

CITY COUNCIL

AGENDA

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

Call to Order:	1:30 PM
Recess:	5:00 PM to 6:00 PM

I. MINUTES

- I.1. Confirmation of the Minutes of the January 6, 2020 Council Meeting
(Agenda Pages 1 – 19)

2. POINTS OF INTEREST

3. REPORTS

- 3.1. 2020 Capital Budget Funding Sources
(Agenda Pages 20 – 24)
- 3.2. Reaching Home - Allocation of Indigenous Funds
(Agenda Pages 25 – 28)

4. BYLAWS

- 4.1. Emergency Management Bylaw - Bylaw 3643/2020
(Agenda Pages 29 – 43)
 - 4.1.a. Consideration of First Reading of the Bylaw
 - 4.1.b. Consideration of Second Reading of the Bylaw

4.1.c. Motion for Permission to go to Third Reading

4.1.d. Consideration of Third Reading of the Bylaw

4.2. Electric Utility Rate Bylaw Amendment

(Agenda Pages 44 – 68)

4.2.a. Consideration of First Reading of the Bylaw

4.3. Land Use Bylaw Amendment 3357/D-2020

DC(33) District - Central Alberta Women's Emergency Shelter

(Agenda Pages 69 – 143)

4.3.a. Consideration of First Reading of the Bylaw

4.4. 2020 Capital Budget Borrowing Bylaws

(Agenda Pages 144 – 159)

4.4.a. Consideration of Second Reading of Bylaw 3634/2019

4.4.b. Consideration of Third Reading of Bylaw 3634/2019

4.4.c. Consideration of Second Reading of Bylaw 3636/2019

4.4.d. Consideration of Third Reading of Bylaw 3636/2019

4.4.e. Consideration of Second Reading of Bylaw 3615/A-2019

4.4.f. Consideration of Third Reading of Bylaw 3615/A-2019

5. ADJOURNMENT



UNAPPROVED - MINUTES

**of the Red Deer City Council Regular Meeting
held on, Monday, January 6, 2020
commenced at 1:30 P.M.**

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

City Manager, Allan Seabrooke
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Community Services, Sarah Cockerill
Director of Corporate Services, Lisa Perkins
Director of Human Resources, Kristy Svoboda
Director of Development Services, Kelly Kloss
Director of Planning Services, Tara Lodewyk
Director of Protective Services, Paul Goranson
City Clerk, Frieda McDougall
Deputy City Clerk, Samantha Rodwell
Corporate Meeting Support, Jennifer Hankey
Inspections & Licensing Manager, Erin Stuart
Parking & Licensing Supervisor, Amy Fengstad
Senior Planner, Kimberly Fils-Aime



I. IN CAMERA MEETING

I.1. Motion to In Camera

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Monday, January 6, 2020 at 1:30 p.m. and hereby agrees to exclude the following:

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

to discuss the following:

- Citizen Appointments to Committees – FOIP 24(1)(a) Advice from officials
- MuniSERP Benefits – FOIP 24(1)(a) Advice from officials

IN FAVOUR:

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

MOTION CARRIED

I.2. Citizen Appointments to Committees - FOIP 24(1)(a) Advice from officials

The following people were in attendance as the topic under discussion related to their position within the organization:

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

City Manager Allan Seabrooke, City Clerk Frieda McDougall

**1.3. MuniSERP Benefits - FOIP 24(1)(a) Advice from officials**

The following people were in attendance as the topic under discussion related to their position within the organization:

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

City Manager Allan Seabrooke, City Clerk Frieda McDougall, Director of Human Resources Kristy Svoboda, HR Team Leader – Programs Greg LeBlanc

Councillor Lawrence Lee left the meeting at 3:30 p.m. and did not return.

1.4. Motion to Revert to Open Meeting

Moved by Councillor Tanya Handley, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, January 6, 2020 at 3:31 p.m.

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

Council recessed at 3:31 p.m. and reconvened at 3:45 p.m.

2. MINUTES**2.1. Confirmation of the Minutes of the December 3, 2019 Special Council Meeting**



Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby approves the Minutes of the December 3, 2019 Special Council Meeting as transcribed.

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

2.2. Confirmation of the Minutes of the December 9, 2019 Council Meeting

Moved by Councillor Tanya Handley, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby approves the Minutes of the December 9, 2019 Regular Council Meeting as transcribed.

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

3. REPORTS

3.1. 2019/2020 Citizen Representative Appointments to Committees

Moved by Councillor Tanya Handley, seconded by Councillor Michael Dawe



Resolved that Council of The City of Red Deer, having considered the report from Legislative Services, dated January 6, 2020 re: 2019/2020 – Citizen Representative Appointments to Committees, hereby appoints the following to serve on the Community Housing Advisory Board:

Correna Rae - Aboriginal Representative on the Community Housing Advisory Board
(to the 2021 Organizational Meeting of Council)

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

3.2. 2024 Alberta Urban Municipalities Association (AUMA) Conference Hosting

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Communications & Strategic Planning dated January 6, 2020 re: 2024 Alberta Urban Municipalities Association (AUMA) Conference Hosting hereby agrees to submit a proposal to host the 2024 Alberta Urban Municipalities Association (AUMA) Conference and Trade Show.

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED



3.3. Continuing the Journey: Operationalizing the Protocol Agreement

Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Community Services dated January 6, 2020 re: Continuing our Journey: Goals arising from our Protocol Agreement hereby approves the following shared goals as the Protocol Agreement Implementation Plan over the next 5 years:

1. The City of Red Deer and UAVS understand how to work together, and do so successfully. The Urban Aboriginal Voices Society (UAVS) and The City of Red Deer will:
 - a) Understand each other's priorities,
 - b) Work with agreed-upon vision and goals, purpose and actions
 - c) Have established ways of working effectively and collaboratively together
 - d) Create and implement mechanisms to address the needs of Aboriginal people.
2. A cultural shift has occurred, and Aboriginal people, history and culture are understood, appreciated, and integrated into City and community life. Aboriginal culture and ceremonies are a natural part of community events. Aboriginal voices are heard on City Council and throughout the community.
3. The City of Red Deer, UAVS, and community partners are acting upon the Truth and Reconciliation Commission of Canada's (TRC) Calls to Actions, as applicable, and recognizing The City has adopted the Municipal Calls to Action.
4. Intentional inclusion of all, by all is honoured and practiced. Community encompasses all, with Aboriginal voices being routinely part of dialogue and consultation.

IN FAVOUR:

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

ABSENT:

Councillor Lawrence Lee

MOTION CARRIED



Moved by Councillor Vesna Higham, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Community Services, dated January 6, 2020 re: Continuing our Journey: Goals arising from our Protocol Agreement hereby endorses the continuation of a shared City-UAVS governance body, with City Council appointees only, and whose role is to provide oversight to the 2020-2025 Protocol Agreement Implementation Strategy.

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

4. ADD TO THE AGENDA

Moved by Councillor Michael Dawe, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer hereby agrees to add consideration of Request for Special Council Meeting to the January 6, 2020 Council Agenda.

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

ABSENT: Councillor Lawrence Lee

MOTION TO ADD TO THE AGENDA CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated January 6, 2020 re: Request to set Special Council Meeting



hereby agrees that a Special Council Meeting will be held on Tuesday, January 21, 2020 at 1:00 p.m. in Council Chambers to discuss the Policing Review.

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

5. **REPORTS - continued**

5.1. **Vehicles for Hire Bylaw - Unified Licensing Pros/Cons & Fee Review**

Moved by Councillor Tanya Handley, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of Vehicles for Hire Principles and Concepts.

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

ABSENT: Councillor Lawrence Lee

MOTION TO LIFT FROM THE TABLE CARRIED

Council recessed at 5:30 p.m. and reconvened at 6:01 p.m.

6. **PUBLIC HEARING**

6.1. **Land Use Bylaw Amendment 3357/M-2019 ICMU (Industrial/Commercial Mixed Use) District**



Mayor Tara Veer declared open the Public Hearing for Bylaw 3357/M-2019, an amendment to the Land Use Bylaw to create a new mixed use district, the IC Industrial/Commercial (mixed Use) District. Mr. Dwayne Janzen and Mr. Mark Music, spoke to this item. As no one else was present to speak to the bylaw, Mayor Tara Veer declared the Public Hearing closed.

Moved by Councillor Michael Dawe, seconded by Councillor Dianne Wyntjes

SECOND READING: That Bylaw 3357/M-2019 (an amendment to the Land Use Bylaw to create a new mixed use district, the IC Industrial/Commercial (Mixed Use) District) be read a second time.

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

OPPOSED: Councillor Frank Wong

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

Moved by Councillor Michael Dawe, seconded by Councillor Dianne Wyntjes

THIRD READING: That Bylaw 3357/M-2019 be read a third time.

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

OPPOSED: Councillor Frank Wong

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

7. REPORTS - continued

**7.1. Vehicles for Hire Bylaw - Unified Licensing Pros/Cons & Fee Review - continued**

Moved by Councillor Michael Dawe, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the reports from Inspections & Licensing, dated January 6, 2020 re: Vehicle for Hire Bylaw – Unified Licensing Pros/Cons & Fee Review and November 25, 2019 re: Vehicles for Hire Principles and Concepts, hereby endorses the following principles and concepts:

1. The principles of safety, customer service, equity, balancing the needs, and cost/opportunity for income.
2. The concepts in support of the principles:
 - a. The inclusion of Taxis, Accessible Taxis, TNCs, Limousines and DDS.
 - b. Criminal Record Checks and follow up Vulnerable Sector Checks, where warranted, are required annually for all Vehicle for Hire drivers.
 - c. TNCs will require Vehicle, Driver and Broker licences to be consistent with the existing industry.
 - d. The cap on the number of Taxi plates remains in place for two years, with the introduction of 5 plates available for Independent Driver for Hire or new Brokerages. A review will take place following the two years.
 - e. A requirement for all brokers to have at least one Accessible Taxi operational per every 20 Taxis in the fleet.
 - f. The removal of regulations on Taxi vehicle colour and rates, with the exception of including a minimum rate to be charged.
 - g. July 1, 2020 implementation date for the full bylaw.
 - h. Inclusion of two (2) mechanical inspections per year.
 - i. Clarification of Driver requirements and included all industry types.
 - j. Simplified bylaw with duplication removed to make it easier to understand.
 - k. Flexibility built in to address items like model age of Vehicles for Hire and discretionary items.
 - l. Mitigation of enforcement challenges for Independent Driver Owners with inclusion of a corresponding fee to reflect extra demands on time.

Prior to consideration of the motion, the following motions to amend were introduced:



Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Inspections & Licensing, dated January 6, 2020 re: Vehicle for Hire Bylaw – Unified Licensing Pros/Cons & Fee Review hereby agrees to amend the resolution as follows:

- Item 2 delete “The concepts in support of principles” and replacing it with “The concepts in support of unified licensing pertains to TNCs only, fully regulated for all other types subject to the following principles”;
- Deleting Item 2(c)

IN FAVOUR: Councillor Tanya Handley, Councillor Vesna Higham, Councillor Dianne Wyntjes

OPPOSED: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Ken Johnston, Councillor Frank Wong

ABSENT: Councillor Lawrence Lee

MOTION TO AMEND DEFEATED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Inspections & Licensing, dated January 6, 2020 re: Vehicle for Hire Bylaw – Unified Licensing Pros/Cons & Fee Review hereby agrees to amend the resolution as follows:

- Adding a new item to #2 as follows “Explore separate regulations for full time and part time drivers including, but not limited to, one mechanical inspection annually, lowering TNC fees and reviewing fee structure in general”

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

OPPOSED: Councillor Buck Buchanan



ABSENT: Councillor Lawrence Lee

MOTION TO AMEND CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Inspections & Licensing, dated January 6, 2020 re: Vehicle for Hire Bylaw – Unified Licensing Pros/Cons & Fee Review hereby agrees to amend the resolution as follows:

- Adding a new item as follows “Establish mechanisms for safety data reporting and oversight”

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

OPPOSED: Councillor Buck Buchanan

ABSENT: Councillor Lawrence Lee

MOTION TO AMEND CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer having considered the report from Inspections & Licensing, dated January 6, 2020 re: Vehicle for Hire Bylaw – Unified Licensing Pros/Cons & Fee Review hereby agrees to amend the resolution as follows:

- Adding a new item as follows “Follow up on the Regional Approach and options to remove regulatory barriers for Rides for Hire in our region”

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



ABSENT: Councillor Lawrence Lee

MOTION TO AMEND CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the report from Inspections & Licensing, dated January 6, 2020 re: Vehicle for Hire Bylaw – Unified Licensing Pros/Cons & Fee Review hereby agrees to amend the resolution as follows:

- Adding a new item as follows “Advocate to the Provincial Government requesting an update on the learnings related to the review of TNCs, including oversight and the lack of provincial fees”

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

ABSENT: Councillor Lawrence Lee

MOTION TO AMEND CARRIED

The original motion, as amended, was then on the floor.

Resolved that Council of The City of Red Deer having considered the reports from Inspections & Licensing, dated January 6, 2020 re: Vehicle for Hire Bylaw – Unified Licensing Pros/Cons & Fee Review and November 25, 2019 re: Vehicles for Hire Principles and Concepts, hereby endorses the following principles and concepts:

1. The principles of safety, customer service, equity, balancing the needs, and cost/opportunity for income.
2. The concepts in support of the principles:
 - a. The inclusion of Taxis, Accessible Taxis, TNCs, Limousines and DDS.
 - b. Criminal Record Checks and follow up Vulnerable Sector Checks, where warranted, are required annually for all Vehicle for Hire drivers.
 - c. TNCs will require Vehicle, Driver and Broker licences to be consistent



- with the existing industry.
- d. The cap on the number of Taxi plates remains in place for two years, with the introduction of 5 plates available for Independent Driver for Hire or new Brokerages. A review will take place following the two years.
 - e. A requirement for all brokers to have at least one Accessible Taxi operational per every 20 Taxis in the fleet.
 - f. The removal of regulations on Taxi vehicle colour and rates, with the exception of including a minimum rate to be charged.
 - g. July 1, 2020 implementation date for the full bylaw.
 - h. Inclusion of two (2) mechanical inspections per year.
 - i. Clarification of Driver requirements and included all industry types.
 - j. Simplified bylaw with duplication removed to make it easier to understand.
 - k. Flexibility built in to address items like model age of Vehicles for Hire and discretionary items.
 - l. Mitigation of enforcement challenges for Independent Driver Owners with inclusion of a corresponding fee to reflect extra demands on time.
 - m. Explore separate regulations for full time and part time drivers including, but not limited to, one mechanical inspection annually, lowering TNC fees and reviewing fee structure in general.
- 3. Establish mechanisms for safety data reporting and oversight.
 - 4. Follow up on the Regional Approach and options to remove regulatory Barriers for Rides for Hire in our region.
 - 5. Advocate to the Provincial Government requesting an update on the learnings related to the review of TNCs, including oversight and the lack of provincial fees.

Prior to consideration of the motion, the following motion to table was introduced.

Moved by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the report from Inspections & Licensing hereby agrees to table consideration of Vehicle for Hire Bylaw – Unified Licensing Pros/Cons & Fee Review for up to 2 months to allow Administration to bring back other options.



As the motion received no seconder the motion died on the floor. The original motion, as amended, was then on the floor.

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

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

Moved by Councillor Michael Dawe, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the reports from Inspections & Licensing, dated January 6, 2020 re: Vehicle for Hire Bylaw – Unified Licensing Pros/Cons & Fee Review and November 25, 2019 re: Vehicles for Hire Principles and Concepts, hereby directs Administration to bring back a bylaw Regulating Licensing for all Vehicles for Hire in accordance with the principles, as adopted.

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

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

8. ADD TO THE AGENDA

Moved by Councillor Vesna Higham, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby agrees to add consideration of



MuniSERP Benefits to the January 6, 2020 agenda.

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

ABSENT: Councillor Lawrence Lee

MOTION TO ADD TO THE AGENDA CARRIED

Moved by Councillor Vesna Higham, seconded by Councillor Ken Johnston

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

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

Council recessed at 8:32 p.m. and reconvened at 8:45 p.m.

9. IN CAMERA MEETING - continued

9.1. Motion to In Camera

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Monday, January 6, 2020 at 8:45 p.m. and hereby agrees



to exclude the following:

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

to discuss the following:

- City Manager Funding Update: Funding Agreement – FOIP 24(1)(a) Advice from officials and FOIP 25(1)(c) Disclosure harmful to economic and other interests of a public body

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

9.2. City Manager Update: Funding Agreement - FOIP 24(1)(a) Advice from officials and FOIP 25(1)(c) Disclosure harmful to economic and other interests of a public body

The following people were in attendance as the topic under discussion related to their position within the organization:

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

City Manager Allan Seabrooke, City Clerk Frieda McDougall

Councillor Buck Buchanan left the meeting at 8:50 p.m. and returned at 8:51 p.m.

9.3. Motion to Revert to Open Meeting



Moved by Councillor Michael Dawe, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, January 6, 2020 at 9:16 p.m.

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

10. ADD TO THE AGENDA

Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby agrees to add consideration of the City Manager Update: Funding Agreement to the January 6, 2020 agenda.

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

ABSENT: Councillor Lawrence Lee

MOTION TO ADD TO THE AGENDA CARRIED

Moved by Councillor Vesna Higham, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer, having considered the City Manager Update: Funding Agreement hereby endorses the recommendation as presented In Camera and hereby agrees that the contents of the report will remain confidential as protected under the Freedom of Information and Protection & Privacy Acts 24(1)(a) Advice from officials and FOIP 25(1)(c) Disclosure harmful to economic and other



interests of a public body

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

II. ADJOURNMENT

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, January 6, 2020 Regular Council Meeting of Red Deer City Council at 9:19 p.m.

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

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

MAYOR

CITY CLERK



January 20, 2020

2020 Capital Budget Funding Sources

Prepared by: Dean Krejci, CFO

Department: Financial Services

Report Summary & Recommendation

The Municipal Government Act (MGA) requires that the estimated amount for the anticipated sources and amounts of money to pay for the projects must be included in a capital budget. The MGA further requires that a capital budget must be adopted for each calendar year. This report provides the estimated amounts of the funding sources for the 2020 Capital Budget previously approved by Council.

It is recommended that Council approve the estimated funding sources for the 2020 Capital Budget.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated January 20, 2020 re: 2020 Capital Budget Funding Sources hereby approves the estimated funding sources for the 2020 Capital Budget as follows:

In \$ '000

City of Red Deer

2020 Capital Budget and the Multi-Year Capital Plan Funding Sources

	2020 Approved Capital Project Budget
FUND REPORT	
Capital Projects Reserve Fund	8,775
Customer Contribution	13,218
EL&P Capital Reserve Fund	14,833
Fleet Reserve Fund	5,532
Fuel Tank Reserve Fund	-
Funded from Operating (New)	250
Garb Collection Capital Reserve Fund	-
Gas Tax Fund	12,278
GreenTRIP	1,675
Land Development Reserve Fund	-
Landfill Capital Reserve Fund	6,537



Landfill Replacement Reserve	-
Long Term Debt - Tax Supported	46,187
Long Term Debt - Utility/Self Funded	9,158
LT Debt - Roads Offsite Projects	-
LT Debt - Sani Offsite Projects	-
LT Debt - Storm Offsite Projects	-
LT Debt - Water Offsite Projects	-
Municipal Sustainability Initiative Fund	23,384
Other Provincial Grants	4,970
Parking Stab Reserve Fund	127
Public Reserve Fund - RPC	-
Radio Replacement Fund	-
Recreation Amenity Fund	1,150
Recycling Capital Reserve Fund	-
Roads Offsite Levy Fund	1,374
Sani Offsite Levy Fund	-
Storm Offsite Levy Fund	-
Water Capital Reserve Fund	10,854
Water Offsite Levy Fund	-
Work for 3rd Party	1,527
WW Capital Reserve Fund	10,183
Total Approved Capital Budget	172,012

Background

Prior Council/Committee Direction:

Council approved the various projects included in the 2020 Capital Budget at the Capital Budget meetings on November 18 – 19, 2019. The total budget amount was \$171.707 million.

Council approved an additional project as part of the 2020 Capital Budget during the 2020 Operating Budget meeting on January 13, 2020 in the amount of \$0.305 million.

Council approved Enterprise Business Planning – Council Guidelines for the 2020 budget process at the June 10, 2019 Council meeting. The relevant portions of the guidelines for the 2020 Capital Budget funding sources are:

- The 2020 Capital Budget to meet the approved Council Policy Debt GP-F-2.2 which limits debt to 75% of the Provincial Debt Limit.
- Reserves will be in a positive balance.
- The Offsites Fund (reserves + deferred revenue) will be in a positive balance.

**Legislative Context:**

Section 246 of the Municipal Government Act (MGA) states that “A capital budget must include the estimated amount for the following:

- a) The amount needed to acquire, construct, remove or improve capital property;
- b) the anticipated sources and amounts of money to pay the costs referred to in clause (a).”

Section 245 of the MGA states that “Each council must adopt a capital budget for each calendar year.”

