

## City Council Meeting Agenda

Monday, July 20, 2020 – Council Chambers, City Hall

Call to Order:	1:30 PM
Public Hearing(s):	1:30 PM
Recess:	5:00 PM to 6:00 PM

### **1. Minutes**

- 1.1. Confirmation of the Minutes of the July 13, 2020 Council Meeting (Pages 3 – 7)
- 1.2. Confirmation of the Minutes of the July 15, 2020 Council Meeting (Pages 8 – 11)

### **2. Public Hearings**

- 2.1. Timberlands North Neighbourhood Area Structure Plan Bylaw 3217/A-2020  
Land Use Bylaw Amendment 3357/H-2020: R3 to C5, C4 to R3, Vehicle  
Service or Repair Site Exception (Pages 12 – 43)
  - 2.1.a. Consideration of Second Reading of Bylaw 3217/A-2020
  - 2.1.b. Consideration of Third Reading of Bylaw 3217/A-2020
  - 2.1.c. Consideration of Second Reading of Bylaw 3357/H-2020
  - 2.1.d. Consideration of Third Reading of Bylaw 3357/H-2020

### **3. Reports**

- 3.1. Removal of Temporary Building (Pages 44 – 55)
- 3.2. Local Improvement Petition – Removal of Existing Pole and Underground Burial

of Electrical and Cable Lines from 4204-43A Avenue up to (and including) 4320-43A Avenue

(Pages 56 – 69)

**4. Bylaws**

- 4.1. Economic Leader Strategy Land Use Bylaw Implementation – Focus on long term residential uses in Downtown Core (Gaetz-Ross Heritage Area) Bylaw 3357/O-2020

(Pages 70 – 109)

- 4.1.a. Consideration of First Reading of the Bylaw

**5. Adjournment**



## **UNAPPROVED - MINUTES**

**of the Red Deer City Council Regular Meeting  
held on, Monday, July 13, 2020  
commenced at 1:30 PM**

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

City Manager, Allan Seabrooke  
Acting General Manager Community Services, Tricia Hercina  
General Manager Corporate Services, Lisa Perkins  
General Manager Planning & Development Services, Tara Lodewyk  
General Manager Utilities & Protective Services, Paul Goranson  
Director of Communications & Strategic Planning, Julia Harvie-Shemko  
City Clerk, Frieda McDougall, in person attendance  
Deputy City Clerk, Samantha Rodwell, in person attendance  
Recreation, Parks & Culture Manager, Shelley Gagnon

With the exceptions as noted above, all participants attended the meeting electronically



## **I. MINUTES**

### **I.1. Confirmation of the Minutes of the July 6, 2020 Council Meeting**

Moved by Councillor Ken Johnston, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby approves the Minutes of the July 6, 2020 Regular Council Meeting as transcribed.

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

MOTION CARRIED

### **I.2. Confirmation of the Minutes of the July 8, 2020 Council Meeting**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby approves the Minutes of the July 8, 2020 Regular Council Meeting as transcribed.

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

MOTION CARRIED

## **2. ADD TO THE AGENDA**

Moved by Councillor Frank Wong, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer hereby agrees to add consideration of Land Matter – FOIP 24(1)(a) Advice from officials to the July 13, 2020 Council Agenda.



City Council Regular Meeting Minutes  
UNAPPROVED - Monday, July 13, 2020

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

**MOTION TO ADD TO THE AGENDA CARRIED**

**2.1. Motion to In Camera**

Moved by Councillor Buck Buchanan, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Monday, July 13, 2020 at 1:31 p.m. and hereby agrees to exclude the following:

- All members of the media;
- All members of the public;
- And all non-related staff members

to discuss the following:

- Land Matter – FOIP 24(1)(a) Advice from officials

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

**MOTION CARRIED**

**2.1.a. Land Matter – FOIP 24(1)(a) Advice from officials**

The following people were in attendance:

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

City Manager Allan Seabrook, Acting General Manager Community Services Tricia Hercina, General Manager Corporate Services Lisa Perkins, General Manager Planning & Development Services Tara Lodewyk, General Manager Utilities & Protective Services Paul Goranson,



City Council Regular Meeting Minutes  
UNAPPROVED - Monday, July 13, 2020

Director of Communications & Strategic Planning Julia Harvie-Shemko, City Clerk Frieda McDougall, Deputy City Clerk Samantha Rodwell, Intergovernmental Relations Strategist Steven Ellingson

## 2.2. Motion to Revert to Open

Moved by Councillor Tanya Handley, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, July 13, 2020 at 2:31 p.m.

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

MOTION CARRIED

Council recessed at 2:32 p.m. and reconvened at 2:45 p.m.

## 3. REPORTS

### 3.1. Public Art Review

Council recessed at 3:40 p.m. and reconvened at 3:57 p.m.

Moved by Councillor Michael Dawe, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the report from Recreation, Parks & Culture, dated July 13, 2020 re: Public Art Review hereby receives the recommended changes for information and directs Administration to bring back a proposed revised Policy EL-D-2.7 Public Art and proposed amendments to Committees Bylaw 3576/2016 (Public Art Commission terms of reference).

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

MOTION CARRIED



#### 4. **ADJOURNMENT**

Moved by Councillor Vesna Higham, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, July 13, 2020 Regular Council Meeting of Red Deer City Council at 4:12 p.m.

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

**MOTION CARRIED**

---

MAYOR

---

CITY CLERK



## **UNAPPROVED - MINUTES**

**of the Red Deer City Council Regular Meeting  
held on, Wednesday, July 15, 2020  
commenced at 1:30 PM**

**Present:** Mayor Tara Veer  
Councillor Michael Dawe  
Councillor Tanya Handley  
Councillor Ken Johnston  
Councillor Lawrence Lee  
Councillor Frank Wong  
Councillor Dianne Wyntjes

City Manager, Allan Seabrooke  
Acting General Manager Community Services, Tricia Hercina  
General Manager Corporate Services Division, Lisa Perkins  
General Manager Planning & Development Services, Tara Lodewyk  
General Manager Utilities & Protective Services, Paul Goranson  
Director of Communications & Strategic Planning, Julia Harvie-Shemko  
Director of Development Services, Kelly Kloss  
City Clerk, Frieda McDougall, in person attendance  
Deputy City Clerk, Samantha Rodwell, in person attendance  
Public Works Manager, Greg Sikora

**Absent:** Councillor Buck Buchanan, Councillor Vesna Higham

With the exceptions as noted above, all participants attended the meeting electronically



## **I. ADD TO THE AGENDA**

Moved by Councillor Michael Dawe, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to add consideration of Land Matter – FOIP 24(1)(a) Advice from officials to the July 15, 2020 Council Agenda.

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

**MOTION TO ADD TO THE AGENDA CARRIED**

### **I.1. Motion to In Camera**

Moved by Councillor Ken Johnston, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Wednesday, July 15, 2020 at 1:30 p.m. and hereby agrees to exclude the following:

- All members of the media;
- All members of the public;
- And all non-related staff members

to discuss the following:

- Land Matter – FOIP 24(1)(a) Advice from officials

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

**MOTION CARRIED**

#### **I.1.a. Land Matter – FOIP 24(1)(a) Advice from officials**

The following people were in attendance:



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

City Manager Allan Seabrooke, Acting General Manager Community Services Tricia Hercina, General Manager Corporate Services Lisa Perkins, General Manager Planning & Development Tara Lodewyk, General Manager Utilities & Protective Services Paul Goranson, Director of Communications & Strategic Planning Julia Harvie-Shemko, Director of Development Services Kelly Kloss, City Clerk Frieda McDougall, Deputy City Clerk Samantha Rodwell, Intergovernmental Relations Strategist Steven Ellingson

## **1.2. Motion to Revert to Open**

Moved by Councillor Frank Wong, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on at 1:44 p.m.

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

**MOTION CARRIED**

## **2. REPORTS**

### **1.1. 2019/2020 Snow and Ice Control Program Review**

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Public Works dated July 15, 2020 re: 2019/2020 Snow and Ice Control Program Review hereby directs Administration to bring back a strategy by the next snow season that will look at improving or eliminating the removal of vehicles from streets for snow clearing and street sweeping.

**IN FAVOUR:** Councillor Michael Dawe, Councillor Tanya Handley, Councillor Lawrence Lee

**OPPOSED:** Mayor Tara Veer, Councillor Ken Johnston, Councillor Frank Wong, Councillor Dianne Wyntjes



MOTION DEFEATED

### 3. ADJOURNMENT

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Wednesday, July 15, 2020 Regular Council Meeting of Red Deer City Council at 3:26 p.m.

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

MOTION CARRIED

---

MAYOR

---

CITY CLERK



July 20, 2020

## Timberlands North Neighbourhood Area Structure Plan

### Land Use Bylaw Amendment 3357/H-2020: R3 to C5, C4 to R3, Vehicle Service or Repair Site Exception

### Consideration of Second and Third Reading

Prepared By: Amber Senuk, Corporate Meeting Administrator

Department: Legislative Services

### **Report Summary & Recommendation:**

---

#### Summary:

The attached report is being brought forward from the Monday, June 29, 2020 City Council meeting.

### **Recommendation:**

---

That Council considers second and third readings to Bylaw 3217/A-2020 and Bylaw 3357/H-2020.

### **Background:**

---

On June 29, 2020 Council gave first reading to Bylaw 3217/A-2020, an amendment to the Timberlands North Neighbourhood Area Structure Plan to exchange the location of multi-family residential and commercial parcels in the neighbourhood.

Council also gave first reading to Bylaw 3357/H-2020, an amendment to the Land Use Bylaw to rezone 70 Thorburn Avenue from R3 Residential (Multiple Family District) to C5 Commercial (Mixed Use) District and for a site exception to allow "Motor Vehicle Service or Repair, excluding Motor Vehicle Sales, as a use on the property and to rezone 394, 382 and 360 Townsend St from C4 Commercial (Major Arterial) District to R3 Residential (Multiple Family) District.

In accordance with Section 606 of the Municipal Government Act, these bylaws were required to be advertised for two consecutive weeks. An advertisement was placed in the Red Deer Advocate on July 3 and July 10, 2020. A Public Hearing will be held on Monday, July 20, 2020 at 1:30 p.m. during Council's regular meeting.

### **Proposed Resolution:**

---

That Bylaw 3217/A-2020 and Bylaw 3357/H-2020 be read a second and third time.

**Bylaw 3217/A-2020 Timberlands  
Neighbourhood Area Structure  
Plan Amendment  
3357/H-2020 Land Use Bylaw  
Amendment**

**Comments Received**

To:

Members of City Council  
City of Red Deer  
Red Deer, Alberta

From:

Rob Hamill  
Hamill's Dairy Queens  
Red Deer, Alberta

---

Dear Members of City Council,

Allow me to introduce myself. My name is Rob Hamill and my family owns the 4 Dairy Queen locations in the city. We have been in the DQ business in Red Deer since 1967 when my parents started with a little 2 window walk-up store that was closed during the winter months. It was located at the corner of Gaetz avenue and 42<sup>nd</sup> street, right next to where our current Downtown location sits. In 1972 we built a new store with inside seating and added food to our menu. Over the years as our city grew, we added more locations to serve our customers more conveniently. In 1978 we built the North Hill DQ, followed by our Deer Park location in 1991. And finally, our South Gaetz location in 2004. We are extremely proud to be a part of this community for the past 53 years.

We are now into our 3<sup>rd</sup> generation of Hamills to be operating the DQ Stores and because of that we continue to look for potential opportunities to expand our business.

This leads me into the purpose of this letter. I am writing to you to ask for your support with an Amended Land Use Proposal.

Before council right now are two amendments dealing with a land swap in Timberlands.

They are:

3217/A – 2020 Timberlands North NASP Amendment

3357/H – 2020 Land Use Bylaw Amendment

The reason I am asking for you to help this be approved is that I have come to an agreement with the developer to put a DQ location on that property. We have been interested in expanding into the east corner of Red Deer for years and have been waiting for the right opportunity to put a store up there.

We did inquire on a couple of different occasions about the possibilities of opening a Dairy Queen in Clearview Market. In phase one they already had some competitors lined up so there were no opportunities at that time. We also talked to Melcor again last year when they were getting ready to develop phase 2. This time I made an offer to lease a space for a DQ but was turned down and it was awarded to another one of my competitors. I totally understand that it was a business deal and I respect that, but now it seems as though Melcor is trying to block me from opening across the street.

I understand the importance of treating everyone fairly. I have been looking into the difference between C5 and DC27 zoning. I have found them to be very similar. In fact, there seems to be some slight advantages to each. Looking back through previous council minutes it looks like Melcor has had no problem getting approval for any changes or additions of business to the Clearview Market, so I do not believe this should be a deciding factor.

Should these amendments be defeated I will not be interested in pursuing in putting my DQ on the original commercial site along 67th, east of the Timberlands fire hall. I believe that in order for my business to be successful I need the exposure to the traffic on 30<sup>th</sup> Avenue.

I hope that we can make this project work as I've turned down 3 different offers to put our next DQ out on gasoline alley because I want to be on the northeast corner and inside the city limits.

In our 53 years of business we have lived by the motto of "if we take care of and become part of the community, the community will take care of us." We are proud to be a part of the community and have tried our best to be a good corporate citizen. We have been happy to donate countless hours and energy personally to support many projects in the community. Whether its sitting on boards, fund raising, coaching sports teams, or participating in an event, we are proud to do these things for our community.

I'd like to point out just a few of the things we do in our community. We really try to get involved with different organizations that help kids. We have raised over a million dollars for Children's hospitals, (I realize these are located in Calgary and Edmonton, but I do know that kids from Red Deer who need specific care are sent to either of those hospitals.)

We are proud to have been the first business to commit their support to hospital pediatrics street-scape design years ago. We continue to work hard to support our hospital and their needs to this day, doing things like supporting fundraising campaigns or little things like donating ice cream cakes to children staying in the hospital on their birthdays. Another project that we stepped up to and became one of the first businesses to sign on for was Safety City, which is designed to teach kids about street safety.

Our family tries to be involved in as many causes as possible within the city. We have teamed with the Salvation Army for our Angel Tree program, as well as the Red Deer Christmas Bureau which ensures that all families have access to Christmas gifts for their children. We have sponsored many different sports teams, music programs, school awards, school scholarships, boys and girls club, service clubs, as well as the Red Deer Food Bank, just to name a few of the things we do. To try and name everything would be too many to list. We are proud that through these projects we can comfortably say that we have donated millions of dollars back into our community

One of the most gratifying parts of our job is that we provide employment to the people of the community. If we are able to open the location in Timberstone, it would provide another 60+ full and part time jobs. Over the years we have employed thousands and thousands of staff. At any given time we are providing 200-250 jobs for people in Red Deer. One of the most rewarding aspects is that we employ a lot of young adults, many of them their first job. It's exciting to see the growth in them as we try to help develop responsibilities and good work habits that will be with them for the rest of their lives.

I hope that you can find it within yourself to support this project so we can continue to grow which will allow us the ability to continue to give back and do even more for our community.

Thank you for taking the time to read this and consider my request,

Sincerely,

Rob Hamill  
Hamill's Dairy Queens



Developments 2 Inc.  
105, 109 Southbank Blvd.  
Okotoks, Alberta, T1S-0G1

Members of City Council  
City of Red Deer  
Red Deer, Alberta

Dear Members of City Council,

I am writing this letter concerning the Timberlands North Neighborhood Area Structure Plan Bylaw 3217/A-2020 and Land Use Bylaw Amendment 3357/H-2020 and the corresponding 2nd and 3rd readings upcoming on July 20th, 2020. As the prospective land purchaser and developer of this site, I wish to speak to some of the issues that council is considering as part of these Land Use Amendment decisions.

Developments 2 Inc. (Dev2) has delivered tens of Millions in investment dollars to Red Deer in the past several years. When we purchased the Timberlands commercial parcels from the City, we were held to an incredibly high, development, design and construction standard which we met and exceeded. The buildings look incredible and we have quickly become Red Deer's busiest neighborhood, commercial shopping center that is representative of forward thinking, design and function. The annual tax contribution to the City of \$792,000 is a significant source of revenue. Overall, we certainly value our relationship with the City of Red Deer and perceive it as being mutually beneficial.

In review of council's discussion prior to first reading, it seemed that there was some time spent on the element of being "fair." Both of our tenants for the proposed site were rejected from the Clearview site as there were competitive uses that beat them to the finish line. Both businesses still had a desire to be in the NE quadrant of Red Deer. One business, the local Dairy Queen franchisee, is a 53 year, 3rd generation staple in the community. The other business, OK Tire, is expanding operations from Stettler. We believe, what is fair in this circumstance, is that these long term pillars of the business community are able to find an appropriate location. They should not be boxed out of their desire to expand in Red Deer because the neighboring landlord doesn't want to deal with competition. Our concern is that if these businesses cannot find an appropriate location then they could choose not to expand or worse, from a tax revenue perspective, they may take their demand to gasoline alley. When the Clearview developer was given an additional 10 acres of land in an uncontested, land swap process, Dev2 didn't complain about "fair" as we understood the City's decision and the reasons for it.

As far as the argument that DC27 compared to C5 zoning is disadvantaged, Dev2 would say that there are multiple uses in C5 that are discretionary and these same uses are permitted in the DC27 zoning. As a landowner with C5 zoning, this makes our task more difficult when applying for permits. DC27 also has Motor Vehicle Service or Repair as a use which we currently do not have. This is the reason we are applying for this same use as part of this proposed land use amendment. If DC27 can easily be changed to C5, which administration is currently working on, they must be closely aligned, and as stated, it is DC27 that has a few advantages over C5.

These lands have sat vacant for years waiting for an R3 developer to take them on. This has happened because there is no current demand for this type of product on these lands. The market has sent a clear message. Dev2 is not convinced that a multi-family site a few short meters from a very busy traffic circle which is also adjacent to a potentially dangerous storm pond makes the most sense anyway. Rezoning the lands further east down 67th seems to be the more prudent decision. We had spent some time exploring the lands east of the fire hall as a commercial opportunity, however, the lack of access and visibility proved the area undevelopable from a commercial perspective.

