



City Council Meeting Agenda

Monday, December 4, 2023 – Council Chambers, City Hall

Call to Order:	10:30 AM
Recess:	12:30 PM to 1:00 PM
Public Hearing(s):	5:00 PM

I. Closed Meeting (to last approximately 2 hours)

I.1. Motion to go into Closed Meeting

I.1.a. Tax Cancellation Request - FOIP Sections 17(1) Disclosure harmful to personal privacy and 24(1)(a) Advice from Officials

I.1.b. Permanent Shelter Update - FOIP Sections: 21 (l) Disclosure harmful to intergovernmental relations, 23 (l) Local public body confidences, 24 (l)(a) Advice from Officials

I.1.c. Integrity Commissioner Report - FOIP Section 19(1) Confidential Evaluations and 25 Disclosure harmful to economic and other interests of a public body

I.2. Motion to Revert to Open Meeting

2. Points of Interest

3. Consent Agenda

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3.1. Confirmation of the Minutes of the November 14, 2023 Regular Council Meeting

(Pages 4 – 15)

3.2. 2023 Provincial Education Requisition Credit (PERC) & Designated Industrial Requisition Credit (DIRC)

(Pages 16 – 19)

- 3.3. Bylaw 3499/A-2023 (an amendment to the East Hill MASP), Bylaw 3217/B-2023 (an amendment to the Lancaster/Vanier NASP), Bylaw 3700/2023 (a road closure bylaw), and Bylaw 3357/K-2023 (an amendment to the Land Use Bylaw) (Pages 20 – 90)

4. Reports

- 4.1. Downtown Business Association 2024 Budget (Pages 91 – 96)
- 4.2. Quarterly Report - July to September 2023 (Pages 97 – 108)
- 4.3. Quarterly Community Policing Report (Pages 109 – 120)
- 4.4. Tax Cancellation Request (Pages 121 – 142)

5. Public Hearings

- 5.1. Land Use Bylaw Amendment 3357/O-2023. 3733 45 Street Rezoning from PI Park and Recreation to R2 Residential (Medium Density) (Pages 143 – 190)
- 5.1.a. Consideration of Second Reading of Bylaw 3357/O-2023
- 5.1.b. Consideration of Third Reading of Bylaw 3357/O-2023
- 5.1.c. Municipal Reserve Disposal at 3733 45 Street
- 5.2. Land Use Bylaw Amendment 3357/P-2023. Temporary Care Facility (Shelter) use at 5239 53rd Avenue (Pages 191 – 298)
- 5.2.a. Consideration of Second Reading of Bylaw 3357/P-2023
- 5.2.b. Consideration of Third Reading of Bylaw 3357/P-2023

6. Adjournment



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December 4, 2023 Consent Agenda

Prepared by: Jennifer Hankey, Corporate Meeting Administrator
Department: Legal and Legislative Services

Proposed Resolutions

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the following Minutes and Reports:

- Confirmation of the Minutes of the November 14, 2023 Regular Council Meeting
- 2023 Provincial Education Requisition Credit (PERC) & Designated Industrial Requisition Credit (DIRC)

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the following Bylaw:

- Bylaw 3499/A-2023:
 - FIRST READING: That Bylaw 3499/A-2023 (an amendment to the East Hill Municipal Area Structure Plan) be read a first time
- Bylaw 3217/B-2023:
 - FIRST READING: That Bylaw 3217/B-2023 (an amendment to the Lancaster/Vanier East Neighbourhood Area Structure Plan) be read a first time
- Bylaw 3700/2023
 - FIRST READING: That Bylaw 3700/2023 (a road closure bylaw south of 22 Street and west of 20 Avenue) be read a first time
- Land Use Bylaw 3357/K-2023:
 - FIRST READING: That Bylaw 3357/K-2023 (an amendment to the Land Use Bylaw to rezone a parcel of land) be read a first time



UNAPPROVED - MINUTES

**of the Red Deer City Council Regular Meeting,
held on, Tuesday, November 14, 2023
commenced at 10:32 AM**

Present:

Mayor Ken Johnston
Councillor Kraymer Barnstable
Councillor Bruce Buruma
Councillor Michael Dawe
Councillor Victor Doerksen
Councillor Vesna Higham
Councillor Cindy Jefferies
Councillor Lawrence Lee

City Manager, Tara Lodewyk
General Manager Community Services, Sarah Tittlemore
General Manager Corporate & Employee Services, Lisa Perkins
General Manager Growth & Finance, Mike Olesen
Acting General Manager Protective Services, Bart Rowland
Chief of Staff, Sean McIntyre
Utilities Manager, Jim Jorgensen
Social Planning Supervisor - Community Development, Bobby-Jo Stannard
Policy Analyst, Martin Cruz
City Clerk, Jessica Robinson
Corporate Meeting Administrator, Jennifer Hankey
Legislative Assistant, Valeriia Svitla

Absent: Councillor Dianne Wyntjes



I. CLOSED MEETING

I.1. Motion to go into a Closed Meeting

Moved by Councillor Cindy Jefferies, seconded by Councillor Bruce Buruma

Resolved that Council of The City of Red Deer hereby agrees to enter into a Closed Meeting of Council on Tuesday, November 14, 2023 at 10:32 a.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:

- Permanent Shelter Update – FOIP Sections: 21(1) Disclosure harmful to intergovernmental relations, 23(1) Local public body confidences, 24(1)(a) Advice from Officials
- Land Matter – FOIP Sections: 24 (1)(a) Advice from Officials, 25 Disclosure harmful to economic and other interests of a public body
- Westerner Park Taxation – FOIP Sections: 21 Disclosure harmful to intergovernmental relations, 24 (1)(a) Advice from Officials, 25 Disclosure harmful to economic and other interests of a public body
- Utilities Governance – FOIP Sections: 24 (1)(a) Advice from Officials, 25 Disclosure harmful to economic and others interests of a public body

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

I.1.a. Permanent Shelter Update – FOIP Sections: 21(1) Disclosure harmful to intergovernmental relations, 23(1) Local public body confidences, 24(1)(a) Advice from Officials

The following people were in attendance:



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Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

City Manager Tara Lodewyk, General Manager Community Services Sarah Tittlemore, General Manager Growth & Mike Olesen, Acting General Manager Corporate & Employee Services Joanne Parkin, Acting General Manager Protective Services Bart Rowland, Deputy Chief of Staff Darren Kuz, Acting Legal and Legislative Services Manager Natasha Wirtanen, Land & Economic Development Manager John Sennema, Safe & Healthy Communities Manager Kristin Walsh, Safe & Healthy Communities Supervisor Ryan Veldkamp, Land Coordinator Wade Martens, City Clerk Jessica Robinson, Corporate Meeting Administrator Jennifer Hankey, Legislative Assistant Valeriia Svitla

Councillor Kraymer Barnstable left the meeting at 11:30 a.m. and returned at 11:31 a.m.

Council recessed at 11:58 a.m. and reconvened at 12:07 p.m.

I.1.b. Utilities Governance - FOIP Sections: 24 (1)(a) Advice from Officials, 25 Disclosure harmful to economic and others interests of a public body

The following people were in attendance:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

City Manager Tara Lodewyk, General Manager Community Services Sarah Tittlemore, General Manager Growth & Mike Olesen, General Manager Corporate & Employee Services Lisa Perkins, Acting General Manager Protective Services Bart Rowland, Deputy Chief of Staff Darren Kuz, Acting Legal and Legislative Services Manager Natasha Wirtanen, Utilities Manager Jim Jorgensen, Revenue & Assessment Manager Joanne Parkin, Business Excellence Manager Tricia Hercina, City Clerk Jessica Robinson, Corporate Meeting Administrator Jennifer Hankey, Legislative Assistant Valeriia Svitla

I.1.c. Land Matter – FOIP Sections: 24 (1)(a) Advice from Officials, 25 Disclosure harmful to economic and other interests of a public body

The following people were in attendance:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee



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City Manager Tara Lodewyk, General Manager Community Services Sarah Tittlemore, General Manager Growth & Mike Olesen, General Manager Corporate & Employee Services Lisa Perkins, Acting General Manager Protective Services Bart Rowland, Deputy Chief of Staff Darren Kuz, Acting Legal and Legislative Services Manager Natasha Wirtanen, Revenue & Assessment Manager Joanne Parkin, Safe & Healthy Communities Supervisor Ryan Veldkamp, Land Coordinator Wade Martens, City Clerk Jessica Robinson, Corporate Meeting Administrator Jennifer Hankey, Legislative Assistant Valeriia Svitla

1.2. Motion to Revert to Open Meeting

Moved by Councillor Kraymer Barnstable, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on November 14, 2023 at 12:24 p.m.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 12:24 p.m. and reconvened at 1:03 p.m.

Councillor Michael Dawe left the meeting at 12:24 p.m.

2. CONSENT AGENDA

2.1. November 14, 2023 Consent Agenda

Moved by Councillor Vesna Higham, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the following Minutes and Reports:

- Confirmation of the Minutes of the October 30, 2023 Organizational Council Meeting
- Confirmation of the Minutes of the October 30, 2023 Regular Council Meeting
- Westerner Update

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Victor Doerksen, Councillor Vesna



Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Michael Dawe, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the following Bylaws:

- Road Closure Bylaw 3703/2023
 - FIRST READING: That Bylaw 3703/2023 (a Road Closure Bylaw) be read a first time
- Land Use Bylaw 3357/N-2023
 - FIRST READING: That Bylaw 3357/N-2023 (an amendment to the Land Use Bylaw to rezone South of the hospital from R2 to PS to accommodate the proposed Ambulatory Care Facility) be read a first time

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Michael Dawe, Councillor Dianne Wyntjes

MOTION CARRIED

3. REPORTS

3.1. Greater Downtown and Railyards Neighbourhood Development Strategy

Councillor Victor Doerksen left the meeting at 1:56 p.m. and returned at 1:57 p.m.

Councillor Michael Dawe returned to the meeting at 2:12 p.m.

Moved by Councillor Lawrence Lee, seconded by Councillor Kraymer Barnstable

Resolved that Council of the City of Red Deer having considered the report from Administration dated November 14, 2023 re: Greater Downtown and Railyards Neighbourhood Development Strategy hereby directs Administration to develop a proposed formal neighbourhood development strategy for the greater downtown and



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Railyards neighbourhoods, and to make recommendations for Council's eventual consideration as part of the comprehensive 2024 and 2025 budgeting process

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 2:46 p.m. and reconvened at 2:57 p.m.

3.2. Electric Utility Council Governance Process Policy Report

Moved by Councillor Victor Doerksen, seconded by Councillor Bruce Buruma

Resolved that Council of The City of Red Deer having considered the report from Community Services and Legal and Legislative Services dated November 14, 2023 re: Electric Utility Council Governance Process Policy hereby approves Administration the following:

- 1) Approve: GP-F-2.8 Electric Utility
- 2) Approve: GP-F-2.7 Utilities
- 3) Repeal: PS-A-2.7 Utility
- 4) Repeal: 4102-C Advising Public of Overhead Electrical Line Rebuilds
- 5) Repeal: 4103-C City of Red Deer Interventions into Rate Applications Before the Alberta Energy and Utilities Board

Council recessed at 3:39 p.m. and reconvened at 3:46 p.m.