Operational Impacts**Financial:**

Many of the projects included in the 2020 Capital Budget will result in increased operating costs for repairs and maintenance, utilities, staffing, etc. These additional costs were included in the 2020 Operating Budget funding requests or will be included in future operating budget requests.

Regulatory & compliance:

Approval of the funding sources is required in order to comply with the Municipal Government Act requirements mentioned in the Background section.

Analysis

The funding sources proposed for the 2020 Capital Budget comply with all applicable requirements as per the Enterprise Business Planning – Council Guidelines with the exception of the Off-Site Fund being in a positive balance. Due to the off-site model review completed during 2019, it is now recommended that Off-Site Reserves be allowed to be in a negative balance to reflect the front end financing provided by The City.

If projects require less funding to complete than budgeted, the remaining funds are returned to the appropriate reserve.

Based on the \$171.707 million approved in the 2020 Capital Budget plus the additional project approved during the 2020 Operating Budget debate of \$0.305 million, the estimated funding sources totaling \$172.012 million are as follows:



In \$ '000

City of Red Deer

2020 Capital Budget and the Multi-Year Capital Plan Funding Sources

	2020 Approved Capital Project Budget
FUND REPORT	
Capital Projects Reserve Fund	8,775
Customer Contribution	13,218
EL&P Capital Reserve Fund	14,833
Fleet Reserve Fund	5,532
Fuel Tank Reserve Fund	-
Funded from Operating (New)	250
Garb Collection Capital Reserve Fund	-
Gas Tax Fund	12,278
GreenTRIP	1,675
Land Development Reserve Fund	-
Landfill Capital Reserve Fund	6,537
Landfill Replacement Reserve	-
Long Term Debt - Tax Supported	46,187
Long Term Debt - Utility/Self Funded	9,158
LT Debt - Roads Offsite Projects	-
LT Debt - Sani Offsite Projects	-
LT Debt - Storm Offsite Projects	-
LT Debt - Water Offsite Projects	-
Municipal Sustainability Initiative Fund	23,384
Other Provincial Grants	4,970
Parking Stab Reserve Fund	127
Public Reserve Fund - RPC	-
Radio Replacement Fund	-
Recreation Amenity Fund	1,150
Recycling Capital Reserve Fund	-
Roads Offsite Levy Fund	1,374
Sani Offsite Levy Fund	-
Storm Offsite Levy Fund	-
Water Capital Reserve Fund	10,854
Water Offsite Levy Fund	-
Work for 3rd Party	1,527
WW Capital Reserve Fund	10,183



Total Approved Capital Budget	172,012
--------------------------------------	----------------

FILE COPY



Council Decision – January 20, 2020

DATE: January 22, 2020
TO: Dean Krejci, Chief Financial Officer
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: 2020 Capital Budget Funding Sources

Reference Report:

Financial Services, dated January 20, 2020

Resolution:

At the Monday, January 20, 2020 Regular Council Meeting, this item was withdrawn at the request of Administration.

Report back to Council:

Yes. This item is anticipated to return to the Monday, February 3, 2020 Regular Council Meeting.

Comments/Further Action:

No.

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall
Manager

c. Director of Corporate Services



January 20, 2020

Reaching Home – Allocation of Indigenous Funds

Prepared by: Ryan Veldkamp
Department: Social Planning

Report Summary & Recommendation

The City of Red Deer has been the Community Entity (CE) for Homelessness programming provided by the Government of Canada since 2000. This has included both the “Designated” and “Indigenous” streams of funding. Council previously resolved to act as the CE for the Reaching Home – Indigenous program for a period of one year (April 1, 2019 through to March 31, 2020).

A request has been received to extend The City’s role as Reaching Home – Indigenous CE until March 31, 2021. This request is being brought forward for City Council’s consideration.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Social Planning dated January 20, 2020 re: Reaching Home – Allocation of Indigenous Funds hereby agrees to extend The City of Red Deer’s role as Reaching Home – Indigenous Community Entity until March 31, 2021.

Background

Council has previously resolved to act as the CE for the Federal Reaching Home program for the following terms:

1. CE for Designated funding from 2019 – 2024 and;
 2. CE for Indigenous funding from 2019 - 2020.
- Council reserves the right to revisit the Community Entity designation and assignment pending the outcomes of the Integrated Housing Supports Model work.

With The City’s agreed upon term for Indigenous CE expiring on March 31, 2020, Service Canada held local consultations with the Urban Aboriginal Voices Society’s (UAVS) Housing Domain. It was determined that based on previous community direction, The City should be requested to act as the CE for an additional year, while further consultation occurs.



Analysis

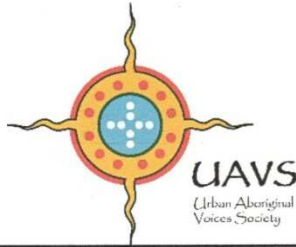
The recently released *Community Housing and Homelessness Integrated Plan (CHHIP)* places Truth and Reconciliation as a priority moving forward. “The consultation process highlighted how important self-determination was to indigenous participants alongside community awareness on the root causes behind this over-representation (of indigenous homelessness)”.

Service Canada has identified themselves as a convener for continued community engagement and dialogue surrounding the ongoing role of Reaching Home – Indigenous CE. As outlined in the request letter, it’s requested that The City’s role as CE be extended for an additional year (2020-21) in order to allow for this dialogue to occur.



Appendix A:

Copy of Letter to Service Canada from UAVS



Urban Aboriginal Voices Society

Unit 158, 4819C 48 Ave
Red Deer, AB

E: urbanaboriginalvoices@gmail.com
Web: www.aboriginalvoices.ca

November 28, 2019

Dear Jan Fix:

Thank you for the opportunity to meet with and hear Service Canada's commitment to reconciliation and exploration of engaging the local Indigenous community on recommending an Indigenous organization to become the CE and/or establish practices for providing input into the decisions for Red Deer.


Urban Aboriginal Voices Society hosted a meeting with members from our Housing Domain and Wanda Stachura and Dylan Cameron on October 17, 2019. It is our understanding that there will be an opportunity to arrange a community engagement dialogue or a series of discussions if required, however this will not be completed by November 2019 and Red Deer will therefore require an alternate plan.

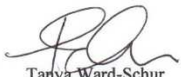
Red Deer Urban Aboriginal Voices Society functions as the governance structure for Indigenous people living in the city of Red Deer. Our role in the City of Red Deer is to ensure that the voices of the Indigenous peoples are included in decisions being made about Indigenous people and that our cultures have opportunity to be celebrated and shared with all citizens in Alberta. As the Indigenous mechanism for gathering Indigenous voices I am requesting the current CE be extended an additional year (2020-2021) in order plan for the Indigenous community dialogue. In Red Deer this will involve consulting with First Nations urban community members, Metis local #492, other indigenous community organizations and service providers.

The community of Red Deer may be ready for consultation by late January/early February and would like to have the time to prepare for authentic and meaningful engagement and not feel rushed or pressured to a quick decision.

Thank you for consideration of this request and I look forward to hearing from you regarding the decision on the extension.

Respectfully,


Margaret Loney
Co-Chair Urban Aboriginal Voices Society


Tanya Ward-Schur
UAVS Community Facilitator

Yvonne Pebbles-Housing Domain Speaker
LeeAnn Shinski-Education Domain Speaker
Alma Garbe-Justice Domain Speaker

Lynn Jonasson- Elders Circle Speaker
Norma Gauthier-Employment Domain



FILE COPY



Council Decision – January 20, 2020

DATE: January 22, 2020

TO: Ryan Veldkamp, Social Planning Supervisor – Resource & Capacity Development

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Reaching Home – Allocation of Indigenous Funds

Reference Report:

Social Planning, dated January 20, 2020

Resolution:

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

Resolved that Council of The City of Red Deer having considered the report from Social Planning dated January 20, 2020 re: Reaching Home – Allocation of Indigenous Funds hereby agrees to extend The City of Red Deer's role as Reaching Home – Indigenous Community Entity until March 31, 2021.

Report back to Council:

No.

Comments/Further Action:

No.

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall
Manager

- c. Director of Community Services
Social Planning Manager



January 20, 2020

Emergency Management Bylaw No. 3643/2020

Prepared by: Karen Mann, Protective Services

Department: Protective Services Division

Report Summary & Recommendation

On November 25th, 2018, the Government of Alberta adopted a revised version of Bill 8, the *Emergency Management Amendment Act*. This updated legislation takes effect on January 1st, 2020.

The City of Red Deer is well positioned for the changes outlined in the revised legislation. Legislated changes created opportunity to establish a replacement bylaw for Emergency Management that reflects updated direction from the province. The proposed replacement bylaw was drafted with input from Emergency Management, Legislative Services, Financial Services, and Legal Services.

Administration recommends that Council consider three readings of this bylaw in order to minimize any risks from delaying compliance with revised legislation.

Proposed Resolution

That Bylaw 3643/2020 be read a first time.

That Bylaw 3643/2020 be read a second time.

Resolved that with the unanimous consent of Council members present, Bylaw 3643/2020 be read a third time.

That Bylaw 3643/2020 be read a third time.

Background

Bill 8, the *Emergency Management Amendment Act*, was introduced in the Alberta Legislature on April 3, 2018. A number of key changes were outlined in the amendment that had the potential to impact the way Alberta municipalities prepare for, respond to and recover from emergency events.



A consultation process occurred through the summer of 2018 with Administration and elected officials from Alberta communities. This process involved written feedback as well as participation in stakeholder sessions. The City of Red Deer participated in both and provided feedback on the proposed changes to legislation.

On November 25th, 2018, the revised Bill 8 received Royal Assent in the Legislature. It came into force on January 1st, 2020.

Prior Council/Committee Direction:

A summary report of all predicted impacts from these legislative changes was previously presented to the Emergency Management Committee (EMC) on December 18th, 2018. A further update was provided at the July 9th, 2019 EMC meeting.

Legislative Context:

The legislative direction for the development of a new *Emergency Management Bylaw* for The City of Red Deer stems directly from the changes made to the *Emergency Management Act*.

Stakeholder Consultation:

The key stakeholders in this bylaw review were Protective Services, Legislative Services, and Legal Services. Financial Services was also consulted to assess any potential financial implications.

Protective Services worked collaboratively to assess potential impacts and ensure alignment between the revised legislation and The City's bylaw.

Operational Impacts

Financial:

There are no significant financial impacts resulting from implementing this bylaw.

Legal & Regulatory Compliance:

These changes bring the City into compliance with new provincial requirements, which took effect January 1, 2020.

Other Risks:

There are no significant risks from the establishment of this new bylaw.



Analysis

In order to comply with revised provincial legislation, adoption of a replacement bylaw is necessary. This bylaw was developed with legal analysis and consultation, taking into consideration bylaws from other Alberta communities.

The key changes reflected in the proposed replacement bylaw include:

- New preamble to provide clarity to The City's authority to enact bylaw and outline what the bylaw will accomplish;
- Clarified purpose statement;
- Simplified, consistent language throughout the document;
- Revised definitions to align with current practice and removed unnecessary terminology;
- Removed reference to "Deputy Director of Emergency Management" as this is no longer necessary with the current City governance and delegation models;
- Retitled "Emergency Management Committee" (EMC) to "Emergency Advisory Committee" (EAC) to align with language outlined in the legislation;
- Updated duties for Director of Emergency Management (DEM), Emergency Management Agency (EMA), and EAC to include simplified language and clearer descriptions around chairpersonship, meeting frequency, and meeting format.
- Simplified and clarified the processes around declarations, renewals, and terminations of States of Local Emergency (SoLE).

This bylaw is inclusive of consultation, legally sound, and reflective of the manner in which The City will respond to emergency events.

Recommendation:

Administration recommends Council adopt Emergency Management Bylaw 3643/2020.

EMERGENCY MANAGEMENT BYLAW NO 3643/2020

WHEREAS, pursuant to the *Emergency Management Act*, RSA 2000, c E-6.8 Council is responsible for the direction and control the City's emergency responses, and the preparation and approval of emergency plans and programs;

AND WHEREAS, pursuant to Section 11 of the *Emergency Management Act*, RSA 2000, c E-6.8, Council must appoint an emergency advisory committee consisting of a member or members of Council to advise on the development of emergency plans and programs and Council must establish and maintain an emergency management agency to act as its agent in exercising Council's powers and duties under the Act;

AND WHEREAS, pursuant to Section 203 of the *Municipal Government Act*, RSA 2000, c M-26, Council may by bylaw delegate any of its powers, duties or functions under the *Municipal Government Act* or any other enactment or a bylaw to a council committee, the chief administrative officer or a designated officer, unless the *Municipal Government Act* or any other enactment or bylaw provides otherwise.

NOW THEREFORE COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

PART I – TITLE, PURPOSE AND DEFINITIONS**Title**

1 This Bylaw shall be known as the "The Emergency Management Bylaw."

Purpose

2 The purposes of this Bylaw are to:

- (a) provide for the direction and control of the City's emergency responses and the preparation and approval of the Municipal Emergency Management Plan and related plans and programs;
- (b) establish an Emergency Advisory Committee; and
- (c) establish an Emergency Management Agency to act as Council's agent in exercising Council's powers and duties under the Act.

Definitions

3 In this bylaw, unless the context otherwise requires, the following terms have the meanings shown:

- (a) "**Act**" means the *Emergency Management Act*, RSA 2000, c E-6.8;
- (b) "**Director of Emergency Management**" or "**Director**" means the person appointed to that position under this bylaw;

- (c) **“Disaster”** means an event that results in serious harm to the safety, Health or welfare of people or in widespread damage to property or the environment;
- (d) **“Emergency”** means an event that requires prompt co-ordination of action or special regulation of persons or property to protect the safety, health or welfare of people or to limit damage to property or the environment;
- (e) **“Emergency Advisory Committee”** or **“Committee”** means the emergency advisory committee established under this bylaw;
- (f) **“Emergency Management”** means the development, coordination and execution of plans, measures and programs pertaining to the mitigation of, preparedness for, response to, and recovery from an Emergency;
- (g) **“Emergency Management Agency”** or **“Agency”** means the emergency management agency established under this bylaw;
- (h) **“Minister”** means the minister charged with the administration of the Act;
- (i) **“Municipal Emergency Management Plan”** means the City’s plan that outlines how people and property will be protected, who is responsible for carrying out which actions, and how Emergency response is coordinated before, during, and after real or imminent Emergencies; and
- (j) **“State of Local Emergency”** means a state of local emergency declared in accordance with the provisions of the Act and this bylaw.

PART II – EMERGENCY ADVISORY COMMITTEE

Establishment

- 4** The Committee is hereby established.

Membership and Chair

- 5** The Committee will consist of the Mayor and two councillors appointed by Council. All remaining members of Council will be alternate members.
- 6** The Mayor is the Chair of the Committee. If the Mayor is absent, the Deputy Mayor will Chair the Committee. In the absence of the Deputy Mayor, the alternate Deputy Mayor will Chair the Committee.
- 7** In the absence of an appointed member of the Committee, the Chair may appoint any of the remaining members of Council to act in place of the absent appointed councillor.

Meetings

- 8** The Committee will meet annually, or more frequently as required, at the call of the Chair,

and may meet on less than 24 hours' notice.

- 9** Where in person meetings are not possible, the Committee may convene and make decisions by telephone or electronic means of communication.
- 10** Except as otherwise outlined within this bylaw, the Committee may establish its own rules of procedure but in doing so, it shall have due regard for the principles of procedural fairness.

Quorum and Decision Making

- 11** A quorum of the Committee shall be three members of the Committee.
- 12** All three members of the Committee must vote in favour of a resolution for that resolution to pass, including but not limited to a resolution to declare a State of Local Emergency.

Purpose, Duty and Function of the Committee

- 13** The Committee may:
- (a) provide guidance and direction to the Agency, including advising on the development of emergency management plans and programs;
 - (b) expend all sums required for the response to, and recovery from an Emergency;
 - (c) enter into agreements with and make payments or grants, or both, to persons or organizations for the provision of services in the development or implementation of emergency management plans and programs;
 - (d) during an Emergency or Disaster, declare, renew and terminate a State of Local Emergency pursuant to the Act and this bylaw; and
 - (e) perform any other functions or duties as required by this bylaw.

PART III – EMERGENCY MANAGEMENT AGENCY

Establishment

- 14** There is hereby established an Emergency Management Agency.

Director of Emergency Management

- 15** The City Manager is hereby appointed as the Director of Emergency Management.

Membership and Chair

- 16** The Director shall be the Chair of the Agency and be responsible for determining and appointing Agency members.

Agency Meetings

- 17** The Agency will meet annually or more frequently at the call of the Director.

- 18** The Director may consult with or permit other stakeholders or interested parties who can advise or assist with Emergency Management activities to participate in meetings of the Agency.

Responsibilities, Duties and Functions of the Agency

- 19** The Agency will:

- (a) be responsible for the administration of the City's Emergency Management program;
- (b) act as the agent of Council to carry out all of the powers and duties of Council under the Act, except for the powers and duties delegated by this bylaw to the Committee;
- (c) be responsible for the direction and control of the City's response to emergencies. In particular, the Agency may authorize the taking of any action necessary to mitigate risk from hazards, prepare for emergency response, and respond to and recover from existing or imminent Emergencies;
- (d) provide an annual report to the Committee to provide updates on Agency activities including an update on the Agency's review of emergency plans or programs, including the Municipal Emergency Management Plan;
- (e) use a command, control and coordination system as prescribed by the Managing Director of the Alberta Emergency Management Agency; and
- (f) perform any other functions and duties as required by this bylaw or by Council.

Duties and Functions of the Director

- 20** The Director shall:

- (a) determine the procedures to be followed by the Agency in its meetings and decision making;
- (b) ensure the preparation, coordination, approval, and annual review of Emergency Management plans and programs including, but not limited to, the Municipal Emergency Management Plan;
- (c) ensure the submissions of an annual report to the Committee on the status of all Emergency Management plans and programs;
- (d) perform any other functions and duties as prescribed by Council or the Committee.

- 21** The Director is authorized to delegate and authorize further delegations of any powers, duties and functions delegated to the Director under this bylaw.

PART IV – STATE OF LOCAL EMERGENCY

Declaration of State of Local Emergency

- 22** The Committee may, at any time that it is satisfied that an Emergency exists or may exist, by resolution make a declaration of a State of Local Emergency relating to all or any part of the City.
- 23** The Committee must ensure that the declaration identifies the nature of the Emergency and the boundaries to which the State of Local Emergency will apply
- 24** When a State of Local Emergency is declared, the Director will:

 - (a) cause the details of the declaration to be published immediately by any means of communication that they considers most likely to reach the population of the area affected; and
 - (b) provide a copy of the declaration to the Minister.
- 25** A declaration of a State of Local Emergency lapses seven days after it is made, unless it is earlier canceled by the Minister or terminated or renewed by the Committee.

Powers of the Agency in a State of Local Emergency

- 26** Upon declaration of a State of Local Emergency, the Agency may exercise any power given to the Minister under Section 19(1) of the Act in relation to any part of the City affected by the State of Local Emergency except those powers given to the Committee in this Bylaw.

Termination of State of Local Emergency

- 27** When, in the opinion of the Committee, an Emergency no longer exists in an area of the City in relation to which a declaration of a State of Local Emergency was made, the Committee shall, by resolution, terminate the declaration of a State of Local Emergency.
- 28** When a State of Local Emergency is terminated, the Director will:
- (a) cause the details of the termination to be published by any means of communication that they considers most likely to reach the population of the area affected; and
 - (b) provide a copy of the completed resolution to the Minister.

Transitional

- 29** Bylaw No. 3468/2011 is repealed.
- 30** This bylaw shall come into force and take effect upon third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of 2019.

READ A SECOND TIME IN OPEN COUNCIL this day of 2019.

READ A THIRD TIME IN OPEN COUNCIL this day of 2019.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2019.

MAYOR

CITY CLERK

BYLAW NO. 3468/2011**Current Emergency Management
Bylaw**

Being a bylaw to establish policies for Emergency Management in The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

Short Title

1. This Bylaw shall be known as the, “The Emergency Management Bylaw.”

Purpose

2. ¹The purpose of this Bylaw is to establish authorities in relation to Emergency Management pursuant to the Emergency Management Act, RSA 2000 c. E-6.8 (herein referred to as “the Act”) which states that the Council of a municipality is required or authorized to establish committees to declare local emergencies, develop emergency plans and direct emergency response.

