

A G E N D A



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, NOVEMBER 19, 2001

COMMENCING AT *4:30 P.M.*



- (1) Confirmation of the Minutes of the regular meeting of Monday, November 5, 2001.

Page #

(2) **UNFINISHED BUSINESS**

1. Parkland Community Planning Services - re: *Zoning Exception for a Liquor Store in C3 Zone at 3805 – Ross Street / R & M Holdings Ltd./ Land Use Bylaw 3156/VV-2001* (Consideration of 1st Reading of the Bylaw)

. .1

(3) **PUBLIC HEARINGS**

(4) **REPORTS**

1. Community Services Director – re: *Gaming Licensing Policy Review*

. .14

(5) **CORRESPONDENCE**

1. Arndt Tkalcic Architects, dated October 30, 2001 – re:
Rezoning Request I1 to C2, Plan 5326 HW (Former Chrysler Site) / Red Deer Investments Inc.
 - (a) City Planning Manager and Inspections & Licensing
Manager – re: *Land Use Bylaw Amendment 3156-
UU/2001 / Rezoning former Chrysler Site from I1
Industrial (Business Service) to C2 Commercial
(Regional and District Shopping Centre)/ Red Deer
Investments Inc.*
(Consideration of 1st Reading of the Bylaw) . .30
 - (b) Land & Economic Development Manager – re: *Red
Deer Investments Inc. / Offer to Purchase Service
Road and Road Closure Bylaw 3292/2001 / Gaetz
Avenue & 22nd Street*
(Consideration of 1st Reading of the Bylaw) . .38

(6) **PETITIONS AND DELEGATIONS**

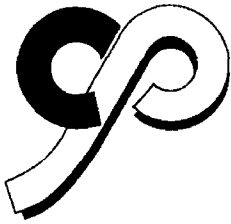
(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. *3156/UU-2001* – Land Use Bylaw Amendment - Rezoning
former Chrysler Site from I1 Industrial (Business Service) to
C2 Commercial (Regional and District Shopping Centre)/
Red Deer Investments Inc.
(1st Reading) . .45
. .30
2. *3156/VV-2001* – Land Use Bylaw Amendment - Zoning
Exception for a Liquor Store in C3 Zone at 3805 – Ross Street
/ R & M Holdings Ltd. (1st Reading) . .47
. .1

2. **3292/2001 – Road Closure Bylaw / Red Deer Investments
Inc. / Offer to Purchase Service Road and Road Closure /
Gaetz Avenue & 22nd Street (1st Reading)**. .51
. .38



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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Phone: (403) 343-3394
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Date: November 7, 2001

To: City Clerk

From: Paul Meyette, City Planning Manager
Ryan Strader, Inspections and Licensing Manager

RE: **Liquor Store at 3805 Ross St.**

At their November 5, 2001 meeting, Council considered an application by R&M Holdings to spot zone for a liquor store on the R&M Holdings site located at 3805 Ross Street. The site is currently zoned C3 (neighbourhood) Commercial which does not permit liquor, beer or wine sales.

At the meeting Council tabled the issue and asked for a report dealing with the following:

1. A history of the development of the Commercial Sites in the area of 3805 Ross Street.
2. Implications of changing the site to C4 Commercial (Major Arterial) District.
3. Implications of spot zoning to allow liquor, beer or wine sales at 3805 Ross Street.
4. Implications of adding liquor, beer and wine sales to the C3 District.

The following is our response

1. History of the Commercial Sites in the area of 3805 Ross Street

There have been a variety of uses on the various commercial sites around 3805 Ross Street. The following summary is by property and is based upon City records and recollections of staff.

4030-50 Street – (#1 on Map)

The site is presently zoned C3. The existing building was built in 1949 and was the Michener Hill Grocery from 1964 until 1989. In 1990 the Ice Cream Shoppe moved in and remains the current use.

4026-50 Street – (#2 on Map)

The site is zoned C3. The existing building was built in 1955 and expanded in 1958 to accommodate a bakery with residential use above. It is currently in use as a ladies wear store and hairdresser. There are no records as to who were the previous tenants.

4020-50 Street – (#3 on Map)

This site is zoned R1 Residential (Low Density) District with an exception to allow motor vehicle service and repair, car wash and drive-in food establishment. The original service station and car wash was constructed in 1977. On May 23, 2000, the Municipal Planning Commission approved reconstruction of the site including an expanded convenience store. The Fas Gas Service Station is the current use on the site. The convenience store was approved as an ancillary use to the service station.

4009-50 Street – (#4 on Map)

This site is zoned R1 with an exception to allow motor vehicle service and repair, car wash and drive-in food establishment. The original service station was built in 1962. In 1998 the pumps were removed and the site was converted to car repair only; this is the current use.

3937-50 Street – (#5 on Map)

The site is zoned R1A Residential (Low Density) with an exception to allow motor vehicle service and repair, car wash and drive-in food establishment. The original service station was constructed in 1958. The site was reconstructed in 1984 when an Esso car wash, gas kiosk and convenience store was added. The building was demolished in 2001. the site is currently vacant.

3801-50 Street – (#6 on Map) (Roy Porkka's Site)

The site is zoned C3. This site was used as a hamburger takeout restaurant until 1981, when the current development was built. The site consisted of the Mac's Milk Store and a restaurant for many years. Current tenants are Mac's Milk Store, a beauty salon and one vacant bay. The land title was transferred to the current owners, including Mr. Porkka in 1993.

140 Erickson Drive – (#7 on Map)

This site is zoned C3. It was constructed in 1985. The development originally consisted of a service station, convenience store and car wash. The site is currently used for a convenience store, service station, dry cleaner, restaurant and wine making store. The wine making store was approved in 2000 as merchandise sales servicing the neighbourhood.

The issue of convenience stores in the area was of particular interest to Council. As you will note below, there have been several in this area. The history of convenience stores is shown below.

	<i>Number of Stores (running total)</i>
1949 – Michener Hill Grocery – 4030-50 th Street	1
1981 – Mac's Milk Store – 3801-50 th Street	2
1984 – Esso Convenience Store – 3937-50 th Street	3
1985 – Express 24 Convenience Store – 140 Erickson Drive	4
1989 – Closure of Michener Hill Grocery – 4030-50 th Street	3
1993 – Current ownership, including Mr. Porkka purchased the Mac's Milk Store site	3
2000 – Fas Gas Convenience Store opens.	4
2001 – Esso Convenience Store demolished.	3

The number of convenience store has fluctuated over time. There were three convenience stores when the current ownership purchased 3805 Ross Street. There are still three convenience stores in the area now.

2. Implications of changing 3805 Ross Street to C4 commercial (Major Arterial) District.

The C4 Commercial (Material Arterial) District is used along the Gaetz Avenue and 67th Street corridors, where there is a concentration of commercial use. It features a significantly broader range of uses than the C3 District and the uses are not restricted to serving the neighbourhood.

Additional uses in the C4 District include commercial recreation facilities (bowling alleys, amusement arcades, billiard or pool halls etc.) motor vehicle sales, drinking establishments, (in the process of being reinstated to C4), hotel, motel or hostel, warehouse and additional signage including billboards. The C4 District also allows larger scale uses which serve city wide residents rather than the residents of a neighbourhood. These large scale uses would not be appropriate on a small site; some of the additional uses such as car sales, drinking establishments and arcades would also not be suitable for this site.

In addition to concerns with land uses allowed in C4, the standards for the two districts are also quite different as shown below.

	C3	C4
Building Height	1 Storey unless approval given for dwelling units in which case a second storey is allowed.	3 Storeys
Front Yard	6.0 metres	15.0 metres
Side Yard	1.5 metres	Nil, when there is a constructed lane
Landscaping	Similar – 15% of the area site	Similar – 40% of the minimum front yard or 15% of the site area.
Site Area	Minimum 378 square metres	1393 m ²
Frontage	7.5 metres	30 metres

The site at 3905 Ross Street does not meet many of the C4 standards.

Summary

The rezoning of 3805 Ross Street to C4 would have the following implications:

- There would be the addition of several uses not suitable for this site such as car sales, amusement arcades, drinking establishments and casinos
- The site would not meet many of the C4 minimum standards;
- The existing building could be replaced with a three storey building, with no side yard, creating a negative impact on the adjoining property;

- There would have to be a significant relaxation of C4 standards which would lead to further requests for C4 sites with lower standards.

3. Implications of Spot Zoning (exception) to allow liquor, beer or wine sales.

In order to implement “spot zoning” to allow liquor, beer or wine sales, at 3805 Ross Street, Council would need to pass a land use bylaw amendment which would add the use to this site only.

The implication of this action is that Council will have given this site a competitive advantage over other C3 sites by providing 3805 Ross Street with exclusive rights for a liquor store among sites in the C3 district. In adding this use, there would be no land use bylaw controls in place related to maximum size, safety, adjacent uses and number of sites in this centre. In addition, the fundamental land use bylaw principal of applying the same rules for every property owner would be compromised.

Summary

The spot zoning of 3805 Ross Street would have the following implications:

- Compromise the integrity of the land use bylaw
- Provide a competitive advantage to the owner.
- Provide no control over size and other features of the development
- Provide no criteria to assess future C3 liquor store proposals.
- Lead to further requests for “exclusive uses” thereby undermining the entire C3 District and its purpose/intent.

4. Implication of adding liquor, beer and wine sales in the C3 District.

The fourth option is to allow add liquor, beer or wine sales as a use on all sites in the C3 District. The issue of adding liquor, beer and wine sales to the C3 District was researched extensively earlier this year and a bylaw was prepared. City Departments and other communities were contacted. Below is synopsis of the research:

Parking Requirements

The RCMP and Inspections and Licensing suggested that higher parking standards could be required. In Calgary's case, a parking requirement of 8 spaces per 93 metres² is required (our existing requirement is 5.1 per 93 metres²). It is the opinion of staff that the amount of parking required may, however, depend upon the size of the store that Council will allow in the C3 sites. A smaller store would be more appropriate for a C3 District. A small store should have less volume and it is recommended that if Council adds this use to the C3 District, the existing shopping centre parking requirement of 5.1 per 93 metres² be applied for this use.

Traffic Patterns

City Department comments indicated that the amount of the traffic drawn into the neighbourhood is dependent upon the size of the liquor store. A larger store would serve an area larger than the surrounding neighbourhood and would draw more traffic into the neighbourhood. A smaller liquor store would limit the amount of traffic drawn to a neighbourhood.

Liquor store traffic in a neighbourhood would also be dependent upon where the C3 site is located; if liquor, beer and wine sites are limited to those C3 sites next to an arterial, store patrons could enter and exit the neighbourhood quickly without driving through it. (note: Ross Street is an arterial road).

A further consideration is the need for onsite parking. If a C3 shopping centre has part of its parking offsite, there may be a tendency for patrons to park in an adjoining residential area. This could be prevented through a bylaw requirement.

The location of the store, store size and the need for onsite parking would all need to be addressed if Council adds liquor, beer or wine sales to the C3 District.

Social Impact

City departments identified a number of issues related to social impacts of increasing the availability of alcohol. These concerns include:

- Increased consumption leading to an increase in social problems ranging from family violence to health issues.
- Increased availability for youth.

In addition to department comments, there was some concern regarding making alcohol easily available near group homes and other social facilities that are within walking distance of C3 sites.

It was also suggested that public input be sought for every individual C3 liquor store application to allow input from neighbouring residents. If Council proceeds to add liquor, beer or wine sales to the C3 District, the social impacts need to be addressed for each individual site.

Safety

The RCMP response outlined concerns for increased attempts to purchase liquor by youth. There was also a concern that the site may become a youth hangout, increased late night traffic and the potential for increased vandalism in neighbourhoods. These issues cannot be fully addressed by bylaw however, the implementation of Crime Prevention through Environmental Design standards may assist.

Size

Size restrictions seem critical in approval of any liquor stores. However, what size was appropriate depends upon whether the focus is on minimizing the impact on the neighbourhood, ensuring that they do not become the dominant tenant in a C3 centre (which may eliminate the other convenience uses in a C3 District) or ensuring their economic viability.

"Neighbourhood Impact – the idea of a maximum size for this use would be a good idea. However, coming up with the right size is the key; too small and they won't survive, too big and they become the primary or perhaps sole use of the site. I have been told that 277.78 m² is the smallest size that is economically viable. The maximum site area allowed in a C3 district is 378 m² and site coverage is limited to 1/3 or 126 m². It seems to me that these two numbers can't be reconciled, which means either the use becomes the principal use or becomes a business too small to survive."

Inspections and Licensing Manager

If Council decides to add the liquor, beer or wine sales, the focus should be on minimizing the impact on a neighbourhood and preserving the neighbourhood convenience aspect of a centre.

Economic Impact

A change in where liquor stores could be located would likely have a negative impact on existing liquor stores that are located in areas where liquor stores are allowed under the current bylaw. Long-term leases may have been signed based upon existing zoning.

This issue cannot be addressed within a bylaw amendment.

Community Association Comments

Three (3) community associations contacted our office by telephone when Council previously considered adding liquor, beer and wine sales to the C3 District. Their concerns related to safety (drinking and driving near playgrounds and pedestrian areas), the locations of liquor stores near social facilities such as *Loves and Fishes* and *People's Place*, and a concern about the size of the facilities and that it could become a youth hangout. One community association president had indicated that, of the people he spoke to, 30% were in favour and 70% were opposed; however, those in favour were casually in favour while those opposed were adamantly opposed.

Situation in Other Communities

The City of Calgary does not allow liquor stores in their small Convenience Commercial (CC) District which is comparable to our C3 District. They have completed a study on liquor stores in their larger commercial sites, comparable to our C2 sites and recommended several restrictions to limit their impact on the surrounding neighbourhood.

In Airdrie, they have removed liquor stores from their Neighbourhood Commercial District due to "local controversy".

In Cochrane, Liquor Stores are allowed in a Neighbourhood Commercial District (similar to the C3 District). There is one liquor store in a neighbourhood mall and there has been no controversy related to it.

Medicine Hat does not allow liquor stores in their C1 Local Commercial District (comparable to Red Deer's C3 District).

Lethbridge does not allow liquor store sales in their C-L Local Commercial District, which would be comparable to Red Deer's C3 District.

Edmonton does not allow liquor store sales in their Neighbourhood Convenience Commercial District, which is comparable to the City's C3 District.

St. Albert does not allow liquor stores in their Neighbourhood Convenience Store District.

Community	Are Liquor, Beer or Wine Sales Allowed in C3 Sized Sites?
Red Deer	No
Calgary	No
Airdrie	No
Cochrane	Yes
Medicine Hat	No
Lethbridge	No
Edmonton	No
St. Albert	No

In summary, of the cities and towns surveyed only Cochrane allows liquor stores in small convenience centres .

Characteristics of any Proposed Bylaw Amendment

Based upon the research noted above, the following characteristics need to be incorporated in any proposed Land Use Bylaw to allow liquor, beer or wine sales in C3:

- Size:** It is recommended that the liquor store be limited to 25% of the total floor area of any C3 site. This size restriction will ensure that the liquor store does not become the dominant use in a C3 site. It will also reduce traffic flow to a neighbourhood by ensuring the use does not become too large.
- Location:** A liquor store would not be permitted in a C3 site unless the C3 site borders on an arterial road. This restriction is intended to reduce the traffic needing to drive into a neighbourhood; it parallels Calgary's requirement, which is applied to their district shopping centres.
- Safety:** A C3 liquor store should be designed to minimize crime by incorporating Crime Prevention through Environmental Design criteria (see attached criteria).
- Adjacent Uses:** The approving authority needs to consider surrounding land uses and the potential impacts on these uses by a liquor store. This criteria will require the approving authority to consider social facilities, schools and any other land use which could be impacted by a liquor store.
- Parking:** A liquor store shall not be located on a C3 site where some of the parking is provided off-site. The parking requirement for a liquor store shall be 5.1 parking stalls per 93 metres² with a minimum of 5 parking spaces for each store.

Bottle Return:	No bottle returns will be allowed. This will avoid any outside storage issues.
Number:	There will be no more than one liquor store per C3 development or per neighbourhood where there is more than one C3 site in a neighbourhood (quarter section of land). This requirement is intended to prevent a conglomeration of liquor stores which would nullify the size restriction.
Hours:	These cannot be regulated in a land use bylaw so no restrictions are proposed.

Summary

- Would treat every C3 site equally
- A land use bylaw can be designed to mitigate impacts on neighbourhoods; success would depend on enforcements of the standards
- Economic impact on existing store owners, concerns about potential vandalism, social impact and driving hazards cannot be fully addressed
- Red Deer will be the only major City where liquor stores would be allowed in small neighbourhood commercial sites.

Planning Standards for C3 Neighbourhood Convenience Centres on the East Hill.

There was an inference at the November 5, 2001 City council meeting that city standards require a separation distance of two kilometres between neighbourhood convenience centres. The current standards for C3 Neighbourhood Convenience Centres are contained in the East Hill Major Area Structure Plan. This Council adopted bylaw states that Convenience Centres should service an area of approximately one kilometre. Along Ross Street, these C3 centres tend to be located 0.8 kilometres (1/2 mile) apart at the entrance to new subdivisions. Eastview (Mr. Porkka's site), Eastview Estates, Deer Park, and Davenport all have C3 Neighbourhood Convenience centres.

Planning Recommendation

The information above provides Council with three options to consider related to 3805 Ross Street.

The first option is to rezone the site to C4 Commercial (Major Arterial) District. As noted in this report the site at 3805 Ross Street does not meet many of the C4 standards; several new uses such as a drinking establishment would become eligible to locate at this site. This option would extend C4 zoning into a new area, using different standards and introducing uses more suited to a commercial strip. The sideyard separation between commercial and residential uses that exist currently would be removed. It is strongly recommended that Council not pursue this option.

The second option is to spot zone liquor, beer and wine sales to allow this use at 3805 Ross Street only. This would undermine the intent of the land use bylaw by not treating all properties equally and creating a competitive advantage for one site. It would also provide no guidelines for the use in terms of size, adjacent uses or number of sites in this centre. This option is not supported.

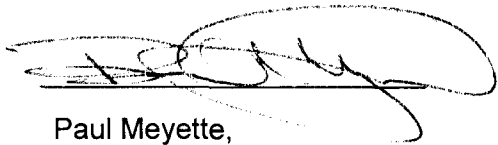
The third option would add liquor, beer and wine sales as a discretionary use in the C3 District. This option alone would treat all sites equally and provide guidelines which would attempt to manage the impact in a neighbourhood setting. While this may be the most desirable option of the three, it is not supported by the planning staff.

In looking at this issue, Council needs to balance community interests with potential impacts. Dealing first with need, is Council convinced that there is a need for more land use districts which allow liquor, beer or wine outlets? With four commercial districts already allowing liquor, beer or wine sales, staff are not convinced that there is a community need for adding this use to a fifth commercial district - the small C3 Commercial (Neighbourhood) District. As you will note on the land use bylaw chart on page 7 of this letter, other cities have determined that liquor beer and wine sales should be excluded from C3 sized neighbourhood commercial districts.

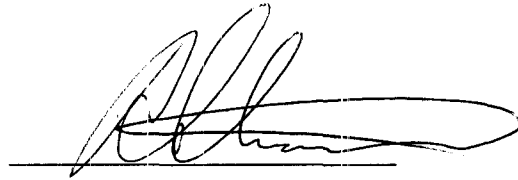
While every effort can be made to minimize the impact, the RCMP indicate there is "potential for increased break and enter and thefts or armed robberies where only one individual may be working on the premise". The RCMP also point out several other concerns which could compromise safety in neighbourhoods..

Overall, staff do not see a benefit to allowing liquor stores in small C3 sites, only potential problems. It is therefore recommended that Council not proceed with any bylaw change.

Sincerely,

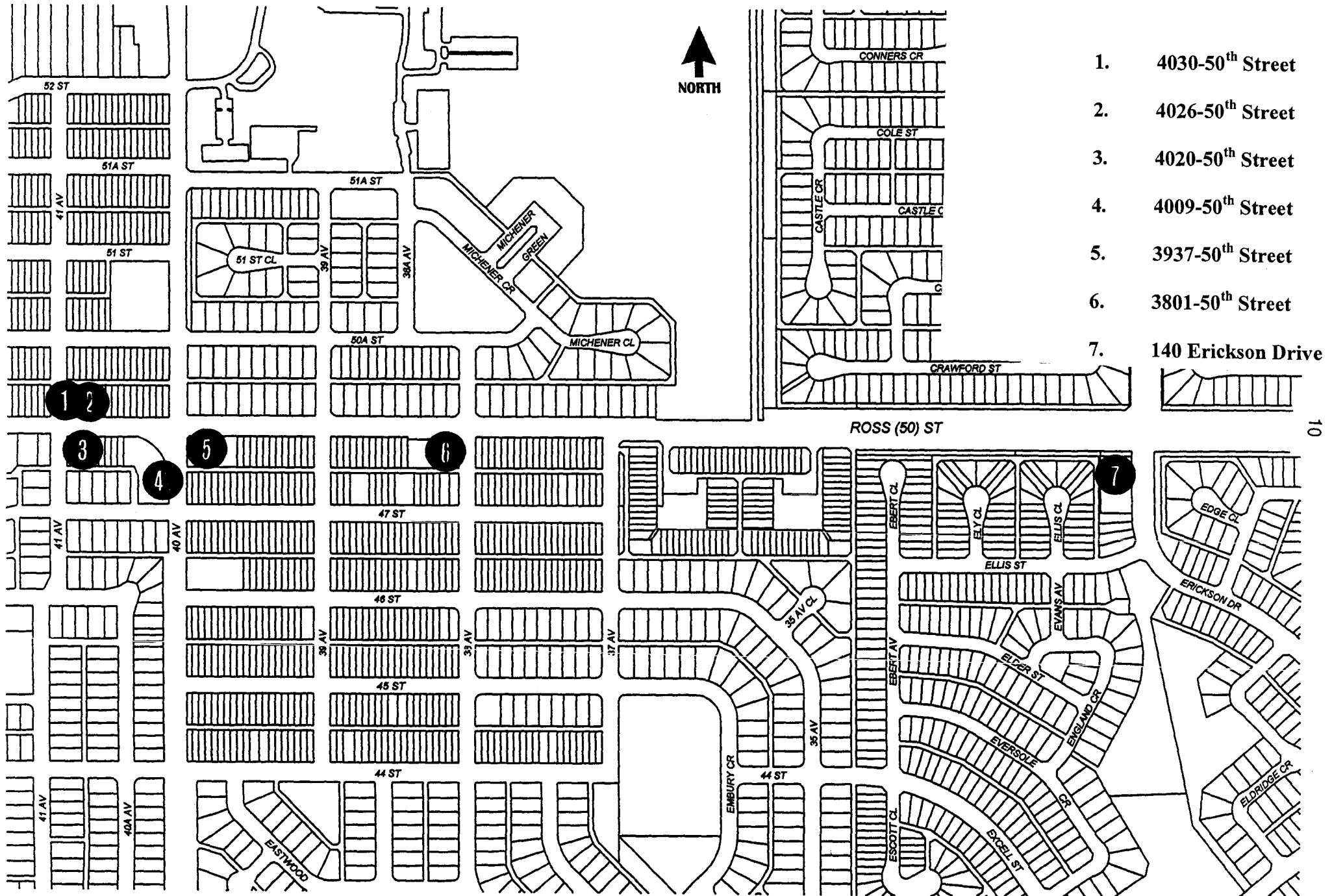


Paul Meyette,
City Planning Manager



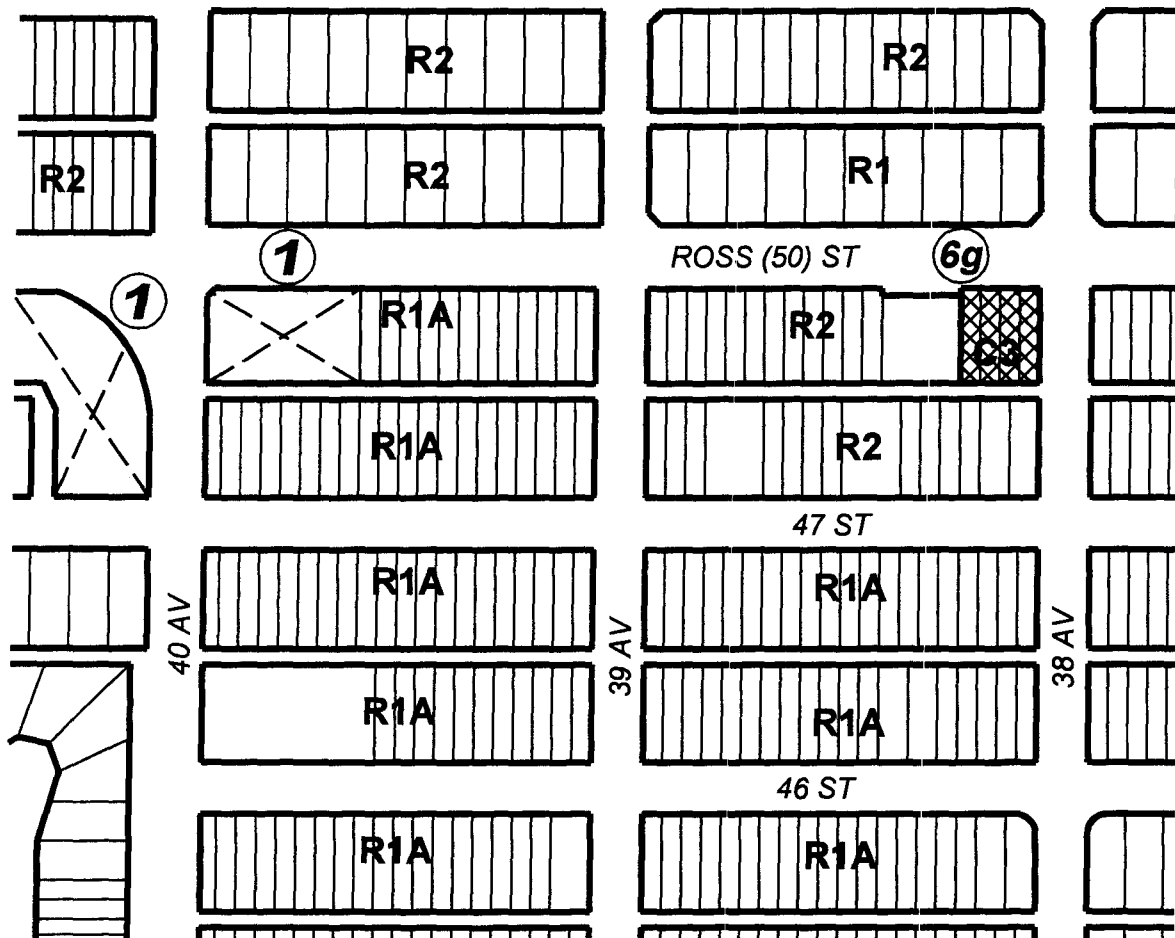
Ryan Strader,
Inspections and Licensing Manager

**Small Neighbourhood Commercial Sites
(between Erickson Dr. and 41st Ave.)**



The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Addition of Exception 6(g) 

AFFECTED DISTRICTS:

C3 - Commercial (Neighbourhood Convenience)

MAP No. 38 / 2001

BYLAW No. 3156 / VV - 2001

November 12, 2001

To: **The Mayor and Councillors for The City Of Red Deer.**

Re: Liquor Stores as Convenience Stores

For the third time in 2 years Mr. Porkka is trying to convince council that alcoholic beverages are convenience store items similar to bread, milk and nickel candy. This is definitely not the case. There is currently no more highly regulated product legally offered for sale in Canada.