In closing, Dev2 wants council to know that we are not proceeding with our land purchase with the City if we do not get the approval on **both** rezoning considerations (the rezone from R3 to C5 and the addition of Motor Service Vehicles and Repair as a site exception). We are working diligently in the background so that we can apply for a development permit and start construction in the fall. We have spent a lot of time and money in anticipation of a favorable result and Dev2 respectfully requests that City Council pass these amendments so that we can get to work to bring more investment and tax dollars to the City of Red Deer.

Thank you for your consideration.

Respectfully,

Ryan Sawatzky

Owner

Developments 2 Inc.

---

Timberland OK Tire Ltd/Jewel Investments Ltd  
P.O Box 1761  
Stettler, Alberta

Members of City Council  
City of Red Deer  
Red Deer, Alberta

Dear Members of City Council,

Let me introduce myself, my name is Rob Grandfield. I am a 45 year resident of Stettler and my business partner on this project is George Demars, a long time resident and successful businessman in Red Deer. Jewel Investments Ltd and my other development companies have delivered over \$20,000,000 of investment into the Town of Stettler and Stettler County as well as several million dollars of development in Nisku, Whitecourt, Athabasca, Drumheller, and Calgary. We strive to be strong community supporters in any community we do business in, just a few of those areas we support, Kidsport, Hospitals, ACCA, Food Banks, Community Centers, many children's programs and charities, as well as Hospices including Red Deer Hospice. Our involvement is not just dollars but sitting on boards and countless hours of volunteer time. Being new to Red Deer, my wife and I look forward to finding charities to be involved with.

Last year when my wife and I sold our farm, we built a house in Garden Heights and moved to Red Deer we knew Red Deer was the place we wanted to invest in, right from the beginning we knew we wanted to be in the Timberland/Clearview area. We had a few opportunities to place our OK Tire in Gasoline Alley and in fact had pressure from OK Tire Corporate to do so, we choose Red Deer North East. We engaged the services of Kelly Babcock with Salomon to try to land us a spot in the Clearview Market but were turned down from Melcor. I understand it was a business decision, but now it seems they are trying to block us from opening in Timberland. When we first started talking to Dev2 we really appreciated their openness to having us part of their next phase of development. We were very impressed with the existing Timberland Development design, construction quality and over all look of the development. George and I knew we had made the right choice to align with DEV2.

We are writing this letter concerning the Timberlands North Neighborhood Area Structure Plan Bylaw 3217/A-2020 and Land Use Bylaw Amendment 3357/H-2020 and the corresponding 2nd and 3rd readings upcoming on July 20th, 2020. As the prospective Business owner on this site, we wish to speak to some of the issues that council is considering as part of these Land Use Amendment decisions.

In analysis of council's discussion prior to first reading, it seemed that there was some time spent on the topic of being "fair." We are not sure what is "fair" about one developer blocking another developer from moving forward with a competing development. As a developer of many projects, subdivisions, and commercial buildings I took an analytical look at the differences of C5 and DC27 zoning, they are very similar with each having its own small advantages and one could argue that DC27 is more

advantageous than C5 in this situation. Unfortunately, should these amendments not be approved we will not move ahead with our New OK Tire store in the City of Red Deer and regretfully we will have to look elsewhere to build our new store. Albeit that our small tire store will only employ 9-10 fulltime positions, in this economic climate all jobs are important. I have faith in council that we can see clear to move this project forward.

Respectfully,

Rob Grandfield

Jewel Investments Ltd.

George Demars

Navigator Energy Services Inc.

---



Originally submitted to the June  
29, 2020 Council meeting

June 29, 2020

## Timberlands North NASP 3217/A-2020

### Land Use Bylaw Amendment 3357/H-2020: R3 to C5, C4 to R3, Vehicle Service or Repair Site Exception

Prepared by: Kimberly Fils-Aimé, Senior Planner  
Department: Planning Department

#### Report Summary & Recommendation

---

The Land and Economic Development Department has applied to amend the Timberlands Neighbourhood Area Structure Plan (NASP) in response to market demand to exchange the location of multi-family residential and commercial parcels in the neighbourhood. Multi-family residential is proposed along 67<sup>th</sup> Street and commercial is proposed to front on to 30<sup>th</sup> Avenue with the addition of the use of motor vehicle service or repair.

The NASP amendments will prompt Land Use Bylaw amendments. The amendments are:

1. 70 Thorburn Ave (Lot 3, Block 14, Plan 152 2440) from R3 Residential (Multiple Family District) to C5 Commercial (Mixed Use) District
2. 70 Thorburn site exception to allow “Motor Vehicle Service or Repair, excluding Motor Vehicle Sales” as a use on the property
3. 394, 382, & 360 Townsend St (Lots, 2, 3 & 4, Block 12, Plan 152 2440) from C4 Commercial (Major Arterial) District to R3 Residential (Multiple Family) District

Administration recommends that Council give first reading to Timberlands North NASP amendment 3217/A-2020 and Land Use Bylaw Amendment 3357/H-2020.

#### Proposed Resolution

---

That Council consider first reading of Bylaw 3217/A-2020 and Bylaw 3357/H-2020. If first reading is given, these bylaws will be advertised for two consecutive weeks with a Public Hearing to be held on Monday, July 20, 2020.

## Rationale for Recommendation

---

The proposed amendments are supported by Administration based on the following rationale:

**1. Site exception and C5 rezoning supported by city policy**

The Municipal Development Plan, and the East Hill Major Area Structure plan contain policies and direction that support mixed use commercial uses and higher density residential developments (Appendix D). The *Motor Vehicle Service or Repair* site exception is supported by the C5 District focus on neighbourhood scale commercial development.

**2. Locations of commercial and residential are supported by city policy**

The NPDS supports the location of multi-family residential developments on block ends as proposed by the applicant (Appendix D). The proposed commercial location benefits from exposure to arterial roads and adjacent commercial.

**3. Maintains commercial and residential balance while allowing for flexibility**

The rezoning of both parcels ensures that density targets are maintained in the neighbourhood and that there are sufficient commercial options available. This proposal provides the applicant with market demand flexibility while maintaining the land use balance and integrity of the Timberlands North neighbourhood.

## Discussion

---

### *Background*

70 Thorburn Avenue is located in the Timberlands neighbourhood and is 1.82 hectares in size. The property is currently zoned R3 Residential (Multiple Family) District. 394, 382, and 360 Townsend Street are also located in the Timberlands neighbourhood, have a combined size of 1.92 hectares, and are currently zoned C4 Commercial (Major Arterial) District. All four properties are vacant and owned by The City (Appendix C).

The Land and Economic Development department (LED) has applied to rezone 70 Thorburn from R3 to the C5 Commercial (Mixed Use) District, and add "*Motor Vehicle Service or Repair, excluding Motor Vehicle Sales*" as a use on the property.

They have requested the rezoning and site exception in this particular location due to increased demand for commercial development in proximity to 30<sup>th</sup> Avenue.

LED has also applied to rezone 394, 382, and 360 Townsend Street from C4(Major Arterial Commercial) to R3 Residential (Multiple Family) District in order to meet minimum Municipal

Development Plan neighbourhood density targets and maintain the commercial and residential balance in the neighbourhood.

The General Purpose of the C5 District is *“to allow for a variety and mix of commercial and residential uses in the context of a sustainable, healthy and pedestrian focused neighbourhood. This area is suitable for collector street orientated retail development incorporating residential uses above. While mixed use commercial buildings that combine living alternatives with community orientated commercial uses are envisioned, separate freestanding residential or commercial buildings will be allowed.”*

LED has also applied to add *“Motor Vehicle Service or Repair, excluding Motor Vehicle Sales”* as a site exception to provide additional flexibility of commercial uses in the neighbourhood. *“Motor Vehicle Service or Repair”* is defined as *“the sales, servicing and repair of motor vehicles including service stations and car washes.* LED has excluded *“Motor Vehicle Sales”* as this is not conducive to the pedestrian focused nature of the C5 District. A similar approach was used in the creation of the DC 27 District (Clearview North Neighbourhood) which is adjacent to the proposed C5 site.

The general purpose of the R3 District is to accommodate and regulate medium and high-density residential development.

In order to rezone the subject parcels several minor amendments must also be made to the Timberlands North NASP. These include changes to the Land Use Concept Map (Figure 3.1), and several text changes to reflect the new proposal. Changes were also made to the Land Use Allocation table.

### *Analysis*

#### Municipal Development Plan

The Municipal Development Plan (MDP) encourages the creation of a wide variety of housing forms and mix within neighbourhoods. Maintaining some R3 land in the neighbourhood and the additional mixed use residential ensures that there are housing options for varying needs and preferences. The MDP also supports district and neighbourhood commercial sites along arterial roads.

#### East Hill Major Area Structure Plan

The East Hill MASP also encourages mixed housing forms within neighbourhoods. The East Hill MASP favours providing citizen access to daily shopping needs in their neighbourhoods (Appendix D) which the C5 district provides.

#### Timberlands North NASP

The Timberlands North NASP states that *“Timberlands North is well connected, visually appealing, environmentally sustainable and has a diversity of housing types and commercial opportunities”*. The proposed amendments achieve that vision by providing multi-family zoning and commercial uses that are intended for a pedestrian focused neighbourhood.

The applicant has requested both rezonings in order to meet the City’s minimum density target of 17 dwelling units per net developable hectare (MDP Policy 10.2, NPDS policy 4.1). By rezoning the R3 properties to C5, and the C4 properties to R3, we are able to maintain the city’s density targets (from 20.4 du/net developable hectare to 19.3) while providing opportunities to respond to market demand.

#### Neighbourhood Planning and Design Standards

The Neighbourhood Planning and Design Standards (NPDS) supports a mix of housing types in neighbourhoods. The NPDS indicates that higher density projects should be sited near the zone edge and on block ends. The proposed relocation of the R3 Districts to the northeastern edge of the Timberlands North neighbourhoods on a block end achieves this.

#### Strategic Plan:

One of the key goals of The City’s 2019-2022 Strategic Plan is for Red Deer to become an economic leader:

*“We have a strong, dynamic economy, fostered by entrepreneurship and innovation. Leveraging our central location, Red Deer is an economic hub with a revitalized downtown and diverse local economy.”*

#### *Dialogue*

The application was circulated to various City departments for review. All concerns/comments provided by departments have been reviewed and considered by the Planning Department.

An information package was sent to 7 landowners and adjacent developers within 100m or more of the subject properties. One response was received from an adjacent developer.

The primary concerns of the respondent are that the area is already well served with commercial development and that the reduction of residential dwellings will have a negative impact on commercial viability in the vicinity. The referral circulated to adjacent landowners only included the proposed R3 to C5 rezoning. Following the external referral, administration decided that R3 zoning needed to be added to the Timberlands North plan to meet density targets and avoid commercial saturation. Therefore, the rezoning of the C4 parcel to R3 was added, and administration believes this helps mitigate the respondent’s concerns.

The respondent also indicated that Clearview Market Square to the west of the proposed C5 site has site specific design criteria that should also be applied to the subject property to ensure

a level playing field. The C5 District contains design criteria that administration believes will ensure high design standards are met.

*Recommendation*

Administration recommends that Council give first reading to Timberlands North NASP amendment 3217/A-2020 and Land Use Bylaw Amendment 3357/H-2020.

**Appendices**

---

- Appendix A- Land Use Bylaw 3357/H-2020  
Timberlands North NASP 3217/A-2020
- Appendix B- Landowner Comments & Administrative Response
- Appendix C- Subject Property Context Maps
- Appendix D- Strategic Plan, MDP, NPDS, East Hill MASP Policies

**Appendix A**

*Timberlands North NASP 3217/A-2020*  
*Land Use Bylaw 3357/H-2020*

**BYLAW NO. 3217/A – 2020**

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, amends Bylaw 3217/98 by amending the Timberlands North Area Structure Plan, which forms part of Bylaw 3217/98, AS FOLLOWS:

1. The words “Arterial Commercial” in the entry “4.2” in the Table of Contents are deleted and replaced by the word “DELETED”.
2. The first paragraph under section “3.2 Plan Overview” is deleted in its entirety and replaced with the following:

The plan is based on a modified grid street pattern allowing for enhanced connections and promoting walkability throughout the neighbourhood. Mixed use commercial, along with higher density residential are located on the periphery of the neighbourhood adjacent to 67th Street and 30th Avenue. The mixed use commercial along 30th Avenue constitutes an extension of the Clearview Market commercial activities located to the west.
3. Section 3.3 General Policies, subsection 2. is deleted in its entirety and replaced with the following:

Auto oriented uses such as automobile service centres, drive-through businesses and service stations may be located within the Mixed Use district if developed in conjunction with a grocery store.
4. Figure 3.1 Timberlands Land Use Concept Plan, dated June 18, 2013 is deleted and replaced by “Figure 3.1 Timberlands Land Use Concept Plan” , dated <May 27, 2020> attached as Schedule “A” and forming part of this Bylaw.
5. Figure 3.2 Potential Land Use Statistics is deleted and replaced by “Figure 3.2 Potential Land Use Statistics” attached as Schedule “B” and forming part of this Bylaw.
6. The first sentence in the first paragraph under section “4.1 Mixed Use Commercial” is deleted in its entirety and replaced with the following:

The Timberlands North mixed use commercial, constituting some 7.02 hectares (17.35 acres), is located on the western portion of the site, bordering either side of the entry greenway from 30th Avenue.

7. Section “4.2 Arterial Commercial” and all corresponding images in that section are deleted in their entirety and replaced with the following:

Section 4.2 DELETED

This page has been intentionally left blank.

8. The second sentence in the first paragraph under section “5.0 Residential” is deleted in its entirety and replaced with the following:

From the higher density multi-family units on the northern edge of the community to the single-family detached neighbourhood on the eastern edge, the product mix of Timberlands North offers a wide choice in housing type, size and configuration.

9. The first sentence in the first paragraph under section “5.6 Multi-Family Residential” is deleted in its entirety and replaced with the following:

Located in the northeast corner of the site, are the higher density, multi-family buildings.

10. The first sentence in the third paragraph under section “5.6 Multi-Family Residential” is deleted in its entirety and replaced with the following:

Pedestrians will be accommodated with a clearly marked sidewalk and path system linking all parts of the complex, and the interior community streets.

11. The illustration showing the location of the various types of street cross sections that accompanied section “8.5 Street Cross Section” on page 30 of the original version of the Plan is deleted and replaced with the illustration entitled “Street Cross Sections” dated <March 16, 2020>, attached as Schedule “C” and forming part of this Bylaw.

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

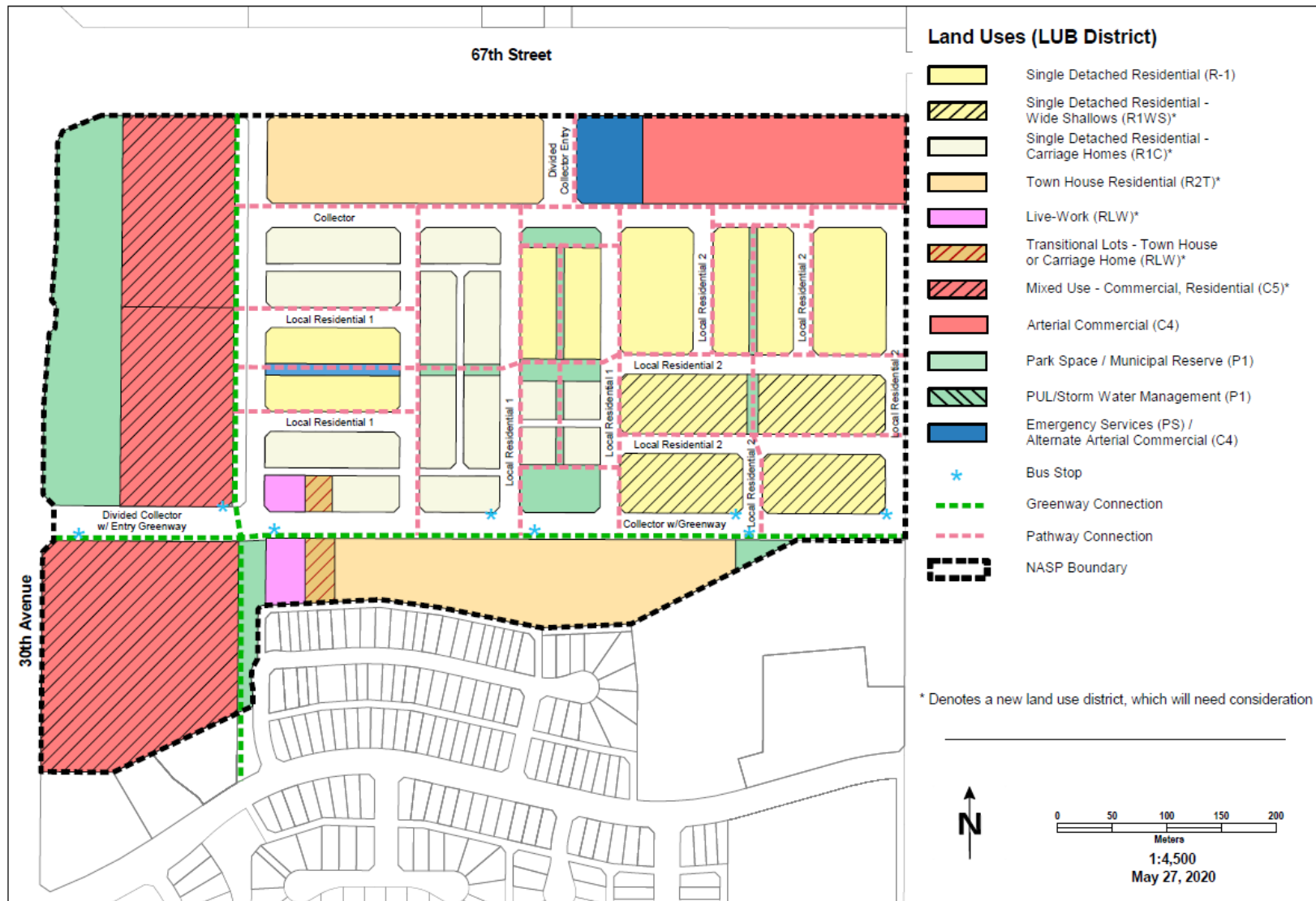
READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2020.