Prior to consideration of the motion, the following amendment was introduced:

Moved by Councillor Victor Doerksen, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer hereby agrees to amend policy GP-F-2.8 Electric Utility by striking: "It is resilient and responds to outages in a timely manner, provides high power quality, and provides minimal disruption or downtime." and replace it with: "It provides high quality and dependable power and services to customers. It has the capacity to provide resilient, secure services and to respond to outages with minimal disruption or downtime. "

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor



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Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies,
Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

MOTION AS AMENDED CARRIED

The original motion as amended was then back on the floor:

Moved by Councillor Victor Doerksen, seconded by Councillor Bruce Buruma

Resolved that Council of The City of Red Deer having considered the report from Community Services and Legal and Legislative Services dated November 14, 2023 re: Electric Utility Council Governance Process Policy hereby approves Administration the following as amended:

- 1) Approve: GP-F-2.8 Electric Utility
- 2) Approve: GP-F-2.7 Utilities
- 3) Repeal: PS-A-2.7 Utility
- 4) Repeal: 4102-C Advising Public of Overhead Electrical Line Rebuilds
- 5) Repeal: 4103-C City of Red Deer Interventions into Rate Applications Before the Alberta Energy and Utilities Board

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

3.3. Postponement Request of the 2024 Multi Year Budget Review

Moved by Councillor Vesna Higham, seconded by Councillor Bruce Buruma

Resolved that Council of the City of Red Deer hereby agrees to postpone the 2024 Multi-Year Budget Review from November 20-23, 2023 10:00 a.m. to 4:30 p.m. to January 23 – January 26, 2024 10:00 a.m. to 4:30 p.m.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee



ABSENT: Councillor Dianne Wyntjes

MOTION TO POSTPONE CARRIED

4. **BYLAWS**

4.1. **Code of Conduct Bylaw Amendment 3696/A-2023**

4.1.a. **Consideration of First Reading of Bylaw 3696/A-2023**

Moved by Councillor Lawrence Lee, seconded by Councillor Cindy Jefferies

FIRST READING: That Bylaw 3696/A-2023 (an amendment to Code of Conduct Bylaw 3696/2023) be read a first time

IN FAVOUR: Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

4.1.b. **Consideration of Second Reading of Bylaw 3696/A-2023**

Moved by Councillor Lawrence Lee, seconded by Councillor Cindy Jefferies

SECOND READING: That Bylaw 3696/A-2023 (an amendment to Code of Conduct Bylaw 3696/2023) be read a second time

IN FAVOUR: Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

4.1.c. **Motion for Permission to go to Third Reading of Bylaw 3696/A-2023**



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Moved by Councillor Bruce Buruma, seconded by Councillor Vesna Higham

Resolved that with the unanimous consent of Council members present, Bylaw 3696/A-2023 be presented for third reading

IN FAVOUR: Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

CARRIED UNANIMOUSLY

4.1.d. Consideration of Third Reading of Bylaw 3696/A-2023

Moved by Councillor Lawrence Lee, seconded by Councillor Cindy Jefferies

THIRD READING: That Bylaw 3696/A-2023 (an amendment to Code of Conduct Bylaw 3696/2023) be read a third time

IN FAVOUR: Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

5. CLOSED MEETING

5.1. Motion to go into a Closed Meeting

Moved by Councillor Lawrence Lee, seconded by Councillor Bruce Buruma

Resolved that Council of The City of Red Deer hereby agrees to enter into a Closed Meeting of Council on Tuesday, November 14, 2023 at 4:02 p.m. and hereby agrees to exclude the following:

- All members of the media;
- All members of the public;



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- And all non-related staff members

to discuss the following:

- Westerner Park Taxation - FOIP Sections: 21 Disclosure harmful to intergovernmental relations, 24 (l)(a) Advice from Officials, 25 Disclosure harmful to economic and other interests of a public body

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

- 5.1.a. Westerner Park Taxation - FOIP Sections: 21 Disclosure harmful to intergovernmental relations, 24 (l)(a) Advice from Officials, 25 Disclosure harmful to economic and other interests of a public body

The following people were in attendance:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

City Manager Tara Lodewyk, General Manager Community Services Sarah Tittlemore, General Manager Growth & Mike Olesen, General Manager Corporate & Employee Services Lisa Perkins, Acting General Manager Protective Services Bart Rowland, Chief of Staff Sean McIntyre, Acting Legal and Legislative Services Manager Natasha Wirtanen, Revenue & Assessment Manager Joanne Parkin, City Assessor Maureen Cleary, City Clerk Jessica Robinson, Corporate Meeting Administrator Jennifer Hankey, Legislative Assistant Valeriia Svitla

Councillor Victor Doerksen left the meeting at 4:31 p.m. and returned at 4:33 p.m.

5.2. Motion to Revert to Open Meeting

Moved by Councillor Bruce Buruma, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on November 14, 2023 at 4:53 p.m.



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IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

6. BUSINESS ARISING FROM CLOSED MEETING

Moved by Councillor Vesna Higham, seconded by Councillor Victor Doerksen

Resolved that Council of The City of Red Deer having considered the closed report from Land & Economic Development dated November 14, 2023 re: Land Matter, hereby approves Option I and that the report remain confidential pursuant to FOIP Sections 24(1)(a) Advice from Officials and 25 disclosure harmful to economic and other interests of a public body

IN FAVOUR: Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Bruce Buruma

Resolved that Council of the City of Red Deer having considered the report from Revenue and Assessment Services dated November 14, 2023 re: Westerner Park Taxation hereby approves Option I and that the report remain confidential pursuant to FOIP sections 24(1)(a) Advice from Officials and 25 disclosure harmful to economic and other interests of a public body.

IN FAVOUR: Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

OPPOSED: Councillor Kraymer Barnstable

ABSENT: Councillor Dianne Wyntjes



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MOTION CARRIED

7. ADJOURNMENT

Moved by Councillor Kraymer Barnstable, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby agrees to adjourn the November 14, 2023 Regular Council Meeting of Red Deer City Council at 4:57 p.m.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee

ABSENT: Councillor Dianne Wyntjes

MOTION TO ADJOURN CARRIED

MAYOR

CITY CLERK



December 4, 2023

2023 Provincial Education Requisition Credit (PERC) & Designated Industrial Requisition Credit (DIRC)

Prepared by: Trista Mowat, Tax Collection Coordinator
Department: Revenue & Assessment Services

Report Summary and Recommendations

In response to the economic downturn in the oil and gas industry, the Alberta government established two programs, the Provincial Education Requisition Credit (PERC) and the Designated Industrial Requisition Credit (DIRC), to assist municipalities where taxes related to requisitions can not be collected on oil and gas properties. Administration has been unsuccessful in collecting two oil and gas Designated Industrial tax rolls, and the taxes related to these two properties have been written off as bad debt expense.

The recommendation is for Council to pass a resolution acknowledging the property tax has been expensed as bad debt, and direct administration to submit application for the PERC and DIRC credits for the five years (2019, 2020, 2021, 2022 and 2023) to reclaim \$1,918.40 of unpaid education taxes and \$37.72 of unpaid DIP taxes.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Revenue & Assessment Services dated December 4, 2023 re: 2023 Provincial Education Requisition Credit (PERC) & Designated Industrial Requisition Credit (DIRC) hereby acknowledges that the property taxes have been expensed as bad debt on the properties identified below and directs Administration to apply to the Province of Alberta for the Provincial Education Requisition Credit and the Designated Industrial Requisition Credit for these properties as follows:

Tax Year	Roll #	DIPAUID/ LPAUID #	Assessment Value	Total Municipal Taxes	Total Education Taxes	Total Senior Property Tax	Total DIP Property Tax	Total Property Taxes
2019	30000430007	30000430007	\$ 85,050.00	\$1,183.22	\$ 328.87	\$ 3.17	\$ 6.68	\$ 1,521.95
				\$1,183.22	\$ 328.87	\$ 3.17	\$ 6.68	\$ 1,521.95
2020	30000430007	30000430007	\$ 83,420.00	\$1,173.18	\$ 313.59	\$ 4.30	\$ 6.34	\$ 1,497.41
2020	30008700520	30008700520	\$ 17,150.00	\$ 241.19	\$ 64.47	\$ 0.88	\$ 1.30	\$ 307.84
				\$1,414.37	\$ 378.06	\$ 5.18	\$ 7.64	\$ 1,805.26
2021	30000430007	30000430007	\$ 82,970.00	\$1,217.45	\$ 336.09	\$ 3.74	\$ 6.36	\$ 1,563.63
2021	30008700520	30008700520	\$ 17,140.00	\$ 251.50	\$ 69.43	\$ 0.77	\$ 1.31	\$ 323.01
				\$1,468.95	\$ 405.52	\$ 4.51	\$ 7.67	\$ 1,886.64
2022	30000430007	30000430007	\$ 82,380.00	\$1,219.87	\$ 327.02	\$ 4.33	\$ 6.31	\$ 1,557.53
2022	30008700520	30008700520	\$ 16,910.00	\$ 250.40	\$ 67.13	\$ 0.89	\$ 1.30	\$ 319.71
				\$1,470.27	\$ 394.15	\$ 5.22	\$ 7.61	\$ 1,877.25
2023	30000430007	30000430007	\$ 91,300.00	\$1,419.98	\$ 345.47	\$ 3.69	\$ 6.81	\$ 1,775.95
2023	30008700520	30008700520	\$ 17,530.00	\$ 272.64	\$ 66.33	\$ 0.71	\$ 1.31	\$ 340.99
				\$1,692.62	\$ 411.80	\$ 4.40	\$ 8.12	\$ 2,116.94
				\$7,229.43	\$ 1,918.40	\$ 22.48	\$ 37.72	\$ 9,208.03
Total Eligible Provincial Education Requisition Credit					\$ 1,918.40			
Total Eligible Designated Industrial Requisition Credit							\$37.72	

Rationale for Recommendation

- The PERC program is scheduled to conclude after the 2023-year intake.**
Failure to apply for PERC this fiscal year will result in the City being unable to recoup \$1,918.40 that has already been remitted to the Alberta Government for Education Requisition Taxes and \$37.72 for Designated Industrial Requisition Taxes.
- This will offset the 2024 Education and DIP Requisitions**
The credit will be applied to the 2024 education and DIP requisitions thereby reducing costs for taxpayers.
- This is a formal requirement of the application package.**
Applications received without the acknowledgement of Council will be rejected.

Background

In response to the economic downturn in the oil and gas industry, the Alberta government has established two programs to assist municipalities where taxes related to requisitions can not be collected:

- Provincial Education Requisition Credit (PERC) for uncollectable education property taxes and,

2. Designated Industrial Requisition Credit (DIRC) for uncollectable designated industrial property requisition taxes.

Each program provides a credit equal to the requisitions associated with the taxable properties that are delinquent in payment. The PERC program is scheduled to conclude after the 2023 tax year intake.