I would like to offer the following points for your consideration;

1. There are currently 16 stand alone liquor stores in Red Deer. All of these stores have been established in the last 8 years and have complied with all existing municipal and provincial requirements. To my knowledge none of the owners of these stores have gone before council to request special consideration.
2. There are in excess of 20 sites in Red Deer with similar zoning to Mr. Porkka's site. Most of these sites have better access and egress than this site on Ross Street. It would be very difficult to deny any of these sites similar uses if approved for one.
3. I have heard absolutely no public outcry for more liquor stores or easier access to liquor in Red Deer.
4. Red Deer currently has the reputation as a **Party Town**. This is mostly the result of uncontrolled development of the Downtown Bar Strip. With the potential for another 20 liquor stores, we could greatly enhance this reputation.
5. Convenience Stores are known to be hang-outs and meeting places for young people with nothing to do. The Ross Street Mac's is no exception. It is not uncommon to be approached by a minor requesting help in obtaining tobacco products. Do we want to expand this to alcohol as well?
6. How will the AGLC and RCMP police an additional 20 liquor outlets?
7. In Mr. Porkka's last submission to council, it was his claim that the only business he could attract to his site was a liquor store. Shortly after he was rejected, a hair salon opened up there.

In closing, I would like to inform you that I am the owner of an existing liquor store in Red Deer. I am not requesting protection or support for my business. I am requesting consistency in the regulations under which I have invested my and my family's future. Should council decide to remove the restriction from C-3 zoning, I am sure that with the resulting proliferation of liquor stores, there would be closures of existing stores. I am also sure that a store at Mr. Porkka's site would not last long. The same market forces he complains about with regards to Mac's would be in play with a liquor store and liquor sells at a much smaller margin than bread, milk and nickel candy.

Yours truly,



Bob Reid - Plaza Liquor Mart

Comments:

We agree with the recommendations of City Administration that the use of a liquor store not be permitted on the site in question or as a use within the C3 District.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

COUNCIL MEETING OF NOVEMBER 19, 2001

ATTACHMENT

DOCUMENT STATUS: **PUBLIC**

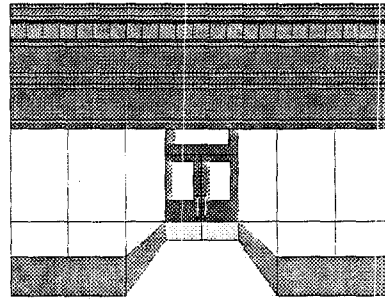
REFERS TO: **ZONING EXCEPTION FOR A
LIQUOR STORE IN C3 ZONE AT
3805 - ROSS STREET / R & M
HOLDINGS LTD.**

- 1. CRIME PREVENTION THROUGH
ENVIRONMENTAL DESIGN
(CPTED)**
- 2. INFORMATION COLLECTED IN
EARLY 2001 RELATED TO THE
PREVIOUS PROPOSAL TO ADD
LIQUOR, BEER OR WINE SALES
TO THE C3 DISTRICT**
- 3. REPORTS FROM NOVEMBER 5,
2001 COUNCIL AGENDA**

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN
(CPTED)

Commercial Properties

Storefronts



For a neighborhood to remain healthy, its local businesses must flourish; and for businesses to do well they must be safe places to frequent.

With the increase in separating commercial areas from residential ones, and the decline which often accompanies this separation, it is essential that CPTED guidelines be followed when building or remodeling commercial property. Simple design features, such as positioning cash registers near the main entrance and keeping pay phones visible, can accomplish much in the way of making customers feel safe and secure.

CPTED Guidelines

1. Natural Access Control

- cash register should be located in front of store near main entrance
- public paths should be clearly marked
- signs should direct patrons to parking and entrances
- there should be no easy access to the roof
- rear access to shops should be provided from rear parking lots

2. Natural Surveillance

- windows should face rear parking lots for increased visibility
- window signs should cover no more than 15% of windows
- interior shelving and displays should be no higher than five feet for increased visibility
- exterior of buildings should be well lit
- loading areas should not create hiding places
- clear visibility should be maintained from the store to the street, sidewalk, parking areas and passing vehicles
- retention area should be visible from the building or street --- it should be a visual amenity, not hedged or fenced off
- all entrances should be under visual surveillance or monitored electronically

3. Territorial Reinforcement

- property boundaries, where possible, should be marked with hedges, low fences or gates
- private areas should be easily distinguishable from public areas
- shops should be identified by wall signs for those parking in the rear
- awnings should be installed over rear doors and windows
- parking area should be, clearly visible from the building or street

4. Management

- operating hours should coincide with those of other neighboring businesses
- pay phones should be, call-out only and under surveillance at all times
- interior space should be well lit

Shopping Malls

Shopping malls often provide much of the public space in suburban communities and as such can be a mixed blessing. On the one, hand they perform the important function of town center, serving as a gathering place for the community. On the other, a mall can serve as an attraction for criminal activity.

While the shopping mall continually grows in size and popularity, it also becomes a haven for abnormal users and the site of a growing number of parking lot crimes. It is now more important than ever that designers and remodelers implement CPTED principles.

CPTED Guidelines

1. Natural Access Control

- signs should clearly mark public entrances
- sidewalks and public areas should be clearly marked by way of special paving and/or landscaping
- loading zones, with designated delivery hours, should be separate from public parking
- the parking garage should provide no exterior access to adjacent rooftops

2. Natural Surveillance

- restroom doors should be visible from main pedestrian areas and away from outside exits
- parking areas should be well lit
- loading areas should not create dead end alleys or blind spots
- all levels of the parking garage should be visible from the street or ground floor with high intensity lighting to minimize hiding places

3. Territorial Reinforcements

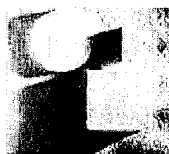
- property perimeters defined by landscaping, post and pillar fencing or gates
- signs should clearly identify interior businesses

4. Management

- close-in parking should be available to nighttime employees
- business associations should work together to promote shopper and business safety



Program Ideas



learn more

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[Benefits of CPTED](#)

[Using CPTED to Address
Neighborhood Problems](#)

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Basics of Crime Prevention Through Environmental Design

CPTED contends that architects, city planners, landscape and interior designers, and law enforcement can create a climate of safety in a community, right from the start by designing a physical environment that positively influences human behavior.

CPTED builds on four key strategies: territoriality, natural surveillance, activity support, and access control.

- ✳️ **Territoriality:** People protect territory that they feel is their own and have a certain respect for the territory of others. Fences, pavement treatments, art, signs, good maintenance, and landscaping are some physical ways to express ownership. Identifying intruders is much easier in a well-defined space.
- ✳️ **Natural Surveillance:** Criminals don't want to be seen. Placing physical features, activities, and people in ways that maximize the ability to see what's going on discourages crime. Barriers, such as bushes, sheds, or shadows, make it difficult to observe activity. Landscaping and lighting can be planned to promote natural surveillance from inside a home or building and from the outside by neighbors or people passing by. Maximizing the natural surveillance capability of such "gatekeepers" as parking lot attendants and hotel desk clerks is also important.
- ✳️ **Activity support:** Encouraging legitimate activity in public spaces helps discourage crime. A basketball court in a public park or community center will provide recreation for youth, while making strangers more obvious and increasing active natural surveillance and the feeling of ownership. Any activity that gets people out and working together – a clean-up day, a block party, a Neighborhood Watch group, a civic meeting – helps prevent crime.
- ✳️ **Access control:** Properly located entrances, exits, fencing, landscaping, and lighting can direct both foot and automobile traffic in ways that discourage crime. Access control can be as simple as a neighbor on the front porch or a front office. Other strategies include closing streets to through traffic or introducing neighborhood-based parking stickers.

These principles are blended in the planning or remodeling of public areas that range from parks and streets to office buildings and housing developments. Some jurisdictions have incorporated these principles into more comprehensive approaches.

The Three-D Approach to Planning CPTED

One way to involve CPTED principles in community development or renovation projects is through a three-step review process.

- ✳️ **Designation:** What is the intended use of the area? What behavior is allowed?
- ✳️ **Definition:** What are the physical limits of the area? What are the borders between this area and public spaces? Is it clear which activities are allowed where? What risks can be anticipated and planned for?

***Design:** Does the physical environment support the intended use safely and efficiently?

Using the "Three Ds" to assess a space may reveal a conflict between the "Ds" -- a conflict that should result in a modification. If a space has no designated purpose, is poorly defined, or is not properly designed to support and control the intended function, that space may generate crime and fear unless modifications are made. Thus, the challenge is to design a parking deck or position public restrooms that are not only functional, but also maximize the personal safety of legitimate users.

Once the three Ds have been considered, the space is assessed according to how well it supports territoriality, natural surveillance, and natural access control. Natural access control and surveillance promote a greater sense of territoriality among users and a greater perception of risk in potential offenders. This may be accomplished with real barriers, such as fences, or with symbolic barriers, such as low-growing landscaping materials, elevation changes, or even changing the texture of the sidewalk.

CPTED Is Part of a Comprehensive Crime Prevention Program

CPTED works best when integrated into a comprehensive crime prevention program. Some crime prevention practitioners have misunderstood CPTED, often because of improper training, and so they have developed target programs that focus on locks, lighting, and alarms, but miss critical CPTED design elements.

The proper application of CPTED can help turn a crime-threatened neighborhood around. Several approaches can discourage undesirable vehicular traffic, including instituting turn- or time-related restrictions, narrowing traffic lanes, or installing small barriers ("nubs") at intersections to make the street look smaller. Residents who are encouraged to get involved through Neighborhood Watch begin to establish or reassert territorial control, thus also increasing natural access control and surveillance. This can be done in several ways, including improved lighting, proper landscaping, and signs to identify the neighborhood.

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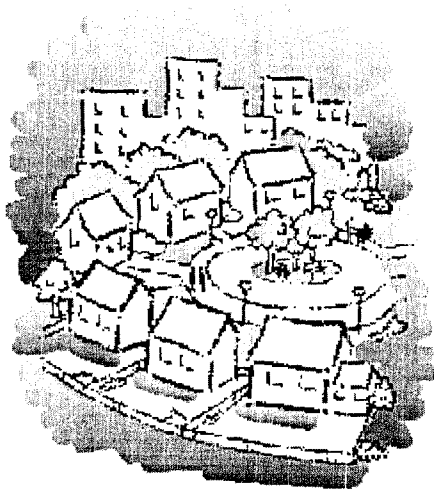
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Creating Safer Communities



**An introduction to
Crime Prevention Through
Environmental Design (CPTED)
for architects, planners,
and builders**

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Introduction

Research has shown that the proper design and effective use of the built environment can lead to a reduction in both the opportunity for crime and fear of crime. Through their involvement in design and construction, architects, planners and builders can influence the creation of safer neighbourhoods and communities. This pamphlet provides a general overview of Crime Prevention Through Environmental Design (CPTED) for professionals who work in urban design development and related areas. It is not meant to be an exhaustive analysis or a checklist.

What is CPTED?

CPTED is an approach to planning and development that reduces opportunities for crime.

Communities, neighbourhoods, individual homes, and other buildings, streets, and parks can all be made safer through the application of design principles that make it more difficult to carry out inappropriate activities.

CPTED can reduce crime and fear through:

Territoriality - fostering residents' interaction, vigilance, and control over their neighbourhood

Surveillance - maximizing the ability to spot suspicious people and activities

Activity support - encouraging the intended use of public space by residents

Hierarchy of space - identifying ownership by delineating private space from public space through real or symbolic boundaries

Access control/target hardening - using physical barriers, security devices and tamper-resistant materials to restrict entrance

Environment - a design or location decision that takes into account the surrounding environment and minimizes the use of space by conflicting groups

Image/Maintenance - ensuring that a building or area is clean, well-maintained, and graffiti-free

What is the role of CPTED?

CPTED is part of a comprehensive approach to crime prevention. By emphasizing modifications to the **physical** environment, it complements community-based policing, Block Watch, and social programs that address some of the root causes of criminal behaviour.

What are the main steps in CPTED projects?

1. engage the support of residents and other key partners
2. identify crime and disorder problems in and around the site
3. analyse current or proposed design based on existing crime problems and potential criminal opportunities
4. develop preventive or corrective design options
5. carry out preferred option

6. monitor and evaluate how the implemented option affects crime, resident surveillance, interaction, and territoriality
7. disseminate and promote evaluation results

When can CPTED be applied?

CPTED can be applied to identify and remove potential problems in proposed developments. It can also be used to correct existing design problems that may invite crime.

What are some CPTED tactics?

Neighbourhoods:

- minimize the number of entry and exit points on a block
- design roadways to discourage through-traffic
- maximize residents' ability to view public spaces
- encourage residents' use of public spaces
- provide appropriate lighting for streets, paths, alleys, and parks
- encourage residents to watch over each other

Houses:

- clearly delineate private property (e.g., yard, driveway, walkway) from public space (e.g., street, sidewalk) through shrubbery, alternate paving stone colour, and changes in grade
- provide unobstructed views of surrounding area
- ensure entrances are visible and overlooked by window
- avoid landscaping that may conceal offenders
- install bright security lights
- use solid-core exterior doors
- use solid door frames with proper strike plates

Apartment buildings:

- provide common spaces to encourage tenant interaction
- minimize the number of units sharing a common entrance
- equip entrances with an intercom system
- ensure hallways are well-lit
- install deadbolt locks and peep holes on unit doors
- provide children's areas that can be easily observed
- provide windows that allow for surveillance in laundry rooms

Parking lots and garages:

- avoid enclosed, underground, multi-story garages
- install bright lights over driving lanes and parking spaces
- use paint to increase light levels
- control access and egress with automatic doors and gates

- avoid pillars and recesses that may hide offenders

Public spaces:

- encourage use by legitimate users
- avoid placing dark, and or hidden areas near activity nodes
- install appropriate lighting
- avoid placing covered outdoor areas where loitering may be a problem

Who are other key CPTED partners?

CPTED works best when fully supported by the community. Other key partners include:

- **neighbourhood residents:** who can make their communities safer through participation in the development and implementation of CPTED-based strategies for crime prevention
- **new home buyers:** who can ask for a home built to CPTED principles
- **apartment building managers:** who can organize the safety of tenants
- **elected officials:** who can encourage the integration of CPTED principles into official plans, zoning by-laws and development permits
- **police officers:** who can conduct CPTED assessments in existing neighbourhoods and review applications for new developments
- **insurance companies:** who can offer discounts for safe designs

What are some highlights of CPTED's ongoing use?

- incorporation into local government crime prevention plans (Toronto, ON; Edmonton, AB) and police mandates (Peel Region, ON)
- application in the design of towns (Tumbler Ridge, BC); neighbourhoods (Erin Mills, ON); public housing (Vancouver, BC); parks (Lethbridge, AB); shopping malls (Langley, BC); schools (Brampton, ON) and public libraries (Kitchener, ON)
- codification in building codes and zoning by-laws (North York, ON; Vancouver, BC)
- encouragement of resident interaction and social cohesion (Montreal, PQ)
- reduction of crime through better street lighting (Toronto, ON)

Further Reading

Canada Mortgage and Housing Corporation and Royal Canadian Mounted Police. (1996)
How to Lock Out Crime: Protecting Your Home Against Burglary

City of Edmonton (1995)
Design Guide for a Safer City

City of Toronto (1992)
A Working Guide for Planning and Designing Safer Urban Environments

Department of Justice (1996)

Building a Safer Canada: A Community-based Crime Prevention Manual

Wekerle, G. and C. Whitzman (1995)

Safe Cities: Guidelines for Planning, Design, and Management - Van Nostrand Reinhold

YWCA Vancouver Housing Registry (1995)

Making your Suite Safer for Women - Safer for Everyone

CPTED Internet Sites

International CPTED Association:

<http://calgary.shaw.wave.ca/ccpc/ica.htm>

Peel Regional Police:

<http://www.peelpolice.gov/research.html>

National Crime Prevention Council (U.S.):

<http://www.ncpc.org/2add4dc.htm>

The Planning Center:

<http://www.planningcenter.com/cvcpted.htm>

RCMP Crime Prevention Victim Services:

<http://www.rcmp-ccaps.com>

Canada Mortgage and Housing Corporation:

<http://www.cmhc-schl.gc.ca>

International Centre for the Prevention of Crime:

<http://www.crime-prevention.org/icpc/>

For more information contact, your local police department.

Cat. No. JS62-97 / 1998

ISBN 0-622-63577-9

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 [Crime Prevention / Victim Services Branch](#)

INFORMATION COLLECTED IN EARLY 2001 RELATED TO
THE PREVIOUS PROPOSAL TO ADD LIQUOR, BEER OR
WINE SALES TO THE C3 DISTRICT

DEPARTMENT COMENTS

SP -

DATE: January 11, 2001

**TO: Paul Meyette, Manager, City Planning
Parkland Community Planning Services**

**FROM: Barbara Jeffrey, Manager
Social Planning Department**

RE: Liquor Stores in the C3 (Neighbourhood Commercial) District

In reply to your request for comment regarding the Land Use Bylaw amendment regarding liquor stores in the C3 (Neighbourhood Commercial) District:

Social Impact

The impact of inappropriate alcohol consumption is well-known and generally corroborated. Alcoholism has resulted in increased poverty and deprivation; many situations of family and community violence are aggravated by alcohol; motor vehicle accidents resulting in severe injuries and death are attributable to alcohol.

Youth are especially vulnerable to the effects of alcohol. As youth test the limits of a society, over-consumption of alcohol is a familiar behavior. When a society's laws, taxes and community standards are supportive of alcohol consumption, children, particularly, are at increased risk. Alcohol is seen as acceptable, even desirable. Some researchers suggest that higher availability is directly related to higher risk that children will become consumers of alcohol.

Permitting liquor stores in C3 Neighbourhood Commercial Districts will increase the availability of alcohol. Some studies point to "medium" evidence that increased numbers of outlets per capita increased rates of alcohol consumption and alcohol-related problems. Even if a direct relationship can't be proven, the perception in the community that alcohol is an every day necessity in every community mall normalizes alcohol consumption.

Safety

Liquor stores usually keep later business hours than other commercial developments in neighbourhood commercial districts. Increased hours of business will change the dynamics of a neighbourhood. More traffic, more activity in the evening hours when the community is less watchful, and the potential of criminal activity are real possibilities. Thoughtful design of neighbourhood standards can minimize these issues.

The health, civic and social problems related to alcohol can be reduced if community and government actions are aimed at reducing alcohol availability. Controlling the number of liquor outlets is one approach that will have an effect on availability.

RECOMMENDATION

That liquor stores not be allowed in C3 Neighbourhood Commercial Districts.

Barbara Jeffrey



Paul Meyette

From: Howard Thompson
Sent: January 09, 2001 8:48 AM
To: Paul Meyette
Subject: Liquor Stores in C3

Paul,

The Land and Economic Development's comments relative to your points are as follows:

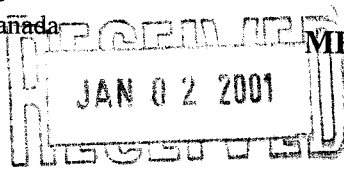
1. No comment
2. No comment
3. If liquor stores are allowed as a discretionary use in C3, public input and advertising should be required for all applications prior to going to MPC to allow the neighborhoods, including social facilities, schools, etc., a chance to voice concerns.
4. See 3.
5. Size limitations would be appropriate by either square footage or % of the CRU space, however, the size limit per store should not be so restrictive that it is not economical to operate.
6. The number of stores should be left to market forces.

Howard Thompson, Ec.D.
Land & Economic Development Officer
Ph. (403) 342-8364 Fax (403) 342-8200
www.city.red-deer.ab.ca



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MEMORANDUM NOTE DE SERVICE

To
À

Paul Meyette, Manager
Parkland Community Planning Services

From
De

OIC Red Deer City Detachment

Subject
Objet

RE: LIQUOR STORES IN THE C3

Security Classification - Classification de sécurité	
Unclassified	
Our File - Notre référence	
Your File - Votre référence	
Date	Diary Date - Date
Dec. 21, 2000	

Further to your letter dated December 5, 2000 on the above noted, the RCMP is providing the following comments.

1. Parking Requirements

Liquor stores should have a higher parking requirement. The nature of the business itself calls for a higher client demand at specific times of the week eg: Fridays, Saturdays; or at specific times of the year eg: statutory holidays, special events etc.

2. Traffic Pattern

We are of the view that any liquor vendor will increase the traffic into a neighbourhood commercial area. In C3 areas the traffic tends to diminish as people settle for their evening/night activities. Because the City cannot control the hours of operation on any business, it means that it will certainly bring unwanted traffic in an area which would normally have been less busy. Since some of the C3 areas are not located near an arterial road it will tend to add unwanted traffic into a neighbourhood or residential area.

3. Social Impact

Increasing the availability of liquor stores means increasing the supply to clients who normally would have done without. Society is much more conscious of the social impact of making people who drink accountable and responsible. Much emphasis has been placed on education by the liquor industry and there is no doubt that it has proven to be successful. Conversely, we have increased the hours of operation, which provides additional availability. As well, some liquor stores are also providing a delivery service. Therefore it is our view that with present services there is little need to place liquor stores in C3 to make the product more available, as the availability already exists.

4. Safety

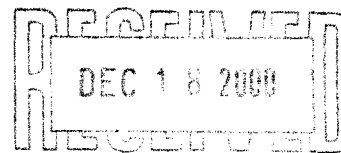
We believe that bringing in unwanted traffic will also bring unwanted people. The hours of operation at liquor store facilities are problematic with a potential for increased break enter and thefts or armed robberies where only one individual may be working on the premise. Establishing liquor stores in a C3 area will likely encourage teenagers to walk the short distance and attempt to purchase liquor. It also has the possibility of becoming a hang around for youth between the ages of 16 to 18.

Date: December 15, 2000

To: Paul Meyette, Manager - City Planning
Parkland Community Planning Services

From: Engineering Services Manager

Re: **Liquor Stores in C3 - Neighbourhood Commercial Districts**



The Engineering Services Department has the following comments with respect to your December 5 memo regarding the above issue:

1. **Parking Requirements**

We have no information on parking requirements for liquor stores.

2. **Traffic Patterns**

If the liquor store is small, there should only be local neighbourhood traffic.

3. **Social Impact**

We have no comments on the issue of social impact.

4. **Safety**

We have no comments on the issue of safety.

5. **Neighbourhood Orientation**

Size limitations should be placed on liquor stores in neighbourhood subdivisions as this will minimize the traffic impact.

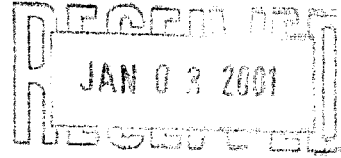
6. **Economic Impact**

We have no comments on the issue of economic impact.

Ken G. Haslop, P. Eng.
Engineering Services Manager

/emr

MEMO



DATE: December 21, 2000

TO: PAUL MEYETTE, PARKLAND PLANNING

FROM: RYAN STRADER
Inspections & Licensing Manager

RE: LIQUOR STORES IN C3 ZONES

In response to your memo we have the following comments:

- Parking - the highest parking ratio in the Land Use Bylaw is 5.1 stalls per 93m² at present. A ratio of 8 would seem to be adequate for this use especially if we limit the size.
- Traffic - there is no doubt that wherever the store was located in the subdivision there would be increased traffic from either the subdivision residence or from outside. My opinion is that a liquor store located within the subdivision might actually discourage people driving into the area just to visit the liquor store.
- Social impact - no comment.
- Safety - no comment.
- Neighborhood impact - the idea of a maxim size for this use would be a good idea. However, coming up with the right size is the key; too small and they won't survive, too big and they become the primary or perhaps sole use of the site. I have been told that 277.78m² is the smallest size that is economically viable. The maximum site area allowed in a C3 district is 378m² and site coverage is limited to 1/3 or 126m². It seems to me that these two numbers can't be reconciled, which means either the use becomes the principal use or becomes a business too small to survive.
- Economic impact - no comments.

Sincerely,

A handwritten signature in black ink, appearing to be "Ryan Strader", written over a horizontal line.

RYAN STRADER
Inspections & Licensing Department

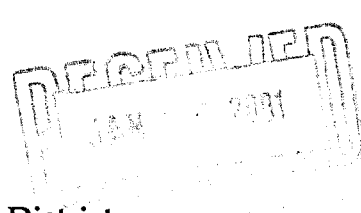
RS:jo

Date: January 15, 2001

To: Paul Meyette, Principal Planner
Parkland Community Planning Services

From: Colleen Jensen
Community Services Director

Re: Liquor Stores in C3 (Neighbourhood Commercial) District



In reply to your request for comment regarding the proposed Land Use Bylaw amendment that would allow liquor stores in C3 Neighbourhood Commercial sites, I make the following comments. I am aware of the responses you have received from the RCMP and the Social Planning Department.

Social Impact

- Comments from both the RCMP and the Social Planning Department speak to the issue of availability. Allowing more liquor outlets anywhere in the city is increasing availability. Allowing liquor outlets in a Neighbourhood Commercial zone further increases availability by proximity to the residential area. As noted in the Social Planning report, some research suggests that there is a direct correlation between availability and increased consumption. With increased consumption come many social problems, including family violence, child neglect, divorce, health problems, homelessness and issues particularly related to youth.

A recently completed Red Deer study concerning "Youth to Employment" clearly indicates that alcohol consumption among youth is an issue. Having said this, if the amendment were to proceed, then attention should be paid to address availability in whatever way possible. One suggestion might be to limit the hours of operation so that a liquor outlet would have to close much earlier than in other commercial zones.

- Another point mentioned in the Social Planning response speaks of the potential to "normalize" alcohol consumption. This is related to perception where liquor outlets are seen with more frequency and also close to home – it becomes normal that alcohol is available and, thus, used. I do not believe that our community would want this perception held by our citizens or visitors. Again, if the LUB amendment must proceed, then I would suggest that the signage advertising an establishment as a liquor outlet be kept to a minimum size and number. This helps to minimize the visibility of the store, although the alcohol is still available.

January 15, 2001

Liquor Stores in C3 Neighbourhood Commercial

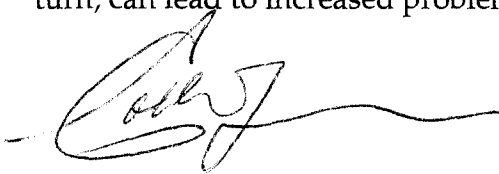
Safety

- As noted in the RCMP response, liquor stores will bring unwanted traffic and, likely, some people who would not normally come to a given neighbourhood. Liquor establishments are also often the target of break and enters and robberies. As well, there are issues of youths hanging around such an establishment because of hoped-for access. A further issue might be that with access to alcohol, there might be increased vandalism, both to private property and publicly owned parks and facilities. In preparing a bylaw that will allow liquor stores in Neighbourhood Commercial districts, it will be difficult to address issues of safety and security for the neighbourhood. Again, perhaps limiting hours of operation and ensuring that there is very good lighting might help.

Economic Impact

- It would seem logical that the more liquor outlets, the more diluted the market will be because of the proliferation. If zoning were broadened to allow liquor outlets in more places, it would then seem logical that there will be economic impact on the outlets that already exist.

Having made the above comments, I am not in favour of the proposed bylaw change. I strongly support the comments of the RCMP and the Social Planning Department, which suggest that the current liquor store zoning meets the needs of the community. Little will be gained in allowing liquor store outlets in a C3 zone, except increased availability that, in turn, can lead to increased problems.

A handwritten signature in black ink, appearing to read 'Colleen Jensen', with a long horizontal flourish extending to the right.

Colleen Jensen

:dmg

000000 1 VI

Policy on Alcohol Literature Review and Update

Prepared for the AADAC Commission Board

Darlene James
Service Monitoring & Research

January, 1999

AADAC Alberta Alcohol and Drug Abuse Commission
An Agency of the Government of Alberta

Policy on Alcohol Literature Review and Update

INTRODUCTION

The purpose of this paper is to provide background information in support of the review of AADAC's Policy on Alcohol. It consists of three main sections. First, the content of two literature reviews completed in 1994 is summarized. These reports provided background for the development of AADAC's existing Policy on Alcohol. Second, findings from a brief update of the research literature are presented. Studies that address the link between alcohol availability, consumption, and alcohol-related problems are examined, and the health benefits of moderate drinking are discussed in light of the existing research in this area. Finally, the policy implications of these findings are considered.