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**Schedule A**

**Schedule B**

Land Use Category/Component	Area (ha)	% of Net Developable Area	# of Dwelling Units
<b>Gross Plan Area</b>	36.78		
<b>Developable Plan Area is made up as follows:</b>			
<b>Gross Plan Area minus</b>			
Environmental Reserve	0		
Major Roads (arterials and expressways)	0		
Arterial Commercial	0		
District Commercial	7.02		146
Industrial Uses	0		
High Schools & sports fields additional to MR	0		
Special land use sites as determined by The City - EMS Site	0.47		
Constructed Wetlands	0		
<b>Developable Plan Area</b>	<b>29.29</b>	<b>100%</b>	
<b>Total residential in the base scenario is made up as follows:</b>			
Single Detached Residential (R1)	3.76	12.8%	90
Single Detached Wide Shallow Residential (R1WS)	2.47	8.4%	56
Single Detached Carriage Home Residential (R1C)	3.45	11.8%	106
<b>Total Single Detached Residential</b>	<b>9.68</b>	<b>33%</b>	<b>252</b>
Townhouse Residential	4.41	15.1%	123
Multi-Family Residential (R3)	1.9	6.5%	171
Live-Work (RLW)	0.34	1.2%	12
Transitional Lots- Townhouse or Carriage Home (RLW)	0.25	0.9%	8
<b>Total Townhouse/Multifamily Residential</b>	<b>6.9</b>	<b>23.7%</b>	<b>314</b>
<b>Total Residential in Base Scenario</b>	<b>16.58</b>	<b>56.7%</b>	<b>566</b>
<b>Social Use</b>			
Temporary Care/Day Care/Assisted Living Facility (TDA)	NA	NA	NA
Place of Worship Site	NA	NA	NA

<b>Open Space</b>			
Municipal Reserve (MR) (Note 6)	1.21	4.1%	
Public Utility Lot (PUL)	2.47	8.4%	
<b>Total Open Space</b>	<b>3.68</b>	<b>12.5%</b>	
<b>Transportation</b>			
Collector Roadways	4.79	16.4%	
Local Roadways	3.65	12.5%	
Lanes	0.46	1.6%	
<b>Total Road Right-of-Ways</b>	<b>8.9</b>	<b>30.5%</b>	
<b>Road and PUL dedication as % of: (Gross Area - ER)</b>			
	11.37	30.9%	
<b>Other Uses</b>			
Emergency Services Site (ES)	0.47		
Institutional Service Facility (PS)	NA		

**Density**

Table 2: Density and Housing Mix

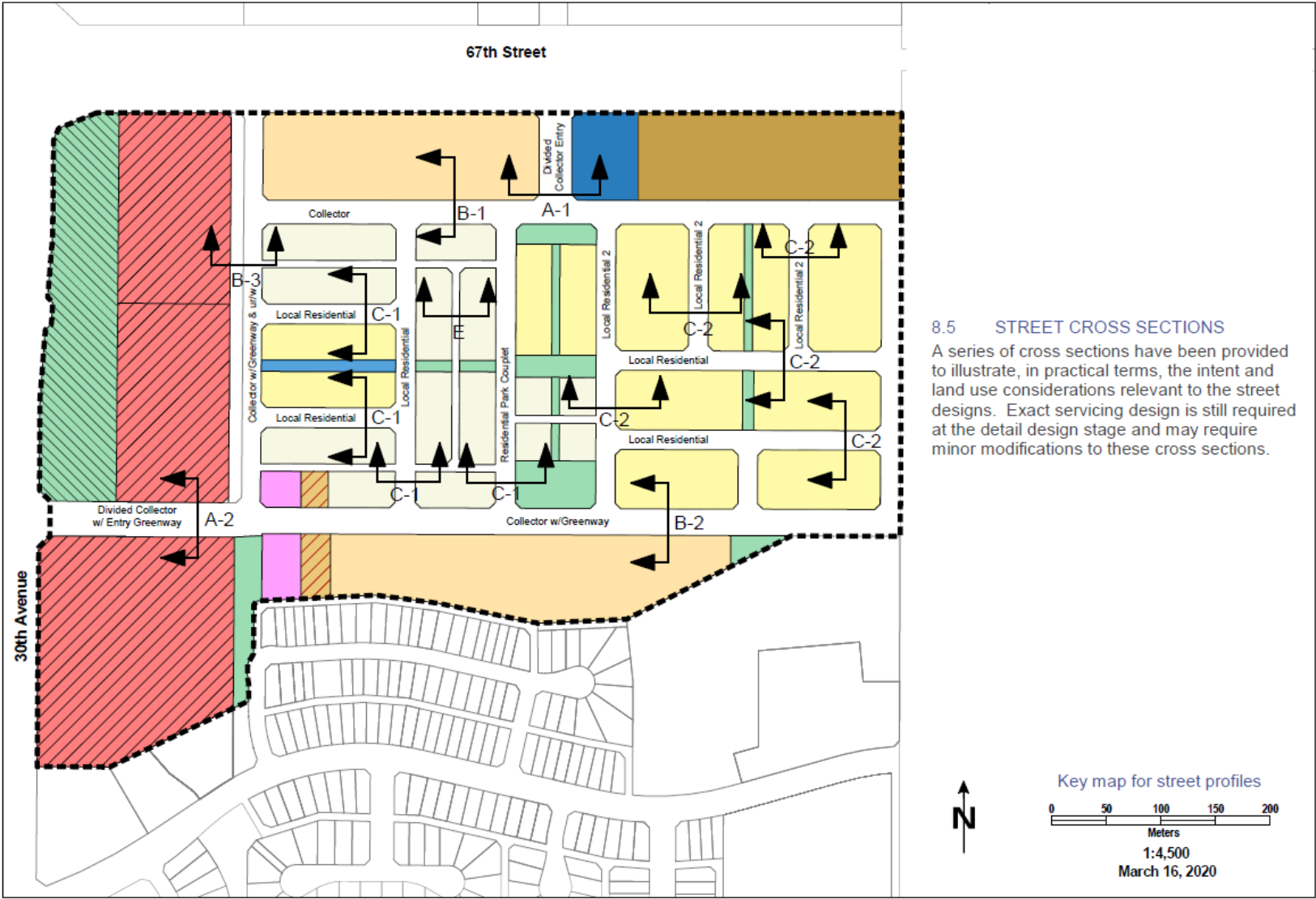
Density	Dwelling Units (du)	Area (ha)	Density (du/ha)
<b>Scenario 1 (Base Scenario)-</b> Total residential excluding commercial mixed use	566	29.29	<b>19.3</b>
<b>Scenario 2-</b> Total residential including commercial mixed use.	712	36.31	<b>19.6</b>

**Municipal Reserve**

Table 3: Dedicated Park and Trails Space

Municipal Reserve Space	Timberlands North	Timberlands South	Timberlands Total
<b>Municipal Reserve Area (Ha)</b>	1.21	6.33	<b>7.5</b>
<b>% of Developable Area</b>	4.1%	23%	<b>13.3%</b>

Schedule C



**BYLAW NO. 3357/H- 2020**

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

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

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

1. The lands shown cross-hatched on Land Use District Map 6/2020 ("Map 6/2020") attached as Schedule "A" and forming part of this Bylaw are redesignated from R3 Residential (Multiple Family District) to C5 Commercial (Mixed Use) District
2. The lands shown striped on Map 6/2020 are redesignated from C4 Commercial (Major Arterial) District to R3 Residential (Multiple Family) District
3. Section 8.22 (1)(e) is amended by adding as a new subsection, numbered sequentially, the following:  
    (xv) Motor Vehicle Service or Repair, excluding Motor Vehicle Sales  
        (1) Lot 3, Block 14, Plan 152 2440 (70 Thorburn AV)
4. The "Land Use District Map "Q17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance Map 6/ 2020.

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

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

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

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

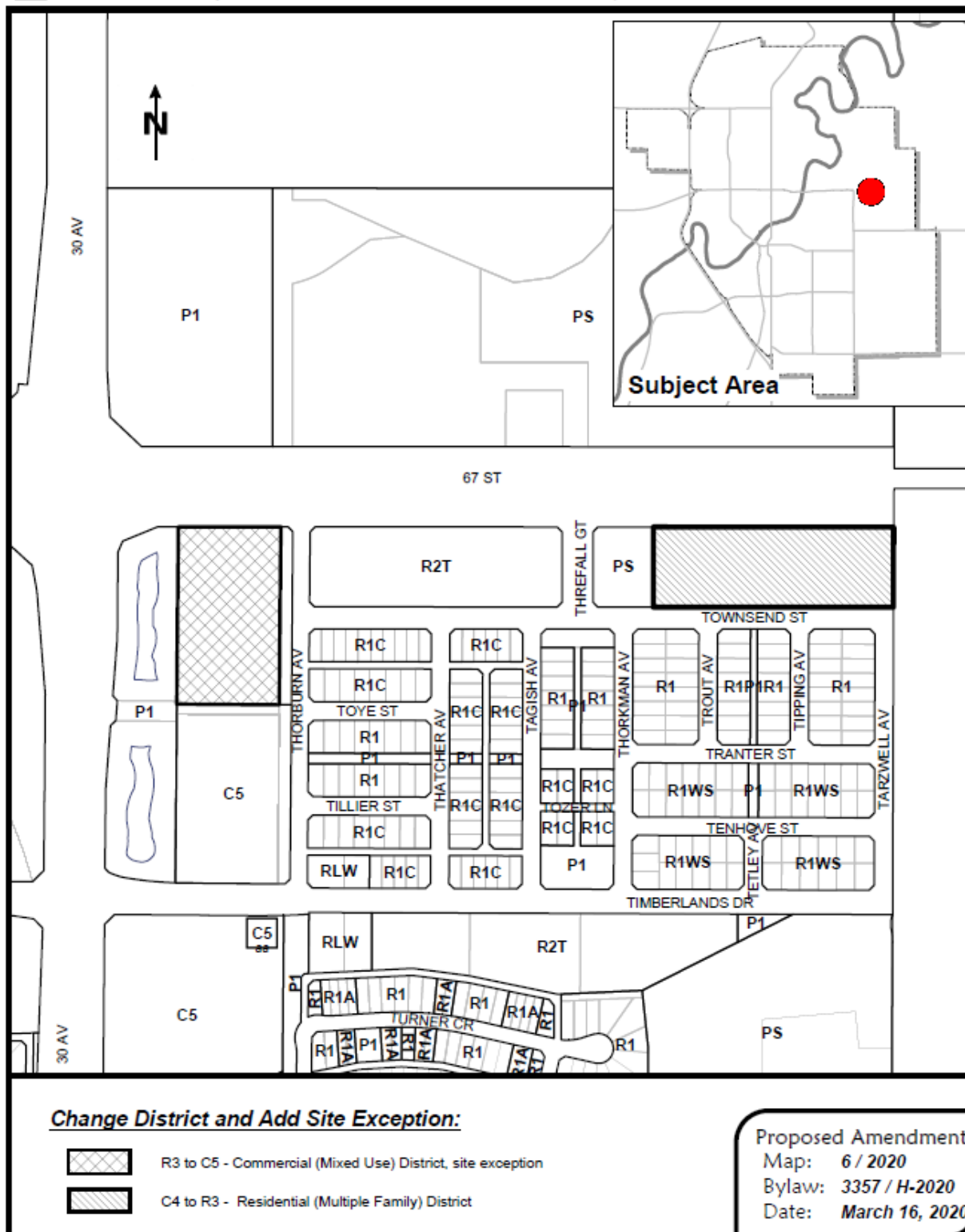
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

## Schedule "A"

THE CITY OF  
**Red Deer**

Proposed Amendment to Land Use Bylaw 3357/2006



**Appendix B**

*Landowner Comments & Administrative Response*

Landowner Comment regarding Timberlands North Rezoning	Administration's Response/Comment
City is already well served with commercial services in this area	The existing C4 zoning located at the northeast edge of the neighbourhood is being rezoned to R3. This will help maintain the commercial/residential balance in Timberlands North.
Removing residential has negative impact on all the commercial in the vicinity	The existing C4 zoning located at the northeast edge of the neighbourhood is being rezoned to R3. This will help maintain good commercial/residential balance in Timberlands North.
DC 27 has additional site plan and design requirements not in C5 district. Competing sites should have the same requirements.	Each district contains similar design standards.

### Adjacent Landowner/Developer Comments

Good afternoon Johan,

Thank you for circulating the proposed amendments to the Timberlands North NASP for our review and comment.

Melcor would offer the following input:

- This area of the City is currently well served with commercial services and there is additional product in the development pipeline in our Clearview Market Square site. The designation of an additional 2.3 hectares of commercial/mixed use may have some impact on the supply demand balance. While it is understood that C5 accommodates a variety of uses, there is some risk in removing R3 residential and adding C5 which would typically be commercial. This could potentially result in downward pressure on lease rates or challenges in marketing the other commercial sites in Timberlands North. Locating the high density residential adjacent to commercial per the original plan is good planning practice – changing the product type removes 180 units (+/- 350 residents/customers) and has a negative impact on all the commercial in the vicinity.
- The Clearview Market Square site to the west of the Timberlands site receives its planning direction from the DC27 zoning. While DC 27 is similar to C5 in many ways, there are some key differences. The Site Plan & Design Package which is a part of the DC 27 zoning puts significant emphasis on architecture, public spaces, pedestrian linkages, and open/green space. In some cases these requirements can have an impact on project cost, therefore it is important that competing sites in the vicinity have similar minimum requirements placed on the layout and building design.

Thank you for the opportunity to provide input.

Guy Pelletier  
Vice President, Red Deer Region  
d| 403.343.0817 e| [gpelletier@melcor.ca](mailto:gpelletier@melcor.ca)  
a| 502, 4901 – 48<sup>th</sup> Street  
Red Deer, AB T4N 6M4  
w| [Melcor.ca](http://Melcor.ca)

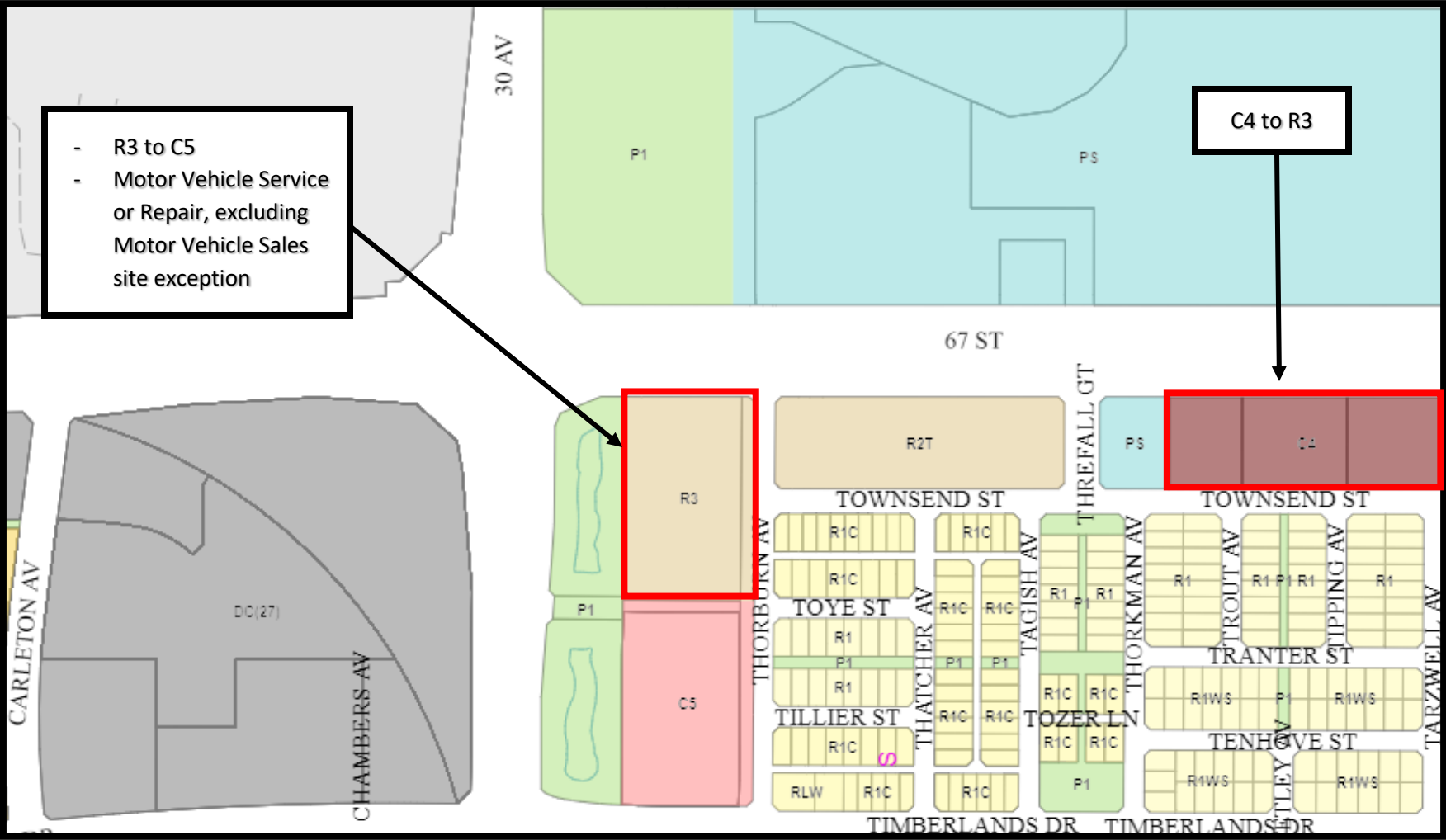
MELCOR DEVELOPMENTS LTD.

