



A G E N D A

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, FEBRUARY 26, 2007

COMMENCING AT 3:00 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, February 12, 2007.
- (2) **UNFINISHED BUSINESS**
- (3) **PUBLIC HEARINGS**
 1. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/C-2007 – Re: Household and Special Residential Definitions & Regulations / City of Red Deer*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .1
 2. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/D-2007 – Rezoning of 0.32 ha (0.8ac) of Closed Road to I2 Heavy Industrial District / Riverside Heavy Industrial/Municipal Works Yard/ City of Red Deer*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .4

3. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/E-2007 – Visitor Parking for Residential Developments Fronting Private Roads / City of Red Deer*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .8

(4) **REPORTS**

1. Director of Development Services – *Re: Participation in South Central Regional Wastewater Partnership Exploration Grant* . .16
2. Parks Ecological and Planning Specialist – *Re: Amendment to Bylaw 3255/2000 – Parks and Public Facilities Bylaw – Bylaw Amendment 3255/A-2007 – Change to Schedule “C”*
(Consideration of 3 Readings of the Bylaw) . .19
3. Engineering Services Manager – *Re: Water and Sanitary Trunk Infrastructure Improvement Projects* . .22
4. Social Planning Manager – *Re: Affordable Housing Strategy* . .28

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

1.	3357/C-2007 – Land Use Bylaw Amendment - Household and Special Residential Definitions & Regulations / City of Red Deer (2 nd & 3 rd Readings)	.32 .1
2.	3357/D-2007 – Land Use Bylaw Amendment - Rezoning of 0.32 ha (0.8ac) of Closed Road to I2 Heavy Industrial District / Riverside Heavy Industrial/Municipal Works Yard/ City of Red Deer (2 nd & 3 rd Readings of the Bylaw)	.39 .4
3.	3357/E-2007 – Land Use Bylaw Amendment - Visitor Parking for Residential Developments Fronting Private Roads / City of Red Deer (2 nd & 3 rd Readings of the Bylaw)	.41 .8
4.	3255/A-2007 – Parks and Public Facilities Bylaw – Amendment to Schedule “C”. (3 Readings of the Bylaw)	.42 .19



Legislative & Administrative Services

DATE: February 20, 2007
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/C-2007
Household and Special Residential Definitions & Regulations

History

At the Monday, January 29, 2007 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3357/C-2007.

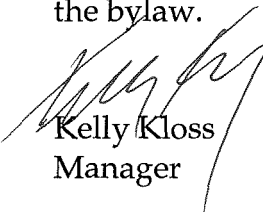
Land Use Bylaw Amendment 3357/C-2007 addresses deficiencies identified within the Land Use Bylaw with how various special residential uses (e.g. social care residences) are defined, in which land use districts they are listed and their regulations. Key bylaw changes identified are the need to distinguish between temporary and permanent living spaces, define/confirm the size of conventional households and group living situations and whether these uses would be a discretionary or permitted land use.

Public Consultation Process

A Public Hearing has been advertised for Monday, February 26, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendations

That following the Public Hearing, Council proceed with second and third readings of the bylaw.


Kelly Kloss
Manager



DATE: January 22, 2007
TO: Kelly Kloss, Legislative & Administrative Services Manager
FROM: Tony Lindhout, City Planning Manager
RE: Land Use Bylaw Amendment 3357/C-2007
Household and Special Residential Definitions & Regulations

Attached for Council consideration is a proposed Land Use Bylaw amendment from City Administration that addresses deficiencies that have been identified within our existing Bylaw dealing with how various special residential uses (e.g. social care residences) are defined, in which land use districts they are listed and their regulations.

Background

The City's Subdivision and Development Appeal Board (SDAB) in late 2005 ruled in favour of an Appeal made against an approval by the City's Municipal Planning Commission on a Development Permit application for a "social care residence" use (detoxification centre) in the former EXH Building. The Appeal raised several issues in relationship to the Land Use Bylaw. In general terms, these issues were:

1. SDAB felt that the detoxification and mat centre did not properly fit into the definitions for either a "social care residence" or "institutional service facility" and implied that amendments to the definitions were necessary to accommodate these uses.
2. The SDAB also made the finding that a "social care residence" would need to meet residential standards such as side/front/rear yards and the need for landscaped areas because the term "residence" is used. A "social care residence" use in a commercial building would therefore be inappropriate.

After reviewing the decision, both legal counsel and planning staff acknowledged the need to review both the definitions and the use of the term residence when describing a temporary care facility.

Analysis

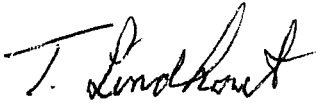
In order to address the problems identified by SDAB, City Administration undertook an extensive review and analysis of specialized residential uses and social care related facilities; also examined was how these uses can best be defined and integrated into our land use bylaw in a practical manner. Issues identified to be researched included what uses are or are not compatible within residential neighbourhoods, which uses house temporary residents and which permanent residents, and finally, what level and type of care, treatment and/or supervision is provided to the occupant/resident. Also examined was the fundamental question of what constitutes a "household" and to ensure equal treatment of all people, with or without disabilities and handicaps, etc.

Kelly Kloss, Legislative & Administrative Services Manager
Land Use Bylaw Amendment 3357/C-2007
Page 3

City Administration concludes that the above noted changes will resolve current land use interpretation and compatibility issues relative to specialized residential developments and land uses.

Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment 3357/C-2007.



Tony J. Lindhout, ACP, MCIP
City Planning Manager

- c. Colleen Jensen, Acting City Manager
- Greg Scott, Acting Community Services Director
- Paul Meyette, Inspections & Licensing Manager
- Scott Cameron, Social Planning Manager
- Joyce Boon, Development & Licensing Supervisor
- Wendy Klassen, Community Facilitator
- Nick Riebeek, City Solicitor

Attachment



Council Decision – February 26, 2007

Legislative & Administrative Services

DATE: February 27, 2007
TO: Tony Lindhout, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/C-2007
Household and Special Residential Definitions & Regulations

Reference Report:

Parkland Community Planning Services, dated January 22, 2007


Bylaw Readings:

Land Use Bylaw Amendment 3357/C-2007 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3357/C-2007 addresses deficiencies identified within the Land Use Bylaw with how various special residential uses (e.g. social care residences) are defined, in which land use districts they are listed and their regulations. Key bylaw changes identified are the need to distinguish between temporary and permanent living spaces, define/confirm the size of conventional households and group living situations and whether these uses would be a discretionary or permitted land use. This office will amend the Land Use Bylaw in due course.


Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
V. Crawford, Clerk Steno

BYLAW NO. 3357/C-2007

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 Section 1.3 **Definitions** is amended by:

- (1) deleting the definition of **"Assisted Living Residence"**;
- (2) adding the following new definition:

"Assisted Living Facility" means a building, or a portion of a building operated for the purpose of providing live in accommodation for six or more persons with chronic or declining conditions requiring professional care or supervision or ongoing medical care, nursing or homemaking services or for persons generally requiring specialized care but does not include a Temporary Care Facility;

- (3) deleting the definition of **"Dwelling Unit"** and replacing it with the following new definition:

"Dwelling Unit" means a self contained building or portion of a building used as a permanent residence by a household";

- (4) deleting the definition of **"Household"** and replacing it with the following new definition:

"Household" means

means an individual, or two or more persons related by blood, marriage or adoption, or a group of up to five unrelated persons, all living together as a single housekeeping unit and using common cooking facilities. The development shall be primarily residential in character but may include non-resident staff providing professional care or supervision, which may be in the nature of ongoing medical care, nursing or homemaking services. A household shall not include an Assisted Living Facility or a Temporary Care Facility;

- (5) deleting the definition of **"Institutional Housing"**;
- (6) deleting the definition of **"Institutional Service Facility"** and replacing it with the following new definition:

"Institutional Service Facility" means a facility:

- (a) providing cultural, educational or community services to the public such as libraries, museums, auditoriums, concert halls, colleges, schools, places of worship or assembly and,
 - (b) providing government services including hospitals, fire stations, police stations, court houses, detention and correction centres;
- (7) deleting the definition of **“Retirement Home”**;
- (8) deleting the definition of **“Social Care Residence”**; and
- (9) adding the following new 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.

- 2 Section 2.19 **Land Use Bylaw Amendment Application** is amended by adding the following new subsection:

“(5) If the Planning Department determines that a public meeting or other means of public consultation is required regarding any proposed Land Use Bylaw amendment, all property owners located within 65 m of the boundary of the site which is the subject of the Land Use Bylaw amendment shall receive notice of the proposed amendment.”

- 3 Section 2.4 **Plans and Information Required for Development Permit** is amended by deleting subsection (5) and replacing it with the following new subsection:

“(5) The Development Authority may require that an applicant attend a public meeting and/or provide information on a Development Permit/Subdivision application required to be included in notification to all property owners located within 65 m of the boundary of the site which is the subject of the intended development.”

- 4 Table 3.1 **Parking Requirements** as listed in Section 3.1 **Parking Spaces and Area** is amended by:

- (1) replacing the uses “Hospitals, Social Care Residences” with “Hospitals, Temporary Care Facility”;
- (2) deleting under **Residential**:

Retirement Home	0.5 per unit to provide for residents, visitors and day duty staff, with a minimum of six spaces.
Assisted Living Residence	0.4 per unit to provide for residents, visitors and day duty staff, with a minimum of six spaces.

- (3) adding under **Residential**:

Assisted Living Facility	0.4 per unit to provide for residents, visitors and day duty staff, with a minimum of three spaces.
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- 5 Section 4.1 (1) (b) **R1 Residential (Low Density) District Discretionary Use Table** is amended by:

1. replacing in subsection (ii) the words "Assisted living residence" with "Assisted living facility";
2. deleting subsection (iv) in its entirety and replacing it with the following new subsection:

"(iv) Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."
3. deleting from subsection (v) the words "social care residences";

- 6 Section 4.2 (1) (b) **R1A Residential (Semi-Detached Dwelling) District Discretionary Use Table** is amended by:

1. deleting subsection (iii) in its entirety and replacing it with the following new subsection:

"(iii) Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."
2. deleting from subsection (iv) the words "social care residences";

- 7 Section 4.4 (1) (b) **R2 Residential (Medium Density) District Discretionary Use Table** is amended by:

- (1) replacing in subsection (iii) "Assisted living residence" with "Assisted living facility";
- (2) deleting subsection (v) in its entirety and replacing it with the following new subsection:

"(v) Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."
- (3) deleting from subsection (vi) the words "social care residences";

(4) deleting subsection "(xiv) Retirement home";

8 Section 4.5 (1) (b) **R3 Residential (Multiple Family) District Discretionary Use Table** is amended by:

(1) replacing in subsection (ii) "Assisted living residence" with "Assisted living facility";

(2) deleting subsection (iv) in its entirety and replacing it with the following new subsection:

"(iv) Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."

(3) deleting subsection "(x) Retirement home";

(4) replacing in subsection (xii) "Social care residence" with "Temporary care facility";

9 Section 4.5 (2) (a) **R3 Residential (Multiple Family) Regulations Table 4.5** is amended by:

(1) replacing in the **Requirements** section of the **Floor Area Minimum Regulations** the words "Unit in assisted living residence or retirement home: 23.0 m²" with "Unit in assisted living facility: 23.0 m²";

(2) deleting the **Site Coverage Regulations** and **Requirements** and replacing them with the following:

Site Coverage Maximum	40% (includes garage and accessory buildings) except within multi-family, assisted living facility or temporary care facility on sites located within the boundaries of the Greater Downtown Action Plan, where it is 60% (including accessory buildings)
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(3) deleting the **Building Height Maximum Regulations** and **Requirements** and replacing them with the following:

Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except apartments which shall be allowed 3 storeys. For multi-family, assisted living facility or temporary care facilities 4 storeys, except on sites located within the boundaries of the Greater Downtown Action Plan, where there is no maximum.
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- (4) replacing in the **Requirements** section of the **Side Yard Minimum Regulations** the words "For multi-family, assisted living residence, retirement home or social care residences:" with "For multi-family, assisted living facility or temporary care facility:";
- (5) deleting the **Landscaped Area Regulations** and **Requirements** and replacing them with the following:

Landscaped Area Minimum	35% of site area except for multi-family, assisted living facility or temporary care facilities on sites located within the boundaries of the Greater Downtown Action Plan, where 30% landscaping of the site is required.
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- (6) Deleting the **Lot Area Minimum Regulations** and **Requirements** and replacing them with the following:

Lot Area Minimum	<p>Detached dwelling: 360 m²</p> <p>Semi-detached dwelling: 232.0 m² per dwelling unit</p> <p>Multi-attached: 185.0 m² per internal unit, 240.0 m² per end unit</p> <p>Multi-family (no separate bedroom): 74.0 m²</p> <p>Multi-family (one bedroom): 111.0 m² per unit</p> <p>Multi-family (more than one bedroom): 139.0 m² per unit</p> <p>For multi-family, assisted living facility or temporary care facility:</p> <ul style="list-style-type: none"> ▪ In all cases subject to section 4.5 (3)(a). ▪ No separate bedroom and unit in an assisted living facility: 55.0 m² per unit. ▪ One bedroom: 82.0 m² per unit. ▪ More than one bedroom: 102.0 m² per unit.
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10 Section 4.7 **Residential District Regulations** is amended as follows:

- (1) deleting the first sentence of subsection (1)(f) and replacing it with the following new sentence:
- (f) "Within R2 and R3 Districts, residential amenity areas of a minimum of 4.5 m² per dwelling unit for multiple family building and multi-attached building and a minimum of 15.0 m² per unit for an assisted living facility and temporary care facility shall be provided."

- 11 Section 5.1 (1) (a) **C1 Commercial (City Centre) District Permitted Use Table** is amended by:
 - (1) deleting subsection "(v) Institutional service facility";
- 12 Section 5.1 (1) (b) **C1 Commercial (City Centre) District Discretionary Use Table** is amended by:
 - (1) adding alphabetically "Assisted living facility" as a discretionary use;
 - (2) adding alphabetically "Institutional service facility" as a discretionary use;
 - (3) replacing in subsection (xvi) "Social care residence" with "Temporary care facility";
- 13 Section 5.2 (1) (b) **C1A Commercial (City Centre West) District Discretionary Use Table** is amended by:
 - (1) adding alphabetically "Assisted living facility" as a discretionary use;
 - (2) replacing in subsection (xvi) "Social care residence" with "Temporary care facility";
- 14 Section 7.4 (1) (a) **PS Public Service (Institutional or Government) District Permitted Use Table** is amended by:
 - (1) deleting subsection "(iii) Institutional service facility";
- 15 Section 7.4 (1) (b) **PS Public Service (Institutional or Government) District Discretionary Use Table** is amended by:
 - (1) replacing in subsection (i) "Assisted living residence" with "Assisted living facility";
 - (2) adding alphabetically "Institutional service facility" as a discretionary use;
 - (3) deleting subsection "(xii) Retirement home";
 - (4) replacing in subsection (xiii) "Social care residence" with "Temporary care facility";
- 16 Section 8.1 (1) (a) **Direct Control District No. 1 DC(1) Permitted Use Table** is amended by:
 - (1) deleting from subsection (v) the words "(excluding institutional housing)";
- 17 Section 8.17 (1) (b) **Direct Control District No. 17 DC(17)** is amended by:
 - (1) deleting from subsection (iii) the words "Retirement home";

- 18 Section 8.20.1 (1) (b) **Direct Control District No. 21 DC(21) Discretionary Use Table** is amended by:

(1) replacing in subsection (xxi) "Social care residence" with "Temporary care facility";

- 19 Section 8.20.1 (2) (d) **Direct Control District No. 21 Regulations – Indoor Amenity Areas** is amended by:

(1) deleting subsection (2) and replacing it with the following:

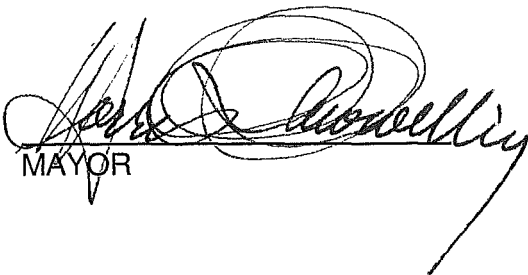
"(2) Assisted Living Facility and Temporary Care Facility – a minimum of 15 m² per dwelling unit."

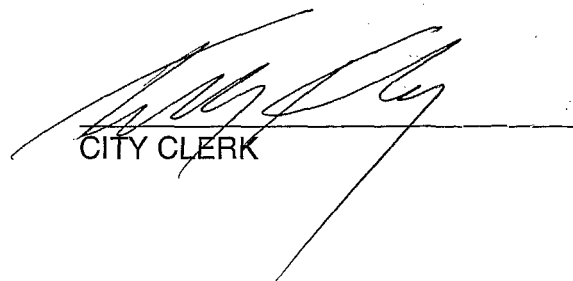
READ A FIRST TIME IN OPEN COUNCIL this 29th day of January 2007.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of February 2007.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of February 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of February 2007.


MAYOR


CITY CLERK



Legislative & Administrative Services

DATE: February 20, 2007
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/D-2007
Closed Road – Riverside Heavy Industrial
City of Red Deer

History:

At the Monday, January 29, 2007 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3357/D-2007.

Land Use Bylaw Amendment 3357/D-2007 provides for the rezoning of 0.32 ha. (0.8 ac.) of closed road to I2 Heavy Industrial District. The road is not developed and not needed for public travel and will be consolidated with lots to the south and north as the new City of Red Deer municipal works yard.

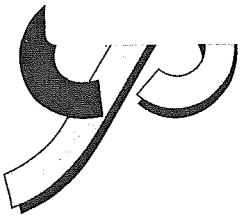
Public Consultation Process:

A Public Hearing has been advertised for Monday, February 26, 2006 at 6:00 p.m. in Council Chambers during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations:

That following the Public Hearing, Council proceed with second and third readings of the bylaw.


Kelly Kloss
Manager



**LAND
COMMUNITY
PLANNING
SERVICES**

5

**REPORT SUBMITTED TO THE
JANUARY 29, 2007
COUNCIL MEETING**

e-mail: pcps@pcps.ab.ca
www.pcps.ca

DATE: January 17, 2007
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/D-2007
Closed Road – Riverside Heavy Industrial
City of Red Deer

Proposal

The City of Red Deer is proposing to rezone 0.32 ha (0.8 ac.) of closed road to I2 Heavy Industrial District. The subject road is not developed and not needed for public travel. A road closure was recently approved by Council to allow for consolidation with the lots to the south and with the lot to the north. These lands are to be developed as the new City of Red Deer municipal works yard.

Staff Recommendation

It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/D -2007.

Martin Kvapil
PLANNING ASSISTANT

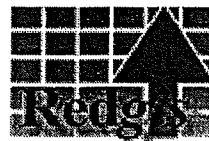
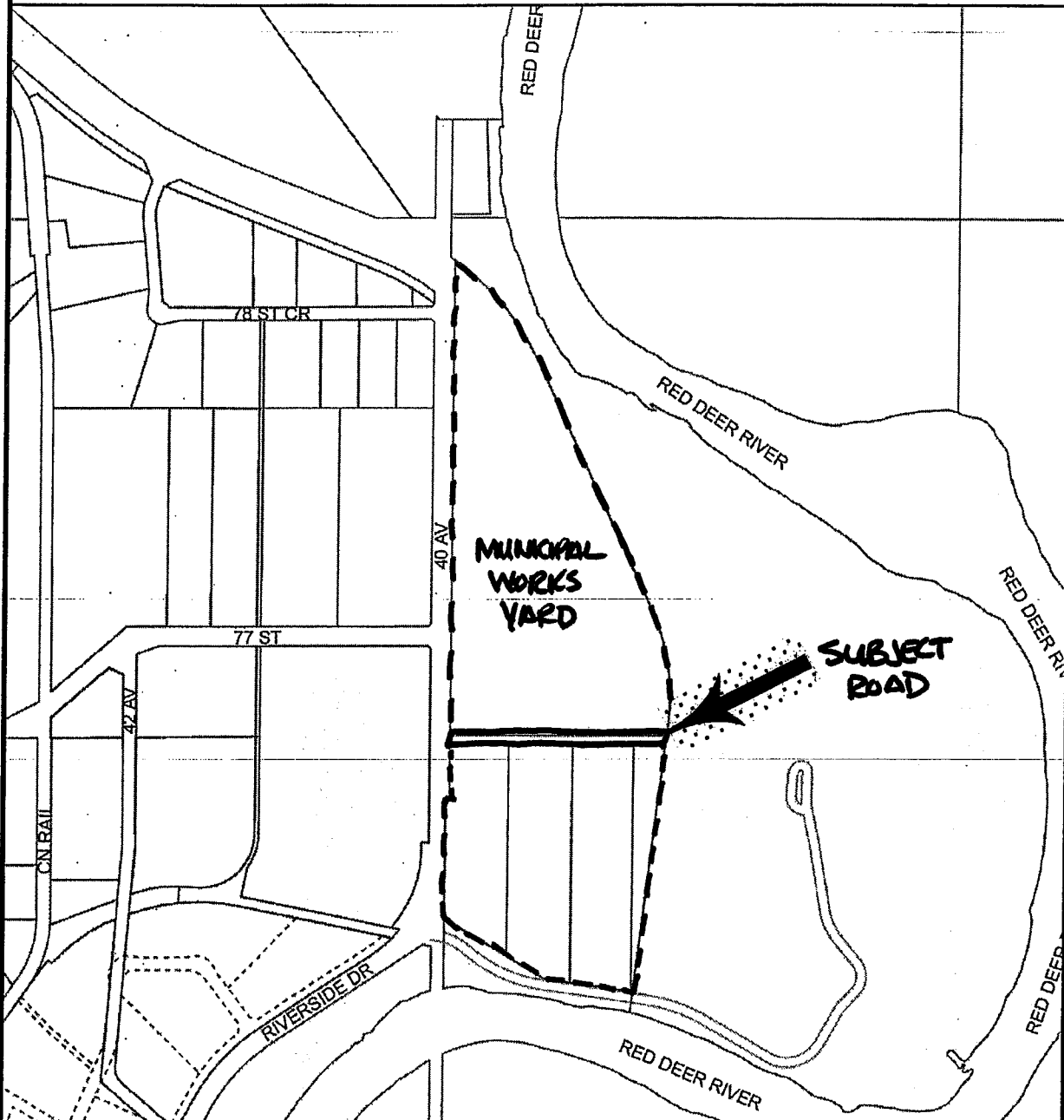
Tony Lindhout
CITY PLANNING MANAGER

Attach.



THE CITY OF
Red Deer

Bylaw 3357/D-2007



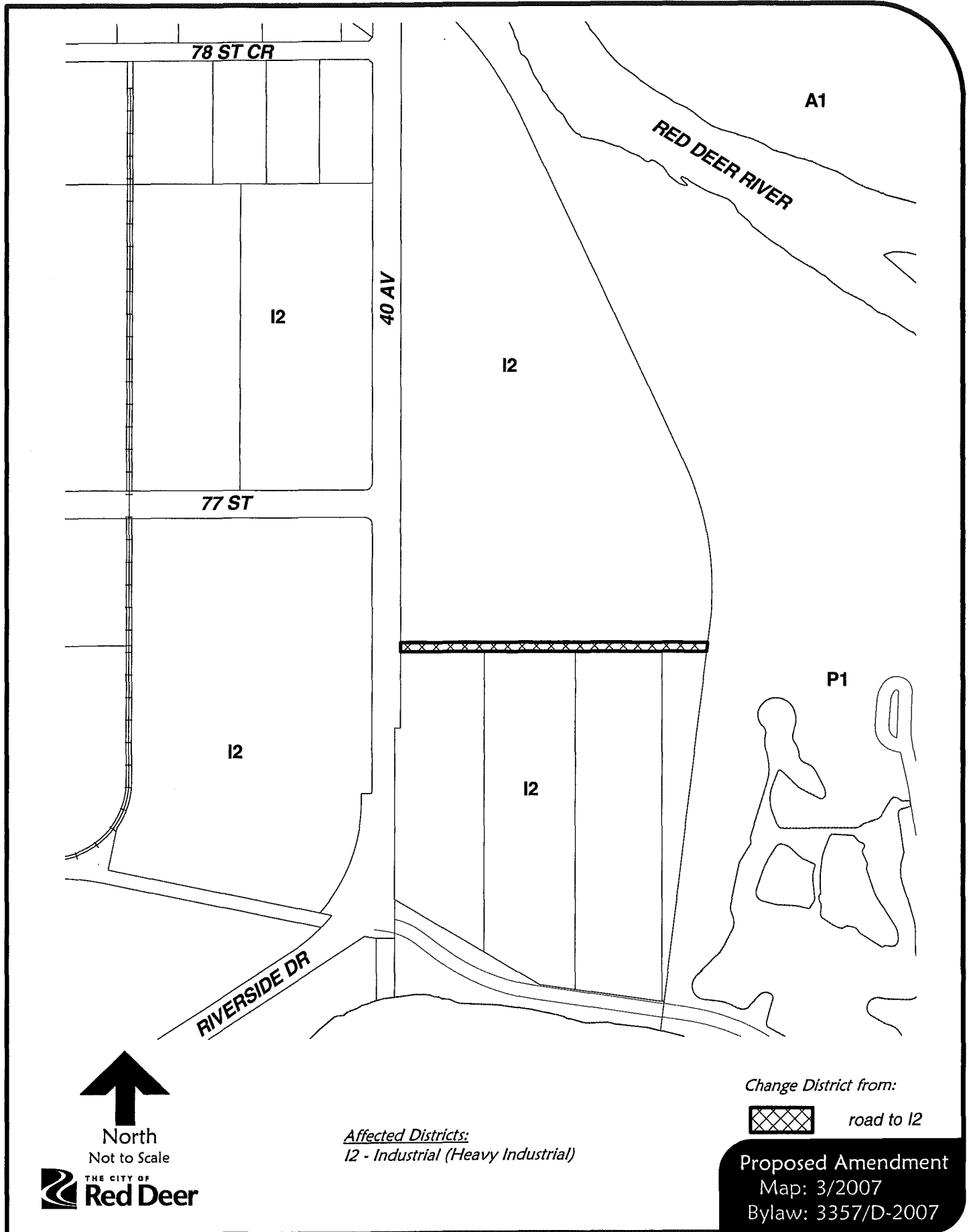
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Proposed Amendment to Land Use Bylaw 3357/2006

7





Council Decision – February 26, 2007

Legislative & Administrative Services

DATE: February 27, 2007
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/D-2007
Closed Road – Riverside Heavy Industrial
City of Red Deer

Reference Report:

Parkland Community Planning Services, dated January 17, 2007

Bylaw Readings:

Land Use Bylaw Amendment 3357/D-2007 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3357/D-2007 provides for the rezoning of 0.32 ha. (0.8 ac.) of closed road to I2 Heavy Industrial District. The road is not developed and not needed for public travel and will be consolidated with lots to the south and north as the new City of Red Deer municipal works yard. This office will amend the Land Use Bylaw in due course.

Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
Jeff Fuller, Graphics Designer
V. Crawford, Clerk Steno

BYLAW NO. 3357/D-2007

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:


1. That "Use District Map O20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 3 attached hereto and forming part of the bylaw.