OVERVIEW OF PREVIOUS FINDINGS

Findings from the two literature reviews completed in 1994 are summarized in the following section.¹

A balanced and rational alcohol policy should be informed by a broad perspective. One that includes the negative impacts of use (e.g., morbidity, mortality, lost productivity, crime) as well as the positives of consumption (i.e., health, psychosocial and economic benefits). In developing an effective alcohol policy, attention must be given to the factors affecting consumption, and matched by consideration of the factors that interact with consumption to produce adverse consequences.

Alcohol Consumption

Alcohol is a legal consumer product, and the most widely used drug in North America. Many persons regularly consume small quantities of alcohol and most do not harm themselves or others. In fact, increasing evidence suggests that moderate alcohol consumption has physical and psychological health benefits. In contrast, a small but significant portion of the population are heavy consumers who drink on a regular basis or consume large quantities of alcohol when they do drink; experiencing adverse health and social consequences as a result. Reports suggest it is reasonable to assume that about 10% of the population can be categorized as heavy or problem drinkers who misuse or abuse alcohol, and can be considered addicted.

Alcohol-Related Problems

Alcohol problems are diverse in range, severity and combination. The direct effects of alcohol consumption include alcohol dependence, alcohol psychoses, chronic liver disease, and alcohol poisoning. Indirect consequences can include depression, crime, accidental injury, lost productivity, and diseases of the circulatory and cardiovascular systems.

Research suggests that access to alcohol can influence drinking patterns and the rate of alcohol-related problems, but this relationship is mediated by individual and environmental factors. For example, experience in Alberta and elsewhere indicates a steady decline in alcohol consumption over the past decade, despite increasing availability.

In some jurisdictions, licensing restrictions (e.g., legal drinking age, hours of operation) have proven effective in reducing alcohol-related traffic accidents and fatalities. There is also relatively strong evidence to support controls over economic access. When other factors remain unchanged, a rise in alcohol prices (often achieved through taxation) or a decline in disposable income will lead to a drop in consumption. Alternatively, individual consumption tends to increase when the social group is comprised of drinkers, when importance and obligation are attached to alcohol use, and when consumers are relatively unconcerned about price or do not feel inconvenienced by their purchases.

Responding to the Issue

Given that alcohol problems arise from a complex interaction of factors, there is no single, best solution for addressing them. Rather, prevention, intervention, treatment, and harm reduction strategies should be part of a multi-dimensional response. The diversity of drinkers and drinking situations dictates the need for programs and services that affect the individual and the environment. Equally important are efforts aimed at reducing the adverse effects of a single bout of drinking, and those that arise from persistent high-risk consumption. Effective strategies must focus on drinkers generally, not just the minority who use alcohol in large quantities, or are considered alcohol dependent.

Traditional approaches encompass education and public information campaigns, school-based prevention programs, community outpatient and residential treatment, crisis services, targeted police enforcement, and the use of legislative and regulatory control. Complimentary strategies might include helping people to drink in a responsible manner, training servers to recognize and limit impairment in their patrons, altering the social context of drinking, or making beverage alcohol more cheaply and readily accessible to deter the consumption of non-beverage alcohol products or potent home brews.

Within such a comprehensive framework, health-oriented alcohol policies are needed to increase the overall impact of programs and services. Well-conceived policies can encourage focused action and greater accountability on the part of governments, the alcohol industry, addiction agencies, and whole communities. They can serve to create a social climate that puts alcohol in perspective; one that recognizes beverage alcohol as a legitimate product, and one that acknowledges it as a potentially hazardous commodity which can adversely affect public health, safety, and social well being.

Alcohol use also places a sizeable economic burden on society. In Alberta, the total cost of alcohol abuse was more than \$749 million in 1992; an amount equal to \$285 per person. The major economic costs associated with alcohol include reduced labour productivity, health care, and law enforcement costs.⁶ Researchers have documented the negative effects drinking on work performance, and findings suggest moderate drinkers are responsible for considerable productivity losses.^{16 17}

Alcohol Availability

The theory of availability continues to have its critics, and its proponents. As noted by Single (1992), the single distribution theory is "...a largely discredited historical anachronism....[but] is not at all a necessary, or integral, part of the argument favouring controls." Rather, it is only one of several possible explanations for the observation that mean levels of consumption in a society are related to the number of heavy drinkers and alcohol-related problems. Furthermore, this relationship is by no means the only way in which alcohol availability, consumption, and alcohol-related problems are connected. As such, the incidence and severity of negative consequences can be reduced by maintaining availability controls, including government monopoly systems, licensing regulations, and controls over the condition of alcohol sales.¹⁸

Emerging evidence suggests that drinking patterns may be a more important factor than mean levels of consumption in predicting many alcohol problems.^{19 20 21 22} As Roche (1997) points out, the basic public health approach to reducing alcohol problems is flawed because the emphasis is on consumption per se, rather than hazardous consumption.²³ This represents a notable shift in thinking that focuses more on reducing harm and less on controlling availability. In part, this shift is due to research that shows sizeable declines in mean levels of alcohol consumption that are inconsistent with measures of availability and problem consequences across race and gender.²⁴ It also stems from the fact that alcohol has unique properties when compared to other consumable products, including the health benefits that can be derived from moderate consumption.²³

Rehm (1997) offers a conceptual summary of the relationship between patterns of drinking and harm which integrates current research findings and identifies areas for further inquiry. He suggests drinking patterns are influenced by (1) personal characteristics such as attitudes, beliefs, and demographics; (2) situational variables including setting/location and drinking partners; and (3) the wider social, legal and cultural context of alcohol consumption. In turn, drinking patterns influence both individual and social outcomes (benefits, short and long-term health or other harms).²¹

Physical Availability

The complexity of the relationship between availability, consumption and alcohol-related problems is well illustrated by a broad-based analysis of long-term trends in Ontario. Smart and Mann (1995) reported a steady decline in alcohol consumption and substantial reductions in alcohol-related health and social problems between 1975 and 1993. Per capita consumption declined 19%, daily drinking decreased 38% among adults and 56% among youth, and heavy drinking (5+ drinks) declined 9% for adults and 19% for youth. Hospital discharges for alcohol

groups have also been effective in lobbying for legislative and regulatory amendments that better ensure responsibility and compliance (e.g., no service to minors) on the part of alcohol retailers and other liquor licensees.^{31 32}

Economic Availability

With few exceptions, studies confirm that controlling economic availability can reduce alcohol consumption. Moreover, increases in alcohol prices--often achieved through taxation--are associated with reductions in accidental death and other adverse outcomes.^{33 34}

Researchers acknowledge that very light and very heavy drinkers are less price sensitive than moderate consumers. Therefore, a broad-based tax on alcohol may discourage moderate consumption, but may not have as large an effect on heavy drinkers. At the same time, light and moderate drinkers account for nearly half of all traffic accidents, and controlling economic availability can be used effectively to influence public health.^{35 36 37}

Studies also show that young people are particularly price sensitive, making economic controls a viable and cost-effective prevention strategy.²⁷

Social and Subjective Availability

Among adolescents and young adults, social and subjective availability are important in explaining drinking behaviours and problem consequences. In particular, perceptions about the drinking environment (perceived availability, drinking location, liberal drinking norms, peer alcohol consumption) are related to higher levels of alcohol consumption and negative drinking consequences. Jones-Webb and her colleagues (1997) posit that social and subjective availability may influence greater consumption by providing more opportunities for youth to drink, and shaping expectations about appropriate drinking behaviour.³⁸

Social availability is not a static concept. As noted by Casswell (1994), the increased attention given to the benefits of moderate alcohol consumption has the potential for negative impacts. If the indirect influence of this message changes social norms such that drinking is perceived in a more favourable way, alcohol consumption will likely increase as a result.²⁷

Other Factors

In general, research shows that men are more likely than women to be current drinkers, and men tend to drink more frequently and in larger amounts. Younger persons (especially those 18-24 years) of both sexes are more likely to drink, but beyond age 30 consumption shows a relatively consistent decline with age.^{4 39} Studies also show that drinking increases with education, but the number of heavy drinking occasions declines as levels of education rise.³⁵

Existing research provides little or no evidence linking alcohol advertising to consumption and related problems.^{33 34} At best, advertising has a weak, positive influence on attitudes and drinking behaviours. Studies generally show that changes in restrictions on advertising fail to either increase or decrease alcohol use, misuse, and related problems.^{36 40}

Other Canadian Jurisdictions*

Since the privatization of retail alcohol sales in Alberta, several other provincial governments have considered privatization of at least parts of their alcohol distribution systems.⁴⁷ In Ontario, for example, discussions were lengthy and in-depth. A number of analytical reports were issued summarizing the potential advantages (economic, consumer convenience) and disadvantages (health, safety) of a privatized system. In the end, privatization was rejected in favour of continued modernization of the Liquor Control Board of Ontario.^{48 49 50 51 52}

Public Opinion

Based on results from Canada's Alcohol and Other Drug Survey (CADS) conducted in 1994--shortly after retail alcohol sales were privatized--most Albertans feel the government has a role to play in controlling alcohol availability.⁴

- 82% said efforts to prevent service to intoxicated persons should be increased;
- 76% said alcohol should **not** be sold in grocery stores;
- 56% said liquor store hours should remain the same and 33% favoured a decrease;
- 49% felt the legal drinking age should remain the same while 47% said it should be increased; and
- 46% thought alcohol taxes should remain the same and 32% felt they should increase.

A more recent survey suggests Albertans favour the private retail system. According to an Angus Reid poll conducted in April 1998, 81% felt convenience was better in private stores; 57% said selection had improved; and 52% thought prices were better when compared with previously existing government outlets. Most consumers said they purchased alcohol from a particular store because it was convenient. Fewer Albertans chose a retail location because of selection (25%) or price (16%). At the same time, Albertans (66%) continue to believe alcohol should **not** be sold in grocery stores, and one-third believe alcohol problems have increased since privatization.⁴⁴

Moderate Drinking and Health

On balance, moderate and regular alcohol consumption has health benefits. When compared to life-long abstainers, individuals who consume one to two drinks per day tend to have a lower risk of coronary heart disease (CHD) and ischemic stroke (caused by blood clots in the brain).^{9 12 53} While not conclusive, the protective effects of moderate consumption are most pronounced among older adults, especially men. However, benefits have been found in both older and younger age groups, among men and women; even after adjusting for other risk factors such as heart disease, high blood pressure, diabetes, smoking, obesity, and education. Research has demonstrated that alcohol raises high-density lipoprotein (HDL) or 'good' cholesterol, which is

* Dr. Norman Giesbrecht of the ARF is currently conducting a national study in the area of alcohol policy, which should be completed by 2001. As one of several key topics, the study will examine changes in the alcohol distribution system in Alberta and other Canadian provinces.

consequences of drinking will depend on a variety of factors, including gender, age, dietary pattern, genetic makeup, lifestyle, and environmental circumstances.^{7 61}

Research Limitations

Investigators caution that studies of moderate drinking are often limited by: (1) the difficulty in quantifying alcohol consumption from self reports; (2) controlling for confounding factors in the risk profile of subjects; (3) low prevalence of heavy drinkers in many study samples; (4) lack of information on binge drinking; (5) in some cases, homogeneity of the sample (middle-aged, middle-class, Caucasian); and (6) study dropouts or missing data on baseline measures of consumption and/or health.^{7 11 55 62}

Low-risk Drinking

Most Canadian adults are responsible drinkers who consume alcohol at safe levels that do not cause problems. This is called *low-risk drinking*. While low-risk alcohol use can help prevent cardiovascular disease, health professionals do not generally recommend that people start drinking for these beneficial effects. Any reduction in health risk is likely to vary among individuals, and the benefits of moderate consumption can also be achieved through less risky methods like increased exercise, improved nutrition and smoking cessation.^{7 9 12}

Defining what is ‘low-risk’ and what is ‘high-risk’ for individuals and society has been the subject of study and debate. Based on clinical experience and considerable research, the Addiction Research Foundation (1997) developed a set of guidelines for low-risk drinking. These guidelines take into account the consequences of alcohol use including acute and chronic health effects, accidents and unintentional injuries, and adverse social effects. The guidelines recommend:

- (1) limiting weekly intake to 14 standard drinks for men and nine standard drinks for women;
- (2) drinking no more than two standard drinks on any day, and taking precautions to avoid injuries and other problems if this level is exceeded;
- (3) drinking slowly to avoid intoxication, and consuming alcohol with food and non-alcoholic beverages.

The ARF also recommends that individuals should avoid alcohol, or should drink less than the maximum amounts when they:

- (1) have health problems such as high blood pressure, liver disease or mental illness;
- (2) are taking prescription and/or over-the counter medications (e.g., sedatives, sleeping pills, pain killers, and cough/cold medicine);
- (3) have a personal or family history of serious drinking problems;
- (4) are pregnant, trying to conceive or are breast feeding;
- (5) are operating a motorized vehicle or bicycle;
- (6) need to be alert while working with machinery or dangerous equipment, while engaging in challenging physical activities, or when responsible for the safety of others or public order.

POLICY IMPLICATIONS

As with most complex issues, the problems associated with alcohol use and abuse require a multi-dimensional response. Alcohol policies should be evidence-based, reflect the social norms, values and concerns of the community, and represent a reasonable compromise between public health and safety, and the legitimate economic interests of the alcohol and hospitality industries.

At least three key considerations seem central to the policy debate.²⁷ First, differential support (e.g., public and political perceptions, research showing effectiveness) exists for strategies aimed at the environment and intended to influence the entire population of drinkers, versus more focused attempts to identify and target drinkers most at risk for negative consequences. Second, health professionals recognize that growing interest in promoting the benefits of moderate alcohol consumption must be balanced by the fact that the consequences of alcohol use are not uniform across individuals, age groups, gender, or stages in one's drinking career. Third, the cost-effectiveness of a particular strategy is relevant to governments and other stakeholders given that finite resources are available to develop and implement alcohol education, prevention, treatment and intervention programs.

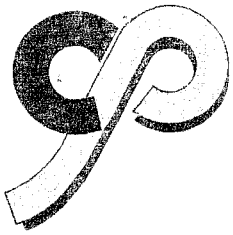
In moving away from an emphasis on alcohol control and mean consumption, increased attention has been given to harm reduction in addressing alcohol use and alcohol-related problems. The focus is on specific episodes of 'at-risk' drinking, especially intoxication, and situations where heavy drinking is likely to occur.^{23 27} Studies on drinking patterns suggest that the most efficient approach may be to target prevention/education to the general population, and emphasize safe drinking limits and the avoidance of other problematic behaviours among drinkers. Pragmatic strategies might include responsible hospitality service, impaired driving counter-measures, controlled drinking programs, and brief interventions with problem drinkers.¹⁹

Those supporting a harm reduction approach do not necessarily advocate the abandonment of more formalized alcohol controls.^{27 65} By the same token, control advocates do not necessarily reject the value of harm reduction. The distinction between the two is somewhat artificial. As suggested by DeJong and Hingson (1998), "...the future of alcohol control policy is a comprehensive community-based approach that includes the following: (a) formation and support of local coalitions that work for change in the physical, social, economic, and legal environment that shapes alcohol consumption; (b) rigorous and well-publicized enforcement of existing laws and regulations; (c) mass media campaigns to communicate moderate drinking social norms and expectations; (d) education programs to support individual change and to gain widespread support for new alcohol-control policies; and (e) installation of systems for early identification, referral and treatment of people with alcohol-related problems."³⁴

All societies in which alcohol is consumed can employ a range of strategies to minimize the adverse consequences associated with its use, including those intended to reduce the demand for alcohol. Physical, economic, and social controls, many of which target young people, heavy drinkers, and individuals that consume alcohol in high-risk situations are appropriate and complimentary within the context of reducing overall harm.^{7 66}

- ²⁷ Casswell, S. (1994). Moderate drinking and population-based alcohol policy. Contemporary Drug Problems, 21 (2), 287-299.
- ²⁸ NJ study: No association between rates of violence and alcohol outlet density (February 1998). Alcohol Issues Insights, 15 (2).
- ²⁹ Adrian, M., Ferguson, B.S. & Her, M. (1996). Does allowing the sale of wine in Quebec grocery stores increase consumption? Journal of Studies on Alcohol, 57 (4), 434-448.
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- ³² Alcohol Policy Network (April 1998). Local neighborhoods take action on alcohol: The case of Parkdale. Alcohol Policy Update, 12 (www.apolnet.web.net).
- ³³ NIAAA says research shows tax increases reduce drinking, problems (September 1997). Alcohol Issues Insights, 14, (9).
- ³⁴ DeJong, W. & Hingson, R. (1998). Strategies to reduce driving under the influence of alcohol. Annual Review of Public Health, 19, 359-378.
- ³⁵ Higher prices don't deter heaviest drinkers; New study counters control dogma (August 1995). Alcohol Issues Insights, 12 (8).
- ³⁶ Whitehead, S. (1997). The impact of alcohol control measures on drinking patterns. In M. Grant and J. Litvak (Eds.), Drinking patterns and their consequences (pp. 153-167). Washington, DC: Taylor & Francis.
- ³⁷ Manning, W.G., Blumberg, L. & Moulton, L.H. (1995). The demand for alcohol: The differential response to price. The Journal of Health Economics, 14, 123-148.
- ³⁸ Jones-Webb, R., Toomey, T.L., Short, B., Murray, D.M., Wagenaar, A. & Wolfson, M. (1997). Relationship among alcohol availability, drinking location, alcohol consumption, and drinking problems in adolescents. Substance Use & Misuse, 32 (10), 1261-1285.
- ³⁹ Heavy drinking by Generation X: Shocking or not? New survey from AMA (March 1996). Alcohol Issues Insights, 13 (3).
- ⁴⁰ New book concludes advertising does not affect alcohol consumption or abuse (April 1994). Alcohol Issues Insights, 11 (4).
- ⁴¹ Government of Alberta (1996, July 15). News release. Gaming and liquor act and regulation come into force. (www.gov.ab.ca).
- ⁴² Gray, I. (1998). So what about the next five years? Vendor, 4 (5), 8.
- ⁴³ Alberta Gaming and Liquor Commission (AGLC) (October 1998). Annual report. For the year ended March 31, 1998. Edmonton, AB: Author.
- ⁴⁴ Chavich, C. (1998, November 14). The new bootleggers. Five years after privatization. Calgary Herald, p. A8.
- ⁴⁵ Rich Vivone & Associates (1998, August 28). Insight into Government, 13 (2), 4.
- ⁴⁶ West, D. (1997). Case study: Alberta's liquor stores. Canadian Investment Review, 10 (1), 33-34.
- ⁴⁷ Laxer, G., Green, D., Harrison, T. & New, D. (September 1994). Out of control: Paying the price for privatizing Alberta's liquor control board. Ottawa, ONT: Canadian Centre for Policy Alternatives.
- ⁴⁸ Glenn, T. (May 1997). The social consequences of privatizing liquor and beer stores (Current Issues Paper #187). Toronto, ONT: Ontario Legislative Research Service.
- ⁴⁹ Single, E. (1995, November 20). The impact of privatization. Toronto, ONT: Information Symposium on Alcohol Privatization/Deregulation.
- ⁵⁰ Giesbrecht, N. (December 1995). Proposed privatization of retail alcohol sales in Ontario: Health, social, economic and safety implications. Toronto, ONT: Addiction Research Foundation.
- ⁵¹ Alcohol Policy Network (November 1996). Priorities: Development in alcohol policy in Ontario 1995-1996. Toronto, ONT: Author.
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NEIGHBOURHOOD ASSOCIATION COMMENTS



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca

DATE: January 11, 2001

TO: Paul Meyette, Principal Planner

FROM: Johan van der Bank, Planner

**RE: PROPOSED LIQUOR STORES IN C3 LAND USE DISTRICT
FEEDBACK ON RESPONSES FROM COMMUNITY ASSOCIATIONS**

On December 13, 2000 a memo was sent to the following community associations throughout the City of Red Deer: Bower Place, Clearview, Deer Park, Eastview, Eastview Estates, Grandview, Highland Green, Morrisroe, Morrisroe Extension, Mountview & Sunnybrook, Normandeau, Riverside Meadows, Oriole Park, Parkvale, Pines, Rosedale, South Hill, and West Park.

The memo outlined the purpose of the proposed land use bylaw amendment and inquired which possible impacts could be expected, if any, by allowing liquor stores in the C3 district. A map was attached showing the position of all existing C3 sites in the City in relation to neighbourhoods. A copy of the memo is attached for reference purposes. The Family Skating Oval was included in the mail list, however the letter was returned undelivered.

The closure date for responses was January 10, 2001. The following two responses were received:

1. Bower Community Association felt that the social impact depends on personal responsibility. In this regard liquor stores at neighbourhood convenience centres near social facilities or schools would be an irresponsible action on behalf of decision-makers.

Bower Association suggested that there is no proven direct link between breaking and entering violations and the location of liquor stores, but such a situation does have the possibility to be a dangerous scenario. What is of more concern though is drinking and driving violations near schools and playgrounds and in areas where neighbourhood pedestrian traffic is common.

With regards to neighbourhood orientation the Bower Association felt that if any liquor stores were to be placed in a neighbourhood convenience centre, it should be small in size, and it should not be based on a percentage of the site area.

2. Marlene Cowan of the Riverside Meadows Community Association phoned to say that sites #5, #6 and #7 on the map of existing C3 sites were, in her opinion, too close to Loafs & Fishes and People's Place, and that she felt that the social impact of allowing liquor stores on these sites would be inappropriate.

Marlene asked that she be given a copy of the MPC report prior to the MPC meeting on this matter.

Johan van der Bank, TRP (SA)
Planner
attachments

FILE COPY

PROPOSAL FOR LIQUOR STORES IN C3 DISTRICT

File note:

Marlene Cowan of the Riverside Meadows Community Association phoned to say that sites #5, #6 and #7 on the map of existing C3 sites were, in her opinion, too close to Loafs & Fishes and People's Place, and that she felt that the social impact of allowing liquor stores on these sites would be inappropriate.

Marlene asked that she be given a copy of the MPC report prior to the MPC meeting on this matter.

A handwritten signature in black ink, appearing to read 'Johan van der Bank', with a large, stylized flourish at the end.

Johan van der Bank
December 28, 2000

January 9, 2001

Parkland Community Planning Services
Suite 404, Ross Street
Red Deer, Alberta
T4N 1X5

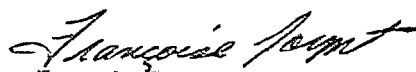
To: Johan Van Der Bank (Planner)

RE: Liquor Stores in C3 Commercial Sites

1. Social Impact: I would like to think that all people live their lives in a responsible manner, but I do not think that this is realistic. If a liquor store is located near any social facilities such as Michener Center or People's Place or a school, I feel that it may provide people with the resources to fulfil any temptation they may have. I feel that as a society we need to make responsible decisions, which will impact and benefit all of our community and society as a whole. We have lots of commercial shopping areas, malls and plazas etc. I really feel strongly that schools and social facilities such as Michener Center, or Peoples Place do not need local liquor stores.
2. Safety: Liquor stores in area's such as schools and other social facilities could be dangerous. I am concerned with increased traffic volume. I would like to think that people are responsible enough not to drink and drive but reality is that not all people are that responsible. My other concern would be for the safety of pedestrian's small children playing in near by schoolyard or in residential yards. Another concern would be any increase in crime rate (robbery at Mac Stores, breaking and entering etc.). Only time and various surveys will determine if there is any correlation between neighborhood liquor stores and local crime rate.
3. Neighborhood orientation: I feel any liquor store placed near or in a residential neighborhood should be small in size (the size of a Seven-Eleven or Mac store). I do not feel that the size of a liquor store should be based on a percentage of the total shopping area. I base that decision on the map provided with this survey. There are plenty of liquor stores throughout the city for all your shopping needs. For an example, look at the Bower area, there are three liquor or wine stores in this area alone (one located next to the Mac store, one in the Bower Plaza, and one at Gatz Crossing). These stores do not only serve the direct community of Bower but shoppers from all over the city who may be in the neighborhood shopping at London Drugs, Chapters, Winners, Bank of Montreal etc, therefore there is increased traffic and more noise pollution to the near by residential community.

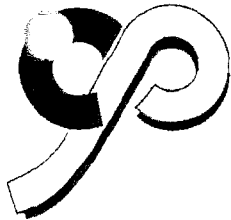
Thank you for asking for my opinion, I appreciate the opportunity to express my concerns in this matter.
Thanks again.

Sincerely,



Françoise Joynt
Bower Community Association
President

FILE COPY



PARKLAND COMMUNITY PLANNING SERVICES

Suite 404, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca

Date: December 13, 2000

To: **Bower Place**, Francois Joynt, President, 105 Boyce St, T4R 1P2
Clearview, Elden Woody, President, 89 Chappel Dr., T4P 2R6
Deer Park, Shri Rao, President, 38 Dunlop St, T4P 2G7
Eastview, Sheryl Gerrie, President, 90 Card Cr., T4P 2E3
Eastview Estates, Bruce Barlund, President, 51 Elwell Ct, T4R 2E2
Grandview, Sandra Hougstol, President, 4014 – 46th Street, T4N 1M2
Highland Green, Barry Brookes, 39 Hermary St., T4N 6S2
Morrisroe Comm. West, Anita Williams, 1604 Vista Village, T4N 0M6
Morrisroe Ext. Comm. Assoc., Jim Todd, President, 6 Morris Ave, T4R 1V6
Mountview & Sunnybrook, Kean Mitchell, 3528 – 43A Ave, T4N 3G1
Normandeau, Les Waite, 4633 – 49 St., T4N 1T4
Riverside Meadows, Marleen Cowan, President, 5909 54th Ave, T4N 4M7
Oriole Park, Bob Wing, President, 9 Orchard Green, T4N 5B6
Parkvale, Dawna Barnes, President, 4634 47th Street, T4N 1R1
Pines, Raymond Lee, President, 239 Piper Dr., T4P 1L5
Rosedale, Steven Bishop, President, 9 Rowntree Cres, T4P 3K5
South Hill, Brad Makarenko, 293 Cornett Drive, T4P 3R9
West Park, Debbie Gardiner, President, 5726 – 35th Street, T4N 0S6
Family Skating Oval, Brad Lashmur, 8, 7419 Gaetz Ave, T4P 1M5

From: Johan van der Bank
Planner

RE: LIQUOR STORES IN C3 COMMERCIAL SITES

City Council has requested that Parkland Community Planning Services prepare a land use bylaw amendment which would allow liquor stores in local commercial sites. A map showing the location of these sites is attached to this memo.

Since all these sites are located in neighbourhoods, I would appreciate your advice or any general comments you may have on the proposal to add liquor stores to neighbourhood commercial sites. In addition, I would like your specific comments related to:

1. **Social Impact:** Is there a concern if a liquor store is located near a social care residence, or near other social facilities such as Michener Centre or People's Place or a school?
2. **Safety:** Are there any safety issues which you would like the bylaw to address?

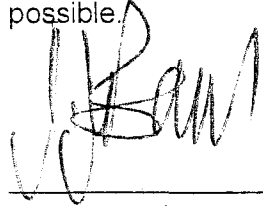
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3. **Neighbourhood Orientation:** C3 sites are intended to serve the immediate neighbourhood only. Should size limitations be placed on liquor stores to ensure that they do not become too large? A size limitation would also ensure that the liquor store does not become the only use or the main use in a C3 site. If a size limitation is pursued, what size would be appropriate; would it be more successful basing the size on a percentage of the total area of a shopping centre?

Please send your comments by any of the following methods:

Mail to : Parkland Community Planning Services (address on letterhead)
e-mail to: iohanv@pcps.ab.ca
Phone: Johan van der Bank at 343-3394

I appreciate your input on this issue and would like to have a response by January 10, 2001, if possible.