**MELCOR**  
LIVE. WORK. SHOP. PLAY.

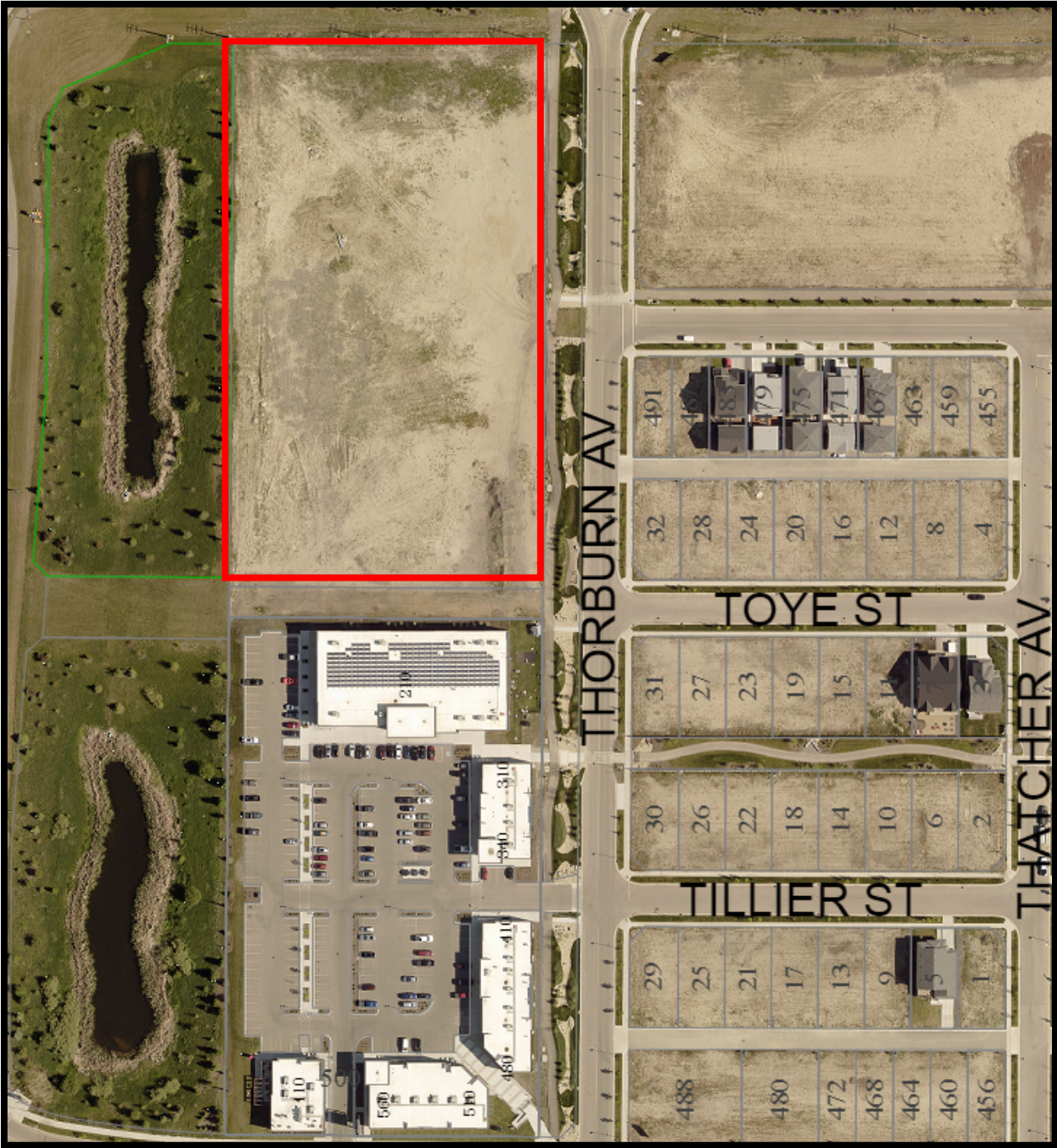
**Appendix C**

*Subject Property Context Maps*

Context Map



R3 to C5 site (70 Thorburn)



C4 to R3 site (394, 382, & 360 Townsend St)



**Appendix D**

*Strategic Plan, MDP, NPDS, East Hill MASP Policies*

**Strategic Plan:**

Red Deer is an economic leader:

We have a strong, dynamic economy, fostered by entrepreneurship and innovation. Leveraging our central location, Red Deer is an economic hub with a revitalized downtown and diverse local economy

**MDP Policies****Housing and Neighbourhood Design****10.2 Residential Density for New Neighbourhoods**

The residential density for new neighbourhoods shall be a minimum of 17.0 dwelling units per net developable hectare. Encourage higher densities to encourage transit oriented development (TOD) at trail, street and arterial nodes, as well as commercial and amenity areas.

**10.3 Housing Mix**

The City shall continue to require a mix of housing types and forms in all residential neighbourhoods. The Neighbourhood Planning Guidelines and Standards shall provide direction on the mix of housing within new neighbourhoods. This mix shall identify targets for each major type of housing and ways to avoid excessive concentration of any single type of housing.

**10.4 Housing Forms**

The City shall encourage the creation of a wide variety of housing forms. This may include dwelling units in combination with compatible non-residential uses, live-work units and secondary suites.

**10.7 Inclusion of Nonresidential Land Uses**

The design of new neighbourhoods shall be encouraged to include compatible non-residential uses, such as local commercial services that serve the needs of area residents, to help create neighbourhood identity and bring basic services closer to residents.

**Commercial Development****12.7 Location of District and Neighbourhood Convenience Commercial Sites**

The City should support the development of neighbourhood convenience commercial sites in select locations on major arterial and collector streets. Care shall be taken to choose sites which will minimize land use conflicts with nearby residential properties but at the same time, provide convenient access to neighbourhood patrons

**NPDS****Mix of Uses**

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

- Commercial / employment uses (e.g. live-work townhomes, neighbourhood commercial, etc.)
- medium and high density housing

**Transition Uses**

**2.4** In a higher density mixed use project adjacent to a less intensive zone, the more compatible use and building type should be sited near the zone edge.

**Density**

**4.1** Achieve an overall housing density of 17.0 dwelling units per net developable hectare (6.9 du/net developable acre) calculated on a quarter section basis.

**Housing Type and Mix**

**6.1** Incorporate a variety of at least four housing types to provide for housing choice and buying capacity of residents. A range of housing types has been identified as (but is not limited to):

- Mixed Use Residential - Commercial.
- Apartments.

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

**Housing Affordability**

**6.4** Incorporate a mix of housing that supports affordable housing opportunities within the neighbourhood. Opportunities may include (but not limited to) the following:

- Multi-family buildings.

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

**East Hill Major Area Structure Plan****Principle 3: Mixed Land Uses**

Each neighbourhood has a mix of land uses and densities that provide options to live, learn, work, and play. More intensive land uses are connected and focused around transit, alternative

transportation modes and parks. All citizens can easily access daily shopping and recreational needs in their neighbourhood regardless of mode choice.

**Principle 8: Housing Opportunity & Choice**

Neighbourhoods provide a mixture of buildings, unit sizes, and housing types. Housing options provide choice within the neighbourhood, appealing to a range of incomes, family types and opportunities for 'aging in place'.

**DATE:** July 24, 2020

**TO:** Kimberly Fils-Aime, Senior Planner

**FROM:** Samantha Rodwell, Deputy City Clerk

**SUBJECT:** Timberlands North Neighbourhood Area Structure Plan Bylaw 3217/A-2020 and Land Use Bylaw Amendment 3357/H-2020: R3 to C5, C4 to R3, Vehicle Service or Repair Site Exception

---

**Reference Report:**

Planning and Development Services, dated June 29, 2020.

**Bylaw Reading:**

At the Monday, July 20, 2020 Regular Council Meeting, Council gave second and third reading to the following Bylaws:

**Bylaw 3217/A-2020** (an amendment to the Timberlands North Neighbourhood Area Structure Plan to exchange the location of multi-family residential and commercial parcels in the neighbourhood)

**Bylaw 3357/H-2020** (an amendment to the Land Use Bylaw to rezone 70 Thorburn Avenue from R3 Residential (Multiple Family District) to C5 Commercial (Mixed Use) District and for a site exception to allow “Motor Vehicle Service or Repair, excluding Motor Vehicle Sales, as a use on the property and to rezone 394, 382 and 360 Townsend St from C4 Commercial (Major Arterial) District to R3 Residential (Multiple Family) District)

**Report back to Council:**

No.

**Comments/Further Action:**

Administration will update the bylaw and distribute in due course.

“Samantha Rodwell”

Samantha Rodwell  
Deputy City Clerk

- c. General Manager Planning & Development Services  
Manager of Planning



July 20, 2020

## Removal of Temporary Building

Prepared by: Beth McLachlan, Senior Development Officer  
Department: Inspections & Licensing

### Report Summary & Recommendation

---

The City of Red Deer, Community Services Division, has applied for a Development Permit to remove one of the Temporary Buildings located at 5256 53 Avenue.

The Temporary Building has been used by Safe Harbour Society since September 2015, as a Temporary Care Facility (warming centre and an overnight shelter with 26 beds).

The subject parcel is designated Direct Control District No. 19 DC (19) under the *Land Use Bylaw* and City Council is the delegated Development Authority for this application. The removal of the Temporary Building, which was being used as a Temporary Care Facility, is a Discretionary Use. The removal of a building requires a Development Permit as it changes the use of the Site and the site plan, relationship between buildings, landscape and open space, and parking layout are subject to approval by the Development Authority.

Administration recommends Council approve Development Permit DP081770.

### Proposed Resolution

---

Resolved that Council of The City of Red Deer having considered the report from Inspections & Licensing dated July 20, 2020 re: Removal of Temporary Building hereby approves Development Permit DP081770 with the following:

1. A Development Permit shall not be deemed completed based on this approval until all conditions except those of a continuing nature, have been fulfilled to the satisfaction of the Development Officer.
2. All Development must conform to the conditions of this Development Permit and the Approved Plans and any revisions thereto as required pursuant to this Approval. Any revisions to the Approved Plans must be approved by the Development Authority.
3. The Applicant shall repair or reinstate, or pay for the repair or reinstatement, to original condition, any public property, street furniture, curbing, boulevard landscaping and tree planting or any other property owned by the City which is damaged, destroyed or otherwise harmed by development or construction on the site. Repairs shall be done to the satisfaction of The City of Red Deer. In the event that the City undertakes the repairs the



Applicant shall pay the costs incurred by the City within 30 days of being invoiced for such costs.

4. The Applicant shall ensure that all utility connections are disconnected prior to the removal of the Temporary Building. The Applicant shall arrange for the existing water meter to be removed prior to removal of the temporary structure.
5. The Applicant shall apply and pay for a kill of the existing water service or sign a “demolition with services in place” waiver prior to removal of the temporary structure.
6. The Applicant shall repair or reinstate the area where the Temporary Building was located to a minimum gravel standard.
7. The Applicant shall ensure that any modification to the existing grade does not direct water onto any adjacent properties.

## Background

---

### **Prior Council/Committee Direction:**

On September 21, 2015, City Council approved a Development Permit for a daytime warming centre on the subject Site. Approval was granted to be operational from November 2015 – April 2016 and from November 2016 – April 2017.

In March 2017, Safe Harbour Society (SHS) submitted a Development Permit for an extension to their approval for the daytime warming centre. On July 10, 2017, City Council approved the extension allowing the centre to be operational from November – April yearly, until April 30, 2019.

On December 11, 2017, SHS submitted a Development Permit for an overnight shelter with 20 beds, to operate within the same ATCO trailer as the warming centre. City Council approved the overnight shelter to operate from December 2017 to April 30, 2018.

On October 1, 2018, City Council approved a further extension of the Development Permit for both the warming centre and overnight shelter with 20 beds. The facility was approved to operate from October 2018 to April 30, 2019.

On March 4, 2019, City Council approved a Development Permit for both the warming centre and overnight shelter with a maximum of 26 beds, to be operational from May 1, 2019 to March 31, 2020.

**Land Use Bylaw**

The Land Use Bylaw (LUB) guides Development on the Site and specifically designates City Council as the Development Authority. There are no specific Development Standards listed within the LUB for the DC(19) District, such as setbacks, height, or floor area.

In relation to Temporary Buildings, they are not listed as permitted or discretionary in any District, but are tied to their use and function. In this case, it was used as a Temporary Care Facility, which is discretionary in the DC(19) District and makes the removal discretionary as well. Removal of a building is similar to the demolition of the building and changes the use of the Site, therefore, a Development Permit is required.

There is no immediate plan for the Site, therefore, Administration recommends that the area where the Temporary Building is located would be graded and brought up to a minimum gravel standard.

**Analysis**

---

Current approvals for the daytime warming shelter and overnight beds, located in the modular trailers expired on March 31, 2020. Due to COVID-19, the operation of the warming shelter and overnight beds was moved to an alternate location.

As the Temporary Building is now vacant, it presents an opportunity to remove it from the Site as it has served its intended purpose and is no longer necessary.

Administration recommends that Council approve the removal of the Temporary Building.

**Appendices**

---

Appendix A – Applicant's Letter of Intent

Appendix B – Mapping and Photos of the Site

Appendix C – Proposed Reuse of Mobile Units and Cost

**Appendix A**  
Applicant’s Letter of Intent

Letter of Intention-Removal and Relocation of Mobile Units Located at Safe Harbour Society

The intention of this project is to remove an existing temporary mobile structure located at (5246 53 Ave (Safe Harbour Society) and to be relocated and utilized as an mobile classroom at Red Deer Emergency Services' (RDES) existing training grounds located at 4343 78 Street Crescent.

5 years ago, this mobile unit was purchased and installed temporarily at this site with the approval of Safe Harbour Society as the legal land owner. Since this time, they have operated the 'warming center' for those individuals with no fixed address to keep warm during the winter months (November to April each year). Safe Harbour Society is longer using this mobile unit for this purpose and therefore the mobile unit needs to be removed from Safe Harbour Society's site and the land returned to its original state as a parking lot.

There are ongoing discussions about the new location for a permanent shelter site that was announced by the Government of Alberta. Until this decision has been reached, the utility servicing would remain in place in the off chance that the new site is located on this plot of land. If no decision is made, after 6 months, all utilities that were installed for this temporary site would be removed.

Jesse Smith

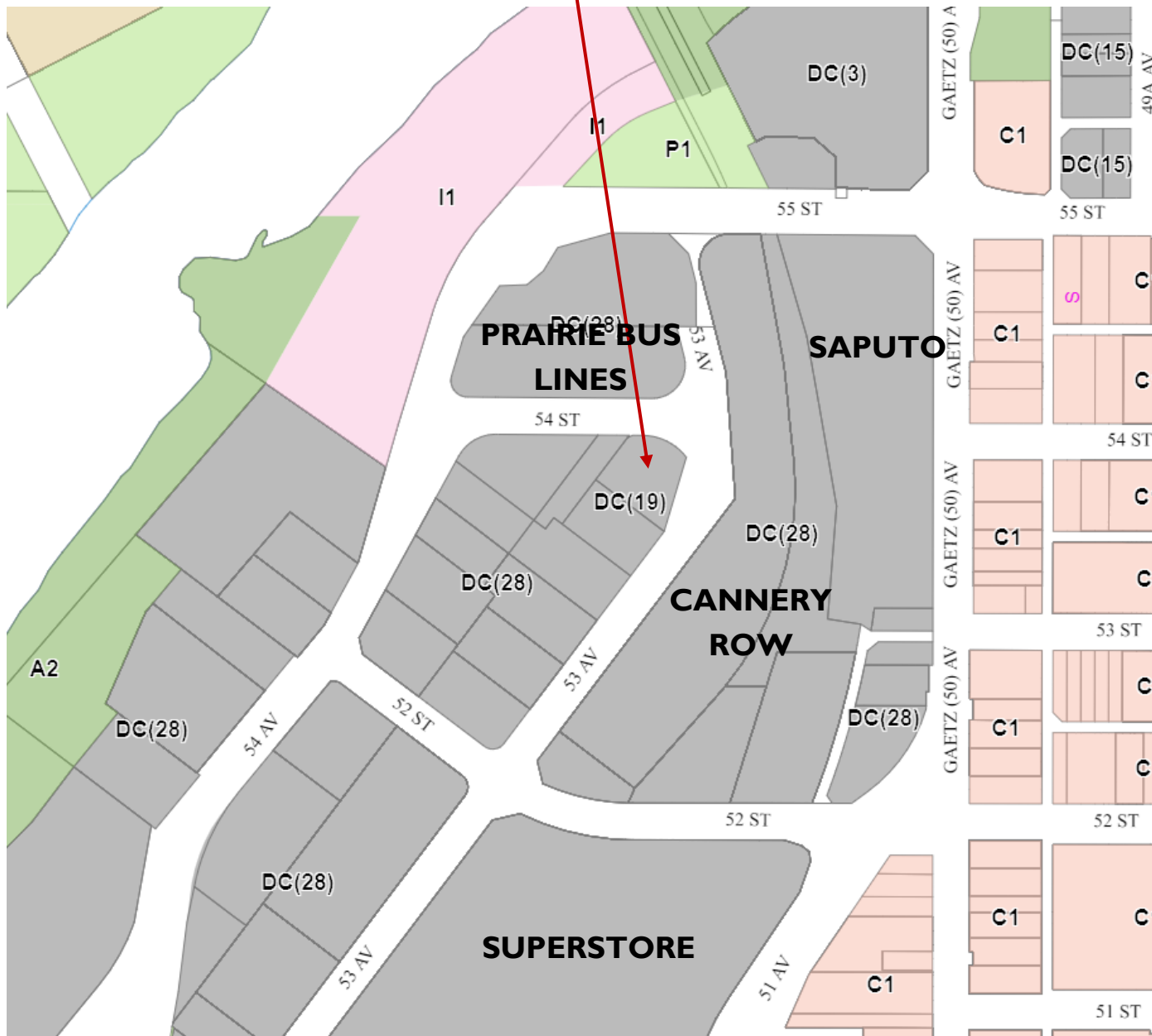
Divisional Strategist

Community Services

## **Appendix B**

### **Mapping and Photos of 5256 53 Avenue**

## SUBJECT SITE



DP081770

5256 53 Avenue

Railyards



## SUBJECT SITE



DP081770

**5256 53 Avenue**

Railyards



## EXISTING CONDITIONS



DP081770

5256 53 Avenue

Railyards

## EXISTING CONDITIONS



DP081770

**5256 53 Avenue**

Railyards

## PHOTOS OF EXISTING TEMPORARY BUILDING



DP081770

**5256 53 Avenue**

**Railyards**

## **Appendix C: Proposed Reuse of Mobile Units and Cost**

It was brought to the City's attention in early June 2020 that Safe Harbour Society is no longer utilizing the mobile units previously purchased by The City of Red Deer for the Winter Warming Centre because of the inadequate size to meet their current needs under the current public health mandate. To that end, a space in Cannery Row was leased to the City of Red Deer under the Local State of Emergency (SOLE). This space is secure until March 2021 and the City of Red Deer has sub-leased the space to Safe Harbour Society to meet their current needs as they navigate providing their services through COVID-19.