Definitions

3. In this bylaw the following terms have the meanings shown:

All-Hazards:	Emergency management best-practice that recognizes the actions required to address the effects of emergencies are the same, irrespective of the nature of the event, thereby permitting an optimization of scarce planning, response and support resources.
---------------------	---

Deputy Director of Emergency Management:	The Emergency Management Coordinator, or designate.
---	--

Director of Emergency Management:	The City Manager, or designate.
--	---------------------------------

¹ 3468/A-2014

Emergency:	Any occasion or instance that warrants action to save lives and to protect property, public health and safety and the environment.
Emergency Management Agency (EMA):	¹ Responsible for all the direction and control of the City's response to emergencies including authorizing the taking of any action necessary to respond to an emergency event. The DEM is the chairperson and is responsible for determining membership.
Emergency Management Committee (EMC):	The Mayor and two Councillors, as appointed by Council, or designates drawn from the remaining members of Council. The Mayor is the chairperson of the committee.
Emergency Management:	The development, coordination and execution of plans, measures and programs pertaining to mitigation, preparedness, response and recovery before, during and after an emergency event.
Emergency Operations Centre (EOC):	A protected site from which civic officials coordinate, monitor and direct emergency response and recovery activities during an emergency event.
²Municipal Emergency Management Plan (MEMP):	<p>The plan that outlines:</p> <ul style="list-style-type: none"> • How people and property will be protected in a real or imminent emergency situation; • Who is responsible for carrying out specific actions before, during and/or after an emergency event; • How emergency response and recovery actions will be coordinated.

Emergency Management Committee (EMC)

4. The Emergency Management Committee (EMC) is hereby established for The City of Red Deer within the meaning of section 11.1(1) of the Act.

¹ 3468/A-2014, 3468/A-2017

² 3468/A-2017

5. The EMC will consist of the Mayor and two councillors appointed by Council. All remaining members of Council will be alternate members. In the absence of a member, the Deputy Mayor or alternate Deputy Mayor will act in place of the Mayor and may appoint any of the remaining members of Council to act in place of an absent appointed councillor.
6. The EMC will be chaired by the Mayor, or in the absence of the Mayor, by the Deputy Mayor or alternate Deputy Mayor.
7. In accordance with its authority to delegate as set out in section 203 of the *Municipal Government Act*, Council hereby delegates to EMC its powers and duties under section 21 of the Act, in particular the power to declare, renew and terminate a declaration of a State of Local Emergency.

Emergency Management Committee (EMC) Meetings

8. 'The EMC shall meet annually or more frequently as required and may meet on less than 24 hours' notice.
9. Where in person meetings are not possible, the EMC may convene by telephone or electronic means of communication.
10. Where the EMC is not able to meet promptly, its powers may be exercised by the Mayor acting alone or, in the absence of the Mayor, by the Deputy Mayor or alternate Deputy Mayor.

Duties of the Emergency Management Committee (EMC)

11. The EMC shall be responsible to advise the City on the development of emergency management plans and programs.
12. The EMC may expend all sums required for the response to and recovery from an emergency event.
13. The EMC may enter into agreements with and make payments or grants, or both, to persons or organizations for the provision of services in the development or implementation of emergency management plans and programs.

Emergency Management Agency (EMA)

¹ 3468/A-2014

14. ¹In accordance with Section 11.2 (1) of the Act, The City of Red Deer will maintain an Emergency Management Agency to act as its agent in exercising the City's powers and duties under the Act.
15. There is hereby established an Emergency Management Agency (EMA).
16. ²The Director of Emergency Management shall serve as Chairperson.
17. ³The Chairperson is responsible for determining the membership of the EMA.
18. ⁴Others may be invited to participate in EMA meetings at the call of the Chairperson.

Emergency Management Agency (EMA) Meetings

19. The EMA shall meet annually or more frequently as determined by the Director of Emergency Management and may meet on less than 24 hours' notice.
20. ⁵When in person meetings are not possible, the EMA may convene by telephone or electronic means of communication.

Duties of the Emergency Management Agency (EMA)

21. The EMA shall be responsible for the direction and control of the City's response to emergencies. In particular, the EMA may authorize the taking of any action necessary to respond to and/or recover from an emergency event.
22. The EMA has the authority to exercise the City's powers under Section 24 of the Act and, in particular, on the declaration of a State of Local Emergency (SOLE) by the Emergency Management Committee (EMC):
 - a. Shall cause any emergency plan or program to be put into operation; and
 - b. May exercise or authorize any person to exercise any power given to the Minister under Section 19(1) of the Act in relation to the part of the City affected by the SOLE declaration.

Director of Emergency Management

¹ 3468/A-2012

² 3468/A-2014, 3468/A-2017

³ 3468/A-2017

⁴ 3468/A-2017

⁵ 3468/A-2014

23. The City Manager is hereby established as the Director of Emergency Management (DEM).
24. ¹The Director of Emergency Management (DEM) shall:
- a. Appoint a person to act as the Director of Emergency Management (DEM) and Chairperson in the absence of the City Manager;
 - b. Determine the procedures to be followed by the Emergency Management Agency (EMA) in its deliberations;
 - c. ²Ensure the preparation, coordination and approval of emergency management plans and programs, including, but not limited to the Municipal Emergency Management Plan (MEMP);
 - d. Ensure the submission of annual reports to the Emergency Management Committee (EMC) on the status of all emergency management plans and programs.
25. ³The Director of Emergency Management (DEM) may delegate responsibilities to any member of the EMA to assist in the preparation, coordination and implementation of emergency management plans and programs.
26. ⁴The Director of Emergency Management (DEM) may consult with or permit other stakeholders or interested parties who can advise or assist with emergency management activities to participate in meetings of the EMA or any subcommittees thereof.

Deputy Director of Emergency Management

27. ⁵The Emergency Management Coordinator is hereby designated as the Deputy Director of Emergency Management.

Assistant Deputy Director of Emergency Management

28. ⁶DELETED

¹ 3468/A-2014

² 3468/A-2012, 3468/A-2014

³ 3468/A-2014

⁴ 3468/A-2014

⁵ 3468/A-2014, 3468/A-2017

⁶ 3468/A-2017

READ A FIRST TIME IN OPEN COUNCIL this 18th day of April 2011.

READ A SECOND TIME IN OPEN COUNCIL this 18th day of April 2011.

READ A THIRD TIME IN OPEN COUNCIL this 18th day of April 2011.

AND SIGNED BY THE MAYOR AND CITY CLERK this 18th day of April 2011.

“Frank Wong”

“Elaine Vincent”

DEPUTY MAYOR

CITY CLERK



Council Decision – January 20, 2020

DATE: January 22, 2020
TO: Karen Mann, Emergency Management Coordinator
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Emergency Management Bylaw 3643/2020

Reference Report:

Protective Services, dated January 20, 2020

Bylaw Reading:

At the Monday, January 20, 2020 Regular Council Meeting, Council gave 3 Readings to the following Bylaw:

Bylaw 3643/2020 (the Emergency Management Bylaw)

Report back to Council:

No.

Comments/Further Action:

This office will distribute copies of the bylaw in due course.

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall
Manager

c. Director of Protective Services



January 20, 2020

Electric Utility Bylaw Amendment 3273/A-2020

Prepared by: Jim Jorgensen, Manager
Department: Electric Light & Power

Report Summary & Recommendation

To reflect Council's approved 2020 Operating and Capital Budgets, amendment of the Electric Utility Bylaw No. 3273/2000 Appendix A Distribution Tariff is required as follows:

- 1) Update EL&P Distribution Tariff Rates to be effective March 1, 2020.
- 2) Change the Balancing Pool Allocation from a charge of \$0.00300 per kWh to a charge of \$0.00259 per kWh effective March 1, 2020 to reflect the revision to Balancing Pool Consumer Allocation Rider (Rider F) of the Alberta Electric System Operator (AESO) Tariff.

Administration is requesting Council approval of Utility Bylaw 3273/A-2020. This will allow EL&P to implement rates to be in effect on March 1, 2020.

Proposed Resolution

That Bylaw 3273/A-2020 be read a first time. If first reading is given, this bylaw will come back for second and third reading at the Monday, February 3, 2020 Council Meeting.



Background

Legislative Context:

The City of Red Deer is the owner of an electrical distribution system. The EL&P department designs, builds, operates and maintains the electrical infrastructure owned by The City. On an annual basis, the department calculates rates to recover the costs of operating the system and presents a Distribution Tariff (DT) for approval by City Council as required by the Electric Utilities Act:

Distribution tariff

102(1) Each owner of an electric distribution system must prepare a distribution tariff for the purpose of recovering the prudent costs of providing electric distribution service by means of the owner's electric distribution system.

(2) The owner of the electric distribution system must apply for approval of its distribution tariff

(a) to the Commission,

(b) to the council of a municipality, if the owner is a municipality or a subsidiary of a municipality

(i) that does not have an affiliated retailer that provides retail electricity services outside the service area of the municipality, and

(ii) that does not provide electric distribution service outside the service area of the municipality either on its own behalf or on behalf of another owner,

The electricity industry continues to evolve as changes are being seen in regulation, market structure and technological advancements. Growth in popularity of electric vehicles, retirement of coal fired generators, the evolution of the carbon levy, increasing focus on renewable energy and small scale, local generation plus the changing expectations for system reliability all present unique challenges and opportunities. All of these influences are taken into account by the EL&P department in order to plan for the future of The City's investment in the system and establish an appropriate Distribution Tariff that reflects Council's 2020 approved budget.

Operational Impacts

Financial:

Financial impacts to City operations have been accounted for by establishing guideline amounts used by City Departments during budget preparations.



Analysis

Change to Distribution Tariff:

EL&P's Operating and Capital budgets approved by Council result in a Distribution Tariff rate increase of 2.19% plus 0.0% as a Municipal Consent & Access Fee (MCAF) increase to be effective March 1, 2020.

Table 1: Components of Tariff Revenue Increase

2019 Tariff Revenue	(52,159,683)	
2019 MCAF	(7,194,907)	
2020 Growth	222,591	
2020 Base Revenue	(59,131,999)	
2020 Tariff Increase	(1,142,616)	2.19%
2020 MCAF Increase	0	0.00%
2020 Total Increase	(1,142,616)	2.19%
2020 Total Revenue Requirement	(60,274,615)	
Revenue Breakdown-TOTAL	2020	% of Total
Transmission Requirement	(31,716,472)	52.6%
Distribution Requirement	(21,363,236)	35.4%
MCAF Requirement	(7,194,907)	11.9%
Total Revenue Requirement	(60,274,615)	100.0%

For 2020, the Transmission System cost accounts for roughly 53% of EL&P's budgeted total revenue requirement. It is the department's responsibility to budget for and collect Red Deer customer's share of the costs of building and maintaining the provincial transmission grid that delivers electricity to the city. Provincial transmission costs are established by the Alberta Electric System Operator (AESO) and approved by the Alberta Utilities Commission (AUC). The City has no jurisdiction over these costs but must ensure payment to the AESO.

The distribution component recovers the costs to operate and maintain the City's infrastructure that delivers power from the Provincial transmission system to homes and businesses within the city. The department is responsible for calculating and collecting the costs associated with running the distribution system.

The proposed 2020 rates follow Council Policy PS-A-2.7 which states that rate structures must balance the following principles:

- 1) Consumer rates should reflect usage and promote conservation.
- 2) Consumer rates should be structured so that revenue requirements can be met within a reasonable tolerance.



3) Rates will be:

- a. Fair and equitable, ensuring customers are contributing equitably in proportion to the cost of the systems;
- b. Defensible, able to demonstrate that data is available to support the assumptions used in the rate; and the assumptions follow the industry acceptable practices;
- c. Clear, understandable and logical.

4) Rate making will:

- a. Adhere to regulated and/or legislated requirements;
- b. Adhere to generally accepted rate making standards.

Balancing Pool Allocation:

As outlined in the Electric Utilities Act, the Alberta Utilities Commission (AUC) has approved the Alberta Electric System Operator (AESO) application of Tariff Rider F, Balancing Pool Consumer Allocation Rider (Rider F), providing a \$2.50 per megawatt hour (MWh) charge for consumption from January 1, 2020 through December 31, 2020 inclusive. This is a reduction from \$3.00 per MWh in 2019. The Balancing Pool Allocation is a flow through cost that must be collected through our Distribution Tariff as part of the Alberta Electric System Operator (AESO) charges.

The Electric Light & Power department adjusts the charge (or credit) to customers to account for line losses within the system. For 2020, a line loss factor of 3.6% is applied which yields a \$0.00259/kWh (\$2.59/MWh) charge to customers within The City of Red Deer's service area effective March 1, 2020.

Local Access Fee:

The Local Access Fee ("LAF") – also sometimes referred to as Municipal Consent & Access Fee (MCAF) – is a separate line item within the Distribution Tariff, and is levied by the Municipality to the electric utility for the exclusive rights to use portions of road, rights-of-way and other City-owned properties and lands for the purpose of placing and maintaining electrical distribution facilities.

As per Corporate Procedure 4002, the LAF calculation is prescribed to be:

- 1) Calculated as a percentage of total tariff revenue. The annual percentage is established as part of the Enterprise Business Plan (EBP).
- 2) No less than the budgeted MCAF for the 2012 approved budget year.

For 2020 the dollar amount will equal to the 2019 dollar amount as noted in Table 1 above and the percentage of total tariff is shown in Table 2 below.

**Table 2: Local Access Fee (LAF)**

	2019	2020
% of total tariff revenue	13.78%	13.55%
Dollar Amount	7,194,907	7,194,907

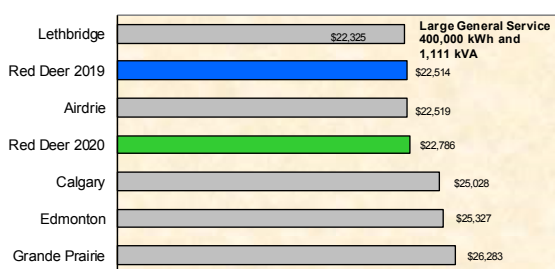
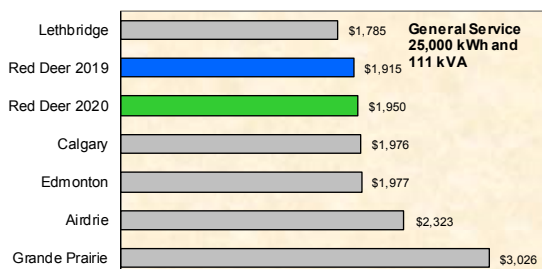
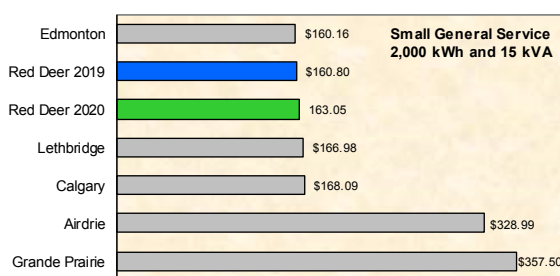
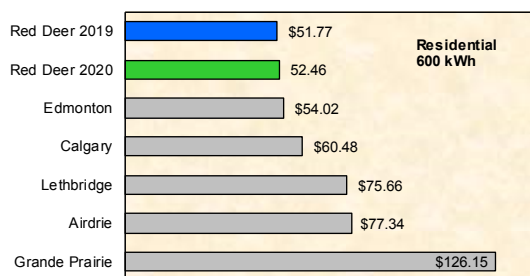
Proposed Timing:

Rates will take effect on March 1, 2020.

Rate Comparisons:

The following four charts show the proposed monthly Distribution Tariff charges for average consumption customers in each Rate Class in select service areas within the Province. These charts reflect delivery charges only and are based on the average of posted rates for Red Deer and comparators in 2019. Retailer charges, including the energy charge and billing charge(s), are not presented.

Red Deer's 2019 and 2020 Distribution Tariff charges are both shown for illustration of the changes outlined in this report.

Distribution Tariff Rate Comparisons



BYLAW NO. 3273/A-2020

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

COUNCIL ENACTS AS FOLLOWS:

Bylaw No. 3273/2000 is hereby amended as follows:

- 1. By deleting ‘Appendix A – Distribution Tariff’ and replacing it with the attached revised ‘Appendix A – Distribution Tariff’, to reflect an increase in rates from Council’s 2020 approved budget and to change the Balancing Pool Allocation from a charge of \$0.00300 per kWh to a charge of \$0.00259 per kWh due to the revision to Balancing Pool Consumer Allocation Rider (Rider F) of the Alberta Electric System Operator (AESO) Tariff.
- 2. This bylaw shall come into effect on March 1, 2020.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2020.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2020.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2020.
AND SIGNED BY THE MAYOR AND CITY CLERK	day of	2020.

MAYOR

CITY CLERK

CITY OF RED DEER¹
ELECTRIC LIGHT & POWER DEPARTMENT
DISTRIBUTION TARIFF

GENERAL

Effective Date

This Tariff is effective on March 1, ~~2019~~ 2020. It applies to all consumptions, whether estimated or actual, on and after March 1, ~~2019~~ 2020, for the use of System Access and Distribution Access services.

Terms and Conditions

The "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Schedule of Fees for Distribution Access Services" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

Transmission Rate Rider

1 3273/B-2001, 3273/A-2002, 3273/B-2003, 3273/A-2005, 3273/A-2006, 3273/B-2006, 3273/E-2006, 3273/A-2007, 3273/A-2008, 3273/A-2009, 3273/B-2009, 3273/B-2010, 3273/D-2010, 3273/A-2011, 3273/B-2011, 3273C-2012, 3273/D-2012, 3273/A-2013, 3273/B-2013, 3273/A-2015, 3273/B-2015, 3273/C-2015, 3273/A-2016, 3273/A-2017, 3273/A-2018, 3273/A-2019, ~~3273/A-2020~~

APPENDIX "A"

Bylaw 3273/A-~~2019~~ 2020

Page 2 of 9

On a quarterly basis, the EL & P Manager (or designate) will:

1. Monitor the Alberta Electric System Operator's transmission costs.
2. Establish an appropriate adjustment to account for variances between estimated and actual provincial transmission costs.
3. Notify the Director of Development Services of the calculated adjustment.
4. Subject to the Director's approval, ensure the adjustment is accurately reflected in the Distribution Tariff.

APPENDIX "A"Bylaw 3273/A-~~2019~~ 2020

Page 3 of 9

RESIDENTIAL - RATE 61

Application Applies to all residential premises which are measured by a single meter and which contain not more than two dwelling units.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Basic Charge	\$ per day	0.5145 0.5518	0.4554 0.4396
Variable Charge	\$/kWh of all energy	0.0137 0.0147	0.0158 0.0153

**Balancing
Pool
Allocation** A charge of \$~~0.00300~~ 0.00259/kWh of all energy effective from March 1, ~~2019~~ 2020.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as ~~13.78~~ 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

APPENDIX "A"Bylaw 3273/A-~~2019~~ 2020

Page 4 of 9

GENERAL SERVICE - RATE 63

Application Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will continue to be applied irrespective of future kVA Metered Demand. Also applies to unmetered City of Red Deer services and telecommunication installations approved by the EL&P Manager where energy consumption is small and easily predicted. Consumption will be calculated based on equipment nameplate rating and operational patterns.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
 120/208Y Volts, network, 3 wire;
 120/208Y Volts, three phase, 4 wire;
 347/600Y Volts, three phase, 4 wire.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Basic Charge	\$ per day	0.9200 0.8200	1.3877 1.3491
Variable Charge	\$/kWh of all energy	0.0252 0.0293	0.0132 0.0128

**Balancing
Pool
Allocation**

A charge of \$~~0.00300~~ 0.00259/kWh of all energy effective from March 1, ~~2019~~ 2020.

**Transmission
Rider**

Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee**

Assessed as ~~13.78~~ 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge**

Total Basic Charge (System Access plus Distribution Charge), plus any applicable Local Access Fee.

APPENDIX "A"Bylaw 3273/A-~~2019~~ 2020

Page 5 of 9

GENERAL SERVICE - RATE 64

Application Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.2288 0.2436	0.1243 0.1198
Variable Charge	\$/kWh of all energy	0.0129 0.0137	0.0096 0.0093

**Balancing
Pool
Allocation** A charge of \$~~0.00300~~ 0.00259/kWh of all energy effective from March 1, ~~2019~~ 2020.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as ~~13.78~~ 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

APPENDIX "A"Bylaw 3273/A-~~2019~~ 2020

Page 6 of 9

LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78

Application Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA.

Rate 78 is also applicable to all customers who were billed on Rate 78 prior to December 31, 2000 regardless of the kVA Metered Demand.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.2669 0.2782	0.0981 0.0947
Variable Charge	\$/kWh of all energy	0.0148 0.0154	0.0066 0.0064

**Balancing
Pool
Allocation** A charge of \$~~0.00300~~ 0.00259/kWh of all energy effective from March 1, ~~2019~~ 2020.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as ~~13.78~~ 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Charge), plus any applicable Local Access Fee.