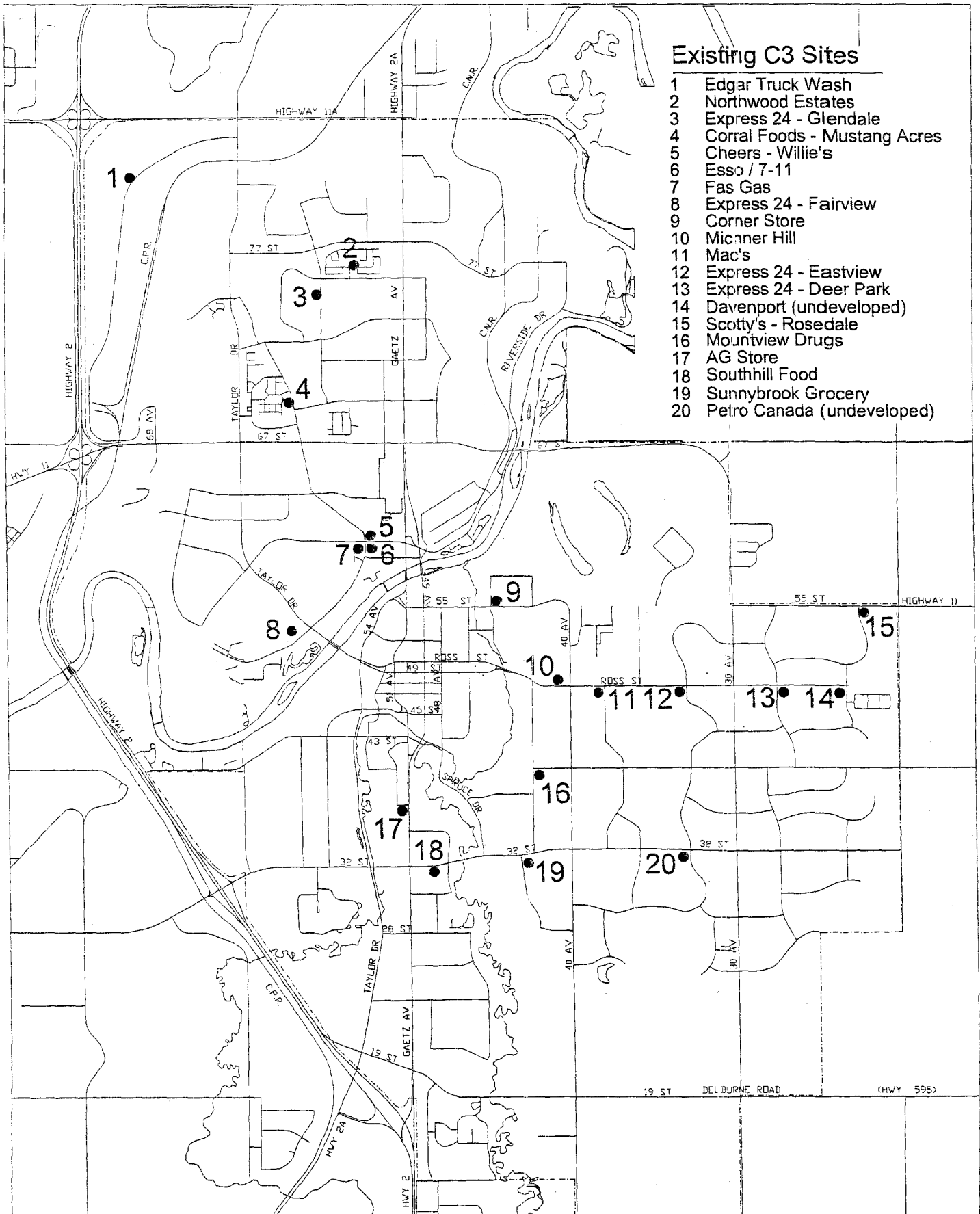
Johan van der Bank, TRP (SA)
Planner

/ejg

Attachment

Existing C3 Sites

- 1 Edgar Truck Wash
- 2 Northwood Estates
- 3 Express 24 - Glendale
- 4 Corral Foods - Mustang Acres
- 5 Cheers - Willie's
- 6 Esso / 7-11
- 7 Fas Gas
- 8 Express 24 - Fairview
- 9 Corner Store
- 10 Michner Hill
- 11 Mac's
- 12 Express 24 - Eastview
- 13 Express 24 - Deer Park
- 14 Davenport (undeveloped)
- 15 Scotty's - Rosedale
- 16 Mountview Drugs
- 17 AG Store
- 18 Southhill Food
- 19 Sunnybrook Grocery
- 20 Petro Canada (undeveloped)



EXISTING C3 SITES

December 2000

01/29/2001

Topic : C-3 Zoning allowing liquor stores

I represent the Rosedale Community Association and recently we received a letter asking our opinion to the value of allowing liquor stores to be included in C-3 zoning. Initially some of the people Rosedale thought idea had some merit but after a fair bit of discussion we concluded that this was not in the best interests of the Community as whole and these are the reasons why...

1.) In and around Rosedale there are 5 properties that fall into this category. I recently spoke to the owner of North Hill Liquor Store and he felt the this industry has become very competitive. If this is the case then if we add 5 more stores to the East hill will the market bare it and will the smaller stores resort to bending rules to get sales (looking away when a minor tries to buy).

2.) Any family that has recently moved Red Deer are impressed with the facilities and the sense of community. Liquor stores will take away from goal and will eventually turn into hang-out for kids. In addition law enforcement may be required to Police these areas.

3.) The city may leave themselves open to legal action. If a developer buys a property with C-3 zoning and for some reason is denied a permit would there not be an issue of compensation due to the fact the property now is of a lesser value ?.

4.) The East Hill already has 2 more proposed liquor stores one near Michener and the other in the new mall on 22nd. This would make 3 on the East Hill. No less than 2 years ago the entire city of Red Deer only had 3 liquor stores and managed to get alcohol.

In conclusion I believe this is not in the best interest of the community, the police, the city, liquor merchants, and the kids. The only value that I can see is the increased short term city taxes.

Thank-you very much for allowing us to input our views

Steve Bishop,
Rosedale Community Association

COMMENTS – OTHER MUNICIPALITIES

Frank Wong

From: Pat McMahon[SMTP:PmcMahon@airdrie.com]
Sent: January 05, 2001 10:44 AM
To: 'Frank Wong, Parkland Community Planning Services'
Subject: Liquor Stores



ATT00000.htm

Frank,

As per our discussion, here are the e-mails I have received on this question. While Airdrie has not yet processed the bylaw, we are actively considering the removal of this discretionary use from our "neighbourhood commercial" district due to local controversy. The use has only been listed in this district for a few months, and only one application was received, and denied by the SDAB. The application was taken to court (Lack of clear reasons for refusal), and returned to the SDAB who refused it again. We have given first reading to a bylaw to remove this use from the district, and are undertaking the same kind of research you are to help decide on the matter. The responses we have received so far, not counting the one from yourselves, are below.

Please let me see the responses you have generated, excluding, of course, these ones, when you have them together.

Thanks

Pat McMahon

Town of Cochrane

We don't have a "Neighbourhood Commercial" District, however we have 1 called "Local Commercial District" - purpose & intent is to provide sites for the sale of convenience goods and services to an adjacent residential area. Perhaps this is similar. If so, it is a listed "discretionary" use. I can only think of 2 such sites in Cochrane. One is raw land and the other is a small strip mall that does contain a retail liquor store (since 1997). I checked the file on this property and spoke with a staff member who worked here then. At that time, it appears the use was permitted, it was approved, and there was no controversy whatsoever. It was very routine. She did say when liquor stores were first privatized, there was a bit of controversy in general back then, but nothing for years. Cochrane must have at least 7 liquor stores, most in downtown/industrial areas. Let me know if you need any other info.
Diane Visser
Planning & Development Officer

From: Eric Onoferychuk [mailto:ERIONO@city.medicine-hat.ab.ca]
<mailto:[mailto:ERIONO@city.medicine-hat.ab.ca]>
Sent: Wednesday, December 20, 2000 12:00 PM
To: Jfeller@airdrie.com

Cc: Steve Welling
Subject: Re: Retail Liquor Stores

Hello:

Here is the info you requested.

1. Do you allow retail liquor stores in "Neighborhood Commercial" districts?

Yes. Liquor Stores are considered Discretionary Uses in our C2 Neighborhood Commercial District. These uses must be approved by Municipal Planning Commission. When reviewing a proposal for a liquor store in a C2 district parking would be the prime concern. Our parking requirement for a neighborhood liquor store with a floor area of less than 1000m2 would be 1 parking stall per 30m2 of gross floor area. All of these uses in Medicine Hat are located in Commercial strip malls that are adjacent to residential districts. There is no separation requirement for liquor stores from residential uses in our Land Use Bylaw.

We have several (4) liquor stores located in C2 districts in Medicine Hat and we have received no complaints.

2. Do you have staff reports or research on the pros and cons of liquor stores located in Neighbourhood Commercial locations?

We have never done any staff reports or research regarding neighbourhood liquor stores. Liquor stores in neighbourhood commercial districts have not been an issue in Medicine Hat.

I hope this helps. If you require clarification or more info, please email, or phone me at (403) 529-8378. Please send us a copy of your results if possible.

Eric Onoferychuk
Planning Officer
Medicine Hat

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

From: Curtis Cundy [mailto:ccundy@st-albert.net]
Sent: Thursday, December 21, 2000 9:36 AM
To: 'Julie Feller'
Subject: RE: Retail Liquor Stores

Hello Julie:

I have numbered your questions below, and provide the answer relative to St. Albert:

1. The City of St. Albert does not allow "liquor stores" as either a permitted or discretionary use in Land Use Bylaw 18/94.
2. We do not have any reports at this time, we will be examining this issue when we review our Land Use Bylaw next year (2001). I would suggest that you contact Tamara Wallace at the City of Spruce Grove (962-2611), when I was the Director in Spruce Grove, we dealt with a proposed amendment to allow Retail Liquor Stores in neighbourhood Commercial outlets and had research how other Municipalities had dealt with this touchy issue. The amendment was turned down by their Council.

Regards,
Curtis Cundy

CALGARY REPORT – LIQUOR STORES

(note:the sites examined are equivalent in size to our C2 sites-District Shopping Centre sites)

REPORT TO THE CALGARY PLANNING COMMISSION

MISCELLANEOUS	ITEM NO:	M-2000-035
	CPC DATE:	2000 October 04
	COUNCIL DATE:	2000 November 06
	BYLAW NO.	

LIQUOR STORES

RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

1. The Calgary Planning Commission recommended that Council:
 - a. **APPROVE** the proposed amendments to the Land Use Bylaw 2P80 with respect to liquor stores, as set out in Appendix III, in accordance with the Planning & Transportation Policy Business Unit recommendation as amended in motions 3 and 4; and
 - b. Give three readings to the proposed Bylaw as amended.
2. The Calgary Planning Commission **APPROVED** the "General Criteria for Liquor Stores", as set out in Appendix IV, to replace the "Issues to be Addressed in Processing Discretionary Development Permit Applications for Liquor Stores", as set out in Appendix I, and forward to City Council for information.

Moved by: J. Lord

Carried: 10-0

3. Appendix III, Page 1, 2. Section 33(7), (d) Liquor Stores, be amended by the deletion of the words, "the location of", after the words, "residential district,"; and by the addition of the words, "located so as to minimize any impact on the residential district", after the words, " landscaping shall be; and
4. Appendix III, Page 1, 3. Section 35(5), (6.2) Liquor Stores, be amended by the deletion of the words, "the location of", after the words, "residential district,"; and by the addition of the words, "located so as to minimize any impact on the residential district", after the words, " landscaping shall be; and

Moved by: R. Parker

Carried: 10-0

5. Appendix IV, Page 1, 1. Location in Relation to Existing Liquor Stores, be amended by the deletion of the figure, "150", after the words, "is within", and by the substitution therefor of the figure, "300";

Moved by: D. Bronconnier

Carried: 7-3

Opposed: J. Lord, B. Holmes, R. Parker

6. Appendix IV, Page 1, 2. Location Characteristics, be amended by the deletion of the words, "public or separate high", after the words, "an existing".

Moved by: D. Bronconnier

Carried: 9-1

Opposed: R. Parker

PROPOSAL:

Response to City Council direction regarding liquor store development in C-1 and C-1A districts and consideration of "proliferation" as a criteria for the evaluation of liquor store developments.

ISSUE:

On 2000 April 17, City Council considered a CPC report and recommendations from the Standing Policy Committee (S.P.C.) on Operations and Environment on liquor store development, and the following motion was passed:

- "1. That the Recommendation contained in the Report to Calgary Planning Commission OE2000-12, (CPS2000-15) C.P.C. Report, Liquor Store Impacts on Residential Communities, be filed.
2. That Administration be directed to amend the Land Use Bylaw to restrict liquor stores in the C-1 and C-1A areas for consideration at the Regular Combined Council Meeting of 2000 November 06 or sooner.
3. That Administration be directed to review the possibilities of including rules in the Land Use Bylaw regarding separations or proliferation with respect to liquor stores.

Motion Arising:

Moved by ALDERMAN JONES, SECONDED BY ALDERMAN ERSKINE, that with respect to Calgary Planning Commission Referred Report OE2000-12, the Administration be directed to consult with the public, through various means, for a report back to Council."

BACKGROUND AND HISTORY:

In July 1999, City Council passed a resolution requesting the Planning & Building Department to provide a report on the impacts of liquor store development on residential communities. A report was prepared for consideration by the Calgary Planning Commission at its 2000 January 12 meeting. The CPC approved the recommendation that City Council receive the report for information.

At its 2000 February 14 meeting, City Council referred the report to the S.P.C. on Community and Protective Services. At the 2000 March 15 meeting of the S.P.C. on Community and Protection Services, the report was referred to the S.P.C. on Operations and Environment.

The report was presented and discussed at the 2000 April 05 meeting of the S.P.C. on Operations and Environment with recommendations to Council regarding liquor store development in C-1 and C-1A sties and regarding proliferation of liquor stores. The committee recommendations were considered by City Council at its 2000 April 17 meeting and, with revisions, were adopted by motion.

In response to this direction, Planning & Transportation Policy has comprehensively reviewed the existing CPC criteria for the evaluation of liquor store development permits and reviewed the Land Use Bylaw to incorporate amendments requested by Council. Meetings have been held with representatives of the Federation of Calgary Communities (FCC), Inner City Coalition (ICC), the Calgary Board of Education, Business License Division staff, the Alberta Liquor Store Association and issues discussed with Alberta Gaming and Liquor Commissions staff. Draft proposals were circulated and discussed with representatives of the FCC, ICC, the Calgary Board of Education and Calgary Separate School Board.

DISCUSSION AND ANALYSIS:

The Land Use Bylaw 2P80 does not restrict liquor stores in the C-1 and C-1A districts or contain provisions regarding proliferation of liquor stores. The existing guidelines for evaluating liquor stores entitled "Issues to be Addressed in Processing Discretionary Development Permit Applications for Liquor Stores" are used in conjunction with the Land Use Bylaw in the review of liquor store development permit applications. These guidelines (Appendix I) were adopted by the Calgary Planning Commission in 1993 and have been received by Council for information.

The following summarizes issues related to the direction of Council regarding liquor stores in the C-1 and C-1A Districts and proliferation of liquor stores. Proposed amendments are discussed later in the report.

C-1 and C-1A Local Commercial Districts

In 2000 July, there were 205 liquor stores in Calgary. Of these stores, 20 were located on sites designated C-1 and 16 were located on sites designated C-1A. The 36 liquor stores in the C-1/C-1A Districts represent 17.6 percent of the total number of liquor stores in Calgary. There are 33 liquor stores (16.10 percent) in the C-3 District. A total of 104 liquor stores (50 percent) are located in Direct Control (DC) Districts. The DC Districts vary in size, location and specific

rules for development. Amendments to the Land Use Bylaw will not affect sites currently designated Direct Control. The distribution of liquor stores by land use district is summarized in Appendix II.

The purpose statement for the C-1 and C-1A Local Commercial Districts states that the intent of the district is to provide for uses "... which do not rely on patronage from beyond the immediate neighbourhoods". As such, consideration can be given to characteristics of a proposed development which would not be in keeping with the local commercial purpose of the district. Traffic and activity levels of proposed liquor stores in local commercial sites have been raised as a concern, particularly where such sites are internal to a neighbourhood. In response to this issue and Council's direction, it is proposed that liquor stores be restricted to those C-1 and C-1A sites on the periphery of neighbourhoods. The amendment is discussed further in the Proposed Amendment section of this report.

General Rules for Commercial and Industrial Districts

It is proposed that the Land Use Bylaw be amended to include direction regarding interface of liquor stores with residential areas. The proposed amendment addresses the location of activity areas and screening and landscaping where a liquor store abuts a residential district. The rule would apply not only to C-1 and C-1A sites but all other commercial and industrial districts where liquor stores may be located adjacent to residential development. The amendment is further discussed in the Proposed Amendment section of the report.

Proliferation of Liquor Stores

The motion of Council directs the Administration to "... review the possibilities of including rules in the Land Use Bylaw regarding separations or proliferation with respect to liquor stores." The number of facilities of a particular type in an area and their distribution may be used as a guide in reviewing a development permit for a discretionary use. Such consideration must address planning-related impacts of the use such as traffic, parking and noise. A community may be well served by the number of facility of a particular type in the area and as such, the number of facilities can be considered in development permit decisions.

An amendment to the Land Use Bylaw is not required to establish authority to consider a concentration or proliferation of a use; however, it is proposed that a new guideline be included in the liquor store development permit review criteria to establish a radius within which additional liquor stores should be more closely reviewed to consider any cumulative impacts of the facilities on the adjacent area. This is further discussed in the Proposed Amendments section of this report.

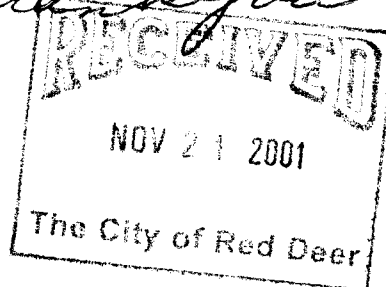
As previously noted, proliferation criteria would apply to proposed liquor stores in districts where liquor stores are listed as a Discretionary Use. Liquor stores are a Permitted Use in an approved sector (community) shopping centre building within a C-5 Shopping Centre Commercial District and as such any provisions regarding proliferation would not apply to such developments.

City Council:

I'm opposing the opening of another liquor store in a neighborhood strip mall (Birkdale). There are too many liquor stores here in Red Deer already.

~~Don't pass~~ My vote is against it. Drinking age should be 21.

Thank you



Submitted To City Council

Date: Nov 19, 2001

Nov. 16/01
141 Castle Ln.

Councillor Dennis Moffat.
City of Red Deer.

Dear Mr Moffat:

I am opposed to having a liquor store at
Ross St & 38 Ave. for all the reasons stated in
the paper. Please reconsider.

Sincerely

Norothy Stone -

Submitted To City Council

Date: Nov 19, 2001

Nov. 16/01
141 Castle Cr.
Red Deer, AB.

Mayor Gail Surkan
City of Red Deer
Red Deer, AB.

Re: Proposed liquor store - Ross St & 38 Ave

I am opposed to allowing a liquor store at the above address. My main reason is the effect it will have on the surrounding neighborhood.

Since the bylaw clearly stated that a liquor store cannot be considered for this area - why consider it? That would be unfair to the other strip mall owners and the neighborhood around Ross St. & 38 Ave.

Thank you for your consideration.

Sincerely

Dorothy Stone

R & M

R & M Holdings
8 - 5202 Farrell Ave.
Red Deer, AB. T4N 7B5.

Phone or Fax
403-346-3826
email: arpmmp@telusplanet.net
November 9, 2001

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Mr. Kelly Kloss,
City Clerk,
City of Red Deer,
Red Deer, AB.

Dear Sir:

Re: C3 Zone Liquor Store Amendment

I enclose a further application for councils consideration in respect to the above.

As you can see from the context of the application, I would like to have it included in the agenda for November 19, 2001, so the whole matter can be addressed at the same time.

Thank you.

Yours truly,

R & M HOLDINGS


A. Roy Porkka

ARP;mmp
Encl.

...



R & M Holdings
8 - 5202 Farrell Ave.
Red Deer, AB. T4N 7B5.

Phone or Fax
403-346-3826
email: arpmmp@telusplanet.net

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

November 9, 2001

The Mayor & City Council,
City of Red Deer,
Red Deer, AB.

Dear Council Members:

RE: C3 Zone Liquor Store by-law amendment

After hearing the various views expressed by council and information tendered at the last council meeting, we wish to propose the following:

1. That council reconsider the previous by-law 3156/2001. This by-law was defeated but it appeared that there are several important factors that council was not aware of at that time.
2. That submissions and material presented in the current "Exception Proposal" be made part of the record for reconsideration by council. The obvious reasons for this is that the submissions are fresh in councils mind and there is no need to hear it again at a later date.
3. To accomplish the foregoing, council must pass a resolution to bring back, for reconsideration, the by-law and I invite someone on council to move such a resolution.
4. As council already has a prepared by-law for consideration, it may be possible to consider first reading on November 19, 2001 depending on agenda.
5. Lastly, it would appear logical that the above proposals be considered first at the November 19, 2001 meeting.

Thank you.

Yours truly, 
R & M HOLDINGS,

A. Roy Porkka
P.S. A copy of the previous by-law is enclosed.

DATE: October 31, 2001

TO: X DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
X DIRECTOR OF DEVELOPMENT SERVICES
CITY ASSESSOR
X E. L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
X EMERGENCY SERVICES MANAGER
INFORMATION TECHNOLOGY SERVICES MANAGER
X INSPECTIONS AND LICENSING MANAGER
X LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR - c/o Lori Loney
X RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
X CITY PLANNING MANAGER
CITY SOLICITOR

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: Arndt Tkalcic Architects – Rezoning Request I1 to C2
Plan 5326 HW

Please submit comments on the attached to this office by Friday, November 9 for the Council agenda of Monday, November 19th.

"Kelly Kloss"

City Clerk



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

November 1, 2001

Arndt Tkalcic Architects
10315 – 109 Street
Edmonton, AB T5J 1N3

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Attention: Rick Arndt

Dear Mr. Arndt:

I am in receipt of your letter dated October 30, 2001 re: Re-Zoning Of Plan 5326HW, Lot A. Your letter will be placed on the Red Deer City Council Agenda of Monday, November 19, 2001.

Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, November 16, 2001.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, November 16th and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Your letter will be presented to an open meeting of Council and will be available to the public and media. As well, Council Meetings are open to the general public and are televised on Shaw Cable, Channel 3. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m., and reconvene at 7:00 p.m. Council agendas are available to the public and media from the City Clerk's Department.

If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,


Kelly Kloss
City Clerk

KK/fm

COUNCIL MEETING OF NOVEMBER 19, 2001

ATTACHMENT

DOCUMENT STATUS: **PUBLIC**

REFERS TO: **ZONING EXCEPTION FOR A
LIQUOR STORE IN C3 ZONE AT
3805 - ROSS STREET / R & M
HOLDINGS LTD.**

- 1. Memo from Paul Meyette re
Purchase of Mac's Milk Site by
Roy Porkka**

To: City Clerk

From: Paul Meyette

Re: Purchase of the Mac's Milk site by Roy Porkka

In discussions with Roy Porkka on Friday, Mr. Porkka indicated that while the current ownership acquired the site in 1993, he had previously owned the site through his professional corporation. The Professional Corporation acquired the site in October, 1986. This would mean a change in the table on page two of the letter to Council as shown below:

The history of convenience stores is shown below.

	<i>Number of Stores (running total)</i>
<i>1949 – Michener Hill Grocery – 4030-50th Street</i>	<i>1</i>
<i>1981 – Mac's Milk Store – 3801-50th Street</i>	<i>2</i>
<i>1984 – Esso Convenience Store – 3937-50th Street</i>	<i>3</i>
<i>1985 – Express 24 Convenience Store – 140 Erickson Drive</i>	<i>4</i>
<i>1986 – Roy Porkka Professional Corporation purchased the Mac's Milk Site</i>	<i>4</i>
<i>1989 – Closure of Michener Hill Grocery – 4030-50th Street</i>	<i>3</i>
<i>2000 – Fas Gas Convenience Store opens.</i>	<i>4</i>
 <i>2001 – Esso Convenience Store demolished.</i>	 <i>3</i>

The change in the purchase date means that there is one less convenience store in operation now than there when Mr. Porkka originally acquired the site.


Paul Meyette
City Planning Manager

**REPORTS APPEARING
ON THE NOVEMBER 5, 2001 COUNCIL MEETING
AGENDA**

R & M

R & M Holdings
8 - 5202 Farrell Ave.
Red Deer, AB. T4N 7B5.

Phone or Fax
403-346-3826
email: arpmmp@telusplanet.net
October 18, 2001

The Mayor & City Council,
City of Red Deer

Application for Zoning Exception in C3 Zone at 3805 Ross St. Legal Plan 5555 AF. Block 37 to 40 inclusive

We hereby apply for a zoning exception so as to allow a small convenience type liquor store at the above location, One reason for the application is that despite the efforts to rent by four real estate firms, the space has remained empty for over 18 months. On the other hand, two requests have been made to us directly and a third request to a realtor to rent this space as a liquor store. The second reason is that 215 of Mac Stores customers signed a petition that is in full support of a liquor store in that location.

The Land Use By-law expresses its intent in the preamble. The By-law Clause 118.

General Purpose

"The general purpose of this District is to facilitate the development of local convenience trade centers, which also include services, dwelling units and medical offices as secondary functions. The land uses are to serve adjacent residential neighborhoods or non-commercial areas only."

Convenience Trades Centers

The by-law goes on to state "Permitted (i.e.) uses allowed as of right" and discretionary uses . (approval required by MPC).

History

In 1993, the Alberta Government got out of the retail liquor business and authorized private liquor stores. Under the C3 Zoning By-law in force, a C3 location was not prohibited from asking for liquor store approvals. City Council, not knowing what a privately owned liquor store would look like, amended the C3 Zoning By-law so that "liquor stores" were not a "permitted use". Now it is realized that private liquor stores are clean, bright and pleasing as any retail outlet.

CITY COUNCIL DISCRETION

The Land Use By-law authorizes council to grant exceptions to the strict application of zoning by-laws. We submit that this "discretion" to council was provided to give relief to property owners, businesses and local population where circumstances or change indicated an exception" should be made.

In October 2000, an application was made to allow small convenience liquor stores in C3 zoned locations under specific limitations. The perception of certain pressure groups and other interested parties was that this would allow all C3 locations the right to have a liquor store and would result in a proliferation of stores. The perception was totally **wrong**. As a result of that application council passed the following resolution on November 21, 2000.

"Resolved that council of the City of Red Deer having considered correspondence from R & M Holdings, dated November 7, 2000, re liquor stores in a C3 district, hereby directs the administration to propose a land use by-law that would allow the use of liquor stores as a discretionary use within C3 districts."

Subsequently, in February 2000, council rejected this overall change to the by-law. However, as a result of the resolution, city planners prepared a list of characteristics of a proposed by-law should liquor stores be allowed in C3 districts. This list is very restrictive. The points covered are as follows:

Characteristics of the Proposed By-law

Based upon the research noted above, the following characteristics are incorporated in the proposed Land Use Bylaw:

Size: It is recommended that the liquor store be limited to 25% of the total floor area of any C3 site. The size restriction will ensure that the liquor store does not become the dominant use in a C3 site. It will also reduce traffic flow to a neighborhood by ensuring the use does not become too large.

Location: A liquor store will not be permitted in a C3 site unless the C3 site borders on an arterial road. This restriction is intended to reduce the traffic needing to drive into a neighborhood; it parallels Calgary's requirement, which is applied to their district shopping centers.

Safety: A C3 liquor store location should be designed to minimize crime by incorporating Crime Prevention through Environmental Design criteria (see attached criteria).

