Permit stage. This is a key consideration for CAWES.

15. Why are we permitting commercial uses on this site given the commercial vacancies in the area?

The commercial uses proposed need to be accessory to the Emergency Shelter. These will be small scale and contingent on the operation of the shelter.

16. Can other sites be considered for the CAWES expansion and commercial uses?

CAWES could choose this location or any other. Administration must consider the site and application that it has received.

17. Can we limit commercial uses further?

Administration has already limited the commercial space to 2000ft². Administration can limit the commercial uses further in the Land Use Bylaw. It is placing additional constraints on a discretionary use. CAWES is still in the rezoning stage of the proposal and do not have precise

details on the type of business they will be able to operate. These uses are discretionary and need to be accessory to the emergency shelter. The Development Authority has the ability to place conditions. They will consider feedback from consultation in their decision.

Direct Control (DC) District and Regulation Questions

18. Why did Administration create a direct control district rather than using a conventional district?

Site Specific Direct Control Districts may be applied in circumstances where the nature of the proposed project or site is unique. A conventional district could have been used, but it would not have captured the height and commercial limitations, as well as the specific design regulations to mitigate concerns.

19. Who is the Approving Authority?

Part 8.20.13.2 of the DC 33 District designates the Approving Authority as follows:

- (1) *The approving authority for applications for development approval in this District shall be as follows:*
- (a) *The Development Officer for a Permitted Use that is compliant with the provisions of this District; and*
 - (b) *The Municipal Planning Commission for all other Development Permit applications.*

20. If Council is not the approving authority why create a Direct Control (DC) District?

DC Districts are designed in a variety of ways to meet unique situations. They are all different. Some DC districts are established for the purpose of authorizing council to be the approving authority over some or all of the uses and developments on certain lands. Council can also delegate the decision making power to the Development Authority.

Environmental and Traffic Impact Questions

21. If A2 land is environmentally sensitive land, why are we rezoning it to DC 33?

The A2 Environmental Preservation District designation was intended for lands on this site within the escarpment and floodway constraint layers which impact the eastern half of the subject property. The eastern half of the property will remain as A2.

Any land currently within the escarpment area will need to adhere to the regulations outlined in part 2.11 of the Land Use Bylaw which lists the steps that applicants must take to ensure a safe development, such as the need for stormwater, drainage or erosion control measures.

22. Is A2 land considered Environmental Reserve?

A2 Environmental Preservation District is a land use district in the Land Use Bylaw. Environmental Reserve is a designation in the Municipal Government Act (MGA).

The subject property is not considered ER.

23. Is the City responsible for damages caused by construction in escarpment area?

An indemnity agreement is required. It is to be signed by the landowner to indemnify the City.

Land Use Bylaw section 2.11(2)(g) includes the following regulation as it relates to applications within escarpment area:

“that the applicant and any current or future owner of the Site shall enter into an Indemnity Agreement with the City respecting environmental risks, including but not limited to slope stability;”

24. What measures are in place to ensure suitability of development on a site near escarpment, flood prone zone, EL&P station, etc?

Administration has the ability to request additional information from the applicant to ensure suitability of development. This could include a geotechnical study, environmental site assessment, soil analysis, etc. done by professionals in these areas of expertise.

25. Will there be a Traffic Impact Assessment (T.I.A) to determine if the area can accommodate the added traffic brought forth by the development?

If administration believes the development will significantly increase traffic in an area, then at the Development Permit stage administration has the ability to request additional information from the applicant. This could include a Traffic Impact Assessment.

Scout Hut Questions**26. What is the process for relocating the Scout Hut?**

The Scout Hut is located on City owned lands. Removal, transfer or sale processes will be determined after a decision on rezoning.

27. How could interested parties let us know they are interested in obtaining the Scout Hut?

After the land use discussion and if it is approved, there will be further work done by administration to determine a process for the removal or relocation of the hut. So far the City has received one inquiry to move the hut. Inquiries can be submitted to planning@reddeer.ca

28. What studies have been conducted to determine the structural and historical integrity of the Scout Hut?

In 2018 a *Building Condition Assessment* was conducted by Boreas Architecture & Civic Design.

In January 2019, a Historical Evaluation and Statement of Integrity using a method that was developed by the Municipal Heritage Partnership Program (MHPP) was conducted by the City.

Appendices

Appendix A- Open House Referral Letter

Appendix B- Landowner Comments Following January 2020 Referral & Open House

Appendix A

Open House Referral Letter

Date: January 22, 2020

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

To: Landowners within 100 m of 5301, 5313, 5317, and 5321 47 Avenue (Lots 6-8 Block 48 Plan 6990 ET, Lots 5-6 Block 48 Plan 6990 ET, Lot 4 Block 48 Plan 6990 ET, and Lots 2-3 Block 48 Plan 6990 ET)

RE: OPEN HOUSE Thursday, February 6 2020 for Proposed Rezoning of 5301 – 5321 47th Avenue to Direct Control District No. 33 DC(33) to Accommodate Redevelopment of the Central Alberta Women’s Emergency Shelter (Bylaw 3357/D-2020)

Why have you received this letter?

As a landowner within 100 metres of the Central Alberta Women’s Emergency Shelter and of 5321 47 AV, The City of Red Deer is pleased to extend an invitation for you to attend an open house regarding the proposed rezoning of the subject properties. The open house details are below:

Date: Thursday, February 6 2020

Time: Drop in between 5:30pm – 7:30pm

Location: Red Deer Public School District Office

4747 53rd Street, Red Deer, AB –(Attendees may use the parking lot East of the building.

The main entrance is on the north side).

The intent of the open house is to provide opportunity for landowners adjacent to the proposed development to express any comments or concerns they may have. City staff will be present at the open house and available for one on one conversations. For those unable to attend the open house but wishing to submit comments, please submit and return the comment sheet located at the end of this package.

What has changed since the last public consultation?

You may remember receiving a previous letter regarding this amendment in November 2019. After receiving your feedback, Administration made some changes to the proposed district. Most notably, we reduced the height of the proposed building from 6 storeys to 4 storeys. We have also changed all the commercial uses from Permitted uses to Discretionary uses, and we excluded the sale of alcohol. Refer to Appendix A to review the full district. If the comments you submitted in the past have not changed, there is no need to submit new comments. However, if you have new/additional comments following the review of the updated district, do not hesitate to attend the open house or submit new comments.

What is being proposed?

The Central Alberta Women's Emergency Shelter (CAWES) is proposing to redevelop their property and possibly expand to the site to the north. To accommodate this, a new land use district has been developed to regulate this anticipated redevelopment. The Land Use Bylaw amendment proposed is to:

- Introduce a new land use district known as DC(33) District
- Rezone the subject site from the current combination of R2 Residential (Medium Density) District and A2 Environmental Preservation District to the new DC(33) District.

Current Zoning



Proposed Rezoning



Why is this being proposed?

The current CAWES facility does not meet accessibility or current code standards. CAWES has also outgrown their physical space. Because of this, CAWES is looking to redevelop their site to better accommodate their clients and have some main floor commercial uses to help with financing their operation.

To help explain what is being proposed and provide some answers to questions you may have, a Q&A document has been included with this letter.

CAWES is considering possibly expanding into the site to the north which contains a small structure known as the Scout Hut. The Q&A provides you with some background on the Scout Hut and the comment sheet that is also part of this referral package asks you a specific question about the future of the Scout Hut.

Do I have to attend the open house or submit comments?

It is optional to attend the open house or submit comments. If you feel the proposed changes could affect or benefit you, you may choose to attend the open house or provide comments.

What will happen if I submit comments?

All comments received will be reviewed by Planning staff. They will be incorporated into the report that will be presented to Council when they consider First Reading of the proposed amendments.

What is the next step for these amendments?

It is anticipated that the proposed new DC(33) land use district and the rezoning of the subject site will be presented to Council for consideration in the coming months:

Step 1: Council reviews the report and Administration's recommendation when considering First Reading of the bylaw. If First Reading is granted, the bylaw moves onto step 2

Step 2: A Public Hearing is held where opportunity is given to speak directly to Council about the proposed amendment. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within 100-metres of the properties will receive written notification of the Public Hearing. Once the Public Hearing is closed, the application moves onto step 3

Step 3: Council considers Second and Third (final) Reading of the proposed bylaw. If Council grants Third Reading to a bylaw, the bylaw comes into effect immediately.

Thank you for your consideration in this matter. Please do not hesitate to contact me if you require additional information or clarification.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Fils-Aimé". The signature is fluid and cursive, with the first name "Kim" and last name "Fils-Aimé" clearly distinguishable.

Kimberly Fils-Aimé, Senior Planner

403-356-8896

kimberly.fils-aime@reddeer.ca

Enclosures:

1. Appendix A: Draft DC(33) District
2. Q&A Backgrounder
3. Comment Sheet

APPENDIX A

8.20.13 Direct Control District No. 33 DC (33)

General Purpose

The purpose of this District is to allow for the operation of the Central Alberta Women’s Emergency Shelter with accessory uses that provide support services for users, including immediate shelter, short-term accommodation, Offices directly related to the function of the Emergency Shelter, counselling, kitchen facilities, and outreach programs. This District also allows small-scale commercial uses on the main floor for complimentary commercial uses for Emergency Shelter users and the general public.

1. DC (33) Permitted and Discretionary Uses Table

(1)		Permitted Uses
	(a)	Accessory Building
	(b)	Building Sign
(2)		Discretionary Uses
	(a)	Accessory Use
	(b)	Commercial Service Facility, as an accessory to an Emergency Shelter
	(c)	Day Care Facility, as an accessory to an Emergency Shelter
	(d)	Emergency Shelter
	(e)	Merchandise Sales (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, liquor, beer or wine sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment), as an accessory to an Emergency Shelter
	(f)	Restaurant (excluding liquor, beer or wine sales), as an accessory to an Emergency Shelter

2. Approving Authority

- (1) The approving authority for applications for development approval in this District shall be as follows:
 - (a) The Development Officer for a Permitted Use that is compliant with the provisions of this District; and

- (b) The Municipal Planning Commission for all other Development Permit applications.

3. Site Development

Floor Area	As determined by the Development Authority
Commercial Service Facility, Merchandise Sales and Restaurant Floor Area Maximum	2000ft ² (185m ²)- Limited to the main floor of the principal building
Site Coverage	As determined by the Development Authority
Building Height Maximum	4 storeys
Front Yard Minimum	As determined by the Development Authority
Side Yard Minimum	As determined by the Development Authority
Rear Yard Minimum	As determined by the Development Authority
Landscaped Area	15% of the site area
Parking	Subject to Sections 3.1 and 3.2
Loading Spaces	Subject to Section 3.7

4. Design Criteria

- (1) The Principles of Crime Prevention Through Environmental Design (CPTED) shall be applied to all Development within this District.
- (2) Any development within the Escarpment Area is subject to section 2.11 of the Land Use Bylaw.
- (3) Notwithstanding any other provision of the Land Use Bylaw, Trees shall not be cut, felled or removed from the Site without prior approval of the Commission.
- (4) Building Design
 - (a) The Principal Building shall have equal sidewalk interface, architectural corner features, and high quality elevation treatments along 47th Avenue and 53rd Street.
 - (b) No Street frontage Building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows or vertical accents, to provide visual variety and interest.
 - (c) More than one type of high quality Building material, including but not limited to, brick, stone, concrete, hardy board, and cement stucco shall be used in a variety of combinations for ornamentation and articulation.
 - (d) Elements which are utilitarian in nature, including but not limited to, air conditioning units, electrical equipment, service areas, and the like shall be screened to the satisfaction of the Development Authority.
 - (e) All commercial uses open to the public shall be located on the main floor of the Principal Building.

- (5) Building Entrances
 - (a) Building entrances shall be designed and architecturally treated to emphasize the Building entrance.
 - (b) Emergency Shelter entrance(s) and entrances for commercial uses open to the public shall be architecturally differentiated to avoid confusion.
 - (c) All commercial uses open to the public shall have their own clearly identifiable Street level entry.
 - (d) As a minimum, overhead weather protection shall be provided for pedestrians along the Building front at each Street level entry.
 - (e) All commercial uses open to the public shall contain un-tinted glass windows.

- (6) Parking
 - (a) Underground parking is highly encouraged. The majority of surface parking shall be paved and located behind the Building(s) in carefully designed, landscaped lots with defined, integrated pedestrian connections to public sidewalks and trails.
 - (b) Secure outdoor bicycle racks that allow the bicycle frame to be locked directly to the rack shall be provided.

- (7) Landscaping
 - (a) All plant material provided shall be of a species capable of healthy growth in Red Deer. Incorporation of naturescaping is required.
 - (i) Applicants shall use The City of Red Deer's Naturescaping Plant List as a guide.
 - (b) Existing trees that are healthy and that have long-term viability are to be preserved by rigid temporary protective fencing to protect the root zone during construction, in accordance with Contract Specifications, The City of Red Deer. See Section 32 93 50 Tree and Shrub Preservation and Parks Standard Drawing, 50 08 05, "Tree Protection Fence", or any replacement drawing.

- (8) Garbage, Recycling, and Outdoor Storage
 - (a) All garbage, recycling facilities, and outdoor storage shall be fully screened with a solid fence, landscaping, or a combination of both.
 - (b) Sufficient space shall be allotted aside from parking requirements to provide appropriate waste and recycling collection vehicle access.



Q&A BACKGROUNDER

Re-zoning to Accommodate the Future Central Alberta Women's Emergency Shelter Redevelopment

1. Why is the land being proposed to be rezoned?

The Central Alberta Women's Emergency Shelter (CAWES), located in downtown Red Deer, has outgrown their current facility and are planning to redevelop their site in the near future to build a more accommodating structure. The facility they are currently in was built to residential standards, which makes it difficult to provide adequate space for the women and children they serve, as well as CAWES staff.

2. What is CAWES and what programs and services do they offer?

CAWES provides safe refuge, personal counseling, and community support for families experiencing family violence. They currently offer the following:

- Operates 24/7
- Accommodation and basic emergency services (14 rooms with 34 beds with 6 cribs currently)
- Crisis and family counselling and intervention
- Family violence prevention and education
- Information and community referrals
- Rural outreach services
- Child support services
- Domestic violence court collaboration program
- Family violence hotline

3. Why is CAWES redeveloping their site?

In order to be able to better support Central Alberta families experiencing family violence, CAWES would like to increase their intake space from 14 rooms to 30 rooms, as well as provide a barrier free facility with potential for commercial lease space.

Demand for services has increased for CAWES. Shelter admissions from 2015 to 2018 have seen an increase of nearly 40 per cent. In 2015, there were 446 women and children admitted for stays of approximately 20 days, and in 2018 this number has increased to 461 women and 185 children for a total of 646 people served residentially and the numbers are still increasing. In 2018 CAWES was not able to serve 1204 women and 1861 children. Their outreach program has also experienced increase in demands, experiencing a 198 per cent increase since 2015.