Moving these units off of Safe Harbours Society's property is the responsibility of the City, as these mobile units are owned by the City of Red Deer. Because of the age and condition of these units, resale would be extremely low and the demand for units like this, is minimal. Regardless of what the City of Red Deer decides to do with these units, to move them from their existing location is going to cost up to \$25,000, excluding disposal costs and utility removal fees.

Red Deer Emergency Services (RDES) has identified a future need for additional training classroom space at their existing training grounds and had planned to submit a capital request in the upcoming budget for this need. However, because the open-concept layout of the existing mobile units at Safe Harbour Society, these existing units could accommodate RDES' classroom space needs for the foreseeable future. In this case, there would be no requirement for a capital submission from RDES.

### Financial

The dismantle, move and rebuild of these existing units at the fire training site is approximately \$75,000. As noted, to remove the units from Safe Harbour Society will cost up to \$25,000 excluding the disposal costs and utility removal fees.

The City of Red Deer has reached out to the Government of Alberta requesting up to \$25,000 to be utilized from the Outreach and Support Services (OSSI) Initiative grant for the removal of these units from Safe Harbor Society's property. Red Deer Emergency Services will be contributing \$40,000 and the remainder will be allocated from the City Managers capital contingency fund.

**DATE:** July 24, 2020

**TO:** Beth McLachlan, Senior Development Officer

**FROM:** Samantha Rodwell, Deputy City Clerk

**SUBJECT:** Removal of Temporary Buildings

---

**Reference Report:**

Inspections and Licensing, dated July 20, 2020.

**Resolution:**

At the Monday, July 20, 2020 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from Inspections & Licensing dated July 20, 2020 re: Removal of Temporary Building hereby approves Development Permit DP081770 with the following:

1. Development Permit shall not be deemed completed based on this approval until all conditions except those of a continuing nature, have been fulfilled to the satisfaction of the Development Officer.
2. All Development must conform to the conditions of this Development Permit and the Approved Plans and any revisions thereto as required pursuant to this Approval. Any revisions to the Approved Plans must be approved by the Development Authority.
3. The Applicant shall repair or reinstate, or pay for the repair or reinstatement, to original condition, any public property, street furniture, curbing, boulevard landscaping and tree planting or any other property owned by the City which is damaged, destroyed or otherwise harmed by development or construction on the site. Repairs shall be done to the satisfaction of The City of Red Deer. In the event that the City undertakes the repairs the Applicant shall pay the costs incurred by the City within 30 days of being invoiced for such costs.
4. The Applicant shall ensure that all utility connections are disconnected prior to the removal of the Temporary Building. The Applicant shall arrange for the existing water meter to be removed prior to removal of the temporary structure.
5. The Applicant shall apply and pay for a kill of the existing water service or sign a “demolition with services in place” waiver prior to removal of the temporary structure.
6. The Applicant shall repair or reinstate the area where the Temporary Building was located to a minimum gravel standard.

7. The Applicant shall ensure that any modification to the existing grade does not direct water onto any adjacent properties.

**Report back to Council:**

No.

**Comments/Further Action:**

None.

“Samantha Rodwell”

Samantha Rodwell  
Deputy City Clerk

- c. General Manager Planning & Development Services  
Inspections & Licensing Manager



July 20, 2020

## Local Improvement Petition – Removal of Existing Pole and Underground Burial of Electrical and Cable Lines from 4204-43A Avenue up to (and including) 4320-43A Avenue

Prepared by: Frieda McDougall, Legislative Services Manager

Department: Legislative Services

### **Report Summary & Recommendation:**

---

A local improvement petition has been received that meets the sufficiency requirements of the Municipal Government Act (MGA).

Council may direct administration to prepare a plan related to this request for a local improvement. The plan once completed will be circulated to affected property owners who then have an opportunity to petition against the plan if they are not in support.

### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer having considered the report from Legislative Services, dated July 20, 2020 re: Local Improvement Petition – Removal of Existing Pole and Underground Burial of Electrical and Cable Line from 4204-43A Avenue up to (and including) 4320-43A Avenue hereby directs Administration to prepare a local improvement plan.

### Report Details

#### **Background:**

---

The Municipal Government Act (MGA) provides that a group of owners may petition Council for a local improvement. A petition is valid if signed by two thirds of the owners who would be liable to pay the local improvement tax and the owners who sign the petition represent at least one half of the value of the assessment.

If the petition is valid, The City must prepare a local improvement plan, which includes an estimate of the cost of the improvement for each property. This plan is sent out to all property owners affected who then have 30 days to object to the local improvement.

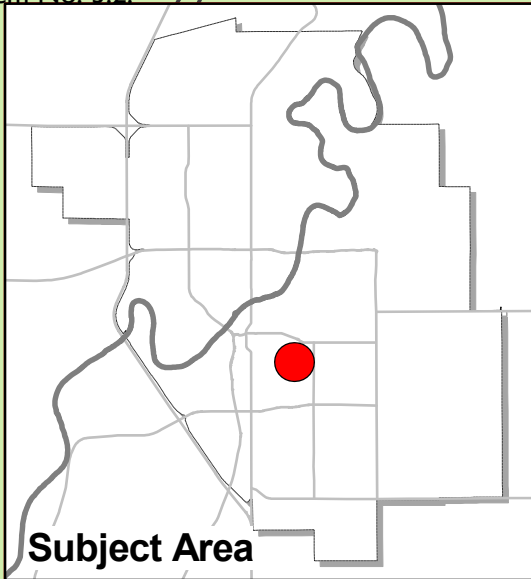
If a valid petition is received objecting to the local improvement, Council must not proceed with the improvement. If there is not a valid petition in opposition, Council can proceed with the improvement and pass a local improvement tax bylaw.

**Discussion:**

---

A local improvement petition was filed with Legislative Services on July 3, 2020 requesting that The City remove existing pole and underground burial of electrical and cable line from 4204-43A Avenue up to (and including) 4320-43A Avenue . To determine sufficiency, Revenue & Assessment examines the petition as it relates to section 392(2) of the Municipal Government Act (MGA) and this office reviews the petition in light of provisions outline in sections 224 and 225 which relate to the way in which a petition is completed: printed surname and given name, signature, street/civic address, signature witnessed, affidavit of the witness, exclusion of any names that are not witnessed and/or incomplete submissions.

Based on the above and the sufficiency of section 392(2) as identified by Revenue & Assessment, this petition meets the requirements for a local improvement petition as set out in the MGA.



**PROPOSED LOCAL IMPROVEMENT  
POWER LINE BURIAL  
4204-4224 43A Avenue & 4320 43 ST**

## APPENDIX 2

The personal information contained in this petition will not be disclosed to anyone except the chief administrative officer and the chief administrative officer's delegates and will not be used for any purpose other than validating the petition.

### Petition by Electors





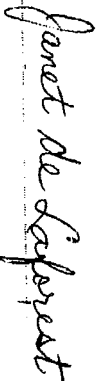
(pursuant to the *Municipal Government Act* and amendments thereto)

To: The Mayor and Council of the City of Red Deer, in the Province of Alberta.

We the undersigned persons, being electors of the City of Red Deer, in the Province of Alberta, hereby petition the council of The City of Red Deer for/to:

***Local improvement for the existing pole removal and underground burial of electrical and cable lines from (and including) 4204-43A Avenue through to (and including) 4320 - 43A Avenue Red Deer, Alberta***

EACH PETITIONER, by signing this petition, certifies that he (or she) is an elector of the City of Red Deer, Alberta

Signature of Petitioner	Printed Name	Street Address or Legal Land Description	Phone Number
	Lynn Brown		
I am an elector of this municipality			
Email Address	Date		Signature of Adult Witness
	June 21/20		
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

#### NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought when a petition is being considered.
2. Each page of the petition shall contain accurate and identical statements of the purpose and objectives and on personal information privacy.
3. In the absence of a street address, specify the legal description of the property on which the petitioner resides.
4. **Each petitioner shall indicate that they are an eligible elector of the municipality by checking this field.** A Canadian citizen, over 18 years of age, and a resident of the municipality. (See Sections 12, 47 and 48 of the *Local Authorities Election Act* for further information.)
- b) Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality. See Appendix E

The personal information contained in this petition will not be disclosed to anyone except the chief administrative officer and the chief administrative officer's delegates and will not be used for any purpose other than validating the petition.






## Petition by Electors

(pursuant to the *Municipal Government Act* and amendments thereto)

To: The Mayor and Council of the City of Red Deer, in the Province of Alberta.

We the undersigned persons, being electors of the City of Red Deer, in the Province of Alberta, hereby petition the council of The City of Red Deer for/to:  
**Local Improvement for the existing pole removal and underground burial of electrical and cable lines from (and including) 4204-43A Avenue through to (and including) 4320 – 43A Avenue Red Deer, Alberta**

EACH PETITIONER, by signing this petition, certifies that he (or she) is an elector of the City of Red Deer, Alberta

Signature of Petitioner	Printed Name	Street Address or Legal Land Description	Phone Number
	David Hall		
Email Address	I am an elector of this municipality	Date	Signature of Adult Witness
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	June 21, 2020.	

### NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, **legal advice should be sought when a petition is being considered.**
2. Each page of the petition shall contain accurate and identical statements of the purpose and objectives and on personal information privacy.
3. In the absence of a street address, specify the legal description of the property on which the petitioner resides.
4. **Each petitioner shall indicate that they are an eligible elector of the municipality by checking this field.** A Canadian citizen, over 18 years of age, and a resident of the municipality. (See Sections 12, 47 and 48 of the *Local Authorities Election Act* for further information.)
- b) Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality. See Appendix E

The personal information contained in this petition will not be disclosed to anyone except the chief administrative officer and the chief administrative officer's delegates and will not be used for any purpose other than validating the petition.

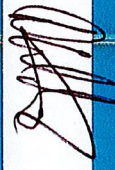




## Petition by Electors

(pursuant to the *Municipal Government Act* and amendments thereto)

To: The Mayor and Council of the City of Red Deer, in the Province of Alberta.

We the undersigned persons, being electors of the City of Red Deer, in the Province of Alberta, hereby petition the council of The City of Red Deer for/to:  
**Local Improvement for the existing pole removal and underground burial of electrical and cable lines from (and including) 4204-43A Avenue through to (and including) 4320 – 43A Avenue Red Deer, Alberta**

EACH PETITIONER, by signing this petition, certifies that he (or she) is an elector of the City of Red Deer, Alberta

Signature of Petitioner	Printed Name	Street Address or Legal Land Description	Phone Number
	Dave Wank		
Email Address	I am an elector of this municipality	Date	Signature of Adult Witness
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	June 12/2020	

### NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, **legal advice should be sought when a petition is being considered.**
  2. Each page of the petition shall contain accurate and identical statements of the purpose and objectives and on personal information privacy.
  3. In the absence of a street address, specify the legal description of the property on which the petitioner resides.
  4. **Each petitioner shall indicate that they are an eligible elector of the municipality by checking this field.** A Canadian citizen, over 18 years of age, and a resident of the municipality. (See Sections 12, 47 and 48 of the *Local Authorities Election Act* for further information.)
- b) Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality. See Appendix E

The personal information contained in this petition will not be disclosed to anyone except the chief administrative officer and the chief administrative officer's delegates and will not be used for any purpose other than validating the petition.





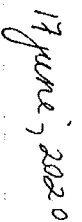
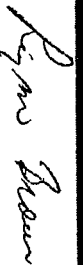
## Petition by Electors

(pursuant to the *Municipal Government Act* and amendments thereto)

To: The Mayor and Council of the City of Red Deer, in the Province of Alberta.

We the undersigned persons, being electors of the City of Red Deer, in the Province of Alberta, hereby petition the council of The City of Red Deer for/to:  
**Local Improvement for the existing pole removal and underground burial of electrical and cable lines from (and including) 4204-43A Avenue through to (and including) 4320 – 43A Avenue Red Deer, Alberta**

EACH PETITIONER, by signing this petition, certifies that he (or she) is an elector of the City of Red Deer, Alberta

Signature of Petitioner	Printed Name	Street Address or Legal Land Description	Phone Number
	John Doe (for Elaine Hatcher)		
<p>Email Address </p> <p>I am an elector of this municipality <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Date </p> <p>Signature of Adult Witness </p>			

### NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought when a petition is being considered.
  2. Each page of the petition shall contain accurate and identical statements of the purpose and objectives and on personal information privacy.
  3. In the absence of a street address, specify the legal description of the property on which the petitioner resides.
  4. Each petitioner shall indicate that they are an eligible elector of the municipality by checking this field. A Canadian citizen, over 18 years of age, and a resident of the municipality. (See Sections 12, 47 and 48 of the *Local Authorities Election Act* for further information.)
- b) Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality. See Appendix E

**Lynn**

---

**From:** "Elaine McFadden" <[REDACTED]>  
**Date:** Friday, June 19, 2020 10:38 PM  
**To:** "Lori & Dan Dore" <[REDACTED]>  
**Cc:** "Lynn Brown" <[REDACTED]>  
**Subject:** signature authorization

We, Dale and Elaine McFadden of [REDACTED] authorize Lori Jane Dore to sign on our behalf the petition to the City of Red Deer.

Elaine & Dale McFadden

The personal information contained in this petition will not be disclosed to anyone except the chief administrative officer and the chief administrative officer's delegates and will not be used for any purpose other than validating the petition.

## Petition by Electors





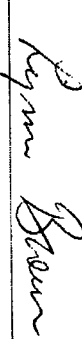
(pursuant to the *Municipal Government Act* and amendments thereto)

To: The Mayor and Council of the City of Red Deer, in the Province of Alberta.

We the undersigned persons, being electors of the City of Red Deer, in the Province of Alberta, hereby petition the council of The City of Red Deer for to:

**Local Improvement for the existing pole removal and underground burial of electrical and cable lines from (and including) 4204-43A Avenue through to (and including) 4320 – 43A Avenue Red Deer, Alberta**

EACH PETITIONER, by signing this petition, certifies that he (or she) is an elector of the City of Red Deer, Alberta

Signature of Petitioner	Printed Name	Street Address or Legal Land Description	Phone Number
	Travis Cadman	 Red Deer, AB	
Email Address	I am an elector of this municipality	Date	Signature of Adult Witness
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	June 21, 2020	

### NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought when a petition is being considered.
  2. Each page of the petition shall contain accurate and identical statements of the purpose and objectives and on personal information privacy.
  3. In the absence of a street address, specify the legal description of the property on which the petitioner resides.
  4. Each petitioner shall indicate that they are an eligible elector of the municipality by checking this field. A Canadian citizen, over 18 years of age, and a resident of the municipality. (See Sections 12, 47 and 48 of the *Local Authorities Election Act* for further information.)
- b) Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality. See Appendix E

The personal information contained in this petition will not be disclosed to anyone except the chief administrative officer and the chief administrative officer's delegates and will not be used for any purpose other than validating the petition.






## Petition by Electors

(pursuant to the *Municipal Government Act* and amendments thereto)

To: The Mayor and Council of the City of Red Deer, in the Province of Alberta.

We the undersigned persons, being electors of the City of Red Deer, in the Province of Alberta, hereby petition the council of The City of Red Deer for/to:  
**Local Improvement for the existing pole removal and underground burial of electrical and cable lines from (and including) 4204-43A Avenue through to (and including) 4320 - 43A Avenue Red Deer, Alberta**

EACH PETITIONER, by signing this petition, certifies that he (or she) is an elector of the City of Red Deer, Alberta

Signature of Petitioner	Printed Name	Street Address or Legal Land Description	Phone Number
	THOMAS MACKINNON		
Email Address	I am an elector of this municipality		
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Date	Signature of Adult Witness	
	June 27, 2020		

### NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, **legal advice should be sought when a petition is being considered.**
  2. Each page of the petition shall contain accurate and identical statements of the purpose and objectives and on personal information privacy.
  3. In the absence of a street address, specify the legal description of the property on which the petitioner resides.
  4. **Each petitioner shall indicate that they are an eligible elector of the municipality by checking this field.** A Canadian citizen, over 18 years of age, and a resident of the municipality. (See Sections 12, 47 and 48 of the *Local Authorities Election Act* for further information.)
- b) Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality. See Appendix E

The personal information contained in this petition will not be disclosed to anyone except the chief administrative officer and the chief administrative officer's delegates and will not be used for any purpose other than validating the petition.






## Petition by Electors

(pursuant to the *Municipal Government Act* and amendments thereto)

To: The Mayor and Council of the City of Red Deer, in the Province of Alberta.

We the undersigned persons, being electors of the City of Red Deer, in the Province of Alberta, hereby petition the council of The City of Red Deer for/to:  
**Local Improvement for the existing pole removal and underground burial of electrical and cable lines from (and including) 4204-43A Avenue through to (and including) 4320 – 43A Avenue Red Deer, Alberta**

EACH PETITIONER, by signing this petition, certifies that he (or she) is an elector of the City of Red Deer, Alberta

Signature of Petitioner	Printed Name	Street Address or Legal Land Description	Phone Number
	Lisa Mann-Keating		
Email Address	I am an elector of this municipality <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Signature of Adult Witness
	Date June 27, 2020		

### NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, **legal advice should be sought when a petition is being considered.**
2. Each page of the petition shall contain accurate and identical statements of the purpose and objectives and on personal information privacy.
3. In the absence of a street address, specify the legal description of the property on which the petitioner resides.
4. **Each petitioner shall indicate that they are an eligible elector of the municipality by checking this field.** A Canadian citizen, over 18 years of age, and a resident of the municipality. (See Sections 12, 47 and 48 of the *Local Authorities Election Act* for further information.)
- b) Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality. See Appendix E

## Witness Affidavit

## AFFIDAVIT

I, Lynn Brown, pursuant to the *Municipal Government Act* and amendments thereto, of the City of Red Deer, in the Province of Alberta, MAKE OATH AND SAY:

1. THAT I was personally present and did witness those signatures on the attached petition where I have signed my name as an adult person.
2. THAT to the best of my knowledge the persons whose signatures I have witnessed on this petition are electors of the City of Red Deer, Alberta.
  - a. An eligible elector, at a minimum, is a Canadian citizen, over 18 years of age, and a resident of the municipality. (See Sections 12, 47 and 48 of the *Local Authorities Election Act* for further information.)
  - b. I personally observed each person complete the petition document.