Prior Council/Committee Direction

On November 26, 2018, Council directed administration to apply to the Province of Alberta for the Provincial Education Requisition Credit to reclaim \$3,230.53 in previously unpaid education taxes from bankrupt oil and gas companies.

Legislative Context

Municipalities are eligible to apply to PERC for uncollectable education property taxes related to the following types of properties:

- The property is an oil and gas property assessed to a company that does not exist, cannot be located or does not have the financial means to pay outstanding property taxes owing to the municipality due to significant amounts of debt (and therefore may be undertaking receivership or bankruptcy proceedings).
- The property is taxed as non-residential for the purpose for the education property tax requisition.

Municipalities are eligible to apply to DIRC for uncollectable Designated Industrial (DI) property taxes related to the following types of properties:

- The DI property is assessed to a company that does not exist, cannot be located or does not have the financial means to pay outstanding property taxes owing to the municipality due to significant amounts of debt (and therefore may be undertaking receivership or bankruptcy proceedings).
- The property is taxable for the purpose of the DI Property Tax Requisition.

Timelines and Impending Deadlines

- The PERC program is scheduled to conclude after the 2023 tax year intake.
- The application must be received by Municipal Affairs before January 15, 2024.

Analysis

The assessed values for Linear and DIP properties are calculated by the Provincial Assessor, the City has no authority to make changes to these assigned values.

The company that owns both of these rolls filed for insolvency and a Receivership order was issued by the Court of Queen's Bench of Alberta in 2015. The Receiver has disclaimed and abandoned the assets on the two DIP tax rolls. Legislation was amended to allow Municipal affairs to devalue Linear property that has been disclaimed or returned to the Orphan Well Association. The legislation has not been amended for DIP property, which results in the Provincial Assessor having to assign an assessment value to the parcels which makes them taxable. This is foreseen to be an ongoing issue for the next few years.

Financial

There are no direct financial or budget implications as a result of the recommendations.

Due to immateriality of the outstanding taxes, and the amount of work entailed in making application for reimbursement, administration has elected to hold and collectively apply for reimbursement of the annual write offs from the last 5 years. The property taxes have been written off annually. As the PERC program is winding down this is an opportunity to retroactively reclaim unpaid education taxes for the last 5 years. The total amount written off for this 5-year period was \$9,208.03 (Municipal Tax \$7,229.43, Education \$1,918.40, Seniors Taxes \$22.48, DIP Taxes \$37.72). There have been no provincial programs established to provide reimbursement of unpaid municipal portions.

Tax Year	Roll #	DIPAUID/ LPAUID #	Assessment Value	Total Municipal Taxes	Total Education Taxes	Total Senior Property Tax	Total DIP Property Tax	Total Property Taxes
2019	30000430007	30000430007	\$ 85,050.00	\$1,183.22	\$ 328.87	\$ 3.17	\$ 6.68	\$ 1,521.95
				\$1,183.22	\$ 328.87	\$ 3.17	\$ 6.68	\$ 1,521.95
2020	30000430007	30000430007	\$ 83,420.00	\$1,173.18	\$ 313.59	\$ 4.30	\$ 6.34	\$ 1,497.41
2020	30008700520	30008700520	\$ 17,150.00	\$ 241.19	\$ 64.47	\$ 0.88	\$ 1.30	\$ 307.84
				\$1,414.37	\$ 378.06	\$ 5.18	\$ 7.64	\$ 1,805.26
2021	30000430007	30000430007	\$ 82,970.00	\$1,217.45	\$ 336.09	\$ 3.74	\$ 6.36	\$ 1,563.63
2021	30008700520	30008700520	\$ 17,140.00	\$ 251.50	\$ 69.43	\$ 0.77	\$ 1.31	\$ 323.01
				\$1,468.95	\$ 405.52	\$ 4.51	\$ 7.67	\$ 1,886.64
2022	30000430007	30000430007	\$ 82,380.00	\$1,219.87	\$ 327.02	\$ 4.33	\$ 6.31	\$ 1,557.53
2022	30008700520	30008700520	\$ 16,910.00	\$ 250.40	\$ 67.13	\$ 0.89	\$ 1.30	\$ 319.71
				\$1,470.27	\$ 394.15	\$ 5.22	\$ 7.61	\$ 1,877.25
2023	30000430007	30000430007	\$ 91,300.00	\$1,419.98	\$ 345.47	\$ 3.69	\$ 6.81	\$ 1,775.95
2023	30008700520	30008700520	\$ 17,530.00	\$ 272.64	\$ 66.33	\$ 0.71	\$ 1.31	\$ 340.99
				\$1,692.62	\$ 411.80	\$ 4.40	\$ 8.12	\$ 2,116.94
				\$7,229.43	\$ 1,918.40	\$ 22.48	\$ 37.72	\$ 9,208.03
Total Eligible Provincial Education Requisition Credit				\$ 1,918.40				
Total Eligible Designated Industrial Requisition Credit						\$37.72		

The recommendation is for Council to pass a resolution acknowledging the property tax has been expensed as bad debt, and direct administration to submit application for the PERC and DIRC credits for the five years (2019, 2020, 2021, 2022 and 2023) to reclaim \$1,918.40 of unpaid education taxes and \$37.72 of unpaid DIP taxes.



December 4, 2023

East Hill Major Area Structure Plan (Bylaw 3499/A-2023)
Lancaster / Vanier East Neighbourhood Area Structure Plan
(Bylaw 3217/B-2023)
Road Closure (Bylaw 3700/2023)
Land Use Bylaw (Bylaw 3357/K-2023)

Prepared by: Orlando Toews, Senior Planner
Department: City Growth & Planning

Report Summary and Recommendations

Administration received an application concerning a ± 8.26 hectare area in the Laredo neighbourhood next to the intersection of 22 Street and 20 Avenue. The application proposes to close a ± 2.23 hectare portion of road, amend two statutory plans, and rezone the area to allow for a mix of residential and open space uses.

Administration recommends that Council gives First Reading to the four bylaws.

Proposed Resolution

Bylaw 3499/A-2023 be read a first time.
That Bylaw 3217/B-2023 be read a first time.
That Bylaw 3700/2023 be read a first time.
That Bylaw 3357/K-2023 be read a first time.

If first reading is given, these Bylaws will be advertised with a Public Hearing to be held at the Monday, January 8, 2024 Council Meeting.

Rationale for Recommendation

1. The application complies with other City of Red Deer policies.

The Municipal Development Plan's policies include encouraging, "innovative neighbourhood designs that respond to environmental, economic, demographic and market conditions..." (Policy 7.7) as well as encouraging, "the creation of a wide variety of housing forms." (Policy 10.4)

2. The proposal provides housing options.

While it may be desirable to have commercial uses in this area it does not appear to be viable despite the developer's efforts over the last decade. The proposal provides a range of housing types.

3. The 22 ST / 20 AV intersection redesign results in more efficient land use.

Less land is required for the redesigned intersection and the freed up land can be sold to the developer and used for housing.

Background

The Lancaster / Vanier East Neighbourhood Area Structure Plan (NASP) was originally adopted in 2011. Since then, nearly all of this NASP, which spans two quarter sections, has been developed; only this area next to the 22 Street / 20 Avenue intersection remains undeveloped. The developer claims that they have not been successful in having the commercial area developed, so they now wish to take this area, along with the purchase of ±2.23 hectares of road to be closed and reconfigure it to accommodate a range of low to medium density residential developments. The portion of road that is proposed to be closed and disposed of is no longer required as the intersection has been redesigned to be a roundabout instead of a grade separated intersection. The comparison between the current and proposed land use concept is illustrated in Appendix A.

Strategic Alignment

The proposal is in alignment with the Strategic Plan's Thriving City strategic focus area wherein the goals include having a "city that is an affordable city with a resilient economy that supports local business, while attracting new investment."

The proposal is in alignment with Municipal Development Plan policies, including:

7.7 Innovative Neighbourhood Designs

The City shall encourage innovative neighbourhood designs that respond to environmental, economic, demographic and market conditions; and align with the goals, objectives, and policies in this Plan. Neighbourhood design shall consider the relationship between the built form and human environment including but not limited to: scale, type of streets, blocks, and buildings.

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.

Stakeholder Consultation

A referral was sent to 128 landowners and stakeholders within 100 metres of the subject area and five (5) written comments were received (Appendix B).

- Two of the commenters stated they were in support of the proposed changes.
- Two suggested that they would like to see the area retained/developed as a natural area. Administration points out that the original NASP land use concept did not identify this area as a green/natural area and the overall NASP, both current and proposed, exceeds the minimum municipal reserve provision of 10 percent of the NASP lands.
- One commenter objected to the removal of the commercial area and expressed concern about the possible traffic impacts from additional residential uses. While it is understandable that some area residents would like to see commercial development as originally envisioned by the NASP, the developer has indicated that since the adoption of the NASP in 2011 they have not been successful in attracting commercial development to this area. Regarding traffic impacts, administration believes the amount of traffic generated by residential development is less than that generated by commercial. Administration has reviewed the potential traffic impacts for the proposed change in use and has determined that there are no improvements required to the existing network in the area stemming from this development.

Analysis

Road Closure

The closure of approximately 2.23 hectares of road reflects the changes in the 20th Avenue / expressway design, envisioned now as a roundabout versus a grade separated intersection. The closed road can be sold back to the developer and utilized for residential development.

Residential

The proposal will result in a slight increase in this neighbourhood's residential density, from approximately 17.0 to 17.35 units/ha in the current NASP to 18.87 units/ha in the proposed NASP, and will provide a range of low and medium residential housing types.

Proposed Removal of Commercial Land Uses in Laredo area.

The proposal includes amending the Lancaster/Vanier East NASP's land use concept to remove the commercial area and replace it with a mix of residential uses. NASP's district commercial centre is located next to the 20 Avenue expressway south of the 22 Street intersection. The NASP states, "the purpose of District Centres is to provide a local shopping centre that contains a mix of retail, service, and office uses anchored by a grocery store." The applicant has indicated that since the adoption of the NASP in 2011 they have actively sought commercial opportunities for this area but with limited interest. They attribute this to several factors:

- 20 Avenue has not been constructed to allow through traffic from 22nd Street,
- there have been changes to the servicing concepts in Red Deer making the SE quadrant more costly to develop, and
- other major commercial nodes have been developed, and there have been significant changes to the general economic conditions of our community.

As a result, the applicant has concluded that the commercial node in Lancaster/ Vanier East is no longer feasible.

A high-level assessment indicates Red Deer is adequately served by the amount of grocery store floor area in the city even if the distribution of grocery stores is evenly provided throughout the city. Therefore, the likely demand for additional grocery store space may be low in the current slow population growth period.

While having a district commercial area anchored by a grocery store as illustrated in the current NASP may be desirable, it appears that the market may not exist to bring that to fruition. Accordingly, administration does not object to the conversion of the NASP commercial area to a mix of residential land uses.