4. What is planned to be built on the location?

CAWES has expressed intent to replace their existing structure in two phases (dependent on the proposed rezoning, funding, and the Development Permit Process):

- Phase 1 – replace existing facility and increase bed capacity, while providing sustainable flexible designed space to ensure future changes are easier to accommodate
- Phase 2 – add commercial lease space for compatible commercial uses on the main floor. On the second floor, add collaborative service delivery space for outreach and community service delivery, and affordable secure transition housing above the second floor

5. What additional services will CAWES provide once they have redeveloped the site?

The services and programs will be the same as they currently offer, but they intend on having additional rooms to accommodate more families, and provide some complimentary commercial uses on the main floor of the building to assist with funding.

6. What types of commercial uses are being considered?

The complementary commercial uses proposed on the main floor are subject to the uses listed under Commercial Service Facility. Commercial Service Facility means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include:

- (a) services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, tanning salon or fitness centre,
- (b) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet,
- (c) care of small animals such as a small animal veterinary clinic or dog grooming salon, or
- (d) financial or insurance services outlet, real estate agency, travel agency, commercial school or day care but does not include Office, Funeral Home, or Crematorium.”
- (e) Does not include Cannabis Retail Sales.

7. How will parking be accommodated in the proposed design?

The parking layout and number of stalls will be proposed at the Development Permit stage and will ultimately be dependent on the actual uses that will be occurring at the location. The maximum potential parking stalls would be 77 at full-build out.

8. What will be done to protect the existing mature trees in the area?

Trees are not allowed to be removed on lands zoned A2 Environmental Preservation District, unless approved by the Municipal Planning Commission. The majority of the mature trees are located within the A2 District. The purpose of the A2 District is to protect environmentally sensitive land (in this case floodway, floodway fringe, and escarpment lands) by restricting development to a minimum and only allow for environmentally compatible uses.

The proposed DC(33) District requires that existing healthy trees that have long-term viability are to be preserved by rigid protective fencing to ensure the roots don't get damaged during construction.

9. What is the history of the Scout Hut?

The Rover Scout Log Cabin (Scout Hut) was constructed in 1937 and was used until the late 1970's regularly as a meeting hall for the Scouts and Rovers until the site was not large enough to accommodate the Boy Scout and Girl Guide troops. In the 1990's and early 2000's, the site was used by the Boy Scout Association for six weeks in the winter to sell Christmas trees, and at the end of 2008 the association decided not to renew their lease with The City for the land. The Northern Lights Council (responsible for all scouting activities in Alberta) expressed no interest in using the subject site for future scouting activities, even if the cabin was restored.

A Historical Evaluation/Statement of Integrity was completed in January 2019 and concludes:

- the building's exterior materials from the 1937 are in a compromised state
- The cedar shake roof needs replacement
- If the building were to be rehabilitated, it would need to meet the current Alberta Building Code standards
- much of this building has lost its original integrity

The overall historic integrity of the Scout Hut is low and costs associated with the rehabilitation of the Scout Hut are high.

10. If CAWES expands onto the land to the north where the Scout Hut is, what will happen to the Scout Hut?

The City is currently exploring various options based on an evaluation of the building. The Cost estimates for restoration of the Scout's Hut (both on site along with the option to move the rehabilitated hut to an alternate location) range from ~\$150,000 - \$400,000.

11. Is the Scout Hut a historically designated building?

No, the Scout Hut is not a historically designated building. It was identified as a possible Place of Interest; however it was never formally designated as a Municipal Historic Resource under the *Alberta Historical Resources Act*. It is not eligible for grants from the Province.



Comment Sheet

If you cannot attend the open house on February 6, 2020 you can still provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women’s Emergency Shelter (Bylaw 3357/D-2020).

Your feedback is very important to us. Please return through any of the options provided at the end of this comment. Comments must be submitted by 4:30 PM, February 7, 2020

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Please check the box below which applies:

- Land Use Bylaw Amendment
- Subdivision Application
- Plan Amendment
- Other

Bylaw Amendment Number:

Bylaw 3357/D-2020

Name of Planner (Working on the Application):

Contact Information

Your contact information allows administration to respond.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

Woodlea Cover Letter

Date: January 22, 2020

To: Woodlea Community Association

RE: Proposed Rezoning of 5301 – 5321 47th Avenue to Direct Control District No. 33 DC(33) to Accommodate Redevelopment of the Central Alberta Women’s Emergency Shelter (Bylaw 3357/D-2020)

Why have you received this letter?

The Central Alberta Women’s Emergency Shelter (CAWES) is proposing to redevelop their property and possibly expand to the site to the north. To accommodate this, a new land use district has been developed to regulate this anticipated redevelopment. As several landowners in the Woodlea community live within 100 metres of the Central Alberta Women’s Emergency Shelter, you are receiving this letter as notification of this proposed development.

Please also note that The City will be hosting an open house on this proposed amendment. The open house details are below:

Date: Thursday, February 6 2020

Time: Drop in between 5:30pm – 7:30pm

Location: Red Deer Public School District Office

4747 53rd Street, Red Deer, AB –(Attendees may use the parking lot East of the building.

The main entrance is on the north side).

If the Woodlea Community Association would like to submit comments on behalf of the community, please fill out and return the **Group Consultation Context Form** located at the end of this referral package by **4:30PM February 7, 2020**.

What is being proposed?

To accommodate the CAWES redevelopment, a new land use district has been developed. The Land Use Bylaw amendment proposed is to:

- Introduce a new land use district known as DC(33) District
- Rezone the subject site from the current combination of R2 Residential (Medium Density) District and A2 Environmental Preservation District to the new DC(33) District.

Current Zoning



Proposed Rezoning



Why is this being proposed?

The current CAWES facility does not meet accessibility or current code standards. CAWES has also outgrown their physical space. Because of this, CAWES is looking to redevelop their site to better accommodate their clients and have some main floor commercial uses to help with financing their operation.

To help explain what is being proposed and provide some answers to questions you may have, a Q&A document has been included with this letter.

CAWES is considering possibly expanding into the site to the north which contains a small structure known as the Scout Hut. The Q&A provides you with some background on the Scout Hut and the comment sheet that is also part of this referral package asks you a specific question about the future of the Scout Hut.

What will happen if I submit comments?

All comments received will be reviewed by Planning staff. They will be incorporated into the report that will be presented to Council when they consider First Reading of the proposed amendments.

What is the next step for these amendments?

It is anticipated that the proposed new DC(33) land use district and the rezoning of the subject site will be presented to Council for consideration in the coming months:

Step 1: Council reviews the report and Administration's recommendation when considering First Reading of the bylaw. If First Reading is granted, the bylaw moves onto step 2

Step 2: A Public Hearing is held where opportunity is given to speak directly to Council about the proposed amendment. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within 100-metres of the properties will receive written notification of the Public Hearing. Once the Public Hearing is closed, the application moves onto step 3

Step 3: Council considers Second and Third (final) Reading of the proposed bylaw. If Council grants Third Reading to a bylaw, the bylaw comes into effect immediately.

Thank you for your consideration in this matter. Please do not hesitate to contact me if you require additional information or clarification.

Sincerely,



Kimberly Fils-Aimé, Senior Planner

403-356-8896

kimberly.fils-aime@reddeer.ca

Enclosures:

4. Appendix A: Draft DC(33) District
5. Q&A Backgrounder
6. Comment Sheet

Appendix B

Landowner Comments Following January 2020 Referral

From: Kimberly Fils-Aime
Sent: February 07, 2020 12:29 PM
To: [REDACTED]
Subject: Open House Summary of Comments

Hi Brian,

Thank you for taking the time to attend the open house last night. I've summarized the key points you expressed below.

- Why are most social services located in the downtown? These should be spread out evenly throughout city neighbourhoods.
- Social Services should have visible signage to allow community members to identify what they are.
- The intersection at 47AV and 53 St is unsafe for following reasons:
 - o Cars driving up 47 ave are coming too fast given that the area has not been designated a school zone (despite the school located at the intersection)
 - o There is poor visibility at the intersection given the parked cars
 - o Expansion of CAWES could exacerbate this problem
 - o We should have crossing lights at the intersection

Please advise if the above is accurate and feel free to make edits!

Kind regards,

Kim Fils-Aimé, RPP, MCIP.
Senior Planner
Planning Department
403.356.8896



You forwarded this message on 2020/02/14 1:35 PM.

From: Brian Flanagan [REDACTED]
To: Kimberly Fils-Aime
Cc:
Subject: Re: Direct Control

Sent: Fri 2020/02/14 1:05

Hello again, Ms. Fils-Aime:

Thank you for chasing down the answer to my question re appeal rights.

On my reading of the relevant sub-section of the MGA, this is essentially a Version 2.0 restatement of the former notion that no statutory right of appeal lies from a planning denial or approval given in a Direct Control district by a council. But since certain types of development refusals or approvals within a direct control district can now be delegated to a development authority in lieu of being made by the council itself, a narrow right of appeal has been recognized permitting the proponent of the development or affected persons to appeal on the (narrow) grounds that the development authority has not followed the directions of the council. One would hope that this will not often be the case -- let's say Council stipulates for a 4 storey maximum building height in the DC district regulations and the development authority approves an 8 storey building. Highly unlikely. So absent nutter decisions by a rogue development authority, an affected person will rarely be in a position to make use of this avenue of appeal.

It is my conclusion that in the direct control district the City of Red Deer Planning Dept. has conceived for the current CAWES site and the adjacent scout shelter as displayed to the public at the recent Open House, affected persons such as myself will have no statutory right of appeal against a future development proposal made by CAWES based on a perceived lack of merit of the application. On that basis I would ask that you record my Open House reaction as being in **disagreement with the current reclassification proposal**. I would reiterate that I feel that City planners should either identify a suitable existing land use district which already can accommodate the types of uses contemplated by CAWES for the site and rezone the site to that land use classification; OR amend as necessary an analogous existing land use district to make CAWES's proposed redevelopment of this site possible OR create a new land use classification, perhaps more broadly conceived for a range of helping facilities such as emergency shelters, halfway houses, residential rehab facilities, etc., all with a view to making such development applications possible while still preserving the right of appeal to the SDAB of both the applicant and affected persons.

As you are well aware, facilities such as the one CAWES contemplates building when they have funding can be controversial, especially when located in or proximate to residential areas. It is my view that NIMBYistic tendencies are best combatted by open, informed debate where even the cranks are entitled AS OF RIGHT to be heard in a meaningful way. Ergo, a right of appeal embedded in law permitting all affected persons to take on the proponent of the controversial application before the SDAB.

The effect of direct control is to shut down meaningful debate and public input, leaving such matters in the hands of council or, as in this case, its (highly-qualified, professional, and mostly not directly affected) delegates, i.e. the development authority. While many citizens find "theoretical" discussions around land use planning issues somewhat hard to follow (I think the relatively light turnout at the recent Open House to be a confirmation of this proposition), I daresay you will have a lot more residents clamouring to have real input if CAWES should come out of the chute in a year or two with an actual project which is perceived to be too large, too loud, too cluttered, too whatever. Such persons, in my respectful view, ought to be heard.

Thank you again for your and Ms. Damberger's hospitality at the Open House, and for following up on my query so diligently.

Yours sincerely,

Brian Flanagan

From: Lorna Clement [REDACTED]
Sent: February 05, 2020 3:49 PM
To: Kimberly Fils-Aime
Subject: Bylaw 3357/D-2020

Hello, As I am in Arizona at present unfortunately I will not be present for the open house on February 6th but am sending my comments.
I understand that the property where the scout hut is situated was zoned environmental reserve because of the close proximity to Waskasoo Creek so I most certainly oppose the new zoning on those grounds.
I would oppose a big parking lot on that same property.
If there was a proposed daycare as a discretionary use there would be a more traffic especially in the morning and afternoons.
As I live in [REDACTED] from the scout hut the street is very busy now and with other businesses being proposed it will become more busy and parking for our guests at our condo will be limited.
We have been a condo since 1987 and I have lived there for fourteen years and it is my home.
I would hate to see the boy scout hut destroyed. I have lived in Red Deer since 1942 and went to Brownies and guides in it.
Plus the resale value of our condos could be compromised.
Thank You.
Lorna Clement
[REDACTED]
Red Deer, AB
[REDACTED]

From: lornaclement2939 [REDACTED]
Sent: February 07, 2020 10:53 AM
To: Kimberly Fils-Aime
Subject: Bylaw3357/D-2020

Just to clarify my former comment. I am not opposed to the entire project
I am opposed to the rezoning of the narrow piece of land where the scout hut
Is situated.
Lorna Clement

Sent from Samsung tablet

From: Marilyn Olson [REDACTED]
Sent: February 07, 2020 4:13 PM
To: Kimberly Fils-Aime
Subject: Proposed Rezoning of 5301 - 5321 47 Avenue

Kimberly,
I hope this is acceptable method of Commenting.

Land Use Bylaw Amendment

Contact Information:
Marilyn Olson

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Scout Hut Question:

1. No, do not rehabilitate.
2. However, that piece of land must be kept as a park. I believe it was donated to the city by Stefanson Family as environmental park land.

General Comments:

1. Absolutely no commercial units allowed in the rezoning. There are currently many commercial vacancies in the area with a plaza 1 block away.
2. Do not extend onto Park parcel zoned A2.
3. Make sure staff will not park on street.
4. Consider using empty Co-op Building as an alternative to expansion.
5. Native Friendship Center could possibly build a second shelter somewhere else.

Sincerely,
Marilyn A. Olson

From: [REDACTED]
Sent: February 07, 2020 1:57 PM
To: Kimberly Fils-Aime
Subject: CAWES - Comments

TheCityofRedDeer,
 49T4-48Ave,
 RedDeer, AB
 403-406-8700.

Please check the box below which applies:/Land Use Bylaw Amendment X .
 Name:Bylaw Amendment Number.'Bylaw 3357/D -2020 Name of Planner (Working on the Application):Kimberly Fils-Aime. Senior Planner

My Contact Info:
 Donna Stinson
 [REDACTED]
 [REDACTED]
 [REDACTED]

Scout Hut Specific Question:The costs to rehabilitate the Scout Hut are estimated to be between -5150,000 and 5400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?
 NO

Comments:
 I am very concerned about the proposed use of what is presently zoned A2, without regard to what Zone A2 was intended to protect. (8. in Q & A Backgrounder ... "The purpose of A2 District is to protect environmentally sensitive land (in this case floodway, floodway fringe, and escarpment lands) by restricting development to a minimum and only allow for environmentally compatible uses.) What has changed to make those objectives no longer necessary?