APPENDIX "A"Bylaw 3273/A-~~2019~~ 2020

Page 7 of 9

STREET LIGHT SERVICE - RATE 81**Application** Applies to standard street light fixtures.**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.3309 0.3530	0.2083 0.1990
Variable Charge	\$/kWh of all energy	0.0138 0.0147	0.0131 0.0125

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

**Balancing
Pool
Allocation**A charge of \$~~0.00300~~ 0.00259/kWh of all energy effective from March 1, ~~2019~~ 2020.**Transmission
Rider**

Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee**Assessed as ~~13.78~~ 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.**Minimum
Monthly
Charge**

Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

PPENDIX "A"Bylaw 3273/A-~~2019~~ 2020

Page 8 of 9

TRAFFIC LIGHT SERVICE - RATE 82**Application** Applies to standard traffic light systems.**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.3568 0.3951	0.2452 0.2380
Variable Charge	\$/kWh of all energy	0.0148 0.0164	0.0203 0.0197

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

**Balancing
Pool
Allocation**A charge of \$~~0.00300~~ 0.00259/kWh of all energy effective from March 1, ~~2019~~ 2020.**Transmission
Rider**

Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee**Assessed as ~~13.78~~ 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.**Minimum
Monthly
Charge**

Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

APPENDIX "A"Bylaw 3273/A-~~2019~~ 2020

Page 9 of 9

DISTRIBUTION GENERATION - RATE 83**Application** Applies to generators meeting all of the following requirements

1. Meets the AESO definition of a Distributed Generator and is connected to distribution voltage.
2. Have an installed bi-directional 15-minute interval meter.

Generators not meeting the above requirements are reviewed on an individual basis.

**Distribution
Tariff**

	Unit	Distribution Access
Service Fee	\$ per day	15.00
Variable Charge	\$/kWh of supplied energy	0.0080

Note: 1. Site consumption will be charged under the applicable Distribution Rate Schedule.

**Local Access
Fee**Assessed as ~~13.78~~ 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.**AESO
Transmission
Charge/Credit**

As per the applicable supply tariff (STS) of the Transmission Administrator. This is a flow through charge to the customer by the AESO, if applicable.

**Connection
Charge**

Customer is responsible for all costs of connection including cost of the meter and meter data provisioning.

CITY OF RED DEER¹
ELECTRIC LIGHT & POWER DEPARTMENT
DISTRIBUTION TARIFF

GENERAL

Effective Date

This Tariff is effective on March 1, 2020. It applies to all consumptions, whether estimated or actual, on and after March 1, 2020, for the use of System Access and Distribution Access services.

Terms and Conditions

The "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Schedule of Fees for Distribution Access Services" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

Transmission Rate Rider

¹ 3273/B-2001, 3273/A-2002, 3273/B-2003, 3273/A-2005, 3273/A-2006, 3273/B-2006, 3273/E-2006, 3273/A-2007, 3273/A-2008, 3273/A-2009, 3273/B-2009, 3273/B-2010, 3273/D-2010, 3273/A-2011, 3273/B-2011, 3273C-2012, 3273/D-2012, 3273/A-2013, 3273/B-2013, 3273/A-2015, 3273/B-2015, 3273/C-2015, 3273/A-2016, 3273/A-2017, 3273/A-2018, 3273/A-2019, 3273/A-2020

APPENDIX "A"
Bylaw 3273/A-2020
Page 2 of 9

On a quarterly basis, the EL & P Manager (or designate) will:

1. Monitor the Alberta Electric System Operator's transmission costs.
2. Establish an appropriate adjustment to account for variances between estimated and actual provincial transmission costs.
3. Notify the Director of Development Services of the calculated adjustment.
4. Subject to the Director's approval, ensure the adjustment is accurately reflected in the Distribution Tariff.

APPENDIX "A"
Bylaw 3273/A-2020
Page 3 of 9

RESIDENTIAL - RATE 61

Application Applies to all residential premises which are measured by a single meter and which contain not more than two dwelling units.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Basic Charge	\$ per day	0.5518	0.4396
Variable Charge	\$/kWh of all energy	0.0147	0.0153

**Balancing
Pool
Allocation** A charge of \$0.00259/kWh of all energy effective from March 1, 2020.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A-2020
Page 4 of 9

GENERAL SERVICE - RATE 63

Application Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will continue to be applied irrespective of future kVA Metered Demand. Also applies to unmetered City of Red Deer services and telecommunication installations approved by the EL&P Manager where energy consumption is small and easily predicted. Consumption will be calculated based on equipment nameplate rating and operational patterns.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Basic Charge	\$ per day	0.8200	1.3491
Variable Charge	\$/kWh of all energy	0.0293	0.0128

**Balancing
Pool
Allocation**

A charge of \$0.00259/kWh of all energy effective from March 1, 2020.

**Transmission
Rider**

Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee**

Assessed as 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge**

Total Basic Charge (System Access plus Distribution Charge), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A-2020
Page 5 of 9

GENERAL SERVICE - RATE 64

Application Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.2436	0.1198
Variable Charge	\$/kWh of all energy	0.0137	0.0093

**Balancing
Pool
Allocation** A charge of \$0.00259/kWh of all energy effective from March 1, 2020.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A-2020
Page 6 of 9

LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78

Application Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA.

Rate 78 is also applicable to all customers who were billed on Rate 78 prior to December 31, 2000 regardless of the kVA Metered Demand.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.2782	0.0947
Variable Charge	\$/kWh of all energy	0.0154	0.0064

**Balancing
Pool
Allocation** A charge of \$0.00259/kWh of all energy effective from March 1, 2020.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Charge), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A- 2020
Page 7 of 9

STREET LIGHT SERVICE - RATE 81

Application Applies to standard street light fixtures.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.3530	0.1990
Variable Charge	\$/kWh of all energy	0.0147	0.0125

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

**Balancing
Pool
Allocation**

A charge of \$0.00259/kWh of all energy effective from March 1, 2020.

**Transmission
Rider**

Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee**

Assessed as 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge**

Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

TRAFFIC LIGHT SERVICE - RATE 82

Application Applies to standard traffic light systems.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.3951	0.2380
Variable Charge	\$/kWh of all energy	0.0164	0.0197

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

**Balancing
Pool
Allocation**

A charge of \$0.00259/kWh of all energy effective from March 1, 2020.

**Transmission
Rider**

Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee**

Assessed as 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge**

Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

DISTRIBUTION GENERATION - RATE 83

Application Applies to generators meeting all of the following requirements

1. Meets the AESO definition of a Distributed Generator and is connected to distribution voltage.
2. Have an installed bi-directional 15-minute interval meter.

Generators not meeting the above requirements are reviewed on an individual basis.

**Distribution
Tariff**

	Unit	Distribution Access
Service Fee	\$ per day	15.00
Variable Charge	\$/kWh of supplied energy	0.0080

Note: 1. Site consumption will be charged under the applicable Distribution Rate Schedule.

**Local Access
Fee**

Assessed as 13.55% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**AESO
Transmission
Charge/Credit**

As per the applicable supply tariff (STS) of the Transmission Administrator. This is a flow through charge to the customer by the AESO, if applicable.

**Connection
Charge**

Customer is responsible for all costs of connection including cost of the meter and meter data provisioning.



Council Decision – January 20, 2020

DATE: January 22, 2020
TO: Jim Jorgensen, Electric Light & Power Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Electric Utility Bylaw Amendment 3273/A-2020

Reference Report:

Electric Light & Power, dated January 20, 2020

Bylaw Reading:

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

Bylaw 3273/A-2020 (an amendment to the Electric Utility Bylaw to update the Distribution Tariff and change the Balancing Pool Allocation charge)

Report back to Council:

Yes.

Comments/Further Action:

This Bylaw will come back for second and third reading at the Monday, February 3, 2020 Council Meeting.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Manager

- c. Director of Development Services
Corporate Meeting Administrator



January 20, 2020

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

Administrative Report

Report Summary & Recommendation

Administration has created a new Land Use Bylaw district. The Direct Control DC (33) District is intended for the Central Alberta Women's Emergency Shelter (CAWES) located at 5301, 5313 & 5317 47 AV. The DC (33) District proposes to consider CAWES' expansion. The proposal also includes a commercial component on the ground floor of the facility.

Administration recommends that Council proceed with first reading of Land Use Bylaw amendment 3357/D-2020 for the creation of the new Direct Control DC (33) District.

Proposed resolution

That Bylaw 3357/D-2020 be read a first time. If first reading is given, this bylaw will be advertised for two consecutive weeks with a Public Hearing to be held on Tuesday, February 18, 2020 at 6:00 p.m. in Council Chambers.

Rationale for Recommendation

1. CAWES proposed location and uses adheres to municipal policies.

The Municipal Development Plan (MDP) contains several policies that support the location of CAWES on the subject properties (Appendix H).

2. The proposed commercial uses are in line with existing commercial uses in the downtown.

The commercial uses proposed on the main floor of the facility are the same as uses that are permitted in the C1 Commercial (City Centre) District. The commercial uses are small scale and ancillary uses.

3. There is room for CAWES to expand their operations at this location.

If CAWES chooses to expand their operations beyond their existing property line, the primarily vacant City owned property to the north could allow CAWES to expand operations pending future land acquisition discussions.

Discussion

Background

The Central Alberta Women's Emergency Shelter (CAWES) has been operating in Red Deer since 1983. The shelter provides services 24 hours a day, 7 days a week to families experiencing family violence. The shelter grew from 16 beds at the beginning of its operations, to 34 beds and 6 cribs in 2002. In addition to shelter, CAWES also provides outreach programs and support services to victims of domestic violence within the community.

Due to increasing demands for shelter space over the past several years, CAWES has applied to replace and expand the existing facility. CAWES proposes a two phased approach to redevelopment (Appendix F). Phase 1 consists of replacing the existing facility to increase their bed capacity. Phase 2 is looking to add limited commercial space on the ground floor of the new facility, and provide collaborative service delivery space for outreach programs as well as affordable transitional housing on the second floor.

CAWES' current operations are located at 5301, 5313 & 5317 47 AV which are currently zoned R2 Residential (Medium Density) District (Appendix G). In order to expand their facility, CAWES has indicated their desire to obtain access to the City owned lands at 5321 47 AV (Appendix D). The City owned property is currently zoned A2 Environmental Preservation District (Appendix G) and houses the Scout Hut.

Administration has reviewed the proposal for CAWES' expansion to create a direct control district that will allow for consideration of the unique needs of the development.

Analysis

Land Use Bylaw

The proposed DC (33) District provides CAWES with the opportunity to meet increasing service demands at their existing location within the city. The DC (33) boundary on the City owned property was established by following the escarpment boundary. The existing A2 zoning will remain on the eastern half of the parcel. The General Purpose of the DC 33 District is as follows:

The purpose of this District is to allow for the operation of the Central Alberta Women's Emergency Shelter with accessory uses that provide support services for users, including immediate shelter, short-term accommodation, Offices directly related to the function of the Emergency Shelter, counselling, kitchen facilities, and outreach programs. This District also allows small-scale commercial uses on the main floor for complimentary commercial uses for Emergency Shelter users and the general public.

It is proposed that the development authority for this DC District be the Development Officer and the Municipal Planning Commission (MPC). This grants them the ability to review applications and consider variance requests.

Strategic Alignment:

The proposal meets the following two key goals from The City's 2019-2022 Strategic Plan:

Red Deer is a safe community

- *"Red Deer is a safe and secure community. Safety is strengthened through a focus on enforcement, as well as prevention, intervention and education."*

Red Deer is a socially responsible city

- *Red Deer offers a welcoming community where everyone can enjoy a high quality of life. As a community, together we advocate for much needed social infrastructure and build a resilient community*

Municipal Development Plan

The MDP supports the accommodation of a variety of social services and facilities that serve the needs of the community in the downtown. The MDP indicates that provisions should be made to accommodate such activities in suitable locations. The MDP also contains policies that encourage a variety of housing forms such as allowing dwelling units that are combined with non-residential uses.

Emergency Shelter Capacity and Expansion

CAWES' Letter of Intent (Appendix E) has indicated that there have been increased demands for beds over the years. CAWES' 34 beds and 6 cribs are insufficient in meeting those demands.

They have indicated that the current facility was built to residential standards and only one of their 14 rooms is barrier free. The proposed expansion consists of a revised four story building which could accommodate approximately 36 rooms, and allows for commercial uses on the ground floor. Appendix F shows a preliminary design concept of the proposed expansion which will be subject to approval at the development permit stage. It is provided at this stage to help visualize the potential development scale.

Commercial Uses

In order to assist with the funding of their programs, CAWES has indicated their desire to incorporate commercial uses with their expansion with key intent to serve their clients . DC (33) District allows the commercial uses identified in Table 1.

Table 1

Use	Definition
Commercial Service Facility	means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include: (a) services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, tanning salon or fitness centre, (b) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet, (c) care of small animals such as a small animal veterinary clinic or dog grooming salon, or (d) financial or insurance services outlet, real estate agency, travel agency, commercial school or day care but does not include Office, Funeral Home, or Crematorium.” (e) Does not include Cannabis Retail Sales. Merchandise Sales (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment)
Restaurant (excluding the sale of alcohol)	means an establishment the primary purpose of which is the preparation and sale of food for consumption on the premises, and the secondary purposes of which may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out food services and catering. A restaurant does not include a drinking establishment but does include any premises in respect of which a “Class A” Liquor License has been issued and where minors are not prohibited by the terms of the license.
Merchandise Sales (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment)	N/A

--	--

Scout Hut

The lands located to the north of CAWES currently houses the Scout Hut. The Rover Scout Log Cabin (also referred to as the Scout Hut) was constructed in 1937 to serve as a meeting hall for scouts and rover patrols. The scout hut has not been used as a meeting hall since the 1980s and is not designated as a Historically Significant site in the Land Use Bylaw. In the 1980s and 1990s, Christmas trees were sold at this location. In January 2019, Administration undertook a historic evaluation and statement of integrity assessment of the site based on the Province of Alberta and Canada's Historic Places Integrity Assessment method (Appendix J). The assessment determined that due to the deterioration of the cabin it has not retained the character-defining elements that enable it to communicate its significance. As part of the referral process for the CAWES expansion, landowners within 100m of the scout hut site were asked if they would support the rehabilitation of the site. Responses were split evenly amongst those in favour of rehabilitating the site and those against investing municipal tax dollars on the property (Appendix C).

Dialogue

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

An information package and questionnaire was sent to 83 landowners within 100m of the subject properties (Appendix B). 9 responses were received. Primary concerns were centered on the impact the proposal would have on traffic, parking and the views of those residing in the immediate vicinity of the subject property. A summary table of the feedback and administrative responses can be found in Appendix C. The referral to surrounding landowners indicated a height of up to 6 storeys for the proposed redevelopment. The application has been revised to 4 storeys following additional administrative review and landowner feedback.

Operational Impacts

Land Use Bylaw – new land use district

The Direct Control DC (33) District was created to enable the continued operation and expansion of the Central Alberta Women's Emergency Shelter. The new district will be located in *Part Eight: Direct Control Districts, Regulations and Exceptions Respecting Land Use*.

Recommendation

Administration recommends that Council proceed with first reading of Land Use Bylaw 3357/D-2020 for the creation of the DC (33) District.

Appendices

Appendix A-	Bylaw 3357/D-2020
Appendix B-	External Referral Package
Appendix C-	Landowner Comments & Administrative Response
Appendix D-	CAWES subject property map
Appendix E-	CAWES letter of Intent
Appendix F-	Preliminary Shelter Design
Appendix G-	R2 & A2 District Guidelines
Appendix H-	Applicable MDP Policies
Appendix I-	Escarpment Constraints Map and LUB Escarpment Regulations
Appendix J-	Scout Hut Integrity Assessment

Appendix A

Land Use Bylaw Amendment 3357/D-2020

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

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

1. Section 1.3 Definitions is amended by adding the following definition after “Eco-Industrial Development”:
 - o **Emergency Shelter** means a facility that provides accommodation for people in need of immediate shelter or short-term accommodation. An Emergency Shelter may offer health, education, and other programs and services to clients but does not provide residential treatment programs for addiction, mental or medical illnesses;
2. Adding as a new Section 8.20.13 Direct Control District No. 33 DC(33), the text set out in Schedule “A2” attached to and forming part of this Bylaw;
3. Amending the map entitled “Land Use Constraints M15” by removing the Low Impact Commercial Overlay District from the land shown in the sketch entitled “Schedule “A” Proposed Amendment to the Land Use Bylaw 3357/2006, Map: 3/2020” attached to forming part of this Bylaw (“Map: 3/2020”);
4. The land shown on Map: 3/2020 is redesignated from Environmental Preservation District and R2 Residential (Medium Density) District to Direct Control District No. 33 DC(33).
5. Land Use District Map M15 contained in Schedule A of the Land Use Bylaw is amended in accordance with Map 3/2020 attached to and forming part of the Bylaw.

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

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

MAYOR

CITY CLERK

Schedule "A"



Proposed Amendment to Land Use Bylaw 3357/2006



Schedule "A2"

8.20.13 Direct Control District No. 33 DC (33)

General Purpose

The purpose of this District is to allow for the operation of the Central Alberta Women’s Emergency Shelter with accessory uses that provide support services for users, including immediate shelter, short-term accommodation, Offices directly related to the function of the Emergency Shelter, counselling, kitchen facilities, and outreach programs. This District also allows small-scale commercial uses on the main floor for complimentary commercial uses for Emergency Shelter users and the general public.

1. DC (33) Permitted and Discretionary Uses Table

(1)	Permitted Uses
(a)	Accessory Building
(b)	Building Sign
(2)	Discretionary Uses
(a)	Accessory Use
(b)	Commercial Service Facility, as an accessory to an Emergency Shelter
(c)	Day Care Facility, as an accessory to an Emergency Shelter
(d)	Emergency Shelter
(e)	Merchandise Sales (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, liquor, beer or wine sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment), as an accessory to an Emergency Shelter
(f)	Restaurant (excluding liquor, beer or wine sales), as an accessory to an Emergency Shelter

2. Approving Authority

- (1) The approving authority for applications for development approval in this District shall be as follows:
 - (a) The Development Officer for a Permitted Use that is compliant with the provisions of this District; and
 - (b) The Municipal Planning Commission for all other Development Permit applications.

3. Site Development

Floor Area	As determined by the Development Authority
Commercial Service Facility, Merchandise Sales and Restaurant Floor Area Maximum	2000ft ² (185m ²)- Limited to the main floor of the principal building
Site Coverage	As determined by the Development Authority
Building Height Maximum	4 storeys
Front Yard Minimum	As determined by the Development Authority
Side Yard Minimum	As determined by the Development Authority
Rear Yard Minimum	As determined by the Development Authority
Landscaped Area	15% of the site area
Parking	Subject to Sections 3.1 and 3.2
Loading Spaces	Subject to Section 3.7

4. Design Criteria

- (1) The Principles of Crime Prevention Through Environmental Design (CPTED) shall be applied to all Development within this District.
- (2) Any development within the Escarpment Area is subject to section 2.11 of the Land Use Bylaw.
- (3) Notwithstanding any other provision of the Land Use Bylaw, Trees shall not be cut, felled or removed from the Site without prior approval of the Commission.
- (4) Building Design
 - (a) The Principal Building shall have equal sidewalk interface, architectural corner features, and high quality elevation treatments along 47th Avenue and 53rd Street.
 - (b) No Street frontage Building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows or vertical accents, to provide visual variety and interest.
 - (c) More than one type of high quality Building material, including but not limited to, brick, stone, concrete, hardy board, and cement stucco shall be used in a variety of combinations for ornamentation and articulation.
 - (d) Elements which are utilitarian in nature, including but not limited to, air conditioning units, electrical equipment, service areas, and the like shall be screened to the satisfaction of the Development Authority.

- (e) All commercial uses open to the public shall be located on the main floor of the Principal Building.
- (5) Building Entrances
 - (a) Building entrances shall be designed and architecturally treated to emphasize the Building entrance.
 - (b) Emergency Shelter entrance(s) and entrances for commercial uses open to the public shall be architecturally differentiated to avoid confusion.
 - (c) All commercial uses open to the public shall have their own clearly identifiable Street level entry.
 - (d) As a minimum, overhead weather protection shall be provided for pedestrians along the Building front at each Street level entry.
 - (e) All commercial uses open to the public shall contain un-tinted glass windows.
- (6) Parking
 - (a) Underground parking is highly encouraged. The majority of surface parking shall be paved and located behind the Building(s) in carefully designed, landscaped lots with defined, integrated pedestrian connections to public sidewalks and trails.
 - (b) Secure outdoor bicycle racks that allow the bicycle frame to be locked directly to the rack shall be provided.
- (7) Landscaping
 - (a) All plant material provided shall be of a species capable of healthy growth in Red Deer. Incorporation of naturescaping is required.
 - (i) Applicants shall use The City of Red Deer's Naturescaping Plant List as a guide.
 - (b) Existing trees that are healthy and that have long-term viability are to be preserved by rigid temporary protective fencing to protect the root zone during construction, in accordance with Contract Specifications, The City of Red Deer. See Section 32 93 50 Tree and Shrub Preservation and Parks Standard Drawing, 50 08 05, "Tree Protection Fence", or any replacement drawing.
- (8) Garbage, Recycling, and Outdoor Storage
 - (a) All garbage, recycling facilities, and outdoor storage shall be fully screened with a solid fence, landscaping, or a combination of both.
 - (b) Sufficient space shall be allotted aside from parking requirements to provide appropriate waste and recycling collection vehicle access.