Financial

There are no direct financial or budget implications as a result of the recommendations. The City anticipates gaining revenue from the sale of the closed road. The additional developable area will also eventually contribute to the City's total assessed land value.

Figure 5: Generalized Land Use Concept – East Hill

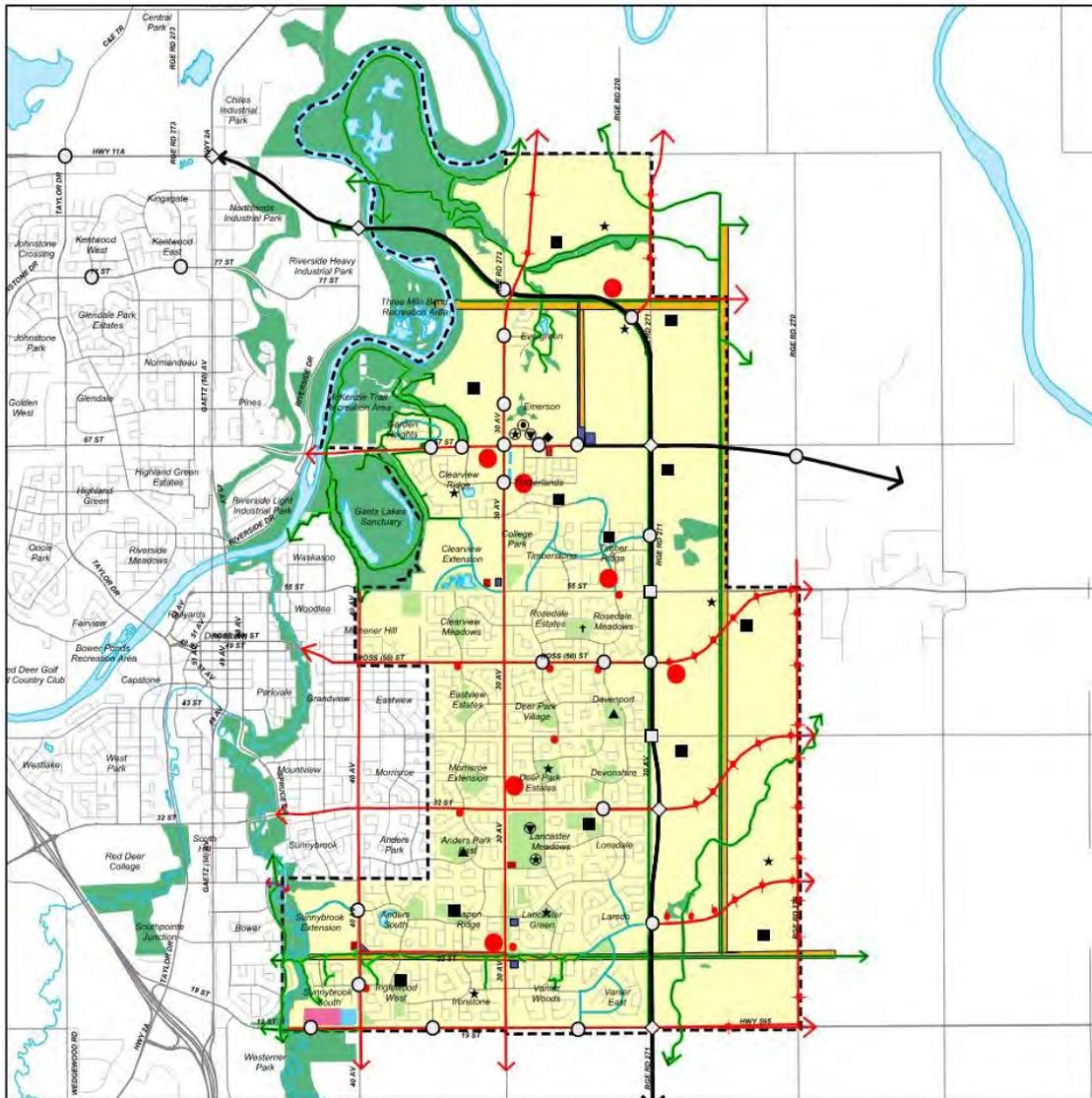


Figure 5: Generalized Land Use Concept - East Hill

- | | | | |
|---|--|---------------------------------|------------------------------------|
| Expressway and Grade Separation (Gradual build-out starting with two lanes) | Existing Parks & Natural Areas | Neighbourhood Commercial Centre | Francophone Co-located High School |
| Arterial Road | Restricted Commercial | District Commercial Centre | Interchange |
| Piper Creek Protected Crossing (Molly Banister Drive) | Potential Natural Areas | Public K-9 School | Right in Right Out |
| Collector Road | Major Electrical Transmission Corridor | Catholic Elementary School | Signal |
| Proposed Regional Park | Public Utility Site | Catholic High School | Intersection |
| Potential Emergency Services Location | Residential | Catholic K-9 School | Plan Boundary |
| | Arterial Commercial | Public High School | |
| | Regional Trail | Public Elementary School | |
- * Locations shown are conceptual



Note: Any reference to a specific school authority in this plan is only an indication of a school authority's site preference. The allocation of identified school sites will be determined by the Joint Use Committee. (Bylaw 3499/A-2021)

Lancaster/Vanier East



NEIGHBOURHOOD AREA STRUCTURE PLAN

Melcor Developments
City of Red Deer

Amended xxxx, 2024
Bylaw xxxx/x-2023

Approved June 13, 2011
Bylaw 3217/B-2011

Prepared by:
Stantec Consulting, Ltd.
1100 - 4900 50th Street
Red Deer, AB
T4N 1X5

Lancaster/Vanier East
Neighbourhood Area Structure Plan
 January 2023

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Neighbourhood Area Structure Plan
January 2023

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Neighbourhood Area Structure Plan
January 2023

1.0 Introduction

1.1 PURPOSE

The purpose of the Lancaster/Vanier East Neighbourhood Area Structure Plan (NASP) is to describe the land use framework and development objectives for the NE and SE quarters of Section 02-38-27-W4M, located in the southeast of The City of Red Deer. The Lancaster/Vanier East quarter sections encompass approximately 123 hectares (304 acres).

In order to meet the continued demand for land, The City of Red Deer sought to annex additional lands in 2007 from Red Deer County. The application for annexation was submitted in July of 2007, in September of 2009 the application was approved. Phase One of the annexation included the Lancaster/Vanier East lands.

On behalf of Melcor Developments, Stantec Consulting Ltd. has prepared this NASP; which delineates land uses, parks and open space, stormwater management, and neighbourhood staging.

1.2 PLAN AREA

Lancaster/Vanier East is located on the southeast edge of The City of Red Deer, as shown in **Figure 1.0 – Location Plan**. These parcels of land are directly east of the existing communities of Lancaster Green and Vanier Woods and are defined by the following boundaries:

North Boundary: Lonsdale residential subdivision

West Boundary: Lancaster Green and Vanier Woods residential subdivisions

South Boundary: 19th Street (Delburne Road)

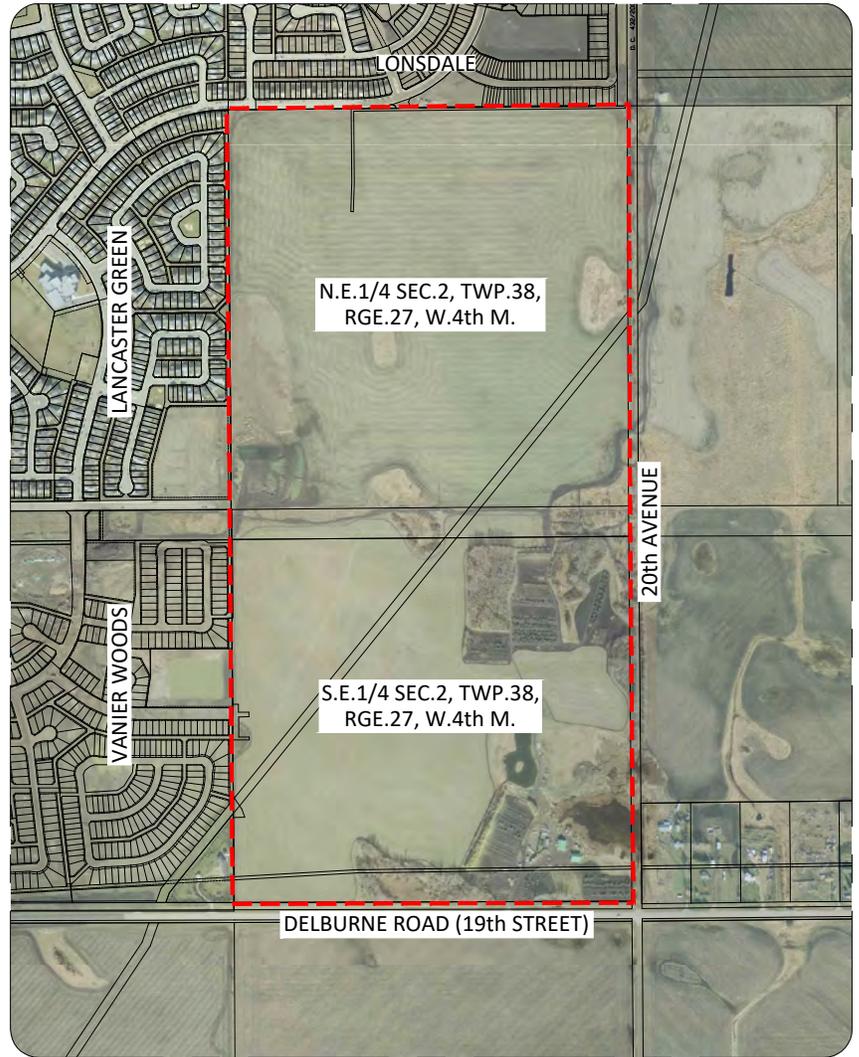
East Boundary: Future 20th Avenue expressway

The Plan Area encompasses 123 hectares (304 acres) and is legally described as the NE ¼ Section 02, Township 38, Range 27, West of the 4th Meridian and SE ¼ Section 02, Township 38, Range 27, West of the 4th Meridian as shown on **Figure 2.0 – Legal Boundary**.

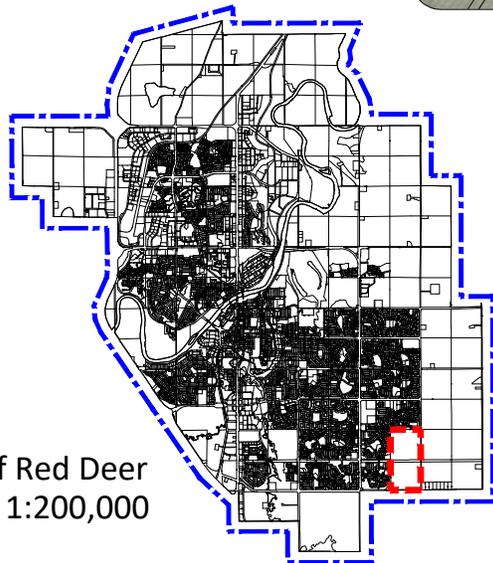
The Lancaster/Vanier East NASP constitutes a logical planning unit with respect to identifiable boundaries, servicing considerations and is consistent with the area as identified in the East Hill Major Area Structure Plan.