Michael Dawe was reported to have said that the escarpment in question was shored up in the past. When was that? Is it shored up to meet 2020 requirements?
 In any event, if flooding occurs there, is the bank strong enough to hold, especially if further development of any weight is built on top of it? (Worldwide experiences have demonstrated that flooding disasters can occur anywhere these days and as close to home as the recent massive flooding in Calgary.) How much will it cost for experts to ascertain exactly what concerns development on this escarpment presents, and how much will it cost to take full prevention measures? I believe this issue must be thoroughly investigated, if for no other reason than to mitigate the city's future liability on this account.

Secondly, I am very concerned that CAWES intends " to provide some complimentary commercial uses on the main floor of the building TO ASSIST WITH FUNDING. (Capitalization mine.) Is this another Westerner funding fiasco in the offing? (It too is a non-profit.) Furthermore, the cost for building insurance is presently skyrocketing. Shouldn't that be a concern when adding commercial undertakings on the premises?
 Also, will anyone be required to do a business cost analysis/financial plan before embarking on each of these businesses. How does CAWES intend to protect itself from a sudden loss of income should any of these businesses fail - as a high

percentage of small businesses do? Will the city be on the hook if CAWES finds itself in financial trouble on that account?

I suggest that examination should be undertaken of the viability of small businesses of similar non-profits such as in assisted living centres and the Golden Circle. Seniors are far more likely to have their hair styled regularly - but how many of these 'charitable' operations are able to find someone to operate a beauty salon on the premises on a continual long-term basis?

I guess the point I'm trying to make is that a small business is no sure thing as a money maker, and rather than assisting CAWES funding, some of these businesses, such as a restaurant, may actually become a major deficit. At the very least, this needs to be explored. By the way, from what sources do CAWES funding come?

All of that said, I am very much in favor of expansion of CAWES' operation whether at its existing site or at some other in our community.

Thank you for giving me the opportunity to express my concerns.

Donna Stinson



Comment Sheet

We invite you to provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to Direct Control District No. 33 DC(33) to Accommodate Redevelopment of the Central Alberta Women’s Emergency Shelter (Bylaw 3357/D-2020). Your feedback is very important to us.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 536(1) of Municipal Government Act. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406 8700.

Please check the box below which applies:

- Land Use Bylaw Amendment
- Subdivision Application
- Plan Amendment
- Area Structure Plan

Project Name:

Rezoning of 5301, 5313, 5317, & 5321 47th Avenue to Direct Control District No. 33 DC(33) to Accommodate Redevelopment of the Central Alberta Women’s Emergency Shelter (Bylaw 3357/D-2020)

Name of Planner (Working on the Application):

Kimberly Fils-Aimé

Contact Information

Your contact information allows administration to respond as needed.

Name: Nancy Hackett
 Mailing Address: [Redacted] Postal Code: [Redacted]
 Phone #: [Redacted] E-mail Address: [Redacted]

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between \$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

Thank you very much to The City for arranging the open house meeting which I attended on February 6.

The proposal outlined now, at 4 storeys maximum, seems more compatible with the surrounding buildings and adjacent residential homes.

→



General Comments

The refinements to the proposal to ~~note~~ allow commercial uses as discretionary, ^{only} and must be ~~accessory in association with~~ the Emergency Shelter has also reduced my level of concern.

The applicants spoke on Feb 6 about wanting only a hair dresser or daycare, ^(or social enterprise) and not broader retail sales or restaurants. They also indicated that 2000 square feet was much larger than they were seeking so perhaps the commercial uses can be further reduced or refined which would alleviate many of the surrounding neighbours concerns. If neither the proponent nor the neighbourhood see the need / nor demand for a broader set of uses and with the ^{current} level of vacant commercial space in the area and throughout the downtown it would not seem necessary / no rationale for the wider list of commercial. Thank you for considering my

comments and, thank you once again, for hosting an open house.

Comment sheet may be submitted by Friday, February 7, 2020 using the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue; or
- Fax to the Planning Department at 403.342.8200; or
- Email to kimberly.fils-aime@reddeer.ca

Thank you for your input!



Comment Sheet

If you cannot attend the open house on February 6, 2020 you can still provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women's Emergency Shelter (Bylaw 3357/D-2020).

Your feedback is very important to us. Please return through any of the options provided at the end of this comment. Comments must be submitted by **4:30 PM, February 7, 2020**

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB T03-056-8700.

Please check the box below which applies:

Bylaw Amendment Number:
Bylaw 3357/D-2020

- Land Use Bylaw Amendment
- Subdivision Application
- Plan Amendment
- Other

Name of Planner (Working on the Application):
Kimberly Fils-Aimé, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: Murray Holmes

Mailing Address: [Redacted] Postal Code: [Redacted]

Phone #: [Redacted] E-mail Address: _____

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

The costs to rehabilitate the Scout Hut I think would be worth it. It is such a landmark at this site. I am not in favor of building the Women's Shelter. Plans on the main floor would not be good as there is so much room on the street level it is hard to get a good view. There are businesses which have closed in the shopping centre just south of us. We have problems combining with students from the Scout Hut School on the Plaza Office building. I think I think any development in this area will just cause more congestion which we do not need.



January 20, 2020

Originally Submitted to the
January 20, 2020 Council
Meeting

Land Use Bylaw Amendment 3357/D-2020: DC (33) District- Central Alberta Women's Emergency Shelter

Administrative Report

Report Summary & Recommendation

Administration has created a new Land Use Bylaw district. The Direct Control DC (33) District is intended for the Central Alberta Women's Emergency Shelter (CAWES) located at 5301, 5313 & 5317 47 AV. The DC (33) District proposes to consider CAWES' expansion. The proposal also includes a commercial component on the ground floor of the facility.

Administration recommends that Council proceed with first reading of Land Use Bylaw amendment 3357/D-2020 for the creation of the new Direct Control DC (33) District.

Proposed resolution

That Bylaw 3357/D-2020 be read a first time. If first reading is given, this bylaw will be advertised for two consecutive weeks with a Public Hearing to be held on Tuesday, February 18, 2020 at 6:00 p.m. in Council Chambers.

Rationale for Recommendation

1. CAWES proposed location and uses adheres to municipal policies.

The Municipal Development Plan (MDP) contains several policies that support the location of CAWES on the subject properties (Appendix H).

2. The proposed commercial uses are in line with existing commercial uses in the downtown.

The commercial uses proposed on the main floor of the facility are the same as uses that are permitted in the C1 Commercial (City Centre) District. The commercial uses are small scale and ancillary uses.

3. There is room for CAWES to expand their operations at this location.

If CAWES chooses to expand their operations beyond their existing property line, the primarily vacant City owned property to the north could allow CAWES to expand operations pending future land acquisition discussions.

Discussion

Background

The Central Alberta Women's Emergency Shelter (CAWES) has been operating in Red Deer since 1983. The shelter provides services 24 hours a day, 7 days a week to families experiencing family violence. The shelter grew from 16 beds at the beginning of its operations, to 34 beds and 6 cribs in 2002. In addition to shelter, CAWES also provides outreach programs and support services to victims of domestic violence within the community.

Due to increasing demands for shelter space over the past several years, CAWES has applied to replace and expand the existing facility. CAWES proposes a two phased approach to redevelopment (Appendix F). Phase 1 consists of replacing the existing facility to increase their bed capacity. Phase 2 is looking to add limited commercial space on the ground floor of the new facility, and provide collaborative service delivery space for outreach programs as well as affordable transitional housing on the second floor.

CAWES' current operations are located at 5301, 5313 & 5317 47 AV which are currently zoned R2 Residential (Medium Density) District (Appendix G). In order to expand their facility, CAWES has indicated their desire to obtain access to the City owned lands at 5321 47 AV (Appendix D). The City owned property is currently zoned A2 Environmental Preservation District (Appendix G) and houses the Scout Hut.

Administration has reviewed the proposal for CAWES' expansion to create a direct control district that will allow for consideration of the unique needs of the development.

Analysis

Land Use Bylaw

The proposed DC (33) District provides CAWES with the opportunity to meet increasing service demands at their existing location within the city. The DC (33) boundary on the City owned property was established by following the escarpment boundary. The existing A2 zoning will remain on the eastern half of the parcel. The General Purpose of the DC 33 District is as follows:

The purpose of this District is to allow for the operation of the Central Alberta Women's Emergency Shelter with accessory uses that provide support services for users, including immediate shelter, short-term accommodation, Offices directly related to the function of the Emergency Shelter, counselling, kitchen facilities, and outreach programs. This District also allows small-scale commercial uses on the main floor for complimentary commercial uses for Emergency Shelter users and the general public.

It is proposed that the development authority for this DC District be the Development Officer and the Municipal Planning Commission (MPC). This grants them the ability to review applications and consider variance requests.

Strategic Alignment:

The proposal meets the following two key goals from The City's 2019-2022 Strategic Plan:

Red Deer is a safe community

- *"Red Deer is a safe and secure community. Safety is strengthened through a focus on enforcement, as well as prevention, intervention and education."*

Red Deer is a socially responsible city

- *Red Deer offers a welcoming community where everyone can enjoy a high quality of life. As a community, together we advocate for much needed social infrastructure and build a resilient community*

Municipal Development Plan

The MDP supports the accommodation of a variety of social services and facilities that serve the needs of the community in the downtown. The MDP indicates that provisions should be made to accommodate such activities in suitable locations. The MDP also contains policies that encourage a variety of housing forms such as allowing dwelling units that are combined with non-residential uses.

Emergency Shelter Capacity and Expansion

CAWES' Letter of Intent (Appendix E) has indicated that there have been increased demands for beds over the years. CAWES' 34 beds and 6 cribs are insufficient in meeting those demands.

They have indicated that the current facility was built to residential standards and only one of their 14 rooms is barrier free. The proposed expansion consists of a revised four story building which could accommodate approximately 36 rooms, and allows for commercial uses on the ground floor. Appendix F shows a preliminary design concept of the proposed expansion which will be subject to approval at the development permit stage. It is provided at this stage to help visualize the potential development scale.

Commercial Uses

In order to assist with the funding of their programs, CAWES has indicated their desire to incorporate commercial uses with their expansion with key intent to serve their clients . DC (33) District allows the commercial uses identified in Table 1.

Table 1

Use	Definition
Commercial Service Facility	means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include: (a) services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, tanning salon or fitness centre, (b) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet, (c) care of small animals such as a small animal veterinary clinic or dog grooming salon, or (d) financial or insurance services outlet, real estate agency, travel agency, commercial school or day care but does not include Office, Funeral Home, or Crematorium.” (e) Does not include Cannabis Retail Sales. Merchandise Sales (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment)
Restaurant (excluding the sale of alcohol)	means an establishment the primary purpose of which is the preparation and sale of food for consumption on the premises, and the secondary purposes of which may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out food services and catering. A restaurant does not include a drinking establishment but does include any premises in respect of which a “Class A” Liquor License has been issued and where minors are not prohibited by the terms of the license.
Merchandise Sales (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment)	N/A

--	--

Scout Hut

The lands located to the north of CAWES currently houses the Scout Hut. The Rover Scout Log Cabin (also referred to as the Scout Hut) was constructed in 1937 to serve as a meeting hall for scouts and rover patrols. The scout hut has not been used as a meeting hall since the 1980s and is not designated as a Historically Significant site in the Land Use Bylaw. In the 1980s and 1990s, Christmas trees were sold at this location. In January 2019, Administration undertook a historic evaluation and statement of integrity assessment of the site based on the Province of Alberta and Canada's Historic Places Integrity Assessment method (Appendix J). The assessment determined that due to the deterioration of the cabin it has not retained the character-defining elements that enable it to communicate its significance. As part of the referral process for the CAWES expansion, landowners within 100m of the scout hut site were asked if they would support the rehabilitation of the site. Responses were split evenly amongst those in favour of rehabilitating the site and those against investing municipal tax dollars on the property (Appendix C).

Dialogue

The application was circulated to various City departments for review. All concerns/comments provided by departments have been reviewed and considered by the Planning Department.

An information package and questionnaire was sent to 83 landowners within 100m of the subject properties (Appendix B). 9 responses were received. Primary concerns were centered on the impact the proposal would have on traffic, parking and the views of those residing in the immediate vicinity of the subject property. A summary table of the feedback and administrative responses can be found in Appendix C. The referral to surrounding landowners indicated a height of up to 6 storeys for the proposed redevelopment. The application has been revised to 4 storeys following additional administrative review and landowner feedback.

Operational Impacts

Land Use Bylaw – new land use district

The Direct Control DC (33) District was created to enable the continued operation and expansion of the Central Alberta Women's Emergency Shelter. The new district will be located in *Part Eight: Direct Control Districts, Regulations and Exceptions Respecting Land Use*.

Recommendation

Administration recommends that Council proceed with first reading of Land Use Bylaw 3357/D-2020 for the creation of the DC (33) District.

Appendices

- Appendix A- Bylaw 3357/D-2020
- Appendix B- External Referral Package
- Appendix C- Landowner Comments & Administrative Response
- Appendix D- CAWES subject property map
- Appendix E- CAWES letter of Intent
- Appendix F- Preliminary Shelter Design
- Appendix G- R2 & A2 District Guidelines
- Appendix H- Applicable MDP Policies
- Appendix I- Escarpment Constraints Map and LUB Escarpment Regulations
- Appendix J- Scout Hut Integrity Assessment

Appendix A

Land Use Bylaw Amendment 3357/D-2020

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2020.