Appendix B

External Referral Package

Date: November 8, 2019

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

To: Landowners within 100 m of 5301, 5313, 5317, and 5321 47 Avenue (Lots 6-8 Block 48 Plan 6990 ET, Lots 5-6 Block 48 Plan 6990 ET, Lot 4 Block 48 Plan 6990 ET, and Lots 2-3 Block 48 Plan 6990 ET)

RE: Proposed Rezoning of 5301 – 5321 47th Avenue to Direct Control District No. 33 DC(33) to Accommodate a Future Redevelopment of the Central Alberta Women's Emergency Shelter (Bylaw 3357/K-2019)

Why have you received this letter?

Landowners within 100-metres of the site are provided with an opportunity to review and comment on proposed amendments. You are a landowner within 100-metres of the subject site.

Will you provide comments on the proposed amendments by **4:30 PM, November 29, 2019**

What is being proposed?

The Central Alberta Women's Emergency Shelter (CAWES) is proposing to redevelop their property and possibly expand to the site to the north. To accommodate this, a new land use district has been developed to regulate this anticipated redevelopment. The Land Use Bylaw amendment proposed is to:

- Introduce a new land use district known as DC(33) District
- Rezone the subject site from the current combination of R2 Residential (Medium Density) District and A2 Environmental Preservation District to the new DC(33) District and a reallocation of the A2 Environmental Preservation District.

An illustration of the proposed zoning change is included with this letter.

Why is this being proposed?

The current CAWES facility does not meet accessibility or current code standards. CAWES has also outgrown their physical space. Because of this, CAWES is looking to redevelop their site to better accommodate their clients and have some main floor commercial uses to help with financing their operation.

To help explain what is being proposed and provide some answers to questions you may have, a Q&A document has been included with this letter.

CAWES is considering possibly expanding into the site to the north which contains a small structure known as the Scout Hut. The Q&A provides you with some background on the Scout Hut and the comment sheet that is also part of this referral package asks you a specific question about the future of the Scout Hut.

Do I have to provide comments?

It is optional to provide comments. If you feel the proposed changes could affect or benefit you, you may choose to provide comments. If you would like to submit comments, please do so by **4:30 PM, November 29, 2019**. Methods for submitting comments are outlined in the attached comment sheet.

What will happen if I submit comments?

All comments received will be reviewed by Planning staff. They will be incorporated into the report that will be presented to Council when they consider First Reading of the proposed amendments.

What is the next step for these amendments?

It is anticipated that the proposed new DC(33) land use district and the rezoning of the subject site will be presented to Council for consideration in the coming months:

Step 1: Council reviews the report and Administration's recommendation when considering First Reading of the bylaw. If First Reading is granted, the bylaw moves onto step 2

Step 2: A Public Hearing is held where opportunity is given to speak directly to Council about the proposed amendment. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within 100-metres of the properties will receive written notification of the Public Hearing. Once the Public Hearing is closed, the application moves onto step 3

Step 3: Council considers Second and Third (final) Reading of the proposed bylaw. If Council grants Third Reading to a bylaw, the bylaw comes into effect immediately.

Thank you for your consideration in this matter. Please do not hesitate to contact me if you require additional information or clarification.

Sincerely,



Kimberly Fils-Aimé, Senior Planner
403-356-8896
kimberly.fils-aime@reddeer.ca

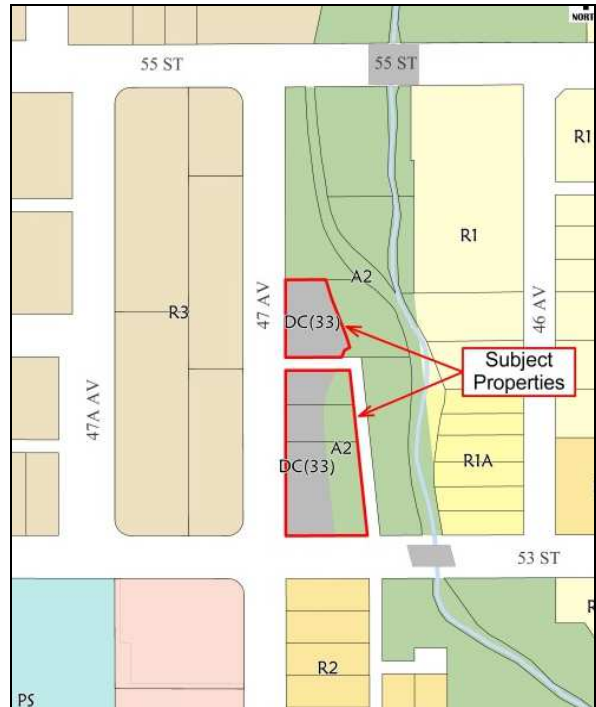
Enclosures:

1. Current and Proposed Zoning Illustration
2. Q&A
3. Draft DC(33) District
4. Comment Sheet

Current Zoning



Proposed Rezoning





Q&A BACKGROUNDER

Re-zoning to Accommodate the Future Central Alberta Women's Emergency Shelter Redevelopment

1. Why is the land being proposed to be rezoned?

The Central Alberta Women's Emergency Shelter (CAWES), located in downtown Red Deer, has outgrown their current facility and are planning to redevelop their site in the near future to build a more accommodating structure. The facility they are currently in was built to residential standards, which makes it difficult to provide adequate space for the women and children they serve, as well as CAWES staff.

2. What is CAWES and what programs and services do they offer?

CAWES provides safe refuge, personal counseling, and community support for families experiencing family violence. They currently offer the following:

- Operates 24/7
- Accommodation and basic emergency services (14 rooms with 34 beds with 6 cribs currently)
- Crisis and family counselling and intervention
- Family violence prevention and education
- Information and community referrals
- Rural outreach services
- Child support services
- Domestic violence court collaboration program
- Family violence hotline

3. Why is CAWES redeveloping their site?

In order to be able to better support Central Alberta families experiencing family violence, CAWES would like to increase their intake space from 14 rooms to 30 rooms, as well as provide a barrier free facility with potential for commercial lease space.

Demand for services has increased for CAWES. Shelter admissions from 2015 to 2018 have seen an increase of nearly 40 per cent. In 2015, there were 446 women and children admitted for stays of approximately 20 days, and in 2018 this number has increased to 461 women and 185 children for a total of 646 people served residentially and the numbers are still increasing. In 2018 CAWES was not able to serve 1204 women and 1861 children. Their outreach program has also experienced increase in demands, experiencing a 198 per cent increase since 2015.

4. What is planned to be built on the location?

CAWES has expressed intent to replace their existing structure in two phases (dependent on the proposed rezoning, funding, and the Development Permit Process):

- Phase 1 – replace existing facility and increase bed capacity, while providing sustainable flexible designed space to ensure future changes are easier to accommodate

- Phase 2 – add commercial lease space for compatible commercial uses on the main floor. On the second floor, add collaborative service delivery space for outreach and community service delivery, and affordable secure transition housing above the second floor

5. What additional services will CAWES provide once they have redeveloped the site?

The services and programs will be the same as they currently offer, but they intend on having additional rooms to accommodate more families, and provide some complimentary commercial uses on the main floor of the building to assist with funding.

6. What types of commercial uses are being considered?

The complementary commercial uses proposed on the main floor are subject to the uses listed under Commercial Service Facility. Commercial Service Facility means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include:

- (a) services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, tanning salon or fitness centre,
- (b) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet,
- (c) care of small animals such as a small animal veterinary clinic or dog grooming salon, or
- (d) financial or insurance services outlet, real estate agency, travel agency, commercial school or day care but does not include Office, Funeral Home, or Crematorium.”
- (e) Does not include Cannabis Retail Sales.

7. How will parking be accommodated in the proposed design?

The parking layout and number of stalls will be proposed at the Development Permit stage and will ultimately be dependent on the actual uses that will be occurring at the location. The maximum potential parking stalls would be 77 at full-build out.

8. What will be done to protect the existing mature trees in the area?

Trees are not allowed to be removed on lands zoned A2 Environmental Preservation District, unless approved by the Municipal Planning Commission. The majority of the mature trees are located within the A2 District. The purpose of the A2 District is to protect environmentally sensitive land (in this case floodway, floodway fringe, and escarpment lands) by restricting development to a minimum and only allow for environmentally compatible uses.

The proposed DC(33) District requires that existing healthy trees that have long-term viability are to be preserved by rigid protective fencing to ensure the roots don't get damaged during construction.

9. What is the history of the Scout Hut?

The Rover Scout Log Cabin (Scout Hut) was constructed in 1937 and was used until the late 1970's regularly as a meeting hall for the Scouts and Rovers until the site was not large enough to accommodate the Boy Scout and Girl Guide troops. In the 1990's and early 2000's, the site was used by the Boy Scout Association for six weeks in the winter to sell Christmas trees, and at the end of 2008 the association decided not to renew their lease with The City for the land. The Northern Lights Council (responsible for all scouting activities in Alberta) expressed no interest in using the subject site for future scouting activities, even if the cabin was restored.

A Historical Evaluation/Statement of Integrity was completed in January 2019 and concludes:

- the building's exterior materials from the 1937 are in a compromised state

- The cedar shake roof needs replacement
- If the building were to be rehabilitated, it would need to meet the current Alberta Building Code standards
- much of this building has lost its original integrity

The overall historic integrity of the Scout Hut is low and costs associated with the rehabilitation of the Scout Hut are high.

10. If CAWES expands onto the land to the north where the Scout Hut is, what will happen to the Scout Hut?

The City is currently exploring various options based on an evaluation of the building. The Cost estimates for restoration of the Scout's Hut (both on site along with the option to move the rehabilitated hut to an alternate location) range from ~\$150,000 - \$400,000.

11. Is the Scout Hut a historically designated building?

No, the Scout Hut is not a historically designated building. It was identified as a possible Place of Interest; however it was never formally designated as a Municipal Historic Resource under the *Alberta Historical Resources Act*. It is not eligible for grants from the Province.

8.20.13 Direct Control District No. 33 DC (33)

General Purpose

The purpose of this District is to allow for the operation of the Central Alberta Women's Emergency Shelter with accessory uses that provide support services for users, including immediate shelter, short-term accommodation, Offices directly related to the function of the Emergency Shelter, counselling, kitchen facilities, and outreach programs. This District also allows small-scale commercial uses on the main floor for complimentary commercial uses for Emergency Shelter users and the general public.

1. DC(33) Permitted and Discretionary Uses Table

(1)	Permitted Uses
(a)	Accessory Building
(b)	Building Sign
(c)	Commercial Service Facility
(d)	Merchandise Sales (excluding industrial goods, motor vehicles, machinery, Cannabis Retail Sales, fuel and all uses where the primary focus is adult orientated merchandise and/or entertainment)
(e)	Restaurant
(2)	Discretionary Uses
(a)	Accessory Use
(b)	Day Care Facility
(c)	Emergency Shelter

2. Approving Authority

- (1) The approving for applications for development approval in this District shall be as follows:
- (a) The Development Officer for a Permitted Use that is compliant with the provisions of this District; and
 - (b) The Municipal Planning Commission for a Permitted Use that requires a variance to any of the District development standards, building heights greater than four storeys, and all Discretionary Uses.

3. Site Development

Floor Area	As determined by the Development Authority
Site Coverage	As determined by the Development Authority
Building Height Maximum	6 storeys
Front Yard Minimum	As determined by the Development Authority
Side Yard Minimum	As determined by the Development Authority
Rear Yard Minimum	As determined by the Development Authority
Landscaped Area	15% of the Site area
Parking	Subject to Sections 3.1 and 3.2

Loading Spaces	Subject to Section 3.7
----------------	------------------------

4. Design Criteria

- (1) The Principles of Crime Prevention Through Environmental Design (CPTED) shall be applied to all Development within the DC(33) District.
- (2) Building Design
 - (a) The Principal Building shall have equal sidewalk interface, architectural corner features, and high quality elevation treatments along 47th Avenue and 53rd Street.
 - (b) No Street frontage Building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows or vertical accents, to provide visual variety and interest.
 - (c) More than one type of high quality Building material, including but not limited to, brick, stone, concrete, hardy board, and cement stucco shall be used in a variety of combinations for ornamentation and articulation.
 - (d) Elements which are utilitarian in nature, including but not limited to, air conditioning units, electrical equipment, service areas, and the like shall be screened to the satisfaction of the Development Authority.
 - (e) All commercial uses open to the public shall be located on the main floor of the Principal Building.
- (3) Building Entrances
 - (a) Building entrances shall be designed and architecturally treated to emphasize the Building entrance.
 - (b) Emergency Shelter entrance(s) and entrances for commercial uses open to the public shall be architecturally differentiated to avoid confusion.
 - (c) All commercial uses open to the public shall have their own clearly identifiable Street level entry.
 - (d) As a minimum, overhead weather protection shall be provided for pedestrians along the Building front at each Street level entry.
 - (e) All commercial uses open to the public shall contain un-tinted glass windows.
- (4) Parking
 - (a) Underground parking is highly encouraged. The majority of surface parking shall be paved and located behind the Building(s) in carefully designed, landscaped lots with defined, integrated pedestrian connects to public sidewalks and trails. Secure outdoor bicycle racks that allow the bicycle frame to be locked directly to the rack shall be provided.
- (5) Landscaping
 - (a) All plant material provided shall be of a species capable of healthy growth in Red Deer. Incorporation of naturescaping is required.
 - (i) Applicants shall use The City of Red Deer's Naturescaping Plant List as a guide.
 - (b) Existing trees that are healthy and that have long-term viability are to be preserved by rigid temporary protective fencing to protect the root zone during construction, in accordance with Contract Specifications, The City of Red Deer. See Section 32 93 50 Tree

and Shrub Preservation and Parks Standard Drawing, 50 08 05, "Tree Protection Fence", or any replacement drawing.

(6) Garbage, Recycling, and Outdoor Storage

- (a) All garbage, recycling facilities, and outdoor storage shall be fully screened with a solid fence, landscaping, or a combination of both.
- (b) Sufficient space shall be allotted aside from parking requirements to provide appropriate waste and recycling collection vehicle access.



Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women's Emergency Shelter (Bylaw 3357/K-2019)?

Your feedback is very important to us. Please return through any of the options provided at the end of this comment sheet by 4:30 PM, November 29, 2019

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

Please check the box below which applies:

☒ Land Use Bylaw Amendment

☐ Subdivision Application

☐ Plan Amendment

☐ Other

Bylaw Amendment Number:

Bylaw 3357/K-2019

Name of Planner (Working on the Application):

Kimberly Fils-Aime, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

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

- **Mail:** City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4
- **Drop-off:** Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue
- **Fax:** 403-342-8200
- **Email:** kimberly.fils-aime@reddeer.ca

Thank you for your input!

Appendix C

Landowner Comments and Administrative Response

Landowner Comment regarding DC District	Administration's Response/Comment
Why a DC District?	Administration chose to create a DC district in order to consider the unique needs of the development and parcel configuration.
Height is too tall	The height has been revised to 4 storeys, similar to the surrounding residential developments.
Commercial uses not compatible	Commercial uses proposed in DC (33) District are of small scale and similar to the existing low impact commercial overlay uses in the area.
Commercial uses not contingent on operation of the Shelter	Proposed commercial uses are accessory to the operation of the Emergency Shelter
Traffic will increase	The application was circulated to the Engineering Department for review. Engineering staff has not determined DC (33) District to pose traffic issues for the area.
Suitability of underground parkade	The proposal has been reviewed by internal departments and no concerns have been received at this time regarding the suitability of an underground parkade. If the rezoning is approved, the application will be further circulated to relevant departments at the Development Permit stage to determine the feasibility and risks of the proposal. Any required studies will be requested of the applicant at this time.
Parking will be an issue	Parking requirements will be subject to standard parking requirements in section 3.1 & 3.2 of the Land Use Bylaw.
Community meeting should be held	Further community input opportunity is available at the public hearing.
What is the definition of Emergency Shelter?	Emergency Shelter means a facility that provides temporary shelter for people in need of immediate shelter or short-term accommodation. An Emergency Shelter may also offer health, education, and other programs and services to clients that stay at the shelter or for clients through an outreach program. Emergency Shelters do not include treatment for addiction.
Wildlife will be impacted	The natural area will be protected through escarpment area requirements and approval required for removal of trees.
What will be the impact on drainage, flood plain and the escarpment?	Section 2.11 of the Land Use bylaw lists regulations for all developments located within an escarpment area. All development permit applications throughout the city must

	<p>obtain proper approvals and licenses prior to development. Any drainage concerns will be reviewed by Engineering.</p> <p>The proposed changes are outside the Floodway constraints layer.</p>
Why is A2 being rezoned?	<p>If CAWES expands its operations on to the City owned lands to the north-a portion of the property will need to be rezoned from A2 to DC (33). The A2 designation was intended for lands within the escarpment and floodway constraint layers which impact the eastern half of the subject property. The eastern half of the property will remain as A2.</p> <p>Any land currently within the escarpment area will need to adhere to the regulations outlined in part 2.11 of the Land Use Bylaw.</p>
Too close to power facility	<p>The application was circulated to the Electric Light & Power Department for review. EL&P has not determined DC (33) District to pose any issues to the power facility. The application will further be circulated internally at the Development Permit stage thus providing additional opportunities for detailed review.</p>
Landowner Comments regarding Scout Hut	Administration's Response/Comment
Repair costs are overestimated	<p>Assessment of the Scout Hut was conducted and different preservation options were considered to determine the range of repair costs identified in the external referral.</p>
Scout Hut should be considered historic city site	<p>Administration undertook a historic evaluation and statement of integrity assessment of the site based on the Province of Alberta and Canada's Historic Places Integrity Assessment method. The cabin's historical value was determined by character defining elements such as the interior walls, roof truss and underside of the roof. These have deteriorated to a point whereby the historical value is compromised.</p>
Other Landowner Comments	Administration's Response/Comment
Property Value will go down	<p>Development on adjacent properties may or may not affect property values. Overtime the market would determine if the property values are impacted.</p>



RECEIVED

NOV 25 2019

Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women's Emergency Shelter (Bylaw 3357/K-2019)?

Your feedback is very important to us. Please return through any of the options provided at the end of this comment sheet by 4:30 PM, November 29, 2019

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-49 Ave, Red Deer, AB 403-406-8700.

Please check the box below which applies:

☒ Land Use Bylaw Amendment

☐ Subdivision Application

☐ Plan Amendment

☐ Other

Bylaw Amendment Number:

Bylaw 3357/K-2019

Name of Planner (Working on the Application):

Kimberly Fils-Aime, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: Bernice Makowski

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

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

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

NO - But to build 6 story structures
in front of our apartments, which will
devalue our condos when we go to sell, this
will not be good for us. why can't the city do

General Comments:

something with the ^{Home} nursing in Lower
Fairview that has been closed
for at ^{least} 4 yrs and standing empty?

The traffic will be ~~b~~ worse than
it is now. We have deer, rabbits, skunks
walking by and nice trees, why does the
city need to ruin our nice views.

THATS why we want to live here.
We already lost our Coop store,
wich was bad for all living near and
surrounding area. but the city built 2 new
ones out east. This building will have
nothing to do with us seniors, we need
more affordable condos or suites for us.
the ones that are built, lot of ^{us} can't afford
to live in them of the high prices.
THATS why we bought or rent here.

I will not vote to have those structures
built.



Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women's Emergency Shelter (Bylaw 3357/K-2019)?

Your feedback is very important to us. Please return through any of the options provided at the end of this comment sheet by **4:30 PM, November 29, 2019**

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

Please check the box below which applies:

- ☒ Land Use Bylaw Amendment
- ☐ Subdivision Application
- ☐ Plan Amendment
- ☐ Other

Bylaw Amendment Number:
Bylaw 3357/K-2019

Name of Planner (Working on the Application):
Kimberly Fils-Aime, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: LINDA OTTO

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

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

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

No - Saving the building would be great but in this time of economic restraint not practical. The building has sat for over 10 yrs with nothing done to save it - if a private group had care will come up with fund.

General Comments:

Recognize a need for increased housing but -

- concerns about parking especially on street - it is limited already!!

- are there not regulations & laws in place regarding how close can build to a power facility which is just north of existing siding

Don't also at one time there was concern that this area is a flood plain because of creeks ~~running~~ running south & north just east of siding and walking trail.



Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women's Emergency Shelter (Bylaw 3357/K-2019)?

Your feedback is very important to us. Please return through any of the options provided at the end of this comment sheet by 4:30 PM, November 29, 2019

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4514-48 Ave, Red Deer, AB 403-406-8700.

Please check the box below which applies:

☒ Land Use Bylaw Amendment

☐ Subdivision Application

☐ Plan Amendment

☐ Other

Bylaw Amendment Number:
Bylaw 3357/K-2019

Name of Planner (Working on the Application):
Kimberly Fils-Alme, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: LINDA + LARRY JOHNSTONE

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

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

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

WE ARE IN AGREEMENT WITH REZONING BUT ARE DEFINITELY
AGAINST ~~ANY~~ EXTRA COSTS RE SCOUT HUT. THE HUT SHOULD BE
COMPLETELY ELIMINATED. THE CITY HAS NOT LOOKED AFTER THAT
PROPERTY — WE HAD TO CALL THE CITY JUST TO GET THE TALL
GRASS CUT. IT HAS BEEN AN EYESORE FOR YEARS !!



Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women's Emergency Shelter (Bylaw 3357/K-2019)?

Your feedback is very important to us. Please return through any of the options provided at the end of this comment sheet by 4:30 PM, November 29, 2019

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-49 Ave, Red Deer, AB 403-406-8700.

Please check the box below which applies:

- ☒ Land Use Bylaw Amendment
- ☐ Subdivision Application
- ☐ Plan Amendment
- ☐ Other

Bylaw Amendment Number:
Bylaw 3357/K-2019

Name of Planner (Working on the Application):
Kimberly Fils-Aime, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: LORNA CLEMENT

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

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

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

I believe that is an over estimation on the repairs. Yes, I believe the City should preserve the "Scout Hall". I wrote a letter recommending it become a City Historical Site many years ago but I did not get a reply!

General Comments:

It is a sad thing and thing when the women's shelter
needs more room for battered women & children. I am
not against them building a larger facility. I am
however against them building commercial spaces
on the main floor. I live in Imperial Place II right
across the street from the proposed site. This is
my home & when I bought my condo fourteen
years ago I was assured nothing would be
built across the street & it certainly was a
selling feature but won't be in the future.
The extra traffic of commercial spaces being
built is also a factor I would be against. It
will take away ^{parking} spaces for our visitors coming
to our condo. What I am most upset is the
destruction of the historic "Scout Hall". It has
sat on that site since the mid 1930's & there is
a stone on the fireplace wall with Governor
General Lord Tweedsmuir visited the site. The
"Scout Hall should definitely be preserved"
I have lived in Red Deer since 1942 & we had Brownies Guides
on that site.

Attention:

Kimberly Fils-Aime
Senior Planner

Thank you for the opportunity to comment on the proposed rezoning at 5301 – 5321 47th Avenue. I own the property [REDACTED] to the east at [REDACTED]

While I can appreciate that there is a need in our community for more services and therefore I understand the Women's Shelter desire to expand, I do not support the proposed rezoning in its current form. The following are my concerns:

1. The Height: The height increase from a maximum of 3 storeys in the current zoning to 6 in the proposed zoning is excessive. My property is R1A bungalow. I am concerned that a 6 storey building will overshadow my house and backyard, this will diminish enjoyment of my property as 3 additional storeys of units over the 3 at present will eliminate privacy from my yard. The building may also create excessive shade on my home that is west and north facing. We should all be able to enjoy privacy and sunshine in our yards and homes. I purchased this property understanding that the R2 site behind me would be a maximum of 3 storeys. I recognize that the creek and trees create a minor separation but none of the trees are six storeys tall and there is no way to create a suitable separation from a building that will be as tall as a downtown office tower (same height as the Professional Building downtown). If allowed, 6 storeys would be the tallest building in the area, twice as tall or more (6x in my case) than any buildings surrounding it. This does not seem suitable or compatible with surrounding landowners and residents.
2. No Rationale for Commercial: I cannot support a Direct Control District that is proposing permitted commercial service, restaurant, and merchandise sales in this location. These are broad categories of uses that are not always compatible with low density residential uses. I am concerned about a commercial site that could have unrestricted operating hours, lighting, noise, and signage. Other neighbourhoods require a transition between zoning types, but this change means there is no transition from low density residential to a use that is now proposed to be commercial. I would also suggest that there is no need in the area for more commercial and in fact adding more could be detrimental. The former Coop grocery plaza, Ross Street, and the other direct control districts in the surrounding area offer plenty of commercial options with many of these spaces vacant or underutilized. We all want an appropriate balance in this area to ensure that vacant retail and commercial spaces are minimized. Further, while the purpose of the district indicates that it is for the Shelter and accessory uses, the uses table indicates that a shelter is discretionary but commercial services, restaurants, and merchandise are permitted uses. They do not appear to be contingent on the Shelter operating. The district use table is not clear as it does not state commercial is limited to ground floor or limited in floor space. It almost appears it could become the primary use.

3. Definition of Emergency Shelter: I am unclear as to what is being proposed exactly. And I would suggest when I spoke with my neighbours that they may not be clear either. I would like to request that a community meeting on the proposed rezoning be held so that the proposal can be explained. For instance, the district does not explain what is involved with an Emergency Shelter specifically. Is there a definition of Emergency Shelter in the Land Use Bylaw that we could see? I do not believe that was in the materials. I would ask that a definition of Emergency Shelter be provided to give clarity to adjacent residential properties so that we understand what the use is/have clarity and I would ask that a meeting with surrounding residents and the community association be held.
4. Incompatible: I would ask that the commercial uses be eliminated, as they are incompatible in this residential location. It is fine that the Shelter would like to have extra income. But that is not a planning rationale for making such a substantial and potentially impactful change on existing landowners. If the intent of the district is to operate a Women's Shelter then it should focus on that use as the primary use. If the Shelter wishes to earn income for being a landlord or running commercial businesses they may choose to purchase existing already zoned commercial space in another location (there is a large amount for sale) without impacting the existing neighbours.
5. Site Suitability and Risk Management: The district discusses an underground parkade. Is this site suitable for this scale of development, as this site is extremely close to the creek and unstable bank? How will that construction affect the public trail and neighbouring property and what risk management is in place should there be further slippage caused by the underground construction on a bank that is already eroding? Will the applicants be required to provide an engineering assessment confirming that the site is suitable for underground parking? Further, there is no discussion of site drainage. There is a current issue with drainage from the existing building running onto the adjacent side walk and causing excessive ice build up in the winter. With the public trail, creek, and a busy pedestrian sidewalk adjacent to this property additional attention should be directed to site drainage approvals and the impact of a larger footprint/less green space to absorb rainwater / icemelt runoff.
6. Protection of A2 site: There is no rationale provided in the materials as to why the A2 designation is being removed or altered. The site would have had to have met environmental criteria to obtain this designation – protection of environmentally sensitive land. Given that the site is still in the flood area, that there are still mature trees, adjacent escarpment/creek and slope stability issues it is not clear why this designation would be removed or shifted. What research has been required of the applicant to propose this change? A2 land is meant to provide a public good as an environment preservation use and needs to be protected.
7. Site of historical interest: This site is a community resource and as such, the topic of whether to preserve or not should be discussed in a community meeting, not limited to a few landowners within 100 metres.

In closing, I love my home and my yard. I bought this property 10 years ago to live in a quiet residential street near the downtown. This proposal has the potential to alter everything about that. I am concerned about living in the shadow of a 6 storey tower, with permitted commercial uses operating under only minimal restrictions, and removal or shifting of much of the

environmental space that surrounded me. I have no objections to the Shelter wishing to expand but that expansion needs to respect the existing neighbourhood, have sound planning rationale, and be suitable to the site. This proposal may in fact be too large for this site and may be more suited to a larger more commercially based area. For these reasons, I would ask that this district be revised to address these concerns and that it not proceed as proposed. Further, as the proposed district is a very large change and there are outstanding questions, I would ask that a community meeting be held to ensure that the neighbourhood can have full information, have the opportunity to have their questions answered and have more information.

Sincerely,

Nancy Hackett

From: ☐ Patricia Newman [REDACTED]
To: ☒ Kimberly Fils-Aime
Cc:
Subject: Proposed Rezoning of 5301 - 5321 47th Avenue, CAWES

I think six stories is excessive.

Putting commercial businesses in the building seems redundant since there are so many businesses closing and commercial spaces currently for lease in the area.

Who is paying for this proposed expansion?

I think the boy Scout cabin should be recognized as a Municipal Historic Resource, and not just torn down.

I am concerned about the trees being disturbed.

Often in the summer there is a lot of noise from children playing outside at the shelter. Would this disturbance increase?

At this time I am not in favour of the expansion.

M. Patricia Newman
[REDACTED]

General Comments:

I love my location just across from the Scout Hut, and the entrance to Coronation Park!!

I spend hours in the evening looking out my living-room window (or deck) gazing at the moon and stars. In the morning I see the beautiful sunrises; and often I observe a doe and her fawn grazing on the lawn next to the Scout Hut; or rabbits hopping about; plus I do some bird watching! etc, etc -- a wonderful view of nature! -- the animals, the trees and other plant growth!

All this will be lost when it is replaced by a - 3-4 story building! Do we really need to do this? Could the Women's Shelter not be built elsewhere? Should we not try to preserve nature, and historical sights when we can?!

Pauline Gregg

Comment sheet may be submitted using the following options:

- **Mail:** City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4
- **Drop-off:** Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue
- **Fax:** 403-342-8200
- **Email:** kimberly.fils-aime@reddeer.ca

Thank you for your input!



Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women's Emergency Shelter (Bylaw 3357/K-2019)?

Your feedback is very important to us. Please return through any of the options provided at the end of this comment sheet by 4:30 PM, November 29, 2019

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

Please check the box below which applies:

- ☒ Land Use Bylaw Amendment
- ☐ Subdivision Application
- ☐ Plan Amendment
- ☐ Other

Bylaw Amendment Number:
Bylaw 3357/K-2019

Name of Planner (Working on the Application):
Kimberly Fils-Aime, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: Sally Parsons

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

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

Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

I think the Scout Hut should be rehabilitated
and used if at all possible.

General Comments:

I am not in favor of the proposed rezoning and expansion. I feel that more development on this site will negatively impact woodlea creating more traffic, more noise, potentially more crime and potentially devalue down homes and property.



Comment Sheet

Will you provide feedback regarding the proposed rezoning of 5301 – 5321 47th Avenue to accommodate a future redevelopment of the Central Alberta Women's Emergency Shelter (Bylaw 3357/K-2019)?

Your feedback is very important to us. Please return through any of the options provided at the end of this comment sheet by 4:30 PM, November 29, 2019

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

Please check the box below which applies:

- ☒ Land Use Bylaw Amendment
- ☐ Subdivision Application
- ☐ Plan Amendment
- ☐ Other

Bylaw Amendment Number:
Bylaw 3357/K-2019

Name of Planner (Working on the Application):
Kimberly Fils-Aime, Senior Planner

Contact Information

Your contact information allows administration to respond.

Name: TERESA Chase

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

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

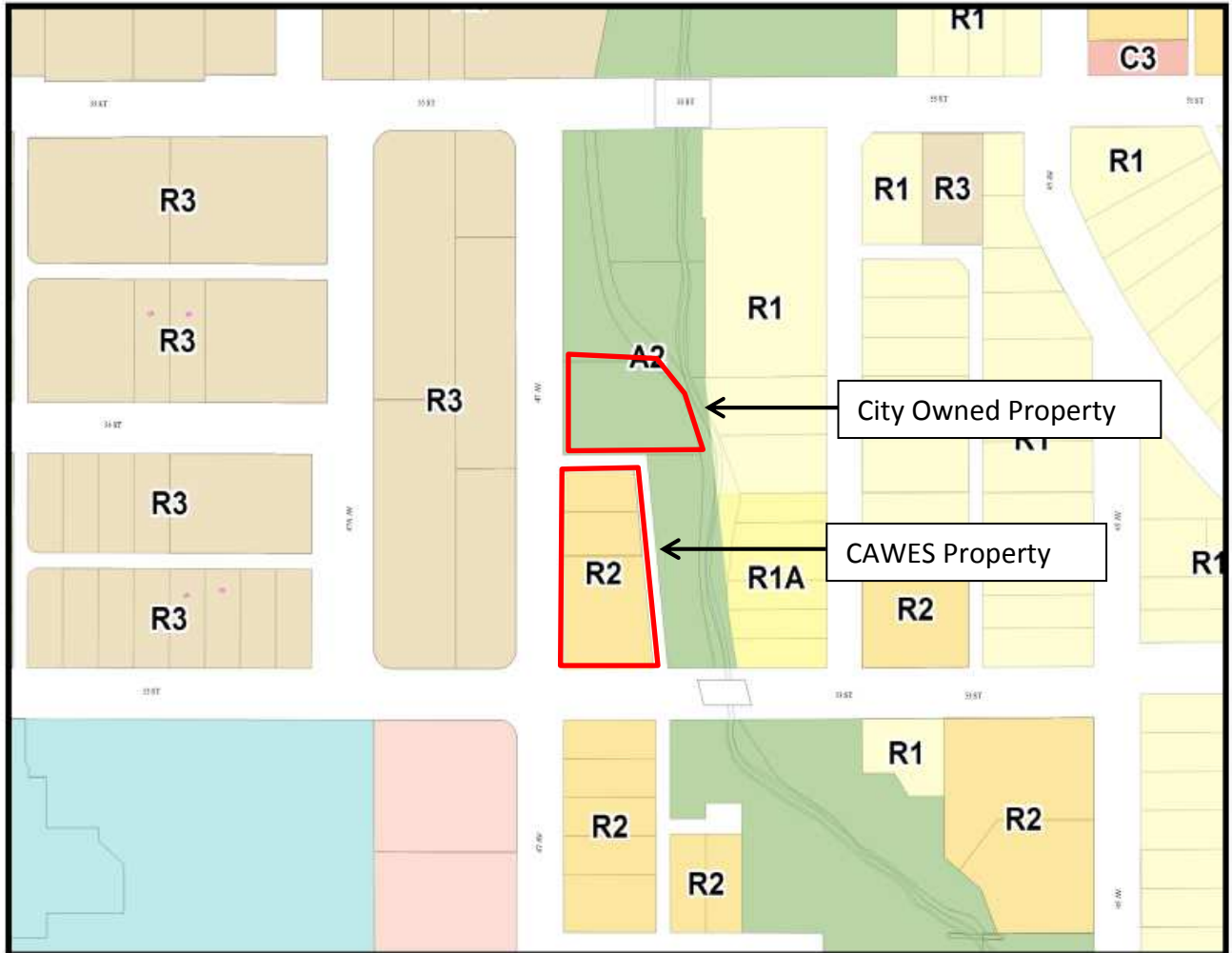
Scout Hut Specific Question:

The costs to rehabilitate the Scout Hut are estimated to be between ~\$150,000 and \$400,000 because so much of the building has deteriorated. Should The City invest municipal tax dollars to rehabilitate the Scout Hut?

No, I do not support this expense it's
a lovely building & I did craft in there as
a Brownie however money can be better
spent. Could it be moved? Perhaps to
Norwegian Laft Hus location?

Appendix D

CAWES Subject Property Map



Appendix E

CAWES Letter of Intent



To: City of Red Deer Planning Department

Attention: Emily Damberger

Dear Madam

The Central Alberta Women's Emergency Shelter (CAWES) who's Mission is "Bridges to a Better Future" for all those impacted by domestic violence and trauma, has provided services to Central Alberta for 35 years and the demand for our services has reached an all-time high.

CAWES officially opened its doors in August 1983. The Shelter was licensed for 16 beds and was mandated to provide services 24 hours per day, seven days per week. With four full time staff and one phone line. In 2002 CAWES expanded and added space for a commercial kitchen, larger child support space and administration as well as an additional 18 beds. The total beds are currently 34 with 6 cribs in 14 rooms only one of which is somewhat barrier free. The current staffing at CAWES is 32 full and part time staff serving an ever increasing number of women and children.

CAWES like many of the other social programs in the city is seeing a higher demand than ever before as a result of the opioid crisis, the economic down turn etc.

Our shelter admissions from 2015 to 2018 have seen an increase of 39.91%. In 2015 there were 446 women and children admitted for stays of approximately 20 days, in 2018 we have seen the increase to 624 women and children.

Currently there is a very strong demand for more services than our 40 beds and 14 rooms can provide. As a result we have a team of outreach workers who work with victims of domestic violence in our community and within a rural outreach setting. These clients do not receive the overnight accommodations but still receive all other services including showers, meals and a full range of domestic and trauma informed support services. Our outreach program provides services to women who are experiencing or have experienced domestic violence or trauma. This program has increased by 198% since 2015. In 2015 we provided service to 266 women and children and in 2018 that number has grown to 792.

CAWES Programs and Services include the following:

- Accommodation and Basic Emergency Services
- Crisis Counselling and Intervention
- Family Violence Prevention and Education
- Information and Community Referrals
- Rural Outreach Services
- Child Support Services
- Domestic Violence Court collaboration Program
- Family Violence Hotline



CAWES has formed a Capital Project Committee and is exploring options and developing plans to replace the existing facility which was built to a residential standard, making it increasingly difficult to provide safe and adequate space for the women and children we serve and our dedicated staff.

We are working closely with other social agencies in the city to ensure that we do not duplicate services but that we have strong collaborative partnerships.

Our current conceptual vision is to build a new facility in 2 Phases, Phase 1 to replace the existing facility and increase our bed capacity, while providing sustainable flexible designed space that will ensure future changes are easier to accommodate. Phase 2 we would like to add some commercial space in some form of social enterprise to assist with funding of the space on the main floor, collaborative service delivery space for outreach and community service delivery on the second floor as well as affordable secure transition housing.

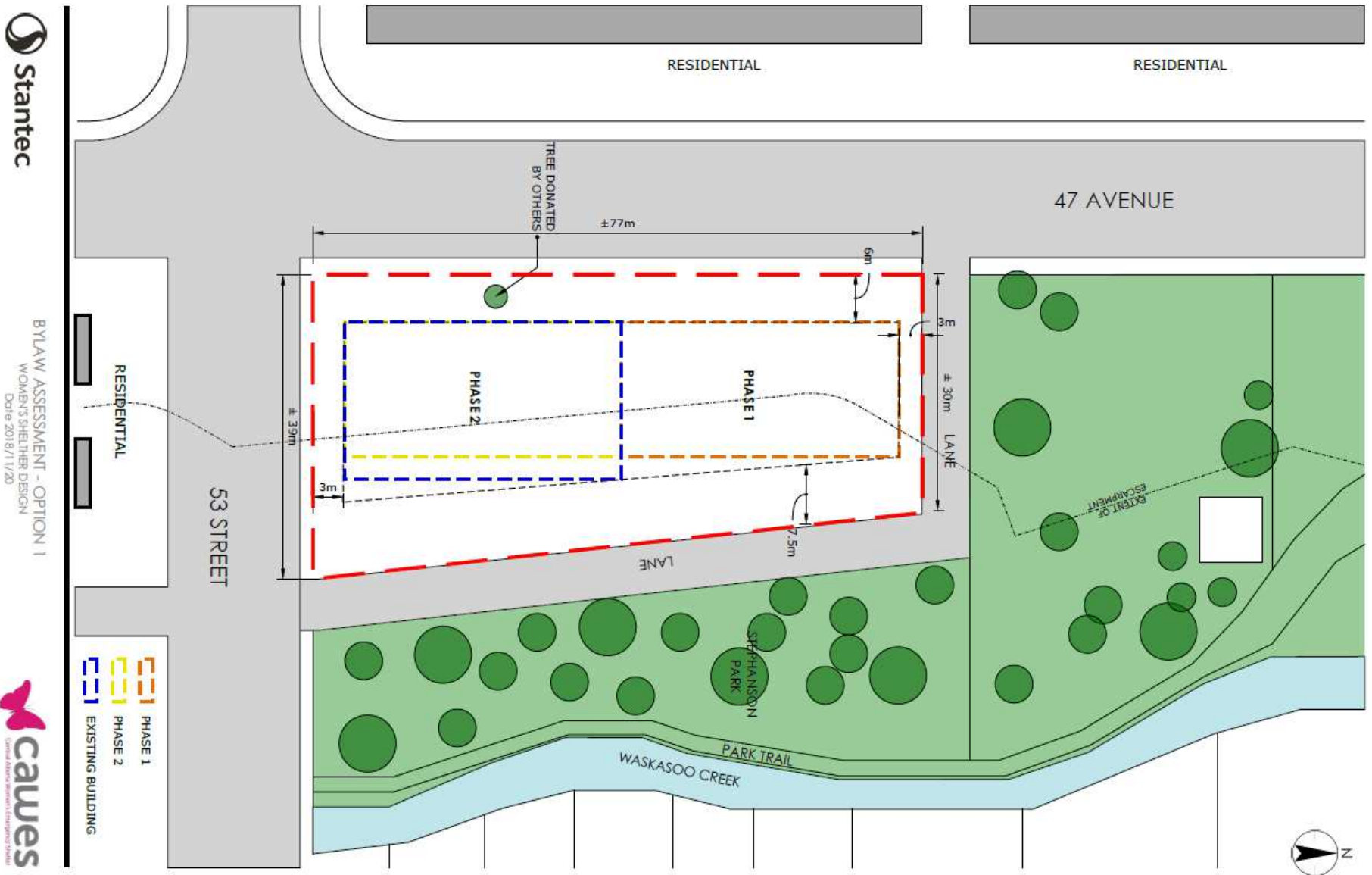
CAWES has engaged Stantec to assist us with our conceptual design as we work through conceptual planning to full detailed design. We look forward to working in collaboration with City of Red Deer as we work through the process of rezoning and potential land acquisition.