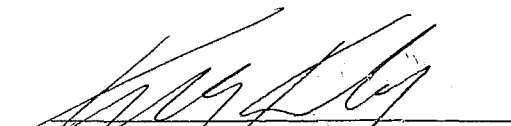
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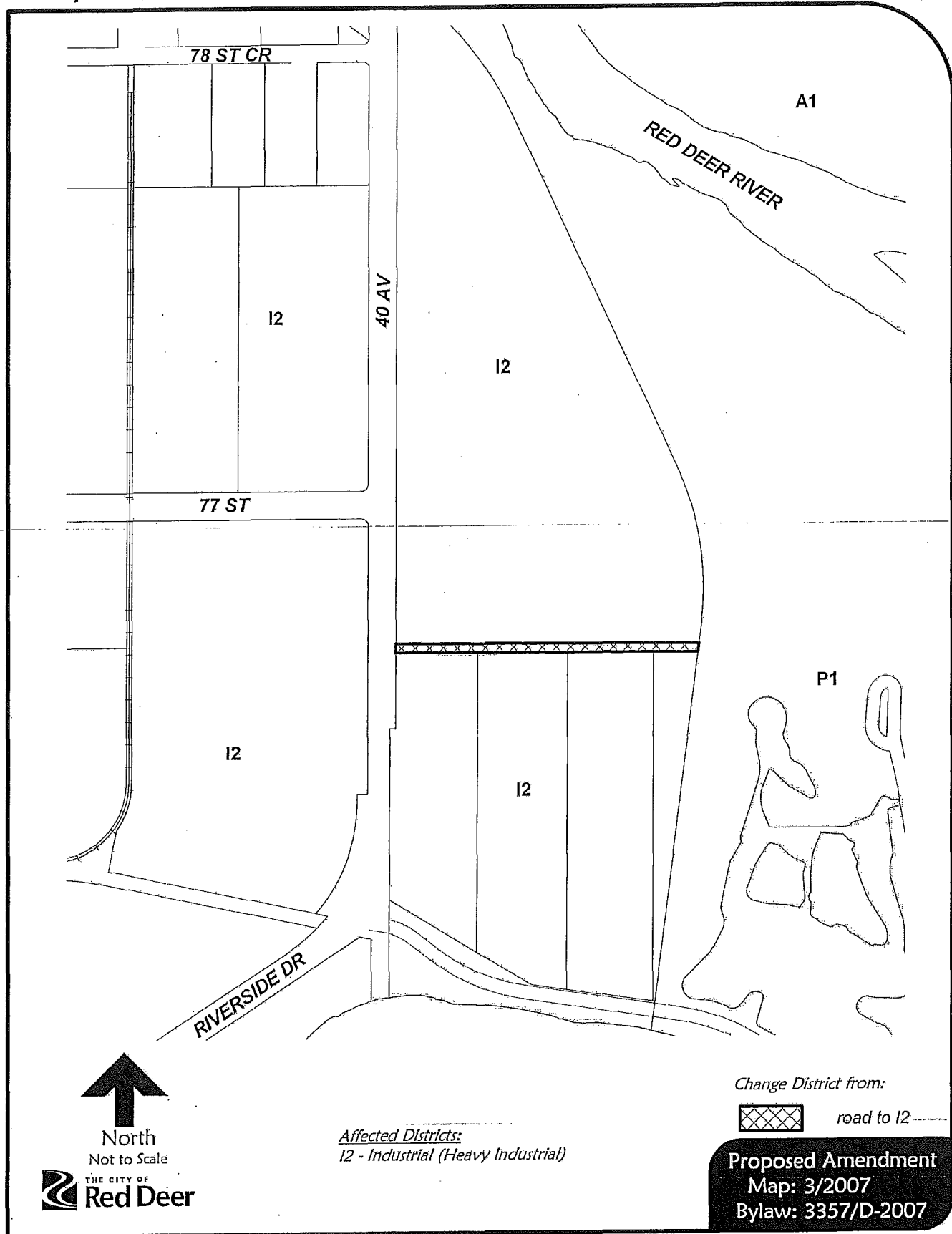
READ A THIRD TIME IN OPEN COUNCIL this 26th day of February 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of February 2007.


MAYOR


CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006





Legislative & Administrative Services

DATE: February 20, 2007
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/E-2007
Visitor Parking for Residential Developments Fronting Private Roads
City of Red Deer

History:

At the Monday, January 29, 2007 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3357/E-2007.

Land Use Bylaw Amendment 3357/E-2007 provides for the addition of visitor parking standards to the Land Use Bylaw for those residential developments that contain private roadways (e.g. gated communities, condominium communities, etc) to address concerns of visitor parking overflowing to adjacent conventional neighbouring properties. A visitor parking standard for any residential development fronting a private road of one parking space for every five dwelling units is being proposed.

Public Consultation Process

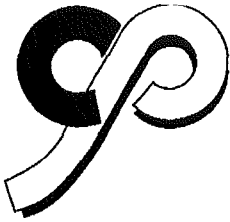
A Public Hearing has been advertised for Monday, February 26, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendations:

That following the Public Hearing, Council proceed with second and third readings of the bylaw.


Kelly Kloss
Manager

**REPORT SUBMITTED TO THE
JANUARY 29, 2007
COUNCIL MEETING**



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: January 18, 2007
TO: Legislative & Administrative Services Manager
FROM: Emily Damberger, Planner
RE: Land Use Bylaw Amendment No. 3357/E-2007
Visitor Parking for Residential Developments Fronting Private Roads

Background

The City's Inspections and Licensing Department has requested that planning staff research the addition of visitor parking standards to the Land Use Bylaw for those residential developments that contain private roadways (e.g. gated communities, condominium communities, etc.). Provision of visitor parking in conventional multiple family residential developments is a requirement of the land use bylaw however, when other forms of residential development (single family, semi-detached, multi-attached) take place within a clustered development containing their own private internal roadway system, these developments are not required under the land use bylaw to provide any dedicated visitor parking.

While researching, it was determined that visitor parking concerns are an issue for all residential developments where the units are fronting onto a private road. There are many situations where different residential developments (rental townhouses, condominium style single family, semi-attached, and mobile home parks) front onto a private road.

Private roads within residential developments are not constructed with sufficient width to provide both emergency vehicle access and on street parking adjacent to residential units. The standard resident minimum parking requirements are met through designated private parking lots, or on site parking pads/garages.

The major concern with the lack of visitor parking is the visitor parking overflowing to adjacent conventional neighbouring properties.

Comparison of other Alberta municipalities regulations regarding visitor parking requirements within private road developments

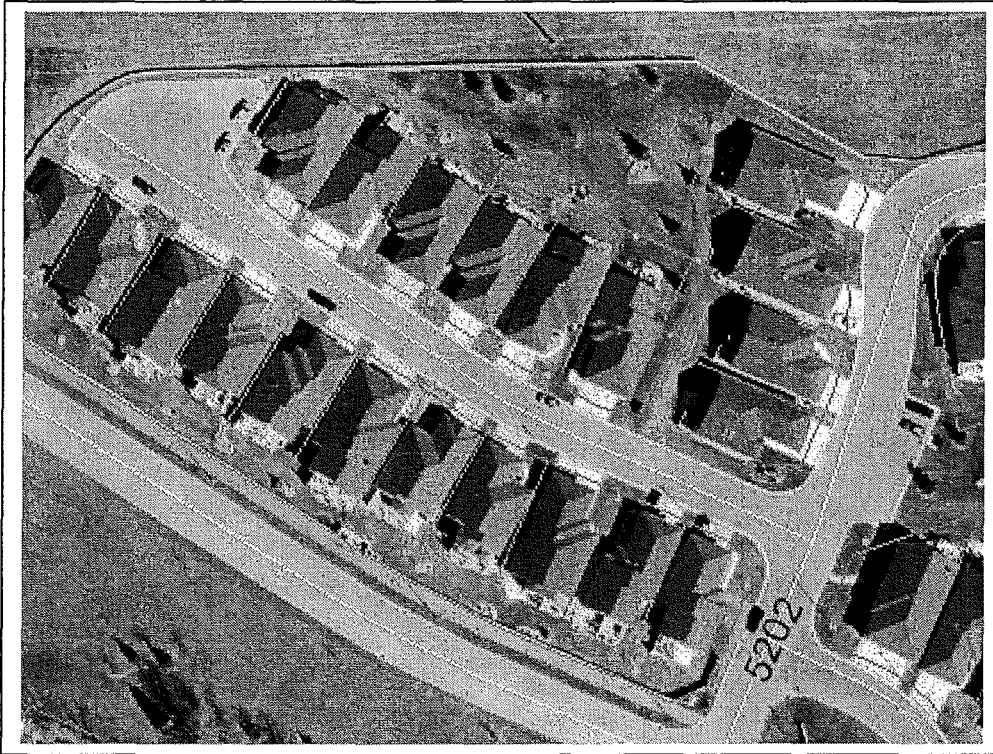
Alberta municipal land use bylaws were researched in order to compare other regulations in place regarding visitor parking for residential developments containing private roads.

Municipality	Residential Parking Regulations related to private road development	Visitor parking requirements
City of Grande Prairie	For new single detached, semi-detached and duplex dwellings the required parking stalls shall: (a) Be accessible from a public road	0.15 stalls/dwelling unit designated as visitor parking (minimum of one visitor stall)
City of Calgary	For a single detached, semi-detached and duplex dwellings each required parking stall shall: (a) Be accessible from a public thoroughfare	The Approving Authority may require additional parking stalls for visitor in comprehensive apartment, townhouse and stacked townhouse developments at 0.15 parking stalls per unit for visitor parking.
City of Airdrie	None	Multi-Family one bedroom – 1.2 per dwelling unit plus 0.20 visitor Multi-Family two bedroom – 1.5 per dwelling unit plus 0.20 visitor
City of St. Albert	None	Townhousing – 1 stall per 3 dwelling units for visitor parking or 1 stall per 4 dwelling units where underground or enclosed parking is provided
City of Edmonton	None	1 parking space per 7 dwellings for visitor parking.

The table describes both the City of Grande Prairie and Calgary require single detached, semi-attached and duplex visitor parking stalls to be accessible from a public road, therefore ensuring sufficient visitor parking adjacent to these developments on public roads where sufficient width for both emergency services and on street parking is provided. In addition all locations required multi-attached buildings to provide visitor parking regardless of a private road or public road development situation.

Residential Development Fronting Private Roads

Currently there are single detached, semi-detached, multi-attached and multiple family residential housing forms in the city that front a private road.



This is an example of a single detached condominium development fronting a private road.

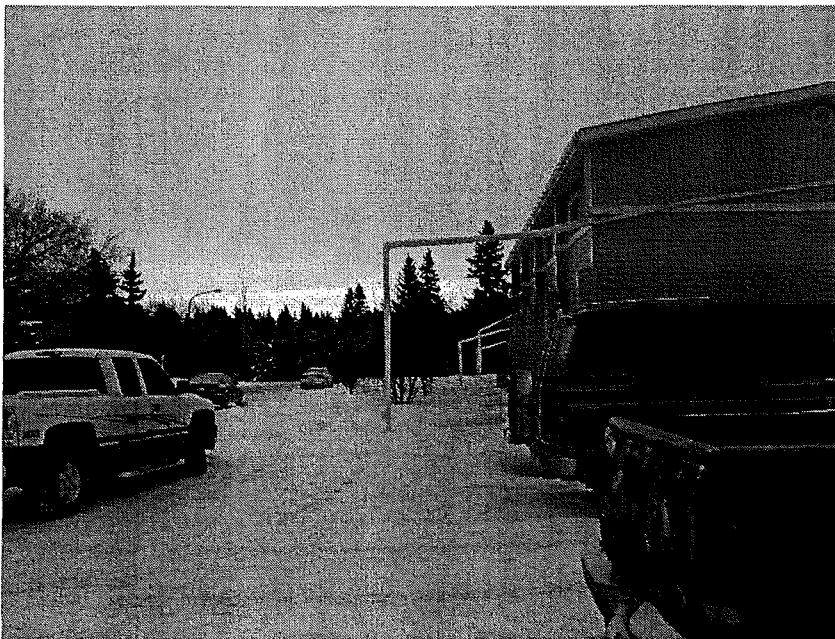


Here is an example of semi-detached, duplex, condominium development fronting onto a private road.

Multi-attached housing includes condominium sites, rental sites, and individual fee simple lot sites. The configuration of the lots and building placement varies from site to site which affects the amount of public road frontage if any, that may be available for visitor parking.

Condominium Townhouses

Condominium townhouse sites are typically serviced by a private road and may have little public road frontage to provide visitor parking. Internal private roads do not allow parking other than in designated areas as the road is used for emergency access and/or provides access to front garage driveways and does not provide sufficient width or space for parking along the private road. Visitor parking has been provided on site in some locations at the discretion of the landowner/and or developer.



This site illustrates only on site parking for residents with no on site visitor parking. In this case however, the parcel configuration allows for off site public road visitor parking parallel to the townhouse development without infringing on adjacent properties.



This condominium site has provided on site visitor parking, however the number of stalls being provided is not regulated and is at the discretion of the developer.

On other sites, such as the one below, visitor parking was not a requirement and therefore the developer did not provide any visitor parking. This site has very little public road frontage as the lots are all facing onto an internal private road. Most lots in this example do not have rear lane access and therefore residents are limited to parking in front of the building.



The normal LUB parking standard of 2 stalls/unit are provided for the residents and or owner and cannot be credited as visitor parking.

Rental Townhouses

Below is an example of rental townhouses where the owner has voluntarily provided on site visitor parking stalls. This location does not have access to off site street parking and therefore if visitor parking was not provided, visitors would be forced to park at adjacent properties where on street parking is available.



Individual lots –Fee Simple Subdivision

Townhouses and multi-attached buildings may also be in the form of individual titled lots. Due to subdivision regulations, each lot must have access to a public road and would therefore have sufficient frontage for visitor parking on the street frontage.



This development contains front attached garages, providing on site parking for residents and off site parking adjacent to each residence along the public street frontage.

Planning Analysis

There are many different situations of how various forms of residential buildings and related parking are developed. Visitor parking should be consistently provided in all cases, in order to prevent overflow of visitor parking onto adjacent properties.

Residential developments fronting onto private roads do not permit sufficient visitor parking, due to limited public road frontage and private road width. Visitor parking for these types of development is often forced onto neighbouring properties.

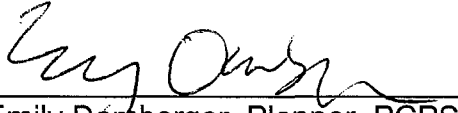
The proposed bylaw amendment will provide a consistent number of visitor parking stalls for any residential development fronting a private road. The requirement for visitor parking stalls will ease overflow parking on neighbouring properties.

A proposed visitor parking standard for any residential development fronting a private road of one parking space for every five dwelling units, would be equal to the visitor parking requirements for conventional multi-family developments in the City of Red Deer.

Having reviewed and compared other municipality's parking regulations, the proposed visitor parking regulations are a reasonable standard for city residential developments fronting a private road.

Recommendation

That Council proceeds with first reading of Land Use Bylaw amendment 3357/E-2007.


Emily Danberger, Planner, PCPS


Tony Lindhout, Planning Manager, PCPS

cc: Paul Meyette, Don Simpson, Greg Scott



Council Decision – February 26, 2007

Legislative & Administrative Services

DATE: February 27, 2007
TO: Emily Damberger, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/E-2007
Visitor Parking for Residential Developments Fronting Private Roads

Reference Report:

Parkland Community Planning Services, dated January 18, 2007

Bylaw Readings:

Land Use Bylaw Amendment 3357/E-2007 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3357/E-2007 provides for the addition of visitor parking standards to the Land Use Bylaw for those residential developments that contain private roadways (e.g. gated communities, condominium communities, etc) to address concerns of visitor parking overflowing to adjacent conventional neighbouring properties. A visitor parking standard for any residential development fronting a private road of one parking space for every five dwelling units is included. This office will amend the Land Use Bylaw in due course.

Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
V. Crawford, Clerk Steno

BYLAW NO. 3357/E-2007

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:

- 1 Deletion from Table 3.1 Parking Requirements:

USES	PARKING SPACES
Residential	
Detached Dwelling	2.0 per unit
Semi-detached Dwelling	2.0 per unit
Multi-attached Building	2.0 per unit

- 2 Addition of the following wording under the residential uses within Part Three, General Regulations Applicable to All Districts, Section 3.1 (1) Table 3.1 Parking Requirements.


USES	PARKING SPACES
Residential	
Detached Dwelling, Semi-detached Dwelling, Multi-attached Building fronting onto a public roadway	2.0 per unit
Detached Dwelling, Semi-detached Dwelling, Multi-attached Building fronting onto a private roadway	2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking

READ A FIRST TIME IN OPEN COUNCIL this 29th day of January 2007.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of February 2007.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of February 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of February 2007.


MAYOR


CITY CLERK



Date: February 12, 2007

To: Legislative & Administrative Services Manager

From: Director of Development Services

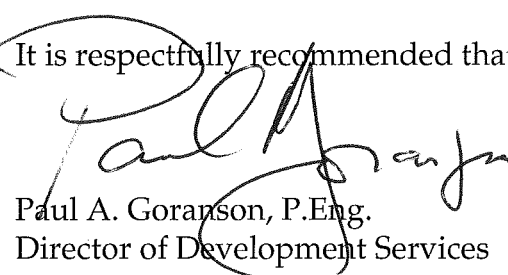
Re: **Participation in South Central Regional Wastewater Partnership
Exploration Grant**

This project involves The City and the following municipalities: Town of Innisfail, Town of Penhold, Town of Bowden, Town of Olds, Red Deer County, and Mountain View County. The parties are investigating in more detail (Preliminary Design Stage) the feasibility of a regional sewer line that would extend from the Town of Olds north to Red Deer. The Province has previously authorized a grant to complete this stage of the design work.

The Partnership Exploration Grant is to explore the options for ownership and governance structure related to the project; the application will be for up to \$75,000. Passing of this resolution by Council is a requirement from Alberta Municipal Affairs in order to have authorization for grant funding "funneled" through one of the participating municipalities, the managing partner. For this project the managing partner will be the Town of Olds.

Recommendation:

It is respectfully recommended that Council pass the attached Resolution.



Paul A. Goranson, P.Eng.
Director of Development Services

PAG/ldr
Attach.

**South Central Regional Wastewater Partnership
Exploration Grant**

COUNCIL RESOLUTION

1. Be it resolved that Council authorizes The City of Red Deer to participate in, and submit a Regional Partnership Exploration grant application to explore the governance and management alternatives for the South Central Regional Wastewater Partnership for the Central Alberta Regional Wastewater System – South Segment from Olds to Red Deer under the Alberta Municipal Affairs Regional Partnerships Initiative; and further

2. That The City of Red Deer agrees that the Town of Olds be designated the managing partner of the South Central Regional Wastewater Partnership for the purposes of receiving, administering, allocating, reporting and accounting for the grant funds on behalf of the partners; and further

3. That The City of Red Deer agrees to enter into, a Conditional Grant Agreement governing the purpose and use of the implementation grant funds if it is the managing partner, or if not the managing partner, agrees to abide by the terms of a Conditional Grant Agreement signed by the managing partner on behalf of the other partner municipalities and/or approved participants governing the purpose and use of the implementation grant funds.

Chief Elected Official or Signing
Officer Duly Authorized by
Council

Date

Comments:

We agree with the recommendation of the Director of Development Services.

"Morris Flewwelling"
Mayor

"Colleen Jensen"
Acting City Manager

* * * Communication Result Report (Feb. 28. 2007 9:23AM) * * *

 (1) LEGISLATIVE SERVICES
FILE

Date/Time: Feb. 28. 2007 9:11AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
4244	Memory TX	14035566537	P. 2	OK	

Reason for error

E. 1) Hang up or line fail

E. 3) No answer

E. 5) Exceeded max. E-mail size

E. 2) Busy

E. 4) No facsimile connection



P.O. Box 5008, Red Deer, Alberta T4N 3T4
 Web Site: www.reddeer.ca

Legislative & Administrative Services (403) 342-6132
 Email: legislative@reddeer.ca

DATE: February 28, 2007

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 2

FAX TO: Town of Olds

ATTENTION: Debbie Godfrey

THEIR FAX NO: 403-556-6537

FROM: Christine Kenzie

DEPARTMENT: Legislative & Administrative Services

PHONE #: (403) 342-8201

MESSAGE AREA (if required):

Further to your voice mail message to Kelly Kloss, attached is a signed copy of the resolution passed by Red Deer City Council on February 26, 2007 regarding the South Central Regional Wastewater Partnership Exploration Grant. An original copy will be in the mail to you.

Confidentiality Notice

This communication is directed in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. It may contain information that is confidential or subject to legal privilege. Further disclosure or use of this communication in whole or in part, by any other person, in any manner, may be an offence under the Freedom of Information and Protection of Privacy Act. If you received this fax in error please telephone us immediately. Thank you for your assistance.

ORIGINAL TO FOLLOW: BY MAIL ☐ BY COURIER ☐
 NO ORIGINAL WILL BE FORWARDED: ☒

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT SENDER AT THE PHONE NUMBER SHOWN ABOVE. THANK YOU.

Resolution Passed by Red Deer City Council Re:**South Central Regional Wastewater Partnership****Exploration Grant**

"Resolved that Council of the City of Red Deer, having considered the report from the Director of Development Services, dated February 12, 2007, re: Participation in South Central Regional Wastewater Partnership Exploration Grant, hereby

1. Authorizes The City of Red Deer to participate in, and submit a Regional Partnership Exploration grant application to explore the governance and management alternatives for the South Central Regional Wastewater Partnership for the Central Alberta Regional Wastewater System – South Segment from Olds to Red Deer under the Alberta Municipal Affairs Regional Partnerships Initiative; and further
2. Agrees that the Town of Olds be designated the managing partner of the South Central Regional Wastewater Partnership for the purposes of receiving, administering, allocating, reporting and accounting for the grant funds on behalf of the partners; and further
3. Agrees to enter into a Conditional Grant Agreement governing the purpose and use of the implementation grant funds if it is the managing partner, or if not the managing partner, agrees to abide by the terms of a Conditional Grant Agreement signed by the managing partner on behalf of the other partner municipalities and/or approved participants governing the purpose and use of the implementation grant funds."

Certified to be a true copy of a resolution passed by Red Deer City Council on Monday, February 26, 2007:



Kelly Kloss
City Clerk

Legislative & Administrative Services

DATE: February 27, 2007

TO: Paul Goranson, Director of Development Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Participation in South Central Regional Wastewater Partnership
Exploration Grant

Reference Report:

Director of Development Services, dated February 12, 2007

Resolutions:

"Resolved that Council of the City of Red Deer, having considered the report from the Director of Development Services, dated February 12, 2007, re: Participation in South Central Regional Wastewater Partnership Exploration Grant, hereby

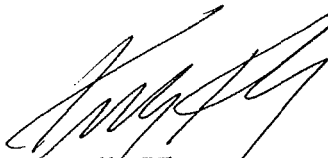
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Council Decision – February 26, 2007
Participation in South Central Regional Wastewater Partnership
Exploration Grant
Page 2

Report Back to Council: No

Comments/Further Action:

A certified copy of the above resolution passed by Council on February 26, 2007 is attached for your use.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a diagonal line.

Kelly Kloss
Manager

/chk
attchs.

c

Resolution Passed by Red Deer City Council Re:

South Central Regional Wastewater Partnership

Exploration Grant

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Certified to be a true copy of a resolution passed by Red Deer City Council on Monday, February 26, 2007:



Kelly Kloss
City Clerk



Town of
Olds

4512 46 Street
Olds, Alberta, Canada T4H 1R5
Ph (403) 556-6981
Fax (403) 556-6537

E-mail : admin@town.olds.ab.ca
Website: www.town.olds.ab.ca

Date 28 February 2007

To Janice Romanyshyn, Director Grants and Administration

Company Alberta Municipal Affairs

Fax Number 780 422 9133 Pages Including header 8

From Dale Withage, CAO

cc: Without the Member Municipalities resolutions

cc: MLA's:

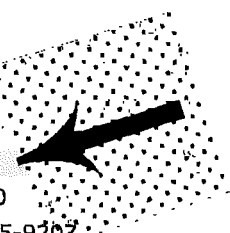
R. Marz, Fax: (780) 422-5628;
L. Ouellette, Fax: (780) 422-2722;
M. Jablonski, Fax: (780) 427-1234;
V. Doerksen, Fax: (780) 415-0951;

Infra & Transp.

M. Yakemchuck, Fax (780) 427 0783;

Member Municipalities

City of Red Deer, Fax (403) 346-6195
Red Deer County, Fax (403) 346-9840
Mountain View County, Fax (403) 335-9207
Town of Bowden, Fax (403) 224-2244
Town of Innisfail, Fax (403) 227-4045
Town of Penhold, Fax (403) 886-4039



February 27, 2007

Janice Romanyshyn, Director Grants and Administration
Alberta Municipal Affairs
17th Floor Commerce Place Facsimile
10155 – 102 Street
Edmonton, Alberta T5J 4L4



**Town of
Olds**

780 422-9133

Dear Ms. Romanyshyn,

RE: Central Alberta Regional Wastewater – South Leg Exploration Grant Application

On behalf of the Central Alberta Regional Partnership, we are pleased to submit the attached application for a \$75,000 Exploration grant under the Regional Partnership program. The Central Alberta Regional Partnership is proposing to develop a regional wastewater system to serve the following municipalities:

- City of Red Deer
- Red Deer County
- Mountain View County
- Town of Bowden
- Town of Innisfail
- Town of Olds
- Town of Penhold

Copies of the resolutions adopted by each Municipal Council are attached to the application form.

Our project is supported by both Alberta Environment and Alberta Infrastructure and Transportation and we are working closely with representatives of both of these departments to fast track this project. We have secured funding to complete the preliminary engineering required to proceed with this project and we want to move forward with creating the regional entity required to operate and administer the system on behalf of the member municipalities.

We realize we have missed the deadline for funding in the current fiscal year, but we would appreciate an early response to our request for funding. We understand that Mike Yakemchuk of Alberta Infrastructure and Transportation has been working with representatives within your department and we hope we will be able to secure an early approval for our request for funding.

Should you have any questions regarding our Exploration Application please contact our Project Coordinator, Brian Austrom at 780-373-2682 or the writer at your convenience.

Respectfully submitted,

for: Dale Withage,
Chief Administrative Officer

Attachments – grant application & member municipalities council resolutions

cc MLA's R. Marz; L. Ouellette; M. Jablonski and V. Doerksen (via Facsimile)
Member Municipalities (via Facsimile)
Mike Yakemchuk, Water for Life Program Advisor (Facsimile 780-427-0783)
Brian Austrom, Project Coordinator

4512 46 Street, Olds, Alberta T4H 1R5

Tel (403) 556-6981

Fax (403) 556-6537

From Calgary Call: 262-7292

Email: admin@town.olds.ab.ca

Web: www.town.olds.ab.ca

**CENTRAL ALBERTA REGIONAL WASTEWATER PROJECT – SOUTH LEG
REGIONAL PARTNERSHIP INITIATIVE GRANT APPLICATION
(EXPLORATION)**

Name and Address of Managing Partner is:

Town of Olds
4512 – 46th Street
Olds, AB
T4H 1R5

Name of Each Partner Municipality:

Town of Olds	Dale Withage, CAO	403-556-6981
Town of Innisfail	Tim Ainscough, Director	403-227-3376
Town of Bowden	Dan Proctore, CAO	403-224-3395
Town of Penhold	Rick Binnendyk, CAO	403-886-4567
Mountain View County	Doug Plamping, CAO	403-335-3311
Red Deer County	Frank Peck, Director	403-350-2150
City of Red Deer	Paul Goranson, Director	403-342-8162

The above are all municipalities as defined under the Municipal Government Act.

PART 1 – GENERAL INFORMATION

1(a) Name of Proposed Project: Central Alberta Regional Wastewater Project
– South Leg

1(b) Amount of Funding Request: \$75,000

1(c) Proposed Activity Completion Date: December 31st, 2007

PART 2 – GRANT ELIGIBILITY

2(a) Will any of the funds be used towards the municipal share of provincial municipal cost-shared program or project? NO

2(b) Will any of the funds be used to pay for work done or materials obtained before the Conditional Grant Agreement is signed by the Minister? NO

Central Alberta Regional Wastewater Project
 South Leg Regional Partnership Initiative Grant Application
 Page 2 of 6

PART 3 – APPLICATION FOR FUNDING

3(a) Exploration Grant Project Budget

Activity	Grant Amount
Regional Wastewater Governance Model 1) Review of Governance Options (\$5,000) 2) Preparation of Legal Documentation (\$25,000)	\$30,000.00
Regional Wastewater Business Case 1) Development of Business Case (\$10,000) 2) Development of System Rate Structure (\$15,000)	\$25,000.00
Regional Wastewater Project Coordination 1) Coordination of Existing Entities (\$10,000) 2) Coordination of Steering Committee (\$10,000)	\$20,000.00
Total Regional Partnership Request	\$75,000.00

3(b) Exploration Grant – Other Resources

The member municipalities, Alberta Environment, and Alberta Infrastructure and Transportation are all involved in the Central Alberta Regional Wastewater Project – South Leg. The member municipalities have formed a Steering Committee, with representation from the administrations of all participating municipalities. Their time, plus all costs associated with travel, will be donated by the member municipalities. Alberta Environment and Alberta Infrastructure and Transportation are providing the 90% of the funding and staff resources in support of this regional initiative. The seven member municipalities are sharing equally the 10% or \$18,000 local contribution required for the preliminary engineering study.

Activity	Source	Funds Committed
Regional Wastewater Governance Model		none
Regional Wastewater Business Case - Preliminary Engineering	AIT Municipalities	\$162,000 \$18,000
Regional Wastewater Project Coordination		none
Total of Other Funding Sources		\$180,000

Central Alberta Regional Wastewater Project
 South Leg Regional Partnership Initiative Grant Application
 Page 3 of 6

3(c) Municipal Contributions

Member Municipality	Resources Committed
Town of Olds	Staff resources as Managing Partner, meeting expenses & travel
Town of Bowden	Staff resources and travel
Town of Penhold	Staff resources and travel
Town of Innisfail	Staff resources and travel
Mountain View County	Staff resources and travel
Red Deer County	Staff resources and travel
City of Red Deer	Staff resources and travel

The participating municipalities have committed the staff resources required for the Steering Committee to oversee the project coordination, engineering preliminary design work, development of the governance structure and the business case. Over the coming year each municipality will provide the staff expertise required to ensure the regional wastewater project moves forward. All travel and meeting expenses for staff will be covered by the respective municipalities. The cost of this in-kind contribution is estimated at \$5,000 per month for the next 8 months for a total of \$40,000.