Adjacent Uses: The approving authority shall consider surrounding land uses and the potential impacts on these uses by a liquor store. This criteria will require the approving authority to consider social facilities, schools and any other land use which could be impacted by a liquor store.

Parking: A liquor store shall not be located on a C3 site where some of the parking is provided off-site. The parking requirement for a liquor store shall be 5.1 per 93 sq. meters with a minimum of 5 parking spaces for each store.

Bottle Return: No bottle returns will be allowed. This will avoid any outside storage issues.

Number: There will be no more than one liquor store per C3 development or per neighborhood where there is more than one C3 site in a neighborhood. This requirement is intended to prevent a conglomeration of liquor stores which would nullify the size restriction.

Hours: These cannot be regulated in a land use by-law so no restrictions are imposed.

PARTICULARS OF OUR APPLICATION FOLLOWING GUIDELINES OF PLANNING DEPARTMENT CHARACTERISTICS.

1. **SIZE:** Bay 930 sq. ft. Total building 4000 sq. ft; less than 25% of total. The bay is located between Mac's Store and Eileen's Beauty Nook.

2. **LOCATION:** 3905 Ross Street. Ross Street is an "Arterial Road" as defined by by-law 3031/91; The City of Red Deer Transportation By-law. The building faces on the Arterial Road with access to parking from Ross Street and two access points from 38th Avenue.

3. **SAFETY:** The building is lighted in front and rear parking areas. Outside areas are clearly visible from adjoining thoroughfares.

In addition, Mac's Stores are open 24 hours a day (sort of a neighborhood watch) and security and alarm systems would be installed.

4. Adjacent Uses: The building is a corner location, no schools or churches in the area. Fourplex beside building on the West side. There are apartments, condominiums and some houses in the area. This small liquor store would not be more disruptive than any other business. Certainly, it would be less disruptive than a restaurant. There are other liquor store sites adjacent to residential areas in the City.

Examples: -

(a) 67th Street south liquor store. Right beside residential area.

(b) Small liquor store in West Park Center is across the street from residential area and surrounded on three sides by school and playgrounds.

(c) Fish Over The Moon Liquor Store on 49th Street is surrounded on 3 sides by apartments and homes.

These locations are different zoning but the concern about impact on adjacent residential areas nearly is the same. We are not aware that any of these liquor stores have had any more impact than any other business.

5. Parking: 22 parking stalls on site. 10 in front. 12 in rear. Rear parking is barely used at present. Nature of business is a short stop and go situation. There is one access from Ross Street and 2 accesses to parking from 38th Ave.

6. Bottle Return: No bottle return will be permitted.

7. Number: No other liquor store in area. Only one other liquor store on East hill approximately 3 kms. away. This area has approximately 25,000 residents.

HOW MANY OTHER C3 SITES WOULD QUALIFY

There are 20 C3 sites in the City and I have attached a map on which the sites are numbered.

1. 13 of these C3 sites do not qualify because they are not on a "Arterial Road". These being sites 2,3,4,5,6,7,8,9,13,14,15,16,19.

2. Other sites:

Site 20: Petro Canada on 32 Street. Too close to major high schools which are about 2 blocks away plus there is a liquor store nearly in Coop Shopping Centre.

Site 18: South Foods 32nd St. - already beside large commercial liquor store.

Site 17: AG Store on Ross Street. Located near several liquor stores on south hill. Violates proximity rule.

Site 10: Michener Hill Store - No on site parking.

Site 18: Sunnybrook store - adjacent to school and not on arterial road.

This leaves Site 1: Edgar Truck Wash. NW Industrial area. No residential implications. Unlikely location from business point of view.

Site 11: Our location - 3805 Ross Street. Facing on Ross Street and corner of 38th Avenue complies with all criteria.

Site 12: Express 24 - Ross Street. Has gas station and several other businesses including a Wine Making Supplies Store. It does not face on Ross Street and parking is limited. If our C3 site #11 is approved and granted an "exception" the Express 24 site would be too close as it is only 5 blocks away and would violate the "proximity" condition set out in the suggested criteria.

GENERAL

In the past, some parties have voiced concerns about increasing availability and the effect of another liquor store outlet affecting the existing stores,

AVAILABILITY

Research by AADAC, in a paper dated January 1999, makes this statement: "For example, experience in Alberta and elsewhere indicates a steady decline in alcohol consumption over the past decade, despite increasing availability".

AFFECT ON OTHER STORES

We are supposed to have a "free enterprise" economy. This city does not purport to limit the number of restaurants, beauty parlours, or video stores or the like in order to protect the existing ones. The store proposed is quite small and could not stock the wide range of products found in the large stores. Accordingly, it would NOT attract business from across the City from the larger stores.

A report dated January 8, 2000 by Howard Thompson of The Land & Economic Development Office to Paul Meyette concerning liquor stores states:

“The number of stores should be left to market forces”.

SUBMISSION

We submit that this comparison of recommended criteria for a liquor store at a C3 site, to the actual C3 sites in the City, indicates that our location complies with and deals with the concerns raised by the Planning Department and supports our application for an “exception”. It also demonstrates that the perception of a proliferation of liquor stores was wrong.

WHAT CONCERNS AND BENEFITS ARE SATISFIED IF THE EXCEPTION IS GRANTED

Issues of **“freedom of enterprise”** and promotion of small business and **“freedom of choice”** for the area residents are involved here. These are summarized as follows:

1. Two small businesses, (the Mac’s Store Operator and Eileen’s Beauty Nook) both have filed letters of support for this application, copies of which are attached. The bay between them has been vacant for some time and a liquor store there would increase the trade at this particular **LOCAL CONVENIENCE TRADE CENTER** as stated in the **intent** section of the by-law.
2. Another small business, the owner, would be successful in renting the vacant space. The overall appearance of the building would be improved (vacant store bays are not aesthetically pleasing in a building or to the surrounding neighborhood).
3. Another small business would benefit - i.e. the liquor store operator would be able to start a business at a reasonable cost and create employment.
4. The City would benefit through increased taxes on the building. The assessment was lowered substantially because of the long term vacancy. (almost \$1,000 a year in taxes)
5. Lastly, a new convenience service would be supplied to the neighborhood. Mac’s customers have indicated support for this having signed a petition (215) in favour of the liquor stores (I opposed). This was an “under the counter” petition and each person had to ask to sign it. This seems to be a clear indication of general support in the area. A copy of this petition will be filed.

I

98

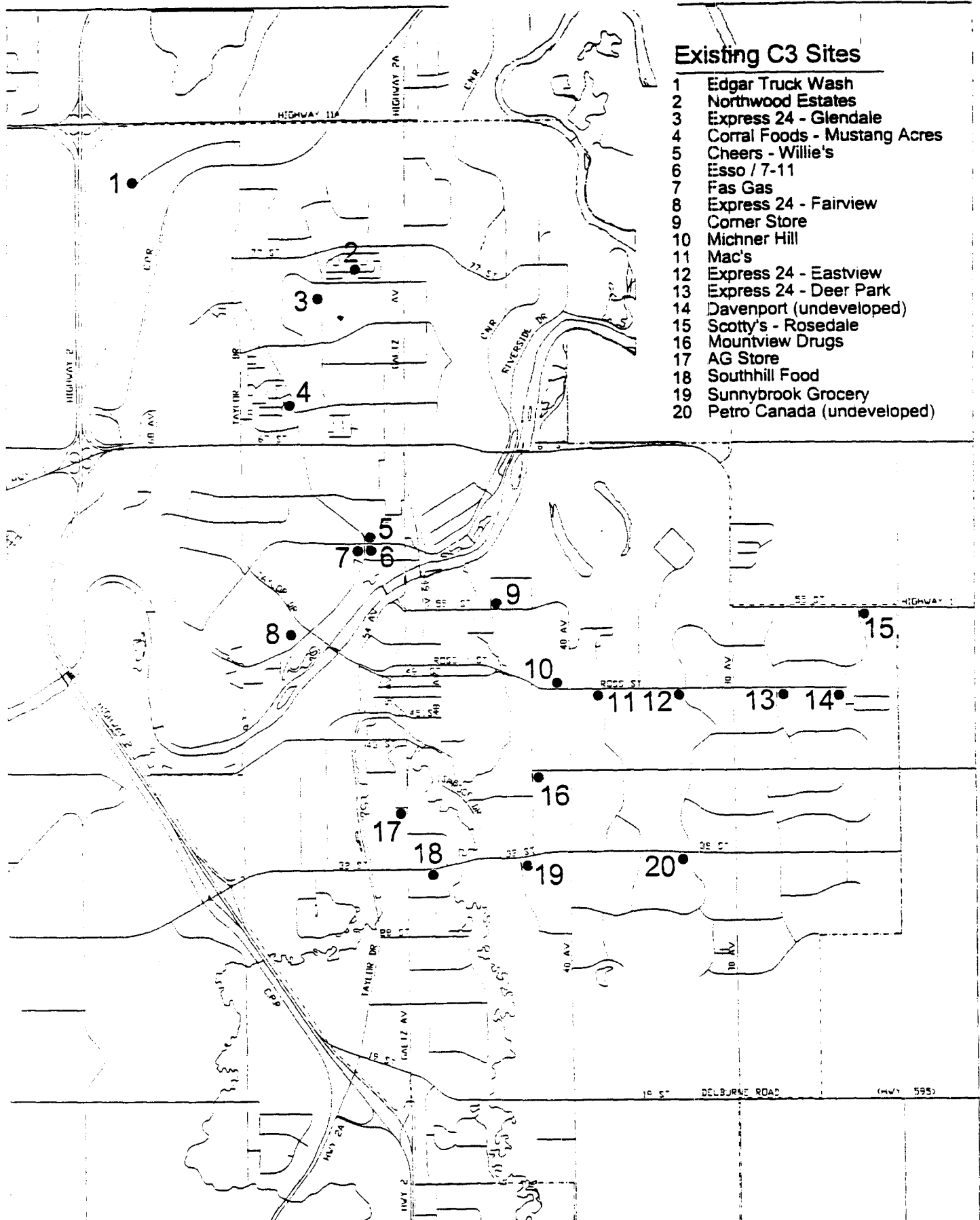
~~-6~~

In view of all circumstances for this particular location, we ask that council exercise its discretion and grant an **'exception'** for liquor store use at this Local Convenience Store Center.

Respectfully submitted.

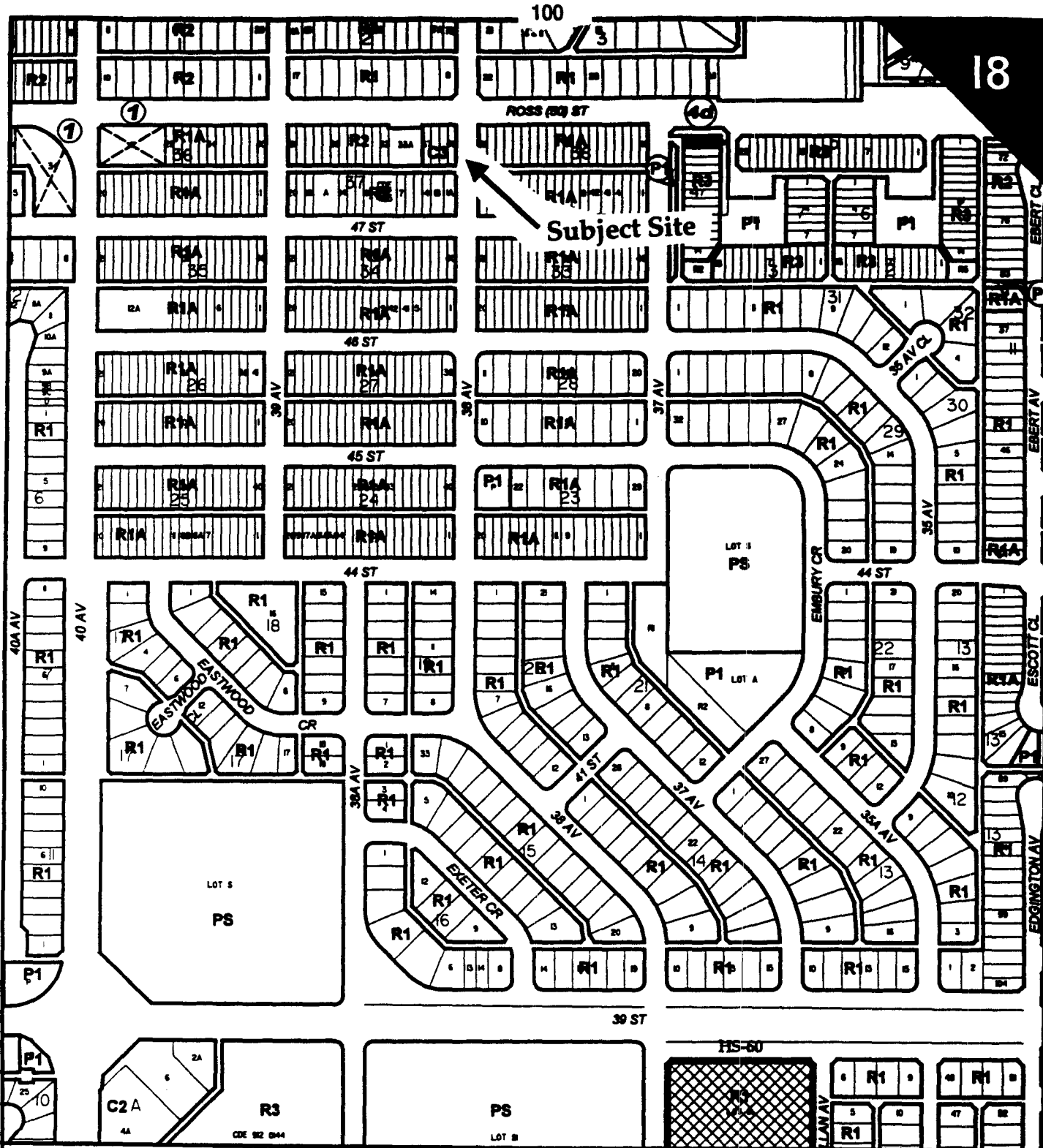
R & M HOLDINGS


A. Roy Pörkka.



EXISTING C3 SITES

December 2000



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



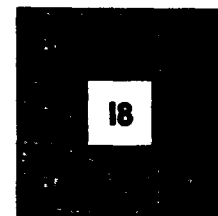
NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 15



SW¼ Sec 15
Twp 38- Rge 27 - W4th

printed on
September 18, 2001

October 9, 2001

The Mayor & Council
City of Red Deer
Red Deer, Alberta

Dear Sir or Madam:

**Re: R & M Holdings Rezoning Application - for use
of a Liquor Store at 3805 Ross Street, Red Deer, AB**

On behalf of Mac's Convenience Stores Inc. I wish to convey our support for the owners' application to use the vacant commercial bay, adjacent to our store, as a retail liquor store. The premise has been vacant for approximately a year and a half.

Mac's Convenience Stores Inc. has operated in this market area for over twenty years and the dynamic nature of retail has resulted in new competitive developments a few blocks west on Ross Street, and about 5 blocks east on Ross Street. A small convenience liquor store at the proposed location would provide an additional service to the residents in the area and draw more business to our center. This will help keep the center merchants competitive in the local market.

There are sale synergies between a liquor store and convenience store. The customers for each generally have made their purchase decisions before entering the premises and therefore the shopping experience tends to be stop and go. This also tends not to create parking issues either on site or on the street.

Many of our customers who are aware of the proposed development have provided unsolicited comments in support of the liquor store usage.

For the reason above Mac's supports the project and respectfully requests your approval of this application.

Thank you,

Yours truly,

Mac's Convenience Stores Inc.



Susan Magnuson, RPA
Property Administrator
Western Division

Western Division

#119, 807-42 Avenue, S.E.,
Calgary, Alberta T2G 1Y8
Tel: (403)974-5400
Fax: (403)278-6137

British Columbia District

#1013, 7445 - 132 Street
Surrey, B.C. V3W 1J8
Tel: (604)590-5352
Fax: (604)590-3569

Alberta North District

Suite 300
13220 St. Albert Trail
Edmonton, Alberta T5L 4W1
Tel: (780)483-8201
Fax: (780)484-7896

Alberta South District

1110 Canterbury Drive, S.W.
Calgary, Alberta T2W 3P5
Tel: (403)238-7200
Fax: (403)238-7207

EILEEN'S BEAUTY NOOK

**3807 Ross Street
Red Deer, AB.**

Phone: 347-3010
Sept. 30, 2001.

The Mayor & Council
City of Red Deer,
City Hall.

Dear Sirs:

RE: R & M Holdings application for permit for liquor store at 3807 Ross Street.

We support this application for the bay next door to us.

This would increase the business patrons to our convenience center and increase our business.

Also, a number of our customers have said that this would be a convenience to them and there is nothing wrong with a small liquor store at our location. Please give this application your serious consideration.

Thank you.

Yours truly,

A handwritten signature in cursive script, appearing to read "Linda Deschner", followed by a horizontal line.

Linda Deschner -Owner Manager

DATE: October 29, 2001

TO: CITY CLERK

FROM: PARKLAND COMMUNITY PLANNING SERVICES
INSPECTIONS & LICENSING

RE: R & M HOLDINGS – ZONING EXCEPTION IN C3 DISTRICT
3805 ROSS STREET

The City has received a request to amend the Land Use Bylaw whereby R & M Holdings are asking that a "liquor store use" be permitted at 3805 Ross Street as a site specific exception to the current C3 Neighbourhood Commercial zoning of this site. Presently, liquor stores are neither a permitted nor discretionary use in City C3 Neighbourhood Commercial sites.

Background

The issue of permitting liquor stores in City C3 Neighbourhood Commercial sites has been studied and reviewed by City Administration and City Council on a number of occasions. Most recently, on February 12, 2001, City Council defeated a land use bylaw amendment proposal whereby R & M Holdings requested that "liquor store" be added as a use to the land use table of the City's C3 Neighbourhood Commercial District.

As background to the February 12, 2001 Council decision to not permit liquor stores in City C3 Neighbourhood Commercial Districts, Parkland Community Planning Services provided Council with a report that examined the issues relative to liquor stores being located in neighbourhood commercial sites. The report included a comparable analysis of how other larger communities deal with liquor stores and in which commercial districts they are located.

The subject site contains a small commercial shopping plaza comprising of one building with 3 tenant bays, two of which are occupied – one containing a Mac's convenience store/CIBC instant teller service and the other a fast food/takeout restaurant.

The current Bylaw amendment request to accommodate a liquor store use at the C3 Neighbourhood Commercial site at 3805 Ross Street is only different from the previous request by the same applicant on the same site in that this request is specific to the 3805 Ross Street neighbourhood commercial site instead of being applicable to all C3 Neighbourhood Commercial sites in the City.

Liquor stores (sale of liquor) are currently permitted in City C1 Commercial (City Centre), C1A Commercial (City Centre West), C2 Commercial (Regional and District Shopping Centre), and C4 Commercial (Major Arterial) Districts.

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Analysis

The February 12, 2001 summary report to Council from planning staff examined a number of issues following input from various City Departments, Community Associations and research undertaken to examine liquor store locations in other larger communities. The following is noted:

1. Parking

The RCMP and Inspections & Licensing suggested that liquor stores require higher than average parking standards. The City would normally require 5.1 stalls per 93m² (1000 sq. ft.) floor space however in larger centres such as Calgary, the standard of 8 stalls per 93m² is applied to liquor stores. The subject site contains only 12 on-site parking stalls for the entire shopping plaza. There is very limited opportunity for any street parking in the vicinity of the subject site.

2. Traffic

The amount of traffic drawn into a liquor store depends upon its size and range of product. The larger the store, the wider the draw of customers and the greater the impact upon the surrounding neighbourhood in the amount of traffic flow. Traffic into and out of the site is at times congested due to the small parking lot area and conflicts with vehicle access/exit in relation to the vehicle access from Ross Street, an arterial roadway that carries significant traffic loads throughout the day. C3 sites in new City neighbourhoods are designed so that all vehicle access is from a collector roadway not an arterial.

3. Social Impact/Safety

The City's Social Planning Department listed the following concerns related to sale of alcohol:

- source of increasing social problems ranging from family violence to health issues,
- subject site close to Michener Centre area group homes,
- increased availability of purchase for youth.

The RCMP listed the following concerns:

- increased attempts to purchase by youths,
- in addition to existing uses on the site which already draw area youths, increased potential for site to become a youth hangout,
- increased late night traffic,
- potential for increased vandalism in adjoining residential neighbourhood.

4. Liquor store size

Based on research on the size of liquor stores, there is a concern that in order for a liquor store to be viable, the required floor space could result in the liquor store becoming the principle use in this small commercial centre; otherwise the business may be too small to survive.

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5. Community Associations

Three City Community Associations provided the following concerns with locating a liquor store in a neighbourhood commercial site (the subject site is not within an area that has its own Community Association):

- location of liquor stores in proximity to public/social care facilities,
- drinking and driving near playgrounds and neighbourhood pedestrian environments,
- size of liquor store,
- adds to potential of commercial sites becoming a youth hangout.

6. Land Use Function

The purpose statement in the C3 Neighbourhood Commercial District states in part:

“ ...to facilitate the development of local convenience trade centres.....
 The land uses are to serve adjacent residential neighbourhoods.”

The intent of C3 neighbourhood commercial sites therefore, is to permit the development of land uses that provide for the day to day local convenience needs of the adjacent residential neighbourhood. From a planning and land use perspective, we believe that a liquor store use could not be viably supported at the neighbourhood level as is intended for those types of uses that would normally locate in a neighbourhood convenience centre such as gasoline sales, convenience/food store, hair salon, dry cleaner, and small neighbourhood scale coffee/restaurant facility. Liquor stores need the benefit and support of a much wider/larger customer catchment area that exceeds what is available from just the local neighbourhood.

The existing Land Use Bylaw designates liquor store locations to C1, C1A, C2, and C4 commercial districts because these areas are designed to accommodate higher traffic volumes, have greater parking availability and are not as closely surrounded by residential neighbourhoods. These sites are specifically located to provide for a broader range of commercial uses related to servicing the needs of district and/or regionally based population areas.

7. Other Communities

The City of Calgary does not allow liquor stores in their small Convenience Commercial (CC) District which is comparable to our C3 District. They have recently completed a study on liquor locations in their larger commercial sites comparable to our C2 sites. Even on those larger commercial sites, several restrictions were recommended to limit the impact of liquor stores on the surrounding neighbourhood.

Edmonton, Lethbridge, St. Albert and Medicine Hat do not allow liquor stores in their neighbourhood commercial sites.

Airdrie, due to “local controversies” removed liquor stores as a use from their neighbourhood level commercial sites.

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Summary

We believe that all the above concerns are still valid today whether it applies to one specific C3 Neighbourhood Commercial site or to all C3 Neighbourhood Commercial sites in the City. The subject site at 3805 Ross Street is one of the smallest C3 sites in the City and has no unique circumstances that would warrant treating this site any different from other City neighbourhood commercial convenience sites based on a planning and land use principles. We believe that allowing liquor sales from this location would not be in the long-term best interests of the adjoining established residential community and would be contrary to the intended purpose of C3 Neighbourhood Commercial sites.


Recommendation

The proposal for a site specific Land Use Bylaw Amendment to permit a liquor store use only at the 3805 Ross Street C3 Neighbourhood Commercial site is **not supported**. We believe that allowing liquor sales at any neighbourhood convenience centre is not consistent with the purpose and intent of C3 Neighbourhood Commercial sites.

Should Council determine that this site has merit for the location of a liquor store, we would recommend a community consultation process be first undertaken.



Paul Meyette
Principle Planner



Ryan Strader
Manager, Inspections & Licensing

- c. Director of Community Services
Director of Development Services

Date: October 29, 2001

To: Kelly Kloss
City Clerk

From: Colleen Jensen
Community Services Director

Re: R&M Holdings:
Application for Zoning Exception in C3 Zone at 3805 Ross Street

I have reviewed the application from R&M Holdings, which requests a zoning exception in a C3 Zone at 3805 Ross Street, specifically with a view to establishing a liquor store at this location. I provide the following comments for Council's consideration.

As noted in the application, a year ago (November 2000), Council directed Parkland Community Planning Services to draft a bylaw that would allow the use of liquor stores as a discretionary use in C3 districts. Having received this direction, PCPS proceeded to draft the bylaw, with extensive feedback from other City departments. While the bylaw was drafted with specific characteristics being suggested as parameters that must be met before a liquor store could locate in a C3 zone, PCPS recommended against the bylaw.

In February 2001, Council rejected the overall change to our Land Use Bylaw, as it was felt that it did not "meet the long-term interests of the community". This most recent application (October 18, 2001) is requesting an exception, rather than a change, to C3 zoning, but still, with a view to locating a liquor store in a C3 area. As with comments I have made previously, I do not support the October 18th request, either.

The City's role in establishing zoning in our Land Use Bylaw is to regulate and control the development and use of land and buildings within the city. As this is a planning document, regulations must consider the present circumstances and, also, look to the future. In making exceptions to the bylaw, the needs of the whole community must be balanced with neighbourhood needs and, finally, the individual needs of citizens and businesses.

In considering the proposed parameters in the previous draft bylaw, Council determined that allowing a liquor store in C3 zoning was not prudent. Therefore, even if this particular location does comply with those specific characteristics, Council has already indicated that liquor stores should not be allowed in C3 areas. It should also be noted that, even if this were the only location in a C3 zone that meets those characteristics, it does not mean it would be the only one in the future.

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My final comment is related to the suggestion that, by allowing this exception, Council is limiting the number of liquor stores. Denying this request only limits the location of stores to areas of the city best suited to meet all of the needs of the community, but does not limit the number of stores in appropriately zoned locations.

RECOMMENDATION

THAT Council of The City of Red Deer deny the request of R&M Holdings to allow an exception in the C3 zoning at 3805 Ross Street so that a liquor store could be established at this location.



Colleen Jensen

:dmg

- c. Barbara Jeffrey, Social Planning Manager
Paul Meyette, Principal Planner, P.C.P.S.

Comments:

We agree with the recommendations of the City Administration.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Council Decision – Monday November 19, 2001

DATE: November 20, 2001

TO: Paul Meyette, Parkland Community Planning Services
Ryan Strader, Inspections & Licensing Manager

FROM: City Clerk

RE: Zoning Exception for a Liquor Store in C3 Zone at 3805 Ross Street
R & M Holdings Ltd. / Land Use Bylaw 3156/VV-2001

FILE

Reference Report:

Parkland Community Planning Services and Inspections & Licensing Manager, dated November 7, 2001

Resolutions:

The following resolution was introduced but defeated by Council:

Resolved that Council of the City of Red Deer having considered the correspondence from R & M Holdings re: Application for Zoning Exception to locate a liquor store in a C3 Zone at 3805 Ross Street agrees that the Administration be directed to prepare a Land Use Bylaw Amendment that provides a liquor store use as discretionary under the C3 zoning applying only to 3805 – 50 Street (Block 27-40, Plan 5555AF).

Report Back to Council: No

Comments/Further Action:

No further action is required.


Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Community Services Director
Land & Economic Development Manager

Date: October 31, 2001
To: Kelly Kloss
City Clerk
From: Colleen Jensen
Community Services Director
Re: Gaming Licensing Policy Review

Following is a report regarding the recent Gaming Licensing Policy Review and subsequent recommendations for Council's consideration.

HISTORY

In December 1999, the Minister of Gaming requested a review of gaming licensing policies. The objective of the review was to "recommend gaming licensing policies that would address issues of growth in gaming, and continue to ensure the effective regulation and socially responsible delivery of gaming activities in the province over the next five years".

The review consisted of four phases:

- **Development of Preliminary Strategies**
A cross section of senior Commission managers and key staff identified issues and developed preliminary strategies related to growth of gaming activities.
- **Research and Consultation**
Formal stakeholder consultations were held, along with market research and literature reviews.
- **Findings and Analysis**
Key findings from stakeholder consultations, market research and literature reviews were compared to the preliminary strategies and analyzed to develop recommendations.
- **Develop Recommendations and Final Report**

On September 21, 2000, representatives from the Gaming Commission met in Red Deer with Senior Management Team, along with RCMP and Social Planning representatives. This meeting was to provide Red Deer's input and thoughts related to the gaming industry and the related impact on our community.