SWORN (or affirmed) before me at

Red Deer

in the Province of Alberta,

this 3 day of July

2020

Rodwell

A Commissioner for Oaths/Notary Public in  
and for the Province of Alberta

**SAMANTHA RODWELL**

A Commissioner for Oaths  
in and for Alberta

My Commission Expires April 29, 2021

(Signature of person who  
witnessed signatures on the  
petition)

MY APPOINTMENT EXPIRES April 29, 2021

## Witness Affidavit

## AFFIDAVIT

I, Janet de Laforest, pursuant to the *Municipal Government Act* and amendments thereto, of the City of Red Deer, in the Province of Alberta, MAKE OATH AND SAY:

1. THAT I was personally present and did witness those signatures on the attached petition where I have signed my name as an adult person.
2. THAT to the best of my knowledge the persons whose signatures I have witnessed on this petition are electors of the City of Red Deer, Alberta.
  - a. An eligible elector, at a minimum, is a Canadian citizen, over 18 years of age, and a resident of the municipality. (See Sections 12, 47 and 48 of the *Local Authorities Election Act* for further information.)
  - b. I personally observed each person complete the petition document.

SWORN (or affirmed) before me at )

Red Deer )

in the Province of Alberta, )

this 3 day of July )

20 20 )

Boelwell )

A Commissioner for Oaths/Notary Public in  
and for the Province of Alberta

**SAMANTHA RODWELL**

A Commissioner for Oaths  
in and for Alberta

My Commission Expires April 29, 2021

Janet de Laforest  
(Signature of person who  
witnessed signatures on the  
petition)

MY APPOINTMENT EXPIRES April 29, 2021

The personal information contained in this petition will not be disclosed to anyone except the chief administrative officer and the chief administrative officer's delegates, and will not be used for any purpose other than validating the petition.

## Statement of Representative of Petitioners

Statement of Representative of Petitioners  
(pursuant to the *Municipal Government Act* and amendments thereto)

I, Lynn Brown, of [REDACTED] in  
the City of RED DEER, in the Province of Alberta,  
state that I represent the petitioners and am the person to whom the municipal council may  
direct any inquiries with regard to the petition. I may be contacted by phone at  
[REDACTED] or by email at [REDACTED].

DATED at the City of RED DEER in the Province of  
(type of Municipality) (name of Municipality)  
Alberta, this 21 day of JUNE, 20 20.

[Signature]  
Witness

Lynn Brown  
Signature of Representative

LYNN BROWN  
(Printed Name)

**DATE:** July 24, 2020

**TO:** Frieda McDougall, Legislative Services Manager

**FROM:** Samantha Rodwell, Deputy City Clerk

**SUBJECT:** Local Improvement Petition – Removal of Existing Pole and Underground Burial of Electrical and Cable Lines from 4204-43A Avenue up to (and including) 4320-43A Avenue

---

**Reference Report:**

Legislative Services, dated July 20, 2020.

**Resolution:**

At the Monday, July 20, 2020 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from Legislative Services, dated July 20, 2020 re: Local Improvement Petition – Removal of Existing Pole and Underground Burial of Electrical and Cable Line from 4204-43A Avenue up to (and including) 4320-43A Avenue hereby directs Administration to prepare a local improvement plan.

**Report back to Council:**

No.

**Comments/Further Action:**

None.

“Samantha Rodwell”

Samantha Rodwell  
Deputy City Clerk



July 20, 2020

## Economic Leader Strategy Land Use Bylaw Implementation – Focus on long term residential uses in Downtown Core (Gaetz-Ross Heritage Area)

### Bylaw 3357/O-2020

Prepared by: Emily Damberger, Manager of Planning  
Department: Planning Department

#### **Report Summary & Recommendation**

---

In September 2019 Council directed Administration to initiate Land Use Bylaw amendments that would assist economic development for Red Deer. Healthy downtowns are important factors in an City's economy. Key factors in healthy downtowns are long term residential, activity attraction and employment. Administration is proposing a series of Land Use Bylaw amendments to support key elements of a healthy downtown and city.

The three Land Use Bylaw amendments proposed to improve economic activity within The City of Red Deer are:

1. Focus long term residential uses in Downtown Core (Gaetz-Ross Heritage Area) – Downtown core has been revitalized over many years through street and sidewalk amenity improvements, creating an inviting environment to live, work and play. The Land Use Bylaw amendment proposes to focus on long term residential in the Downtown Core by removing Temporary Care Facility uses.
2. Residential parking incentives – changing minimum parking standards for multi-family residential in downtown.
3. Office expansion – preserving large scale office in the downtown while providing additional opportunity for office in commercial areas throughout the city.

The following report proposes Land Use Bylaw amendments to implement, #1, the focus on long term residential uses in Downtown Core. Item 2 and 3 will come to Council in the next couple months for consideration.

Administration recommends that Council grant first reading to Bylaw 3357/O-2020 which removes Temporary Care Facility use in the Gaetz-Ross Heritage Area.

**Proposed Resolution**

---

That Bylaw 3357/O-2020 be read a first time. If first reading is given, this bylaw will be advertised for two consecutive weeks with a Public Hearing to be held on Monday, August 31, 2020.

**Rationale for Recommendation**

---

**1. The amendment is consistent with the 2019-2022 Strategic Plan and the Municipal Development Plan.**

Both the 2019-2022 Strategic Plan and the Municipal Development Plan provide direction for local business retention and to attract diverse, long term economic growth.

**2. The amendment supports recommendations of the Greater Downtown Action Plan (GDAP), the Downtown Investment and Attraction Plan (DIAP) and the Downtown Residential Attraction Study (DRAS).** All three background documents provide guidance and support long term residential incentives for a successful downtown.

**3. Community is supportive of revising bylaw to foster positive economic development.**

Feedback from, the proposed amendment referral, the Community Safety consultation and the community survey based on red tape reduction indicate that the general community would like to changes to zoning regulations to create positive downtown environment which encourages long term residents.

**Discussion**

---

*Background*

The downtown has mainly C1 Commercial (City Centre) zoning (see *Appendix B*). Within the C1 district there is design criteria in place that provides for engaging and pedestrian oriented building fronts.

The Gaetz-Ross Heritage Area (see *Appendix C*) is part of the city's historic core. The Gaetz-Ross Heritage Area has additional criteria for new development to ensure that the existing character of the streetscape is maintained. Both Gaetz Avenue and Ross Street have pedestrian friendly streetscapes. Events and activities happen in this area drawing people downtown to experience shops and restaurants and encouraging long term residents.

The C1 mixed use district lists several types of commercial and residential uses. C1 provides for both long term, short term and temporary residential uses. Currently no residential uses are considered on the main floor, this is to encourage lively streets with entertainment and businesses.

### *Analysis*

To enhance the experience for visitors and residents of the downtown, changes are proposed to the boundary and land uses considered in the Gaetz-Ross Heritage Area. It is proposed that the Gaetz-Ross Heritage Area be expanded to include all of Little Gaetz (south to 46 Street) where streetscape improvements were completed.

Removal of temporary residential uses, Temporary Care Facility (see *Appendix B*), from the Gaetz-Ross Heritage Area is proposed to promote long-term residential uses, while continuing to provide opportunity for temporary residential uses in the remainder of downtown and other locations throughout the city.

In doing so, the Gaetz-Ross Heritage Area will be highlighted as the business, entertainment, and long-term residential area in the city. Uses that benefit from enhanced public space such as restaurants and commercial entertainment facilities are along the main floor, while residential opportunities exist above the main floor.

Existing temporary residential uses will be allowed to stay where they are currently located. They will become legal non-conforming. If they expand, intensify, close or discontinue use for six months they will need to reapply under the new proposed regulations.

### 2019-2022 Council Strategic Plan (*Appendix D*)

The Strategic Plan outlines the priorities and opportunities for change within the city. The Strategic Plan strives to continue developing a strong dynamic local economy with a revitalized downtown. In addition, it promotes economic vitality and a strong resilient environment for business health. By focusing on long term residential in the Downtown Core, the City will continue to attract long term residential and support business environment in the Gaetz-Ross Heritage Area.

### Municipal Development Plan (MDP) (*Appendix D*)

The role of the MDP is to guide and direct future development, ensuring orderly, economical and beneficial development while balancing the environmental, social and economic needs and desires of the community.

Focussing on long term residential opportunities in the improved Ross-Gaetz Heritage Area supports a key factor of healthy successful downtowns. Removing Temporary Care Facility uses will balance the economic needs of the community by creating a place for focussed development and take into consideration the feedback received from the Community Safety consultation and the survey focused on red tape reduction. Temporary Care Facilities will continue to be accommodated in other locations downtown and the city.

### Plans and Studies – Greater Downtown Action Plan (GDAP), Downtown Investment and Attraction Plan (DIAP), and Downtown Residential Attraction Study (DRAS). (*Appendix D*)

These documents were created to guide and assist downtown development. All documents recommend measures that support long term high density residential in the downtown.

Council may consider all policies within supporting documents regarding land use and economic sustainability while considering a Land Use Bylaw amendment.

### *Dialogue*

#### Community Safety consultation – We are better together

Between November 2019 and January 2020 the City conducted six community meetings where more than 400 participants were encouraged to share their ideas for action that the City could take to address community safety. Feedback received recommended bylaw revisions and reduced social supports in the downtown to reduce crime and increase safety.

#### Survey focussed on Red Tape Reduction

In the first quarter of 2020 the City conducted a survey where participants could share their experience in working with the City, what areas we could improve on, and what we are doing well. In total 74 responses we received. Among the most noted responses were creating bylaw flexibility, improve the downtown, and foster local economic development.

### Referral

In May 2020 a joint referral was mailed to 190 landowners within 100m of the existing and proposed Gaetz-Ross Heritage Area regarding the three land use amendments that would have implications on development in the downtown. The referral was also sent via email to 31 business associations and developers known to work in the downtown area. In total we received nine responses, with seven being specific to this amendment. Overall, those that responded were supportive of the amendments. See Appendix E for the referral letter and responses received.

## **Appendices**

---

Appendix A – Bylaw 3357/O-2020

Appendix B – C1 Commercial (City Centre) District and Temporary Care Facility

Appendix C – Gaetz-Ross Heritage Area and Downtown Area

Appendix D – Excerpts from the 2019-2022 Strategic Plan and Municipal Development Plan

Appendix E – Referral and Responses Received

APPENDIX A

---

Bylaw 3357/O-2020

**BYLAW NO. 3357/O-2020**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer  
COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

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

1. The Table C1 Permitted and Discretionary Uses Table in Section 5.1.1 is amended by adding the following words to the end of Section 5.1.1(b)(xix) “except within the Gaetz-Ross Heritage Areas, as defined in Section 5.1.4(a)”.
2. Section 5.1.4 is deleted in its entirety and replaced with the following new Section 5.1.4
  4. Gaetz-Ross Heritage Area
    - (a) The Gaetz-Ross Heritage Area is defined as all those parcels of land fronting onto Gaetz Avenue from 46 Street north to, and including, the Hamilton Block (5211 Gaetz Avenue) and, all those parcels fronting onto Ross Street between, and including, the former CP Railway Station and the Old Court House Professional Centre building (4838 Ross Street).
    - (b) All building front development criteria listed in subsections 5.1.2(d)(i) to (iii) apply to all developments in the Gaetz-Ross Heritage Area.
    - (c) Within the Gaetz-Ross Heritage Area any portion of a new building higher than two storeys at the front building face shall be stepped back a minimum of 1.2 m from the front building façade of the lower two storeys. A second storey cornice line shall be architecturally accented.
    - (d) Residential uses shall only be approved above the ground floor in the Gaetz-Ross Heritage Area.

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

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

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

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

MAYOR

CITY CLERK

APPENDIX B

---

C1 Commercial (City Centre) District and  
Temporary Care Facility Definition

**5.1 C1 Commercial (City Centre) District****C1****General Purpose**

This district is located in the central area of the city with excellent road access, access to transit and a good pedestrian environment. In accordance with the Area Redevelopment Plan, this district is intended to act as the main office area for the city and provide a wide range of commercial, institutional, cultural and residential development. Generally, the land uses are to serve the city and region as a whole.

**1. C1 Permitted and Discretionary Uses Table**

<b>(a) Permitted Uses</b>	
<b>(i)</b>	<sup>1</sup> Building Sign; and
<b>(ii)</b>	Commercial recreation facility.
<b>(iii)</b>	Commercial service facility.
<b>(iv)</b>	Dwelling units above the ground floor.
<b>(v)</b>	<sup>2</sup> Freestanding Sign.
<b>(vi)</b>	Hotel or motel
<b>(vii)</b>	Restaurant
<b>(viii)</b>	<sup>3</sup> Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery and Cannabis Retail Sales.
<b>(ix)</b>	Office.
<b>(x)</b>	Service and repair of goods traded in the C1 district, excluding motor vehicles.
<b>(xi)</b>	<sup>4</sup> DELETED
<b>(b) Discretionary Uses</b>	
<b>(i)</b>	Above ground storage tanks for motor fuel products including propane and used oil.
<b>(ii)</b>	Accessory building or use subject to section 3.5.
<b>(iii)</b>	<sup>5</sup> Assisted living facility
<b>(iv)</b>	Commercial entertainment facility.
<b>(v)</b>	Dangerous goods occupancy.
<b>(vi)</b>	Detached dwellings and their accessory buildings existing legally at the time of adoption of this Bylaw.
<b>(vii)</b>	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
<b>(viii)</b>	Drinking establishment (adult entertainment permitted and subject to section 5.7(8)).
<b>(ix)</b>	Cannabis Retail Sales

<sup>1</sup> 3357/B-2018<sup>2</sup> 3357/B-2018<sup>3</sup> 3357/L-2018<sup>4</sup> 3357/B-2018<sup>5</sup> 3357/C-2007

## City of Red Deer Land Use Bylaw 3357/2006

<b>(b) Discretionary Uses <i>continued</i></b>	
<b>(ix)</b>	<sup>1</sup> Dynamic Fascia Sign, on Sites described in Section 11.8.1(4).
<b>(x)</b>	<sup>2</sup> Dynamic Freestanding Sign, on Sites described in Section 11.8.1(4).
<b>(xi)</b>	Funeral home
<b>(xii)</b>	Home occupations subject to section 4.7 (8).
<b>(xiii)</b>	Hostel.
	<sup>3</sup> Institutional service facility
<b>(xiv)</b>	Motor vehicle service and repair, including the sale of fuel but excluding the service or repair of agricultural or industrial motor vehicles or machinery.
<b>(xv)</b>	<sup>4</sup> Multiple Family Building, excluding ground floor dwelling units within the downtown core as outlined in section 7.11 Figure 18.
<b>(xvi)</b>	Late night club subject to section 5.7(7).
<b>(xvii)</b>	Parking lot/parking structure.
<b>(xviii)</b>	<sup>5</sup> DELETED
<b>(xix)</b>	<sup>6</sup> Temporary care facility
<b>(xx)</b>	Transportation, communication or utility facility.
<b>(xxi)</b>	<sup>7</sup> Outdoor display or sale of goods.
<b>(xxii)</b>	<sup>8</sup> Gaming or Gambling Establishment subject to section 5.7 (1) (f)
<b>(xxiii)</b>	<sup>9</sup> Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
<b>(xxiv)</b>	<sup>10</sup> Show Home or Raffle Home.
<b>(xxv)</b>	<sup>11</sup> Cannabis Retail Sales

**2. C1 Commercial (City Centre) Regulations****(a)** Table 5.1 C1 Regulations

<b>Regulations</b>	<b>Requirements</b>
Floor Area	Commercial – Nil  Residential Minimum - dwelling units 37 m <sup>2</sup> Residential Maximum – three times site area
Building Height Maximum	<sup>12</sup> The Development Authority shall have discretion in reviewing height based on the buildings impact on surrounding properties and the streetscape. For

<sup>1</sup> 3357/B-2018<sup>2</sup> 3357/B-2018<sup>3</sup> 3357/C-2007<sup>4</sup> 3357/V-2008<sup>5</sup> 3357/B-2018<sup>6</sup> 3357/C-2007<sup>7</sup> 3357/E-2006<sup>8</sup> 3357/J-2007<sup>9</sup> 3357/Z-2009<sup>10</sup> 3357/T-2015<sup>11</sup> 3357/P-2018<sup>12</sup> 3357/X-2014

## City of Red Deer Land Use Bylaw 3357/2006

Regulations	Requirements
	development greater than four storeys, the Development Authority shall be the Municipal Planning Commission.
Front Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 Residential – 7.5 m or as required by the Commission
Side Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 unless the side yard abuts a lane, in which case it shall be 1.5 m Residential – as required by the Commission
Rear Yard Minimum	Commercial – 1.5 m, subject to sections 5.7(2) & 3.19 Residential – as required by the Commission
Landscaped Area	Commercial – nil Residential – 15 % unless otherwise required by the Commission
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	278.0 m <sup>2</sup>
Frontage Minimum	7.5 m

- (b) C1 district is subject to any applicable commercial regulations listed within section 5.7.
- (c) The Development Authority will consider the lot configuration as well as the standards in corresponding residential districts when evaluating the site plan for a residential development in the C1 District.
- (d) The following development design criteria apply to all C1 Commercial lands located south of the Red Deer River:
- (i) Building Fronts – All Buildings:
- (1) Street facing elevations shall be parallel to the street. In the case of corner lots or parcels with multiple street frontages, a minimum of two street facing elevations shall be parallel to the street.
  - (2) Minimum building height shall be 8.5 m from grade to the cornice (eave) line.
  - (3) Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.
  - (4) No street frontage building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as

---

City of Red Deer Land Use Bylaw 3357/2006

---

projections, recesses, jogs or windows, to provide visual variety and interest.

- (5) Where lanes exist, access to on-site parking and for loading and delivery zones shall be provided from the lane.
- (6) No parking is permitted between a building elevation and a street, except: in the case of parcels with street frontage on 3 sides, parking may be allowed on one side; and in the case of parcels with street frontage on 4 sides, parking may be allowed on 2 sides.
- (7) Existing boulevard areas and sidewalk trees are to be preserved and may not be removed for new developments, including driveways.
- (8) Fencing along the street fronts of vacant sites, construction sites and around garbage compounds, will be subject to the approval of the Development Authority.