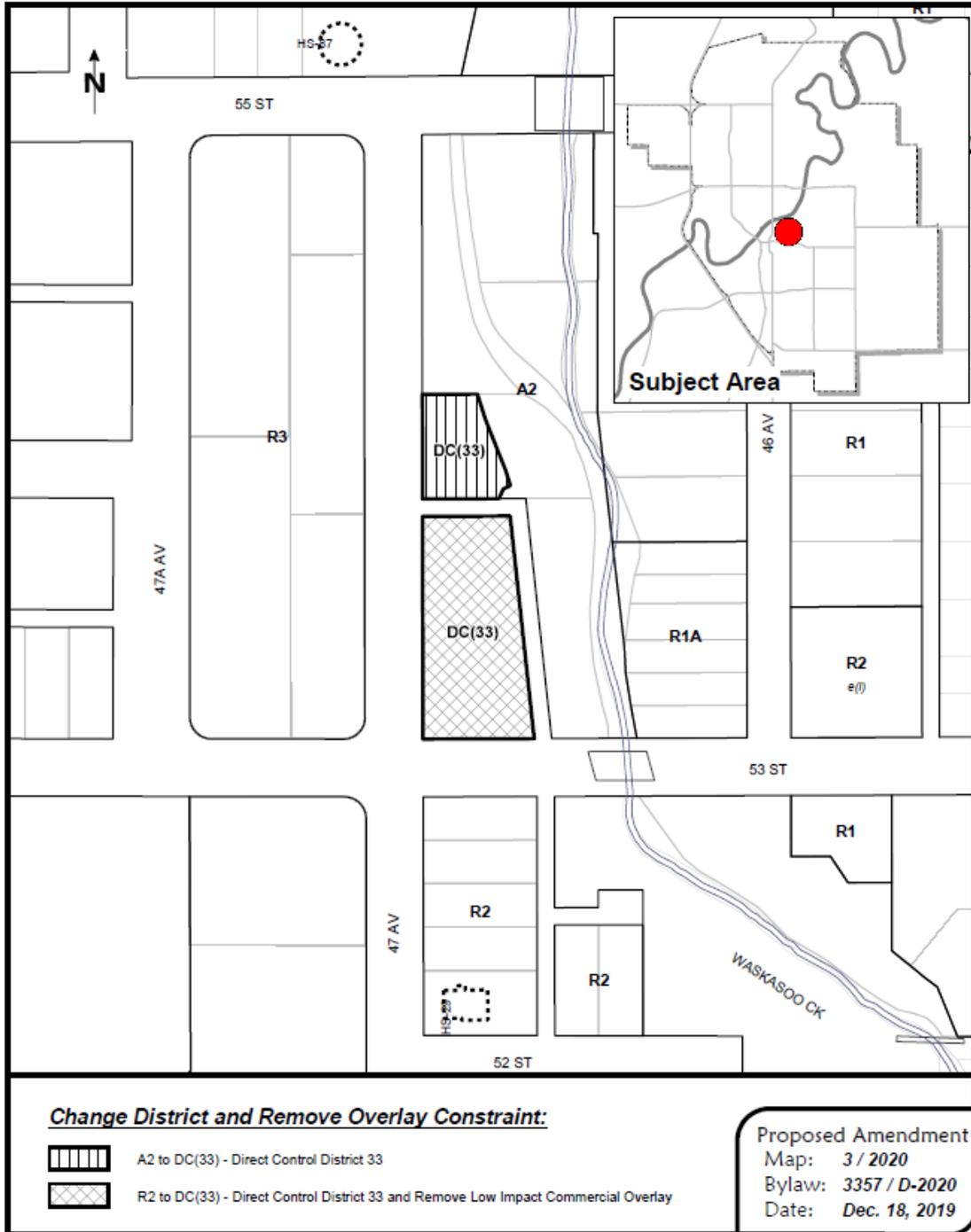
MAYOR

CITY CLERK

Schedule "A"



Proposed Amendment to Land Use Bylaw 3357/2006



Schedule "A2"

8.20.13 Direct Control District No. 33 DC (33)

General Purpose

The purpose of this District is to allow for the operation of the Central Alberta Women's Emergency Shelter with accessory uses that provide support services for users, including immediate shelter, short-term accommodation, Offices directly related to the function of the Emergency Shelter, counselling, kitchen facilities, and outreach programs. This District also allows small-scale commercial uses on the main floor for complimentary commercial uses for Emergency Shelter users and the general public.

1. DC (33) Permitted and Discretionary Uses Table

<p>(1) Permitted Uses</p> <ul style="list-style-type: none"> (a) Accessory Building (b) Building Sign
<p>(2) Discretionary Uses</p> <ul style="list-style-type: none"> (a) Accessory Use (b) Commercial Service Facility, as an accessory to an Emergency Shelter (c) Day Care Facility, as an accessory to an Emergency Shelter (d) Emergency Shelter (e) Merchandise Sales (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, liquor, beer or wine sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment), as an accessory to an Emergency Shelter (f) Restaurant (excluding liquor, beer or wine sales), as an accessory to an Emergency Shelter

2. Approving Authority

- (1) The approving authority for applications for development approval in this District shall be as follows:
 - (a) The Development Officer for a Permitted Use that is compliant with the provisions of this District; and
 - (b) The Municipal Planning Commission for all other Development Permit applications.

3. Site Development

Floor Area	As determined by the Development Authority
Commercial Service Facility, Merchandise Sales and Restaurant Floor Area Maximum	2000ft ² (185m ²)- Limited to the main floor of the principal building
Site Coverage	As determined by the Development Authority
Building Height Maximum	4 storeys
Front Yard Minimum	As determined by the Development Authority
Side Yard Minimum	As determined by the Development Authority
Rear Yard Minimum	As determined by the Development Authority
Landscaped Area	15% of the site area
Parking	Subject to Sections 3.1 and 3.2
Loading Spaces	Subject to Section 3.7

4. Design Criteria

- (1) The Principles of Crime Prevention Through Environmental Design (CPTED) shall be applied to all Development within this District.
- (2) Any development within the Escarpment Area is subject to section 2.11 of the Land Use Bylaw.
- (3) Notwithstanding any other provision of the Land Use Bylaw, Trees shall not be cut, felled or removed from the Site without prior approval of the Commission.
- (4) Building Design
 - (a) The Principal Building shall have equal sidewalk interface, architectural corner features, and high quality elevation treatments along 47th Avenue and 53rd Street.
 - (b) No Street frontage Building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows or vertical accents, to provide visual variety and interest.
 - (c) More than one type of high quality Building material, including but not limited to, brick, stone, concrete, hardy board, and cement stucco shall be used in a variety of combinations for ornamentation and articulation.
 - (d) Elements which are utilitarian in nature, including but not limited to, air conditioning units, electrical equipment, service areas, and the like shall be screened to the satisfaction of the Development Authority.

- (e) All commercial uses open to the public shall be located on the main floor of the Principal Building.
- (5) Building Entrances
- (a) Building entrances shall be designed and architecturally treated to emphasize the Building entrance.
 - (b) Emergency Shelter entrance(s) and entrances for commercial uses open to the public shall be architecturally differentiated to avoid confusion.
 - (c) All commercial uses open to the public shall have their own clearly identifiable Street level entry.
 - (d) As a minimum, overhead weather protection shall be provided for pedestrians along the Building front at each Street level entry.
 - (e) All commercial uses open to the public shall contain un-tinted glass windows.
- (6) Parking
- (a) Underground parking is highly encouraged. The majority of surface parking shall be paved and located behind the Building(s) in carefully designed, landscaped lots with defined, integrated pedestrian connections to public sidewalks and trails.
 - (b) Secure outdoor bicycle racks that allow the bicycle frame to be locked directly to the rack shall be provided.
- (7) Landscaping
- (a) All plant material provided shall be of a species capable of healthy growth in Red Deer. Incorporation of naturoscaping is required.
 - (i) Applicants shall use The City of Red Deer's Naturoscaping Plant List as a guide.
 - (b) Existing trees that are healthy and that have long-term viability are to be preserved by rigid temporary protective fencing to protect the root zone during construction, in accordance with Contract Specifications, The City of Red Deer. See Section 32 93 50 Tree and Shrub Preservation and Parks Standard Drawing, 50 08 05, "Tree Protection Fence", or any replacement drawing.
- (8) Garbage, Recycling, and Outdoor Storage
- (a) All garbage, recycling facilities, and outdoor storage shall be fully screened with a solid fence, landscaping, or a combination of both.
 - (b) Sufficient space shall be allotted aside from parking requirements to provide appropriate waste and recycling collection vehicle access.

Appendix B
External Referral Package

Date: November 8, 2019

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

To: Landowners within 100 m of 5301, 5313, 5317, and 5321 47 Avenue (Lots 6-8 Block 48 Plan 6990 ET, Lots 5-6 Block 48 Plan 6990 ET, Lot 4 Block 48 Plan 6990 ET, and Lots 2-3 Block 48 Plan 6990 ET)

RE: Proposed Rezoning of 5301 – 5321 47th Avenue to Direct Control District No. 33 DC(33) to Accommodate a Future Redevelopment of the Central Alberta Women’s Emergency Shelter (Bylaw 3357/K-2019)

Why have you received this letter?

Landowners within 100-metres of the site are provided with an opportunity to review and comment on proposed amendments. You are a landowner within 100-metres of the subject site.

Will you provide comments on the proposed amendments by **4:30 PM, November 29, 2019**

What is being proposed?

The Central Alberta Women’s Emergency Shelter (CAWES) is proposing to redevelop their property and possibly expand to the site to the north. To accommodate this, a new land use district has been developed to regulate this anticipated redevelopment. The Land Use Bylaw amendment proposed is to:

- Introduce a new land use district known as DC(33) District
- Rezone the subject site from the current combination of R2 Residential (Medium Density) District and A2 Environmental Preservation District to the new DC(33) District and a reallocation of the A2 Environmental Preservation District.

An illustration of the proposed zoning change is included with this letter.

Why is this being proposed?

The current CAWES facility does not meet accessibility or current code standards. CAWES has also outgrown their physical space. Because of this, CAWES is looking to redevelop their site to better accommodate their clients and have some main floor commercial uses to help with financing their operation.

To help explain what is being proposed and provide some answers to questions you may have, a Q&A document has been included with this letter.

CAWES is considering possibly expanding into the site to the north which contains a small structure known as the Scout Hut. The Q&A provides you with some background on the Scout Hut and the comment sheet that is also part of this referral package asks you a specific question about the future of the Scout Hut.

Do I have to provide comments?

It is optional to provide comments. If you feel the proposed changes could affect or benefit you, you may choose to provide comments. If you would like to submit comments, please do so by **4:30 PM, November 29, 2019**. Methods for submitting comments are outlined in the attached comment sheet.

What will happen if I submit comments?

All comments received will be reviewed by Planning staff. They will be incorporated into the report that will be presented to Council when they consider First Reading of the proposed amendments.

What is the next step for these amendments?

It is anticipated that the proposed new DC(33) land use district and the rezoning of the subject site will be presented to Council for consideration in the coming months:

Step 1: Council reviews the report and Administration's recommendation when considering First Reading of the bylaw. If First Reading is granted, the bylaw moves onto step 2

Step 2: A Public Hearing is held where opportunity is given to speak directly to Council about the proposed amendment. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within 100-metres of the properties will receive written notification of the Public Hearing. Once the Public Hearing is closed, the application moves onto step 3

Step 3: Council considers Second and Third (final) Reading of the proposed bylaw. If Council grants Third Reading to a bylaw, the bylaw comes into effect immediately.

Thank you for your consideration in this matter. Please do not hesitate to contact me if you require additional information or clarification.

Sincerely,



Kimberly Fils-Aimé, Senior Planner
403-356-8896
kimberly.fils-aime@reddeer.ca

Enclosures:

1. Current and Proposed Zoning Illustration
2. Q&A
3. Draft DC(33) District
4. Comment Sheet

Current Zoning



Proposed Rezoning





Q&A BACKGROUNDER

Re-zoning to Accommodate the Future Central Alberta Women's Emergency Shelter Redevelopment

1. Why is the land being proposed to be rezoned?

The Central Alberta Women's Emergency Shelter (CAWES), located in downtown Red Deer, has outgrown their current facility and are planning to redevelop their site in the near future to build a more accommodating structure. The facility they are currently in was built to residential standards, which makes it difficult to provide adequate space for the women and children they serve, as well as CAWES staff.

2. What is CAWES and what programs and services do they offer?

CAWES provides safe refuge, personal counseling, and community support for families experiencing family violence. They currently offer the following:

- Operates 24/7
- Accommodation and basic emergency services (14 rooms with 34 beds with 6 cribs currently)
- Crisis and family counselling and intervention
- Family violence prevention and education
- Information and community referrals
- Rural outreach services
- Child support services
- Domestic violence court collaboration program
- Family violence hotline

3. Why is CAWES redeveloping their site?

In order to be able to better support Central Alberta families experiencing family violence, CAWES would like to increase their intake space from 14 rooms to 30 rooms, as well as provide a barrier free facility with potential for commercial lease space.

Demand for services has increased for CAWES. Shelter admissions from 2015 to 2018 have seen an increase of nearly 40 per cent. In 2015, there were 446 women and children admitted for stays of approximately 20 days, and in 2018 this number has increased to 461 women and 185 children for a total of 646 people served residentially and the numbers are still increasing. In 2018 CAWES was not able to serve 1204 women and 1861 children. Their outreach program has also experienced increase in demands, experiencing a 198 per cent increase since 2015.

4. What is planned to be built on the location?

CAWES has expressed intent to replace their existing structure in two phases (dependent on the proposed rezoning, funding, and the Development Permit Process):

- Phase 1 – replace existing facility and increase bed capacity, while providing sustainable flexible designed space to ensure future changes are easier to accommodate

- Phase 2 – add commercial lease space for compatible commercial uses on the main floor. On the second floor, add collaborative service delivery space for outreach and community service delivery, and affordable secure transition housing above the second floor

5. What additional services will CAWES provide once they have redeveloped the site?

The services and programs will be the same as they currently offer, but they intend on having additional rooms to accommodate more families, and provide some complimentary commercial uses on the main floor of the building to assist with funding.

6. What types of commercial uses are being considered?

The complementary commercial uses proposed on the main floor are subject to the uses listed under Commercial Service Facility. Commercial Service Facility means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include:

- (a) services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, tanning salon or fitness centre,
- (b) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet,
- (c) care of small animals such as a small animal veterinary clinic or dog grooming salon, or
- (d) financial or insurance services outlet, real estate agency, travel agency, commercial school or day care but does not include Office, Funeral Home, or Crematorium.”
- (e) Does not include Cannabis Retail Sales.

7. How will parking be accommodated in the proposed design?

The parking layout and number of stalls will be proposed at the Development Permit stage and will ultimately be dependent on the actual uses that will be occurring at the location. The maximum potential parking stalls would be 77 at full-build out.

8. What will be done to protect the existing mature trees in the area?

Trees are not allowed to be removed on lands zoned A2 Environmental Preservation District, unless approved by the Municipal Planning Commission. The majority of the mature trees are located within the A2 District. The purpose of the A2 District is to protect environmentally sensitive land (in this case floodway, floodway fringe, and escarpment lands) by restricting development to a minimum and only allow for environmentally compatible uses.

The proposed DC(33) District requires that existing healthy trees that have long-term viability are to be preserved by rigid protective fencing to ensure the roots don't get damaged during construction.

9. What is the history of the Scout Hut?

The Rover Scout Log Cabin (Scout Hut) was constructed in 1937 and was used until the late 1970's regularly as a meeting hall for the Scouts and Rovers until the site was not large enough to accommodate the Boy Scout and Girl Guide troops. In the 1990's and early 2000's, the site was used by the Boy Scout Association for six weeks in the winter to sell Christmas trees, and at the end of 2008 the association decided not to renew their lease with The City for the land. The Northern Lights Council (responsible for all scouting activities in Alberta) expressed no interest in using the subject site for future scouting activities, even if the cabin was restored.

A Historical Evaluation/Statement of Integrity was completed in January 2019 and concludes:

- the building's exterior materials from the 1937 are in a compromised state

- The cedar shake roof needs replacement
- If the building were to be rehabilitated, it would need to meet the current Alberta Building Code standards
- much of this building has lost its original integrity

The overall historic integrity of the Scout Hut is low and costs associated with the rehabilitation of the Scout Hut are high.