In July 2001, we received a summary of what had been recorded as our comments for our review. Some concerns were noted and Manager Van Wyk responded with the request that the following summary be used to reflect the feedback from Red Deer.

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1. The City of Red Deer is concerned about the rapid expansion of gaming in Alberta as the public appears split on this issue, given the results of local plebiscites in recent years. More public involvement in the approval process for licenses, such as public hearings, would give Albertans more opportunities for direct input, and would allow the Commission to better understand community support, or lack thereof, for license applications. Such hearings should be held in the community where the licensee will operate.
2. The City of Red Deer sees the municipality's role as dealing only with land use issues related to a gaming establishment. This is consistent with the *Municipal Government Act*, with which we agree. These issues include appropriate zoning for casinos, traffic, noise and other impacts on adjoining neighbourhood properties. We see the Province continuing in its role to license these establishments, because the Province also has the capacity to deal with the negative social impacts that are often seen in our communities.

We support and recommend that the Province increase the investment levels to deal with the many negative impacts of gambling and liquor.

3. The City of Red Deer believes that an extensive social impact analysis should be undertaken to provide Albertans with sound research and information on the effects of gambling. Such analysis would form the basis for sound policy development and help determine the direction for this type of activity well into the future.

In August 2001, a request for feedback also came forward from the Alberta Gaming and Liquor Commission regarding potential changes to the Alberta Gaming and Liquor Act. Letters of response were sent from the RCMP and the Community Services Director, again, reiterating the comments that had been submitted in July.

The final report was completed, including recommendations with respect to the Gaming Licensing Review. On October 22, 2001, the Minister of Gaming announced the Government of Alberta's policy direction based on the review. Attached to this report is a copy of the Backgrounder about the report and recommendations that are basically now considered policy.

THE ROLE OF MUNICIPALITIES

Of primary concern to City Council is the role that is being suggested for Municipalities.

In recommendations 7 and 8, it can be noted that it is being suggested the municipalities will play a significant role in the licensing of casinos under the heading of "community support". It is recommended that "community support, through expressed consent" would be required in order for an applicant in any given community to receive a casino license.

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"Expressed consent would be a resolution of municipal council in support of the new facility." The interpretation of this recommendation has been confirmed with Mr. Gerry McLennan, Executive Director, Regulatory, Alberta Gaming and Liquor Commission. This recommendation does, in fact, mean that the municipality will be responsible for seeking the community input and gauging community support. This, then, puts the municipality in the role of determining if a license is given, rather than having the Province retain this responsibility.

In providing input to the review, The City indicated that there needed to be more public involvement in the approval process for licenses. It was never our intent that The City, as a municipality, would have the responsibility for seeking public input and gauging public support around a potential application. In fact, our input clearly says, "We see the municipality's role as dealing **only** with land use issues related to a gaming establishment." These issues would include things such as zoning, traffic, noise and other impacts on the neighbourhood. We went on to say that the Province should retain the full role of licensing, as it has the capacity to deal with the negative social impacts.

As can be seen, the newly approved government approach is not in keeping with the roles and responsibilities that Red Deer has strongly put forward.

RECOMMENDATION

THAT Council of The City of Red Deer draft a letter to the Honourable Ron Stevens, Minister of Gaming, stating that we strongly support seeking community input with respect to applications for casino licenses in the community and, further, that the municipality will not assume the role of seeking public input and gauging community support as requests come forward for casinos and, further, that we strongly recommend that the Province retain all responsibility for licensing, including the seeking of community support.



Colleen Jensen

:dmg
Att.

October 22, 2001

Gaming Licensing Policy Review

Policy Review

- The Minister of Gaming initiated a review of gaming licensing policies in December 1999.
- The objective of this review was to recommend gaming licensing policies that would address issues of growth, and continue to ensure effective regulation and socially responsible delivery of gaming activities over the next five years.
- During the review, the Minister directed the Alberta Gaming and Liquor Commission (AGLC) to suspend consideration of new casinos and new gaming activities.
- Gaming activities covered by the review include:
 - charitable gaming activities - bingo, casino table games, raffles and pull tickets
 - provincial lotteries - ticket lotteries, slots and VLTs
- On January 19, 2001 the government approved the First Nations Gaming Policy respecting on-reserve casinos as part of the review of gaming licensing policies.

Some Key Findings

The views of Albertans were instrumental in arriving at the new gaming licensing policies.

These views were obtained through public opinion research and other stakeholder consultations conducted during the course of the policy review. Stakeholders directly or indirectly involved in the gaming industry include charitable groups, First Nations, municipalities, industry associations and service/advocacy groups.

Albertans' views

- Albertans feel the availability of gaming activities should generally remain the same.
- While more than half of Albertans feel availability of VLTs should remain the same, just under half want less availability of VLTs.
- The public views VLTs, slot machines and Internet gambling as harder forms of gaming.
- Many Albertans are unaware of how proceeds from many gaming activities are being used.
- The public is concerned about the potential problems associated with gambling.
- Most Albertans (79%) somewhat or completely agree it is up to each individual to be responsible for their own gambling behaviour.

Stakeholder group views

- Industry stakeholders want the rules to be applied consistently and to compete on a level playing field.

- Stakeholders strongly support the charitable gaming model of the province.
- Generally, stakeholders want an overall gaming industry strategy with well-defined rules for gaming.
- Stakeholders are generally satisfied with the way in which the AGLC is regulating and controlling the gaming industry in the province.
- Views varied among stakeholders about the availability of gaming activities. Some felt availability should be market driven while others wanted to see limits and controls placed on availability.
- Stakeholders feel there is value in having research related to the social and economic impacts of gaming.

Policy Highlights

Highlights of the government's new gaming policies include the following:

Guiding Principles

- The guiding principles used by the Gaming Ministry to administer and regulate gaming will be consolidated in one document for increased transparency. The Guiding Principles for Gaming are as follows:
 1. The integrity of gaming will be ensured.
 2. Gaming policies will reflect a commitment to social responsibility.
 3. The financial return to eligible groups from charitable gaming is to be maximized for the benefit of charitable and religious groups, the programs or activities they deliver and the communities in which those programs are located.
 4. Gaming policies will be supported by sound research and consultation with the public and stakeholders.
 5. The collection and use of gaming revenue will be open and accountable.
 6. Gaming activities will meet standards of quality to protect the integrity of gaming activities, provide gaming entertainment value to consumers and help to keep gaming dollars in Alberta.
 7. The guiding principles for gaming will be subject to review, to ensure they reflect Albertans' wishes.

New Casinos

Communities will have a prominent role in determining whether casinos are introduced in their communities. The following steps apply to both casinos as well as proposed new association bingo halls:

- A party interested in developing a casino in a community would be required to inform the AGLC of its interest in such development.
- The AGLC will allow all interested parties an opportunity to express their interest in developing a casino. It would advertise, based on the initial interest for development, that it is accepting responses of interest from all other interested parties to develop a casino in the same market area (e.g., town or area within a larger city).

- If the concept of developing a casino is assessed as having merit, the AGLC will advise the municipality, or band council in the case of a proposed on-reserve casino, about the proposed facility and the AGLC's review/approval process.
- Community support is needed to proceed as expressed by the local government or band council in the case of proposed on-reserve casinos. Without community support, the process concludes. Previously, local restrictions for new gaming facilities have been determined mainly by zoning or development bylaws.
- If community support is provided, the parties who expressed interest to develop a casino are invited to submit a detailed proposal including a business plan and community impact statement.
- Proposals will be evaluated using stringent facility standards and operating requirements and the best proposal will be selected accordingly.
- A thorough investigation (due diligence) is conducted into the proponents and other key persons associated with the selected proposal.
- If all requirements for a casino facility are met (legislative, regulatory, policy and municipal or local), the AGLC will issue a facility licence to the successful applicant.

Expansion or Relocation of Existing Casinos

Communities have a prominent role in determining whether existing casinos may expand or relocate in their communities. The following steps apply to existing casinos and to the proposed expansion or major relocation of existing bingo association halls:

- The process to consider proposals for the physical expansion or major relocation of existing casinos will be initiated by existing casino licensees and facilitated by the AGLC.
- If the proposal has merit based on an initial assessment, the AGLC will advise the municipality or First Nation in the case of on-reserve casinos regarding the proposed expansion or relocation.
- Community support, as expressed by the local government or band council, as appropriate, is required before an existing casino may expand or move to another location in the community to increase its market or capture a new market (a "major relocation"). Previously, local restrictions for expansion or relocation have been determined mainly through zoning or development bylaws.
- The final approval for an expansion or major relocation must be provided by the AGLC.

Video Lottery Terminals (VLTs)

- The current maximum number of VLTs in the province will remain at 6,000. This maximum limit has been in effect since 1995.
- The number of locations with VLTs will be reduced by 10% to 15% over the next three years (from the current 1,260 VLT retailers). This reduction would be achieved by the following:

Consolidating VLTs in fewer locations

- A new allocation policy calls for re-balancing the VLTs in the provincial network based on consumer demand and reducing the number of locations by increasing the maximum number of VLTs per location to 10 from four.

- This reduces availability of VLTs. It also provides an objective and fair process of allocating a limited number of available VLTs to applicants on the wait list.
- Consumer demand will be determined regionally so that locations are measured against similar market conditions.
- VLTs will be reallocated gradually over a period of months from locations with low demand to higher demand locations.
- Where there is only one retailer with VLTs in a rural location, the retailer may retain the minimum number of VLTs regardless of consumer demand.
- The policies will reduce the number of bars and lounges with VLTs by approximately 100 locations.

Establishing VLT Gaming Entertainment Rooms

- Existing “multiple room facilities” (a single facility with two, three or four separate bars and lounges with VLTs) in the province may retain all the VLTs if each facility puts all the terminals in one room by December 31, 2002.
- Otherwise, the VLTs will be removed by this date from all but one bar or lounge in the facility to comply with government’s multiple room policy.
- The “VLT gaming entertainment room” must meet higher facility standards than regular VLT locations (e.g., in size, security and complementary non-gaming activities). They also must be proximate to tourism/hospitality industry services such as accommodation and full dining service.
- The rooms will draw from a pool of 1,000 VLTs within the maximum limit of 6,000 VLTs. This is the approximate total number of VLTs in the existing 65 “multiple room facilities” in the province.
- This policy will result in approximately 80 fewer bars and lounges with VLTs.

Bingos and Pull Tickets

- Bingo associations and licensees will have more flexibility in structuring bingo games and prize payouts, and in the costs of operating bingo events. To ensure charities benefit from any changes, minimum guaranteed returns from bingo will be set.
- To better compete in the gaming market, bingo associations will have:
 - An opportunity to introduce hand-held electronic bingo and electronic keno. The *Criminal Code* (Canada) requires that provincial governments conduct and manage electronic gaming; as such an appropriate revenue-sharing formula will need to be established.
 - The option to hire more paid staff to deliver gaming activities while meeting guaranteed minimum return requirements to charities. Volunteers will continue to be required to fill key financial positions.
 - The option to have a private operator directly involved in delivering bingo to customers, with the objective being to encourage higher facility and service standards. Charities will maintain responsibility for the conduct and management of bingo events. Volunteers would be required to fill key financial positions.

- Bingo associations introducing electronic games, such as hand-held electronic bingo or keno, must restrict all access to those of legal age (both volunteers and players). This age restriction is consistent with policies regarding other dedicated gaming venues offering electronic gaming.
- Eligible charities will be able to sell pull tickets from mall kiosks in communities where their charitable programs are delivered. Currently, most are limited to the facilities (e.g., Legion hall) where their programs are provided.

Social Responsibility

- Problem gambling awareness training will be compulsory for staff of VLT retailers and dedicated gaming venues such as casinos and association bingo halls.
- New gaming technology will be used in a manner that supports socially responsible gambling behaviour (e.g., includes incorporating responsible gaming features in electronic gaming devices such as VLTs and slot machines).
- The government remains committed to the ongoing funding of problem gambling initiatives.

Implementation

The new gaming policies will be implemented over the next few months.

The government's moratorium on new or expanded casinos or association bingo halls and new gaming activities remains in effect. This moratorium will be lifted after specific standards for these facilities and activities are finalized and approved. Stakeholders will be consulted regarding these specific standards prior to their approval. An announcement will be made when the moratorium is lifted.

GOVERNMENT RESPONSE TO POLICY REVIEW RECOMMENDATIONS

The government's gaming policies announced October 22, 2001, were based on 61 recommendations of the Alberta Gaming and Liquor Commission ("the Commission") in its technical report entitled *Achieving a Balance: Gaming Licensing Policy Review, July 30, 2001* (an executive summary and full report are available on the AGLC website at www.aglc.gov.ab.ca). Following is the government's response to the respective recommendations.

GENERAL RECOMMENDATIONS

Recommendation 1 (Accepted)	Formally adopt a consolidated set of Guiding Principles for Gaming in Alberta.
Recommendation 2 (Accepted)	Develop and implement a communications strategy to inform the public and stakeholders of the guiding principles by which gaming activities are administered and regulated.
Recommendation 3 (Accepted)	Require that problem gambling awareness training – developed and delivered by AADAC or other qualified organizations in cooperation with the Commission – be compulsory for staff of licensed gaming facilities, dedicated gaming venues, and VLT retailers.
Recommendation 4 (Accepted)	The government must commit to the ongoing funding of problem gambling initiatives.
Recommendation 5 (Accepted)	Use new or existing technology in a manner that supports socially-responsible gaming behaviour within gaming venues.
Recommendation 6 (Accepted)	Develop and implement a communications strategy to increase awareness of the use of Alberta Lottery Fund proceeds.
Recommendation 7 (Accepted as amended)	<p>Approvals for a new licensed gaming facility will involve eight major steps, as follows:</p> <ol style="list-style-type: none"> 1. <i>Inquiry</i> - A party interested in developing a casino or bingo facility in a community will be required to inform the Commission of its interest in such development. In the case of a new First Nations on-reserve casino, the First Nation must be the interested party. 2. <i>Notice of Expressed Interest</i> – Other parties will be given an opportunity to express their interest in developing a casino in the same market area (for example, town or area within a larger city). The development of on-reserve casinos is excepted, since the First Nation is the interested party. 3. <i>Initial Assessment</i> – The Commission will assess the responses for a new licensed gaming facility in regard to meeting basic criteria related, for example, to market demand and benefits to charitable groups. If the response(s) have merit, the Commission will advise the municipality or band council in the case of an on-reserve casino about the proposed facility. 4. <i>Community Support</i> – Community support, as expressed by the local government or band council, as the case may be, is needed to proceed. Without it, the process concludes. Expressed consent includes a resolution of municipal council in support of the new facility or, in the case of an on-reserve casino, a band council resolution in support of the facility, provided to the Commission.

Recommendation 7 (ACCEPTED as amended)	<p>5. Acceptance of Applications - The parties who expressed interest are invited to submit a detailed proposal including a business plan and community impact statement. In the case of a proposed First Nation on-reserve casino, the First Nation would be required to make this submission.</p> <p>6. Selecting the Best Proposal – Proposals are evaluated using stringent facility standards and operating requirements and the best proposal is selected. In the case of a First Nation proposal, the submission is evaluated according to similar standards and requirements.</p> <p>7. Investigation – A thorough investigation (due diligence) is conducted into the proponents and other key persons associated with the selected proposal.</p> <p>8. Licensing – If all the requirements for a gaming facility are met (legislative, regulatory, policy and municipal or local) then the Commission's Board will issue a facility licence to the successful applicant.</p> <p><i>Comment: Amendments to the recommendation are as follows:</i></p> <ul style="list-style-type: none"> • <i>The policy emphasizes the market (through interested third parties) initiates the process, not the government or the Commission. The Commission facilitates the proposal review process. It will conduct an initial assessment of the merits of casino development in a community after all interested parties have had an opportunity to express their interest. If the development concept has merit, then the Commission will approach the local government or band council to advise that community support is required for the casino proposal to proceed to the next steps.</i> • <i>Consideration for proposals related to new racing entertainment centres has been deferred and is subject to the separate horse racing industry review.</i>
Recommendation 8 (Accepted as amended)	<p>The approval process of the expansion or major relocation of an existing licensed gaming facility in a community will be subject to the following three major steps:</p> <ol style="list-style-type: none"> 1. Initial Assessment 2. Community Support 3. Licensing or Approval <ul style="list-style-type: none"> • <i>Comment: Amendment to the recommendation is as follows: Consideration for the expansion or relocation of existing racing entertainment centres has been deferred and is subject to the separate horse racing industry review.</i>
Recommendation 9 (Accepted)	<p>Ensure the policies that define what a charity is for purposes of charitable gaming in Alberta are clear and precise (within the parameters of the <i>Criminal Code</i> and common law).</p>
Recommendation 10 (Accepted)	<p>Ensure the policies regarding allowed and disallowed uses of charitable gaming proceeds are clear and precise (within the parameters of the <i>Criminal Code</i> and common law).</p>
Recommendation 11 (Accepted)	<p>As part of the licence application, require charities to provide a community benefit statement.</p>
Recommendation 12 (Accepted)	<p>Develop and implement a proactive orientation program for the volunteer executive of charitable organizations interested in obtaining a gaming licence.</p>
Recommendation 13 (Accepted)	<p>Review the expenses of service providers on a regular, ongoing basis as required. The review is to ensure the expenses are fair and reasonable—that they reflect the value of service and space provided—and that ultimately the primary beneficiaries are charitable, non-profit, public and community-based initiatives.</p>
Recommendation 14 (Accepted)	<p>Regularly conduct player/public gaming attitude, perception and market research.</p>

Recommendation 15 (Accepted)	Develop a proactive consultation strategy to effectively consult with stakeholders on a regular basis.
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NEW GAMES

Recommendation 1 (Accepted)	The approval process for a new gaming activity should involve four major steps, as follows: 1. Initial Assessment 2. Obtaining Community Views 3. Final Commission Review 4. Licensing
Recommendation 2 (Accepted)	An approved or licensed new gaming activity will be subject to the guiding principles for gaming activities in the province and to terms and conditions that are consistent with those for other gaming activities.

CHARITABLE GAMING ACTIVITIES

BINGO

Recommendation 1 (Accepted)	Give bingo licensees the flexibility to develop unique, competitive bingo programs subject to the guiding principles for gaming and the requirement that charities obtain a guaranteed minimum return from bingo events.
Recommendation 2 (Accepted)	Allow hand-held electronic bingo and rapid keno to be introduced as provincial lotteries to licensed bingo facilities as a way to generate additional proceeds for charities.
Recommendation 3 (Accepted)	Allow licensed bingo facilities to introduce other electronic bingo gaming devices that offer bingo-theme games provided the devices are used to participate in the live bingo events. The introduction of these devices is subject to the new gaming activity approval process as recommended.
Recommendation 4 (Accepted)	Require a licensed bingo facility that offers electronic gaming devices with a bingo theme, other than hand-held electronic bingo and rapid keno, to meet specific, higher facility standards.
Recommendation 5 (Accepted)	All eligible charities must be given equitable, fair access to bingo events (and the resulting proceeds) in a licensed bingo facility that offers an electronic gaming device that provides both electronic bingo and other bingo-theme games.
Recommendation 6 (Accepted)	Allow bingo facility licensees the option of hiring additional staff to deliver a consistent level of service to bingo players. The licensed charities must continue to fill key (financial) positions in bingo and meet guaranteed minimum returns from bingo events as recommended.
Recommendation 7 (Accepted)	Allow bingo facility licensees the option of having a private operator become directly involved in delivering bingo to players, to encourage higher facility and service standards.
Recommendation 8 (Accepted)	Different bingo facility licensees operating in the same region or market area are strongly encouraged to amalgamate operations in order to make better use of existing facilities, reduce expenses, and generate higher returns from bingo events.

Recommendation 9 (Accepted)	Allow licensed bingo facilities that are age-controlled the option of obtaining a liquor licence.
Recommendation 10 (Accepted)	Prohibit minors, other than volunteers of a charity, from entering a licensed bingo facility.
Recommendation 11 (Accepted)	Require that both players and volunteers be of legal age in licensed bingo facilities that introduce electronic gaming devices.
Recommendation 12 (Accepted)	Test specific paid bingo staff for knowledge of bingo policy and procedures and establish minimum test score standards for registration as a gaming worker in Alberta.
Recommendation 13 (Accepted)	Standardize and automate bingo financial reporting systems in association bingo through the use of an approved point of sale (POS) system.

CASINO

Recommendation 1 (Accepted)	Give eligible charities the option of receiving a one or two day casino event licence.
Recommendation 2 (Accepted)	Enhance the internal operating standards and controls for casinos to ensure the continued smooth operation of casino facilities in the province.
Recommendation 3 (Accepted)	Require the casino advisors hired by charities to help conduct casino events be independent and not hired from or be affiliated with casino facility operators.
Recommendation 4 (Accepted)	Establish a closer working relationship with police services in addressing gaming-related crime and provide resources to address this issue.
Recommendation 5 (Accepted)	Review the authority, mandate and jurisdiction of the Commission to enforce gaming legislation in unlicensed premises.
Recommendation 6 (Accepted)	Require that charitable proceeds from casino table games be pooled by city and divided accordingly.

PULL TICKETS

Recommendation 1 (Accepted)	Permit eligible charities licensed by the Commission to sell pull tickets from mall kiosks located in the same community where their charitable programs are delivered.
Recommendation 2 (Accepted)	Evaluate the benefits and costs of permitting eligible charities to use pull ticket vending machines for the sale of pull tickets.
Recommendation 3 (Accepted)	If the pull ticket vending machines are determined to be viable, following an evaluation as recommended, determine how the proceeds from them may be divided in a fair and reasonable manner.

PROVINCIAL LOTTERIES

SLOT MACHINES

Recommendation 1 (Accepted)	Slot machines must only be permitted in charitable casino facilities during licensed casino events and in racing entertainment centres. These facilities must restrict access to those of legal age.
Recommendation 2 (Accepted)	Establish stringent standards for the facilities in which slot machines are to be authorized.
Recommendation 3 (Accepted)	Continue the summer fair slot program.
Recommendation 4 (Accepted)	The availability of slot machines and diversity of the product mix in an authorized facility should correspond to player demand and facility capacity.
Recommendation 5 (Accepted as amended)	Optimize the distribution of slot machines and product mix through an allocation policy based on player demand. <i>Comment: Amendment to the recommendation is as follows: "An allocation policy based on player demand" replaces "performance monitoring" to more clearly reflect the intent of this policy.</i>
Recommendation 6 (Accepted)	Amend the <i>Gaming and Liquor Act</i> to explicitly permit charities to receive commissions from slot machines.
Recommendation 7 (Accepted)	Through the business planning process, develop clear policies for the systematic upgrading or replacement of terminals and central computer system equipment.
Recommendation 8 (Accepted)	Use technology more effectively to improve security regarding slot machines.

VIDEO LOTTERY TERMINALS (VLTs)

Recommendation 1 (Accepted)	Prior to making a decision on whether or not to enter into a video lottery retailer agreement with a prospective retailer, the Commission will consider any demonstrated local government and/or community objections to an agreement with the retailer.
Recommendation 2 (Accepted)	Only qualified licensed bars and lounges (Class A Minors Prohibited licensees) that are in operation may apply for VLTs.
Recommendation 3 (Accepted)	Move toward a greater concentration of VLTs in fewer locations.
Recommendation 4 (Accepted as amended)	Allow for VLT gaming entertainment rooms. Such rooms would have from 15 to 25 VLTs and operate under enhanced facility standards. <i>Comment: Amendment to the recommendation is as follows: "VLT gaming entertainment rooms" replaces "dedicated VLT gaming venues" to better describe the function and purpose of the facility.</i>

Recommendation 5 (Accepted as amended)	<p>Generally impose more stringent controls on the number and size of VLT gaming entertainment rooms in the province.</p> <p><i>Comment: Amendment to the recommendation is as follows: as per amendment to VLT recommendation 4.</i></p>
Recommendation 6 (Accepted as amended)	<p>Single facilities that currently have more than one licensed premises with VLTs will be required to comply with the current policy before December 31, 2002 (that is, to have only one licensed premises with VLTs in a single facility). Their option is to meet the enhanced facility standards for the recommended VLT gaming entertainment rooms under the same time limitation.</p> <p><i>Comment: Amendment to the recommendation is as follows: as per amendment to VLT recommendation 4.</i></p>
Recommendation 7 (Accepted)	Given the recommended changes for VLTs in the province ensure the allocation of VLTs continues to be fair, objective and transparent.
Recommendation 8 (Accepted as amended)	<p>Optimize the distribution of terminals through an allocation policy, rebalancing the network of VLTs by regional market and consumer demand.</p> <p><i>Comment: Amendment to the recommendation is as follows: VLT allocation is rebalanced within regional markets in the province.</i></p>
Recommendation 9 (Accepted)	Allow a business that purchases an existing licensed premise with a certain number of VLTs to keep those VLTs in the premise.
Recommendation 10 (Accepted)	A relocation of an existing VLT retailer will result in the termination of the video lottery agreement except under specific, reasonable circumstances.
Recommendation 11 (Accepted)	Develop a set of clearly defined and specific penalties that may be assessed against retailers for violating terms or conditions of the VLT retailer agreement.
Recommendation 12 (Accepted)	Maintain strict financial controls for the collection of revenue.
Recommendation 13 (Accepted)	Through the business planning process, the Commission will develop clear policies for the systematic upgrading or replacement of terminals and central computer system equipment.

INTERNET GAMING

Recommendation 1 (Accepted)	<p>The Commission will approach the subject of the use of the Internet for gaming in three main steps, as follows:</p> <ol style="list-style-type: none"> 1. Research and monitor recent developments in other jurisdictions respecting the legal, regulatory, enforcement, economic and social issues related to the use of the Internet to facilitate gaming activities. 2. Based on the research and findings obtained in step one, develop a longer-term strategy regarding the use of the Internet to facilitate gaming activities. 3. Forward the recommended longer-term strategy for the use of the Internet in gaming, as developed in step two, through the business planning process of government.
--------------------------------	---

Note: There were no specific recommendations made respecting ticket lotteries or raffles (charitable lotteries).

Gaming in Alberta — Quick Facts (October 2001)

Who participates?

- 87.4% of adult Albertans (18 years and older), compared to 90.3% in 1994.*
- Most Albertans participate in gaming activities as a form of entertainment.
- The most common gaming activities are purchasing lottery and scratch and win tickets, and participating in raffles and fundraising draws.

Types of legal gaming in Alberta

- Charitable gaming
 - bingo, casinos, raffles, pull tickets
- Provincial lotteries
 - VLTs, slot machines and ticket lotteries
- Horse racing

Gaming revenue (Excludes horse racing)

- In 2000-2001, Albertans spent about \$14 billion on all forms of legal gaming - \$13 billion was returned to players as prizes.
- The Alberta government's share of revenue from VLTs, slot machines and ticket lotteries is placed in the Alberta Lottery Fund.
- Licensed charitable groups earn proceeds from charitable gaming activities.
- Other than licensing fees, the government receives no revenue from the charitable gaming activities it regulates (bingo, casino table games, raffles, pull tickets), or from horse racing.

Charitable gaming revenue (fiscal 2000/01 estimates)

- Charities earned the following net revenue from licensed gaming activities:

➢ bingo	\$ 51 million
➢ casinos	\$ 87 million
➢ pull tickets	\$ 8 million
➢ raffles	\$ 25 million
TOTAL	\$ 171 million

Alberta Lottery Fund revenue (2000-2001 actual)

- The government's portion of revenue from VLTs, slot machines and ticket lotteries goes into the Alberta Lottery Fund, which is administered by the Alberta Gaming and Liquor Commission (AGLC).
- The Alberta Lottery Fund supports over 8,000 charitable, not-for-profit, public and community-based initiatives annually.
- Alberta Lottery Fund sources:

➢ VLTs	\$ 575 million
➢ slot machines	\$ 252 million
➢ ticket lotteries	\$ 161 million
➢ lottery fund interest	\$ 13 million
TOTAL	\$ 1.001 billion

Licensed charitable groups in Alberta

- More than 8,500 charitable and religious organizations have received a charitable gaming licence, or have conducted a gaming activity over the past two years to generate funds to directly support their charity.