The member municipalities also recognize that additional funding from each municipality may be required to finalize the corporate structure for the regional entity. These costs will be covered by the member municipalities on an equal basis.

3(d)i. Exploration Activities:

The regional partnership is interested in exploring the requirements for developing a regional wastewater system to serve their wastewater transmission, treatment and disposal. Within this regional project they plan to explore the governance options for a regional system, complete the required documentation for the creation of a regional entity, explore the rate model options, develop a business case and provide for project coordination. Several of the members within the regional partnership have an immediate need to address their wastewater treatment and disposal needs. Alberta Environment has placed restrictions on the development of new subdivisions and commissioned a study to assess the wastewater needs of all of the communities in Central Alberta. Alberta Transportation and Infrastructure has recently provided funding for two studies; a concept refinement study for the wastewater needs for Central Alberta; and a preliminary engineering study for the south leg, which includes all of the communities within this regional partnership. The preliminary engineering study is slated to be completed by the end June. The members of the regional

Central Alberta Regional Wastewater Project
South Leg Regional Partnership Initiative Grant Application
Page 4 of 6

partnership would like to work together in the creation of a regional entity to be able to move forward with the regional wastewater system when the preliminary engineering study is completed.

Regional Governance: With the assistance of an experienced Project Coordinator, the regional partnership will explore the governance options available for establishing a regional entity to provide wastewater services to the member municipalities. The member municipalities will also explore how they will handle the existing services provided by each municipality and the Waskasu regional wastewater authority which provides service to some of the member municipalities, along with considering potential services required by the Bowden Institution. Funds have also been budgeted for retaining the services of a legal firm experienced in assisting municipalities with the registration of a regional entity.

Regional Wastewater Business Case: The project coordinator will work with the engineering firm completing the preliminary engineering to develop a business case for the regional wastewater system. In addition the services of a firm experienced in the calculation of utility rates will be retained to prepare the rate component of the business case.

Project Coordination: An experienced project coordinator will work with the Steering Committee and the Managing Partner to ensure the project moves along as planned. The administrations of all of the member municipalities are extremely busy dealing with the operation of their respective municipalities and they are unable to dedicate the time required to coordinate this project in the busy Alberta economy. The project coordinator will be responsible for coordinating the activities of the other consultants and lawyers required to complete this project and for ensuring that all aspects of incorporating the existing wastewater entities into the new regional partnership are analyzed.

3(d)ii Partnership Development Spectrum

Given the work that has already been completed on this regional partnership by the partnering members with the assistance of Concept Development Study completed by Stantec for Alberta Environment, the regional partnership has already completed Stage 1 – Opportunity and will be working on Stage 2 – Parameters and Stage 3 – Groundwork. Within the parameter stage the partnership will negotiate and establish the parameters for the service partnership and will develop the scope of the service to be provided, the governance model, the delivery system and the cost sharing formula. The partnership will also move into the Groundwork phase, with the formal establishment of the regional entity.

Central Alberta Regional Wastewater Project
South Leg Regional Partnership Initiative Grant Application
Page 5 of 6

3(d)iii Community Need

The members of the regional partnership, with the assistance of Alberta Environment and Alberta Infrastructure and Transportation have already identified the need for a regional wastewater system. As indicated in the Central Alberta Wastewater Conceptual Study, several of the member municipalities are in need of major upgrades to their wastewater treatment facilities. Furthermore, Alberta Environment has indicated that they want to have the wastewater from the communities treated and discharged into the Red Deer River downstream of the City of Red Deer water intake. The logical and most feasible solution to address the municipal needs for wastewater treatment is through the development of a regional system. To complete this project the member municipalities have identified the need to examine the regional governance options and to develop a regional entity to operate and administer a regional wastewater service. As part of this project, the member municipalities realize a business case including a rate model is required for the member municipal councils to be able to move forward with a regional project.

3(d)iv Success Measures

Measures of success would be:

- a) that a governance body and cost sharing framework is established to the satisfaction of all municipalities;
- b) that all municipalities agree to proceed with the next step which would be implementation of a regional water services entity;
- c) that a regional service entity is established; and
- d) that a business case for the regional system is completed which will enable the member municipal councils to approve the regional project and to assist the regional partnership secure the required grant funding and local contributions.

3(d)v Target Outcome

The target outcome would be formalizing a governance model and implementing the governance structure, completing the business case for the most appropriate delivery model, and securing the funding to move forward with the implementation of the regional wastewater system. The Steering Committee with the assistance of the project coordinator will be responsible for ensuring the outcomes are realized during the exploration phase.

3(d)vi Risk Factors

The major risk factor would be that not all municipalities participate in a Joint Regional Wastewater Services partnership or that the business case for the regional wastewater services system indicates that the project is not feasible at

Central Alberta Regional Wastewater Project
South Leg Regional Partnership Initiative Grant Application
Page 6 of 6

current levels of Provincial support. To minimize the risk of a member municipality withdrawing, an open communication program will be maintained with all participating councils and administrations.

Another risk is the upcoming municipal election and the potential for a significant change in the member councils. To ensure the new councillors continue to support the project, all member municipalities will be encouraged to include the regional partnership as a component of their new councillor orientation. Also, every effort will be made to complete the exploration phase prior to the election and to secure the required support from the current councils.

Part 4 – Additional Requirements

The grant information for each municipality is available through Alberta Municipal Affairs.

The Town of Olds and Mountain View County are currently participating in one other regional partnership initiative – the Mountain View Regional Partnership. An implementation grant application has been submitted, but prior to proceeding with the implementation phase all requirements of the exploration phase will have been completed.

Red Deer County is currently participating in one other regional partnership initiative – the Sylvan Lake Regional Partnership. An implementation grant application has been submitted, but prior to proceeding with the implementation phase all requirements of the exploration phase will have been completed.



RECREATION, PARKS & CULTURE

Date: February 16, 2007

To: Kelly Kloss, City Clerk

From: Paul Belliveau, Parks Ecological and Planning Specialist

Subject: Amendment to Schedule "C" of Parks and Public Facilities Bylaw 3255/2000

It was brought to the RPC department's attention that there may be a discrepancy in Schedule "C" reference to the penalty exception, ...*of the park facility (except 7(l), the penalty ...*. Upon review it was determined that there was indeed an oversight in the reference to section and offence.

In relation to the newest bylaw revision, section 7(l) does not exist. The proper section and offence reference that falls under the Environmental Protection and Enhancement Act should read '5(m) Pollution' as indicated in the section and offence listings of Schedule "C".

Please consider this necessary revision so that we may have continuity in Schedule "C" of Bylaw 3255/2000.

Schedule "C"

The penalty for a breach of any of the following sections shall be a fine of \$150.00, plus the cost of necessary repair or replacement of the park facility (except ~~7(l)~~ 5(m), the penalty for which will be in accordance with the *Environmental Protection and Enhancement Act*, minimum \$250.00 for an individual, \$1,000.00 for a corporation).

Section	Offence
5(e)	Driving a vehicle in a park.
5(f)	Driving an off-highway vehicle in the City.
5(j)	Removing firewood from any City lands.
5(m)	Pollution.
5(n)	Selling without a license.
5(p)	Vandalism.
7(9)	Failure to leave after request by a Parks Control Officer.



RECREATION, PARKS & CULTURE

Recommendation:

That Council consider an amendment to Schedule "C" of the Parks and Public Facilities Bylaw 3255/2000.

PAUL BELLIVEAU

Parks Ecological and Planning Specialist

cc. Kay Kenny, Recreation, Parks & Culture Manager
Ron Kraft, Parks Superintendent
Dave Matthews, Parks Planning and Technical Services Supervisor

Comments:

We agree with the recommendation of the Parks Ecological and Planning Specialist.

"Morris Flewwelling"
Mayor

"Colleen Jensen"
Acting City Manager



Council Decision – February 26, 2007

Legislative & Administrative Services

DATE: February 27, 2007
TO: Paul Belliveau, Parks Ecological and Planning Specialist
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Amendment to Schedule "C of the Parks and Public Facilities Bylaw 3255/2000 – Bylaw Amendment 3255/A-2007

Reference Report:

Parks Ecological and Planning Specialist, dated February 16, 2007

Bylaw Readings:

Parks and Public Facilities Bylaw Amendment 3255/A-2007 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Parks and Public Facilities Bylaw Amendment 3255/A-2007 provides for a correction to Schedule "C" - to revise the penalty exception to section 5(m) from 7(l). This office will amend the Parks and Public Facilities Bylaw 3255/2000 and distribute copies in due course.



Kelly Kloss
Manager

/chk
attchs.

c Recreation, Parks & Culture Manager
Parks Superintendent
Parks Planning and Technical Services Supervisor

BYLAW 3255/A-2007

Being a bylaw to amend Bylaw No. 3255/2000, the Parks and Public Facilities Bylaw of The City of Red Deer.

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

Bylaw No. 3255/2000 hereby amended by:

- 1 Deleting Schedule "C" in its entirety and replacing it with the attached new Schedule "C".

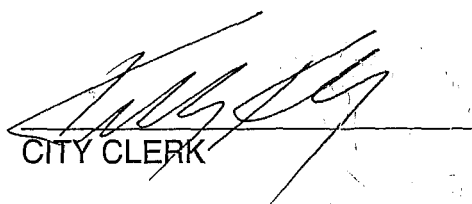
READ A FIRST TIME IN OPEN COUNCIL this 26th day of February 2007.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of February 2007.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of February 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of February 2007.


MAYOR


CITY CLERK

SCHEDULE "C"

The penalty for a breach of any of the following sections shall be a fine of \$150.00, plus the cost of necessary repair or replacement of the park facility (except 5(m), the penalty for which will be in accordance with the *Environmental Protection and Enhancement Act*, minimum \$250.00 for an individual, \$1,000.00 for a corporation:

Section	Offence
5(e)	Driving a vehicle in a park
5(f)	Driving an off-highway vehicle in the City
5(j)	Removing firewood from any City lands
5(m)	Pollution
5(n)	Selling without a license
5(p)	Vandalism
7(9)	Failure to leave after request by a Parks Control Officer

Christine Kenzie

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Kay Kenny
Sent: February 16, 2007 10:07 AM
To: Christine Kenzie
Cc: pauline; Ron Kraft; Dave Matthews; Doug Gillespie
Subject: FW: DMPROD-#621730-v1-Bylaw_ammendment_memo.DOC

I approve the sign off as requested.
Kay Kenny, Acting Manager
Recreation, Parks & Culture

From: Paul Belliveau
Sent: February 16, 2007 10:05 AM
To: Kay Kenny
Subject: FW: DMPROD-#621730-v1-Bylaw_ammendment_memo.DOC

Here is the memo that you were asked to sign off on.

Thanks,
PaulB.

From: Paul Belliveau
Sent: February 16, 2007 9:56 AM
To: Christine Kenzie
Cc: Ron Kraft; Dave Matthews
Subject: DMPROD-#621730-v1-Bylaw_ammendment_memo.DOC

Date: February 16, 2007
To: Kelly Kloss, City Clerk
From: Paul Belliveau, Parks Ecological and Planning Specialist
Subject: **Amendment to Schedule "C" of Bylaw 3255/2000**

Please consider a necessary amendment to Schedule "C" of Bylaw No. 3255/2000.

It was brought to the RPC department's attention that there may be a discrepancy in Schedule "C" reference to the penalty exception, ...*of the park facility (except 7(l), the penalty* Upon review it was determined that there was indeed an oversight in the reference to section and offence.

In relation to the newest bylaw revision, section 7(l) does not exist. The proper section and offence reference that falls under the Environmental Protection and Enhancement Act should read '5(m) Pollution' as indicated in the section and offence listings of Schedule "C".

Please consider this necessary revision so that we may have continuity in Schedule "C" of Bylaw

2007/02/16

3255/2000.

Schedule "C"

The penalty for a breach of any of the following sections shall be a fine of \$150.00, plus the cost of necessary repair or replacement of the park facility (except ~~7(4)~~ 5(m), the penalty for which will be in accordance with the *Environmental Protection and Enhancement Act*, minimum \$250.00 for an individual, \$1,000.00 for a corporation).

Section	Offence
5(e)	Driving a vehicle in a park.
5(f)	Driving an off-highway vehicle in the City.
5(j)	Removing firewood from any City lands.
5(m)	Pollution.
5(n)	Selling without a license.
5(p)	Vandalism.
7(9)	Failure to leave after request by a Parks Control Officer.

PAUL BELLIVEAU

Parks Ecological and Planning Specialist

cc. Kay Kenny, Recreation, Parks & Culture Manager
Ron Kraft, Parks Superintendent
Dave Matthews, Parks Planning and Technical Services Supervisor



Date: February 16, 2007

To: Legislative & Administrative Services Manager

From: Engineering Services Manager

Re: Water and Sanitary Trunk Infrastructure Improvement Projects

Detailed design and tendering for the above noted combined utility project has been completed. Prior to awarding the contract, an update to the project budget must be considered as the anticipated project expenditures are beyond what was approved in the 2007 Major Capital Budget.

A. Background

Driven by the need to meet growing development demands, the proposed sanitary and water infrastructure projects were identified as 2007 Major Capital projects. In attempt to take advantage of cost savings resulting from similar construction activities, methodology, mobilization and proximity, the above noted two projects were tendered as one.

The water trunk work is required to supply water to City customers as well as communities north of Red Deer, in accordance with the NRDRWSC water supply agreement. The sanitary trunk twinning work will address East Hill wet weather capacity concerns and reduce the risk of sanitary surcharging adjacent to Gaetz Lakes. The attached Figure schematically illustrates the scope of the water and sanitary utility projects.

The 2005-2007 Capital Budgets included the following amounts for this work:

1. Water Trunk Mains (750mm River Crossing)	\$5,702,000
2. East Hill Water Trunk Oversize	\$865,000
3. 45 Avenue Sanitary Infrastructure	<u>\$4,300,000</u>
Total Budget	\$10,867,000

The tender closed for this project on February 1st 2007. One bid was received from Pidherney's Trucking Ltd.

Legislative & Administrative Services Manager
 February 16, 2007
 Page 2

B. Budget Update

The following table provides the revised estimates of costs for the Water and Sanitary Trunk Infrastructure Improvement Projects.

	Trunk Water Main & River Crossing	Sanitary Trunk Twinning & River Siphon	Total
Approved Budget	6,567,000	4,300,000	10,867,000
Proposed Budget:			
Engineering	429,740	332,200	
Construction	7,980,860	6,177,200	
Legal Survey	5,000	5,000	
EL&P	50,000	50,000	
Scope Contingency	249,400	190,600	
TOTAL	8,715,000	6,755,000	15,470,000
VARIANCE	(2,148,000) 33%	(2,455,000) 57%	(4,603,000) 42%

C. Project Variance

The main causes for variances between the original and revised budget amounts are due to the following:

1. River Crossings:

There are two ways to cross a river – open cut, or directional drill. Directional drilling has been the preferred approach as it has less of an environmental impact, but introduces potential construction risk due to unknown drilling challenges (e.g. soil and groundwater characteristics). It is difficult to conclusively assess how much ‘risk’ money was included in this tender, but we suspect 10% to 15%.

River crossing work makes up approximately \$5.9 million of the \$14.2 million construction tender; approximately **\$1.7 million** (40%) more than the consultant’s pre-tender estimate of \$4.2 million.

Legislative & Administrative Services Manager
February 16, 2007
Page 3

2. Trunk Water Mains:

Tender prices for this schedule are approximately **\$1.5 million** (42%) more than the pre-tender estimate of \$3.5 million. Inflated costs are likely due to increased level of effort to install large diameter concrete pipe. Pipe material and excavation costs made up the majority of this schedule increase; roughly \$1.0 million more than estimated. Other significant rate increases were for tapping sleeves, mobilization, utility crossings and manhole vaults.

3. Trunk Sanitary Mains:

Tender prices for this schedule are approximately **\$1.0 million** (52%) more than the pre-tender estimates; \$3,008,000 versus \$1,982,000. Increased costs are mainly due to oversized concrete manholes and vault structures. In general, concrete prices have increased by over 15% from 2006. Greater than expected mobilization, waste material disposal, stripping, grading, traffic accommodation, and site security costs also contributed to the budget shortfall.

D. Evaluation of the Tender Bid and Project

We had expected this multi million dollar project to attract interest from at least three local contractors and likely from Edmonton and/or Calgary contractors as well. Unfortunately only one tender was received.

Contractors and consultants have indicated that abundant work opportunities in Alberta and commitments to 2006 carryover projects have largely consumed the available contractor capacity. We also understand that some land developers have already negotiated contracts for large amounts of work in the area to secure contractor commitments.

These market conditions, which have affected the cost of materials, sub-trades, and general contracting, are thought to be the most significant factor in this budget variance. Scheduling, scope of work, design, and tender timing are not considered to be variables that introduced unwarranted inflated costs.

In general, the surplus of construction work in central Alberta allows contractors to pick and choose their projects, selecting low risk, high volume, and negotiated jobs first. This is likely why only one tender bid was received. Re-tendering at a later date or modifying the scope of this project is not expected to result in reduced tender prices.

Legislative & Administrative Services Manager
 February 16, 2007
 Page 4

F. Recommendation

As rapid-paced development continues in Central Alberta, construction of the proposed water and sanitary trunk mains are required to service our new growth areas and provide increased water supplies to our regional users.

We respectfully recommend that Council approve the revised budgets as follows:

1) Water Trunk Mains (750mm River Crossing)	\$7,255,000
2) East Hill Supply Trunk Oversize	\$1,460,000
3) 45 Avenue Sanitary Infrastructure	<u>\$6,755,000</u>
Total Budget	\$15,470,000

This represents an increase in budget of \$4,603,000:

1) Water Trunk Mains (750mm River Crossing)	\$1,553,000
2) East Hill Supply Trunk Oversize	\$595,000
3) 45 Avenue Sanitary Infrastructure	<u>\$2,455,000</u>
Total Increase in Funding Required	\$4,603,000

Funding sources for the above three line items are:

- 1) Water Utility Borrowing Bylaw 3334/2006:
 This may require an amendment to increase the borrowing bylaw depending on the cost of the other components in the Water Treatment Plant Upgrade included in the borrowing bylaw. Currently, bylaw 3334/2006 allows for debt of \$44,075,000. This particular project overage of \$1,553,000 would represent a 3.52% increase in the bylaw. It is recommended that the bylaw not be amended at this point, but that one amendment is made for the entire bylaw at a later date, if required.
- 2) Water Off-site Levy:
 There are sufficient funds in the levy to cover the increased cost of this project, if we use offsite levy funds that were previously committed to projects included on borrowing bylaw 3378/2006, as follows:

Bylaw 3378/2006	Offsite levy funding	Debenture funding	Total project funding
Current allocation	\$610,000	\$8,040,000	\$8,650,000
Revised allocation	\$15,000	\$8,635,000	\$8,650,000

Legislative & Administrative Services Manager
February 16, 2007
Page 5

Currently, bylaw 3378/2006 allows for debt of \$8,040,000. This particular project overage of \$595,000 would represent a 7.40% increase in the bylaw. It is recommended that the bylaw not be amended at this point, but that one amendment is made for the entire bylaw when the final costs of the projects covered by the bylaw are determined.

3) Sanitary Borrowing Bylaw 3376/2006:

This may require an amendment to increase the borrowing bylaw depending on the cost of the other Sanitary Offsite Levy Projects in the borrowing bylaw. Currently, bylaw 3376/2006 allows for debt of \$17,350,000. This particular project overage of \$2,455,000 would represent a 14.15% increase in the bylaw. It is recommended that the bylaw not be amended at this point, but that one amendment is made for the entire bylaw at a later date, if required.

Engineering Services will continue to explore cost saving measures with the contractor after awarding this work.



Gregory J. Sikora, M.Sc., P.Eng.
Utilities Engineer



Tom C. Warder, P.Eng.
Engineering Services Manager



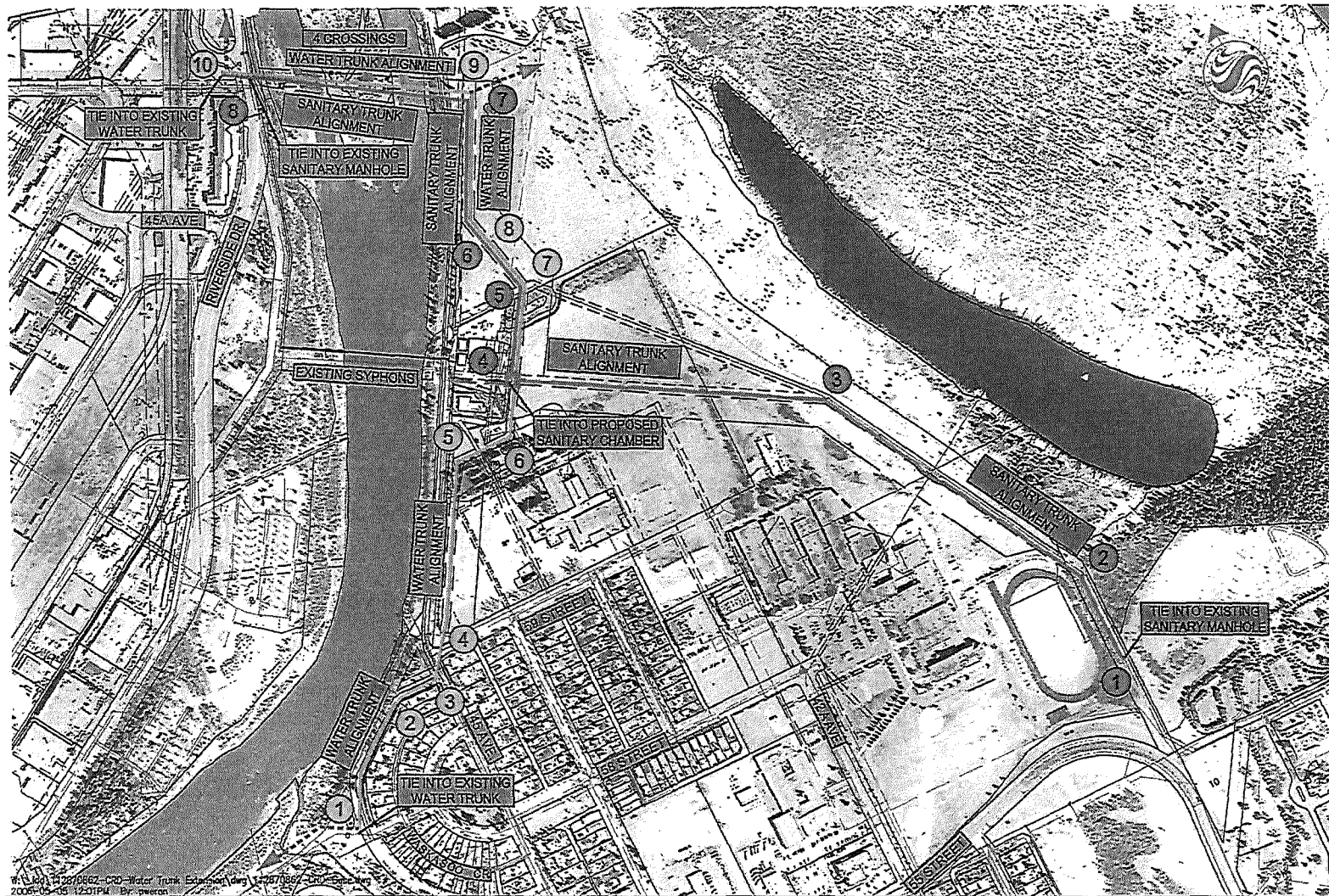
Tom Marstaller, M.Sc., P.Eng.
Environmental Services Manager



Dean Krejci, B. Comm, CA
Corporate Controller-Finance & Budget

GJS/ldr

- c. Director of Development Services
Financial Services Manager
Engineering Accountant



- LEGEND**
- PROPOSED WATER ALIGNMENT
 - PHASE 1 - SANITARY ALIGNMENT
 - PHASE 2 - SANITARY ALIGNMENT
 - - - FUTURE - WATER ALIGNMENT
 - ① WATER NODES
 - ② SANITARY NODES
 - EXISTING WATERMAIN
 - EXISTING STORM
 - EXISTING SANITARY

W:\0011\112870862-CRD-Water Trunk Extension.dwg 11/28/2006 12:01PM By: jswan

Notes



Stantec

Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
www.stantec.com



Client/Project
CITY OF RED DEER
2005 WATER DISTRIBUTION
RIVER CROSSING & PIPE UPGRADES

Figure No.
5.0

Title
PROPOSED SANITARY AND
WATERMAIN ALIGNMENT

Comments:

We agree with the recommendations of the Engineering Services Manager.

"Morris Flewwelling"
Mayor

"Colleen Jensen"
Acting City Manager

DATE: February 27, 2007
TO: Tom Warder, Engineering Services Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Water and Sanitary Trunk Infrastructure Improvement Projects

Reference Report:

Engineering Services Manager, dated February 16, 2007

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Engineering Services Manager, dated February 16, 2007, re: Water and Sanitary Trunk Infrastructure Improvement Projects, hereby approves an increase to the 2007 Capital Budget of \$4,603,000 which will revise the budgets for following projects as follows:

1)	Water Trunk Mains (750mm River Crossing)	\$7,255,000
2)	East Hill Supply Trunk Oversize	\$1,460,000
3)	45 Avenue Sanitary Infrastructure	<u>\$6,755,000</u>
		\$15,470,000

The funding sources for the above items will be the Water Utility Borrowing Bylaw 3334/2006, the Water Off-Site Levy and the Sanitary Borrowing Bylaw 3376/2006."

Report Back to Council: No

Comments/Further Action:



Kelly Kloss
Manager

/chk

- c P. Goranson, Director of Development Services
- L. Poth, Financial Services Manager
- D. Krejci, Corporate Controller – Finance & Budget
- G. Sikora, Utilities Engineer
- T. Marstaller, Environmental Services Manager
- L. Wannop, Engineering Accountant

**Social Planning Department**

DATE: February 15, 2007

TO: Kelly Kloss, Manager
Legislative and Administrative Services

CC: Affordable Housing Strategy Steering Committee

FROM: Scott Cameron, Manager
Social Planning Department

SUBJECT: AFFORDABLE HOUSING STRATEGY

Background

In 2001, The City of Red Deer accepted the role of Community Entity for the National Homelessness Initiative. As a condition of the federal and provincial funding, and a resource to guide the fund allocation process, a Community Housing Plan was developed and adopted. The original community housing plan recognized a continuum of housing necessary to accommodate people living and working in our community. This housing continuum begins with absolute or chronic homelessness and extends toward safe and affordable housing and home ownership.

As the majority of funding available from the other orders of government has been directed toward emergency and transitional housing, the corresponding resources developed in the community over the past several years have been aimed at the beginning end of the continuum. Affordable rental accommodation has only been a community priority for the past two to three years – again, a reflection of available funding from provincial and federal governments.

In all matters of housing, while a legislative responsibility of the Province of Alberta and Government of Canada, the local municipality tends to be the order of government closest to the people. While Red Deer has successfully launched a number of rental housing developments, the properties have encountered a variety of challenges including neighbourhood concerns and land-use issues. Such issues are therefore within the mandate of the municipality.

In considering a list of recommendations to support the development of Convent Park, Council proceeded with the understanding that urgency was required and that a set of strategies would be necessary to guide future decisions. Administration was directed to consider an Affordable Housing Strategy that would examine the unique and distinct role of our municipality in encouraging and supporting future affordable housing developments.

The Process

In 2006, the Social Planning Department worked to establish a cross-departmental Steering Committee to lead the development of an Affordable Housing Strategy. The Steering Committee was comprised of the following members:

Communications
Financial Services
Land and Economic Development

Julia Harvey-Shemko
Lorraine Poth
Howard Thompson



Social Planning Department

Legislative and Administrative Services
 Licensing and Inspections
 Parkland Community Planning Services
 Social Planning Department
 Tax and Assessment

Kelly Kloss
 Paul Meyette and Erin Stuart
 Tony Lindhout
 Scott Cameron and Maribeth Friesen
 Rod Risling

A Terms of Reference was developed by the Steering Committee resulting in a contract with Sierra Systems of Edmonton to facilitate the strategy development. The highlights of the project consisted of:

- a charter development to guide the work
- a thorough review of community, regional and national documents and best practices
- the review of current market and community data
- the identification of municipal specific affordable housing options
- consultation with community stakeholders, and
- development of the documentation currently before City Council.

Consultation

As part of the Affordable Housing Strategy process, the Consultant held three sessions with identified stakeholders. The following list of stakeholders, while not intended to be exhaustive, was felt to provide appropriate diversity and therefore valuable input into the strategy development.