10. If CAWES expands onto the land to the north where the Scout Hut is, what will happen to the Scout Hut?

The City is currently exploring various options based on an evaluation of the building. The Cost estimates for restoration of the Scout's Hut (both on site along with the option to move the rehabilitated hut to an alternate location) range from ~\$150,000 - \$400,000.

11. Is the Scout Hut a historically designated building?

No, the Scout Hut is not a historically designated building. It was identified as a possible Place of Interest; however it was never formally designated as a Municipal Historic Resource under the *Alberta Historical Resources Act*. It is not eligible for grants from the Province.

8.20.13 Direct Control District No. 33 DC (33)

General Purpose

The purpose of this District is to allow for the operation of the Central Alberta Women's Emergency Shelter with accessory uses that provide support services for users, including immediate shelter, short-term accommodation, Offices directly related to the function of the Emergency Shelter, counselling, kitchen facilities, and outreach programs. This District also allows small-scale commercial uses on the main floor for complimentary commercial uses for Emergency Shelter users and the general public.

1. DC(33) Permitted and Discretionary Uses Table

(1)	Permitted Uses
(a)	Accessory Building
(b)	Building Sign
(c)	Commercial Service Facility
(d)	Merchandise Sales (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment)
(e)	Restaurant
(2)	Discretionary Uses
(a)	Accessory Use
(b)	Day Care Facility
(c)	Emergency Shelter

2. Approving Authority

- (1) The approving for applications for development approval in this District shall be as follows:
- (a) The Development Officer for a Permitted Use that is compliant with the provisions of this District; and
- (b) The Municipal Planning Commission for a Permitted Use that requires a variance to any of the District development standards, building heights greater than four storeys, and all Discretionary Uses.

3. Site Development

Floor Area	As determined by the Development Authority
Site Coverage	As determined by the Development Authority
Building Height Maximum	6 storeys
Front Yard Minimum	As determined by the Development Authority
Side Yard Minimum	As determined by the Development Authority
Rear Yard Minimum	As determined by the Development Authority
Landscaped Area	15% of the Site area
Parking	Subject to Sections 3.1 and 3.2

Loading Spaces	Subject to Section 3.7
----------------	------------------------

4. Design Criteria

- (1) The Principles of Crime Prevention Through Environmental Design (CPTED) shall be applied to all Development within the DC(33) District.
- (2) Building Design
 - (a) The Principal Building shall have equal sidewalk interface, architectural corner features, and high quality elevation treatments along 47th Avenue and 53rd Street.
 - (b) No Street frontage Building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows or vertical accents, to provide visual variety and interest.
 - (c) More than one type of high quality Building material, including but not limited to, brick, stone, concrete, hardy board, and cement stucco shall be used in a variety of combinations for ornamentation and articulation.
 - (d) Elements which are utilitarian in nature, including but not limited to, air conditioning units, electrical equipment, service areas, and the like shall be screened to the satisfaction of the Development Authority.
 - (e) All commercial uses open to the public shall be located on the main floor of the Principal Building.
- (3) Building Entrances
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 - (e) All commercial uses open to the public shall contain un-tinted glass windows.
- (4) Parking
 - (a) Underground parking is highly encouraged. The majority of surface parking shall be paved and located behind the Building(s) in carefully designed, landscaped lots with defined, integrated pedestrian connects to public sidewalks and trails. Secure outdoor bicycle racks that allow the bicycle frame to be locked directly to the rack shall be provided.
- (5) Landscaping
 - (a) All plant material provided shall be of a species capable of healthy growth in Red Deer. Incorporation of naturoscaping is required.
 - (i) Applicants shall use The City of Red Deer's Naturoscaping Plant List as a guide.
 - (b) Existing trees that are healthy and that have long-term viability are to be preserved by rigid temporary protective fencing to protect the root zone during construction, in accordance with Contract Specifications, The City of Red Deer. See Section 32 93 50 Tree

and Shrub Preservation and Parks Standard Drawing, 50 08 05, "Tree Protection Fence", or any replacement drawing.

(6) Garbage, Recycling, and Outdoor Storage

- (a) All garbage, recycling facilities, and outdoor storage shall be fully screened with a solid fence, landscaping, or a combination of both.
- (b) Sufficient space shall be allotted aside from parking requirements to provide appropriate waste and recycling collection vehicle access.



Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women’s Emergency Shelter (Bylaw 3357/K-2019)?

Your feedback is very important to us. Please return through any of the options provided at the end of this comment sheet by 4:30 PM, November 29, 2019

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Please check the box below which applies:

- Land Use Bylaw Amendment
- Subdivision Application
- Plan Amendment
- Other

Bylaw Amendment Number:
Bylaw 3357/K-2019

Name of Planner (Working on the Application):
Kimberly Fils-Aime, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

Appendix C

Landowner Comments and Administrative Response

Landowner Comment regarding DC District	Administration's Response/Comment
Why a DC District?	Administration chose to create a DC district in order to consider the unique needs of the development and parcel configuration.
Height is too tall	The height has been revised to 4 storeys, similar to the surrounding residential developments.
Commercial uses not compatible	Commercial uses proposed in DC (33) District are of small scale and similar to the existing low impact commercial overlay uses in the area.
Commercial uses not contingent on operation of the Shelter	Proposed commercial uses are accessory to the operation of the Emergency Shelter
Traffic will increase	The application was circulated to the Engineering Department for review. Engineering staff has not determined DC (33) District to pose traffic issues for the area.
Suitability of underground parkade	The proposal has been reviewed by internal departments and no concerns have been received at this time regarding the suitability of an underground parkade. If the rezoning is approved, the application will be further circulated to relevant departments at the Development Permit stage to determine the feasibility and risks of the proposal. Any required studies will be requested of the applicant at this time.
Parking will be an issue	Parking requirements will be subject to standard parking requirements in section 3.1 & 3.2 of the Land Use Bylaw.
Community meeting should be held	Further community input opportunity is available at the public hearing.
What is the definition of Emergency Shelter?	Emergency Shelter means a facility that provides temporary shelter for people in need of immediate shelter or short-term accommodation. An Emergency Shelter may also offer health, education, and other programs and services to clients that stay at the shelter or for clients through an outreach program. Emergency Shelters do not include treatment for addiction.
Wildlife will be impacted	The natural area will be protected through escarpment area requirements and approval required for removal of trees.
What will be the impact on drainage, flood plain and the escarpment?	Section 2.11 of the Land Use bylaw lists regulations for all developments located within an escarpment area. All development permit applications throughout the city must

	<p>obtain proper approvals and licenses prior to development. Any drainage concerns will be reviewed by Engineering.</p> <p>The proposed changes are outside the Floodway constraints layer.</p>
Why is A2 being rezoned?	<p>If CAWES expands its operations on to the City owned lands to the north-a portion of the property will need to be rezoned from A2 to DC (33). The A2 designation was intended for lands within the escarpment and floodway constraint layers which impact the eastern half of the subject property. The eastern half of the property will remain as A2.</p> <p>Any land currently within the escarpment area will need to adhere to the regulations outlined in part 2.11 of the Land Use Bylaw.</p>
Too close to power facility	<p>The application was circulated to the Electric Light & Power Department for review. EL&P has not determined DC (33) District to pose any issues to the power facility. The application will further be circulated internally at the Development Permit stage thus providing additional opportunities for detailed review.</p>
Landowner Comments regarding Scout Hut	Administration's Response/Comment
Repair costs are overestimated	<p>Assessment of the Scout Hut was conducted and different preservation options were considered to determine the range of repair costs identified in the external referral.</p>
Scout Hut should be considered historic city site	<p>Administration undertook a historic evaluation and statement of integrity assessment of the site based on the Province of Alberta and Canada's Historic Places Integrity Assessment method. The cabin's historical value was determined by character defining elements such as the interior walls, roof truss and underside of the roof. These have deteriorated to a point whereby the historical value is compromised.</p>
Other Landowner Comments	Administration's Response/Comment
Property Value will go down	<p>Development on adjacent properties may or may not affect property values. Overtime the market would determine if the property values are impacted.</p>



RECEIVED

NOV 25 2019

Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women’s Emergency Shelter (Bylaw 3357/K-2019)?

Your feedback is very important to us. Please return through any of the options provided at the end of this comment sheet by **4:30 PM, November 29, 2019**

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Please check the box below which applies:

- Land Use Bylaw Amendment
- Subdivision Application
- Plan Amendment
- Other

Bylaw Amendment Number:
Bylaw 3357/K-2019

Name of Planner (Working on the Application):
Kimberly Fils-Aime, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: Bernice Makowski

Mailing Address: [Redacted] Postal Code: [Redacted]

Phone #: [Redacted] E-mail Address: [Redacted]

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

NO - But to build 6 story structures
in front of our apartments, which will
devalue our condos when we go to sell, this
will not be good for us, why can't the city do

General Comments:

something with the ^{Home} nursing in Lower
Fairview that has been closed
for at ^{least} 4 yrs and standing empty?

The traffic will be worse than
it is now. We have deer, rabbits, skunks
walking by and nice trees, why does the
city need to ruin our nice views.

THATS why we want to live here.
We already lost our Coop store,
wich was bad for all living near and
surrounding area. but the city built 2 new
ones out east. This building will have
nothing to do with us seniors, we need
more affordable condos or suites for us.
the ones that are built, lot of ^{us} can't afford
to live in them of the high prices.
THATS why we bought or rent here.

I will not vote to have those structures
built.



Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women's Emergency Shelter (Bylaw 3357/K-2019)?

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Please check the box below which applies:

- Land Use Bylaw Amendment
- Subdivision Application
- Plan Amendment
- Other

Bylaw Amendment Number:
Bylaw 3357/K-2019

Name of Planner (Working on the Application):
Kimberly Fils-Aime, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: LINDA OTTO

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] E-mail Address: [REDACTED]

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

No - Saving the building would be great but in this time of economic retreat not practical. The building has sat for over 10 yrs with nothing done to save it - if a private group had cared will come up with funds.

General Comments:

Recognize a need for increased housing but -

- concerns about parking especially on street - it is limited already!!

= are there not regulations & laws in place regarding how close can build to a power facility which is just north of existing building

Don't also at one time there was concern that this area is a flood plain because of creeks ~~running~~ running south & north just east of building and walking trail.



Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women’s Emergency Shelter (Bylaw 3357/K-2019)?

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- Other

Bylaw Amendment Number:
Bylaw 3357/K-2019

Name of Planner (Working on the Application):
Kimberly Fils-Alme, Senior Planner

Contact information

Your contact information allows administration to respond.

Name: LINDA + LARRY JOHNSTONE
 Mailing Address: [REDACTED] Postal Code: [REDACTED]
 Phone #: [REDACTED] E-mail Address: _____

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

WE ARE IN AGREEMENT WITH REZONING BUT ARE DEFINITELY AGAINST ~~ANY~~ EXTRA COSTS RE SCOUT HUT. THE HUT SHOULD BE COMPLETELY ELIMINATED. THE CITY HAS NOT LOOKED AFTER THAT PROPERTY — WE HAD TO CALL THE CITY JUST TO GET THE TALL GRASS CUT. IT HAS BEEN AN EYESORE FOR YEARS !!



Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women's Emergency Shelter (Bylaw 3357/K-2019)?

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Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.18(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-49 Ave, Red Deer, AB 403-406-8700.

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- Plan Amendment
- Other

Bylaw Amendment Number:
Bylaw 3357/K-2019

Name of Planner (Working on the Application):
Kimberly Fils-Aime, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: LORNA CLEMENT

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] E-mail Address: [REDACTED]

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

I believe that is an over estimation on the repairs. Yes, I believe the City should preserve the "Scout Hall". I wrote a letter recommending it become a City Historical Site many years ago but I did not get a reply!

General Comments:

It is a sad thing and thing when the women's shelter needs more room for battered women & children. I am not against them building a larger facility. I am however against them building commercial spaces on the main floor. I live in Imperial Place II right across the street from the proposed site. This is my home & when I bought my condo fourteen years ago I was assured parking would be built across the street & it certainly was a selling feature but won't be in the future. The extra traffic of commercial spaces being built is also a factor I would be against. It will take away ^{parking} spaces for bus, visitors coming to our condo. What I am most upset is the destruction of the historic "Scout Hall". It has sat on that site since the mid 1930's & there is a stone on the fireplace wall with Governor General Lord Tweedsmuir visited the site. The "Scout Hall should definitely be preserved". I have lived in Red Deer since 1942 & we had Brownies Guides on that site.

Attention:

Kimberly Fils-Aime
Senior Planner

Thank you for the opportunity to comment on the proposed rezoning at 5301 – 5321 47th Avenue. I own the property [REDACTED] to the east at [REDACTED]

While I can appreciate that there is a need in our community for more services and therefore I understand the Women's Shelter desire to expand, I do not support the proposed rezoning in its current form. The following are my concerns:

1. The Height: The height increase from a maximum of 3 storeys in the current zoning to 6 in the proposed zoning is excessive. My property is R1A bungalow. I am concerned that a 6 storey building will overshadow my house and backyard, this will diminish enjoyment of my property as 3 additional storeys of units over the 3 at present will eliminate privacy from my yard. The building may also create excessive shade on my home that is west and north facing. We should all be able to enjoy privacy and sunshine in our yards and homes. I purchased this property understanding that the R2 site behind me would be a maximum of 3 storeys. I recognize that the creek and trees create a minor separation but none of the trees are six storeys tall and there is no way to create a suitable separation from a building that will be as tall as a downtown office tower (same height as the Professional Building downtown). If allowed, 6 storeys would be the tallest building in the area, twice as tall or more (6x in my case) than any buildings surrounding it. This does not seem suitable or compatible with surrounding landowners and residents.
2. No Rationale for Commercial: I cannot support a Direct Control District that is proposing permitted commercial service, restaurant, and merchandise sales in this location. These are broad categories of uses that are not always compatible with low density residential uses. I am concerned about a commercial site that could have unrestricted operating hours, lighting, noise, and signage. Other neighbourhoods require a transition between zoning types, but this change means there is no transition from low density residential to a use that is now proposed to be commercial. I would also suggest that there is no need in the area for more commercial and in fact adding more could be detrimental. The former Coop grocery plaza, Ross Street, and the other direct control districts in the surrounding area offer plenty of commercial options with many of these spaces vacant or underutilized. We all want an appropriate balance in this area to ensure that vacant retail and commercial spaces are minimized. Further, while the purpose of the district indicates that it is for the Shelter and accessory uses, the uses table indicates that a shelter is discretionary but commercial services, restaurants, and merchandise are permitted uses. They do not appear to be contingent on the Shelter operating. The district use table is not clear as it does not state commercial is limited to ground floor or limited in floor space. It almost appears it could become the primary use.