Gaming venues (as of March 31, 2001)

- Bingo association halls – 59
- Charitable casino facilities – 16 (with 4,330 slot machines)
- Ticket lottery centres – 2,007
- VLT locations – 1,266 (maximum number of VLTs in province limited to 6,000)
- Horserace tracks – 4
- Racing entertainment centres – 2 (with 312 slot machines)

Gaming research

- The Alberta Gaming Research Institute was created in response to a recommendation of the Alberta Lotteries and Gaming Summit '98 that more government resources be dedicated to gaming research.
- The Institute, a consortium of the Universities of Alberta, Calgary and Lethbridge, came into effect on November 26, 1999, after signing a three-year agreement with the Government of Alberta.
- The Institute sponsors research into gaming-related topics such as the social and economic costs and benefits of gaming, aboriginal gaming issues, and gaming trends.
- The Institute works in partnership with the Alberta Gaming Research Council, which was established in August 1999 to guide the research activities of the Institute.
- A budget of \$1.5 million a year has been allocated to the Institute from the Alberta Lottery Fund.

Jobs in Alberta's gaming industry

- 11,000 full and part time jobs (1998 KPMG estimate).
- Some examples: casino dealers, pit bosses and supervisors, bingo callers, security staff, race track operators and workers, lounge workers, pari-mutuel clerks, horse trainers, veterinarians and breeders.

Problem gambling

- An estimated 4.8% of adult Albertans have a gambling problem, down from 5.4% in 1994.
 - An estimated 2.8 % of adult Albertans are problem gamblers and 2.0% are probable pathological gamblers.*
- The Alberta Alcohol and Drug Abuse Commission's (AADAC's) problem gambling prevention, education and treatment programs are fully funded by the Alberta Lottery Fund through Alberta Health and Wellness.
 - Initiatives include TV advertisements, an interprovincial think tank on youth and gambling, and a problem gambling program for industry staff to raise awareness and train senior staff to discretely refer individuals to AADAC programs and services.
- AADAC's budget for problem gambling programs and initiatives in 2001-2002 is \$4.1 million.

AADAC problem gambling toll-free help line:
1-800-665-9676

*Source: AADAC study, "Adult Gambling and Problem Gambling in Alberta, 1998"

Comments:

We agree with the recommendations of the Community Services Director. Council's position, when communicated to the Minister should be clear that the responsibility for issuing licenses rests solely with the Alberta Liquor and Gaming Commission. The process that is recommended places the Municipal Council in the position of approving or denying license applications. The roles and responsibilities of the Gaming Commission and the Municipal Council must be clear and transparent. This can be achieved by the Gaming Commission conducting public hearings in the community to assess support or non-support for an application. Alternately the Commission can work with MLA's to gather community input for their decision making.

A clear distinction must be maintained between licensing issues and land use issues and the approval processes for each. In this situation, the Gaming Commission's responsibility is to review and approve licenses taking into account broad government policy with respect to gaming as well as community support or concerns. The Municipality has a responsibility to provide for a range of commercial activities in the appropriate land use zones as part of the land use planning process. Both of these responsibilities are set out in existing legislation and the distinction should be maintained.

While clear lines of accountability and responsibility are the most important issue to be addressed here it should also be noted that the current direction of the Provincial Government involving the Municipality in the licensing process will generate significant increased costs for the Municipality for which there is no compensation offered. This is an example of some of the types of inadvertent redistribution of responsibility between the Provincial Government the Municipal Governments that we believe is inappropriate. Accordingly we believe our response to the Provincial Government on this should point out the impact of such transfer in unequivocal terms.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Council Decision – Monday November 19, 2001

DATE: November 20, 2001
TO: Colleen Jensen, Community Services Director
FROM: City Clerk
RE: Gaming Licensing Policy Review

FILE

Reference Report:

Community Services Director, dated October 31, 2001.

Resolutions:

Whereas Council strongly supports the need for the Province to seek community input with respect to applications for casino licenses in the community, and,

Whereas Council believes strongly it is not appropriate for Municipalities to assume the role of seeking public input and gauging community support on the licensing of casinos, and

Whereas Council is keenly aware that there are duly elected Provincial representatives in each community whose express purpose is to convey the public mind of community constituents on matters related to Provincial jurisdiction.

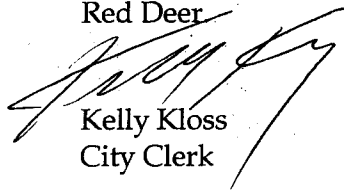
Now therefore be it Resolved that Council of the City of Red Deer hereby agrees that the following points be strongly conveyed to the Honourable Ron Stevens, Minister of Gaming:

1. That the Province must retain all responsibility for licensing including seeking public input and gauging community support.
2. That it is not the role, nor should it be the responsibility of Municipal Government to provide "expressed consent" by way of Council resolution or in any other way, with respect to licensing gaming facilities.
3. That a clear distinction must be maintained between provincially mandated licensing issues and municipal land use issues, and the respective approval processes that guide these distinct spheres of responsibilities.

Report Back to Council: No

Comments/Further Action:

Please prepare a letter to Honourable Ron Stevens, Minister of Gaming, for the Mayor's signature outlining Council's intent. Please provide a copy of this letter to my office as well as our local M.L.A.'s. In addition, a copy should be sent to AUMA for distribution to Alberta communities and the County of Red Deer


Kelly Kloss
City Clerk

/chk
attchs.

c City Manager

Office of the Mayor



November 22, 2001

Hon. Victor Doerksen
MLA, Red Deer South
503, 4901 - 48 Street
Red Deer, AB T4N 6M4

Ms. Mary Anne Jablonski
MLA Red Deer North
200, 4814 Ross Street
Red Deer, AB T4N 1X4

Dear Minister Doerksen and Ms. Jablonski:

Thank you for your cooperation in alerting the Hon. Ron Stevens to the concerns of The City of Red Deer related to the new Gaming Policy, and, in particular, the proposed role of municipalities in the casino licensing process.

As you know, City Manager Norbert Van Wyk, and I met with Minister Stevens on November 16. We believe the meeting was helpful in assisting the Minister to understand the policy-related and practical concerns municipalities have with the proposed process. We appreciated his willingness to consider our concerns and check further with some of the technical difficulties we identified.

You may be aware that City Council passed a resolution on November 19, formalizing our concerns and directing The City to communicate them officially to the Provincial Government. During debate, members of Council stressed their agreement with the principle of public input and their willingness to assist the Province in designing an appropriate public consultation process. They were, however, unanimous in their view that the licensing process must be carried out by the Provincial Government, and accountability must rest with Provincial representatives.

I want to stress that City Council does not wish to take an adversarial or non-cooperative role in the resolution of this issue. As mentioned, City Council applauds the intent of the Provincial Government's providing for public input. Council believes that the Minister may not fully appreciate the policy, practical, and legal issues imbedded in the proposed process for municipal governments. We look forward to further discussion with the Minister, both directly and through the Alberta Urban Municipalities Association. Given our position, we were disappointed with the recent headline "Council Slams Province's Casino Stance" in the November 20 copy of the *Red Deer Advocate*, particularly given the pains I had personally taken during Council debate to stress our wish to be collaborative and helpful.

THE CITY OF RED DEER

Box 5008, Red Deer, Alberta, Canada T4N 3T4 Telephone: (403) 342-8155 Fax: (403) 342-8365
City Web Site: <http://www.city.red-deer.ab.ca> E-mail: gails@city.red-deer.ab.ca

Hon. Victor Doerksen and
Ms. Mary Anne Jablonski
November 22, 2001
Page 2

Victor and Mary Anne, we are very willing to meet with you to discuss this issue in greater detail. We believe other municipalities will be taking similar steps with MLA's in their jurisdictions. I encourage you to call me to discuss the issue or gather any additional information you may need to understand our concern and carry our message to Minister Stevens and other members of Caucus.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Gail Surkan".

Gail Surkan
Mayor

c. Hon. Ron Stevens, Minister of Gaming
Members of Council

October 30th, 2001

**Arndt Tkalcic ARCHITECTS**

City of Red Deer
City Hall
Box 5008
4914 - 48th Avenue
RED DEER, Alberta
T4N 3T4

VIA FAX: 403-346-6195
ORIGINAL VIA MAIL

Attention: Mr. Kelly Kloss
City Clerk

Dear Sir:

Re: **Re-Zoning of Plan 5326HW, Lot A**
Red Deer, Alberta
Our Project No. 01-153

On behalf of Kosowan Developments Inc., we hereby make Application for Re-Zoning of the above Parcel from its Current Zoning I1 to C2. (See attached Schedule A for Project Site Plan.) The reason for this Re-Zoning Application is to revise the Zoning of this Parcel from the existing Zoning of I1 Industrial (Business Service) District to C2 Commercial (Regional and District Shopping Centre) District, which is the appropriate Land Use given the Re-Development of the adjacent lands both North and South of the Site between Gaetz Avenue and Taylor Drive. The Proposed Development of the lands is for a Commercial Retail Shopping Centre.

With this Application is the request to also Re-Zone the Proposed Road Closure Lands to the East side of the property along Gaetz Avenue as the Developer is concluding this purchase with the City of Red Deer. (Refer to attached Schedule B.)

We trust this is complete and you will advise of any further information you may require and the anticipated date of First Reading at Council. Upon review, please also advise of any Fees or Advertising Costs that we need to provide payment for.

We thank you in advance for your attention to this.

Yours truly,

ARNDT TKALCIC ARCHITECTS

Rick Arndt, MRAIC

/tva
Enclosures

c.c. Mr. Dave Kosowan
Kosowan Developments Inc.

c.c. Mr. John Little
Witten LLP

Rick Arndt *
M.Arch., MRAIC
Joseph Tkalcic *
M.Arch., MRAIC
Fred Bachand
Senior Associate
David Embury
Senior Associate
Jason Hess
Associate
Kim Ma
Associate

10315-109 Street
Edmonton,
Alberta,
T5J 1N3
Tel: 780/428 8001
Fax: 780/426 2734
ata@ataarch.com

* Denotes Architect's Corporation

RECEIVED
CITY OF RED DEER
OCT 31 2001
DATE
Ret 3/1/01
Jm

October 31st, 2001

**Arndt Tkalcic ARCHITECTS**

City of Red Deer
City Hall
Box 5008
4914 - 48th Avenue
RED DEER, Alberta
T4N 3T4

VIA FAX: 403-346-6195
ORIGINAL VIA MAIL

Attention: Mr. Kelly Kloss
City Clerk

Dear Sir:

Re: **Re-Zoning of Plan 5326HW, Lot A**
Red Deer, Alberta
Our Project No. 01-153

Further to our letter of October 30th, 2001, we wish to correct the name of the Owner as, Red Deer Investments Inc. We apologize for any confusion this may have caused.

Also attached is the Consent to Re-Districting Application of the property by the existing Owner.

Yours truly,

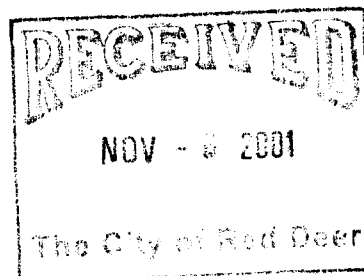
ARNDT TKALCIC ARCHITECTS

Rick Arndt/tva

Rick Arndt, MRAIC

/tva
Enclosure

Rick Arndt *
M.Arch., MRAIC
Joseph Tkalcic *
M.Arch., MRAIC
Fred Bachand
Senior Associate
David Embury
Senior Associate
Jason Hess
Associate
Kim Ma
Associate



10315-109 Street
Edmonton,
Alberta,
T5J 1N3
Tel: 780/428 8001
Fax: 780/426 2734
ata@ataarch.com

* Denotes Architect's Corporation


CONSENT TO RE-DISTRICTING APPLICATION**To: THE CITY OF RED DEER****Re: Plan 5326HW****Lot A****Containing 4.71 hectares (11.64 acres) more or less****Excepting thereout:**

	Hectares	(Acres) more or less
A) Plan 9021457 Road	0.080	0.20


**Excepting thereout all mines and minerals;
(the "Property")**

The undersigned owner(s) of the Property hereby consent to ARNDT TKALCIC ARCHITECTS INC. making application to re-district the Property from I-1 (Industrial (Business Service)) to C-2 (Regional and District Shopping Centre)) on behalf of the purchaser of the Property RED DEER INVESTMENT'S INC.

DATED effective October 30, 2001.**SHAWN HOLDINGS LTD.****Per:**

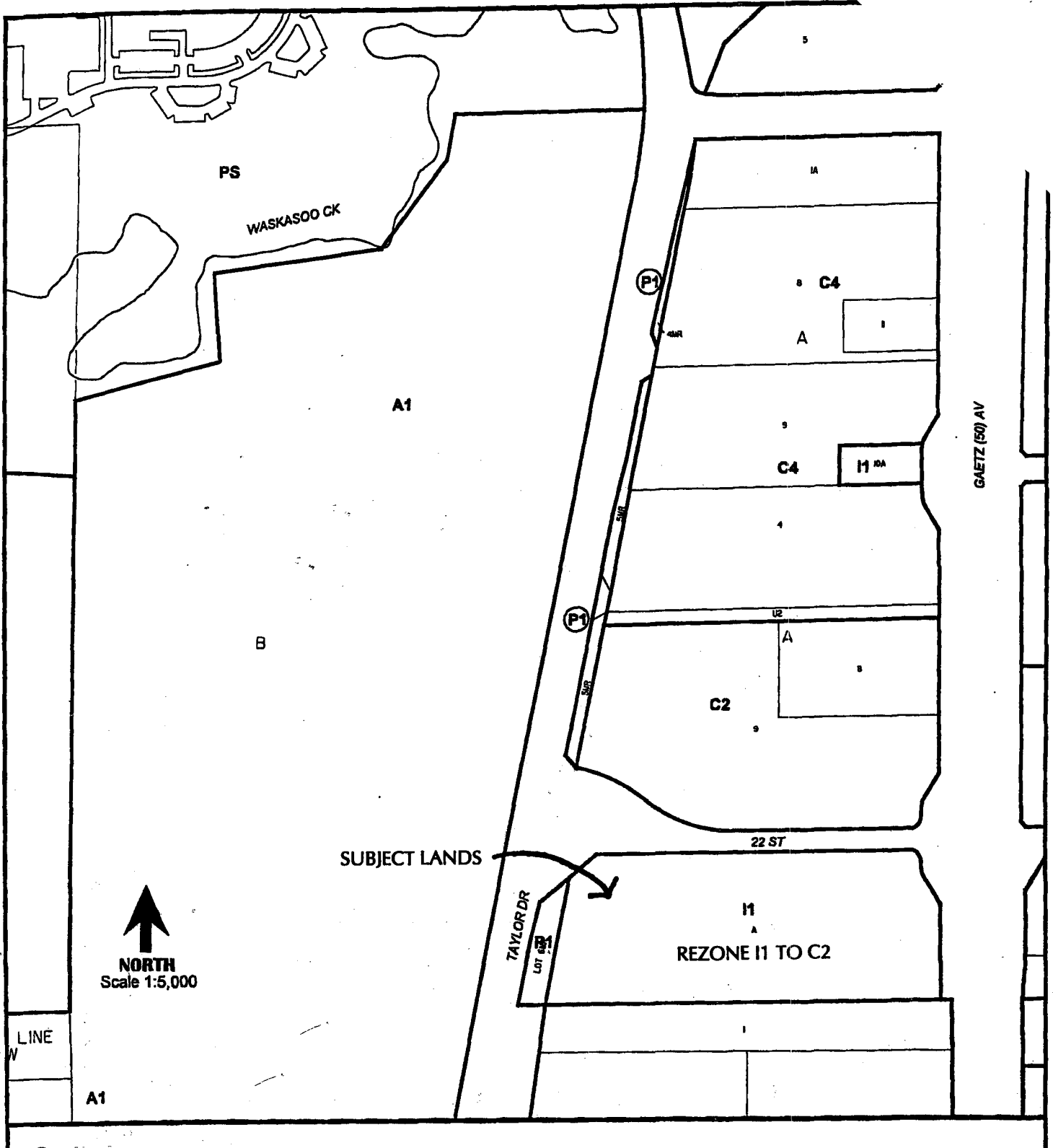

c/o Lawrence R. Lyman
Barrister & Solicitor
MS - 9509 156 Street
Edmonton, Alberta T5P 4J5

NORALI INVESTMENTS LTD.**Per:**


c/o Lawrence R. Lyman
Barrister & Solicitor
MS - 9509 156 Street
Edmonton, Alberta T5P 4J5

SCHEDULE A

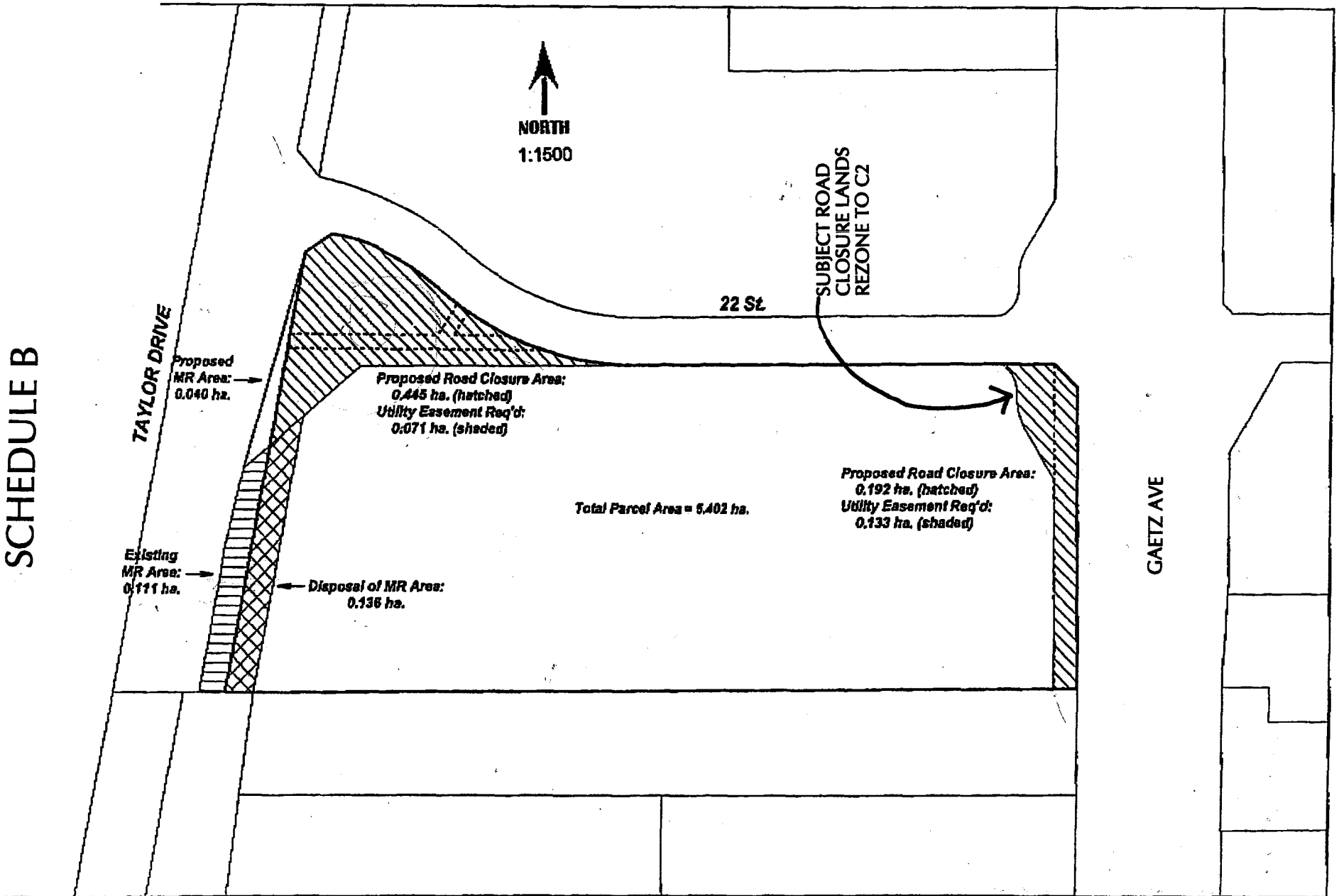
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E6	F6	G6
E5	F5	G5
E4	F4	G4

NE 1/4 Sec 05
Twp 38- Rge 27 - W4th

SCHEDULE B



Date: November 13, 2001

To: Kelly Kloss, City Clerk

From: Paul Meyette, City Planning Manager
Ryan Strader, Inspections and Licensing Manager

RE: Rezoning Request I1 to C2
Plan 5326HW, Bylaw 3156 UU-2001, Map #37/2001

Arndt Tkalcic Architects are requesting a rezoning from I1 to C2 for the land formerly used as the Chrysler Parts Depot.

Background

This site is one of the only two industrial sites along Gaetz Avenue. The properties North, South and East are currently designated commercial. The Municipal Development Plan (MDP) shows this site as commercial. The MDP is the only plan directly affecting this site.

Type of Commercial Zoning

The types of commercial zoning along south Gaetz Avenue are the C4 Commercial (Major Arterial) District and the C2 Commercial (Regional and District Shopping Centre) District. The C2 District is used for larger parcels three hectares or more while the C4 District is used for parcels less than three hectares. This site is over five hectares; therefore the C2 District is appropriate for this site.

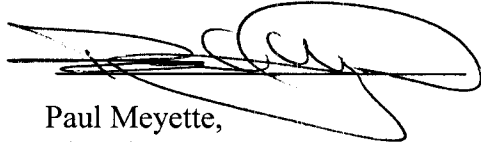
Planning Comments

This rezoning complies with the Municipal Development Plan and is a logical extension of commercial use on adjacent properties.

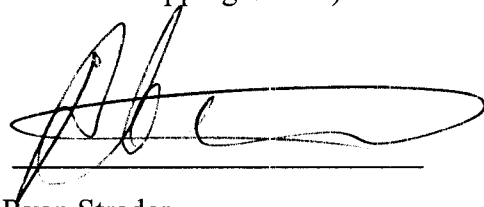
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Recommendation

Staff recommend that Council rezone the former Chrysler site from I1 Industrial (Business Service) to C2 Commercial (Regional and District Shopping Centre) District.



Paul Meyette,
City Planning Manager

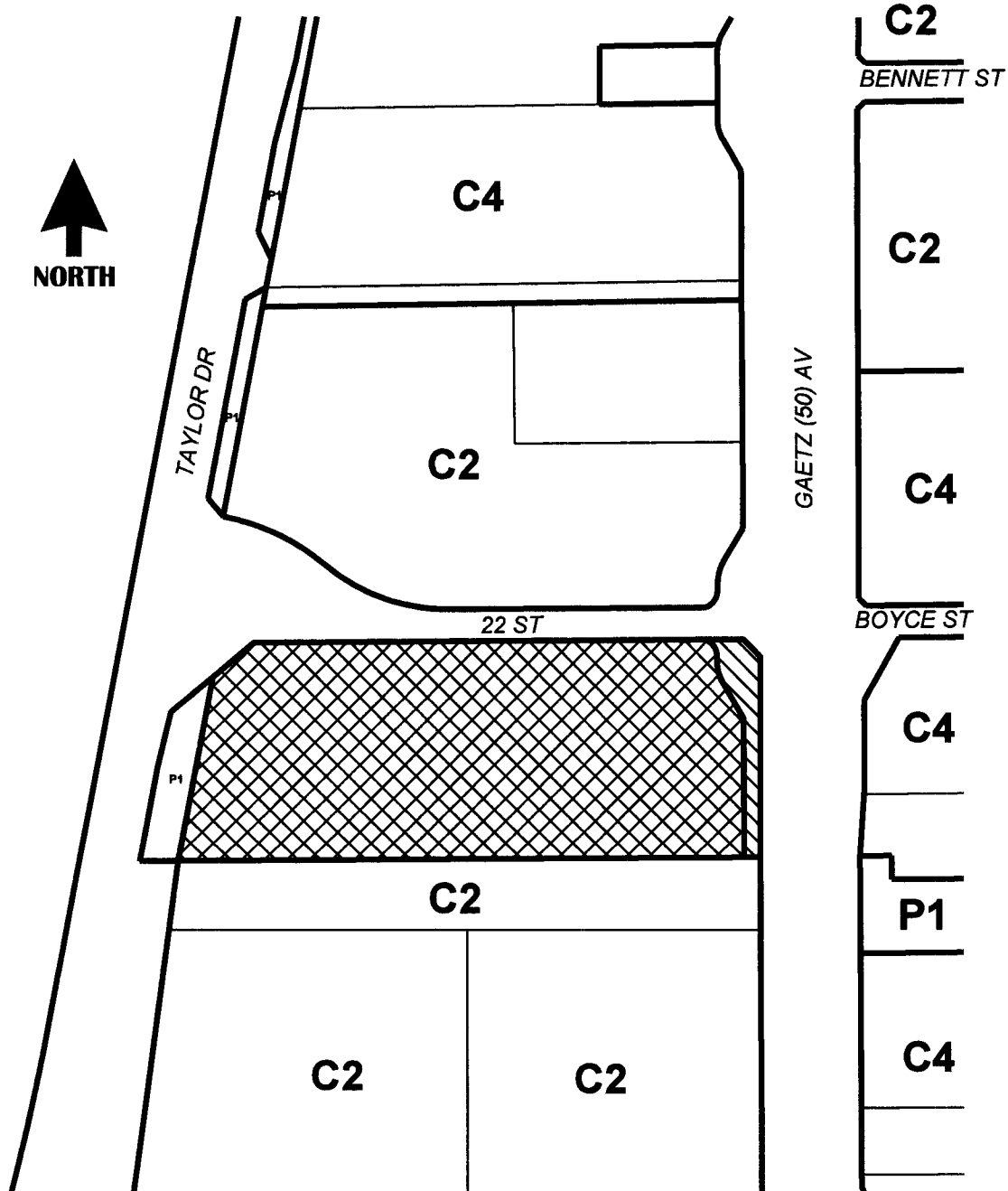


Ryan Strader,
Inspections and Licensing Manager

cc. Colleen Jensen, Director of Community Services
Ken Haslop, Manager of Engineering Services

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

I1 - Industrial (Business Service)

C2 - Commercial (Regional & District Shopping Centre)

Change from :

I1 to C2 

ROAD to C2 

MAP No. 37 / 2001
BYLAW No. 3156 / UU - 2001



Office of the City Clerk

LE

November 20, 2001

Fax: 1-780-426-2734

Mr. R. Arndt
Arndt Tkalcic Architects
10315 - 109 Street
Edmonton, AB T5J 1N3

Dear Mr. Arndt:

Re: Red Deer Investments Inc.:

- (1) Offer to Purchase the Service Road and Partial Road Closure
Road Closure Bylaw 3292/2001
- (2) Land Use Bylaw 3156/UU-2001
Rezoning Request I1 to C2, Lot A, Plan 5326 HW

At the City of Red Deer's Council meeting held Monday, November 19, 2001, first reading was given to Land Use Bylaw 3156/UU-2001 and Road Closure Bylaw 3292/2001. Copies of the bylaws are attached for your information.