Stakeholders

Laebon Homes
 Melcor Developments Ltd.
 True-line Contracting Ltd.
 Diamond Key
 Abbey Master Builders
 Berry Architecture & Associates Ltd.
 Red Deer Real Estate Board
 Serge's Homes
 Red Deer Housing Association
 Piper Creek Foundation
 Twilight Homes Foundation
 Canadian Mortgage & Housing Corp.
 Catholic Social Services
 Innovative Housing Society of Canada
 Potters Hand Ministries
 Heritage Family Services
 Residential Society of Red Deer
 Central Alberta Housing Society
 Housing Committee
 Executive Builders Group Inc.
 Glennstar Builders
 Canadian Home Builder's Assn.- Central Alberta

Community Information & Referral Society
 Olymel Sec/LP
 Nova Chemicals Pipeline
 Red Deer County
 Pumps And Pressure Inc.
 Ron Bower
 D W Hepburn
 Sam Denhaam
 Kenmex Agencies
 BDC Business Development Banks of Canada
 TD Bank Financial Group
 Canadian Western Bank
 BMO Bank of Montreal
 CIBC
 Bowood Inc.
 Red Deer College
 Chamber of Commerce
 Boardwalk Equities Inc.
 Manor Management
 Sim & Thorne Property Management Ltd.
 Métis Urban Housing

Social Planning Department**The Affordable Housing Strategy**

Four broad strategic recommendations were produced that address the strategic options deemed appropriate to Red Deer's housing needs.

1. Refine City of Red Deer internal policies and processes to lay the foundation for long-term success in meeting affordable housing needs.
2. Improve the City's regulatory environment to enable development of affordable housing units.
3. Pursue partnership initiatives in the community to acquire land, and develop and manage affordable housing units.
4. Educate and advocate to increase support for and receptiveness to affordable housing initiatives in the community.

Administration recognizes that, while the report contains a number of recommended strategies, the order and suitability of these strategies will require additional investigation and, in some circumstances, additional resources for implementation.

Administration is recommending that City Council approve the Affordable Housing Strategy (M. Langstone, Sierra Systems, 2006) as a planning document to further guide the work of the organization. If Council agrees, an implementation plan will be developed and brought back to a public agenda before Summer 2007. The implementation plan will build on the recommendations contained within the Affordable Housing Strategy document by identifying priorities, timelines and future resource considerations.

Recommendation:

That City Council accepts the Affordable Housing Strategy as a planning document and directs administration to develop an implementation strategy for further consideration.

Comments:

We agree with the recommendations of the Social Planning Manager. A copy of the City of Red Deer's Affordable Housing Strategy is included as an attachment to this agenda.

"Morris Flewwelling"
Mayor

"Colleen Jensen"
Acting City Manager



Council Decision – February 26, 2007

Legislative & Administrative Services

DATE: February 27, 2007
TO: Scott Cameron, Social Planning Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Affordable Housing Strategy

Reference Report:

Social Planning Manager, dated February 15, 2007

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Social Planning Manager, dated February 15, 2007, re: Affordable Housing Strategy Steering Committee, accepts the Affordable Housing Strategy as a planning document and directs Administration to develop an implementation strategy for further consideration."

Report Back to Council: Yes

Comments/Further Action:

As per the above resolution, an implementation strategy for the Affordable Housing Strategy is to be brought for Council's consideration in the near future.

Kelly Kloss
Manager

/chk

c Director of Community Services

BYLAW NO. 3357/C-2007

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 Section 1.3 **Definitions** is amended by:

- (1) deleting the definition of **“Assisted Living Residence”**;
- (2) adding the following new definition:

“Assisted Living Facility” means a building, or a portion of a building operated for the purpose of providing live in accommodation for six or more persons with chronic or declining conditions requiring professional care or supervision or ongoing medical care, nursing or homemaking services or for persons generally requiring specialized care but does not include a Temporary Care Facility;

- (3) deleting the definition of **“Dwelling Unit”** and replacing it with the following new definition:

“Dwelling Unit” means a self contained building or portion of a building used as a permanent residence by a household”;

- (4) deleting the definition of **“Household”** and replacing it with the following new definition:

“Household” means

means an individual, or two or more persons related by blood, marriage or adoption, or a group of up to five unrelated persons, all living together as a single housekeeping unit and using common cooking facilities. The development shall be primarily residential in character but may include non-resident staff providing professional care or supervision, which may be in the nature of ongoing medical care, nursing or homemaking services. A household shall not include an Assisted Living Facility or a Temporary Care Facility;

- (5) deleting the definition of **“Institutional Housing”**;
- (6) deleting the definition of **“Institutional Service Facility”** and replacing it with the following new definition:

“Institutional Service Facility” means a facility:

- (a) providing cultural, educational or community services to the public such as libraries, museums, auditoriums, concert halls, colleges, schools, places of worship or assembly and,
 - (b) providing government services including hospitals, fire stations, police stations, court houses, detention and correction centres;
- (7) deleting the definition of **“Retirement Home”**;
 - (8) deleting the definition of **“Social Care Residence”**; and
 - (9) adding the following new 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.

- 2 Section 2.19 **Land Use Bylaw Amendment Application** is amended by adding the following new subsection:

“(5) If the Planning Department determines that a public meeting or other means of public consultation is required regarding any proposed Land Use Bylaw amendment, all property owners located within 65 m of the boundary of the site which is the subject of the Land Use Bylaw amendment shall receive notice of the proposed amendment.”

- 3 Section 2.4 **Plans and Information Required for Development Permit** is amended by deleting subsection (5) and replacing it with the following new subsection:

“(5) The Development Authority may require that an applicant attend a public meeting and/or provide information on a Development Permit/Subdivision application required to be included in notification to all property owners located within 65 m of the boundary of the site which is the subject of the intended development.”

- 4 Table 3.1 **Parking Requirements** as listed in Section 3.1 **Parking Spaces and Area** is amended by:

- (1) replacing the uses “Hospitals, Social Care Residences” with “Hospitals, Temporary Care Facility”;
- (2) deleting under **Residential**:

Retirement Home	0.5 per unit to provide for residents, visitors and day duty staff, with a minimum of six spaces.
Assisted Living Residence	0.4 per unit to provide for residents, visitors and day duty staff, with a minimum of six spaces.

- (3) adding under **Residential**:

Assisted Living Facility	0.4 per unit to provide for residents, visitors and day duty staff, with a minimum of three spaces.
--------------------------	---

- 5 Section 4.1 (1) (b) **R1 Residential (Low Density) District Discretionary Use Table** is amended by:

1. replacing in subsection (ii) the words "Assisted living residence" with "Assisted living facility";
2. deleting subsection (iv) in its entirety and replacing it with the following new subsection:

"(iv) Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."
3. deleting from subsection (v) the words "social care residences";

- 6 Section 4.2 (1) (b) **R1A Residential (Semi-Detached Dwelling) District Discretionary Use Table** is amended by:

1. deleting subsection (iii) in its entirety and replacing it with the following new subsection:

"(iii) Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."
2. deleting from subsection (iv) the words "social care residences";

- 7 Section 4.4 (1) (b) **R2 Residential (Medium Density) District Discretionary Use Table** is amended by:

- (1) replacing in subsection (iii) "Assisted living residence" with "Assisted living facility";
- (2) deleting subsection (v) in its entirety and replacing it with the following new subsection:

"(v) Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."
- (3) deleting from subsection (vi) the words "social care residences";

(4) deleting subsection "(xiv) Retirement home";

8 Section 4.5 (1) (b) **R3 Residential (Multiple Family) District Discretionary Use Table** is amended by:

(1) replacing in subsection (ii) "Assisted living residence" with "Assisted living facility";

(2) deleting subsection (iv) in its entirety and replacing it with the following new subsection:

"(iv) Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."

(3) deleting subsection "(x) Retirement home";

(4) replacing in subsection (xii) "Social care residence" with "Temporary care facility";

9 Section 4.5 (2) (a) **R3 Residential (Multiple Family) Regulations Table 4.5** is amended by:

(1) replacing in the **Requirements** section of the **Floor Area Minimum Regulations** the words "Unit in assisted living residence or retirement home: 23.0 m²" with "Unit in assisted living facility: 23.0 m²";

(2) deleting the **Site Coverage Regulations** and **Requirements** and replacing them with the following:

Site Coverage Maximum	40% (includes garage and accessory buildings) except within multi-family, assisted living facility or temporary care facility on sites located within the boundaries of the Greater Downtown Action Plan, where it is 60% (including accessory buildings)
-----------------------	---

(3) deleting the **Building Height Maximum Regulations** and **Requirements** and replacing them with the following:

Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except apartments which shall be allowed 3 storeys. For multi-family, assisted living facility or temporary care facilities 4 storeys, except on sites located within the boundaries of the Greater Downtown Action Plan, where there is no maximum.
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- (4) replacing in the **Requirements** section of the **Side Yard Minimum Regulations** the words "For multi-family, assisted living residence, retirement home or social care residences:" with "For multi-family, assisted living facility or temporary care facility:";
- (5) deleting the **Landscaped Area Regulations and Requirements** and replacing them with the following:

Landscaped Area Minimum	35% of site area except for multi-family, assisted living facility or temporary care facilities on sites located within the boundaries of the Greater Downtown Action Plan, where 30% landscaping of the site is required.
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- (6) Deleting the **Lot Area Minimum Regulations and Requirements** and replacing them with the following:

Lot Area Minimum	<p>Detached dwelling: 360 m²</p> <p>Semi-detached dwelling: 232.0 m² per dwelling unit</p> <p>Multi-attached: 185.0 m² per internal unit, 240.0 m² per end unit</p> <p>Multi-family (no separate bedroom); 74.0 m²</p> <p>Multi-family (one bedroom): 111.0 m² per unit</p> <p>Multi-family (more than one bedroom): 139.0 m² per unit</p> <p>For multi-family, assisted living facility or temporary care facility:</p> <ul style="list-style-type: none"> ▪ In all cases subject to section 4.5 (3)(a). ▪ No separate bedroom and unit in an assisted living facility: 55.0 m² per unit. ▪ One bedroom: 82.0 m² per unit. ▪ More than one bedroom: 102.0 m² per unit.
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10 Section 4.7 **Residential District Regulations** is amended as follows:

- (1) deleting the first sentence of subsection (1)(f) and replacing it with the following new sentence:

- (f) "Within R2 and R3 Districts, residential amenity areas of a minimum of 4.5 m² per dwelling unit for multiple family building and multi-attached building and a minimum of 15.0 m² per unit for an assisted living facility and temporary care facility shall be provided."

- 11 Section 5.1 (1) (a) **C1 Commercial (City Centre) District Permitted Use Table** is amended by:
- (1) deleting subsection “(v) Institutional service facility”;
- 12 Section 5.1 (1) (b) **C1 Commercial (City Centre) District Discretionary Use Table** is amended by:
- (1) adding alphabetically “Assisted living facility” as a discretionary use;
 - (2) adding alphabetically “Institutional service facility” as a discretionary use;
 - (3) replacing in subsection (xvi) “Social care residence” with “Temporary care facility”;
- 13 Section 5.2 (1) (b) **C1A Commercial (City Centre West) District Discretionary Use Table** is amended by:
- (1) adding alphabetically “Assisted living facility” as a discretionary use;
 - (2) replacing in subsection (xvi) “Social care residence” with “Temporary care facility”;
- 14 Section 7.4 (1) (a) **PS Public Service (Institutional or Government) District Permitted Use Table** is amended by:
- (1) deleting subsection “(iii) Institutional service facility”;
- 15 Section 7.4 (1) (b) **PS Public Service (Institutional or Government) District Discretionary Use Table** is amended by:
- (1) replacing in subsection (i) “Assisted living residence” with “Assisted living facility”;
 - (2) adding alphabetically “Institutional service facility” as a discretionary use;
 - (3) deleting subsection “(xii) Retirement home”;
 - (4) replacing in subsection (xiii) “Social care residence” with “Temporary care facility”;
- 16 Section 8.1 (1) (a) **Direct Control District No. 1 DC(1) Permitted Use Table** is amended by:
- (1) deleting from subsection (v) the words “(excluding institutional housing)”;
- 17 Section 8.17 (1) (b) **Direct Control District No. 17 DC(17)** is amended by:
- (1) deleting from subsection (iii) the words “Retirement home”;

- 18 Section 8.20.1 (1) (b) **Direct Control District No. 21 DC(21) Discretionary Use Table** is amended by:

(1) replacing in subsection (xxi) "Social care residence" with "Temporary care facility";

- 19 Section 8.20.1 (2) (d) **Direct Control District No. 21 Regulations – Indoor Amenity Areas** is amended by:

(1) deleting subsection (2) and replacing it with the following:

"(2) Assisted Living Facility and Temporary Care Facility – a minimum of 15 m² per dwelling unit."

READ A FIRST TIME IN OPEN COUNCIL this 29th day of January 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

LUB 3357/C-2007

Household and Special Residential Definitions & Regulations

DESCRIPTION: Addresses deficiencies identified within the Land Use Bylaw with how various special residential uses (e.g. social care residences) are defined, in which land use districts they are listed and their regulations.

FIRST READING: January 29, 2007

FIRST PUBLICATION: February 9, 2007

SECOND PUBLICATION: February 16, 2007

PUBLIC HEARING & SECOND READING: February 26, 2007

THIRD READING: February 26, 2007.

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☒

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: CITY

ACTUAL COST OF ADVERTISING:

\$ _____ X 2

TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

(Advertising Revenue to 180.5901)



Council Decision – January 29, 2007

Legislative & Administrative Services

DATE: January 30, 2007
TO: Tony Lindhout, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/C-2007
Household and Special Residential Definitions & Regulations

Reference Report:

Parkland Community Planning Services, dated January 22, 2007

Bylaw Readings:

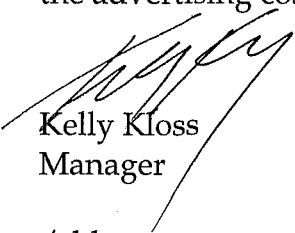
Land Use Bylaw Amendment 3357/C-2007 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, February 26, 2007 at 6:00 P.M. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3357/C-2007 addresses deficiencies identified within the Land Use Bylaw with how various special residential uses (e.g. social care residences) are defined, in which land use districts they are listed and their regulations. Key bylaw changes identified are the need to distinguish between temporary and permanent living spaces, define/confirm the size of conventional households and group living situations and whether these uses would be a discretionary or permitted land use. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Land & Economic Development Manager
Inspections & Licensing Manager
V. Crawford, Clerk Steno

BYLAW NO. 3357/C-2007

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 Section 1.3 **Definitions** is amended by:

(1) deleting the definition of "**Assisted Living Residence**";

(2) adding the following new definition:

"Assisted Living Facility" means a building, or a portion of a building operated for the purpose of providing live in accommodation for six or more persons with chronic or declining conditions requiring professional care or supervision or ongoing medical care, nursing or homemaking services or for persons generally requiring specialized care but does not include a Temporary Care Facility;

(3) deleting the definition of "**Dwelling Unit**" and replacing it with the following new definition:

"Dwelling Unit" means a self contained building or portion of a building used as a permanent residence by a household";

(4) deleting the definition of "**Household**" and replacing it with the following new definition:

"Household" means

means an individual, or two or more persons related by blood, marriage or adoption, or a group of up to five unrelated persons, all living together as a single housekeeping unit and using common cooking facilities. The development shall be primarily residential in character but may include non-resident staff providing professional care or supervision, which may be in the nature of ongoing medical care, nursing or homemaking services. A household shall not include an Assisted Living Facility or a Temporary Care Facility;

(5) deleting the definition of "**Institutional Housing**";

(6) deleting the definition of "**Institutional Service Facility**" and replacing it with the following new definition:

"Institutional Service Facility" means a facility:

- (a) providing cultural, educational or community services to the public such as libraries, museums, auditoriums, concert halls, colleges, schools, places of worship or assembly and,
 - (b) providing government services including hospitals, fire stations, police stations, court houses, detention and correction centres;
- (7) deleting the definition of **"Retirement Home"**;
 - (8) deleting the definition of **"Social Care Residence"**; and
 - (9) adding the following new 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.

- 2 Section 2.19 **Land Use Bylaw Amendment Application** is amended by adding the following new subsection:

"(5) If the Planning Department determines that a public meeting or other means of public consultation is required regarding any proposed Land Use Bylaw amendment, all property owners located within 65 m of the boundary of the site which is the subject of the Land Use Bylaw amendment shall receive notice of the proposed amendment."

- 3 Section 2.4 **Plans and Information Required for Development Permit** is amended by deleting subsection (5) and replacing it with the following new subsection:

"(5) The Development Authority may require that an applicant attend a public meeting and/or provide information on a Development Permit/Subdivision application required to be included in notification to all property owners located within 65 m of the boundary of the site which is the subject of the intended development."

- 4 Table 3.1 **Parking Requirements** as listed in Section 3.1 **Parking Spaces and Area** is amended by:

- (1) replacing the uses "Hospitals, Social Care Residences" with "Hospitals, Temporary Care Facility";
- (2) deleting under **Residential**:

Retirement Home	0.5 per unit to provide for residents, visitors and day duty staff, with a minimum of six spaces.
Assisted Living Residence	0.4 per unit to provide for residents, visitors and day duty staff, with a minimum of six spaces.

- (3) adding under **Residential**:

Assisted Living Facility	0.4 per unit to provide for residents, visitors and day duty staff, with a minimum of three spaces.
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- 5 Section 4.1 (1) (b) **R1 Residential (Low Density) District Discretionary Use Table** is amended by:

1. replacing in subsection (ii) the words "Assisted living residence" with "Assisted living facility";
2. deleting subsection (iv) in its entirety and replacing it with the following new subsection:

"(iv) Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."
3. deleting from subsection (v) the words "social care residences";

- 6 Section 4.2 (1) (b) **R1A Residential (Semi-Detached Dwelling) District Discretionary Use Table** is amended by:

1. deleting subsection (iii) in its entirety and replacing it with the following new subsection:

"(iii) Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."
2. deleting from subsection (iv) the words "social care residences";

- 7 Section 4.4 (1) (b) **R2 Residential (Medium Density) District Discretionary Use Table** is amended by:

- (1) replacing in subsection (iii) "Assisted living residence" with "Assisted living facility";
- (2) deleting subsection (v) in its entirety and replacing it with the following new subsection:

"(v) Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."
- (3) deleting from subsection (vi) the words "social care residences";

(4) deleting subsection "(xiv) Retirement home";

8 Section 4.5 (1) (b) **R3 Residential (Multiple Family) District Discretionary Use Table** is amended by:

(1) replacing in subsection (ii) "Assisted living residence" with "Assisted living facility";

(2) deleting subsection (iv) in its entirety and replacing it with the following new subsection:

"(iv) Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."

(3) deleting subsection "(x) Retirement home";

(4) replacing in subsection (xii) "Social care residence" with "Temporary care facility";

9 Section 4.5 (2) (a) **R3 Residential (Multiple Family) Regulations Table 4.5** is amended by:

(1) replacing in the **Requirements** section of the **Floor Area Minimum Regulations** the words "Unit in assisted living residence or retirement home: 23.0 m²" with "Unit in assisted living facility: 23.0 m²";

(2) deleting the **Site Coverage Regulations** and **Requirements** and replacing them with the following:

Site Coverage Maximum	40% (includes garage and accessory buildings) except within multi-family, assisted living facility or temporary care facility on sites located within the boundaries of the Greater Downtown Action Plan, where it is 60% (including accessory buildings)
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(3) deleting the **Building Height Maximum Regulations** and **Requirements** and replacing them with the following:

Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except apartments which shall be allowed 3 storeys. For multi-family, assisted living facility or temporary care facilities 4 storeys, except on sites located within the boundaries of the Greater Downtown Action Plan, where there is no maximum.
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- (4) replacing in the **Requirements** section of the **Side Yard Minimum Regulations** the words "For multi-family, assisted living residence, retirement home or social care residences:" with "For multi-family, assisted living facility or temporary care facility:";
- (5) deleting the **Landscaped Area Regulations** and **Requirements** and replacing them with the following:

Landscaped Area Minimum	35% of site area except for multi-family, assisted living facility or temporary care facilities on sites located within the boundaries of the Greater Downtown Action Plan, where 30% landscaping of the site is required.
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- (6) Deleting the **Lot Area Minimum Regulations** and **Requirements** and replacing them with the following:

Lot Area Minimum	<p>Detached dwelling: 360 m²</p> <p>Semi-detached dwelling: 232.0 m² per dwelling unit</p> <p>Multi-attached: 185.0 m² per internal unit, 240.0 m² per end unit</p> <p>Multi-family (no separate bedroom): 74.0 m²</p> <p>Multi-family (one bedroom): 111.0 m² per unit</p> <p>Multi-family (more than one bedroom): 139.0 m² per unit</p> <p>For multi-family, assisted living facility or temporary care facility:</p> <ul style="list-style-type: none"> ▪ In all cases subject to section 4.5 (3)(a). ▪ No separate bedroom and unit in an assisted living facility: 55.0 m² per unit. ▪ One bedroom: 82.0 m² per unit. ▪ More than one bedroom: 102.0 m² per unit.
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10 Section 4.7 **Residential District Regulations** is amended as follows:

- (1) deleting the first sentence of subsection (1)(f) and replacing it with the following new sentence:
- (f) "Within R2 and R3 Districts, residential amenity areas of a minimum of 4.5 m² per dwelling unit for multiple family building and multi-attached building and a minimum of 15.0 m² per unit for an assisted living facility and temporary care facility shall be provided."

- 11 Section 5.1 (1) (a) **C1 Commercial (City Centre) District Permitted Use Table** is amended by:

(1) deleting subsection "(v) Institutional service facility";

- 12 Section 5.1 (1) (b) **C1 Commercial (City Centre) District Discretionary Use Table** is amended by:

(1) adding alphabetically "Assisted living facility" as a discretionary use;

(2) adding alphabetically "Institutional service facility" as a discretionary use;

(3) replacing in subsection (xvi) "Social care residence" with "Temporary care facility";

- 13 Section 5.2 (1) (b) **C1A Commercial (City Centre West) District Discretionary Use Table** is amended by:

(1) adding alphabetically "Assisted living facility" as a discretionary use;

(2) replacing in subsection (xvi) "Social care residence" with "Temporary care facility";

- 14 Section 7.4 (1) (a) **PS Public Service (Institutional or Government) District Permitted Use Table** is amended by:

(1) deleting subsection "(iii) Institutional service facility";

- 15 Section 7.4 (1) (b) **PS Public Service (Institutional or Government) District Discretionary Use Table** is amended by:

(1) replacing in subsection (i) "Assisted living residence" with "Assisted living facility";

(2) adding alphabetically "Institutional service facility" as a discretionary use;

(3) deleting subsection "(xii) Retirement home";

(4) replacing in subsection (xiii) "Social care residence" with "Temporary care facility";

- 16 Section 8.1 (1) (a) **Direct Control District No. 1 DC(1) Permitted Use Table** is amended by:

(1) deleting from subsection (v) the words "(excluding institutional housing)";

- 17 Section 8.17 (1) (b) **Direct Control District No. 17 DC(17)** is amended by:

(1) deleting from subsection (iii) the words "Retirement home";

- 18 Section 8.20.1 (1) (b) **Direct Control District No. 21 DC(21) Discretionary Use Table** is amended by:

(1) replacing in subsection (xxi) "Social care residence" with "Temporary care facility";

- 19 Section 8.20.1 (2) (d) **Direct Control District No. 21 Regulations – Indoor Amenity Areas** is amended by:

(1) deleting subsection (2) and replacing it with the following:

"(2) Assisted Living Facility and Temporary Care Facility – a minimum of 15 m² per dwelling unit."

READ A FIRST TIME IN OPEN COUNCIL this 29th day of January 2007.
READ A SECOND TIME IN OPEN COUNCIL this day of 2007.
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

**HOUSEHOLD AND SPECIAL RESIDENTIAL
DEFINITIONS & REGULATIONS
Land Use Bylaw Amendment**

City Council proposes to pass **Land Use Bylaw Amendment 3357/C-2007**, to address deficiencies identified within the Land Use Bylaw with how various special residential uses (e.g. social care residences) are defined, in which land use districts they are listed and their regulations. Key changes are the need to distinguish between temporary and permanent living spaces, define/confirm the size of conventional households and group living situations and whether these uses would be a discretionary or permitted land use. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, February 26, 2007** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, February 20, 2007**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: February 9, 2007 and February 16, 2007)



www.reddeer.ca

VISITOR PARKING FOR RESIDENTIAL DEVELOPMENTS FRONTING PRIVATE ROADS Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 335716-2007, which provides for the addition of visitor parking standards to the Land Use Bylaw for those residential developments that contain private roadways (e.g. gated communities, condominium communities, etc.) This is to address concerns of visitor parking overflowing to adjacent conventional neighboring properties. A visitor parking standard for any residential development fronting a private road of one parking space for every five dwelling units is being considered. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, February 14, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, February 20, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 343-8132.

HOUSEHOLD AND SPECIAL RESIDENTIAL DEFINITIONS AND REGULATIONS Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 335716-2007, to address deficiencies identified within the Land Use Bylaw with how various special residential uses (e.g. social care residences) are defined, in which land use districts they are listed and their regulations. Key changes are the need to distinguish between temporary and permanent living spaces, define/confirm the size of conventional households and group living situations and whether these uses would be a discretionary or permitted land use. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, February 14, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, February 20, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 343-8132.

INVITATION TO TENDER

Sealed Tenders clearly marked Johnstone Crossing Phase 8 Underground Improvements - closing date February 22, 2007, delivered or mailed to the Purchasing Section - Main Floor at:

The City of Red Deer
4914 - 48 Avenue
Red Deer, AB T4N 3T3

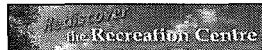
and received before 2:00 p.m. local time on Thursday, February 22, 2007, will be opened in public immediately thereafter. Tenders received and not conforming to the foregoing will be returned to the Bidder(s) without consideration. Fixed Tender Documents or Tender Amendments will not be accepted.

The Work is comprised of approximately:
7000 m³ Common Excavation
3100 m³ Topsoil Placement
800 In m. Water Mains (150 mm to 200 mm diameter)
610 In m. Sanitary Sewer Mains (200 mm diameter)
800 In m. Storm Sewer Mains (200 mm to 600 mm diameter)
62 Residential Lot Services

Tender Documents may be obtained from The City of Red Deer Engineering Services Department, Third Floor, City Hall, on or after Monday, February 12, 2007 for a \$50.00 non-refundable fee. The City of Red Deer Contract Specifications 2006 Edition may be obtained from the Engineering Services Department for a \$25 non-refundable fee.

Subcontractors may view the Tender Documents at the Engineering Services Department, or the Edmonton, Calgary, and Red Deer Construction Association offices.

Inquiries regarding this Project may be directed to:
Mr. Bill Luko, P.Eng. Mr. Craig T. Sudby, P.Eng.
The City of Red Deer EXH Engineering Services Ltd.
Engineering Services 7710 Edgar Industrial Court
Department Red Deer, AB T4P 4E2
4914 - 48 Avenue (403) 342-7650
Red Deer, AB T4N 3T3
(403) 342-8158



Grand Re-Opening Celebration

Red Deer and area citizens are invited to the public event celebrating the grand re-opening of the newly renovated and improved Recreation Centre.

Saturday, February 24
11:00 a.m. - 12:30 p.m.

Nifty Nineties
Recreation Centre Foyer
4501 47A Avenue

- Ribbon Cutting • Musical Performances
- Recreation & Culture Activities
- Facility & Art Collection Tours
- Door Prizes



MUNICIPAL PLANNING COMMISSION APPROVALS

On February 5, 2007 the Municipal Planning Commission issued approval of the following applications:

Permitted Uses:

Inglewood

1. Mason Martin Homes - for a 1.33 metre side yard to a proposed single family dwelling and attached garage to be located at 47 Ion Close.

Waskasoo

2. Dave Shearer - area redevelopment for a 2nd story addition to an existing single family dwelling located at 3334 - 42A Avenue.

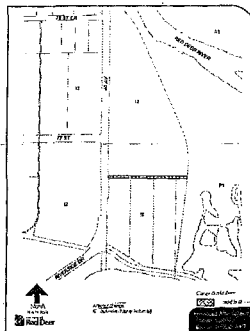
Glendale

3. Quality Construction, on behalf of Linda Schmitt - area redevelopment for a 2 story single family dwelling and attached garage to be located at 5876 - 69 Street Drive.

You may appeal discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Monday, February 26, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 343-8132.

RIVERSIDE HEAVY INDUSTRIAL Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 335717-2007, which provides for the rezoning of 0.32 hectares (0.8 acres) of closed road to I2 Heavy Industrial District. The road is not developed and not needed for public travel and will be consolidated with lots to the south and north as the new City of Red Deer Municipal Works Yard. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, February 24, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, February 20, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 343-8132.