3. Definition of Emergency Shelter: I am unclear as to what is being proposed exactly. And I would suggest when I spoke with my neighbours that they may not be clear either. I would like to request that a community meeting on the proposed rezoning be held so that the proposal can be explained. For instance, the district does not explain what is involved with an Emergency Shelter specifically. Is there a definition of Emergency Shelter in the Land Use Bylaw that we could see? I do not believe that was in the materials. I would ask that a definition of Emergency Shelter be provided to give clarity to adjacent residential properties so that we understand what the use is/have clarity and I would ask that a meeting with surrounding residents and the community association be held.
4. Incompatible: I would ask that the commercial uses be eliminated, as they are incompatible in this residential location. It is fine that the Shelter would like to have extra income. But that is not a planning rationale for making such a substantial and potentially impactful change on existing landowners. If the intent of the district is to operate a Women's Shelter then it should focus on that use as the primary use. If the Shelter wishes to earn income for being a landlord or running commercial businesses they may choose to purchase existing already zoned commercial space in another location (there is a large amount for sale) without impacting the existing neighbours.
5. Site Suitability and Risk Management: The district discusses an underground parkade. Is this site suitable for this scale of development, as this site is extremely close to the creek and unstable bank? How will that construction affect the public trail and neighbouring property and what risk management is in place should there be further slippage caused by the underground construction on a bank that is already eroding? Will the applicants be required to provide an engineering assessment confirming that the site is suitable for underground parking? Further, there is no discussion of site drainage. There is a current issue with drainage from the existing building running onto the adjacent side walk and causing excessive ice build up in the winter. With the public trail, creek, and a busy pedestrian sidewalk adjacent to this property additional attention should be directed to site drainage approvals and the impact of a larger footprint/less green space to absorb rainwater / icemelt runoff.
6. Protection of A2 site: There is no rationale provided in the materials as to why the A2 designation is being removed or altered. The site would have had to have met environmental criteria to obtain this designation – protection of environmentally sensitive land. Given that the site is still in the flood area, that there are still mature trees, adjacent escarpment/creek and slope stability issues it is not clear why this designation would be removed or shifted. What research has been required of the applicant to propose this change? A2 land is meant to provide a public good as an environment preservation use and needs to be protected.
7. Site of historical interest: This site is a community resource and as such, the topic of whether to preserve or not should be discussed in a community meeting, not limited to a few landowners within 100 metres.

In closing, I love my home and my yard. I bought this property 10 years ago to live in a quiet residential street near the downtown. This proposal has the potential to alter everything about that. I am concerned about living in the shadow of a 6 storey tower, with permitted commercial uses operating under only minimal restrictions, and removal or shifting of much of the

environmental space that surrounded me. I have no objections to the Shelter wishing to expand but that expansion needs to respect the existing neighbourhood, have sound planning rationale, and be suitable to the site. This proposal may in fact be too large for this site and may be more suited to a larger more commercially based area. For these reasons, I would ask that this district be revised to address these concerns and that it not proceed as proposed. Further, as the proposed district is a very large change and there are outstanding questions, I would ask that a community meeting be held to ensure that the neighbourhood can have full information, have the opportunity to have their questions answered and have more information.

Sincerely,

Nancy Hackett

From: Patricia Newman [REDACTED]
To: Kimberly Fils-Aime
Cc:
Subject: Proposed Rezoning of 5301- 5321 47th Avenue, CAWES

I think six stories is excessive.
Putting commercial businesses in the building seems redundant since there are so many businesses closing and commercial spaces currently for lease in the area.
Who is paying for this proposed expansion?
I think the boy Scout cabin should be recognized as a Municipal Historic Resource, and not just tom down.
I am concerned about the trees being disturbed.
Often in the summer there is a lot of noise from children playing outside at the shelter. Would this disturbance increase?
At this time I am not in favour of the expansion.

M. Patricia Newman
[REDACTED]

General Comments:

I love my location just across from the Scout Hut, and the entrance to Coronation Park!

I spend hours in the evening looking out my living-room window (or deck) gazing at the moon and stars. In the morning I see the beautiful sunrises; and often I observe a doe and her fawn grazing on the lawn next to the Scout Hut; or rabbits hopping about; plus I do some bird watching! etc, etc - - a wonderful view of nature! - - the animals, the trees and other plant growth!

All this will be lost when it is replaced by a -3-4 story building! Do we really need to do this? Could the Women's Shelter not be built elsewhere? Should we not try to preserve nature, and historical sights when we can?!

Pauline Gregg

Comment sheet may be submitted using the following options:

- **Mail:** City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4
- **Drop-off:** Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue
- **Fax:** 403-342-8200
- **Email:** kimberly.fils-aime@reddeer.ca

Thank you for your input!



Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women’s Emergency Shelter (Bylaw 3357/K-2019)?

Your feedback is very important to us. Please return through any of the options provided at the end of this comment sheet by **4:30 PM, November 29, 2019**

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Please check the box below which applies:

- Land Use Bylaw Amendment
- Subdivision Application
- Plan Amendment
- Other

Bylaw Amendment Number:
Bylaw 3357/K-2019

Name of Planner (Working on the Application):
Kimberly Fils-Aime, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: Sally Parsons

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] E-mail Address: _____

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

I think the Scout Hut should be rehabilitated
and used if at all possible.

General Comments:

I am not in favor of the proposed rezoning and expansion. I feel that more development on this site will negatively impact woodlea creating more traffic, more noise, potentially more crime and potentially devalue our homes and property.



Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women’s Emergency Shelter (Bylaw 3357/K-2019)?

Your feedback is very important to us. Please return through any of the options provided at the end of this comment sheet by 4:30 PM, November 29, 2019

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Please check the box below which applies:

- Land Use Bylaw Amendment
- Subdivision Application
- Plan Amendment
- Other

Bylaw Amendment Number:
Bylaw 3357/K-2019

Name of Planner (Working on the Application):
Kimberly Fils-Aime, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: TERESA Chase

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] E-mail Address: [REDACTED]

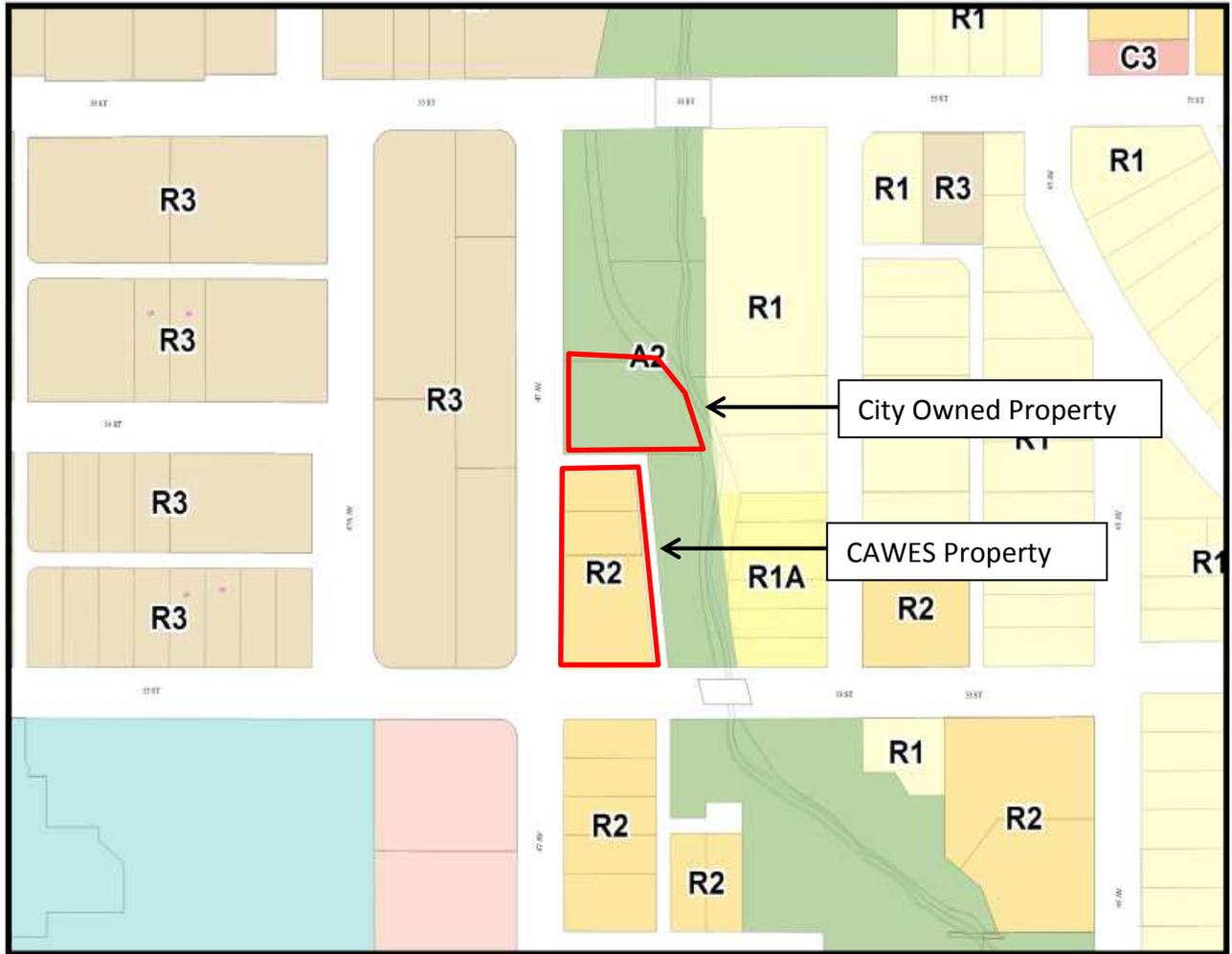
Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

No, I do not support this expense it's a lovely building & I did craft in there as a Brownie however money can be better spent. Could it be moved? Perhaps to Norwegian Laft Hus location?

Appendix D

CAWES Subject Property Map



Appendix E

CAWES Letter of Intent



To: City of Red Deer Planning Department

Attention: Emily Damberger

Dear Madam

The Central Alberta Women's Emergency Shelter (CAWES) who's Mission is "Bridges to a Better Future" for all those impacted by domestic violence and trauma, has provided services to Central Alberta for 35 years and the demand for our services has reached an all-time high.

CAWES officially opened its doors in August 1983. The Shelter was licensed for 16 beds and was mandated to provide services 24 hours per day, seven days per week. With four full time staff and one phone line. In 2002 CAWES expanded and added space for a commercial kitchen, larger child support space and administration as well as an additional 18 beds. The total beds are currently 34 with 6 cribs in 14 rooms only one of which is somewhat barrier free. The current staffing at CAWES is 32 full and part time staff serving an ever increasing number of women and children.

CAWES like many of the other social programs in the city is seeing a higher demand than ever before as a result of the opioid crisis, the economic down turn etc.

Our shelter admissions from 2015 to 2018 have seen an increase of 39.91%. In 2015 there were 446 women and children admitted for stays of approximately 20 days, in 2018 we have seen the increase to 624 women and children.

Currently there is a very strong demand for more services than our 40 beds and 14 rooms can provide. As a result we have a team of outreach workers who work with victims of domestic violence in our community and within a rural outreach setting. These clients do not receive the overnight accommodations but still receive all other services including showers, meals and a full range of domestic and trauma informed support services. Our outreach program provides services to women who are experiencing or have experienced domestic violence or trauma. This program has increased by 198% since 2015. In 2015 we provided service to 266 women and children and in 2018 that number has grown to 792.

CAWES Programs and Services include the following:

- Accommodation and Basic Emergency Services
- Crisis Counselling and Intervention
- Family Violence Prevention and Education
- Information and Community Referrals
- Rural Outreach Services
- Child Support Services
- Domestic Violence Court collaboration Program
- Family Violence Hotline



CAWES has formed a Capital Project Committee and is exploring options and developing plans to replace the existing facility which was built to a residential standard, making it increasingly difficult to provide safe and adequate space for the women and children we serve and our dedicated staff.

We are working closely with other social agencies in the city to ensure that we do not duplicate services but that we have strong collaborative partnerships.

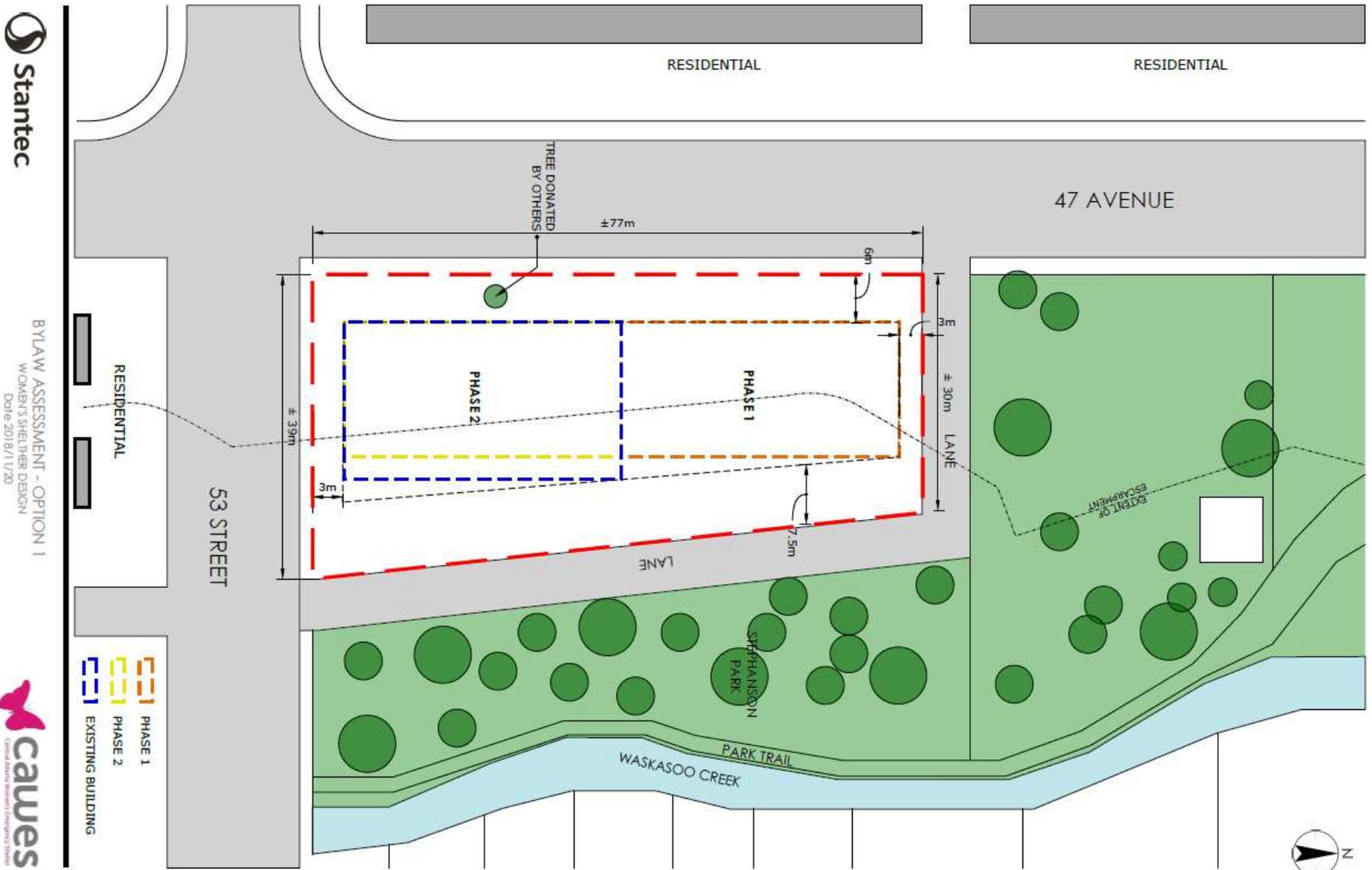
Our current conceptual vision is to build a new facility in 2 Phases, Phase 1 to replace the existing facility and increase our bed capacity, while providing sustainable flexible designed space that will ensure future changes are easier to accommodate. Phase 2 we would like to add some commercial space in some form of social enterprise to assist with funding of the space on the main floor, collaborative service delivery space for outreach and community service delivery on the second floor as well as affordable secure transition housing.