**(ii) Building Fronts - Commercial Buildings:**

- (1) All building front development criteria listed in subsection (i) also apply to commercial buildings.
- (2) On the side facing a street, buildings shall be constructed:
  - (a) to the property line,
  - (b) to the setback line from the property line provided for in Section 5.7(2) (a) (i), or
  - (c) to the setback provided by the Development Authority to allow for an amenity to the pedestrian environment under Section 5.7(2) (a) (ii).
- (3) In the case of parcels with frontage on 3 or more streets, at least 2 of the building elevations shall be built to the standards set out in subparagraph (ii) above.
- (4) A building on a corner lot shall be constructed so that parking on the site is not visible from any street front.
- (5) Street level elevations shall replicate the historic pattern of store front modules of 7.5 to 10.0 m wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage.

---

City of Red Deer Land Use Bylaw 3357/2006

---

- (6) The ground floor of any street facing building elevation shall contain a minimum of 50% windows.
- (7) Display windows shall be provided adjacent to each retail front entrance.
- (8) The minimum ground floor height shall be 3.6 m.
- (9) As a minimum, overhead weather protection shall be provided for pedestrians along building fronts at each building entrance.
- (10) Building cantilevers and attached awnings and canopies shall not project more than 3.0 m from any front building face.
- (11) Front entrances shall be angled and recessed 0.9 to 1.5 m from the building face.

**(iii) Building Fronts - Residential Buildings:**

- (1) All building front development criteria listed in subsection (i) also apply to residential buildings
- (2) Each main floor dwelling unit fronting a street shall have a private front yard and individual direct front entry access from the sidewalk.
- (3) The main floor shall not be located higher than 1.5 m above the grade of the front sidewalk.
- (4) Retaining walls, railings, fences or hedges located in the minimum front yard shall not exceed 1.0 m in height unless of an open design.
- (5) Architectural design elements such as balconies, verandas, canopies and window projections shall be incorporated into front building faces.
- (6) Trees of a minimum 60 mm caliper (deciduous) or minimum 2.5 m height (coniferous) shall be planted in the front yard at one tree per 7.5 m of lot frontage.

- (e) <sup>1</sup>Notwithstanding anything in this bylaw, the following uses are not permitted on the ground floor of any building in the downtown core area of the C1 district as identified in section 7.11 Figure 18:

**(a) Dwelling Units**

- (b) The residential component of a building associated with any other permitted or discretionary use in the C1 district.

---

<sup>1</sup> 3357/V-2008, Correction 1

---

City of Red Deer Land Use Bylaw 3357/2006

---

**3. Heritage Buildings**

- (a) For the purpose of this section, heritage buildings and properties are only those listed in sections 7.5 and 7.6 of the Land Use Bylaw that are located within the C1 Commercial District.
- (b) <sup>1</sup>Deleted
- (c) The Development Officer shall as part of their normal circulation process, refer any development proposal within the boundary of any Main Street Programme, or a property abutting the Main Street Programme boundary, to the Main Street Local Advisory Board for comment.
- (d) Where a proposed development affecting a heritage property, or a property abutting a heritage property, is to be forwarded to the Municipal Planning Commission for a decision, or is the subject of an appeal before the Subdivision Development Appeal Board, the Development Officer shall notify The Heritage Preservation Committee and any Main Street Local Advisory Board of the time and date at which the development will be considered.

**4. Gaetz-Ross Heritage Area**

- (a) The Gaetz-Ross Heritage area is defined as all those parcels of land fronting onto Gaetz Avenue from 48 Street north to, and including, the Hamilton Block (5211 Gaetz Avenue) and, all those parcels fronting onto Ross Street between, and including, the former CP Railway Station and the Old Court House Professional Centre building (4838 Ross Street).
- (b) All building front development criteria listed in subsections (i) to (iii) also apply to all developments in the Gaetz-Ross Heritage area.
- (c) Any portion of a new building higher than two storeys at the front building face shall be stepped back a minimum of 1.2 m from the front building façade of the lower two storeys. A second storey cornice line shall be architecturally accentuated.

**5. Setbacks**

- (a) The minimum rear yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.

---

<sup>1</sup> 3357Q-2007

---

City of Red Deer Land Use Bylaw 3357/2006

---

- (b)** The minimum side yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.

## Temporary Care Facility Definition :

**Temporary Care Facility** means a facility providing temporary living accommodation and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres, detoxification centres, hospices and other similar uses.

APPENDIX C

---

Gaetz–Ross Heritage Area and Greater Downtown Area



Existing Gaetz-Ross  
Heritage Area



Proposed Expansion  
to Gaetz-Ross  
Heritage Area



52 ST

53 ST

49 AV

51 ST

ROSS (50) ST

49 ST

48 ST

47 ST

46 ST

47A AV

51 AV

GAETZ (50) AV

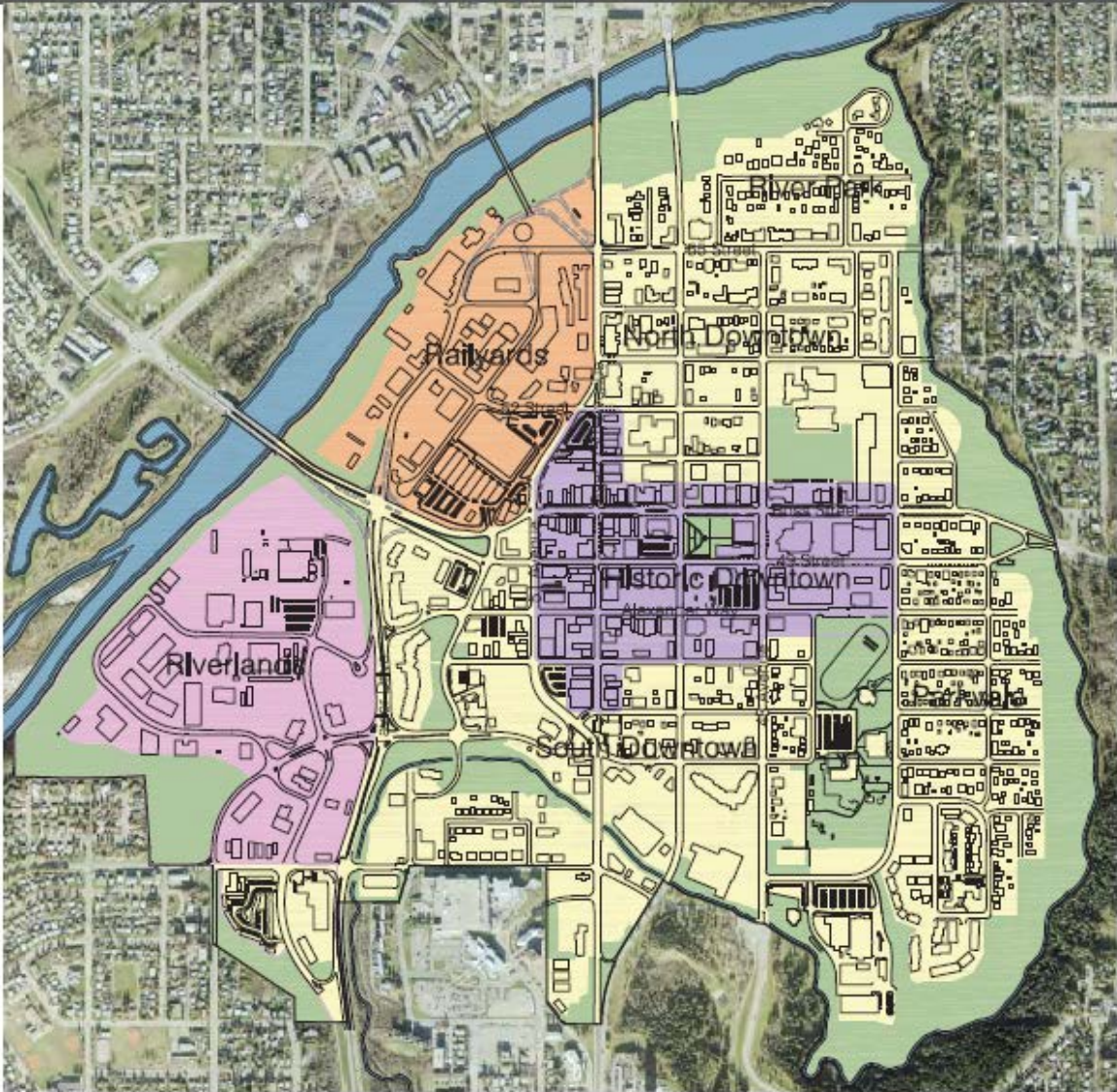
49 ST

48 ST

52 AV

TAYLOR DR

Figure 3. Greater Downtown: Defined Areas



## APPENDIX D

---

Excerpts from the 2019-2022 Strategic Plan, Municipal Development Plan, Greater Downtown Action Plan (GDAP), and Downtown Investment and Attraction Plan (DIAP)

## 2019-2022 Strategic Plan

### Goal Statement

#### *An Economic Leader*

We have a strong, dynamic economy, fostered by entrepreneurship and innovation. Leveraging our central location, Red Deer is an economic hub with a revitalized downtown and diverse local economy.

### Sustainability Pillars

#### *Economic*

Strategic analysis promotes economic vitality and a strong resilient environment for business health. To meet the current and future financial needs of Red Deer, resources are managed through decision making processes which consider and regularly assess both long and short term financial effect on the organization and the community.

## Municipal Development Plan

### *6.2 Creating a Positive Business Environment*

The City should foster a competitive business climate through policies and actions that help maintain competitive operating costs and streamline approval processes and timelines.

### *6.3 Economic Diversification*

The City should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries.

### *6.6 Marketing and Image Building*

The City should continue to work with stakeholders, such as the Central Alberta Economic Partnership (CAEP), Red Deer Regional Economic Development (RDRED), Tourism Red Deer, and the Red Deer Chamber of Commerce, in promoting business and tourism development for Red Deer.

### *6.7 Tourism Development*

The City should aim to increase tourism visitation through promotions, development and enhancement of local tourism products (e.g. local history and culture), services and infrastructure.

### *6.8 Community Economic Development*

The City should pursue community economic development, which emphasizes community self-reliance and fosters growth from within the community, with emphasis on nurturing small business, supporting skills training, and entrepreneurship.

### *11.1 Role of Downtown*

The City shall support the ongoing redevelopment and revitalization of the Greater Downtown as the centre and heart of the city and region and as a unique mixed use area for

administrative, civic, retail, office, residential, institutional, and cultural and entertainment facilities. In acting on this policy, The City acknowledges that Greater Downtown provides opportunities to accommodate a variety of social and cultural services and facilities that can serve the needs of the community and provision should be made to accommodate such activities in suitable locations.

#### *11.6 Promoting a Safe Environment*

The City shall promote a safe and inviting environment in Greater Downtown using a variety of techniques including; Crime Prevention Through Environmental Design (CPTED); and joint action plans involving businesses and social and law enforcement agencies.

#### *15.4 Location of Social Service Facilities*

The City shall develop land use plans and policies to accommodate the development of facilities that house social services and programs within the community.

#### *15.6 Inclusive Community – Social Interaction*

The City shall promote and favour building forms, site layouts and neighbourhood designs that facilitate a high degree of social interaction possibilities among residents. This includes establishing formal and informal gathering spaces through such concepts as pedestrian friendly streetscapes and through amenities such as community gardens.

### Greater Downtown Action Plan (GDAP)

#### **Objectives**

- Ensure a healthy and vibrant Historic Downtown to help anchor the Greater Downtown as one of three key defined catalyst areas
- Encourage new residential development in the Historic Downtown
- Slow traffic through the core and create ‘complete streets\*’ serving multiple uses (\*see definition in section 3 Great Streets)
- Create great urban public places in the heart of the city
- Continue to develop the built heritage and public art displays of downtown

### Downtown Investment and Attraction Plan (DIAP)

#### **Objective #4: Recruiting Residential Investment**

- Improved feasibility of downtown residential development and redevelopment
- Identity of downtown as a place to live by residents and potential investors is improved
- Residential development provides mutual benefit to public and private stakeholders

APPENDIX E

---

Referral and Responses Received

## Summary of Comments Received

<b>Comment</b>	<b>Administration's Response</b>
Downtown is an unsafe atmosphere and needs revitalization	Feedback from the Community Safety meetings and the intent of the three separate amendments work towards providing a safer and revitalized downtown.
Economic stimulation and activation is encouraged in the downtown	By encouraging long-term residential uses more people will be in the downtown area to support downtown businesses, culture events, and recreation opportunities.
Long-term residential uses create a lively and thriving downtown	By encouraging long-term residential uses more people will be in the downtown area to support downtown businesses, culture events, and recreation opportunities.



## PLANNING DEPARTMENT

**Date: May 13, 2020**

«Prime\_Owner\_Name»

«Owner\_Address\_1»

«Owner\_Address\_2»

**To: Landowners adjacent to the Downtown Historic Gaetz-Ross Heritage Area and City of Red Deer Business Community**

**Re: Proposed Land Use Bylaw Amendments**

---

**Why have you received this letter?**

The City would like your feedback on steps we are taking to encourage economic development in the downtown through updates to the Land Use Bylaw and the Municipal Development Plan.

These amendments relate to the following three topics:

- 1) Expand the Gaetz-Ross Heritage Area as a focus area for business, entertainment and long-term residential area (See Figure 1).
- 2) Focus large scale office in the downtown and expand the opportunity for smaller scale office to other commercial areas in the city.
- 3) Adjust minimum parking requirements for multi-family residential in the downtown to a minimum of one stall per unit.

An information package on each item is attached for your review.

**Why are these changes coming forward?**

These amendments are proposed as a result of Council direction, studies and community feedback:

*Council's Strategic Direction* for Red Deer is to become an economic hub with a revitalized downtown and diverse economy.

From November 2019 to January 2020, The City conducted *Community Safety consultation* and heard that participants had various ideas of improving our downtown. These included suggestions of revising bylaws and policies. Visit "We are Better Together" at <https://bettertogether.reddeer.ca> for more information on the consultation outcomes.

The City recently completed a survey on *Red Tape reduction*. Initial feedback from the survey says people would like to see an improvement in the downtown by fostering local economic development, providing flexibility in zoning, a reduction in development requirements, and providing more business supports.

The City completed a *Downtown Residential Attraction Study* with recommendations on how to attract residential development downtown. More people living in the downtown generates

Planning Department 4914-48 Avenue Phone: 403-406-8700 Fax: 403-342-8200 Email: [planning@reddeer.ca](mailto:planning@reddeer.ca)

The City of Red Deer Box 5008 Red Deer, AB T4N 3T4 [www.reddeer.ca](http://www.reddeer.ca)

positive activity and supports downtown business. Changes to zoning regulations were recommended.

**How do I submit comments?**

We would like to hear your thoughts on the proposed changes. There are three areas of the amendment and we have separated these into three separate attachments. You are welcome to comment on all three or only those of interest.

You can submit comments in one of two following ways by June 5, 2020 at 4:30 p.m.

- **Mail:** Emily Damberger, City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- **Email:** [emily.damberger@reddeer.ca](mailto:emily.damberger@reddeer.ca)

**What is the next step for this amendment?**

Any comments received will be reviewed by Planning staff and will be incorporated into the planning report that will be forwarded to Council for consideration in making decisions on these changes.

As part of the Council decision process they must hold a public hearing after first reading of a bylaw. Public hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners, and adjacent landowners will also receive written notification of the public hearing, which is an opportunity for the public to speak directly to Council about any concerns they may have with the proposed changes. Public hearings will be modified during this time of COVID-19 to meet legislated and Medical Officer of Health requirements.

Please provide your comments on the proposed amendments by **4:30 PM, June 5, 2020**. If you would like to provide comments but have received this letter after this date, please contact myself to discuss an alternative date.

If you have questions, please give me a call.

Sincerely,

*Emily Damberger*

Emily Damberger, Planning Manager

403-406-8708

[emily.damberger@reddeer.ca](mailto:emily.damberger@reddeer.ca)

## 1. Gaetz-Ross Heritage Area – Business, Entertainment and Long-term Residential focus

### What we have heard?

From November 2019 to January 2020, The City conducted *Community Safety consultation* and heard that participants had various ideas of improving our downtown. These included suggestions of revising bylaws and policies. Visit “We are Better Together” at <https://bettertogether.reddeer.ca> for more information on the consultation outcomes.

The City also recently completed a survey on *Red Tape reduction*. Initial feedback from the survey says people would like to see an improvement in the downtown by fostering local economic development, providing flexibility in zoning, a reduction in development requirements, and providing more business supports.

### Current Situation

The downtown is currently a large area zoned C1 Commercial (City Centre) District. A copy of the C1 district is attached for your reference. Within the C1 district there is design criteria in place that provides for engaging and pedestrian oriented building fronts.

As part of the C1 district we have the Gaetz-Ross Heritage Area (see map below) located in greater downtown and is a key part of our historic core. It is the central part of the downtown. The Gaetz-Ross Heritage Area has additional criteria for new development to ensure that the existing character of the streetscape is maintained.