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Site Location
Scale: 1:10,000



City of Red Deer
Scale: 1:200,000

Legend

- City of Red Deer Boundary
- NASP Boundary



Figure 1.0
Location Plan
Lancaster/Vanier East

Prepared for:
Melcor Dev. Ltd.
Red Deer, AB

Stantec
#1100, 4900-50th Street, Red Deer, AB T4N1X7
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CHECKED BY: GCL
SCALE: As Shown
PROJECT #: 112870983

October 2023

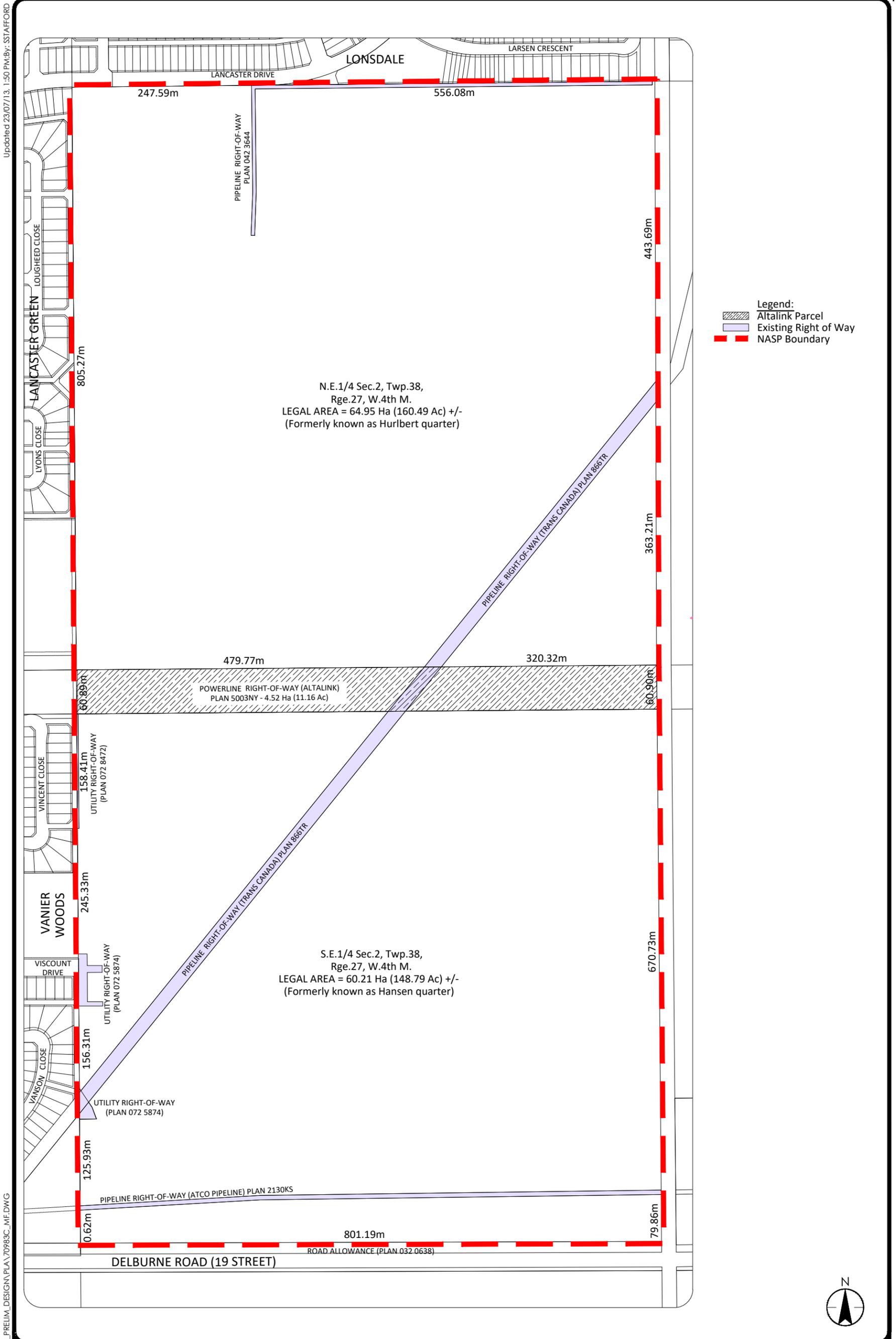


Figure 2.0
Legal Boundary
Lancaster/Vanier East

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1.3 POLICIES & RELEVANT PLANNING DOCUMENTS

The following relevant documents have been reviewed and referenced in preparation of this NASP:

- Parkland Geotechnical – Phase 1 Environmental Site Assessment Hansen & Hurlbert Quarter Sections NE & SE 02-38-27-W4M Red Deer County, AB (2009)
- Stantec Consulting Ltd – Wetland Assessment of Two Properties in Red Deer, AB NE 02-38-27-W4M & SE 02-38-27-W4M (2009)
- Stantec Consulting Ltd – Northland Drive/20 Avenue Functional Planning Study (2008)
- The City of Red Deer – 2004 Growth Study (2005)
- The City of Red Deer – East Hill Major Area Structure Plan (2021)
- The City of Red Deer – Land Use Bylaw (2006)
- The City of Red Deer – Municipal Development Plan (2013)
- The City of Red Deer – Neighbourhood Planning Guidelines and Standards (2013)
- The City of Red Deer – Trails Master Plan (2005)
- The City of Red Deer – Commercial Opportunities Study (2010)

The Lancaster/Vanier East Neighbourhood Area Structure Plan has been prepared as a Statutory Plan. It adheres to Section 633 of the *Municipal Government Act of Alberta* and follows the guidelines and policies set forth by The City of Red Deer for the development of new areas. These policies and guidelines are outlined in the City's Municipal Development Plan and *The City of Red Deer Neighbourhood Planning Guidelines and Standards*.

The City of Red Deer East Hill Major Area Structure Plan provides a framework for orderly and economic growth of the City's southeast residential neighbourhoods in order to create safe and healthy living environments. The East Hill Major Area Structure Plan sets out the broader transportation and land use objectives for multiple quarter sections in east Red Deer. Some of these objectives include identifying the locations of collector roads, arterial roads, recreational sites, trail systems, and allocating the various residential land uses.

The City of Red Deer Municipal Development Plan outlines broad policies for guiding growth and changes in the City for the next twenty-five years. Among many other things, the MDP sets out the following policies regarding neighbourhood designs:

Stantec
Lancaster/Vanier East
Neighbourhood Area Structure Plan
 January 2023

- Density in new neighbourhoods shall ensure a minimum of 14.80 dwelling units per net developable hectare.
- The City shall continue to require a mix of housing types and forms in all residential neighbourhoods.

There are no constraints listed for the development of the Plan Area within *The City of Red Deer Land Use Bylaw*. This Plan has been developed to conform to the Land Use Bylaw in regards to land use and regulations.

The City of Red Deer prepared a Functional Planning Study for the Highway 11A/Northland Drive/20th Avenue/ McKenzie Road corridors from Highway QE2 north to Highway QE2 south. The Functional Planning Study has formed the foundation for design and construction of these segments of roadway. In preparation of the Concept Plan, the *Northland Drive/20 Avenue Functional Planning Study* was reviewed for its potential road alignment and to ensure an adequate right-of-way within the Plan Area. The roadway improvements and intersection has been incorporated into the Concept Plan.

The City of Red Deer Commercial Opportunities Study defines a vision for commercial growth for the City of Red Deer and aids in the forecasting of retail/service/office development. This NASP has been developed to conform to the recommendations for District Centres as identified within the *Commercial Opportunities Study*.

The City of Red Deer Trails Master Plan identifies a future collector trail connection in the adjacent subdivision and potential connections. This type of trail takes the form of a 2.5m wide concrete sidewalk that is required on one side of the collector roadways. Neighbourhood trails located throughout Lancaster/Vanier East will be designed to the standards set out within the Trails Master Plan.

The design of Lancaster/Vanier East has been based on the policies set out within *The City of Red Deer Neighbourhood Planning Guidelines and Standards*.

1.4 AMENDMENTS

In 2020, the Lancaster/Vanier East NASP was amended to provide additional housing options in the neighbourhood of Laredo. A revision to the Land Use Concept was made to accommodate two land use districts within a defined area. The overall density and potential population were unchanged.

In 2023, the developable area of NE 2-37-27-W4 was revised along with the removal of commercial land uses. An area within the 20th avenue road ROW, known as the “jug handle” was purchased back from the City, thus increasing the developable area. The jug handle and previous commercial area was replaced with various residential land uses.

2.0 Site Context and Development Considerations

2.1 NATURAL FEATURES

The majority of the land within the Plan Area is agricultural farm land with several areas of upland trees as shown on **Figure 3.0 - Existing Features**. Two large groupings of trees are located near the center and along the south boundary of the Plan Area. Vegetation within the Plan Area is mostly cultivated with a mosaic of aspen and prairie vegetation.

Seasonal wetlands are present throughout the Plan Area while more prominent wetlands are located in the southeast corner. A Wetland Assessment completed by Stantec Consulting Ltd. identified and classified four semi-permanent ponds and lakes, two seasonal ponds and lakes, and four temporary wetlands. These features are shown on **Figure 4.0 – Wetland Assessment**.

2.2 TOPOGRAPHY, SOILS & VEGETATION

As shown on **Figure 3.0 - Existing Features**, the site topography is relatively flat with the overall slope going south/southeast toward 19th Street (Delburne Road). There is a recorded elevation of 903.0 m in the west of the Plan Area with the lowest elevation of 898.0 m located in the southeast for a total change in ground elevation of approximately 5.0 m.

Parkland Geotechnical Ltd. completed a Geotechnical Investigation for the property in October of 2008. The general soil profile on these two quarter sections consists of topsoil and glacio-lacustrine deposits overlying till. In some locations, right below the topsoil, there is surficial silt and fine grained sand. These soils are typical of what is generally found in south Red Deer. Based on ground water readings, the ground water table is expected to vary between 0.3 m and 4.9 m below grade. These ground water levels are also typical for south Red Deer.