URGENT! Please call/fax within 1 hour of receiving

RED DEER ADVOCATE
Ph. (403) 314-4343 Fax (403) 342-4051

INSERT DATE: **FRI., FEB. 9**

AD SIZE: **4x254**

AD CODE: **95793CITYRDB9**

FINAL PROOF. Proof read and approve or mark corrections.
Proofing is the responsibility of the Advertiser. Thank you for your co-operation

Sales Rep
16
Composed by
BY

OK as is
OK with corrections
Approved by

THE CITY OF Red Deer

www.reddeer.ca

The Recreation Centre

Grand Re-Opening Celebration

Red Deer and area citizens are invited to this public event celebrating the grand re-opening of the newly renovated and improved Recreation Centre.

Saturday, February 24
11:00 a.m. - 12:30 p.m.

2015 Boulevard
Recreation Centre Foyer
4501 47th Avenue

• Ribbon Cutting • Musical Performances
• Recreation & Culture Activities
• Facility & Art Collection Tours
• Door Prizes

Red Deer

CITY OFFICES CLOSED FAMILY DAY HOLIDAY HOUSERS

All City of Red Deer Offices will be closed Monday, February 19, 2007 for Family Day.

TRANSIT SERVICE

Sunday/Holiday Service Hours
First bus from City Centre Terminal is 8:45 a.m.
Last bus from City Centre Terminal is 6:45 p.m.
Transit Customer Service Centre in City Hall is closed.

DAWE CENTRE

Information Line 342-8235
Will be open as follows:
Noon - 1:00 p.m. Lane Swim
1:15 p.m. - 3:00 p.m. Family Swim
3:15 p.m. - 5:00 p.m. Public Swim
7:00 p.m. - 8:30 p.m. Public Swim
9:00 p.m. - 10:30 p.m. Adult Swim

THE COLLIQUITT CENTRE

Information Line 358-7239
Will be open from 10:00 a.m. until 8:00 p.m.

MUNICIPAL PLANNING COMMISSION APPROVALS

On February 12, 2007 the Municipal Planning Commission issued approval of the following applications:

Discretionary Uses

Inglewood

1. Christopher Bilinski & Tiffany Light - for a home based massage therapy business to be located at 155 Ibbotson Close.

Eastview

2. Sunan Central 2002 Ltd. - discretionary use for a tanning salon to be located at 146 Erickson Drive.

Riverside Meadows

3. Dan Ficello - discretionary use of a 14.86 m² temporary storage container to be located at 5516 - 60 Street.

Riverside Light Industrial

4. Red Deer Co-op Limited - discretionary use of a 166.5 m² temporary building as an accessory outdoor sale of goods, to be located at 4739 Riverside Drive.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Monday, March 5, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

Invitation To Tender

Sealed Tenders clearly marked **Johnstone Crossing Subdivision Entrance Signs Construction** - closing Thursday, March 1, 2007 delivered or mailed to the Purchasing Section - Main Floor at:

The City of Red Deer
4914 - 48 Avenue
Red Deer, AB T4N 3T3

and received before 2:00 p.m. local time on Thursday, March 1, 2007, will be opened in public immediately thereafter. Tenders received and not conforming to the foregoing will be returned to the Bidder(s) without consideration. Failed Tender Documents or Tender Amendments will not be accepted.

The Work is comprised of approximately:

- Identical concrete block/building stone signs with concrete piles, concrete grade base, laser cut and powder coated placard and sign text.
- 40 cu.m. Topsoil stripping
- 50 cu.m. Common Excavation
- 200 sq.m. Place Topsoil
- 200 sq.m. Miscellaneous Landscaping

Tender Documents may be obtained from The City of Red Deer Engineering Services Department, Third Floor, City Hall, on or after Tuesday, February 20, 2007 for a \$25.00 non-refundable fee. The City of Red Deer Contract Specifications, 2006 Edition, may be obtained from the Engineering Services Department for a \$25 non-refundable fee.

Subcontractors may view the Tender Documents at the Engineering Services Department, or the Edmonton, Calgary, and Red Deer Construction Association offices.

Inquiries regarding this Project may be directed to:

Bill Lutz, P.Eng.
The City of Red Deer
Engineering Services
7710 Edger Industrial Court
Red Deer, AB T4N 4E2
Ph. (403) 342-8158 Ph. (403) 342-7650

DEVELOPMENT OFFICER APPROVALS

On February 14, 2007 the Development Officer issued approval of the following applications:

Johnstone Park

1. Cedar Crest Homes - a 1.39 metre side yard to proposed single family dwelling and attached garage to be located at 67 Jenner Crescent.

Kentwood

2. Labson Developments Ltd. - a 1.29 metre side yard to a proposed single family dwelling and attached garage and a 4.43 metre rear yard to a proposed deck to be located at 39 Kind Close.

Northlands

3. L. Ralston - the discretionary use of a home based aesthetics business to be located at 130 Logan Close.

Lancaster

4. Remoco Land Surveying Ltd. - a 2.43 metre rear and 3.8 metre left side yard to an existing industrial building located at 8117 - 49 Avenue Close.

Orleto Park

5. D & S Blair - a 1.38 metre rear yard to an existing detached garage located at 28 Ohio Close.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, March 2, 2007. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8132.

ATTENTION: ALL PROPERTY OWNERS

Final reminder to review your Property Assessment Notices

The information on your Property Assessment Notice is used to calculate your 2007 property taxes. Any error could affect the amount of property tax you are billed in May.

Since tax bills are not disputable, it is important to carefully review your Property Assessment Notices before the February 20, 2007 complaint deadline.

If you believe there is an error on your Property Assessment Notice:

- Call Assessment & Taxation Services at 342-8126 and arrange to speak with an assessor. Office hours are from 8:00 a.m. to 4:30 p.m. Monday to Friday. Pre-arranged appointments to speak with an assessor via phone or in person will be honoured before walk-in traffic.

- If your discussion with an assessor does not resolve your concerns, you may submit a written complaint detailing the nature of your concerns, along with the appropriate filing fee noted on your Property Assessment Notice, to the Clerk of the Assessment Review Board no later than February 20, 2007. Complaints that arrive by mail after this date will not be accepted regardless of the postmark date.

For more information contact:

Assessment & Taxation Services
2nd Floor, Professional Building, 4908 - 50 Street
Phone: (403) 342-8126

The Clerk of the Assessment Review Board

2nd Floor, City Hall, 4914 - 48 Avenue
Mail to: Box 3008, Red Deer, AB T4N 3T4
Phone: (403) 342-8132

If you did not receive your Property Assessment Notice by January 31, 2007 please contact Assessment & Taxation Services.

Invitation To Tender

Sealed Tenders clearly marked **Orleto Park River Training** - closing Friday, March 2, 2007 delivered or mailed to the Purchasing Section - Main Floor at:

The City of Red Deer
4914 - 48 Avenue
Red Deer, AB T4N 3T3

and received before 2:00 p.m. local time on Friday, March 2, 2007, will be opened in public immediately thereafter. Tenders received and not conforming to the foregoing will be returned to the Bidder(s) without consideration. Failed Tender Documents or Tender Amendments will not be accepted.

The Work shall include:

- Construction of 90m of directionally drilled HDPE stormwater outfall pipe including an outlet structure comprised of a 2m steel extension and rock riprap.
- Placement of approximately 700 lineal meters of rock riprap armoring along the left bank (outside the river bend) of the Red Deer River near Orleto Park West subdivision in Red Deer. The riprap shall cover the existing river bank slope from the river bed to the 1:100 year flood level, approximately 6m above the river bed.

The work is being tendered with two options for armoring:

Option A: Riprap and Pit Run Core
A riprap armor blanket at a minimum of 0.8m thickness with a pit run core.

Estimated Volumes: Riprap: 15,000 m³, Pit Run Gravel: 5,000 m³

Option B: Riprap and Rock Core
A riprap armor blanket at a minimum of 0.8m thickness with a blasted rock core.

Estimated Volumes: Riprap: 15,000 m³, Blasted Rock: 5,000 m³

Tender Documents may be obtained from The City of Red Deer Engineering Services Department, Third Floor, City Hall, on or after Tuesday, February 20, 2007 for a \$25.00 non-refundable fee. The City of Red Deer Contract Specifications, 2006 Edition may be obtained free of charge at www.reddeer.ca (Connecting with Your City/Community Services & Departments > Engineering Services > Project Engineering / Construction > Contract Specifications).

Subcontractors may view the Tender Documents at the Engineering Services Department or the Edmonton, Calgary, and Red Deer Construction Association offices.

Inquiries regarding this Project may be directed to:

Dana Fox, P.Eng.
The City of Red Deer
Engineering Services
Red Deer, AB T4N 3T3
Ph. (403) 342-8158 Ph. (403) 342-7650

VISITOR PARKING FOR RESIDENTIAL DEVELOPMENTS FRONTING PRIVATE ROADS Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357/E-2007, which provides for the addition of visitor parking standards to the Land Use Bylaw for those residential developments that contain private roadways (e.g. gated communities, condominium communities, etc.) This is to address concerns of visitor parking overflowing to adjacent conventional neighboring properties. A visitor parking standard for any residential development fronting a private road of one parking space for every five dwelling units is being considered. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, February 26, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, February 20, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

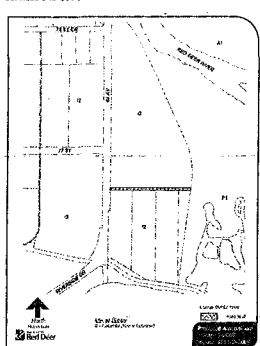
HOUSEHOLD AND SPECIAL RESIDENTIAL DEFINITIONS AND REGULATIONS Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357/C-2007, to address deficiencies identified within the Land Use Bylaw with how various special residential uses (e.g. social care residences) are defined, in which land use districts they are listed and their regulations. Key changes are the need to distinguish between temporary and permanent living spaces, define/confirm the size of conventional households and group living situations and whether these uses would be a discretionary or permitted land use. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

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RIVERSIDE HEAVY INDUSTRIAL Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357/D-2007, which provides for the rezoning of 0.32 hectares (0.8 acres) of closed road to 12 Heavy Industrial District. The road is not developed and not needed for public travel and will be consolidated with lots to the south and north at the new City of Red Deer Municipal Works Yard. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



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URGENT! Please call/fax within 1 hour of receiving

RED DEER ADVOCATE

City of Red Deer
On-line submission
Ph. (403) 342-4545 Fax (403) 342-4051

Rate: 16
Composed: 16
AD SIZE: 6 X 300
AD CODE: 99547CIVRDB16

INSERT DATE: FEB. 16
FINAL PROOF: Proof read and approve or mark corrections. Proofing is the responsibility of the Advertiser. Thank you for your co-operation.

Item No. 2

BYLAW NO. 3357/D-2007

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:

1. That "Use District Map O20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 3 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 29th day of January 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

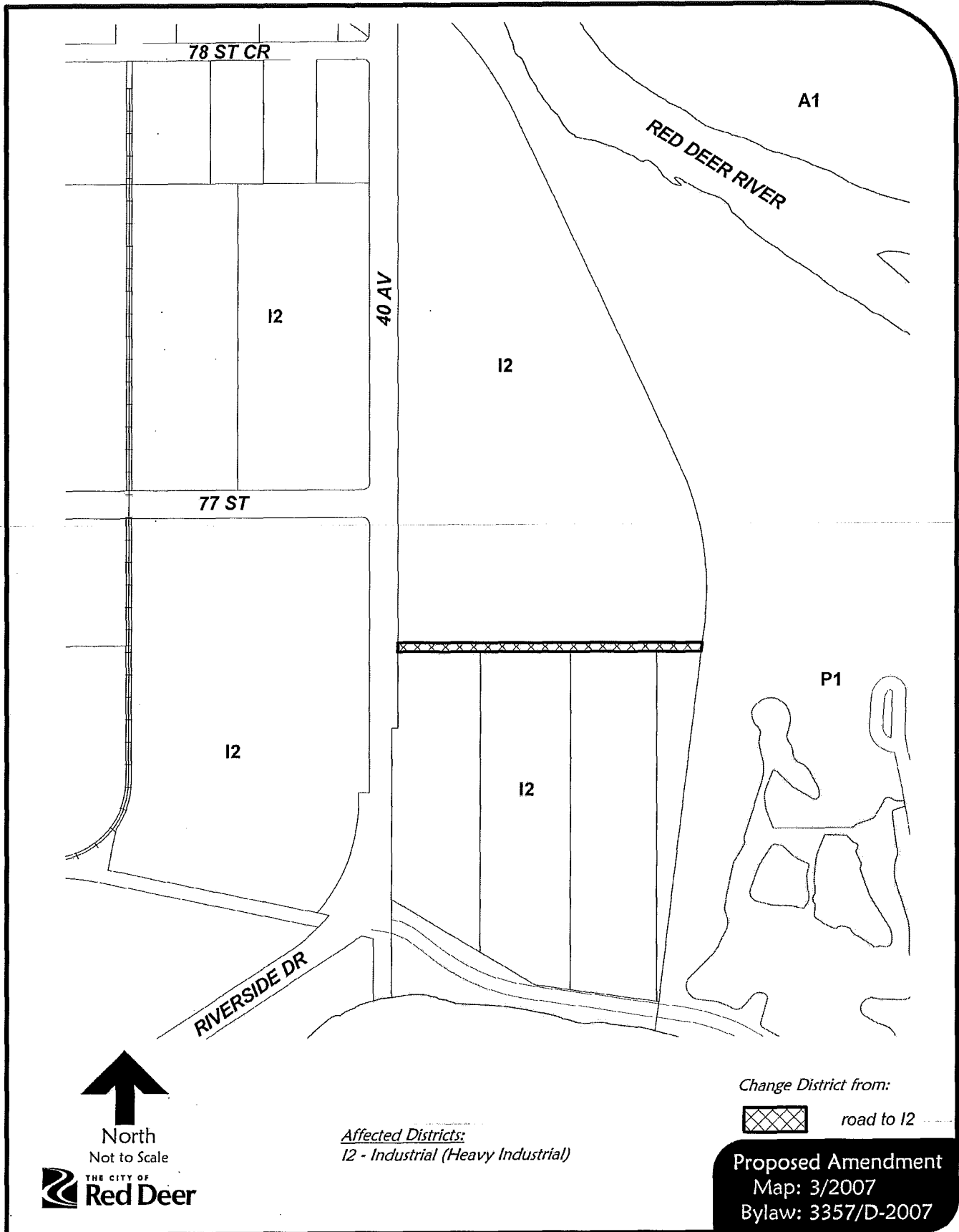
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



LUB 3357/D-007
Closed Road – Riverside Heavy Industrial

DESCRIPTION: Provides for the rezoning of 0.32 ha. (0.8 ac.) of closed road to I2 Heavy Industrial District.

FIRST READING: January 29, 2007

FIRST PUBLICATION: February 9, 2007

SECOND PUBLICATION: February 16, 2007

PUBLIC HEARING & SECOND READING: February 26, 2007

THIRD READING: February 26, 2007

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☒

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: City

ACTUAL COST OF ADVERTISING:

\$ _____ X 2

TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

(Advertising Revenue to 180.5901)

Legislative & Administrative Services

DATE: January 30, 2007
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/D-2007
Closed Road – Riverside Heavy Industrial
City of Red Deer

Reference Report:

Parkland Community Planning Services, dated January 17, 2007

Bylaw Readings:

Land Use Bylaw Amendment 3357/D-2007 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, February 26, 2007 at 6:00 P.M. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3357/D-2007 provides for the rezoning of 0.32 ha. (0.8 ac.) of closed road to I2 Heavy Industrial District. The road is not developed and not needed for public travel and will be consolidated with lots to the south and north as the new City of Red Deer municipal works yard. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Land & Economic Development Manager
Inspections & Licensing Manager
V. Crawford, Clerk Steno

BYLAW NO. 3357/D-2007

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:

1. That "Use District Map O20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 3 attached hereto and forming part of the bylaw.

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READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

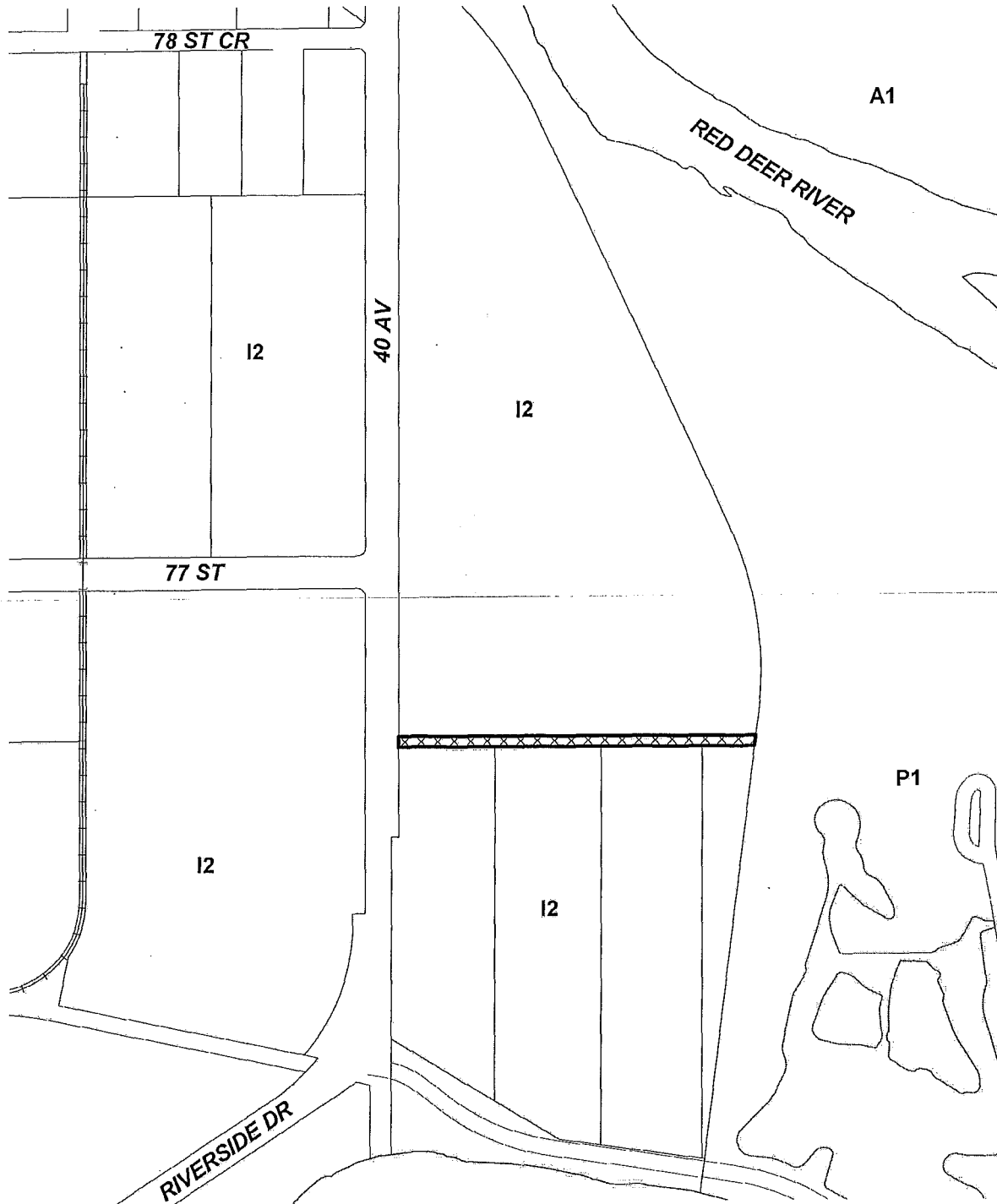
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:
I2 - Industrial (Heavy Industrial)

Change District from:



road to I2

Proposed Amendment
Map: 3/2007
Bylaw: 3357/D-2007

RIVERSIDE HEAVY INDUSTRIAL Land Use Bylaw Amendment

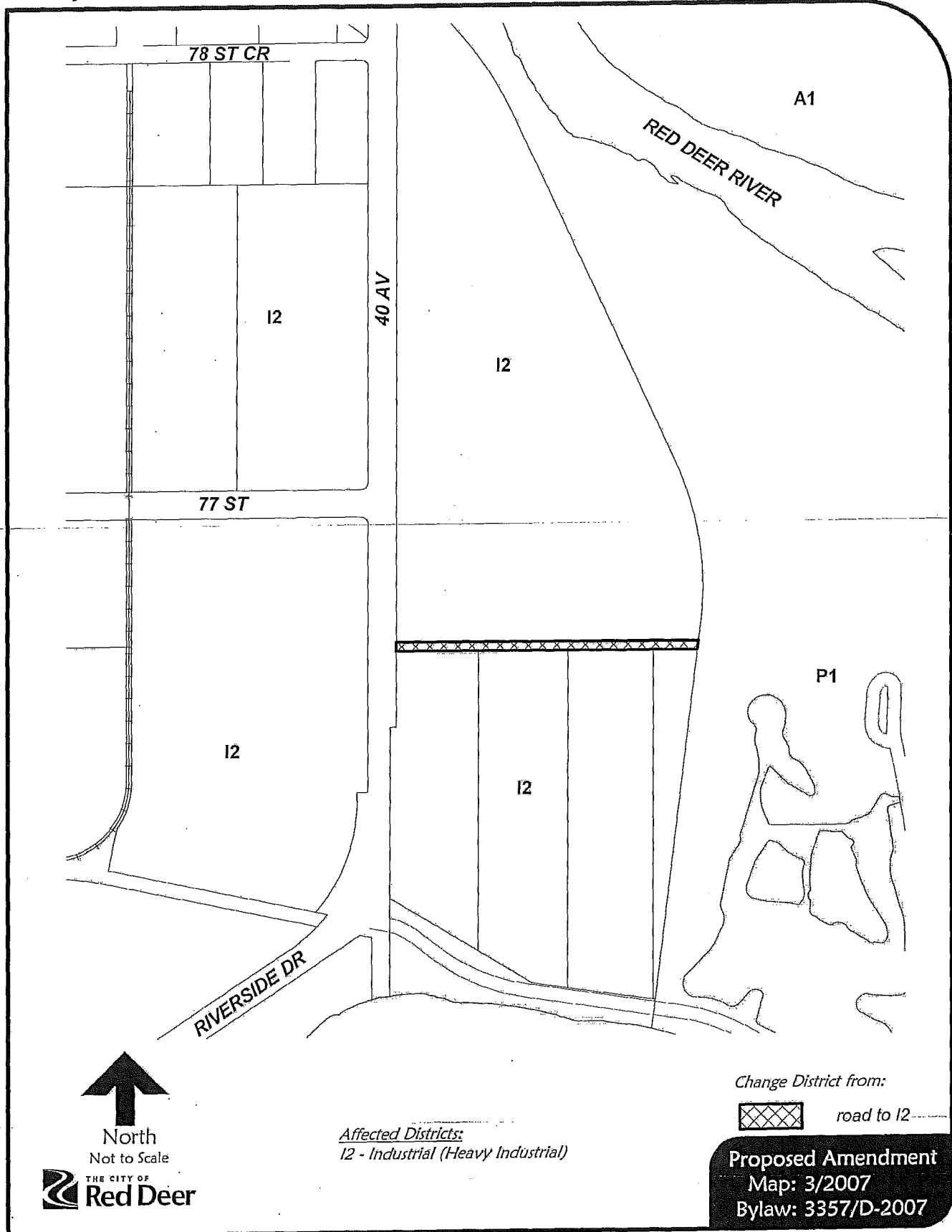
City Council proposes to pass **Land Use Bylaw Amendment 3357/D-2007**, which provides for the rezoning of 0.32 hectares (0.8 acres) of closed road to I2 Heavy Industrial District. The road is not developed and not needed for public travel and will be consolidated with lots to the south and north as the new City of Red Deer Municipal Works Yard. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

"Map"

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, February 26, 2007** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, February 20, 2007**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: February 9, 2007 and February 16, 2007)

Proposed Amendment to Land Use Bylaw 3357/2006



February 1, 2007

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

«Owner_Address_3»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/D-2007
Riverside Heavy Industrial**

Red Deer City Council is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the area of proposed changes, you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3357/D-2007**, which provides for the rezoning of 0.32 hectares (0.8 acres) of closed road to I1 Heavy Industrial District. The Road is not developed and not needed for public travel and will be consolidated with lots to the south and north as the new City of Red Deer Municipal Works Yard. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall, during regular office hours. For more details contact the city planners at Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, February 12, 2007** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, February 6, 2007**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,



Kelly Kloss

Manager, Legislative & Administrative Services

Enclosure

Prime Owner Name
OLYBRO INC

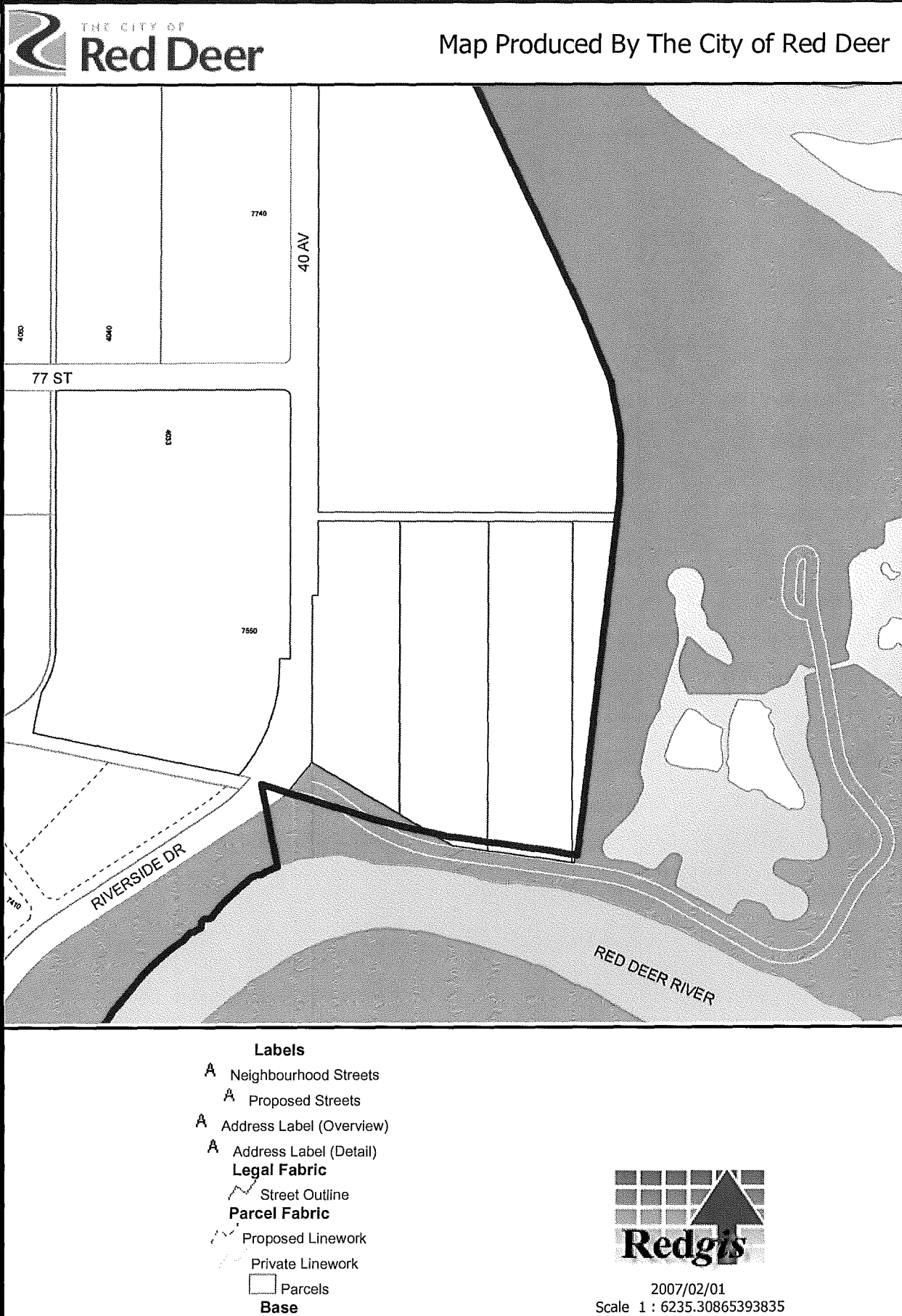
Owner Address 1
400-2200 LEON-PRATTE

Owner Address 2
SAINT-HYACINTHE, QC J2S 4B6

Owner Adc Owner Address 4

Parcel Address
4033 77 ST

LUB 3357/D-2007
Riverside Heavy Industrial
Rezoning to I2 Heavy Industrial District
Document #618667





www.reddeer.ca

VISITOR PARKING FOR RESIDENTIAL DEVELOPMENTS FRONTING PRIVATE ROADS Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357/E-2007, which provides for the addition of visitor parking standards to the Land Use Bylaw for those residential developments that contain private roadways (e.g. gated communities, condominium communities, etc). This is to address concerns of visitor parking overflowing to adjacent conventional neighboring properties. A visitor parking standard for any residential development fronting a private road of one parking space for every five dwelling units is being considered. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

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HOUSEHOLD AND SPECIAL RESIDENTIAL DEFINITIONS AND REGULATIONS Land Use Bylaw Amendment

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INVITATION TO TENDER

Scaled Tenders clearly marked **Johnstone Crossing Phase 8 Underground Improvements** - closing date February 22, 2007, delivered or mailed to the Purchasing Section - Main Floor at:

The City of Red Deer
4914 - 48 Avenue
Red Deer AB T4N 3T3

and received before 2:00 p.m. local time on Thursday, February 22, 2007, will be opened in public immediately thereafter. Tenders received and not conforming to the foregoing will be returned to the Bidder(s) without consideration. Faxed Tender Documents or Tender Amendments will not be accepted.