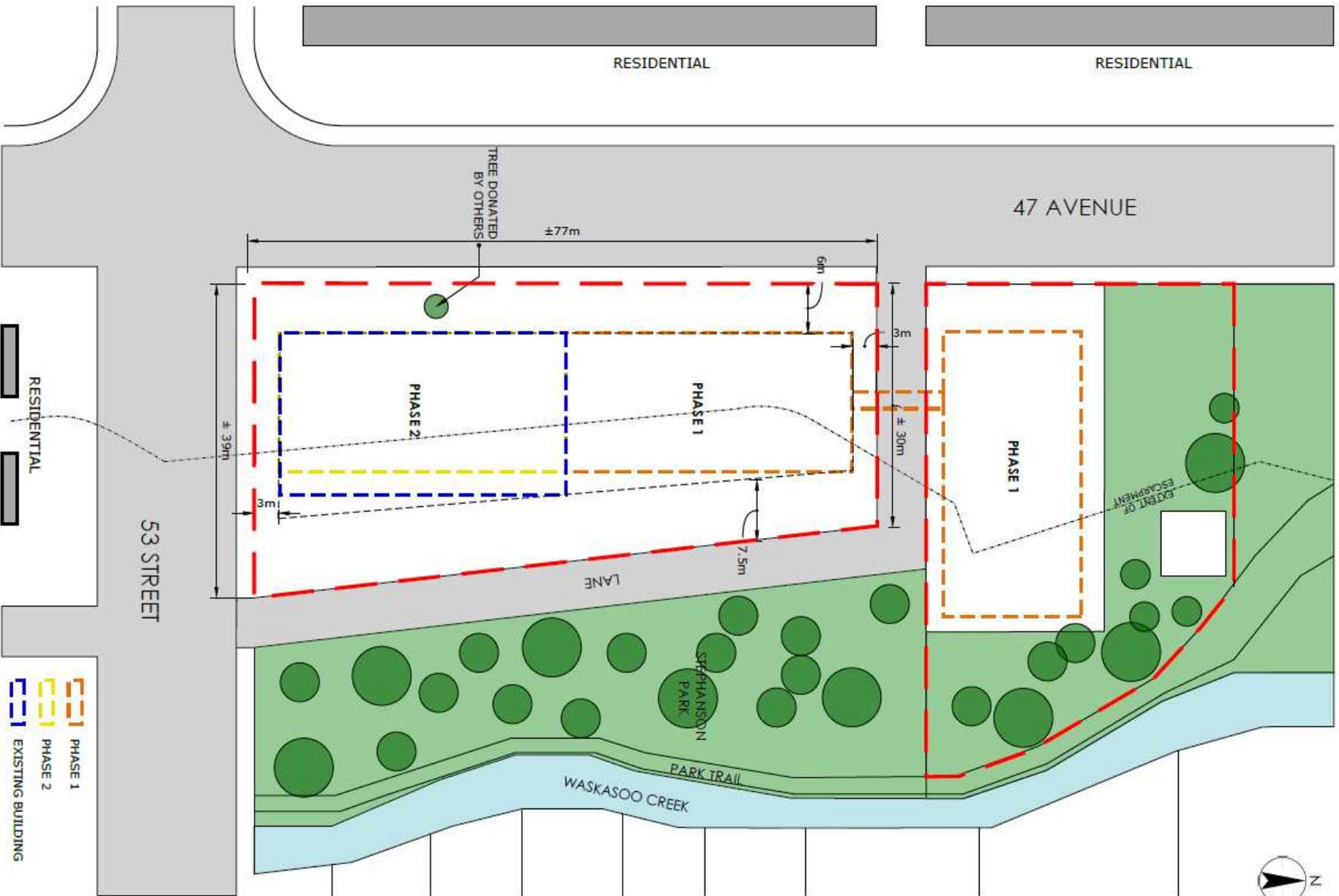
CAWES has engaged Stantec to assist us with our conceptual design as we work through conceptual planning to full detailed design. We look forward to working in collaboration with City of Red Deer as we work through the process of rezoning and potential land acquisition.

Sincerely

Jerri Taylor
Chair of the CAWES Capital Committee

Appendix F
Preliminary Shelter Design





BYLAW ASSESSMENT - OPTION 2
WOMEN'S SHELTER DESIGN
Date: 2018/11/20



Appendix G

R2 & A2 District Guidelines

City of Red Deer Land Use Bylaw 3357/2006

4.4 R2 Residential (Medium Density) District**R2****General Purpose**

The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible with the neighbourhood, the immediate site and the growth policies of the Municipal Development Plan.

1. R2 Permitted and Discretionary Uses Table ¹

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Detached dwelling unit
(iii)	² Deleted
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	³ Deleted
(vi)	Secondary suite legally in existence before April 5, 2004
(i)	⁴ Secondary suite in a detached Dwelling Unit, subject to subsections 4.7(9)

(b) Discretionary Uses	
(i)	Accessory residential structure subject to section 4.7(3)
(ii)	Amateur radio tower.
(iii)	⁵ Assisted living facility, Day Care Facility, Day Care Adult Facility, Temporary Care Facility or Place of Worship or Assembly on sites within an Area Structure Plan or Area Redevelopment Plan which designates where such uses will be situated: only on site which are designated for the use within the applicable plan.
(iv)	⁶ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites with no approved Area Structure Plan or Area Redevelopment Plan or on sites with no designated location in an Area Structure Plan or Area Redevelopment Plan.
(v)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(vi)	⁷ Building Sign, for uses described in Section 11.10(1); and

¹ 3357/C-2007² 3357/S-2019³ 3357/B-2018⁴ 3357/Z-2009⁵ 3357/X-2014⁶ 3357/X-2014⁷ 3357/B-2018

(vii)	“Existing Special Residential” (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(viii)	¹ Freestanding Sign, for uses described in Section 11.13(1)
(ix)	² Deleted
(x)	³ Deleted
(xi)	Home occupations which will generate additional traffic subject to section 4.7(8).
(xii)	Multi-attached dwelling unit building.
(xiii)	⁴ Multiple family building up to three storeys
(xiv)	Municipal services limited to police, emergency services and/or utilities.
(xv)	Public and quasi-public buildings.
(xvi)	Semi-detached dwelling unit.
(xvii)	⁵ Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(xviii)	⁶ Show Home or Raffle Home.

2. R2 Residential (Medium Density) Regulations

- (b) Where each half of a semi-detached dwelling unit is to be contained in a separate site no side yard shall be required on the site of the dwelling unit which abuts the adjacent dwelling unit.
- (c) Where the dwelling units of a row house building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.
- (d) Notwithstanding the 6.0 metre front yard setback, except for multi-family which shall have a minimum setback of 7.5 metres, the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirement of this section.

(e) Table 4.4 R2 Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each

¹ 3357/B-2018

² 3357/S-2019

³ 3357/S-2019

⁴ 3357/I-2013

⁵ 3357/Z-2009

⁶ 3357/T-2015

City of Red Deer Land Use Bylaw 3357/2006

Regulations	Requirements
	unit Multi-attached: 60.0 m ² for each unit
¹ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	² 2 storeys with a maximum total height of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> ▪ Multiple family building as per subsection 4.4 (1)(b)(xi) ▪ 3 storeys for an Assisted Living Facility
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum

Regulations	Requirements
³ Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Multi-attached (without side entry): 1.8 m Multi-attached (with side entry): 2.4 m Multiple Family Building, Assisted Living Facility, or Temporary Care Facility: <ul style="list-style-type: none"> • Buildings up to 2 storeys: 3.0m • Buildings of 3 storeys: 4.5m Notwithstanding the setbacks noted above, where the Multiple Family Building, Assisted Living Facility, or Temporary Care Facility flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2. In all cases the minimum side yard requirement is subject to sections 3.19 and 5.7(2).
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	⁴ Detached dwelling 360.0 m ²

¹ 3357/I-2013² 3357/I-2013³ 3357/D-2016⁴ 3357/I-2013

City of Red Deer Land Use Bylaw 3357/2006

	<p>Semi-detached: 232.0 m² per dwelling unit</p> <p>Multi-attached :185.0 m² per dwelling unit</p> <p>Multi-family:</p> <ul style="list-style-type: none"> ▪ no separate bedroom: 74.0 m² per dwelling unit ▪ one bedroom: 111.0 m² per dwelling unit ▪ more than one bedroom: 139.0 m² per dwelling unit
Frontage Minimum	<p>¹Detached dwelling unit: 12.0 m</p> <p>Semi-detached: 7.6 m per dwelling unit</p> <p>Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per dwelling unit</p> <p>Multiple family building: 18.0 m</p>

(e) R2 District is subject to any applicable residential regulations listed within section 4.7.

3. R2 Residential (Medium Density) Site Location

- (a) Notwithstanding section 4.4(2) (d), a site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future development.
- (b) The location of the site to be developed within the land use district, and the relationship of the site to the surrounding environs shall be subject to approval by the Commission.

¹ 3357/1-2013

7.2 A2 Environmental Preservation District



General Purpose

The general purpose of this District is to protect environmentally sensitive land by restricting development to minimal and environmentally compatible uses.

1. A2 Permitted and Discretionary Uses Table

(a) Permitted Uses
<ul style="list-style-type: none"> (i) Natural vegetation. (ii) Parks.
(b) Discretionary Uses
<ul style="list-style-type: none"> (i) Cemetery. (ii) ⁸Growing of crops and produce, market gardens or other agricultural uses which may include stands for the sale, not including Cannabis Retail Sales, of produce grown or produced on the premise but shall not include feedlots, abattoirs, meat or poultry products, packing or processing. (iii) Home occupations subject to section 4.7(8). (iv) Recreational and sports activities and facilities provided that the use is compatible with the natural characteristics of the site. (v) Utilities.

2. A2 Environmental Preservation District Special Provisions and Regulations

- (a) All regulations of this district are subject to Commission approval.
- (b) After the passing of this Bylaw, no permanent building shall be erected on any site in this district.
- (c) Trees shall not be cut, felled or removed without prior approval of the Commission.
- (d) No aggregate extraction will be allowed.

⁸ 3357/L-2018

Appendix H

Applicable MDP Policies

10.4 10.4 Housing Forms The City shall encourage the creation of a wide variety of housing forms. This may include dwelling units in combination with compatible non-residential uses, live-work units and secondary suites.

10.5 10.5 Innovative Housing Forms The City shall encourage innovative or alternative forms of housing which broaden the range of housing choice, as well as address the issues of affordability consistent with the policies of this Plan.

11.1 Role of Downtown The City shall support the ongoing redevelopment and revitalization of the Greater Downtown as the centre and heart of the city and region and as a unique mixed use area for administrative, civic, retail, office, residential, institutional, and cultural and entertainment facilities. In acting on this policy, The City acknowledges that Greater Downtown provides opportunities to accommodate a variety of social and cultural services and facilities that can serve the needs of the community and provision should be made to accommodate such activities in suitable locations.

11.5 Downtown Housing Strategy The City shall support the development of higher density housing in or near the Greater Downtown area, including the conversion of commercial and industrial uses to residential uses where appropriate. As part of this strategy, services that meet the day-to-day needs of residents (e.g. grocery stores) and support more intense residential use shall be promoted in the Greater Downtown area.

15.7- 15.7 Inclusive Community – Programs and Initiatives The City shall continue to work with community agencies in the provision of social and support services to Red Deer residents. This includes coordinating and facilitating the provision of preventative social services to meet the community's needs.

Appendix I

Escarpment Constraints Map and LUB Escarpment Regulations

2.11 Applications Within Escarpment Areas

(1) all applications for subdivision or Development within an Escarpment Area shall be evaluated on their merits by the Subdivision or Development Authority in accordance with the provisions of this section.

(2) the Subdivision or Development Authority may impose conditions of approval that the Subdivision or Development Authority determines are reasonable having considered the purpose of the intended application and the uniqueness of the Site, including, but not limited to:

(a) the provision of a real property report during preliminary construction showing the location of any Structure or Development relative to the crest of the escarpment;

(b) that the applicant meets the recommendations of any applicable report and the requirements of any restrictive covenant registered against the lands respecting maintenance of slope stability;

(c) the provision of emergency access;

(d) ongoing monitoring programs and related access;

(e) stormwater, drainage and erosion control measures;

(f) that any Development shall be designed and constructed using materials, processes and/or techniques intended to minimize slope risks or instability;

(g) that the applicant and any current or future owner of the Site shall enter into an Indemnity Agreement with the City respecting environmental risks, including but not limited to slope stability;

(h) the provision of a post-construction certificate or report from a relevant professional confirming:

(i) that the Development has been located and constructed in accordance with any Site Plan or report accepted by the Subdivision or Development Authority; and

(ii) compliance with an accepted professional lot grading plan; and

(iii) that the applicant enter into and comply with an agreement with the City respecting those matters set out in sections 650, 651 and 655 of the Municipal Government Act.

Appendix J

Scout Hut Integrity Assessment

ROVER SCOUT LOG CABIN
5321 47 Avenue
HISTORICAL EVALUATION / STATEMENT OF INTEGRITY
 January 30, 2019

The following historic evaluation is based on the Province of Alberta and Canada's Historic Places integrity assessment method as outlined in *Evaluating Historic Places*, Municipal Heritage



Partnership Program, 2007.