Council also passed the following resolution:

Resolved that Council of the City of Red Deer having considered the report from the Land and Economic Development Manager - re: Red Deer Investments Inc - Rezoning Request Lot A, Plan 5326 HW, Offer to Purchase the Service Road and Partial Road Closure, hereby considers approval of the sale of 0.192 hectares (0.47 ac), more or less, contained in Road Plans 5326 HW and 902 1457, adjacent to the east of Lot A, Plan 5326 HW to Red Deer Investments Inc, subject to the following conditions:

- a) The purchase price of the service road to be \$3.50 per square foot plus GST based on the area determined by legal survey.
- b) Red Deer Investments Inc. completing the purchase of Lot A, Plan 5326 HW.
- c) Red Deer Investments Inc. consolidating the service road with Lot A, Plan 5326 HW.
- d) The proceeds of the service road sale to be credited to the Road Reserve Fund.
- e) City Council approval to rezone the service road to C2.

The City of Red Deer

- f) All costs associated with the rezoning, road closure, survey and plan of consolidation would be the responsibility of Red Deer Investments Inc.
- g) A Land Sale Agreement satisfactory to the City Solicitor.
- h) Agree to not sell or option any City lands along Taylor Drive and 22nd Street to Red Deer Investments Inc. at this time and to encourage them to re-apply in the future.
- i) The passage of Land Use Bylaw Amendment 3156/UU-2001 and the appropriate Road Closure Bylaw 3292/2001.

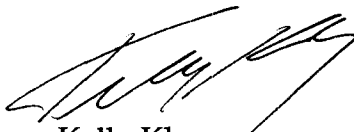
Land Use Bylaw Amendment 3156/UU-2001 rezones the land formerly used as the Chrysler Parts Depot from I1 Industrial (Business Service) District to C2 Commercial (Regional and District Shopping Centre) District. Road Closure Bylaw 3292/2001 accommodates the closure of approximately 0.192 hectares (0.47 ac) within Road Plans 5326 HW and 902 1457 for sale and consolidation into Lot A.

This office will now proceed with the advertising for the Public Hearings to be held on Monday, December 17, 2001, at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than 10:00 a.m., *Wednesday, November 28, 2001*, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,



Kelly Kloss
City Clerk

KK/chk
/attach.

c Parkland Community Planning Services
Land & Economic Development Manager

BYLAW NO. 3156/UU-2001

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1 The "Use District Map F5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 37/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of November A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

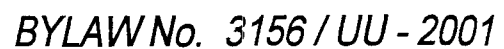
READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

PROPOSED LAND USE BYLAW AMENDMENT



BYLAW NO. 3292/2001

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of Main Street and Road Cut-off which lies within the limits of Plan 022-_____excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 19th day of November 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2001.

MAYOR

CITY CLERK

Date/Time: Nov.20. 2001 10:02AM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
0351 Memory TX	17804262734	P. 5	OK	

Reason for error

E.1) Hang up or line fail
E.3) No answer

E.2) Busy
E.4) No facsimile connection



Box 5005
Edmonton, Alberta
T6N 3J4

The City of Red Deer

Office of the City Clerk

November 20, 2001

Fax: 1-780-426-2734

Mr. R. Arndt
Arndt Tkalcic Architects
10315 - 109 Street
Edmonton, AB T5J 1N3

Dear Mr. Arndt:

Re: Red Deer Investments Inc.:
(1) Offer to Purchase the Service Road and Partial Road Closure
Road Closure Bylaw 3292/2001
(2) Land Use Bylaw 3156/UU-2001
Rezoning Request I1 to C2, Lot A, Plan 5326 HW

At the City of Red Deer's Council meeting held Monday, November 19, 2001, first reading was given to Land Use Bylaw 3156/UU-2001 and Road Closure Bylaw 3292/2001. Copies of the bylaws are attached for your information.

Council also passed the following resolution:

Resolved that Council of the City of Red Deer having considered the report from the Land and Economic Development Manager - re: Red Deer Investments Inc - Rezoning Request Lot A, Plan 5326 HW, Offer to Purchase the Service Road and Partial Road Closure, hereby considers approval of the sale of 0.192 hectares (0.47 ac), more or less, contained in Road Plans 5326 HW and 902 1457, adjacent to the east of Lot A, Plan 5326 HW to Red Deer Investments Inc, subject to the following conditions:

- The purchase price of the service road to be \$3.50 per square foot plus GST based on the area determined by legal survey.
- Red Deer Investments Inc. completing the purchase of Lot A, Plan 5326 HW.
- Red Deer Investments Inc. consolidating the service road with Lot A, Plan 5326 HW.
- The proceeds of the service road sale to be credited to the Road Reserve Fund.
- City Council approval to rezone the service road to C2.

Council Decision – Monday November 19, 2001

DATE: November 20, 2001

TO: Howard Thompson, Land & Economic Development Manager

FROM: City Clerk

RE: Red Deer Investments Inc.:
(1) Offer to Purchase the Service Road and Partial Road Closure
Road Closure Bylaw 3292/2001
(2) Land Use Bylaw 3156/UU-2001
Rezoning Request I1 to C2, Lot A, Plan 5326 HW

Reference Report:

Land & Economic Development Manager, dated November 9, 2001

Bylaw Readings:

Road Closure Bylaw 3292/2001 and Land Use Bylaw 3156/UU-2001 were given first readings -copies are attached.

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the Land and Economic Development Manager – re: Red Deer Investments Inc – Rezoning Request Lot A, Plan 5326 HW, Offer to Purchase the Service Road and Partial Road Closure, hereby considers approval of the sale of 0.192 hectares (0.47 ac), more or less, contained in Road Plans 5326 HW and 902 1457, adjacent to the east of Lot A, Plan 5326 HW to Red Deer Investments Inc, subject to the following conditions:


- a) The purchase price of the service road to be \$3.50 per square foot plus GST based on the area determined by legal survey.
- b) Red Deer Investments Inc. completing the purchase of Lot A, Plan 5326 HW.
- c) Red Deer Investments Inc. consolidating the service road with Lot A, Plan 5326 HW.
- d) The proceeds of the service road sale to be credited to the Road Reserve Fund.
- e) City Council approval to rezone the service road to C2.
- f) All costs associated with the rezoning, road closure, survey and plan of consolidation would be the responsibility of Red Deer Investments Inc.
- g) A Land Sale Agreement satisfactory to the City Solicitor.
- h) Agree to not sell or option any City lands along Taylor Drive and 22nd Street to Red Deer Investments Inc. at this time and to encourage them to re-apply in the future.
- i) The passage of Land Use Bylaw Amendment 3156/UU-2001 and the appropriate Road Closure Bylaw 3292/2001.

Report Back to Council:

Yes. Public Hearings will be held on Monday, December 17, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/UU-2001 rezones the land formerly used as the Chrysler Parts Depot from I1 Industrial (Business Service) District to C2 Commercial (Regional and District Shopping Centre) District. Road Closure Bylaw 3292/2001 accommodates the closure of approximately 0.192 hectares (0.47 ac) within Road Plans 5326 HW and 902 1457 for sale and consolidation into Lot A. This office will now proceed with the advertising for a Public Hearing. Arndt Tkalcic Architects, on behalf of Red Deer Investments Inc., will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk

/chk
attchs.

- c Director of Development Services
- Community Services Director
- Engineering Services Manager
- Community Development & Planning Coordinator
- Land & Economic Development Manager
- Parkland Community Planning Services
- Inspections & Licensing Manager
- C. Adams, Administrative Assistant, City Clerk's

BYLAW NO. 3156/UU-2001

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1 The "Use District Map F5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 37/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of November A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

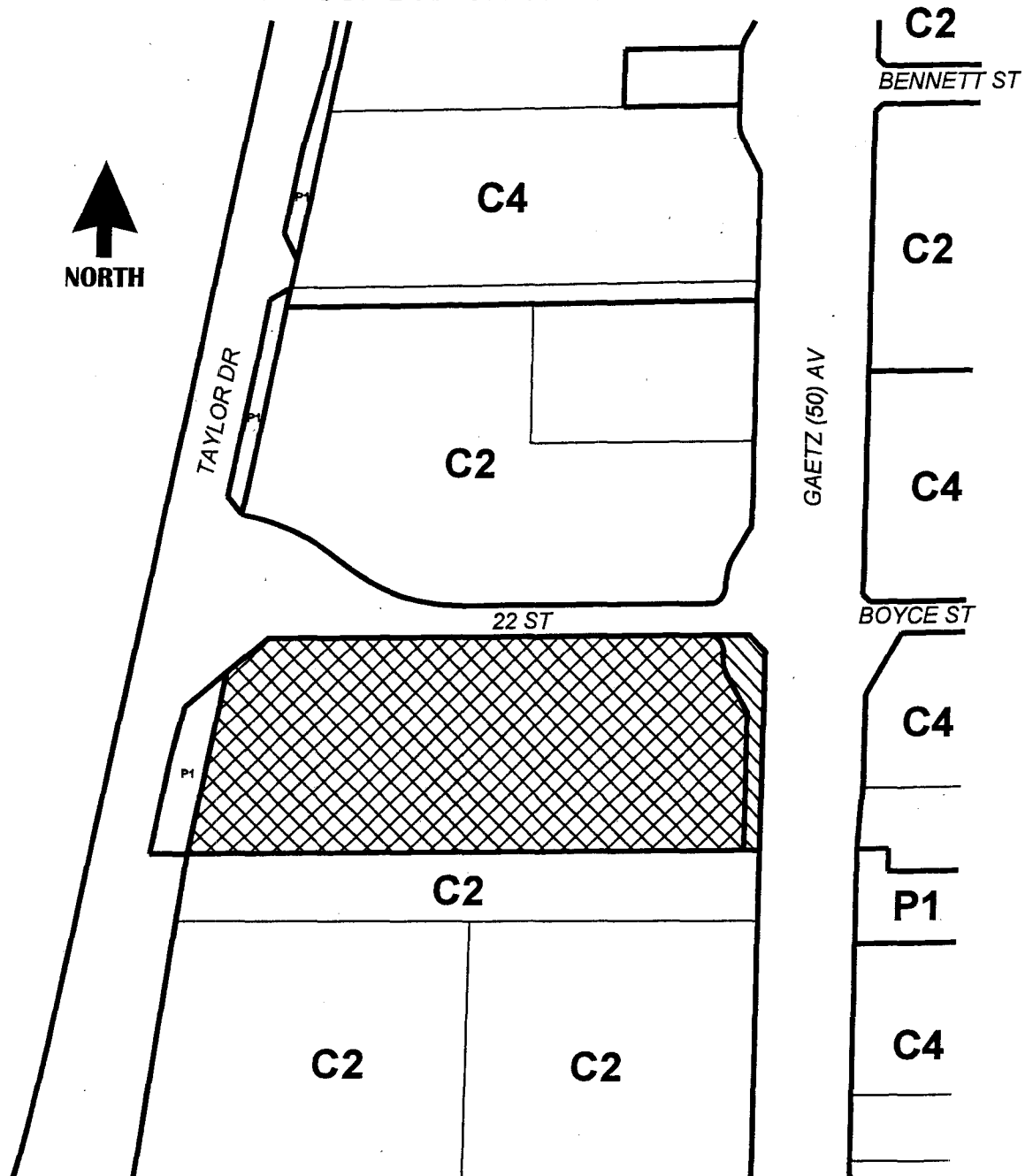
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

I1 - Industrial (Business Service)

C2 - Commercial (Regional & District Shopping Centre)

Change from :

I1 to C2



ROAD to C2



MAP No. 37 / 2001

BYLAW No. 3156 / UU - 2001

BYLAW NO. 3292/2001

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

"All that portion of Main Street and Road Cut-off which lies within the limits of Plan 022-_____excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this 19th day of November 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2001.

MAYOR

CITY CLERK

DATE: November 20, 2001

FILE

TO: City Council

FROM: City Clerk

RE: Public Hearings:

Red Deer Investments Inc.:

- (1) Offer to Purchase the Service Road and Partial Road Closure
Road Closure Bylaw 3292/2001
 - (2) Land Use Bylaw 3156/UU-2001
Rezoning Request I1 to C2, Lot A, Plan 5326 HW
-

History

At the Monday, November 19, 2001 meeting of Council, Land Use Bylaw Amendment 3156/UU-2001 and Road Closure Bylaw 3292/2001 were given first reading.

Land Use Bylaw Amendment 3156/UU-2001 rezones the land formerly used as the Chrysler Parts Depot from I1 Industrial (Business Service) District to C2 Commercial (Regional and District Shopping Centre) District. Road Closure Bylaw 3292/2001 accommodates the closure of approximately 0.192 hectares (0.47 ac) within Road Plans 5326 HW and 902 1457 for sale and consolidation into Lot A.

Public Consultation Process

Public Hearings have been advertised for the above noted bylaws to be held on Monday, December 17, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearings.

Recommendations

That following the Public Hearings, Council may:

- (1) proceed with 2nd and 3rd readings of Land Use Bylaw 3156/UU-2001, and
- (2) proceed with 2nd and 3rd readings of Road Closure Bylaw 3292/2001.



Kelly Kloss
City Clerk

/chk

Memo

Date: November 9, 2001

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Manager

Re: **Red Deer Investments Inc. – Rezoning Request Lot A, Plan 5326 HW
Offer to Purchase the Service Road and Partial Road Closure**

Land and Economic Development support the rezoning request for the above site and the Gaetz Avenue Service Road from I1 to C2 to accommodate the redevelopment of the site. It is my understanding that the Red Deer Investments Inc. is proposing to demolish the old Chrysler warehouse and develop the site for commercial use similar to Gaetz Avenue Crossing and Southpointe Common. The first phase of development is proposed for the east half of the site with an anchor tenant and several stand-alone commercial retail units. No plans have been determined for the west half of the site at this time.

In conjunction with the rezoning request, the Red Deer Investments Inc. has submitted the attached offer to purchase for the Gaetz Avenue Service Road, as shown on the attached plan, and requested an option to purchase any remnant City lands off Taylor Drive.

Gaetz Avenue Service Road:

The City no longer requires this service road, which was removed and landscaped several years ago, as the Developers of Southpointe Common have built an auxiliary lane on Gaetz Avenue from Chrysler Avenue south to accommodate access into their site. Approximately 0.192 hectares (0.47 ac) within Road Plans 5326 HW and 902 1457 are available for sale and consolidation into Lot A. With regard to the purchase price, an in-house appraisal has determined the fair market value to be \$7.00 per square foot. As the majority of this area is encumbered by underground utilities, limiting the use to parking and landscaping, a 50% reduction to \$3.50 per square foot is warranted for a total purchase price of approximately \$72,300. In addition to the purchase price, as this site was originally developed in the County, Red Deer Investments Inc. is responsible for payment of offsite levies on the total area of Lot A plus the road areas to be purchased. The Red Deer Investments Inc. would also be responsible for any costs related to the rezoning, road closure, survey and plan of consolidation. The net proceeds of the land sale will be credited to the Road Reserve Fund.

Taylor Drive and 22nd Street:

In the future, an exit ramp is designed to come off of Highway #2 and connect up with Taylor Drive, which will require the current intersection at 22nd Street to be relocated further to the north. The City acquired the necessary right-of-way for this new road alignment as part of the Taylor Drive project in 1994, however, it is my understanding that further capital work to rebuild 22nd Street is not anticipated for many years or until the exit ramp is required. Although Engineering Services supports the sale in principle of an area shown approximately as *Future Land* on the attached plan, they indicate that it is premature

.../2

Memo

Kelly Kloss
Page 2

to sell this land at this time, as the road design has not been completed nor has the exact area of land been determined. In addition, Recreation, Parks and Culture do not support the sale of any of the Municipal Reserve land between Taylor Drive and Lot A.

The Red Deer Investments Inc.'s request for an option to purchase for the Taylor Drive remnant lands is not necessary, as they are the only adjacent landowner that could purchase and utilize the land and essentially have the equivalent of a Right of First Refusal. At such time in the future that the City is prepared to sell these surplus lands, Red Deer Investments Inc. could re-submit their offer and request for rezoning. Red Deer Investments Inc. is aware of this and as they do not have any specific development plans for this area yet, it is acceptable to them.

Recommendation:

That City Council;

1. Approve the rezoning of Lot A, Plan 5326 HW and the Gaetz Service road to C2.
2. Approve the sale of 0.192 hectares (0.47 ac), more or less, contained in Road Plans 5326 HW and 902 1457, adjacent to the east of Lot A, Plan 5326 HW to Red Deer Investments Inc., subject to the following conditions:
 - The purchase price of the service road to be \$3.50 per square foot plus GST based on the area determined by legal survey.
 - Red Deer Investments Inc. completing the purchase of Lot A, Plan 5326 HW.
 - Red Deer Investments Inc. consolidating the service road with Lot A, Plan 5326 HW.
 - The proceeds of the service road sale to be credited to the Road Reserve Fund.
 - City Council approval to rezone the service road to C2.
 - All costs associated with the rezoning, road closure, survey and plan of consolidation would be the responsibility of the Red Deer Investments Inc.
 - A Land Sale Agreement satisfactory to the City Solicitor.
 - City Council approval for the following road closure described as,
 "All that portion of Main Street and Road Cut-off which lies within the limits of Plan 022-_____ excepting thereout all mines and minerals".
3. Agree to not sell or option any City lands along Taylor Drive and 22nd Street to Red Deer Investments Inc. at this time and to encourage them to re-apply in the future.



Howard Thompson

Attach.

c. Director of Development Services
 Director of Community Services
 EL&P Manager
 Emergency Services Manager

Engineering Services Manager
 Recreation, Parks and Culture Manager
 Inspections and Licensing Manager



40

TAYLOR DRIVE

FUTURE
LAND

22 St.

Proposed Road Closure Area:
0.192 ha. (hatched)
Utility Easement Req'd:
0.133 ha. (shaded)

GAETZ
SERVICE
ROAD
RECOMMENDED
FOR
SALE

John Little - Chrysler Lands

41

Page 1

From: John Little
To: howard@city.re-deer.ab.ca
Date: 10/31/01 2:44pm
Subject: Chrysler Lands

I am the solicitor for David Kosowan and Red Deer Investments Inc. which is purchasing the former Chrysler site between Gaetz and Taylor. Further to your meeting with David, he needs and the city wishes to sell some remnants along Gaetz and Taylor, both of which would be incorporated into the site.

We understand that the City will prepare a purchase agreement. On behalf of our client Red Deer Investments Inc., we propose the following terms for that agreement;

Purchaser: Red Deer Investments Inc. c/o our office

Price: \$3.50 per square foot

Closing: February 28, 2002 which is the closing date for the main site.

Conditions: Rezoning of the remnants to C-2 concurrently with the main site and approval of a plan of consolidation with the main site before February 1, 2001.

Option: The purchaser can within one week before closing elect not to purchase the Taylor remnants but has the option to do so for one year past February 28, 2002. The purchaser may not need these remnants at the same time as it develops the Gaetz side of the site.

Deposit: I suggest a nominal deposit of \$1000.00. The purchaser has paid \$250,000 unconditionally on the main site, and realistically no other purchaser is interested in these remnants.


I look forward to hearing from you.

CC: amdt@atarch.com

Date: November 13, 2001
To: City Clerk
From: Engineering Services Manager
**Re: Lot A, Plan 5326 H.W. - 2110 Gaetz Avenue
Rezoning**

The Engineering Services Department has the following comments regarding the former Chrysler Warehouse site:

1. We have no objection to the closure and sale of the former West Gaetz Avenue Service Road right of way. Attached is a drawing showing the proposed closure area.
2. We have no objection to the proposed rezoning of Lot A and the Service Road right of way.
3. We recommend that the area on the west side of this parcel, adjacent to Taylor Drive, be left as is until more definite development plans are available and the need to re-align 22 Street is confirmed.


Ken G. Haslop, P. Eng.
Engineering Services Manager

SS/emr
Att.

DATE: November 6, 2001
TO: City Clerk
FROM: Greg Scott, Community Development & Planning Coordinator
RE: Arndt Tkalcic Architects – Rezoning Request I1 to C2; Plan 5326 HW
(South Hill)

The Recreation, Parks and Culture Department has reviewed Arndt Tkalcic Architects request for the rezoning of Plan 5326 HW, Lot A from I1 to C2 and provides the following comments:

1. Support of the rezoning of the I1 to C2 not including the P1 Lot 6 MR along the west side. The Recreation, Parks & Culture Department does not support municipal reserve disposal within Lot 6 at this time.
2. Have no objections to the proposed rezoning and road closure of the lands that run along the east side of the property adjacent to Gaetz Avenue.
3. Some of the natural features within this land parcel have been identified as potential preservation areas. It will be the role of the Recreation, Parks & Culture Department to work with the developer in the review of these areas.
4. If subdivision is to occur, municipal reserve dedication is owed on this land parcel.

If you have any questions, please call me at 342-8340.



Greg Scott

:jb

- c. Don Batchelor, Recreation, Parks & Culture Manager
Tony Lindhout, Parkland Community Planning Services
Howard Thompson, Land and Economic Development Manager
Ken Haslop, Engineering Services Manager

Comments:

We agree with the recommendations of City Administration. A Public Hearing would be held on Monday, December 17, 2001 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

BYLAW NO. 3156/UU-2001

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1 The "Use District Map F5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 37/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2001.

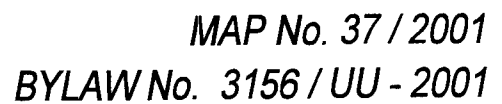
READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK



Item No. 2

OPTION 1**BYLAW NO. 3156/VV-2001**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1 The "Use District Map I9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 38/2001 attached hereto and forming part of the bylaw.
- 2 Section 55 Exceptions Respecting Land Use is amended by adding the following:

"55(6)(g) On those sites, or portions thereof herein listed, the following uses may be allowed as permitted uses in the existing structure only:

- (i) Liquor, beer, or wine sales on:

Lots 37-40, Block 37, Plan 5555AF (3801 50 – Street)"

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

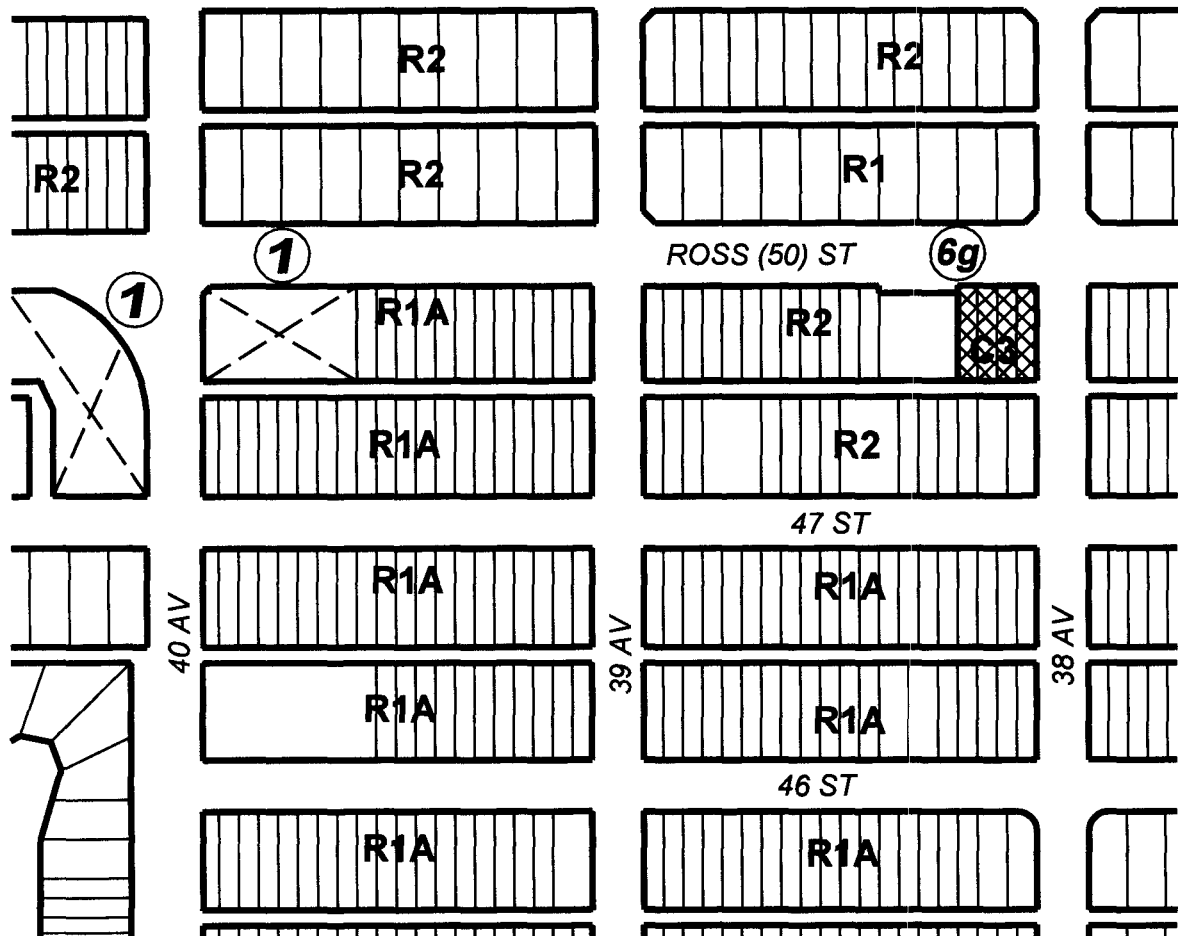
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Addition of Exception 6(g) 

AFFECTED DISTRICTS:

C3 - Commercial (Neighbourhood Convenience)

MAP No. 38 / 2001

BYLAW No. 3156 / VV - 2001

BYLAW NO. 3156/ VV-2001

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1 Section 116 is hereby amended by adding the following use:

“(12) Liquor, beer or wine sales – subject to Section 118.1”

- 2 The following section is hereby added following Section 118:

“118.1 Regulations regarding Liquor, Beer or Wine Sales

- (1) The total area of Liquor, beer or wine sales shall not exceed 25% of the total floor area of the buildings on the site.
- (2) Liquor, beer or wine sales may only be located in a C3 site which borders an Arterial Road
- (3) Liquor, beer or wine sales shall not be located on a site where parking is provided off site
- (4) The parking requirement for Liquor, beer or wine sales shall be 5.1 spaces per 93 square metres with a minimum of five parking spaces
- (5) No bottle returns shall be allowed.
- (6) There shall be not be more than one Liquor, beer or wine sales outlet in a C3 Development or per neighbourhood (quarter section) where there is more than one C3 site in a neighbourhood (quarter section).
- (7) In considering whether to approve Liquor, beer or wine sales, the Development Authority shall consider the impact on surrounding land uses; in particular the proximity of the proposed Liquor, beer or wine sales to and its impact upon social facilities, schools and parks shall be considered.
- (8) The design of the Liquor, beer or wine sales site shall incorporate “Crime Prevention through Environmental Design” Criteria

- 4 In all other respects, Bylaw No. 3156/96 is ratified and confirmed.

- 5 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

Item No. 3

BYLAW NO. 3292/2001

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of Main Street and Road Cut-off which lies within the limits of Plan 022-_____excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this day of 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2001.

MAYOR

CITY CLERK

DATE: November 20, 2001
TO: Director of Development Services
FROM: City Clerk
RE: Written Enquiry – Councillor Moffat
Gasoline Prices within Red Deer
Request for Comments

LE

At the Council Meeting of November 19, 2001 the following Written Enquiry was submitted by Councillor Moffat:

Whereas gasoline prices within Alberta do fluctuate from community to community, and

Whereas gasoline prices in Red Deer tend to be higher than other communities even those within close proximity to Red Deer, and

Whereas the repercussions of higher gasoline prices to the budget of the City of Red Deer are large, and

Whereas this inequity continues to puzzle every driver in Red Deer,

Now therefore be it resolved that the City Manager investigate and provide a report to Council as to any reasons or rationale for higher gasoline prices at the pump within Red Deer in comparison to other Alberta communities.

Before Council votes on this they wanted to obtain information on what scope and the time/costs that would be required to obtain the information requested in the enquiry.

Please provide your comments to this office by NOVEMBER 26, 2001 for the Council Agenda of December 3, 2001.



Kelly Kloss
City Clerk

KK/chk

c Land & Economic Development Manager