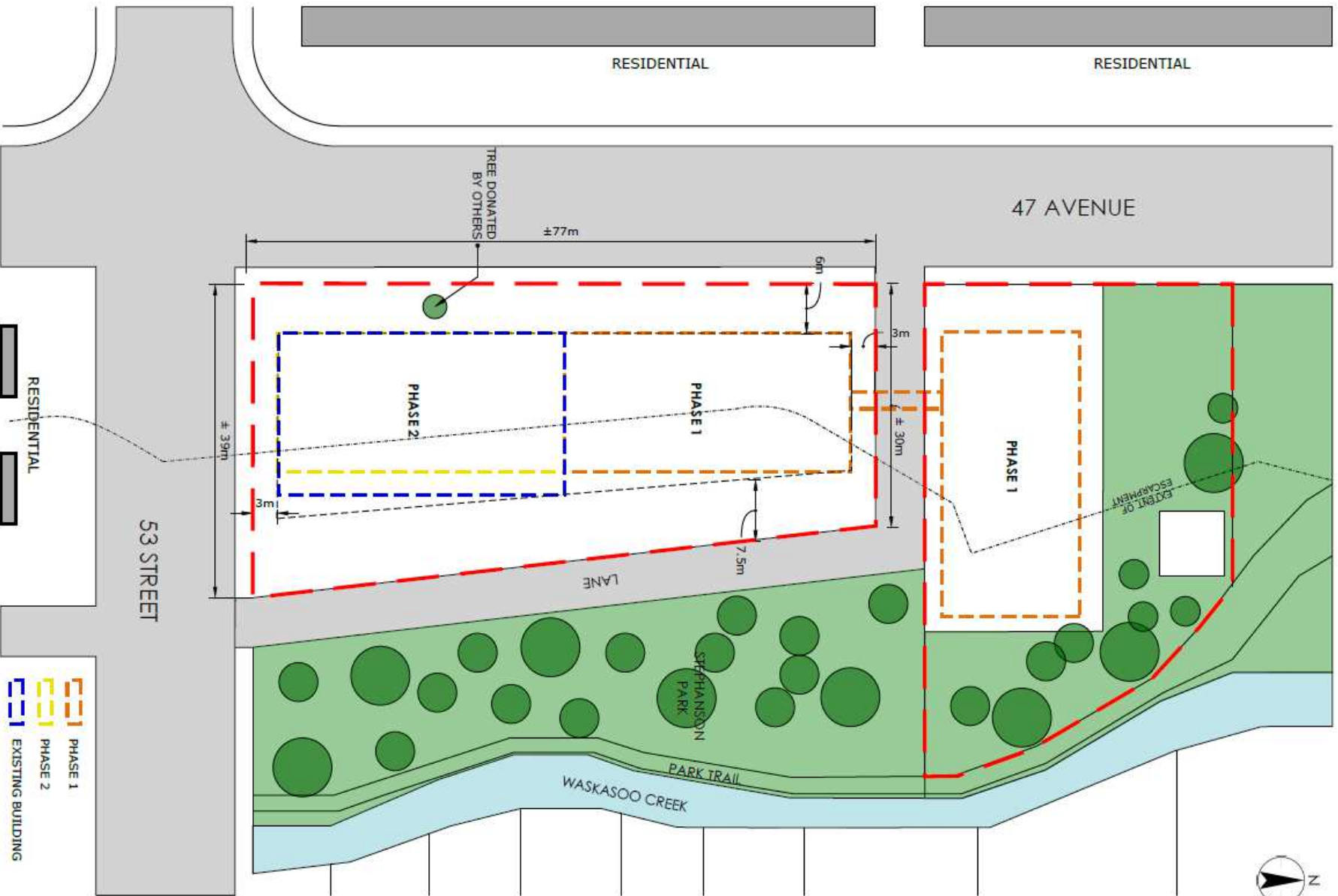
Sincerely

Jerri Taylor
Chair of the CAWES Capital Committee

Appendix F

Preliminary Shelter Design





Appendix G

R2 & A2 District Guidelines

City of Red Deer Land Use Bylaw 3357/2006

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

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

1. R2 Permitted and Discretionary Uses Table ¹

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

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

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

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

2. R2 Residential (Medium Density) Regulations

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

(e) Table 4.4 R2 Regulations

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

¹ 3357/B-2018

² 3357/S-2019

³ 3357/S-2019

⁴ 3357/I-2013

⁵ 3357/Z-2009

⁶ 3357/T-2015

City of Red Deer Land Use Bylaw 3357/2006

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

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

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

City of Red Deer Land Use Bylaw 3357/2006

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

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

3. R2 Residential (Medium Density) Site Location

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

¹ 3357/I-2013

7.2 A2 Environmental Preservation District

A2

General Purpose

The general purpose of this District is to protect environmentally sensitive land by restricting development to minimal and environmentally compatible uses.

1. A2 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Natural vegetation.
(ii)	Parks.
(b) Discretionary Uses	
(i)	Cemetery.
(ii)	⁸ Growing of crops and produce, market gardens or other agricultural uses which may include stands for the sale, not including Cannabis Retail Sales, of produce grown or produced on the premise but shall not include feedlots, abattoirs, meat or poultry products, packing or processing.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Recreational and sports activities and facilities provided that the use is compatible with the natural characteristics of the site.
(v)	Utilities.

2. A2 Environmental Preservation District Special Provisions and Regulations

- (a)** All regulations of this district are subject to Commission approval.
- (b)** After the passing of this Bylaw, no permanent building shall be erected on any site in this district.
- (c)** Trees shall not be cut, felled or removed without prior approval of the Commission.
- (d)** No aggregate extraction will be allowed.

⁸ 3357/L-2018

Appendix H

Applicable MDP Policies

10.4 10.4 Housing Forms The City shall encourage the creation of a wide variety of housing forms. This may include dwelling units in combination with compatible non-residential uses, live-work units and secondary suites.

10.5 10.5 Innovative Housing Forms The City shall encourage innovative or alternative forms of housing which broaden the range of housing choice, as well as address the issues of affordability consistent with the policies of this Plan.

11.1 Role of Downtown The City shall support the ongoing redevelopment and revitalization of the Greater Downtown as the centre and heart of the city and region and as a unique mixed use area for administrative, civic, retail, office, residential, institutional, and cultural and entertainment facilities. In acting on this policy, The City acknowledges that Greater Downtown provides opportunities to accommodate a variety of social and cultural services and facilities that can serve the needs of the community and provision should be made to accommodate such activities in suitable locations.

11.5 Downtown Housing Strategy The City shall support the development of higher density housing in or near the Greater Downtown area, including the conversion of commercial and industrial uses to residential uses where appropriate. As part of this strategy, services that meet the day-to-day needs of residents (e.g. grocery stores) and support more intense residential use shall be promoted in the Greater Downtown area.

15.7- 15.7 Inclusive Community – Programs and Initiatives The City shall continue to work with community agencies in the provision of social and support services to Red Deer residents. This includes coordinating and facilitating the provision of preventative social services to meet the community's needs.

Appendix I

Escapment Constraints Map and LUB Escarpment Regulations

2.11 Applications Within Escarpment Areas

(1) all applications for subdivision or Development within an Escarpment Area shall be evaluated on their merits by the Subdivision or Development Authority in accordance with the provisions of this section.

(2) the Subdivision or Development Authority may impose conditions of approval that the Subdivision or Development Authority determines are reasonable having considered the purpose of the intended application and the uniqueness of the Site, including, but not limited to:

(a) the provision of a real property report during preliminary construction showing the location of any Structure or Development relative to the crest of the escarpment;

(b) that the applicant meets the recommendations of any applicable report and the requirements of any restrictive covenant registered against the lands respecting maintenance of slope stability;

(c) the provision of emergency access;

(d) ongoing monitoring programs and related access;

(e) stormwater, drainage and erosion control measures;

(f) that any Development shall be designed and constructed using materials, processes and/or techniques intended to minimize slope risks or instability;

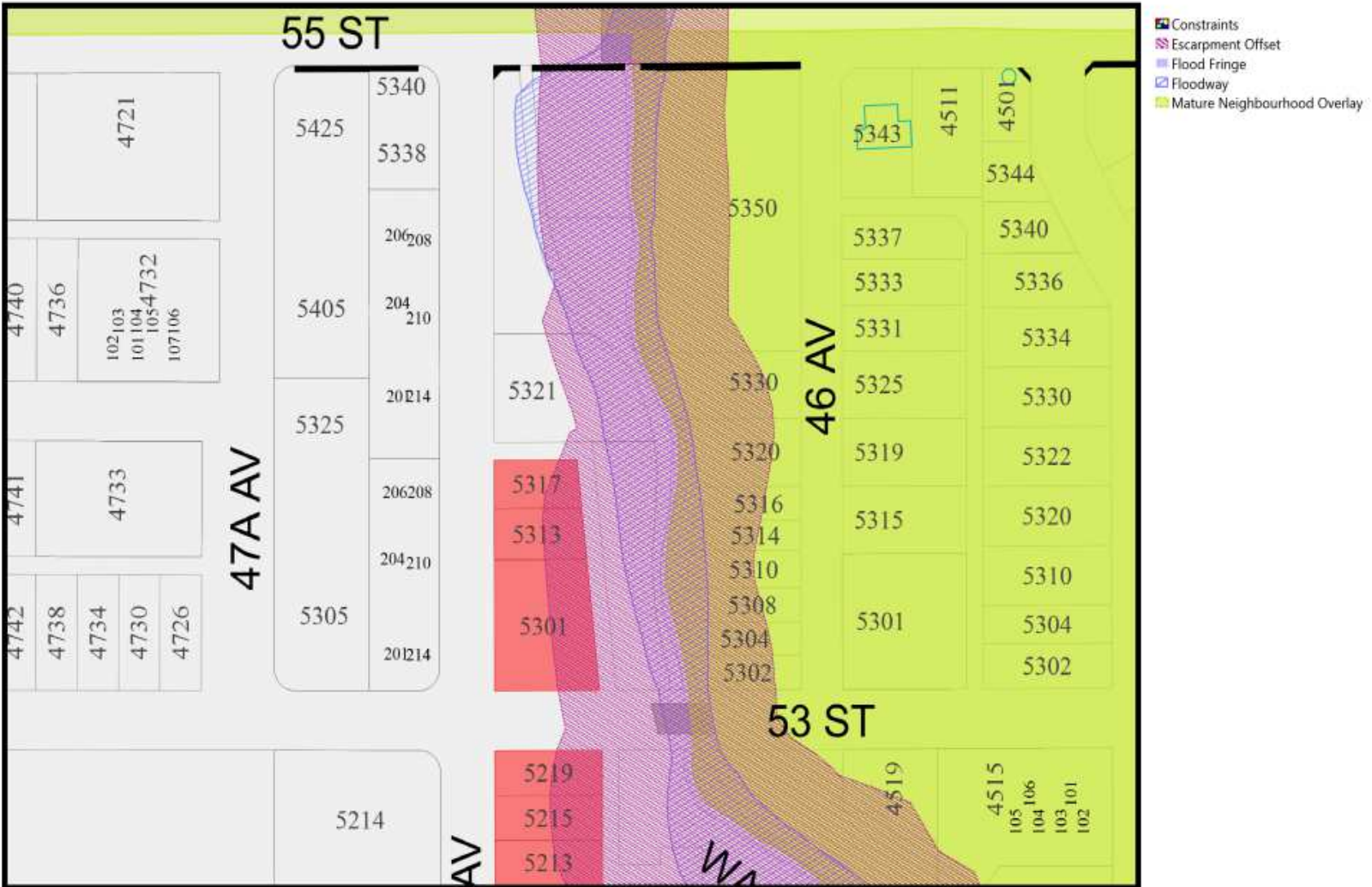
(g) that the applicant and any current or future owner of the Site shall enter into an Indemnity Agreement with the City respecting environmental risks, including but not limited to slope stability;

(h) the provision of a post-construction certificate or report from a relevant professional confirming:

(i) that the Development has been located and constructed in accordance with any Site Plan or report accepted by the Subdivision or Development Authority; and

(ii) compliance with an accepted professional lot grading plan; and

(iii) that the applicant enter into and comply with an agreement with the City respecting those matters set out in sections 650, 651 and 655 of the Municipal Government Act.



Appendix J

Scout Hut Integrity Assessment

ROVER SCOUT LOG CABIN
5321 47 Avenue
HISTORICAL EVALUATION / STATEMENT OF INTEGRITY
January 30, 2019

The following historic evaluation is based on the Province of Alberta and Canada's Historic Places integrity assessment method as outlined in *Evaluating Historic Places*, Municipal Heritage



Partnership Program, 2007.

Rover Scout Hut – Front view, 2014

Please note that the structural integrity of the building was not taken in to account in this evaluation. A Building Condition Assessment and Renewal Strategies has been undertaken for the Scouts Cabin in August of 2018. This integrity evaluation has been completed with the archival information available at this time.

Description of Historic Place

The west facing Rover Scout Log Cabin which is located on the east side of 47 Avenue, on a site with 36.57 m of frontage and approximately 1,728 sq. m in area. The hut was constructed in 1937 as a vernacular square style, one room, chinked horizontal log cabin with a central medium gable shake roof and projecting eaves with exposed purlins and rafter tails. Inside the building,



which is less than 400 sq. ft., a dedication stone, by Baron Tweedsmuir, Governor General of Canada and Chief Scout of Canada, was installed on the stone fireplace to commemorate the official opening on July 14, 1937. The stone fireplace chimney is offset to the rear and has a metal chimney stack protruding above the stone chimney. The existing windows are three over three wood frame construction and the door has an octagonal window. The floor is dirt. The log interior of the cabin has been parged with a stucco/plaster type material. The underside of the roof structure has also been parged, including a truss supporting the roof structure midway. The lower two courses of logs sit in a concrete foundation, not apparent in historic photos. Oral accounts reveal a flood in this neighbourhood during the 1960's. This concrete base may have been added at this time. The east wall and a portion of roof structure displays significant fire damage and char.

There is also a small shed roofed rear storage addition that has been badly fire damaged and needs to be demolished. The Cabin is situated on a large irregular treed and vegetated lot bordering the Waskasoo Creek. There is no existing water or sewer to the site. The site is zoned A2 Environmental Preservation District.



The Rover Scout Log Cabin was included in the 2015 *Heritage Site Survey* completed by Donald Luxton & Associates Inc.

Stone fireplace with commemorative stone plaque indicating the building was opened by Baron Tweedsmuir, Governor General of Canada in July 1937.

Applicable Significance Criterion

Significant historic places are eligible historic places that meet at least one of the following Significance Criteria. The criteria are individually sufficient and of equal value. Although a resource may be significant under more than one Significance Criteria, a jurisdiction only needs to demonstrate significance under one criterion for a resource to be eligible for designation.



Construction of the Rover Hut 1937 - Red Deer & District Archives, P4182

Criterion A: Theme / Activity / Cultural Practice / Event

The Rover Scout Log Cabin was constructed in 1937 by Rovers/Scouts to serve as a Meeting Hall for the Scouts and Rover Patrols.



Governor-General Lord Tweedsmuir, Chief Scout of Canada, at the opening of the Rover Hut
Red Deer & District Archives, P7219

Criterion B: Institution / Person

The building was officially opened on July 14, 1937 by Governor General Lord Tweedsmuir, the Chief Scout of Canada.

Criterion C: Design / Style / Construction

Architecturally, the building is a vernacular square style, one room, chinked horizontal log cabin with a central medium gable shake roof and projecting eaves with exposed purlins and rafter tails.

Criterion D: Information Potential:

The resource does not yield research information relative to the municipality's history. Resources that meet this criterion are typically archeological sites.

Criterion E: Landmark/Symbolic Value:

Not applicable

Period of Significance

The Period of Significance is 1937 to 1979; The Rover Scout building, from 1937, was used regularly as a Meeting Hall for the Scouts and Rovers until the site was not large enough to accommodate the Boy Scout and Girl Guide troops using it. A separate and adjacent building, the Scout – Guide Hall was built in 1939 but it was burned down in the 1970's.

Character Defining Elements

*The **heritage value** is the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value is embodied in its character defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.*

***Character defining elements** are the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained in order to preserve its heritage value.*

The character defining elements (CDEs) of the exterior façade include:

- Form and massing, including the central medium gable shake roof with projecting eaves and exposed purlins and rafter tails;
- Exterior features/materials such as the vernacular square style cabin, chinked horizontal logs, wood front door with Hexagonal window; and
- Original fenestration pattern of three over three wood windows.
- Stone fireplace with commemorative Baron Tweedsmuir dedication stone
- Interior walls, roof truss and underside of roof, parged with a stucco/plaster material
- Dirt floor

**Seven Aspects of Integrity**

Each appropriate aspect of integrity has been reviewed to determine if the site retains the character-defining elements that enable it to communicate its significance. An explanation has been provided as to why the site does or does not retain integrity in each of the seven aspects. Yes means that the integrity has been retained. No means that the integrity has been lost.

1) Location: Yes

What is the relationship between the site and its location?

The Scout Hut has remained in its original location on the east side of 47 Avenue south of 55 Street since construction in 1937. It has had one addition since, of a rear attached storage shed, which remains although badly damaged by fire.

2) Environment: No

Rover Scout Hut – Fire Damage, 2014

How has the building contributed to a sense of community? What is the relationship with surrounding features?

The following historic photo from 1940, within the period of significance, shows the open nature of the site with limited vegetation and long views. The openness of the site and the visual connection to other buildings within the community added to the community sense of place. Over time the vegetation along Waskasoo Creek and within the open space, has become overgrown which has changed the context superficially from 1980 to present day. The topographic features including the site relationship to Waskasoo Creek, the public street and abutting properties as well as existing manmade features, such as walkways and fencing, remains the same as the 1937 to 1979 period of significance. There is now a Substation next door which also impacts the immediate context.

The building currently has not been in use as a Scout hall since the late 1970's. In the 1980's and 1990's Christmas trees were seasonally sold at this location. The original use remains dominant and was not superseded by any uses or events that diminished that original significance at this site during its years of significance.



Rover Scout Log Cabin - 1940 Red Deer & District Archives, P8339



Rover Scout Log Cabin, substation on the left – January, 2019

3) Design: YES

Have the elements that create the form, plan, space structure and style of the residence been retained?

The building's exterior form, location and general plan have been maintained and modified only by a single small rear addition. The original building continues to include the medium gable shake roof with projecting eaves, exposed purlins and rafter tails, exterior features such as the vernacular square style cabin, chinked horizontal logs, wood front door with Hexagonal window and the 3 over 3 fenestration pattern.

The site retains the internal stone fireplace with commemorative Baron Tweedsmuir dedication stone; the interior walls, roof truss and underside of roof, parged with a stucco/plaster material and the dirt floor. The existing structure is still recognizable as the original structure.

4) Materials: No

Are the materials from the period of significance still present?

Much of the building's exterior materials from 1937 still exist but many materials, such as the logs located near the ground, the roof and the rear wall/addition which was burnt, are in a compromised state. Most of the lower logs need to be replaced as well as a substantial amount of chinking needs to be replaced.

The building has a cedar shake roof which is badly deteriorating and needs replacement. The building has a significant amount of log deterioration, broken windows, fire damage, small animal intrusion and disruption which all would have a major impact on the potential to retain this building.

The front gable, projecting eaves, exposed purlins and rafter tails, stone chimney, 3 over 3 fenestration pattern, and the front door with octagonal window still exist. The Interior elements including the stone fireplace with commemorative plaque, parged walls/ceiling and dirt floor also still exist today.

If the building were to be rehabilitated, it would need to meet the current building code.

5) Workmanship: No

Has the physical evidence of the crafts of a particular culture or people during the period of significance been retained?

The log cabin was constructed by local Rovers and Scouts in the typical log cabin style popular at the time. As such, the design is not unique. With a building addition, fire damage and general deterioration of materials over time, the building has materials that have been lowered in quality. The workmanship is still evident in the stone fireplace.

6) Feeling: No

Does the building still convey the aesthetic or historical sense of the period of significance?

The building, although its style is associated with a time past, has lost its connection to the Scout's past through the lack of use by them for so many years. The surroundings have changed with a substation next door, the vegetation becoming mature and denser which contributes to a reduced scale appearance. The building still conveys a sense of history and is recognizable as a log cabin but it does not convey the period of significance of 1937 to 1979. Refer to the period of significance section above.

7) Association: No

Is the place where the historical theme, activity or event occurred still intact?

Although the location remains the same the surroundings/context has changed. A Substation next door and increased/overgrown vegetation on/surrounding the site have impacted the scale of the building by diminishing it's presence to be somewhat hidden so less dominant in the streetscape.

The place where the Scout and Rovers met is still intact however not viable for this use today. The Rover Scout Log Cabin, although still existing in situ, is not viable for use by the Scouts or Rovers as the building does not have water or sewer to the site, a dirt floor and there are no existing washrooms which would be necessary to carry on the Scout/Rover functions within the building today.

Score: 2/7

Overall Statement of Integrity

With a score of 2 out of a possible 7, the overall integrity of the Rover Scout Log Cabin is not high and it does not retain sufficient integrity to adequately convey its Scout/Rover historical significance during its period of significance 1937 to 1979 when the Rovers and Scouts utilized the site. The alterations that have occurred, the fire and general deterioration of critical elements have had a negative impact on the overall integrity.