Rover Scout Hut – Front view, 2014

Please note that the structural integrity of the building was not taken in to account in this evaluation. A Building Condition Assessment and Renewal Strategies has been undertaken for the Scouts Cabin in August of 2018. This integrity evaluation has been completed with the archival information available at this time.

Description of Historic Place

The west facing Rover Scout Log Cabin which is located on the east side of 47 Avenue, on a site with 36.57 m of frontage and approximately 1,728 sq. m in area. The hut was constructed in 1937 as a vernacular square style, one room, chinked horizontal log cabin with a central medium gable shake roof and projecting eaves with exposed purlins and rafter tails. Inside the building,



which is less than 400 sq. ft., a dedication stone, by Baron Tweedsmuir, Governor General of Canada and Chief Scout of Canada, was installed on the stone fireplace to commemorate the official opening on July 14, 1937. The stone fireplace chimney is offset to the rear and has a metal chimney stack protruding above the stone chimney. The existing windows are three over three wood frame construction and the door has an octagonal window. The floor is dirt. The log interior of the cabin has been parged with a stucco/plaster type material. The underside of the roof structure has also been parged, including a truss supporting the roof structure midway. The lower two courses of logs sit in a concrete foundation, not apparent in historic photos. Oral accounts reveal a flood in this neighbourhood during the 1960's. This concrete base may have been added at this time. The east wall and a portion of roof structure displays significant fire damage and char.

There is also a small shed roofed rear storage addition that has been badly fire damaged and needs to be demolished. The Cabin is situated on a large irregular treed and vegetated lot bordering the Waskasoo Creek. There is no existing water or sewer to the site. The site is zoned A2 Environmental Preservation District.



The Rover Scout Log Cabin was included in the *2015 Heritage Site Survey* completed by Donald Luxton & Associates Inc.

Stone fireplace with commemorative stone plaque indicating the building was opened by Baron Tweedsmuir, Governor General of Canada in July 1937.

Applicable Significance Criterion

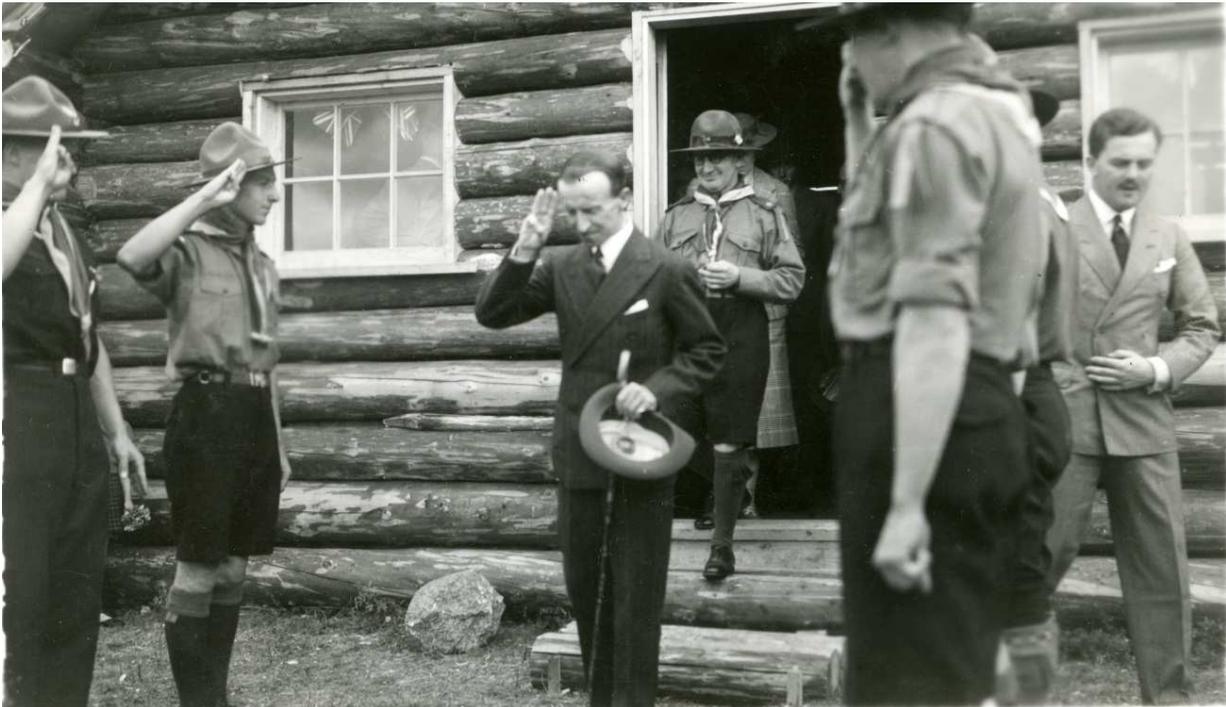
Significant historic places are eligible historic places that meet at least one of the following Significance Criteria. The criteria are individually sufficient and of equal value. Although a resource may be significant under more than one Significance Criteria, a jurisdiction only needs to demonstrate significance under one criterion for a resource to be eligible for designation.



Construction of the Rover Hut 1937 - Red Deer & District Archives, P4182

Criterion A: Theme / Activity / Cultural Practice / Event

The Rover Scout Log Cabin was constructed in 1937 by Rovers/Scouts to serve as a Meeting Hall for the Scouts and Rover Patrols.



Governor-General Lord Tweedsmuir, Chief Scout of Canada, at the opening of the Rover Hut
Red Deer & District Archives, P7219

Criterion B: Institution / Person

The building was officially opened on July 14, 1937 by Governor General Lord Tweedsmuir, the Chief Scout of Canada.

Criterion C: Design / Style / Construction

Architecturally, the building is a vernacular square style, one room, chinked horizontal log cabin with a central medium gable shake roof and projecting eaves with exposed purlins and rafter tails.

Criterion D: Information Potential:

The resource does not yield research information relative to the municipality's history. Resources that meet this criterion are typically archeological sites.

Criterion E: Landmark/Symbolic Value:

Not applicable

Period of Significance

The Period of Significance is 1937 to 1979; The Rover Scout building, from 1937, was used regularly as a Meeting Hall for the Scouts and Rovers until the site was not large enough to accommodate the Boy Scout and Girl Guide troops using it. A separate and adjacent building, the Scout – Guide Hall was built in 1939 but it was burned down in the 1970's.

Character Defining Elements

The **heritage value** is the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value is embodied in its character defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Character defining elements are the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained in order to preserve its heritage value.

The character defining elements (CDEs) of the exterior façade include:

- Form and massing, including the central medium gable shake roof with projecting eaves and exposed purlins and rafter tails;
- Exterior features/materials such as the vernacular square style cabin, chinked horizontal logs, wood front door with Hexagonal window; and
- Original fenestration pattern of three over three wood windows.
- Stone fireplace with commemorative Baron Tweedsmuir dedication stone
- Interior walls, roof truss and underside of roof, parged with a stucco/plaster material
- Dirt floor

**Seven Aspects of Integrity**

Each appropriate aspect of integrity has been reviewed to determine if the site retains the character-defining elements that enable it to communicate its significance. An explanation has been provided as to why the site does or does not retain integrity in each of the seven aspects. Yes means that the integrity has been retained. No means that the integrity has been lost.

1) Location: Yes

What is the relationship between the site and its location?

The Scout Hut has remained in its original location on the east side of 47 Avenue south of 55 Street since construction in 1937. It has had one addition since, of a rear attached storage shed, which remains although badly damaged by fire.

2) *Environment: No*

Rover Scout Hut – Fire Damage, 2014

How has the building contributed to a sense of community? What is the relationship with surrounding features?

The following historic photo from 1940, within the period of significance, shows the open nature of the site with limited vegetation and long views. The openness of the site and the visual connection to other buildings within the community added to the community sense of place. Over time the vegetation along Waskasoo Creek and within the open space, has become overgrown which has changed the context superficially from 1980 to present day. The topographic features including the site relationship to Waskasoo Creek, the public street and abutting properties as well as existing manmade features, such as walkways and fencing, remains the same as the 1937 to 1979 period of significance. There is now a Substation next door which also impacts the immediate context.

The building currently has not been in use as a Scout hall since the late 1970's. In the 1980's and 1990's Christmas trees were seasonally sold at this location. The original use remains dominant and was not superseded by any uses or events that diminished that original significance at this site during its years of significance.



Rover Scout Log Cabin - 1940 Red Deer & District Archives, P8339



Rover Scout Log Cabin, substation on the left – January, 2019

3) Design: YES

Have the elements that create the form, plan, space structure and style of the residence been retained?

The building's exterior form, location and general plan have been maintained and modified only by a single small rear addition. The original building continues to include the medium gable shake roof with projecting eaves, exposed purlins and rafter tails, exterior features such as the vernacular square style cabin, chinked horizontal logs, wood front door with Hexagonal window and the 3 over 3 fenestration pattern.

The site retains the internal stone fireplace with commemorative Baron Tweedsmuir dedication stone; the interior walls, roof truss and underside of roof, parged with a stucco/plaster material and the dirt floor. The existing structure is still recognizable as the original structure.

4) Materials: No

Are the materials from the period of significance still present?

Much of the building's exterior materials from 1937 still exist but many materials, such as the logs located near the ground, the roof and the rear wall/addition which was burnt, are in a compromised state. Most of the lower logs need to be replaced as well as a substantial amount of chinking needs to be replaced.

The building has a cedar shake roof which is badly deteriorating and needs replacement. The building has a significant amount of log deterioration, broken windows, fire damage, small animal intrusion and disruption which all would have a major impact on the potential to retain this building.

The front gable, projecting eaves, exposed purlins and rafter tails, stone chimney, 3 over 3 fenestration pattern, and the front door with octagonal window still exist. The Interior elements including the stone fireplace with commemorative plaque, parged walls/ceiling and dirt floor also still exist today.

If the building were to be rehabilitated, it would need to meet the current building code.

5) Workmanship: No

Has the physical evidence of the crafts of a particular culture or people during the period of significance been retained?

The log cabin was constructed by local Rovers and Scouts in the typical log cabin style popular at the time. As such, the design is not unique. With a building addition, fire damage and general deterioration of materials over time, the building has materials that have been lowered in quality. The workmanship is still evident in the stone fireplace.

6) Feeling: No

Does the building still convey the aesthetic or historical sense of the period of significance?

The building, although its style is associated with a time past, has lost its connection to the Scout's past through the lack of use by them for so many years. The surroundings have changed with a substation next door, the vegetation becoming mature and denser which contributes to a reduced scale appearance. The building still conveys a sense of history and is recognizable as a log cabin but it does not convey the period of significance of 1937 to 1979. Refer to the period of significance section above.

7) Association: No

Is the place where the historical theme, activity or event occurred still intact?

Although the location remains the same the surroundings/context has changed. A Substation next door and increased/overgrown vegetation on/surrounding the site have impacted the scale of the building by diminishing it's presence to be somewhat hidden so less dominant in the streetscape.

The place where the Scout and Rovers met is still intact however not viable for this use today. The Rover Scout Log Cabin, although still existing in situ, is not viable for use by the Scouts or Rovers as the building does not have water or sewer to the site, a dirt floor and there are no existing washrooms which would be necessary to carry on the Scout/Rover functions within the building today.

Score: 2/7

Overall Statement of Integrity

With a score of 2 out of a possible 7, the overall integrity of the Rover Scout Log Cabin is not high and it does not retain sufficient integrity to adequately convey its Scout/Rover historical significance during its period of significance 1937 to 1979 when the Rovers and Scouts utilized the site. The alterations that have occurred, the fire and general deterioration of critical elements have had a negative impact on the overall integrity.



Rover Scout Hut – front and south side view, 2014

Submitted by Randa James, Senior Planner, MCIP, CSLA in consultation with Janet Pennington, Heritage Community Development Coordinator, Red Deer

**Additional Public Comments
Received
Bylaw 3357/D-2020**

Amber Senuk

From: [REDACTED]
Sent: January 20, 2020 10:17 AM
To: Kimberly Fils-Aime
Cc: Bob Morgan; Darrell Ellenwood; Mark Welty; Adam Welty
Subject: Boy Scout cabin's future and our interest therein

Hi Kimberly

Thank you for taking my call today regarding our old Boy Scout cabin and your request that I send you and City Council this email.

I attended Boy Scouts in the late 1950 era, where I was the patrol leader of the Raven Patrol, with Bob Morgan, Darrel Ellenwood, Gary Thompson and a couple of others that I do not recall. Thereafter I became the assistant troop leader.

Bob, Darrel and I purchased a quarter section 1 mile north of highway 13 at RR25 (called Bear Creek Trail). It is also 6 miles east of Winfield on hwy 13, 1 mile north. Over the years I had two sons and my buddies did not, so I assisted my sons in purchasing each of Bob and Darrel's 1/3 interest. My one son, Mark Welty is a scout leader in Calgary.

The quarter section is about 2/3 bush and 1/3 hay land which we rent out to a local farmer. We have all used this land for recreation purposes, particularly camping, grouse and big game hunting and a base for local fishing at Battle, Pigeon and Buck Lakes. A few years ago my sons and I had a building site cleared, levelled, underlay cloth and then gravel on top in preparation for a cabin.

We respectfully wish to be considered to acquire the cabin, rather than have it destroyed, assuming of course that it still has a useable life, and I am prepared to pay to have it moved to our building site. Of course, if the City of Red Deer has plans to keep and restore it, that is fine with us. It always warms my heart to see the cabin, and the red paint that Bob and I had painted on its window sills.

Respectfully submitted,
Terry D Welty CA CPA (retired)

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPad

FILE COPY



Council Decision – March 16, 2020

DATE: March 17, 2020
TO: Maureen Cleary, City Assessor
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Annual Supplementary Assessment Bylaw 3647/2020

Reference Report:

Revenue and Assessment Services, dated March 2, 2020.

Bylaw Reading:

At the Monday, March 16, 2020 Regular Council Meeting, Council gave second and third reading to the following Bylaw:

Bylaw 3647/2020 (the Supplementary Assessment Bylaw to authorize the preparation of supplementary assessments within The City of Red Deer for 2020)

Report back to Council:

No.

Comments/Further Action:

Administration will update the bylaw and distribute in due course.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Manager

- c. Director of Corporate Services
Revenue & Assessment Manager
Corporate Meeting Administrator

FILE COPY



Council Decision – March 16, 2020

DATE: March 17, 2020
TO: Allan Seabrooke, City Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Human Resource Matter

Resolution:

At the Monday, March 16, 2020 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer, having considered an In Camera Matter hereby endorses the recommendations as presented in the In Camera report and agrees that the contents of the report will remain confidential as protected under the Freedom of Information and Protection of Privacy Act, Section 24(1)(a) Advice from officials.

Report back to Council:

No.

Comments/Further Action:

None.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Manager