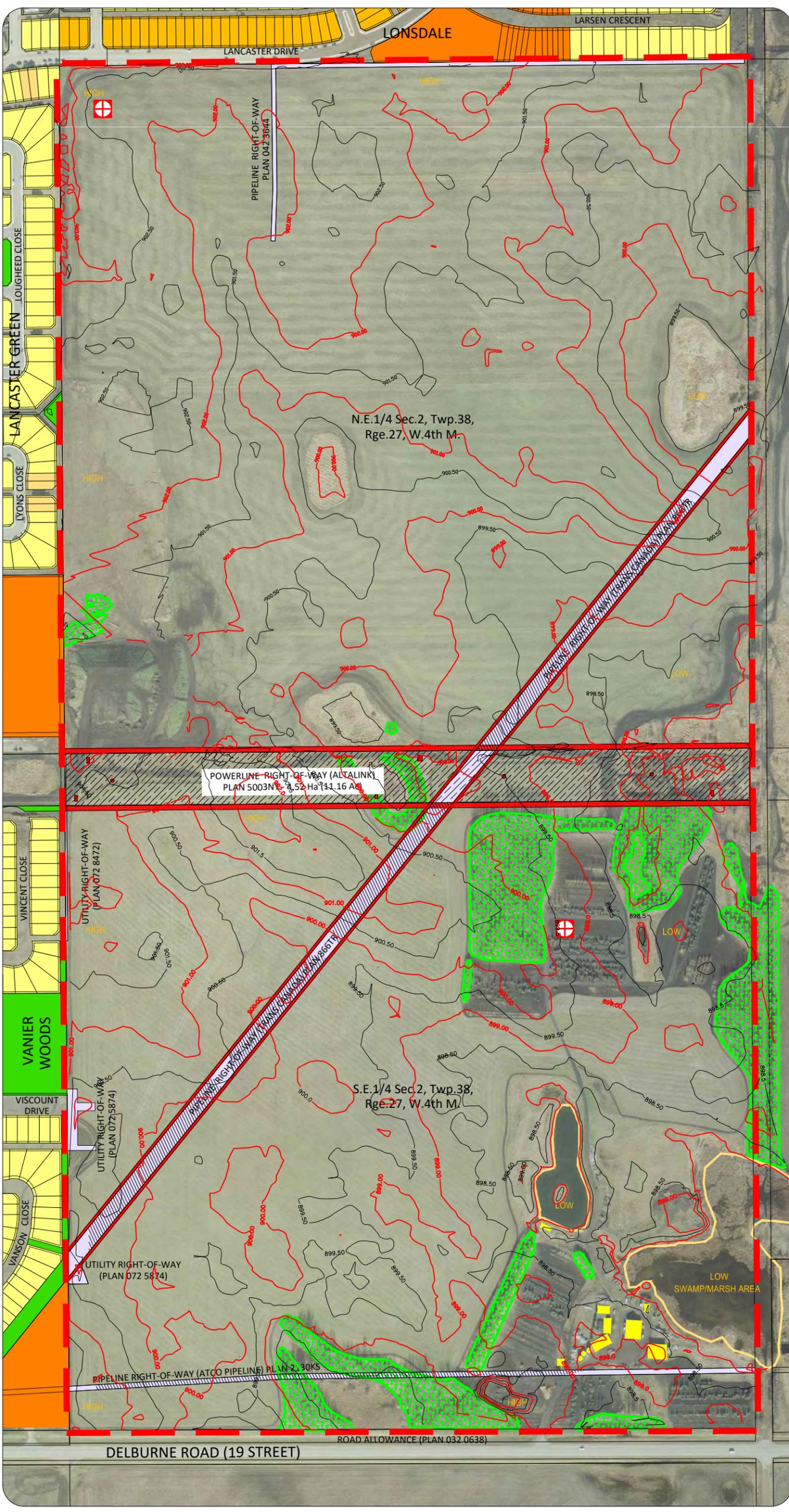
As summarized in Parkland Geotechnical's study, the subsurface conditions are considered to be suitable for residential/commercial development.

2.3 ENVIRONMENTAL SITE ASSESSMENT

In April 2008, an Environmental Site Assessment (ESA) report was completed for the Plan Area by Parkland Geotechnical Ltd., the majority of the Plan Area has been assigned with a rating of low, in terms of environmental risk. No additional environmental site investigation was recommended.

Updated 23/07/18, 9:14 AM By: SSTAFFORD

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- Legend:**
- HIGH / LOW Elevation High / Low Slope
 - 0.5m Existing Ground Contours
 - Existing Power Poles & Towers
 - Abandoned Oil Well
 - Wetland
 - Existing Vegetation
 - Existing Building
 - Altalink Right-of-Way
 - Existing Right-of-Way
 - Low Density Residential (R1)
 - Narrow Lot Residential (R1N)
 - Semi-Detached Residential (R1A)
 - Multi-Family Residential (R2/R3)
 - Parks and Recreation (P1)
 - Utility Right of Way Setback
 - NASP Boundary



Figure 3.0
Existing Features
Lancaster/Vanier East

Prepared for:
Melcor Dev. Ltd.
Red Deer, AB

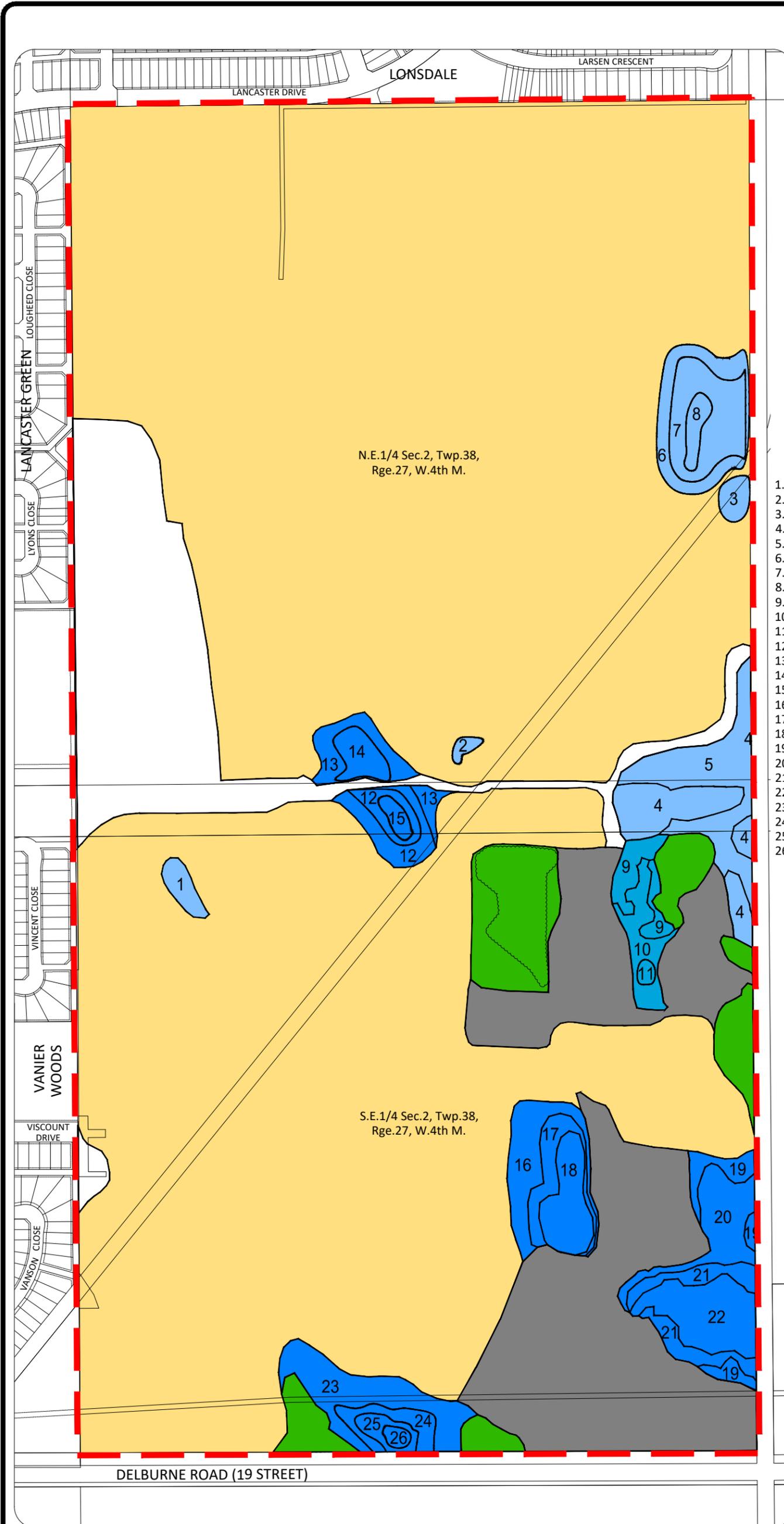
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- Legend:**
- 2 - Temporary
 - 3 - Seasonal Ponds & Lakes
 - 4 - Semi-Permanent Ponds & Lakes
 - Crop
 - Disturbed Lands
 - Rural
 - Upland Tree
 - NASP Boundary
1. Wet meadow, normal emergent phase
 2. Wet meadow, normal emergent phase
 3. Wet meadow, normal emergent phase
 4. Low prairie, shrubby phase
 5. Wet meadow, normal emergent phase
 6. Low prairie, normal emergent phase
 7. Wet meadow, normal emergent phase
 8. Shallow marsh, normal emergent phase
 9. Low prairie, Shrubby phase
 10. Wet meadow, normal emergent phase
 11. Shallow marsh, normal emergent phase
 12. Low prairie, shrubby phase
 13. Wet meadow, normal emergent phase
 14. Shallow marsh, normal emergent phase
 15. Deep marsh, normal emergent phase
 16. Low prairie, normal emergent phase
 17. Shallow marsh, normal emergent phase
 18. Deep marsh, open water phase
 19. Low prairie, normal emergent phase
 20. Wet meadow, normal emergent phase
 21. Shallow marsh, normal emergent phase
 22. Deep marsh, open water phase
 23. Low prairie, treed phase
 24. Wet meadow, shrubby phase
 25. Shallow marsh, normal emergent phase
 26. Deep marsh, open water phase.

*Based on the NE2-38-27-W4M & SE2-38-27-W4M Wetland Assessment Final Report.



Figure 4.0
Wetland Assessment
Lancaster/Vanier East

Prepared for:
Melcor Dev. Ltd.
Red Deer, AB

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SCALE: NTS
PROJECT #: 112870983

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The Environmental Site Assessment report identified two potential issues:

1. An abandoned oil well site is located on the subject property at LSD 15-02-38-27-W4M. The exact well site was not identified during their investigation but the general area appeared to be successfully reclaimed to farmland. A surface reclamation certificate was issued for this facility in March 2004 following remediation efforts.
2. An abandoned well site is located on the subject property at LSD 8-02-38-27-W4M. This non-producing well was completed on February 7, 1960 and abandoned on February 9, 1960. Only minor hydrocarbon contamination is expected to be present in the well bore area due to the drilling activities; there is no indication of vegetation impact surrounding this well site.

While identified, none of the risks are expected to bare any environmental impact on the Plan Area. In the fall of 2009, Stantec Consulting unearthed both abandoned wellheads in order to precisely survey and photograph them. Based on the inspection, it appears that the well areas have been properly reclaimed with no evidence of contamination.

The Alberta Energy and Utilities Board currently recommends that abandoned oil wells should have a minimum setback of 5.0 m from any permanent structure, 3.0 m from any underground utilities, and sufficient working space should be provided incase drilling service vehicles require access to the well. In order to meet this requirement, public utility lots have been located around both sites.