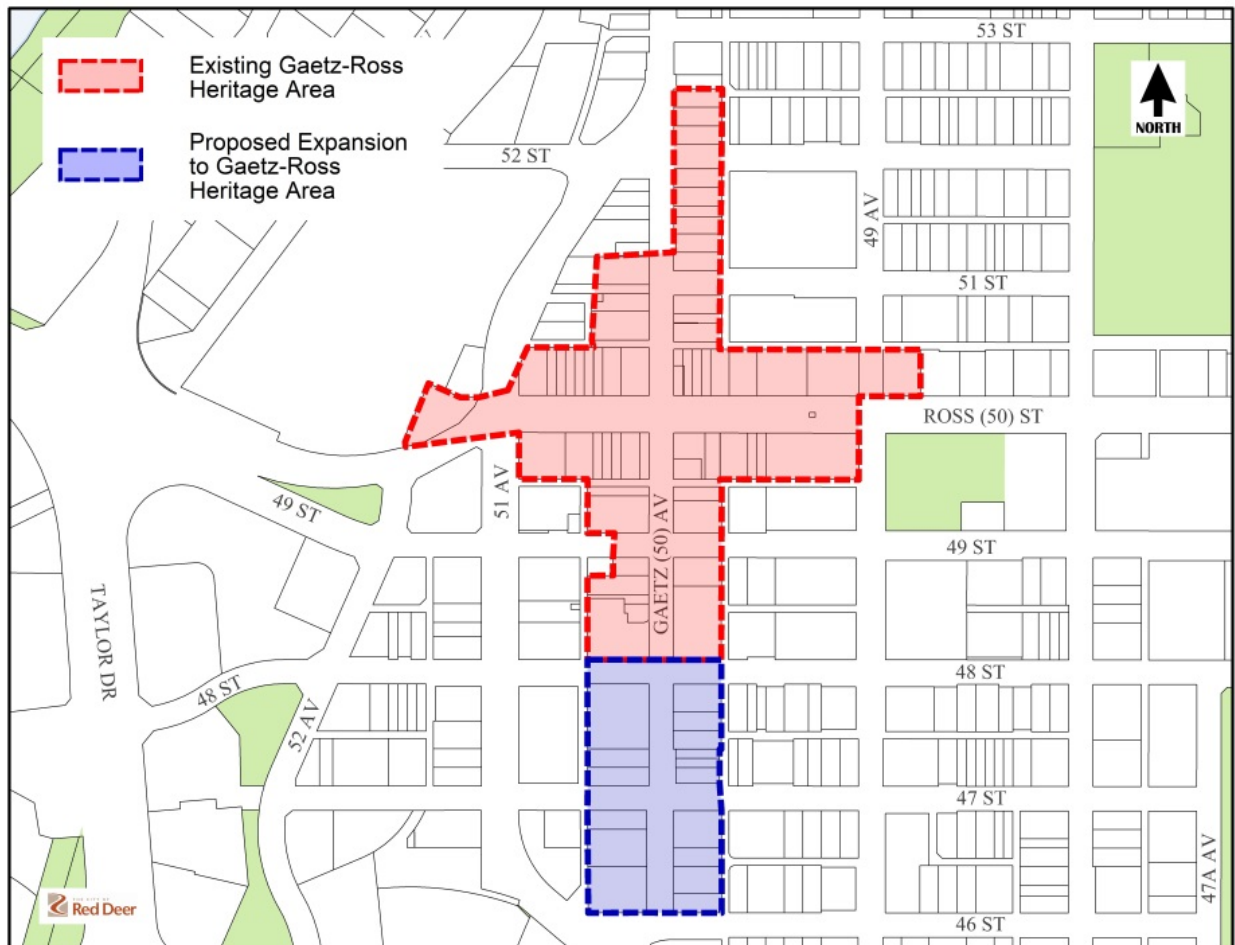
There are several streets in the Gaetz-Ross Heritage Area with pedestrian friendly streetscapes. Events and activities happen in this core area drawing people downtown to experience shops and restaurants.

Currently no residential uses are considered on the main floor, this is to encourage lively streets with entertainment and businesses.

### What is proposed to change and why?

To enhance the experience for visitors and residents of the downtown, changes are proposed to the boundary and land uses allowed in the Gaetz-Ross Heritage Area with the intent of achieving the following:

- Expand the Gaetz-Ross Heritage Area to include all of Little Gaetz (south to 46 Street) where streetscape improvements were completed.
- Highlight the Gaetz-Ross Heritage Area as the business, entertainment, and long-term residential area in the city.
- Encourage uses that benefit from enhanced public space such as restaurants and commercial entertainment facilities by continuing to require long term residential above the main floor.
- Remove temporary residential uses from the Gaetz-Ross Heritage Area to promote long-term residential uses, while continuing to provide opportunity for temporary residential uses in the remainder of downtown and other locations throughout the city.



**What will happen to existing approved temporary residential uses within the Gaetz-Ross Heritage Area?**

Existing temporary residential uses are allowed to stay where they are currently located. They will become legal non-conforming. If they expand, intensify, close or discontinue use for six months they will need to reapply under the new proposed regulations.



## PLANNING DEPARTMENT

## GAETZ-ROSS HERITAGE AREA – BUSINESS, ENTERTAINMENT AND LONG-TERM RESIDENTIAL FOCUS

Please let us know what your thoughts on the proposed changes.

### Contact Information

Your contact information allows administration to respond as needed.

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**Please provide your comments on the proposed changes.**

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

---

---

---

---

---

---

---

---

---

---

---

---

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

Comment sheet may be submitted using the following options:

- Mail: Emily Damberger, City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Email: [emily.damberger@reddeer.ca](mailto:emily.damberger@reddeer.ca)

**Thank you for your input!**

**Christi Fidek**

---

**From:** Andrew Sherbut <asherbut@barclaystreet.com>  
**Sent:** June 04, 2020 11:02 AM  
**To:** Emily Damberger  
**Subject:** Proposed land use bylaw amendments

Good Day Emily,

I hope this email finds you well. I am the leasing agent for the property located on Gaetz known as Roland Plaza. 4808 50<sup>th</sup> Ave is the municipal address.

We have steadily seen a decline in desirability in the downtown that's directly effected our leas ability of this plaza. While the landlord remains very optimistic about the future of downtown Red Deer, I have received lots of "boots on the ground" feedback from prospective tenants that they feel unsafe and worry about the downtown atmosphere.

Allowing for more multi family downtown, and expanding the heritage area, would help improve this area. We need to encourage as much stimulation and activation in the downtown core before its too late.

Thanks for reviewing my comments – Feel free to follow up for any clarity.

Andrew Sherbut  
Associate, Retail Leasing

Barclay Street Real Estate Ltd. | TCN Worldwide

Cell: [REDACTED]  
[asherbut@barclaystreet.com](mailto:asherbut@barclaystreet.com)  
[www.barclaystreet.com](http://www.barclaystreet.com)



To vary your subscription or to unsubscribe from all messages, please email us at [unsubscribe@barclaystreet.com](mailto:unsubscribe@barclaystreet.com) and enter "unsubscribe" in the subject line.

To vary your subscription or to unsubscribe from all messages, please email us at [unsubscribe@barclaystreet.com](mailto:unsubscribe@barclaystreet.com) and enter "unsubscribe" in the subject line.

May 13, 2020  
Page 3 of 16**GAETZ-ROSS HERITAGE AREA – BUSINESS, ENTERTAINMENT AND LONG-TERM  
RESIDENTIAL FOCUS**

Please let us know what your thoughts on the proposed changes.

**Contact Information**

Your contact information allows administration to respond as needed.

Name: PATRICIA MARTENSMailing Address: [REDACTED] Postal Code: T4E 1H6  
RED DEER, COUNTY, ABPhone #: [REDACTED] E-mail Address: [REDACTED]

Please provide your comments on the proposed changes.

"I am a business owner in this area.  
My concerns is comments I have received is  
Red Deer citizens find to full of drug addicts  
and home less people and are not willing to  
come downtown to support it. The city has made  
decisions to locate this type of population to  
congregate in downtown. Safety environment  
is no longer in downtown

City needs to make clear decisions so we  
don't have them going against each other

Law enforcement employed people comments  
the downtown crawl with unrest.

I do not agree to spend more money  
downtown until you have a concrete  
change that encourage business to be

May 13, 2020  
Page 4 of 16

successful and not move out "as lots of vacant spaces" and their customers can support them by feeling safe to come into downtown Beautifying over an Successful Business needs to be addressed.  
Thanks for the opportunity to have my comments  
Patricia Martens

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

Comment sheet may be submitted using the following options:

- Mail: Emily Damberger, City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Email: [emily.damberger@reddeer.ca](mailto:emily.damberger@reddeer.ca)

Thank you for your input!

**GAETZ-ROSS HERITAGE AREA - BUSINESS, ENTERTAINMENT AND LONG-TERM  
RESIDENTIAL FOCUS**

Please let us know what your thoughts on the proposed changes.

**Contact Information**

Your contact information allows administration to respond as needed.

Name: MARTIN BROOKS  
Mailing Address: [REDACTED] Postal Code: T4N 4A1  
Phone #: [REDACTED] E-mail Address: [REDACTED]

Please provide your comments on the proposed changes.

WE DO NOT OBJECT TO THE  
PROPOSED CHANGES, HOWEVER UNTIL  
YOU REMOVE THE DRUG ADDICTS AND  
ALCOHOLICS, AND THE ASSOCIATED FACILITIES  
FROM THE DOWN TOWN CORE, REVITALIZATION  
WILL NOT OCCUR. BUSINESSES AND BUILDING  
OWNERS ARE FED UP WITH THE CONSTANT  
VANDALISM, DEBRIS, AND INEFFECTIVE  
CHARACTERS WANDERING AROUND THE DOWN  
TOWN. NUMEROUS BUSINESSES HAVE  
ALREADY MOVED OUT OF THE DOWN  
TOWN CORE BECAUSE OF THIS PROBLEM.  
MORE THIS PROBLEM IS NOT OF THE

May 20, 2010  
Page 6 of 18

DOWN TOWN TO SOME REMOTE  
LOCATION, AND THE DOWN TOWN WILL  
BECOME REVITALIZED.

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

Comment sheet may be submitted using the following options:

- Mail: Emily Dambarger, City of Red Deer, 4914-48 Ave, Red Deer, Alberta T4N 3T4; or
- Email: emily.dambarger@cityofreddeer.ca

Thank you for your input!

**Christi Fidek**

---

**From:** Emily Damberger  
**Sent:** June 12, 2020 8:55 AM  
**To:** Andrea Stibrova  
**Cc:** Christi Fidek  
**Subject:** Re: Proposed land use by law amendments - comments

Good morning,

No worries, we will definitely include your comments as part of the review and with the Council package.

Take care,

Emily

Emily Damberger  
Planning Manager  
City of Red Deer  
403-505-2082  
[emily.damberger@reddeer.ca](mailto:emily.damberger@reddeer.ca)

On Jun 12, 2020, at 8:17 AM, Andrea Stibrova wrote:

Dear Ms. Damberger,

although it is past the proposed date, please accept comments on proposed Land Use Bylaw Amendments, that I am sending on behalf of the landowner.

**GAETZ - ROSS HERITAGE AREA - BUSINESS, ENTERTAINMENT AND LONG-TERM RESIDENTIAL FOCUS**

Contact Information:  
Domenic Mandato  
200 - 4723 1st St SW, T2G 4Y8, Calgary, AB  
[info@investplusreit.com](mailto:info@investplusreit.com)

Comments on proposed changes.

I am a big fan of increasing activity and creating a vibe in the downtown area, where you have people living in city centers. Every major city in Canada that has a lively downtown is a result of residential buildings and having people living in the downtown core. In fact, we are starting to see that in the Calgary area, where the mayor has decided to encourage developers to develop in the city - in other words vertically versus horizontally, and we are already seeing the positive effects of this decision. Being a native of Montreal, Montreal has one of the best downtown city vibes in North America, and a big part of that is because of the large population that lives downtown.

So I believe that with long time residential focus into the downtown area, any businesses e.g. offices, retail, bars, or any type of entertainment, will follow.  
I believe one happens with the other. If you build it, they will come.

You can reach me through the provided contact information.

Sincerely,

Domenic Mandato

---

Have a great day,



May 13, 2020  
Page 3 of 16

**GAETZ-ROSS HERITAGE AREA – BUSINESS, ENTERTAINMENT AND LONG-TERM  
RESIDENTIAL FOCUS**

Please let us know what your thoughts on the proposed changes.

**Contact Information**

Your contact information allows administration to respond as needed.

Name: Terence Balgobin

Mailing Address: [REDACTED] Postal Code: 74N 1Y2

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

Please provide your comments on the proposed changes.

This is a great idea and we support  
this initiative. This is a step in the right  
direction for the City and we would like to  
congratulate the City in their support of the  
downtown business district. This proposed  
expansion when coupled with the proposed  
changes to Office Locations will encourage  
sustainable long-term business and residential  
development of the downtown core. These types  
of development will have a positive far reaching  
effect on the image, infrastructure and  
economy of both the downtown core and  
Red Deer as a whole.

**Christi Fidek**

---

**From:** Emily Damberger  
**Sent:** May 27, 2020 10:14 AM  
**To:** 'sales@copiesnow.ab.ca'  
**Subject:** FW: Downtown

Good morning Doug,

Thanks again for the great conversation and feedback. I'm hoping I provided clarity on the situation with office of all sizes would be allowed in the downtown as well as continuing to encourage larger scale offices only in the downtown.

Your building is not a designated heritage building and would therefore be only subject to design regulations that are applicable to all buildings in C1 in the downtown.

Thanks again,

Emily

**From:** print  
**Sent:** May 25, 2020 1:37 PM  
**To:** Emily Damberger  
**Subject:** FW: Downtown

Good afternoon Emily,  
Are you a member of the Donalda area Damberger clan ? My family farmed up that way.

Anyway I have a few concerns about the Proposed Downtown Heritage Area changes.  
I bought the building I currently occupy for my needs today and for future investment/development to help secure a reasonable retirement. Unfortunately the economy of Central Alberta has not been conducive to moving forward with my plans yet, but I still hold out hope that my vision can be realized.  
However, after working with the Red Deer Regional Planning Commission for 15 years, I have seen un-intentional restrictions placed on properties simply by approving a Land Use Bylaw change. I do not want to see my investment property or the downtown core be impacted by what appears to be a simple little change. My re-development of this site may not meet the 50,000 sq. ft. restriction your proposing and thus would significantly impact my plans. I am also leery of other restrictions such as, façade, building height historic preservation etc that are not clear in your letter as of yet.  
I have been in favour of incorporating quality residential into the downtown ever since we investigated the concept back in the 90's at the RDRPC, but there are a number of hurdles to overcome. The concept is in jeopardy unless we can remove the transient population, crime and drugs in the core. I wouldn't want to have what I see everyday at work walking past the front door of my residence.

If you wish to discuss this more, don't hesitate to contact me  
Thanks

*Doug Free*  
  
**CopiesNow**  
403-343-1155  
sales@copiesnow.ab.ca

**Christi Fidek**

---

**From:** Emily Damberger  
**Sent:** May 29, 2020 2:21 PM  
**To:** 'Randy Mabbott'  
**Cc:** Paul Mabbott  
**Subject:** RE: Proposed Land Use Bylaw Amendments - Downtown Historic Gaetz-Ross Heritage Area

Good afternoon Randy,

Thank you very much for sending your comments, we greatly appreciate you taking the time to provide much valued feedback.

I will ensure your comments are included in the review and provided to Council when these items go forward later in the summer.

Take care,

Emily

Emily Damberger  
Planning Manager  
City of Red Deer  
[emily.damberger@reddeer.ca](mailto:emily.damberger@reddeer.ca)  
403.505.2082

**From:** Randy Mabbott  
**Sent:** May 29, 2020 1:39 PM  
**To:** Emily Damberger  
**Cc:** Paul Mabbott  
**Subject:** Proposed Land Use Bylaw Amendments - Downtown Historic Gaetz-Ross Heritage Area

Emily,

Thank you for including us in your review of the Downtown Historic Gaetz-Ross Heritage Area. I do not really have any specific comments but would like to offer a few general comments. I believe the proposed changes are generally positive and in the right direction.

Expansion to include Little Gaetz – not necessarily opposed but focus/priority should be on the existing Area first.

Removal of temporary residential uses – these existing uses are not necessarily bad neighbors but certainly not something that I would like to see long term in this area.

A long term permanent residential base is required for the downtown to thrive. This means more than the just residential development in the new river front development.

Office – Gasoline Alley has had a pretty significant impact on downtown office. The only benefit that I see is lower property taxes. Personally I am not sure these outweigh the negatives of being outside of the downtown core. Time will tell.

Street people/drugs – continues to be and will be a critical piece of developing the downtown as proposed. No one wants this in their backyard but it is a critical issue.

There is a fairly significant office vacancy rate in downtown Red Deer currently. Some of this a function of the buildings that have large vacancies. My concern is that there needs to be short term focus on retaining these type of tenants (and retail) in the downtown for what exists with a longer term view of what can be added to the mix.

We are still keeping a very close eye on opportunities for our Company in Red Deer. We hope/believe that medium to long term we want to be in Red Deer.

I hope this helps.

**Randy R. Mabbott**  
**President**

***Grand Central Properties Inc.***  
Box 266  
Cochrane, AB T4C 1A5

Suite 101, 630 1<sup>st</sup> Street W.  
Cochrane, AB

T. (403) 932 7533

C. [REDACTED]

E. [rmabbott@grandcentralproperties.com](mailto:rmabbott@grandcentralproperties.com)



**DATE:** July 24, 2020

**TO:** Emily Damberger, Manager of Planning

**FROM:** Samantha Rodwell, Deputy City Clerk

**SUBJECT:** Economic Leader Strategy Land Use Bylaw Implementation – Focus on long term residential uses in Downtown Core (Gaetz-Ross Heritage Area) Bylaw 3357/O-2020

---

**Reference Report:**

Planning and Development Services, dated July 20, 2020.

**Bylaw Reading:**

At the Monday, July 20, 2020 Regular Council Meeting, Council gave first reading to the following Bylaw:

**Bylaw 3357/O-2020** (an amendment to the Land Use Bylaw to expand the Gaetz-Ross Heritage Area and remove Temporary Care Facility as a use in the Gaetz-Ross Heritage Area)

**Report back to Council:**

Yes.

**Comments/Further Action:**

This bylaw will come back for second and third readings at the Monday, August 31, 2020 Council Meeting.

“Samantha Rodwell”

Samantha Rodwell  
Deputy City Clerk

c. General Manager Planning & Development Services

**DATE:** July 24, 2020  
**TO:** Allan Seabrooke, City Manager  
**FROM:** Samantha Rodwell, Deputy City Clerk  
**SUBJECT:** Land Matter

---

**Resolution:**

At the Monday, July 20, 2020 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer, having considered a Land Matter In Camera hereby endorses the recommendations in principle and agrees that the contents of the report will remain confidential as protected under the Freedom of Information and Protection of Privacy Act, Section 24(1)(a).

**Report back to Council:**

No.

**Comments/Further Action:**

None.

“Samantha Rodwell”

Samantha Rodwell  
Deputy City Clerk

c. Intergovernmental Strategist