The Work is comprised of approximately:
7000 m³ Common Excavation
3100 m³ Topsoil Placement
820 in m Water Mains (150 mm to 200 mm diameter)
610 in m Sanitary Sewer Mains (200 mm diameter)
800 in m Storm Sewer Mains (200 mm to 600 mm diameter)

62 Residential Lot Services

Tender Documents may be obtained from The City of Red Deer Engineering Services Department, Third Floor, City Hall, on or after Monday, February 12, 2007 for a \$50.00 non-refundable fee. The City of Red Deer Contract Specifications 2006 Edition may be obtained from the Engineering Services Department for a \$25 non-refundable fee.

Subcontractors may view the Tender Documents at the Engineering Services Department, or the Edmonton, Calgary, and Red Deer Construction Association offices.

Inquiries regarding this Project may be directed to:

Mr. Bill Lube, P.Eng. The City of Red Deer
Engineering Services Department
4914 - 48 Avenue
Red Deer AB T4N 3T3
(403) 342-8135

Mr. Craig T. Suchy, P.Eng. BXH Engineering Services Ltd.
7710 Edgar Industrial Court
Red Deer AB T4P 4E2
(403) 342-7650

the Recreation Centre

Grand Re-Opening Celebration

Red Deer and area citizens are invited to the public event celebrating the grand re-opening of the newly renovated and improved Recreation Centre.

- Ribbon Cutting • Hard Unwinding
- Recreation & Culture Activities
- Facility & Art Collection Tours
- Door Prizes

Saturday, February 24
11:00 a.m. - 12:30 p.m.
Nirvi Kolaand
Recreation Centre Foyer
4501 47A Avenue



MUNICIPAL PLANNING COMMISSION APPROVALS

On February 5, 2007 the Municipal Planning Commission issued approval of the following applications:

Permitted Uses:

Inglewood

1. Jason Martin Homes - for a 1.33 metre side yard to a proposed single family dwelling and attached garage to be located at 47 Ion Close.

Waskasoo

2. Dave Shearer - area redevelopment for a 2nd story addition to an existing single family dwelling located at 5334 - 42A Avenue.

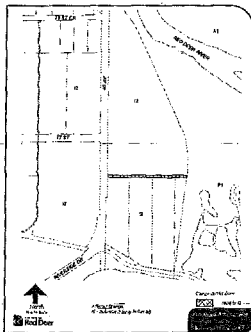
Glendale

3. Quality Construction, on behalf of Linda Schrite - area redevelopment for a 2 story single family dwelling and attached garage to be located at 5876 - 69 Street Drive.

You may appeal discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Monday, February 26, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

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URGENT! Please call/fax within 1 hour of receiving

RED DEER ADVOCATE

Ph. (403) 314-4343 Fax (403) 342-4051

INSERT DATE:

FRI, FEB. 9

AD SIZE:

4x254

AD CODE:

95793CityofRdb9

FINAL PROOF. Proof read and approve or mark corrections.
Proofing is the responsibility of the Advertiser. Thank you for your co-operation

Sales
Rep

16

Composed
by

BY

OK as is

OK with corrections

Approved by

www.reddeer.ca



Grand Re-Opening Celebration

Red Deer and area citizens are invited to this public event celebrating the grand re-opening of the newly renovated and improved Recreation Centre.

Saturday, February 24
11:00 a.m. - 12:30 p.m.

North Saskatchewan
Recreation Centre Foyer
4501 47A Avenue

• Ribbon Cutting • Musical Performances
• Activities & Games • Facility & Art Collections
• Door Prizes



CITY OFFICES CLOSED FAMILY DAY HOLIDAY

All City of Red Deer Offices will be closed Monday, February 19, 2007 for Family Day.

TRANSIT SERVICE

Sunday/Holiday Service Hours
First bus from City Centre Terminal is 8:45 a.m.
Last bus from City Centre Terminal is 6:45 p.m.
Transit Customer Service Centre in City Hall is closed.

DAWE CENTRE

Information Line 342-8235

Will be open as follows:
Noon - 1:00 p.m. Lane Swim
1:15 p.m. - 3:00 p.m. Family Swim
3:15 p.m. - 5:00 p.m. Public Swim
7:00 p.m. - 8:30 p.m. Public Swim
9:00 p.m. - 10:30 p.m. Adult Swim

THE COLLETT CENTRE

Information Line 338-7529
Will be open from 10:00 a.m. until 8:00 p.m.

MUNICIPAL PLANNING COMMISSION APPROVALS

On February 12, 2007 the Municipal Planning Commission issued approval of the following applications:

Discretionary Uses

Inglewood
1. Christopher Bielecki & Tiffany Litchi - for a home based massage therapy business to be located at 155 Bboston Close.

Estaview

2. Susan Central 2002 Ltd. - discretionary use for a tanning salon to be located at 146 Erickson Drive.

Riverside Meadows

3. Dan Piccolo - discretionary use of a 14.86 m² temporary storage container to be located at 5116 - 60 Street.

Riverside Light Industrial

4. Red Deer Co-op Limited - discretionary use of a 166.5 m² temporary building as an accessory outdoor sale of goods, to be located at 4738 Riverside Drive.

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4914 - 48 Avenue
Red Deer, AB T4N 3T3

and received before 2:00 p.m. local time on Thursday, March 1, 2007, will be opened in public immediately thereafter. Tenders received and not conforming to the foregoing will be returned to the Bidder(s) without consideration. Failed Tender Documents or Tender Amendments will not be accepted.

The Work is comprised of approximately:

- 2 Identical concrete block/building stone signs with concrete piles, concrete grade base, laser cut and powder coated placard and sign text.
- 48 cu.m. Topsoil stripping
- 50 cu.m. Common Excavation
- 200 sq.m. Place Topsoil
- 200 sq.m. Miscellaneous Landscaping

Tender Documents may be obtained from The City of Red Deer Engineering Services Department, Third Floor, City Hall, on or after Tuesday, February 20, 2007 for a \$25.00 non-refundable fee. The City of Red Deer Contract Specifications, 2006 Edition, may be obtained from the Engineering Services Department for a \$25 non-refundable fee.

Subcontractors may view the Tender Documents at the Engineering Services Department, or the Edmonton, Calgary, and Red Deer Construction Association offices.

Inquiries regarding this Project may be directed to:

Billy Lake, P.Eng.
The City of Red Deer
Engineering Services
Department
Ph. (403) 342-8158

EXH Engineering Services Ltd.
7710 Edgar Industrial Court
Red Deer, AB T4N 4E2
Ph. (403) 342-7650

DEVELOPMENT OFFICER APPROVALS

On February 14, 2007 the Development Officer issued approval for the following applications:

Johnstone Park
1. Cedar Crest Homes - a 1.39 metre side yard to proposed single family dwelling and attached garage to be located at 67 Jenner Crescent.

Kentwood
2. Lashon Developments Ltd. - a 1.29 metre side yard to a proposed single family dwelling and attached garage and a 4.43 metre rear yard to a proposed deck to be located at 39 Kind Close.

Lancaster
3. L. Ralston - the discretionary use of a home based aesthetics business to be located at 130 Logan Close.

Northeast
4. Bemco Land Surveying Ltd. - a 2.43 metre right and 3.8 metre left side yard to an existing industrial building located at 8117 - 49 Avenue Close.

Orlolo Park
5. D & S Blair - a 1.38 metre rear yard to an existing detached garage located at 28 Ohio Close.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, March 2, 2007. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8132.

ATTENTION: ALL PROPERTY OWNERS

Final reminder to review your Property Assessment Notices

The information on your Property Assessment Notice is used to calculate your 2007 property taxes. Any error could affect the amount of property tax you are billed in May.

Since tax bills are not disputable, it is important to carefully review your Property Assessment Notice before the February 20, 2007 complaint deadline.

If you believe there is an error on your Property Assessment Notice:

- Call Assessment & Taxation Services at 342-8126 and arrange to speak with an assessor. Office hours are from 8:00 a.m. to 4:30 p.m. Monday to Friday. Pre-arranged appointments to speak with an assessor via phone or in person will be honoured before walk-in traffic.

- If your discussion with an assessor does not resolve your concerns, you may submit a written complaint detailing the nature of your concerns, along with the appropriate filing fee noted on your Property Assessment Notice, to the Clerk of the Assessment Review Board no later than February 20, 2007. Complaints that arrive by mail after this date will not be accepted regardless of the postmark date.

For more information contact:

Assessment & Taxation Services
2nd Floor Professional Building, 4806 - 50 Street
Phone: (403) 342-8126

The Clerk of the Assessment Review Board

2nd Floor, City Hall, 4914 - 48 Avenue
Mail to: Box 5008, Red Deer, AB T4N 3T4
Phone: (403) 342-8132

If you did not receive your Property Assessment Notice by January 31, 2007, please contact Assessment & Taxation Services.

Invitation To Tender

Sealed Tenders clearly marked **Orlolo Park River Training closing Friday, March 2, 2007**, delivered or mailed to the Purchasing Section - Main Floor at:

The City of Red Deer
4914 - 48 Avenue
Red Deer, AB T4N 3T3

and received before 2:00 p.m. local time on Friday, March 2, 2007, will be opened in public immediately thereafter. Tenders received and not conforming to the foregoing will be returned to the Bidder(s) without consideration. Failed Tender Documents or Tender Amendments will not be accepted.

The Work shall include:

- Construction of 90m of directionally drilled HDPE stormwater outfall pipe including an outlet structure comprised of a 2m steel extension and rock riprap.
- Placement of approximately 700 linear meters of rock riprap armor along the left bank (outside the river bend) of the Red Deer River near Orlolo Park West subdivision in Red Deer. The riprap shall cover the existing river bank slope from the river bed to the 1:100 year flood level, approximately 6m above the river bed.

The work is being tendered with two options for armor:

Option A: Riprap and Pit Run Core

A riprap armor blanket at a minimum of 0.8m thickness with a pit run core.

Estimated Volume: Riprap: 15,000 m³, Pit Run Gravel: 5,000 m³

Option B: Riprap and Rock Core

A riprap armor blanket at a minimum of 0.8m thickness with a blasted rock core.

Estimated Volume: Riprap: 15,000 m³, Blasted Rock: 5,000 m³

Tender Documents may be obtained from The City of Red Deer Engineering Services Department, Third Floor, City Hall, on or after Tuesday, February 20, 2007 for a \$25.00 non-refundable fee. The City of Red Deer Contract Specifications 2006 Edition may be obtained free of charge at www.reddeer.ca (Concurrence with Your City/County & Departments/Engineering Services/Project Engineering / Construction/Contract Specifications).

Subcontractors may view the Tender Documents at the Engineering Services Department or the Edmonton, Calgary, and Red Deer Construction Association offices.

Inquiries regarding this Project may be directed to:

Dana Foo, P.Eng.
The City of Red Deer
Engineering Services
Department
Ph. (403) 342-8158

Andrew Poole, P.Eng.
Source Consulting Ltd.
600 - 4808 Ross Street
Red Deer, AB T4N 1K5
Ph. (403) 341-3320

VISITOR PARKING FOR RESIDENTIAL DEVELOPMENTS FRONTING PRIVATE ROADS Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357/E-2007, which provides for the addition of visitor parking standards to the Land Use Bylaw for those residential developments that contain private roadways (e.g. gated communities, condominium communities, etc.) This is to address concerns of visitor parking overflowing to adjacent conventional neighboring properties. A visitor parking standard for any residential development fronting a private road of one parking space for every five dwelling units is being considered. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, February 26, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, February 20, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

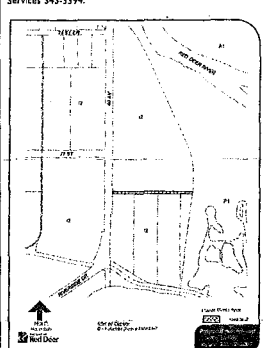
HOUSEHOLD AND SPECIAL RESIDENTIAL DEFINITIONS AND REGULATIONS Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357/C-2007, to address deficiencies identified within the Land Use Bylaw with how various special residential uses (e.g. social care residences) are defined, in which land use districts they are found and their regulations. Key changes are the need to distinguish between temporary and permanent living spaces, define/confirm the size of conventional households and group living situations and whether these uses would be a discretionary or permitted land use. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, February 26, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, February 20, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

RIVERSIDE HEAVY INDUSTRIAL Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357/D-2007, which provides for the rezoning of 0.32 hectare (0.8 acres) of closed road to H2 Heavy Industrial District. The road is not developed and not needed for public travel and will be consolidated with lots to the south and north as the new City of Red Deer Municipal Works Yard. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, February 26, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, February 20, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

URGENT! Please call/fax within 1 hour of receiving

Sales Rep: **16** On call: **do**
Fax: (403) 342-4051
Ph: (403) 342-4053

INSERT DATE: **FRI, FEB. 16** Completed by: **do**
AD SIZE: **6 X 300**

AD CODE: **99547CtyRDb16**

FINAL PROOF: Proof read and approve or mark corrections. Proofing is the responsibility of the Advertiser. Thank you for your co-operation.

BYLAW NO. 3357/E-2007

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:

- 1 Deletion from Table 3.1 Parking Requirements:

USES	PARKING SPACES
Residential	
Detached Dwelling	2.0 per unit
Semi-detached Dwelling	2.0 per unit
Multi-attached Building	2.0 per unit

- 2 Addition of the following wording under the residential uses within Part Three, General Regulations Applicable to All Districts, Section 3.1 (1) Table 3.1 Parking Requirements.

USES	PARKING SPACES
Residential	
Detached Dwelling, Semi-detached Dwelling, Multi-attached Building fronting onto a public roadway	2.0 per unit
Detached Dwelling, Semi-detached Dwelling, Multi-attached Building fronting onto a private roadway	2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking

READ A FIRST TIME IN OPEN COUNCIL this 29th day of January 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

LUB 3357/E-007
Visitor Parking for Residential Developments
Fronting Private Roads

DESCRIPTION: Provides for the addition of visitor parking standards for those residential developments that contain private roadways (e.g. gated communities, condominium communities etc) to address concerns of visitor parking overflowing to adjacent conventional neighbouring properties.

FIRST READING: January 29, 2007

FIRST PUBLICATION: February 9, 2007

SECOND PUBLICATION: February 16, 2007

PUBLIC HEARING & SECOND READING: February 26, 2007

THIRD READING: February 26, 2007.

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☒

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: CITY

ACTUAL COST OF ADVERTISING:

\$ _____ X 2 **TOTAL:** \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING / (REFUND): \$ _____

INVOICE NO.: _____

(Advertising Revenue to 180.5901)

Legislative & Administrative Services

DATE: January 30, 2007

TO: Emily Damberger, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/E-2007
Visitor Parking for Residential Developments Fronting Private Roads
City of Red Deer

Reference Report:

Parkland Community Planning Services, dated January 18, 2007

Bylaw Readings:

Land Use Bylaw Amendment 3357/E-2007 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, February 26, 2007 at 6:00 P.M. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3357/E-2007 provides for the addition of visitor parking standards to the Land Use Bylaw for those residential developments that contain private roadways (e.g. gated communities, condominium communities, etc) to address concerns of visitor parking overflowing to adjacent conventional neighbouring properties. A visitor parking standard for any residential development fronting a private road of one parking space for every five dwelling units is being proposed. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Land & Economic Development Manager
Inspections & Licensing Manager
V. Crawford, Clerk Steno

BYLAW NO. 3357/E-2007

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:

1 Deletion from Table 3.1 Parking Requirements:

USES	PARKING SPACES
Residential	
Detached Dwelling	2.0 per unit
Semi-detached Dwelling	2.0 per unit
Multi-attached Building	2.0 per unit

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Residential	
Detached Dwelling, Semi-detached Dwelling, Multi-attached Building fronting onto a public roadway	2.0 per unit
Detached Dwelling, Semi-detached Dwelling, Multi-attached Building fronting onto a private roadway	2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking

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READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

**VISITOR PARKING FOR RESIDENTIAL
DEVELOPMENTS FRONTING PRIVATE ROADS
Land Use Bylaw Amendment**

City Council proposes to pass **Land Use Bylaw Amendment 3357/E-2007**, which provides for the addition of visitor parking standards to the Land Use Bylaw for those residential developments that contain private roadways (e.g. gated communities, condominium communities, etc.). This is to address concerns of visitor parking overflowing to adjacent conventional neighbouring properties. A visitor parking standard for any residential development fronting a private road of one parking space for every five dwelling units is being considered. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, February 26, 2007** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, February 20, 2007**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: February 9, 2007 and February 16, 2007)



www.reddeer.ca

VISITOR PARKING FOR RESIDENTIAL DEVELOPMENTS FRONTING PRIVATE ROADS Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357E-2007, which provides for the addition of visitor parking standards to the Land Use Bylaw for those residential developments that contain private roadways (e.g. gated communities, condominium communities, etc.) This is to address concerns of visitor parking overflowing to adjacent conventional neighboring properties. A visitor parking standard for any residential developments fronting a private road of one parking space for every five dwelling units is being considered. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

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HOUSEHOLD AND SPECIAL RESIDENTIAL DEFINITIONS AND REGULATIONS Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357C-2007, to address deficiencies identified within the Land Use Bylaw with how various special residential uses (e.g. social care residences) are defined, in which land use districts they are listed and their regulations. Key changes are the intent to distinguish between temporary and permanent living spaces, define/confirm the size of conventional households and group living situations and whether these uses would be a discretionary or permitted land use. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, February 26, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, February 20, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

INVITATION TO TENDER

Sealed Tenders clearly marked **Johnstone Crossing Phase 8 Underground Improvements** - closing date February 22, 2007, delivered or mailed to the Purchasing Section - Main Floor at:

The City of Red Deer
4914 - 48 Avenue
Red Deer, AB T4N 3T3

and received before 2:00 p.m. local time on Thursday, February 22, 2007, will be opened in public immediately thereafter. Tenders received and not conforming to the foregoing will be returned to the Bidder(s) without consideration. Faxed Tender Documents or Tender Amendments will not be accepted.

The Work is comprised of approximately:
7000 m³ Common Excavation
3100 m³ Topsoil Placement
825 in m. Water Mains (150 mm to 200 mm diameter)
610 in m. Sanitary Sewer Mains (200 mm diameter)
800 in m. Storm Sewer Mains (200 mm to 600 mm diameter)
62 Residential Lot Services

Tender Documents may be obtained from The City of Red Deer Engineering Services Department, Third Floor, City Hall, on or after Monday, February 12, 2007 for a \$50.00 non-refundable fee. The City of Red Deer Contract Specifications 2006 Edition may be obtained from the Engineering Services Department for a \$25 non-refundable fee.

Subcontractors may view the Tender Documents at the Engineering Services Department, or the Edmonton, Calgary, and Red Deer Construction Association offices.

Inquiries regarding this Project may be directed to:
Mr. Bill Luko, P.Eng. Mr. Craig T. Sudy, P.Eng.
The City of Red Deer Engineering Services Dept.
Red Deer, AB T4N 3T3
(403) 342-8158
DXH Engineering Services Ltd.
7710 Edgar Industrial Court
Red Deer, AB T4P 4E2
(403) 342-7650

the Recreation Centre

Grand Re-Opening Celebration

Red Deer and area citizens are invited to the public event celebrating the grand re-opening of the newly renovated and improved Recreation Centre.

- Ribbon Cutting • Musical Unwinding
- Recreation & Culture Activities
- Facility & Art Collection Tours
- Door Prizes

Saturday, February 24
11:00 a.m. - 12:30 p.m.

Nearly Renovated
Recreation Centre Foyer
4501 47A Avenue



MUNICIPAL PLANNING COMMISSION APPROVALS

On February 5, 2007 the Municipal Planning Commission issued approval of the following applications:

Permitted Uses

Inglewood

1. Mason Martin Homes - for a 1.33 metre side yard to a proposed single family dwelling and attached garage to be located at 47 Ion Close.

Waskasoo

2. Dave Shearer - area redevelopment for a 2nd story addition to an existing single family dwelling located at 5334 - 42A Avenue.

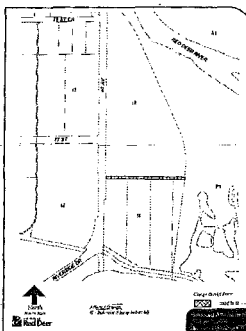
Glendale

3. Quality Construction, on behalf of Linda Schrit - area redevelopment for a 2 story single family dwelling and attached garage to be located at 5874 - 69 Street Drive.

You may appeal discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Monday, February 26, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

RIVERSIDE HEAVY INDUSTRIAL Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357D-2007, which provides for the rezoning of 0.32 hectares (0.8 acres) of closed road to 12 Heavy Industrial District. The road is not developed and not needed for public travel and will be consolidated with lots to the south and north as the new City of Red Deer Municipal Works Yard. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



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URGENT! Please call/fax within 1 hour of receiving.

RED DEER ADVOCATE
Ph. (403) 314-4343 Fax (403) 342-4051

INSERT DATE:

FRI, FEB. 9

AD SIZE:

4x254

AD CODE:

95793CityofRDb9

FINAL PROOF. Proof read and approve or mark corrections.
Proofing is the responsibility of the Advertiser. Thank you for your co-operation

Sales
Rep

16

Composed
by

BY

OK as is
OK with corrections

Approved by

BYLAW 3255/A-2007

Being a bylaw to amend Bylaw No. 3255/2000, the Parks and Public Facilities Bylaw of The City of Red Deer.

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

Bylaw No. 3255/2000 hereby amended by:

- 1 Deleting Schedule "C" in its entirety and replacing it with the attached new Schedule "C".

READ A FIRST TIME IN OPEN COUNCIL this day of 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

SCHEDULE “C”

The penalty for a breach of any of the following sections shall be a fine of \$150.00, plus the cost of necessary repair or replacement of the park facility (except 5(m), the penalty for which will be in accordance with the *Environmental Protection and Enhancement Act*, minimum \$250.00 for an individual, \$1,000.00 for a corporation:

Section	Offence
5(e)	Driving a vehicle in a park
5(f)	Driving an off-highway vehicle in the City
5(j)	Removing firewood from any City lands
5(m)	Pollution
5(n)	Selling without a license
5(p)	Vandalism
7(9)	Failure to leave after request by a Parks Control Officer

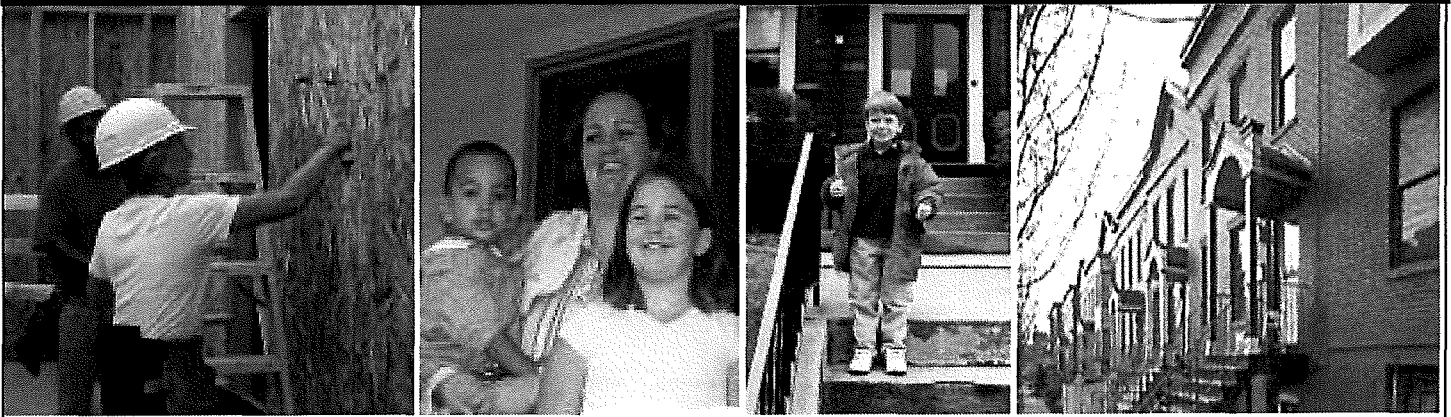


COUNCIL MEETING OF FEBRUARY 26TH, 2007

ATTACHMENT

DOCUMENT STATUS: PUBLIC

REFERS TO: CITY OF RED DEER
AFFORDABLE HOUSING STRATEGY
DECEMBER 12, 2006



Report to

The City of Red Deer

Affordable Housing Strategy

December 12, 2006



www.SierraSystems.com

Contact: Michael Langstone
Phone: 780.498.3421
Fax: 780.421.0494
Email: michaellangstone@sierrasystems.com

Date: December 12, 2006

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Appendices

APPENDIX A. INTERVENTION OPTIONS

APPENDIX B. HOUSING STOCK IN RED DEER

Confidentiality/Validity

This document has been prepared by Sierra Systems for the sole purpose and exclusive use of The City of Red Deer. Due to the confidential nature of the material in this document, its contents should not be discussed with, or disclosed to, third parties without the prior written consent of Sierra Systems.

1. INTRODUCTION

The City of Red Deer is seeking to understand how best it can be involved in the increased development of affordable housing within the community. Recent growth patterns and the escalating costs of housing have left residents of many Alberta municipalities with serious housing deficits, and Red Deer is no exception.

The long-term role of the municipality in addressing these issues is unclear at present, although the City has recognized the need for more rental affordable housing for a number of years, and has recently identified a growing need for affordable ownership options. In 2003, the Alberta Government signed a funding agreement with the Canada Mortgage and Housing Corporation (CMHC) to match grant funds to the province in support of new affordable housing projects for those requiring housing below market rates. Red Deer has assisted proponents in the community to develop affordable housing, and assists local projects with funding applications and perceived barriers to development. A variety of City Departments have been involved in these initiatives; the role of the City has evolved as the complexity of developments has grown. For instance, in 2004 the City created through bylaw, zoning for secondary suite development in new neighbourhood planning. Similarly, in 2005 the City made special provisions for the development of affordable housing units by P&S Investments. These initiatives to date have not been coordinated under a unified affordable housing strategy, however.

The City of Red Deer engaged Sierra Systems to assist in developing an integrated cross-corporation strategy that will allow the City to encourage and support, as appropriate, the development of an increased supply of affordable housing. Specifically, this project has involved defining the affordable housing focus of the City, exploring options to meet the needs of the Red Deer community, and recommending the most promising strategies to address the issue.

Housing has not traditionally been an issue addressed directly by Alberta municipalities; provincial and federal governments have the responsibility to meet housing needs. The federal government, for instance, has provided significant funding to municipalities under the National Homelessness Initiative, and the province has made significant contributions in the areas of seniors, emergency / shelter and affordable housing, among others. The strategic recommendations presented here do not intend to supplant, replace or reduce federal and provincial housing responsibilities, but rather arise in response to the specific housing needs existing in Red Deer at present as a result of a recent boom in population and economy, which is likely to continue.

In addition, neither provincial nor federal governments have historically devoted much attention to the broad "affordable housing" needs as defined in this strategy, preferring to devote their efforts to the lower end of the housing continuum. Alberta-wide since 2000, there has been about \$10 million generated for affordable housing through the Canada-Alberta Affordable Housing Partnership Initiative (Alberta matches dollar for dollar with the Federal Government on these projects). There is, however, some increasing recognition by the provincial government of the

additional housing issues generated by Alberta's economic prosperity of late; an additional \$16 million was recently approved for supports through the establishment of Outreach Teams to assist those at risk to maintain their housing. This new funding was allocated in response to requests from seven Alberta Community Based Organizations.

In crafting the present strategy, the City of Red Deer's Steering Committee was fully cognizant of these jurisdictional implications. Although Red Deer does not intend to commit to a long-term investment in housing issues outside the scope of municipal responsibility, the City has identified a need to contribute additional efforts to addressing housing issues in the community at present. At the same time, however, the recommendations of this strategy have been developed with the knowledge that the City of Red Deer has very limited financial resources and capacity to invest in housing.

2. BACKGROUND

2.1. Affordable Housing Focus

“Affordable housing” is a term subject to a wide range of interpretations and definitions. For the purpose of this strategy development project, it is crucial to begin from a clear understanding of what affordable housing means – and what it does not mean. That understanding will help to clarify the range of housing needs and potential responses that will be addressed within the strategy.