Setback policies are currently under review by the Alberta Energy and Utilities Board and a potential increase to the setback may be recommended. Should a new setback be approved, lotting will be adjusted at the time of subdivision to be consistent with the new standards.

2.4 HISTORIC AND CURRENT LAND USE

A historical review of aerial photos of the Plan Area, confirmed by local interviews, indicates the land's agricultural use has remained unchanged dating from 1962. Since 1988, Apollo Landscaping and Nursery has operated on the southeast portion of the SE ¼ Section 02-38-27-W4M. This business consists of several buildings and two pond areas.

An oil well was operating on the northwest portion of the property from 1984 until 1999.

2.5 ADJACENT LANDS & SURROUNDING DEVELOPMENT

The existing subdivisions of Lancaster Green and Vanier Woods are located directly west of the Lancaster/Vanier East Plan Area and another residential subdivision, Lonsdale, is located to the north. Land use within these adjacent properties consists primarily of single and multi-family residential development.

A section of land located to the east of the Plan Area is currently undeveloped agricultural land. Within *The City of Red Deer 2004 Growth Study*, these lands were identified for potential future commercial development. lands located to the east have been identified.

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The property located south of the Lancaster/Vanier East Plan Area, across 19th Street, has been identified in the East Hill Major Area Structure Plan as future industrial/limited commercial land; the same intention is reflected within the City's Growth Study where it is shown as future industrial lands.

2.6 EXISTING UTILITIES

A total of five utility rights-of-way have been identified within these two quarter sections. The major rights-of-way are:

- An existing high pressure TransCanada pipeline (sweet gas) cuts diagonally through the Plan Area in a southwest to northeast manner. This pipeline is protected by an 18.0 m wide right-of-way. Lot boundaries are permitted directly to the edge of the right-of-way, but TransCanada does recommend a 7.0 m setback to any permanent structure. Non-permanent structures shall not be permitted within the first 3.0 m of the boundary. The Development Authority, after consultation with TransCanada, may at its discretion relax the setback. There are also restrictions on what can be constructed on the pipeline right-of-way. Multi-use trails have been proposed for development on this right-of-way subject to approval of TransCanada.
- There is an existing 60.0 m wide right-of-way in the center of the Plan Area separating the two quarters. This right-of-way contains high voltage overhead transmission lines. AltaLink currently owns this right-of-way and all of the utilities contained within.

AltaLink has recommended a 12.0 m setback on the south side of the right-of-way and a 19.0 m setback along the north to any permanent structure. Depending on the location of the structure, relative location to the sag point and required public safety setbacks; the Development Authority, after consultation with AltaLink, may at its discretion relax the setback.

- ATCO Pipelines maintains a 6.0 m wide high-pressure gas line (sweet gas) in the south that runs in an east to west manner. This pipeline is located roughly 70.0 m north of the 19th Street roadway right-of-way. ATCO has restrictions on development within their right-of-way but will allow development up to the boundary.

3.0 Planning Objectives

3.1 OVERVIEW

The Lancaster/Vanier East Neighbourhood Area Structure Plan outlines the future pattern of subdivision by defining:

- land uses by type, size, and location;
- the transportation network;
- the scheduling of services;
- the general location of community facilities;
- the sequencing of development; and
- other development issues specific to the Lancaster/Vanier East Plan Area.

Lancaster/Vanier East is a comprehensively planned residential neighbourhood that takes advantage of the location, conditions, and topography of the site. The main objectives of the Lancaster/Vanier East NASP are to:

- Develop a plan consistent with the general intent and purpose of *The City of Red Deer Municipal Development Plan (MDP)* and *The City of Red Deer East Hill Major Area Structure Plan*.
- Provide a framework for delivery of a high-quality, comprehensively planned residential community by defining the general pattern and composition of land uses, linkages, servicing, and development staging.
- Ensure the implementation of the Plan takes place in an orderly manner by using a construction phasing structure.

3.2 RESIDENTIAL POLICIES

- Encourage a variety of single and multi-family housing options by recognizing consumer preferences while conforming to the municipal standards and policies set forth by The City of Red Deer.
- Encourage pedestrian-friendly streetscapes.
- Provide direct and safe pedestrian linkages to the community, nodes, and adjacent subdivisions.

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- Locate residential development in a manner which takes advantage of parks, trails, stormwater management facilities, and existing natural features.
- Orient larger parcels of medium density residential development adjacent to the collector roadways to provide easy access and provide a transitional land use between adjacent single family development and major roads where appropriate.
- Develop multi-family residential development to interact and take advantage of the surrounding commercial areas.
- Ensure a minimum housing density of 14.8 du/net developable hectare (6 du/ac).

3.3 PARKS AND OPEN SPACE POLICIES

- Provide park sites to service the active and passive recreational needs of Lancaster/Vanier East residents, as well as for adjacent neighbourhoods, by way of Municipal Reserve dedication.
- Utilize stormwater management facilities to provide informal pedestrian linkages and open space recreational opportunities which are economically viable and sustainable.
- Utilize the existing AltaLink and pipeline ROWs to provide pedestrian linkages, trail connections, and a space for recreational opportunities.

3.4 GATHERING AREA POLICIES

- Provide adequate open space in centrally located areas for community gathering, allowing for convenient access by all residents.

3.5 TRANSPORTATION POLICIES

- Provide a safe and efficient multimodal transportation system within the Plan Area with strong connections to adjacent developments.
- Provide non-vehicular circulation options throughout Lancaster/Vanier East with special attention to park sites and multi-family housing linkages.
- Minimize walking distance by creating an interconnected network of trails and sidewalks.
- Develop land efficiently so that it does not hinder the layout and future development of 20th Avenue.

3.6 ECOLOGICAL STEWARDSHIP POLICIES

- Develop land in an efficient manner by allowing for intensive urban development through a variety of housing forms.

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- Encourage naturalized landscaping on public and private lands to a level that is acceptable by The City of Red Deer to minimize environmental and economic costs associated with the land's maintenance.
- Promote the development of open spaces and walkway linkages for pedestrians, cyclist, and non-vehicular methods of travel.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

4.0 Planning Concept

4.1 OVERVIEW

Melcor Developments' intent, through the Lancaster/Vanier East development, is to develop a residential neighbourhood balanced with complementary uses and recreational opportunities. In addition to the development of high-quality residential opportunities, Melcor intends to integrate interconnected parks and open space linkages throughout the Plan Area. Together, these elements will provide The City of Red Deer with a unique neighbourhood.

The Concept Plan has been developed to take advantage of the natural and existing characteristics which form the basis for the design as shown on **Figure 5.0 – Concept Plan** and **Figure 6.0 – Concept Plan with Aerial Photo**. The land use statistics and number of dwellings units are separated per title and represented in **Table 1.1, 1.2, 1.3 – Land Use Allocation, Table 2.1, 2.2, 2.3 – Municipal Reserve Dedication, Table 3.0 – Density, and Table 4.0 – Housing Mix**. A table has been formulated to present the 30% dedication to roads and PULs and is shown on **Table 5.1, 5.2, 5.3 – Roads and Utilities**.

4.2 OVERALL CONCEPT

Lancaster/Vanier East is a logical extension of growth within The City of Red Deer and a proper extension of the existing communities of Vanier Woods and Lancaster Green. This neighbourhood will primarily consist of residential development combined with commercial, community, and spiritual facilities. Recreational opportunities will be provided through open spaces and trails.

Once fully developed, Lancaster/Vanier East should include approximately 2041 dwelling units for a density of 18.87 dwelling units per net developable hectare. All assumptions for dwelling unit density projections are as per Appendix F of *The City of Red Deer Neighbourhood Planning Guidelines & Standards*. Final density may vary dependent on final lotting, product type and market conditions.

4.3 RESIDENTIAL

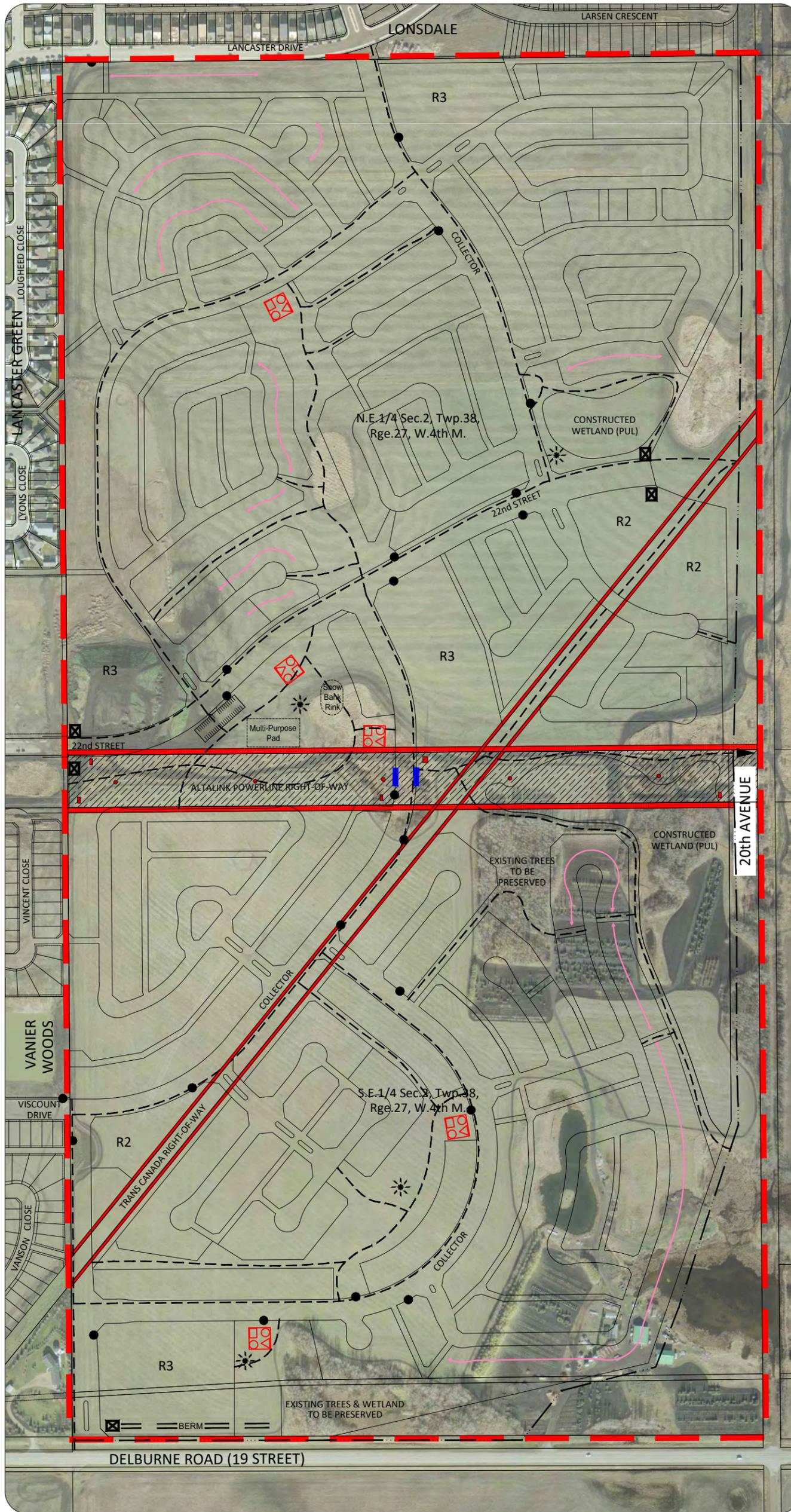
A mixture of low, medium, and high density residential dwelling units is described based upon *The City of Red Deer Land Use Bylaw*.