Rover Scout Hut – front and south side view, 2014

Submitted by Randa James, Senior Planner, MCIP, CSLA in consultation with Janet Pennington, Heritage Community Development Coordinator, Red Deer

**Additional Public Comments
Received
Bylaw 3357/D-2020**

Amber Senuk

From: [REDACTED]
Sent: January 20, 2020 10:17 AM
To: Kimberly Fils-Aime
Cc: Bob Morgan; Darrell Ellenwood; Mark Welty; Adam Welty
Subject: Boy Scout cabin's future and our interest therein

Hi Kimberly

Thank you for taking my call today regarding our old Boy Scout cabin and your request that I send you and City Council this email.

I attended Boy Scouts in the late 1950 era, where I was the patrol leader of the Raven Patrol, with Bob Morgan, Darrel Ellenwood, Gary Thompson and a couple of others that I do not recall. Thereafter I became the assistant troop leader.

Bob, Darrel and I purchased a quarter section 1 mile north of highway 13 at RR25 (called Bear Creek Trail). It is also 6 miles east of Winfield on hwy 13, 1 mile north. Over the years I had two sons and my buddies did not, so I assisted my sons in purchasing each of Bob and Darrel's 1/3 interest. My one son, Mark Welty is a scout leader in Calgary.

The quarter section is about 2/3 bush and 1/3 hay land which we rent out to a local farmer. We have all used this land for recreation purposes, particularly camping, grouse and big game hunting and a base for local fishing at Battle, Pigeon and Buck Lakes. A few years ago my sons and I had a building site cleared, levelled, underlay cloth and then gravel on top in preparation for a cabin.

We respectfully wish to be considered to acquire the cabin, rather than have it destroyed, assuming of course that it still has a useable life, and I am prepared to pay to have it moved to our building site. Of course, if the City of Red Deer has plans to keep and restore it, that is fine with us. It always warms my heart to see the cabin, and the red paint that Bob and I had painted on its window sills.

Respectfully submitted,
Terry D Welty CA CPA (retired)

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPad



January 20, 2020

2020 Capital Budget Borrowing Bylaws

Consideration of Second and Third Reading

Prepared By: Amber Senuk

Department: Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, December 9, 2019 City Council meeting.

Recommendation:

That Council considers second and third readings to the following:

Bylaw 3634/2019 – a borrowing bylaw in the amount of \$5,090,000 for the purpose of financing the G.H. Dawe Centre Enhancements.

Bylaw 3636/2019 – a borrowing bylaw in the amount of \$10,304,000 for the purpose of financing the following 2020 General Municipal Works projects: Multimodal Transportation Plan, Enterprise Business Applications, Storm Water Infrastructure.

Bylaw 3615/A-2019 – an amendment to borrowing bylaw 3615/2018 to increase the scope of the project funding timeframe from 2019-2020 to 2019-2025 and to increase the amount to be funded by \$17,010,000 for a total of \$20,585,000

Background:

On December 9, 2019 Council considered Bylaw 3634/2019, Bylaw 3636/2019 and Bylaw 3615/A-2019.

In accordance with Section 606 of the Municipal Government Act, this Land Use Bylaw Amendment was required to be advertised for two consecutive weeks. An advertisement was placed in the Red Deer Advocate on December 13 and December 20, 2019.

Proposed Resolution:

That Bylaw 3634/2019, Bylaw 3636/2019 and Bylaw 3615/A-2019 be read a second and third time.



Originally Submitted to the
December 9, 2019 Council
Meeting

December 9, 2019

2020 Capital Budget Borrowing Bylaws

Prepared by: Dean Krejci, CFO
Department: Financial Services

Report Summary & Recommendation

Based on the funding sources identified in the 2020 Capital Budget, borrowing is required. New bylaws have been prepared where no borrowing has been required previously for the project. Where borrowing has been previously identified, the original bylaw has been amended. All requirements of the Municipal Government Act (MGA) regarding borrowing will be met. These bylaws enable borrowing to occur, but don't mean that borrowing will occur. Borrowing will be done as required to fund actual expenditures related to the projects. Proceeding with 1st reading now will ensure that the bylaw is fully approved in time for the 2020 construction season.

It is recommended that Council approve 1st reading of the following bylaws:

1. 3634/2019 – G.H. Dawe Centre Enhancements
2. 3635/2019 – South East Sector Transportation Improvements
3. 3636/2019 – 2020 General Municipal Works
4. 3615A/2019 – 2019 General Municipal Works

Proposed Resolution

That Bylaw 3634/2019, Bylaw 3635/2019, Bylaw 3636/2019 and Bylaw 3615/A-2019 be read a first time. If these bylaws are given first reading they will be advertised and return to Council for second and third reading on Monday, January 20, 2020.

Background

Legislative Context:

Sections 251 – 254, 257 – 259 of the Municipal Government Act apply to borrowing for capital property. The requirements can be summarized as follows:

1. A municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw – subsection 257(1)
2. A borrowing bylaw must be advertised – subsection 257(3)
3. A borrowing cannot be made if the borrowing will cause the municipality to exceed its debt limit – section 252
4. A borrowing must be used for the purpose for which it is borrowed – subsection 253(1)



5. A municipality cannot acquire, remove or start the construction or improvement of a capital property that is to be financed in whole or part through a borrowing unless the borrowing bylaw that authorized the borrowing is passed – section 254
6. Where the term of the borrowing is 5 years or less for a capital property a borrowing bylaw that authorizes the borrowing does not have to be advertised – subsections 257(1) and (4)
7. Where the term of the borrowing exceeds 5 years for a capital property the term of the borrowing must not exceed the probable lifetime of the property – subsections 258 (1) and (4)
8. Where the term of the borrowing exceeds 5 years for a capital property, an increase in amount is required because the cost of the capital property has increased and the increased cost does not exceed 15% of the original cost of the capital property, the borrowing bylaw that authorizes the borrowing of the increased cost does not have to be advertised – subsections 257(1) and (5)
9. Where temporary financing of a capital property is utilized the term of the borrowing must not exceed 5 years and the amount borrowed must not exceed the amount of expenditures in the budget for that and previous calendar years minus any money received for the capital property from any other source – subsections 259(1), (2) and (3)

Section 606 of the Municipal Government Act requires notice of the bylaw to be published at least once a week for 2 consecutive weeks before second reading and specifies what the notice of the bylaw must contain – subsections 606(1) – (3) and (5).

Policy Linkage:

Corporate Administrative Policy 5313-CA Borrowing exists to provide additional guidance at an administrative level on when and how to use debt, the review of reserves for sustainability and internal reporting requirements.

Operational Impacts

Financial:

Approving the borrowing bylaws will enable future borrowings to occur but does not mean that borrowing will occur. The future borrowing will be done as required to fund expenditures in the projects based on the need to utilize the borrowing and may occur over multiple years.

The repayment costs of each debenture will be reflected in the Operating Budget based on the anticipated borrowing to be done. Tax supported debenture repayment costs are reflected in the General Programs department budget and are funded from the Debt Repayment Reserve. Self-supported debenture repayment costs are reflected in the department budget of each individual utility or self-supported operation and are funded by user fees. Off-site debenture



repayment costs are reflected in the individual Off-site Levies and are funded by developer contribution through off-site levy payments.

Based on the review of the related Debt Repayment Reserve and the various self-supported reserves, each of the reserves is sustainable over the 10 year capital budget and plan. The Off-site Levy model review indicates that all costs, including debenture repayments, will be recovered when all off-site levies are charged for developable land.

Regulatory & compliance:

Approval of the borrowing bylaws must be done in compliance with the requirements of the Municipal Government Act as outlined in the Background section of the report in order to proceed with borrowing.

Analysis

Council has approved the 2020 Capital Budget and the related funding sources, including debenture debt. The borrowing bylaws requested reflect the decisions made by Council during the 2020 Capital Budget debate.

Bylaw 3634/2019 – G.H. Dawe Centre Enhancements

The total cost of the project is \$5.090 million to be funded from tax supported debt.

Underground utilities including the ATCO Gas line will be relocated to allow for future enhancements.

Bylaw 3635/2019 – South East Sector Transportation Improvements

The project amount approved by Council for 2020 is \$0.509 million. Although not approved by Council at this point, the total cost of the project is estimated at \$22.643 million to be funded by tax supported debt. It is recommended that the full amount of the borrowing be approved at this point to avoid having to amend a \$0.509 million bylaw by \$22.134 million. Approving the full amount of the borrowing does not mean that all of the borrowing will occur. The borrowing will be done only as approved expenditures actually occur. If construction is not approved, no expenditures for construction will occur.

Concept design work will be completed in 2020. If approved in future budgets, detailed design and construction would occur in 2021-22. Construction includes a rebuild of 19th St from Gaetz Ave to Irwin Ave, the replacement of the Piper Creek Culvert and 40th Ave / 19th St intersection improvements.



Bylaw 3636/2019 – 2020 General Municipal Works

The total cost of the projects is \$15.274 million with \$10.304 million funded by tax supported debt.

Project	Timeframe	Total Cost	Debt	Other
Multimodal Transportation Plan	2020-22	6,500	1,530	4,970
Enterprise Business Applications	2020	5,150	5,150	0
Storm Water Infrastructure	2020	3,624	3,624	0
Total		15,274	10,304	4,970

Multimodal Transportation Plan – safe, comfortable and accessible shelters, easy to read electronic timetable information and connections to regional transit are included.

Enterprise Business Applications – a Human Resources Information System (HRIS) will be purchased and implemented. The project also includes changes to the Budget system for multi-year budgeting.

Storm Water Infrastructure – includes installation of an Oil Grit Separator to improve river water quality, the replacement, upgrade or relining of storm infrastructure, catchbasin replacements and the reconstruction of stormwater outfalls

Bylaw 3615A/2019 – 2019 General Municipal Works Amendment

An amendment to Bylaw 3615/2018 for 2019 General Municipal Works is required due to changes in treatment of projects and increased costs.

The Riverside Meadows / Fairview Communities Infrastructure project is being treated differently for this year's budget process. In 2019, the components of the project were treated individually, only 2019 amounts were approved and the borrowing bylaw was done for two of the components only. In 2020, the project is now being considered as a whole and is being approved as a multi-year project.

The other two projects have increased costs.

Project	Timeframe	Total Cost	Tax Supported Debt	Utility Supported Debt	Other



Original Approval					
Riverside Meadows / Fairview Communities Infrastructure	2019	1,712	1,712	0	0
Snow Dump Sediment Pond	2019	510	510	0	0
RCMP Parking Lot Expansion	2019-20	1,353	1,353	0	0
Subtotal		3,575	3,575	0	0
Amendment					
Riverside Meadows / Fairview Communities Infrastructure	2020-25	24,977	7,175	9,158	8,644
Snow Dump Sediment Pond	2020	662	662	0	0
RCMP Parking Lot Expansion	2019-20	15	15	0	0
Total		29,229	11,427	9,158	8,644

Riverside Meadows / Fairview Communities Infrastructure – core infrastructure will be replaced with improvement projects related to roadwork, street lighting and underground infrastructure. This bylaw covers both the tax supported portion and the utility supported portions of the debt funding.

Snow Dump Sediment Pond – repairs to both the north and south ponds will occur to prevent groundwater contamination and unfavourable environmental impacts.

RCMP Parking Lot Expansion – the detachment parking lot will be expanded to provide for anticipated growth in police vehicles and immediate access to respond to emergencies.

BYLAW 3634/2019
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the “Municipality”)

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$5,090,000 for the purpose of financing the G.H Dawe Centre Enhancements.

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the ‘MGA’) provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a bylaw pursuant to Section 258 of the MGA to authorize the financing, undertaking and completion of the G.H. Dawe Centre Enhancements.
- C. The total cost of the project is estimated to be \$5,090,000 and the Municipality estimates the following funding sources will be applied to the project:

Debentures	<u>\$5,090,000</u>
Total	\$5,090,000

- D. In order to complete the project it will be necessary for the Municipality to borrow the sum of \$5,090,000, for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debenture(s) and on the terms and conditions referred to in this bylaw.
- E. The estimated lifetime of the G.H. Dawe Centre Enhancements project is equal to, or in excess of 30 years.
- F. The principal amount of the outstanding debt of the Municipality as at the date of the bylaw is \$274,688,164.87 and no part of the principal or interest is in arrears.
- G. Section 252 of the MGA stipulates that no municipality may make a borrowing if the borrowing will cause the municipality to exceed its debt limit, unless the borrowing is approved by the Minister. The proposed borrowing will not cause the Municipality to exceed its debt limit of \$522,994,594.50.

- H. All required approvals for the project have been or will be obtained, and the project is or will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the G.H. Dawe Centre Enhancements, the sum of FIVE MILLION AND NINETY THOUSAND DOLLARS (\$5,090,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture(s) on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the G.H. Dawe Centre Enhancements.
3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed THIRTY (30) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 5.724%.
4. The indebtedness is to be repaid by way of revenue raised through municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under this bylaw shall be applied only to the project specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the project.
7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this day of 2019.

READ SECOND TIME IN OPEN COUNCIL this day of 2020.

READ THIRD TIME IN OPEN COUNCIL this day of 2020.

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

MAYOR

CITY CLERK

BYLAW 3635/2019
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA
 (the “Municipality”)

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$22,643,000 for the purpose of financing the South East Sector Transportation Improvements:

- **Rebuild of 19th St from Gaetz Ave to Irwin Ave**
- **Replacement of the Piper Creek Culvert**
- **40th Ave and 19th St Intersection Improvements**

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the ‘MGA’) provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a bylaw pursuant to Section 258 of the *MGA* to authorize the financing, undertaking and completion of the South East Sector Transportation Improvements.
- C. The total cost of the projects are estimated to be \$22,643,000 and the Municipality estimates the following funding sources will be applied to the projects:

Debentures	<u>\$22,643,000</u>
Total Cost	\$22,643,000

- D. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$22,643,000, for a period not to exceed 15 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debenture(s) and on the terms and conditions referred to in this bylaw.
- E. The estimated lifetime of the South East Sector Transportation Improvements projects financed under this bylaw are equal to, or in excess of 15 years.
- F. The principal amount of the outstanding debt of the Municipality as at the date of the bylaw is \$274,688,164.87 and no part of the principal or interest is in arrears.
- G. Section 252 of the *MGA* stipulates that no municipality may make a borrowing if the borrowing will cause the municipality to exceed its debt limit, unless the borrowing is approved by the Minister. The proposed borrowing will not cause the Municipality to exceed its debt limit of \$522,994,594.50.

- H. All required approvals for the projects have been or will be obtained, and the projects are or will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the South East Sector Transportation Improvements, the sum of TWENTY TWO MILLION SIX HUNDRED AND FORTY THREE THOUSAND DOLLARS (\$22,643,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture(s) on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the South East Sector Transportation Improvements.
3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed FIFTEEN (15) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 5.486%.
4. The indebtedness is to be repaid by way of revenue raised through municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under this bylaw shall be applied only to the projects specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the projects.
7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL	this	day of	2019.
READ SECOND TIME IN OPEN COUNCIL	this	day of	2020.
READ THIRD TIME IN OPEN COUNCIL	this	day of	2020.
AND SIGNED BY THE MAYOR AND CITY CLERK	this	day of	2020.

MAYOR

CITY CLERK

BYLAW 3636/2019
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the “Municipality”)

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$10,304,000 for the purpose of financing the following 2020 General Municipal Works projects:

- **Multimodal Transportation Plan**
- **Enterprise Business Applications**
- **Storm Water Infrastructure**

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the ‘MGA’) provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a bylaw pursuant to Section 258 of the MGA to authorize the financing, undertaking and completion of the 2020 General Municipal Works.
- C. The total cost of the projects are estimated to be \$15,274,000 and the Municipality estimates the following funding sources will be applied to the projects:

Grants	\$4,970,000
Debentures	<u>\$10,304,000</u>
Total Cost	\$15,274,000

- D. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$10,304,000 for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debenture(s) and on the terms and conditions referred to in this bylaw.
- E. The estimated lifetime of the Multimodal Transportation Plan financed under this bylaw is equal to, or in excess of 15 years. The estimated lifetime of the Enterprise Business Applications financed under this bylaw are equal to, or in excess of 5 years. And the estimated lifetime of the Storm Water Infrastructure financed under this bylaw is equal to, or in excess of 30 years.

- F. The principal amount of the outstanding debt of the Municipality as at the date of the bylaw is \$274,688,164.87 and no part of the principal or interest is in arrears.
- G. Section 252 of the MGA stipulates that no municipality may make a borrowing if the borrowing will cause the municipality to exceed its debt limit, unless the borrowing is approved by the Minister. The proposed borrowing will not cause the Municipality to exceed its debt limit of \$522,994,594.50.
- H. All required approvals for the projects have been or will be obtained, and the projects are or will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the 2020 General Municipal Works, the sum of TEN MILLION THREE HUNDRED AND FOUR THOUSAND DOLLARS (\$10,304,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture(s) on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the 2020 General Municipal Works.
3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed THIRTY (30) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 5.724%.
4. The indebtedness is to be repaid by way of revenue raised through municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under this bylaw shall be applied only to the projects specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the projects.

Bylaw 3636/2019

7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this day of 2019.

READ SECOND TIME IN OPEN COUNCIL this day of 2020.

READ THIRD TIME IN OPEN COUNCIL this day of 2020.

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

MAYOR

CITY CLERK

BYLAW 3615/A-2019
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the “Municipality”)

Being a bylaw to amend Borrowing Bylaw 3615/2018 by increasing the scope of the project funding timeframe from 2019 – 2020 to 2019 – 2025 and increasing the amount to be funded by debenture(s) by \$17,010,000 for a total of \$20,585,000.

WHEAREAS:

- A.** In 2019 the Municipality passed Bylaw 3615/2018 to borrow the sum of \$3,575,000 for the purpose of financing the following 2019 General Municipal Works Projects:
- Riverside Meadows / Fairview Communities Infrastructure
 - Snow Dump Sediment Pond
 - RCMP Parking Lot Expansion
- B.** In 2019, the components of the project were treated individually, and only 2019 amounts were approved and the borrowing bylaw was written for two of the components only. In 2020, the project is now being considered as a whole and is being approved as a multi-year project. The Municipality wishes to amend Borrowing Bylaw 3615/2018 to reflect these changes.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1.** In the introduction, the amount “\$3,575,000” is deleted and replaced with “\$20,585,000”.
- 2.** Preamble paragraphs C and D are deleted and replaced with the following new preamble paragraphs:
- C.** The total cost of the projects are estimated to be \$29,229,000 and the Municipality estimates the following funding sources will be applied to the projects:

Reserves	\$2,780,000
Grants	\$5,864,000
Debentures	
- Utility Debt	\$9,158,000
- Property Tax Debt	<u>\$11,427,000</u>
Total Cost	\$29,229,000

- D.** In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$20,585,000 for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debenture(s) and on the terms and conditions referred to in this bylaw.
- 3.** Preamble paragraphs F and G are deleted and replaced with the following new preamble paragraphs:
- F.** The principal amount of the outstanding debt of the Municipality as at the date of signing Amending Bylaw 3615/A-2019 is \$274,688,164.87 and no part of the principal or interest is in arrears.
- G.** Section 252 of the MGA stipulates that no municipality may make a borrowing if the borrowing will cause the municipality to exceed its debt limit, unless the borrowing is approved by the Minister. The proposed borrowing will not cause the Municipality to exceed its debt limit of \$522,994,594.50.
- 4.** In Paragraph I, the words “the sum of THREE MILLION FIVE HUNDRED AND SEVENTY FIVE THOUSAND DOLLARS (\$3,575,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture(s)” are deleted and replaced with the words “the sum of TWENTY MILLION FIVE HUNDRED AND EIGHTY FIVE THOUSAND (\$20,585,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture(s).”
- 5.** In Paragraph 4 the words “The indebtedness is to be repaid by way of revenue raised through municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness” are deleted and replaced with the words “The indebtedness is to repaid by way of revenue raised through municipal property tax and municipal utility revenue and the Municipality shall levy and raise in each year municipal taxes and utility revenues sufficient to pay the indebtedness.

Bylaw 3615/A-2019

6. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this day of 2019.

READ SECOND TIME IN OPEN COUNCIL this day of 2020.

READ THIRD TIME IN OPEN COUNCIL this day of 2020.

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

MAYOR

CITY CLERK



Council Decision – January 20, 2020

DATE: January 22, 2020
TO: Kimberly Fils-Aime, Senior Planner
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/D-2020
DC(33) District – Central Alberta Women's Emergency Shelter

Reference Report:

Planning Services, dated January 20, 2020

Resolution:

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

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

Report back to Council:

Yes. Please ensure a report as directed is submitted for Council's consideration no later than March 17, 2020.

Comments/Further Action:

No.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Manager

- c. Director of Planning Services
Planning Services Manager
Corporate Meeting Administrator