In the May 2005 Final Report entitled *Red Deer Housing Leadership Study*, the authors undertook to define affordable housing. The definition they provided stipulates a focus on people who are significantly below median family income, thereby introducing an emphasis on people’s ability to pay for housing rather than simply the below-market cost of a housing unit.

The definition of affordable housing within the present strategy includes this consideration of the ability to pay for housing. Further, it directly relies on the concept of *core housing need* advanced by the Canadian Mortgage and Housing Corporation (CMHC):

Households are in core housing need if they cannot find somewhere to live that is in reasonably good condition and is big enough for their household without spending more than 30% of their income.

Clearly, therefore, this definition includes two key elements: housing spending should be less than 30% of household income in order to be affordable, but it also should be adequate in terms of the size, safety and needs of the family.

An “affordable housing” strategy is not intended to address the housing needs of all households, particularly the community’s most affluent citizens, or those whose income affords them a broad range of alternatives within the housing market. The basis of the Red Deer strategy will be an understanding of household incomes and housing costs in the community, with an emphasis on understanding the housing needs and options of households whose income is at or below the median level. The median level is the midpoint of incomes in the community, with half the incomes falling below this point and half above.

In order to render the focus of affordable housing within this strategy more precise, we are employing the concept of a continuum of housing and support services, as pictured in Figure 1 below. This continuum acknowledges the variety of housing needs and potential responses (including supportive services in some cases) that may exist in any community, and delineates which housing types are the focus of the present strategy, as distinct from pre-existing interventions.

As illustrated by the continuum diagram (Figure 1, below) the proposed affordable housing strategy will seek to address the needs of citizens who wish to rent or purchase housing for the long term, and who, due to income or housing costs, may require a range of community interventions in order to access adequate, safe and affordable housing. These needs include:

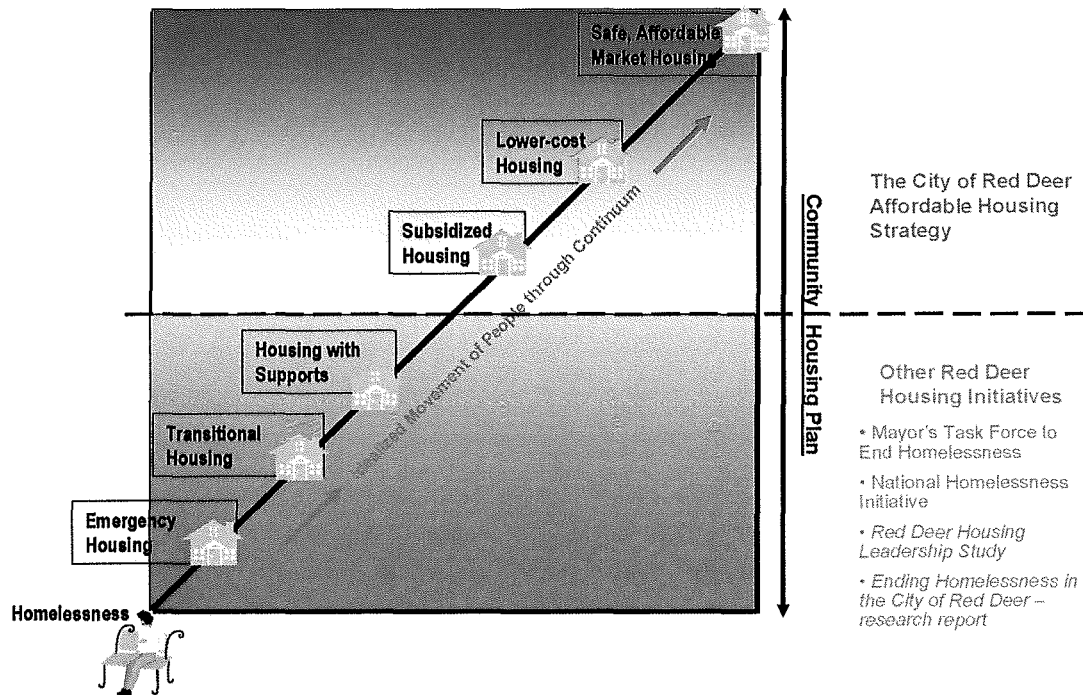
- **Subsidized Housing** – Residents are able to pay part of the cost of their housing and require no social supports, however there is a need for subsidized funding to cover costs.
- **Lower-cost Housing** – Housing that is created, encouraged or managed in such a way as to provide housing whose costs are below the general market costs of similar housing. Continuing subsidies are not required to sustain affordability.
- **Market Housing** – Housing options available at a range of market costs to those able to afford them.

The focus of Red Deer's affordable housing strategy will be on addressing the affordability deterioration that has been occurring in Alberta's housing market – driven by higher house prices and mortgage rates.¹ As noted by the CMHC, the goal of an affordable housing strategy should be to ensure availability of forms of housing (and related support needs) such that citizens are able to establish and maintain or advance their position on the housing continuum. The Community Housing Plan in Red Deer will address the full range of housing needs in the community, as depicted in Figure 1 below, whereas the present strategy is focused on the upper end of the continuum. The strategy, then, is **not** intended to focus on meeting short-term or emergency housing requirements, including the following:

- **Homelessness** – Homeless individuals often cannot afford housing of any kind, and have immediate need for housing solutions.
- **Emergency Housing** – Short-term housing for emergency and/or crisis housing need.
- **Transitional Housing** – Includes housing and support for those individuals moving from institutional or other care settings toward more independent living.
- **Housing with Supports** – Housing initiatives that provide social and/or medical supports to their clientele.

These housing needs are addressed by other initiatives in the community, as depicted below in Figure 1.

Figure 1: Housing and Support Service Continuum



2.2. Red Deer's Housing Challenge

In recent years, many Alberta municipalities have found themselves facing many of the challenges arising from strong economic and population growth trends. In particular, housing availability and affordability have become increasingly salient issues, as incomes have not been able to keep pace with rising prices. According to the Royal Bank of Canada (RBC), the housing market is becoming less hospitable to Albertans:ⁱⁱ

- In 2005, Canadian housing affordability conditions deteriorated in the second quarter for a third consecutive quarter, largely due to stronger house prices, the weakest pace of growth in household incomes since the first quarter of 2005 and modestly higher interest rates.
- In Alberta, the fundamentals — primarily wage growth — have failed to keep pace with skyrocketing house prices. Incomes are growing at a fairly rapid 5% pace, but house price growth is several multiples faster than that.
- As new listings in Alberta are simply unable to keep pace with sales, there is little near-term relief ahead for prospective buyers. The housing market remains extremely tight with demand well above supply. At the midpoint of 2006, sales were up 22% while new listings

were down 4% compared to year-ago levels. This situation of excess demand has kept the sales-to-new listings ratio well into seller's territory.

- In 2005, the rapid acceleration in prices has driven up qualifying income levels in Alberta by roughly 30% year-over year in each of the previous two quarters.

Another way to understand this growing housing dilemma is to consider the plight of minimum wage workers in Alberta; an individual working 40 hours per week at \$7.00 per hour can afford a monthly rent of only \$364 (based on 30% of gross monthly income).ⁱⁱⁱ This amount pales in comparison even to the average price of a bachelor's suite in Red Deer in 2005 – \$475.

Clearly, then, housing affordability is threatened by recent and continuing market conditions in Alberta. Red Deer is no exception; as reported by a recent review of Phase I of the National Homelessness Initiative,

There are more and more people coming to Red Deer looking for work and fewer affordable housing options. Lack of short-term and long-term affordable housing is becoming a major issue.^{iv}

Red Deer has experienced significant population growth in recent years, as depicted in the following figure:

Year	Population	Increase (%)
2004	75,923	4.45
2005	79,082	4.20
2006	82,971	4.92

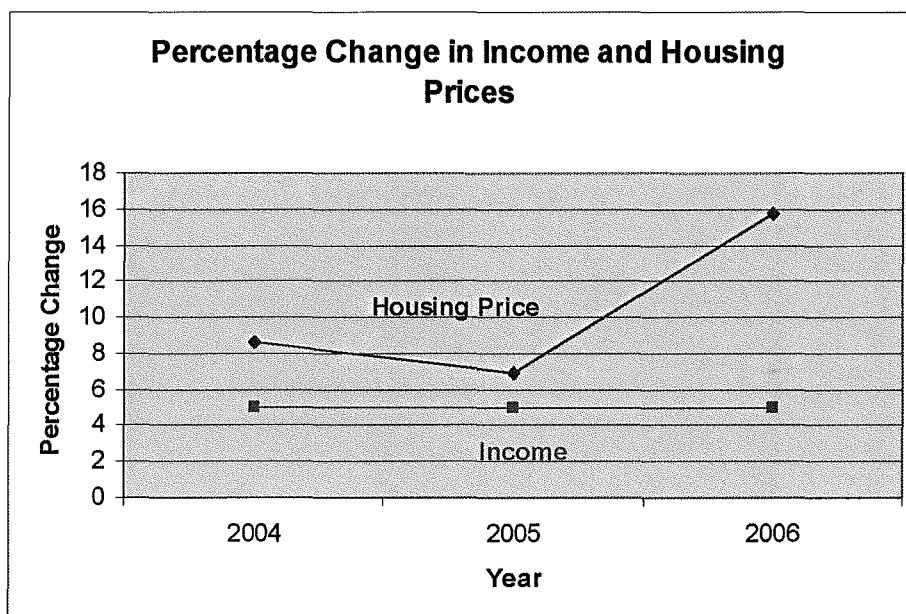
Moreover, this trend of growth is projected to continue at a rate of approximately 4% from at least 2007 through 2011, bringing the total population of the Red Deer to 100,941 by the end of 2011.^v Migration to the city plays a large part in this trend, due in large part to continuing economic growth in the Red Deer region. In fact, annual net migration to Red Deer was recently reported at 1500 people, the highest rate in the province among cities with a similar population base.^{vi}

As Red Deer's population rises, so too does the demand for various forms of housing and the selling prices for homes: The following table outlines the changes in housing prices over time in Red Deer, as provided by RBC Economics.^{vii}

Year	Housing Price	Change Per Year (%)
1988	\$75,254.58	N/A
1989	\$75,126.08	-0.17
1990	\$76,634.00	2.01
1991	\$80,584.25	5.15

Year	Housing Price	Change Per Year (%)
1992	\$82,543.83	2.43
1993	\$87,735.83	6.29
1994	\$92,344.50	5.25
1995	\$92,770.33	0.46
1996	\$96,368.42	3.88
1997	\$100,704.67	4.50
1998	\$105,994.42	5.25
1999	\$114,292.75	7.83
2000	\$119,835.42	4.85
2001	\$125,350.50	4.60
2002	\$130,399.00	4.03
2003	\$138,427.33	6.16
2004	\$150,447.50	8.68
2005	\$160,883.25	6.94
2006 (Jan-Aug)	\$186,276.50	15.78

Housing prices depend to some extent on their source and the methods used to assess them; stakeholders and Steering Committee members alike felt that these housing price figures may be conservative, as compared with assessed values reported by the City Assessor. In recent years, housing prices have been increasing at a rate much faster than income growth in Alberta, reported at approximately 5% by RBC Economics:



Meanwhile, in Red Deer's rental housing market vacancy rates are falling, and rental prices are on the rise:^{viii}

Private Apartment Vacancy Rates by Bedroom Type (%)									
Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
1.7	0.4	3.2	1.3	3.8	0.9	6.0	0.6	3.5	1.0
Private Apartment Average Rents by Bedroom Type (\$)									
Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
468	475	547	557	644	666	713	764	601	620

The rent increases depicted in this figure include the impact of a number of lower-cost units that became available (from sources such as the P&S Investments and the Innovative Housing Society).

Incomes in Red Deer, however, have not risen at rates comparable to housing prices. According to the 2001 Statistics Canada census, the median family income in Red Deer was \$59,152, close to the provincial median income of \$60,142 (\$1,918 monthly), and above the median family income in Canada at \$55,016. This same census revealed that 8,440 households in 2001 had an income of \$70,000 or more and approximately 7,000 households had an income of \$30,000 or less. Median income rates, of course, offer only a broad snapshot of the salaries in the province, revealing that although many families may be benefiting from the economic prosperity of Alberta, there are also many who are in dire need.

In sum, these issues of rising prices and rents, significant continuing population growth and an extremely low vacancy rate are escalating the need for affordable housing solutions in Red Deer – and income increases alone are not sufficient to meet housing needs. At present, there are few organizations mandated to provide affordable permanent housing or housing at near-market rates, and even fewer with the capacity or capital to address growing demand for this kind of housing need.^{ix} Significant barriers exist to individuals encountering difficulty entering into rental or ownership arrangements at current market rates. For this reason, The City of Red Deer has begun to develop this Affordable Housing Strategy, striving to reduce housing barriers for these citizens.

For a detailed breakdown of housing stock and supports in Red Deer, see *Appendix A*.

2.3. Red Deer History and Experience

Red Deer has demonstrated some significant success in addressing housing and homelessness issues in recent years. A number of organizations and initiatives have been working diligently to help ensure that the housing needs of citizens are met:

- *Phases 1 and 2 of the Homelessness Initiative:* A variety of funding sources and other resources combined to more than match the NHI funding, with a total beyond \$2.5 million over 7 years that is channeled through the City as fiscal agent.
- *The Red Deer Housing Committee:* Brings community members together to address homelessness and housing issues, and evaluate projects for funding.
- *Red Deer Housing Authority:* Allocates housing stock and rental supplements, and ensures that renters maintain community standards.
- *Housing Solution Fund:* A \$122,000 annual municipal fund used to support staffing and projects that impact housing. This fund is unique to Red Deer, offering significant flexibility in addressing housing needs, but community awareness of these funds is limited.
- *The Mayor's Task Force to End Homelessness:* Formed in January 2005, this group aims to engage community leaders and champion the belief that systemic change can result in the eradication of homelessness in Red Deer. The primary goal of the 35+ member Task Force is to complete a 10 Year Plan to end homelessness in the city.
- *Red Deer Social Planning Department:* Provides leadership, information and resources to community agencies.
- *Others who provide long-term housing, including :*
 - Red Deer Twilight Homes Foundation
 - Residential Society of Red Deer
 - Schizophrenic Society of Alberta
 - Parkland Community Living and Supports Society
 - David Thompson Health Region – Mental Health Services
 - Central Alberta Residence Society
 - Catholic Social Services
 - Potter's Hands Housing (P&S Investments)
 - Piper Creek Foundation

It is important to note, however, that the vast majority of these efforts have been directed toward providing emergency, transitional, and supportive housing. These types of housing and supports are distinct from the focus of the Affordable Housing Strategy that is currently under construction; comparatively little attention has been devoted to providing innovative market or near-market rental and ownership opportunities for individuals who do not require support in their daily lives.

There are some indications that Red Deer is receptive to implementing affordable housing solutions, based on the recent track record of action by the City of Red Deer and community to address housing issues. In addition to the strong focus on homelessness and short-term housing solutions in the community, the City's Municipal Development Plan includes emphasis on

flexibility and affordability of housing developments, especially within the downtown core. Further, successful interventions such as Potter's Hands, Habitat for Humanity and Monarch Place illustrate that the resources and willingness within the community can be channeled to provide permanent rental and ownership housing solutions.

A number of challenges to addressing housing affordability issues exist, however, and should be considered as the City moves ahead with planning to address these issues. For instance, it appears that the capacity of the non-profit sector is stretched, particularly in terms of developing partnerships with the private sector.^x In addition, the capacity of the Red Deer Housing Authority (RDHA) and Red Deer Housing Committee (RDHC) are stretched, limiting their ability to be strong partners in providing new housing solutions.^{xi} For instance, the RDHC lacks sufficient capacity to greatly advance the Community Housing Plan, and has been unable to engage certain sectors of the community in the past.^{xii} As a result of these challenges, expectations for private sector response to community housing issues continue to increase.

The City faces other issues as well; for instance, some housing efforts in the community have been subject to different taxation and treatment in different Alberta municipalities. Innovative Housing is one group that has expressed concerns about taxation as it applies to Monarch Place in Red Deer. The City has examined the issue in depth, and has determined that it is acting appropriately according to the law. At present, there are no options available to offset differing taxation treatment by different municipalities, however Monarch Place or any other agency with similar circumstances has the opportunity to appeal.

2.4. Learnings and Lessons

The recent experience of Alberta municipalities provides some valuable foundational insights for Red Deer's approach to affordable housing.

Firstly, Red Deer's own Municipal Development Plan highlights several key considerations:^{xiii}

- Greater emphasis is required in providing more affordable choices for young families (first time home buyers, single parent families and seniors in particular).
- The City, through its residential density guideline, encourages a mix of housing types in new neighbourhoods to cater to different income levels. Guidelines have evolved in recent years due in part to the concerns of residents who felt that they were not resulting in diverse neighbourhoods.

2.4.1. Calgary

The recent experiences of the City of Calgary also serve to shed light on some of the challenges and key issues to be addressed by a practical affordable housing strategy. Although Calgary is a much larger municipality with demographic and housing needs that are somewhat different from

those in Red Deer, there is nevertheless value in the findings of its recent research on locating affordable housing. This research relates how the City of Calgary initially took a facilitative role in addressing affordable housing, hoping to motivate significant participation from the private and non-profit sectors in creating *200 affordable units per year*. However, they found that this relatively passive role did not enable the City to achieve its affordable housing goals, and so Council adopted a more active approach in 2004, directing City Administration to:^{xiv}

1. Take a leadership role in the development of non-market housing.
2. Solicit development proposals from the private sector to create new non-market housing units.
3. Identify City owned surplus sites to support the development of City led social housing initiatives.

Essentially, the City of Calgary found that it needed to take an active role as a direct developer of non-market housing in order to meet the needs of the community. In order to direct these efforts, they conducted considerable housing research, resulting in a number of key considerations for situating non-market housing in Calgary, which bear consideration as Red Deer embarks on their own planning in this area:^{xv}

1. Based on known statistical housing need in Calgary, the proportion of affordable rental housing units created within any given geographic area in Calgary should be roughly three-to-one for single occupancy versus family-sized units. However, individual providers of social housing are advised to consider the relative proportion of particular household types that require affordable housing within the specific populations they serve.
2. Rental accommodation should be available for different socio-economic groups in all parts of the city, and social housing developments should be small in scale, located throughout the city, and targeted to those in most need. However, each affordable housing project must be reviewed on its own merits for the specific geographic location for which it is proposed.
3. New non-market housing developments should ideally be situated in areas where the current concentration of low-income households (i.e., the neighbourhood poverty rate) is less than 26 percent.
4. Non-market housing should be of a density that is appropriate to the host neighbourhood, blend into the community and, where appropriate, be combined with services or amenities that would provide additional community assets to current and potential residents.
5. The proximity to services and amenities, and access to employment opportunities, should be considered as part of a 'viability checklist' when examining potential sites for the location of affordable housing developments, now and into the future.

Although there is no reason to assume Red Deer and Calgary face the same housing and demographic issues, the findings of this research are a good starting point for determining how and where affordable housing can best be integrated into Red Deer neighbourhoods. A final lesson from Calgary's recent research is that affordable housing strategies need to consider both

current patterns and the future spatial distribution of projected population growth and employment centres in order to plan for the placement of affordable housing units that will support short- and long-term economic development strategies.^{xvi}

2.4.2. Vancouver^{xvii}

Vancouver's history of housing interventions also contains some relevant insights to be considered in the development of Red Deer's affordable housing strategy. Since the 1970s, the City has leased land rather than sold it. In this way, the City makes sure that the housing can remain affordable after the lease period finishes. Leasing land is an advantage to a nonprofit housing sponsor because the cost of leasing land is lower than the cost of an outright purchase. Over one-third of all social housing (defined as housing governed by a Housing Agreement with the City in alignment with the Vancouver Charter) in Vancouver has been built on City-owned land.

The City works with developers of large, private market projects to gain more social housing in two ways: social housing may be built within the project, or the developer may pay into the Affordable Housing Fund. In new neighbourhoods or for large projects, the City's policy has been to achieve 20% of the units for social housing via federal-provincial housing programs or other affordable housing options. In established neighbourhoods, another approach is used: here, the City applies a development cost levy with some of the funds directed towards affordable replacement housing in the area. Vancouver also provides density bonuses on private developments

Very little purpose-built rental housing has been constructed in Vancouver since the 1990s. However, alternative housing options such as secondary suites (20,000 currently exist, although only 4,500 are registered with the City's secondary suites program) and investor-owned condominiums have expanded. Vancouver also purchases or facilitates the purchase by non-profits of single-room occupancy hotels.

2.4.3. Ottawa^{xviii}

In Ottawa, a number of other new policy initiatives were launched since 2005, including: affordable housing targets of 25% of new housing, permitting second suites in a greater range of residential zones, setting out a housing first policy for surplus municipal lands, encouraging alternative development standards, and encouraging density incentives in return for the provision of affordable housing (the latter two initiatives are still in the discussion stage). Below, several of these elements have been outlined in greater detail to inform Red Deer's strategic considerations:

- *Official Plan Affordable Housing Policy* – This policy sets out a target of 25% of new units to be affordable housing, outlining that the City will encourage the production of affordable housing in new residential development and redevelopment to meet an annual target that 25% of all new *rental* housing is to be affordable to households up to the 30th income decile.

- The City will encourage and promote the achievement of these targets through incentives and supports such as density incentives, density transfer, deferral or waiving of fees and charges, alternative development standards, land, and more flexible zoning.
- The policy also recommends an amendment to permit secondary dwelling units in duplex buildings in addition to detached and semi-detached houses.
- The City will encourage the production of affordable housing in new residential development and redevelopment to meet an annual target of 25% of all new *ownership* housing is to be affordable to households up to the 40th income decile.
- The policy also outlines fee relief and other incentives to encourage the production of affordable ownership housing.
- *Official Plan Conversion Policy* – Protects existing rental housing supply by establishing that the conversion of rental housing with five or more units to condo or freehold ownership is considered premature and not in the public interest unless the vacancy rate by type has been at or above 3% for two years and the existing market rents are at or above AMR levels.
- *Housing First Policy* – A Housing First Policy allows for the selling or leasing of surplus municipal properties for new affordable housing. This policy is an incentive used by the City to encourage private and non-profit builders to build affordable housing, and would ensure that sufficient surplus City land or proceeds from sale of land are made available to achieve a minimum of 200 of the *Action Ottawa annual target of 500 units/year*. When City-owned properties are sold, the policy would enforce targets of 25% of any housing developed on those lands be affordable.
- *Action Ottawa Affordable Housing Program* - Program which bundles as-of-right and discretionary incentives with additional resources of capital grants, City-owned land and City guarantees on interim financing for potential developers of affordable rental housing. The program requires that 60% of a proposal's units be affordable to the 20th income percentile and that units must remain affordable for a minimum of 20 years.

2.4.4. Edmonton

In Edmonton, a significant recent initiative is **Cornerstones, Edmonton's Plan for Affordable Housing 2006 – 2011**, City Council's five-year plan to help increase affordable housing and ensure adequate and decent housing for Edmontonians. The plan aims to increase the affordable housing supply in Edmonton by *2,500 units* over the next five years in partnership with other orders of government, industry and the community. Two early elements of this plan are the Fixed Rent Supplement Pilot Project and the Fee Rebate for Affordable Housing Program (FRAHP):

Fixed Rate Rent Supplement Pilot Project^{xix}

Under this Pilot Project, the funds will be used to reduce rents by an average of \$200 per unit per month in up to 400 existing privately-owned rental units in Edmonton. The Project will increase affordability to households having affordability problems (paying more than 30% of income on

rent), earning less than median incomes and being capable of independent living without a need for support services.

- The City of Edmonton will ensure that the first source of tenants for approved units is the Capital Region Housing Corporation applications wait list. Funding provided to for-profit and not-for-profit landlords under the pilot will be administered through an agreement between the City of Edmonton and the Capital Region Housing Corporation.
- All landlords participating in the project must enter into legal agreements with the CRHC.
- Designated units under the Pilot Project will comprise a minority of the total number of rental units in any particular building to encourage the integration of subsidized units into the community.
- The Project will receive a total of \$5 million to be utilized over 5 years. The City of Edmonton, Province of Alberta and Government of Canada through the CMHC have developed a proposal to cost-share on a 50/25/25 basis.
- Boardwalk Rental Communities – the first major landlord partner under the Pilot Project – has agreed to provide up to 200 units of BRC-owned and managed rental stock in Edmonton based on the CMHC average market rent adjusted annually less the fixed rate rent supplement.

Fee Rebate for Affordable Housing Program (FRAHP)^{xx}

FRAHP grants will be provided to rebate municipal fees and charges for designated affordable housing units comprising all or a portion of new or existing residential development project proposals. The program will help provide long-term reduced affordable rents or ownership charges to benefit the less-than-median income residents who will live in those units from payments that would be required if those fees and charges were not rebated. Developers of affordable housing projects will be required to pay all the relevant municipal fees and charges as they would with a conventional housing project. The affordable housing proponent will be required to submit an application to the City of Edmonton's Office of Housing for a rebate that will be based on receipts and upon issuance of an occupancy permit for the project.

Projects eligible for a FHRAP rebate must meet the following guidelines:

- Must be an affordable housing project as defined in the City's Low Income and Special Needs Housing Strategy 2001 – 2011.
- Rents are below the median market rent as established by CMHC.
- The developer must demonstrate that there is a mechanism in place to ensure long term affordability.
- The developer must demonstrate how the savings from the rebate program will be passed on to tenants or homeowners.
- If the project includes market priced units, the rebate would be proportionate to the number of affordable housing units in the project.

City of Edmonton fees and charges eligible for FRAHP grants that are considered are:

- Development permit application fees
- Lot grading fees
- Sanitary sewer trunk fees
- Building permit fees
- Water and sewer hook-up fees
- Paving and lane requirement fees
- Special levies
- Occupancy permit fees
- Footing and foundation permit fees
- Electrical/mechanical permit fees
- Water, sewer and gas (EPCOR) servicing fees
- Subdivision fees
- Other relevant fees that may apply in certain situations.

2.4.5. Summary

This comparative review of affordable housing initiatives reveals a number of broad themes:

- Canadian municipalities are adopting a more aggressive, interventionist approach in response to the inability of the housing market to provide adequate affordable housing. Municipalities have expanded their leadership role in addressing housing needs in their communities.
- A variety of incentives are available to incent production of affordable housing units. Cities are working with developers to ensure that they provide either affordable units, or money to be channeled into affordable housing in the community.
- Secondary suites are a common means of leveraging existing infrastructure to produce additional rental units.
- Municipalities have set affordable housing targets based on detailed assessments of their community needs.
- Several municipalities have found it to be in their best interests to actively protect existing rental stock from conversion.
- City-owned land is an important resource to produce or incent production of affordable units.

3. NARROWING THE STRATEGIC FOCUS

Housing affordability in the province of Alberta has been diminishing due to higher housing prices and increased mortgage rates. While this issue of declining affordability has affected all municipalities and all housing types, it is important for the present strategy to narrow the focus of recommended interventions to those areas in which housing need is most critical for Red Deer.

In Red Deer, a key area of housing need is affordable rental accommodation. In recent years, the city has witnessed the conversion of a number of rental units into ownership properties such as condominiums. Further, the current market situation in Red Deer renders it far more lucrative (especially in the short term) for developers to produce units for sale as compared to rental accommodations. In the absence of incentives to build rental units, therefore, developers are more inclined to build townhouses, condominiums and single-family occupancy dwellings in order to make more money in less time. Rental units, however, tend to be more attainable for lower income groups than home ownership.

These factors, coupled with rising prices for all types of accommodation that far outstrip income increases, have created a situation where Red Deer has less than a 1% vacancy rate for rental units. In addition, many residents are unable to afford these existing rental units, and newcomers to Red Deer are frequently unable to find suitable rental accommodation, even as a short-term stepping stone to ownership in the community.

Affordable rental accommodation is a significant need in the Red Deer community, and thus comprises a primary focus of the present affordable housing strategy. Housing ownership is of concern as well; the strong focus on rental accommodation need not exclude or ignore the need for affordable purchase units, but rather directs interventions to where they are most urgently needed at present in the community.

A number of options to address housing affordability and rental accommodation in particular were identified and reviewed with the Steering Committee (the full range of options is included in Appendix A). Initially, the Steering Committee was engaged to organize and cluster these options into broad intervention categories while dismissing very unlikely candidate strategies. Next, the Committee undertook to determine the criteria according to which options would be evaluated, assessed and prioritized. The criteria selected by the Steering Committee for this purpose were:

- **Impact** – the strategy does what is intended without producing undesirable or unintended outcomes. Affordable housing units are produced or made available without causing negative social, political or other unintended consequences.
- **Resources** – current availability of resources to invest compared with requirements of a given strategy. These resources include the funding, personnel and management obligations required to implement a strategy.
- **Speed** – timeliness of impact. Some strategies may take years to produce results, whereas others can have impact in the short term.
- **Partnership** – the required and desirable partnerships in the community that will be required to execute a given strategy. Some strategies require collaboration, resources and/or assistance from the private sector, community agencies, or other community stakeholders in order to succeed. The practicality of these partnership demands must be considered.

Another background consideration throughout this process was the multiple and competing interests implicated by the options in the current Red Deer environment. The extent of consultation, discussion and further research required to determine the appropriateness of options for the community of Red Deer was a factor in distinguishing between recommendations that are practical in the near future and those that can only be addressed in the long term.

With these deciding factors in place, the Committee undertook a detailed review of the full range of options available to address Red Deer's unique affordable housing issues. The result of this process was the selection of a number of immediate "best fit" strategies for implementation, outlined below as strategic recommendations.

4. INTERVENTION OPTIONS

Implement developmental fees and/or incentives

- Provide incentives for particular types of developments
- Collect money to be used in developing affordable housing

Innovative lot use and housing types

- Increase density and reduce costs for home ownership

Work to modify City policies and standards

- Increase speed of affordable housing developments
- Development standards, policies and codes
- Monitor housing market

Modify zoning permissions and encourage specific housing types

- Garden suites, secondary suites, mobile homes, modular homes, etc.

Supply land and resources for housing development

- Invest money and/or land in affordable housing development

Redevelop or renovate existing sites

- Schools, hotels and other existing sites can be leveraged to provide housing units

Educate, advocate and encourage

- Communication and education to promote and support housing interventions while minimizing resistance and encouraging community input

Increase efforts to facilitate partnerships

- With industry, community stakeholders, and within City Departments

The full range of intervention options considered by the Steering Committee is included in Appendix A.

5. STRATEGIC RECOMMENDATIONS

A wide range of strategies were identified through research and then considered in detail in terms of their ability to address the affordable housing needs in Red Deer. Through this process, a smaller range of options were judged appropriate to the needs and the current situation in this community. Four broad strategic recommendations were produced that address the strategic options deemed appropriate to Red Deer's housing needs.

1. **Refine City of Red Deer internal policies and processes to lay the foundation for long-term success in meeting affordable housing needs.**
2. **Improve the City's regulatory environment to enable development of affordable housing units.**
3. **Pursue partnership initiatives in the community to acquire land, and develop and manage affordable housing units.**
4. **Educate and advocate to increase support for and receptiveness to affordable housing initiatives in the community.**

5.1. City Policies and Processes

Establish a long-term commitment by the City to developing and supporting affordable housing strategies.

Significant political and resource commitments by the City will be critical to the success of any efforts to address affordable housing issues in the community. In order to generate and sustain momentum for creating, adjusting and implementing affordable housing strategy, The City should first formalize a commitment of resources to a strategic implementation committee to drive the process. This will be an important initial step to focus and implement more active, aggressive strategies in the future.

The Steering Committee responsible for the present strategy document is an excellent example of the type of group that will be required: a collaborative effort working across many departments. An implementation committee would be assigned responsibility for ensuring that the responsibilities, timelines and resource commitments necessary to implement strategies are met, in addition to adapting The City's strategic approach to changes in the housing market and setting targets for new affordable housing units and hold the advisory body accountable to them.

- The implementation committee must include a reporting element that includes an assessment of performance relative to targets as an accountability mechanism.

Monitor the housing market in Red Deer on an ongoing basis to identify trends and issues.

The present document outlines the affordable housing need in the community using the best data that was available. In order to identify shifts and trends in the housing market that will impact affordability and the need for City intervention, information about housing availability and prices will need to be collected on an ongoing basis and compared with the ability of Red Deer citizens to afford housing. It will be necessary for the City to improve the quality, timeliness and availability of this information, and to commit resources to collecting it regularly. Relying on some of the data sources incorporated into the present document, such as census data, will not prove adequate to a proactive approach to housing in this community.

- It was suggested that a collective staff resource (assigned in one department – likely Social Planning – but not devoted to any one department) be allocated to monitoring and assessing housing need on a continuing basis.

The City should explore opportunities to leverage Land Bank resources as an avenue to provide affordable housing solutions.

At present, the City's Land Bank has no mandate or direction to address affordable housing. Empowering the Land Bank to do so would entail a commitment of finances directly through the Land Bank Reserve, or indirectly through land and developments. Provisions would be necessary to ensure that new developments achieved through these efforts address affordable housing types required by residents in the long term.

- Targets for affordable rental and ownership would guide this shift in focus.
- One of the ways that the Land Bank could be leveraged is by issuing specific Requests for Proposals that specify City of Red Deer requirements for a given development. New affordable rental units could be encouraged in this way.

Bring tax rates for single-family and multi-family residences to the same level.

Currently, multi-family residences are taxed at a higher rate compared to single-family units. This taxation differential may create a disincentive for affordable dwellings with multiple units.

5.2. Regulatory Environment

Require developers to improve affordability in new and established neighbourhoods by increasing density.

The City should make provisions to require developments of greater density than currently mandated by changing land use bylaws. In this way, cost to developers can be reduced, as well as the cost to consumers of the units.

- Density increases must be tied to improved affordability, with provisions to maintain affordability over the long term.

- In existing neighbourhoods, The City should support infill and developments that increase density.
- Reducing density minimums is an option that merits consideration.
- Further research is required to delineate bylaw specifications and density issues.

Reduce zoning and building restrictions to increase density by permitting greater flexibility in housing types.

Smaller lots and/or denser site designs increase the number of units per area of land and maximize the opportunity for affordable housing in two major ways: firstly, smaller lots have less total land costs. Secondly, because there are more units per buildable area, infrastructure charges are spread out over a larger number of units resulting in reduced costs per unit.

Many innovative design options that increase density are not currently permitted or encouraged due to zoning and bylaw restrictions, including cluster housing, modular homes, zipper lots, and single-room occupancy units. In addition, restrictions on the dimensions of single-family units (such as height restrictions on garage suites) can prevent the inclusion of secondary suites within the home.

- Additional research is required to outline the specific zoning or regulatory challenges associated with each housing type listed above.
- New neighbourhoods in development in Red Deer could potentially showcase some of these innovative housing types, providing quick, concrete examples with which to promote further similar developments.

Change secondary suite bylaws to permit and expand their use in all areas of Red Deer.

Secondary suite bylaws are not currently being enforced in many cases, since doing so could require the eviction of many citizens living in secondary suites that are not strictly legal due to location and/or a range of bylaw requirements. In order to avoid a significant number of enforcements involving eviction, and encourage further uptake of the secondary suite policy, bylaw changes are required. For instance, secondary suites should be permitted in older neighbourhoods in addition to newer areas.

Secondary suites offer the most significant “quick acting” response to housing availability by encouraging more intensive use of existing infrastructure.

- Incentives for establishing new secondary suites should be considered.
- Public consultation and messaging with respect to impact on neighbourhoods should be a part of the process of bylaw change.

Modify planning guidelines to include affordable housing provisions in new developments.

Although the City cannot legally compel developers to include affordable housing in their proposals, establishing planning guidelines to include a proportion of these units in all new developments would be beneficial. For instance, requiring a minimum of 5 or 10% of units to be affordable not only provides more units to address current and future need, but also supports the focus within Red Deer's Community Housing Plan on creating diverse, vibrant neighbourhoods. In fact, research illustrates that affordable housing is most successfully integrated into a variety of neighbourhoods, rather than concentrated in a few.¹ Regulation would be required to ensure that these new developments remain affordable, for a specified term, for example, so that changes in ownership and price increases do not subvert the intention of lower-cost units.

5.3. Partnership Initiatives

Develop a community housing entity capable of driving and managing affordable housing developments.

The City requires a broadly capable community partner with the ability to perform a number of housing functions in the community, including:

- The ability to receive charitable donations of land, infrastructure or funds for housing initiatives.
- Consolidating and managing a portfolio of land and funds for affordable housing.
- Managing and operating existing and future affordable housing units.
- Planning for and building new affordable housing developments.

Specialized functions such as these require a pool of specialized knowledge and expertise. These functions are now, in part, conducted by a range of agencies in the community. The burden of covering the range of functions and coordinating amongst multiple agencies creates increasingly unsupportable demands on smaller agencies. The development of a purposeful organization with appropriate mandate and capacity to address the full range of issues will provide The City and other partners with a single, capable "go to" partner in the community not-for-profit sector and allow for more effective use of volunteer time and effort.

The Capital Region Housing Corporation in Edmonton is an example of a community entity that encompasses the functions listed above.

¹ City of Calgary, "Thresholds for Locating Affordable Housing: Applying the Literature to the Local Context" (City of Calgary Social Research Unit: 2005).

Explore partnerships with the provincial government to provide affordable housing.

The provincial government may be willing to provide land for use in affordable housing developments, as they have done in the past for the municipality of Wood Buffalo. The Michener lands owned by the Province, for instance, could be pursued as either a site for affordable housing, or preferably a source of revenue to initiate an affordable housing portfolio throughout the community. This site has in fact been identified as redundant to provincial requirements in the long term and various options for its use have been identified. The City needs to make known its interests and make a case for its preferred use for the site.

- A business case should be developed outlining a plan for the Michener lands in support of advocating to government.

Expand beyond the traditional scope of partners to address housing issues in the community.

Housing issues in Red Deer affect and are affected by a range of stakeholders in excess of the City and community housing entities. Efforts to address affordable housing challenges should reach out and engage a broader group of those implicated in the housing market in Red Deer:

- Industry, particularly large employers with considerable demand for labour, has a vested interest in cooperating to provide affordable housing to accommodate employees.
- Surrounding communities and municipalities in the region are engaged in planning and development that impact the housing market in the city. These communities are impacted by the availability of housing options in Red Deer, as well as the broader economic context that drives housing demand and affordability.

5.4. Educate and Advocate

The City of Red Deer must become a champion in the community to educate and communicate to the public about affordable housing initiatives.

Communication and messaging about affordable housing issues, developments and tenants has been inadequate to date, contributing to fears in the community about the impact of these developments. Community resistance could be reduced through effective communication about the benefits of these initiatives and unfounded fears could be dispelled. The City would drive this education by facilitating the collection and provision of knowledge and resources to inform the community and ensure that arguments in favour of affordable housing developments are consistent, salient and promoted publicly. Commitment of resources would be necessary to support research, coordination, and messaging necessary for successful communication.

Expand strategic education and promotion activities to mitigate “Not in my backyard” attitudes in the community.

Red Deer citizens have historically evidenced significant opposition to housing developments perceived to be “affordable” or “high-density”, especially within established neighbourhoods. These “Not in my backyard” or NIMBY attitudes frequently derive from negative and inaccurate perceptions of the potential tenants of these developments, or of the impact of higher-density housing on communities.

- The language and framing of these developments has been poor, using terminology such as “affordable” and “high-density” that are strongly linked to negative perceptions.
- Affordable housing tenants are characterized inaccurately as primarily the homeless, mentally ill or poverty-stricken. The reality of solid, working citizens in need of affordable housing options in the community must be communicated.
- The benefits of density in creating viable, vibrant communities have not been effectively communicated.
- Public consultations have been conducted in a traditional fashion that often reinforces negative perceptions of new housing developments that enable affordability.
- The City must directly and actively support education efforts, rather than simply encouraging the community to send the right messages.

The City must improve how it manages community consultations about planning and development issues.

In the past, community consultations related to housing and a variety of other planning or development issues have met with varying degrees of opposition. It seems that the approach taken to manage these isolated consultations has a significant impact on the success of the process, including effective communication of the benefits of a given initiative that allays the fears of community members.

- Information must be timely, adequate, and tailored to mitigate inaccurate perceptions and unrealistic concerns among community members.
- The successes of effective community consultation processes should be consolidated and incorporated into a framework for conducting these consultations in the future.
- Consultation processes are an excellent venue in which to address NIMBY attitudes.

5.5. Summary of Recommendations

The following table is a summation of the recommendations developed and refined through consultations with the Steering Committee and community stakeholders. Considerations for implementation and high-level action steps required for each strategy are also included. Other strategic initiatives were considered that may have value for Red Deer in the future, listed in Appendix A. The recommendations outlined in this section, however, were determined to be the most promising options for Red Deer to address affordable housing need in the near future.

Recommendation	Considerations	Actions
City Policies and Processes		
Establish a long-term commitment by the City to developing and supporting affordable housing strategies	<ul style="list-style-type: none"> Steering Committee represents a good cross-section of relevant City Departments Housing targets and monitoring of housing market should be linked 	<ul style="list-style-type: none"> Formalize Steering Committee or similar body as responsible for affordable housing strategy Set affordable housing targets and hold this group accountable to them
Monitor the housing market in Red Deer on an ongoing basis to identify trends and issues	<ul style="list-style-type: none"> Improve quality, timeliness and availability of housing market information 	<ul style="list-style-type: none"> Devote collective staff resource(s) to assessing and monitoring housing need
The City should explore opportunities to leverage Land Bank resources as an avenue to provide affordable housing solutions.	<ul style="list-style-type: none"> Adjusting current Land Bank mandate/strategic directions Assessing availability of Land Bank property for affordable housing initiatives. 	<ul style="list-style-type: none"> Issue RFPs that specify City requirements for desired developments
Bring tax rates for single-family and multi-family residences to the same level	<ul style="list-style-type: none"> Political ramifications of changing single-family tax rates 	<ul style="list-style-type: none"> Align tax rates

Recommendation	Considerations	Actions
Regulatory Environment		
Require developers to improve affordability in new and established neighbourhoods by increasing density	<ul style="list-style-type: none"> Further research required to outline bylaw specifications and building/density issues 	<ul style="list-style-type: none"> Research and identify relevant issues and obstacles Make necessary changes to bylaws
Reduce zoning and building restrictions to increase density by permitting greater flexibility in housing types	<ul style="list-style-type: none"> Willingness of developers to build innovative housing types Plans in currently place for 3 new neighbourhoods Research required into zoning and regulatory barriers 	<ul style="list-style-type: none"> Identify zoning and regulatory barriers to increasing density of housing types in new developments Explore plans for Northeast neighbourhoods
Change secondary suite bylaws to permit and expand their use in all areas of Red Deer	<ul style="list-style-type: none"> "Quick win" using existing infrastructure Public consultation and messaging about impact on neighbourhoods of bylaw changes Incentives for new secondary suites Many illegal suites in existence 	<ul style="list-style-type: none"> Initiate public consultations Make changes to bylaws permitting secondary suites in any neighbourhood
Modify planning guidelines to include affordable housing provisions in new developments	<ul style="list-style-type: none"> Willingness of developers to include affordable units 	<ul style="list-style-type: none"> Negotiate with industry to explore the possibility of including affordable units in new developments
Partnership Initiatives		
Develop a community housing entity capable of driving and managing affordable housing developments	<ul style="list-style-type: none"> Resources and assistance required to develop an entity in the community sufficiently to perform a range of housing functions Existing community roles and functions with respect to housing 	<ul style="list-style-type: none"> Identify existing or future possibilities in the community Develop community entity and capacity Stakeholder consultation, partnership development and promotion of new entity
Explore partnerships with the provincial government to provide affordable	<ul style="list-style-type: none"> Timeliness – addressing Michener lands will require immediate action 	<ul style="list-style-type: none"> Build a case for gifting of land to address affordable housing issues

Recommendation	Considerations	Actions
housing	<ul style="list-style-type: none"> Wood Buffalo history as model for agreement with the Province 	<ul style="list-style-type: none"> Make City needs and priorities known to Provincial government
Expand beyond the traditional scope of partners to address housing issues in the community	<ul style="list-style-type: none"> Quality / extent of existing relationships Broader economic and housing environment including the City 	<ul style="list-style-type: none"> Explore partnership opportunities; define roles and responsibilities stakeholders are able and willing to adopt Explore potential for mutual benefit
Educate and Advocate		
The City must become a champion in the community to educate and communicate to the public about affordable housing initiatives.	<ul style="list-style-type: none"> "Not in my backyard" attitudes: outline Red Deer history and experience 	<ul style="list-style-type: none"> Enlist champion(s), and knowledge and resources to support their endeavours Draft key messaging
Expand strategic education and promotion activities to mitigate NIMBY attitudes in the community	<ul style="list-style-type: none"> Explore current NIMBY attitudes and test the success of a range of messages in mitigating community concerns Political implications of these issues 	<ul style="list-style-type: none"> Explore who will adopt this role, and what support from the City will make it successful Enlist political support
The City must improve how it manages community consultations about planning and development issues	<ul style="list-style-type: none"> Collect and analyze successes and challenges from recent consultations Who is positioned to take on this role? 	<ul style="list-style-type: none"> Collect and analyze successes and challenges from recent consultations

Appendix A. Intervention Options

The following table outlines the full range of options considered by the Steering Committee to address affordable housing needs in Red Deer. These options were ranked according to their relative value and applicability to the Red Deer community in the near future, using the criteria outlined above in section 3. Rankings were assigned as follows:

- **A** – A priority strategic option to be pursued as soon as possible.
- **B** – An option that requires further consideration, clarification or research.
- **C** – An unlikely prospect or a long-term intervention to be considered in the future.
- **D** – An option not appropriate to the Red Deer context.

Practice / Intervention Type	Rating	Timing	Impact
Developmental Fees & Incentives			
Require developers to pay a fee to be used by the City for affordable housing	B	None	Money for affordable housing
Waive, reduce or adjust developmental levies based on location, size of units, or the amount of affordable housing; density bonusing	C	Medium- and long-term	Encourage new affordable housing development Encourage development & intensification in desired areas
Development levies applied to both non-residential (linkage fees) and residential development	C	Medium- and long-term	Links housing availability with industrial and commercial development Money for affordable housing
Tax abatements/deferments for a period of time on affordable housing developments	D	Medium- and long-term	Encourage new affordable housing development
Incentives (grants/loans) per built unit	C		

Practice / Intervention Type	Rating	Timing	Impact
New Development / Innovative Lot Use			
Cluster housing	B	Long-term	Increased density Reduced cost of housing Reduced service costs
Narrow lot subdivisions (in use)	B		
Zero Lot Line - Z Lots (a variation)	D		
Zipper Lot (In zipper lots the rear lot line alternately jogs back and forth to create open space in one portion of the lot)	B		
Wide/Shallow Lot	C		
Policies & Standards			
Reduce approval time or streamline processes	D	Medium-term	Address affordable housing quickly Reduce developer costs Encourage developer participation and increase volume of affordable housing available
Inclusionary Housing policies - e.g., Set a requirement for a given portion of affordable units in development agreements	A		Mandate increased emphasis on developing affordable housing
Fast-track affordable housing developments	D		Address affordable housing quickly
Work to modify building code to reduce housing costs	D		Reduce costs to developers; increase volume of affordable housing available
Alternative development standards; modify existing standards	A		Reduce costs to developers; increase volume of affordable housing available
Housing Types & Zoning			
Housing co-operatives	C	Medium-term	Increased density Increased affordability due to lower costs
Secondary suites	A		Increased density
Small or single room occupancy units in multi-unit buildings	B		Affordable, low-cost housing

Practice / Intervention Type	Rating	Timing	Impact
Grow Homes	C		Increased density Individual and structural flexibility as housing needs change
Mobile or Modular homes	B		
Garden suites	C		
Flexible housing	B		
Financing Land and Development			
Land trusts – locally based private non-profit organizations that acquire and hold land for the benefit of a community, and with the specific purpose of making it available for housing affordable to lower-income residents	B	Medium- to long-term	Housing is priced lower than market rates Develops additional affordable housing units
Housing trust fund	C	Medium- to long-term	See Fees & Incentives – this could be a mechanism to dispense funding gathered through fees or levies
Equity co-operatives	C	Short- to medium-term	Minimizes cost to potential tenants Housing is priced lower than market rates
Land leases	C	Medium-term	Support affordable housing development while retaining public assets
Land bank targets affordable housing	A	Medium-term	Support affordable housing development
Direct financing of development	C	Medium- to long-term	Allows direct control over number of units produced, as well as their type(s) and the timing involved
Public-private partnerships	C		Support affordable housing development while leveraging community resources to minimize some City contributions
Redevelopment & Renovation			
Preserve existing affordable housing	B	Long-term	Maintain supply of affordable housing in existence at a given time
Renovate or upgrade existing multiple occupancy housing	B	Medium-term	Increased housing supply without full development costs
Redevelop sites / Infill development	B	Medium- to long-term	Allows for intensification and targeted renewal/restructuring of neighbourhoods

Practice / Intervention Type	Rating	Timing	Impact
Convert non-residential structures (schools, hotels)	C		Increased housing supply without full development costs
Increase density of under-utilized sites	C		
Education & Advocacy			
Education and communication to combat NIMBY attitudes	A	Short- to long-term	Reduce community resistance
Educate potential renters and homeowners about opportunities and supports	A		Increase accessibility
Educate existing and potential landlords, land-property developers and builders about opportunities and supports	A		Engage these groups in affordable housing interventions
Management Options			
Increase partnership facilitation efforts	A	Variable	Industry/non-profit dialogue Better service and issues management for clients
Develop community entity with broad capability to address housing issues	A		Create a tool to deliver affordable housing
Monitor Housing market	A	Short-term to Long-term	Availability of housing market information to inform strategy
Bring single-family and multi-family residential taxes into alignment	A		Remove disincentive to multi-family residences

Appendix B. Housing Stock in Red Deer

City of Red Deer Housing Stock Analysis – Social Planning (May 2006)

Sector	Emergency	Transitional	Non-market	TOTAL
Aboriginal	Tawow Recovery (6) Helping Hands Mobile: winter months only (3)		Metis Urban Housing (20)	29
Addictions	Mat Program (20) Temp Detox (7)			27
Families		Monarch Place (20)	Monarch Place (26) Habitat for Humanity (9)	55
Family Violence	*CAWES (36)			36
Mental Health			Lovella (8) Rosewood Manor (10) Potters Hands Housing: 3 Apartments Downtown (total=42) Riverside Meadows (15) Convent Park –opening Fall 2006 (95) DTHR Group Home (8) DTHR Residences (8)	186
Seniors			Twilight Homes (354) Legion Apartments (25)	379

Seniors-David Thompson Health Region			Continuing Care (328) Designated Supportive Living: Piper Creek Foundation (51): Operates Pines Lodge (20) and Club Sierra (31) <ul style="list-style-type: none">• 26 units are a combination of Designated Assisted Living and Designated Supported Living• 5 spots are reserved as standby transitional units	379
Singles	Residential Society Shared Accommodation (25) People's Place Shelter (maximum 23) Inn from the Cold –winter months only (10)	Central Alberta Housing Society –2 transition houses (12)	Innovative Housing 55 St (9) Clearview Co-op (45) Potter's Hands Riverside Meadows (25) Swerve – Red Deer (22)	171
Youth	49 St Youth Emergency Shelter (8)	Parkland Youth Homes (8) Parkland Treatment Foster Homes (26) Heritage Family Services (3)	Parkland Group Home (7) opening July 2006	52
Red Deer Housing Authority			Rent Supplements (169)	169
Red Deer Housing Authority			Subsidized Community Housing Units (280)	280
TOTAL:	138	69	1,525	1732

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- ⁱ Derek Holt, "Housing Affordability" (Royal Bank of Canada, September 2006).
- ⁱⁱ Derek Holt, "Housing Affordability" (Royal Bank of Canada, September 2006).
- ⁱⁱⁱ City of Calgary, "Thresholds for Locating Affordable Housing: Applying the Literature to the Local Context" (City of Calgary Social Research Unit: 2005).
- ^{iv} National Homelessness Initiative, "DRAFT – NHI Summative Evaluation, Community Case Study: Red Deer" (August, 2006).
- ^v Parkland Community Planning Services, "City of Red Deer Population Projections 2007-2031" (City of Red Deer: August 2006).
- ^{vi} National Homelessness Initiative.
- ^{vii} Royal Bank of Canada Economics. Statistics provided by request, October 2006.
- ^{viii} Canadian Mortgage and Housing Corporation, "Rental Market Report: Alberta Highlights" (October 2005 Survey).
- ^{ix} City of Red Deer, "Red Deer Housing Leadership Study" (May 2005).
- ^x City of Red Deer, "Red Deer Community Housing Plan Update 2003-06" (Revised July 2003).
- ^{xi} City of Red Deer *Housing Leadership*.
- ^{xii} City of Red Deer *Housing Leadership*.
- ^{xiii} City of Red Deer, "Municipal Development Plan" (Amended July 2003).
- ^{xiv} City of Calgary
- ^{xv} City of Calgary
- ^{xvi} City of Calgary
- ^{xvii} City of Vancouver, Community Services Department. Publications available online at <http://vancouver.ca/commsvcs/>

^{xviii} City of Ottawa. Developing the City of Ottawa's Housing Strategy: Strategic Options Consultation Paper. October 2005.

^{xix} City of Edmonton. *An Edmonton Cornerstones Plan Initiative – Fixed Rate Rent Supplement Pilot Project*. Available online at <http://www.edmonton.ca/CommPeople/FixedRateRentalSuppProjectSummary.pdf>

^{xx} City of Edmonton. *Fee Rebate for Affordable Housing Program (FRAHP)*. Available online at <http://www.edmonton.ca/CommPeople/FRAHPSummary.pdf>



*ADDITIONAL
AGENDA*



FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, FEBRUARY 26, 2007

COMMENCING AT 3:00 P.M.



Page #

(1) REPORTS

1. Social Planning Manager – Re: *Upward Amendment to the National Homelessness Initiative Agreement*

. . 1

Social Planning Department

DATE: February 26, 2007

TO: Kelly Kloss, Manager
Legislative and Administrative Services

FROM: Scott Cameron, Manager
Social Planning Department

SUBJECT: UPWARD AMENDMENT TO THE NATIONAL HOMELESSNESS INITIATIVE AGREEMENT

Background:

The City of Red Deer has administered federal funding as the Community Entity through the National Homelessness Initiative since 2001. As of March 31, 2007, the second phase of this funding will come to an end. In anticipation of this date, the Government of Canada has worked to “reprofile” funding previously allocated throughout the country that could not be spent by the end date.

Anticipating that an amount could be determined very late in the funding process, the Social Planning Department sought to identify if there were projects that were far enough in the planning to quickly utilize additional funds. As such, the Department worked with Service Canada over the past several months to assure the Government of Canada that Red Deer could allocate additional funds should the opportunity arise. The Safe Harbour Society was identified as an organization that could very quickly access and spend additional funds within the intended mandate of the National Homelessness Initiative.

On Friday, February 23, 2007, the Service Canada office here in Red Deer notified the Social Planning Department and Safe Harbour Society that \$500,000 was available and identified for the detox and shelter program operated by the Society. These funds must be expended by March 31, 2007.

The allocation process:

As the Community Entity for the National Homelessness Initiative, City Council has final authority for expenditures made through the program in accordance with the community housing plan. To advise Council, the Community Housing Advisory Committee (CHAC) was established. The typical approach in allocating funds would consist of a complete call for proposals, review of the proposals by CHAC, and development of recommendations for approval by City Council.

As these funds are over and above the designated amount for Red Deer, and to some extent the result of “fishing” for additional resources, this upward amendment is not necessarily subject to the typical review process. Members of the Community Housing Advisory Committee were notified and consulted by telephone on Friday, February 23, 2007 so as not to entirely

circumvent the agreed upon process. There is unanimous consent among the CHAC membership to support this allocation.

2

To facilitate the receipt and therefore subsequent distribution of these funds, Service Canada will revise the existing agreement with The City of Red Deer to reflect an additional \$500,000. This upward amendment will be completed in advance of the March 31, 2007 deadline.

Recommendation:

That City Council approve the upward amendment of the National Homelessness Initiative agreement with the Government of Canada in the amount of \$500,000 and subsequent grant in the same amount to the Safe Harbour Society for the purpose of the detox and shelter program.

Comments:

We agree with the recommendations of the Social Planning Manager.

"Morris Flewwelling"
Mayor

"Colleen Jensen"
Acting City Manager



Legislative & Administrative Services

Council Decision – February 26, 2007

DATE: February 27, 2007
TO: Scott Cameron, Social Planning Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Upward Amendment to the National Homelessness Initiative Agreement

Reference Report:

Social Planning Manager, dated February 26, 2007

Resolutions:

"Resolved that Council of the City of Red Deer, having considered the report from the Social Planning Manager, dated February 26, 2007, re: Upward Amendment to the National Homelessness Initiative Agreement, hereby approves the upward amendment of the National Homelessness Initiative agreement with the Government of Canada in the amount of \$500,000 and subsequent grant in the same amount to the Safe Harbour Society for the purpose of the detox and shelter program."

Report Back to Council: No

Comments/Further Action:

Please draft a letter for the Mayor's signature inviting the appropriate Federal dignitaries to the opening of the detox centre.

Kelly Kloss
Manager

/chk

- c Director of Community Services
Community Housing Advisory Committee – Mary Beth Friesen