4.3.1 R1 Residential (Low Density) District

The general purpose of the R1 Residential (Low Density) District is to provide land which will be used for low density single-family detached residential development. The minimum lot area within the R1 district is 360.0 m² with a minimum width of 12.0 m and depth of 30.0 m respectively.

Updated 23/10/13, 11:05 AM; By: SSTAFFORD

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- Legend:**
- Altalink Parcel
 - Utility Right of Way Setback
 - Potential Bus Stops
 - Traffic Calming
 - Existing Power Poles & Towers
 - Gathering Area
 - Playground Structure
 - Entry Feature Sign
 - Abandoned Oil Well
 - Multi-Purpose Trail
 - Northland Drive/20th Avenue
 - Multi-Purpose Trail
 - Potential 2 Storey, Walkout Lot
 - NASP Boundary



Figure 6.0
Concept Plan - Aerial
 Lancaster/Vanier East

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Low Density Residential has been scattered throughout the Plan Area and is in close proximity to the many amenities, constructed wetlands, recreational parks, parkettes, the AltaLink ROW, and the linear park linkages.

Development of the low density and smaller lot residential areas has been planned in clusters/cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment.

4.3.2 R1N Residential (Narrow Lot) District

R1N Residential (Narrow Lot) Districts will provide more affordable single-family housing options within Lancaster/Vanier East. The lot area minimum within the Narrow Lot Residential district is 380.0 m² with a minimum width and depth of 10.5 m by 36.6 m respectively. All R1N district lots will have direct access to a laneway as this district does not permit front driveways.

Several clusters of Narrow Lot Residential have been located throughout the development, the largest clusters being in the northeast corner of the Plan Area. A second cluster has been located in the southeast corner, near the Storm Water Management Facility. A single row of R1N housing also fronts onto Lancaster Drive to the northwest.

Several areas in the northeast corner have been identified to include a mix of R1N and R1G lots. This land use district allows for a more affordable attached garage housing option while having negligible impacts to the character, feel and streetscape of the area. The overall density and number of units will be the same regardless of R1N or R1G lots.

4.3.3 R1G Residential (Small Lot) District

This NASP introduces a new residential land use in an effort create more affordable housing options. R1G Residential (Small Lot) Districts will be similar to R1N Narrow Lot Residential, but would accommodate front driveways/garages. The lot area minimum within the Small Lot District is 320.0 m² with a minimum width and depth of 10.5 m by 30.0 m respectively.

The Residential (Small Lot) District has been primarily located along most collector roadways, in areas where supporting a laneway may not be possible, and/or adjacent to green space. Like the rest of the development, these clusters have been situated to take full advantage of park space, playground structures, and linear parks. Special considerations have been given to R1G lots to ensure adequate spacing for snow removal, parking and safety.

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Table 1.1 - Land Use Allocation: NE ¼ 02-38-27 W4M

Land Use Category	Hectares	Acres	% of Developable Area	# of Dwelling Units
Gross Plan Area	64.64	159.66		
Arterial Roadway Widening (20 th Ave)	3.58	8.84		
Constructed Wetlands (PUL)	0.95	2.35		
Developable Plan Area	60.11	148.47	100.0%	
Residential*	41.95	103.62	69.9%	1251
R1 Residential Low Density**	17.77	43.89	29.6%	411
R1A Residential Semi-Detached	3.02	7.46	5.0%	101
R1G Residential Small Lot	6.89	17.02	11.5%	215
R1N Residential Narrow Lot	3.96	9.78	6.6%	104
R2 Residential Medium Density	4.25	10.50	7.1%	150
R2T Residential Townhome	0.94	2.32	1.6%	40
R3 Residential Multiple Family	5.12	12.65	8.5%	230
Open Space	6.67	18.82	11.1%	
Municipal Reserve (MR)***	5.59	13.78	9.3%	
TransCanada (Pre-existing ROW)	0.42	1.04	0.7%	
Public Utility Lot (PUL)	0.67	1.65	1.1%	
Constructed Wetland (PUL)****	0.95	2.35		
Transportation	15.30	37.80	25.5%	
Collector Roadways	3.08	7.55	5.1%	
Local Roadways	9.23	22.80	15.4%	
Lanes	2.99	7.39	5.0%	

*All assumptions for dwelling unit density projections are as per Appendix F of *The City of Red Deer Neighbourhood Planning Guidelines & Standards*. A 45 dwelling units per hectare is assumed for R3 Residential Multiple Family due to the various potential product types.

**Up to 15% of R1 Residential Low Density is calculated with secondary suites at 1.5 units as per *The City of Red Deer Guidelines and Standards*.

***Refer to Table 2.1, 2.2, 2.3 for detailed Municipal Reserves Calculations

****Not included within the % of Developable Area

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Table 1.2 - Land Use Allocation: SE ¼ 02-38-27 W4M

Land Use Category	Hectares	Acres	% of Developable Area	# of Dwelling Units
Gross Plan Area	58.72	145.04		
Environmental Reserve	1.17	2.89		
Arterial Roadway Widening (20 th Ave)	6.23	15.39		
Constructed Wetlands (PUL)	3.28	8.10		
Developable Plan Area	48.04	118.66	100.0%	
Residential*	28.56	70.54	59.5%	790
R1 Residential Low Density**	15.89	39.25	33.1%	367
R1A Residential Semi-Detached	3.09	7.63	6.4%	104
R1G Residential Small Lot	4.17	10.30	8.7%	130
R1N Residential Narrow Lot	2.75	6.79	5.7%	72
R2 Residential Medium Density	0.66	1.63	1.4%	23
R3 Residential Multiple Family	2.00	4.94	4.2%	94
Social Use	0.21	0.52	0.4%	
Place of Worship	0.21	0.52	0.4%	
Open Space	8.00	19.77	16.5%	
Municipal Reserve (MR)***	5.50	13.59	11.4%	
TransCanada (Pre-existing ROW)	1.27	3.14	2.6%	
ATCO Pipeline (Pre-existing ROW)	0.36	0.89	0.7%	
Public Utility Lot (PUL)	0.87	2.15	1.8%	
Constructed Wetland (PUL)****	3.28	8.10		
Transportation	11.26	27.82	23.5%	
Collector Roadways	4.17	10.30	8.7%	
Local Roadways	5.48	13.54	11.4%	
Lanes	1.61	3.98	3.4%	

*All assumptions for dwelling unit density projections are as per Appendix F of *The City of Red Deer Neighbourhood Planning Guidelines & Standards*. A 45 dwelling units per hectare is assumed for R3 Residential Multiple Family due to the various potential product types.

**Up to 15% of R1 Residential Low Density is calculated with secondary suites at 1.5 units as per *The City of Red Deer Guidelines and Standards*.

***Refer to Table 2.1, 2.2, 2.3 for detailed Municipal Reserves Calculations

****Not included within the % of Developable Area

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Table 1.3 - Land Use Allocation: Plan Area

Land Use Category	Hectares	Acres	% of Developable Area	# of Dwelling Units
Gross Plan Area	123.36	304.70		
Environmental Reserve	1.17	2.89		
Arterial Roadway Widening (20 th Ave)	9.81	24.23		
Constructed Wetlands (PUL)	4.24	10.47		
Developable Plan Area	108.15	267.13	100.0%	
Residential*	70.51	174.16	65.1%	2041
R1 Residential Low Density**	33.66	83.14	31.1%	778
R1A Residential Semi-Detached	6.11	15.09	5.6%	205
R1G Residential Small Lot	11.06	27.32	10.2%	345
R1N Residential Narrow Lot***	6.71	16.57	6.2%	176
R2 Residential Medium Density	4.91	12.13	4.5%	173
R2T Residential Townhome	0.94	2.32	0.9%	40
R3 Residential Multiple Family	7.12	17.59	6.6%	324
Social Use	0.21	0.52	0.2%	
Place of Worship	0.21	0.52	0.2%	
Open Space	14.67	31.13	11.6%	
Municipal Reserve (MR)****	11.09	27.37	10.2%	
TransCanada (Pre-existing ROW)	1.69	4.17	1.6%	
ATCO Pipeline (Pre-existing ROW)	0.36	0.89	0.3%	
Public Utility Lot (PUL)	1.54	3.80	1.4%	
Constructed Wetland (PUL)*****	4.23	10.45		
Transportation	26.56	65.60	24.6%	
Collector Roadways	7.25	17.91	6.7%	
Local Roadways	14.71	36.33	13.6%	
Lanes	4.60	11.36	4.3%	

*All assumptions for dwelling unit density projections are as per Appendix F of *The City of Red Deer Neighbourhood Planning Guidelines & Standards*. A 45 dwelling units per hectare is assumed for R3 Residential Multiple Family due to the various potential product types.

**Up to 15% of R1 Residential Low Density is calculated with secondary suites at 1.5 units as per *The City of Red Deer Guidelines and Standards*.

****Refer to Table 2.1, 2.2, 2.3 for detailed Municipal Reserves Calculations

*****Not included within the % of Developable Area

Table 2.1 – Municipal Reserve Dedication: NE ¼ 02-38-27 W4M

Municipal Reserve Dedication	Hectares	Acres
Gross Plan Area	64.64	159.66
Net Area For Municipal Reserve Land Dedication	64.64	159.66
Required MR Dedication	6.46	15.96
Actual Municipal Reserve Land Dedication in Plan*	6.00	14.82
Percentage MR Dedication	9.28%	

*Includes portions of pre-existing ROW (TransCanada)

Table 2.2 - Municipal Reserve Dedication: SE ¼ 02-38-27 W4M

Municipal Reserve Dedication	Hectares	Acres
Gross Plan Area	58.72	145.04
Subtract Out Parcel:		
Environmental Reserve	1.17	2.89
Net Area For Municipal Reserve Land Dedication	57.55	142.15
Required MR Dedication	5.75	14.22
Actual Municipal Reserve Land Dedication in Plan*	6.77	16.72
Percentage MR Dedication	11.76%	

*Includes portions of pre-existing ROW (TransCanada)

Table 2.3 - Municipal Reserve Dedication: Plan Area

Municipal Reserve Dedication	Hectares	Acres
Gross Plan Area	123.36	304.7
Subtract Out Parcel:		
Environmental Reserve	1.17	2.89
Net Area For Municipal Reserve Land Dedication	122.19	301.81
Required MR Dedication	12.21	30.18
Actual Municipal Reserve Land Dedication in Plan*	12.77	31.54
Percentage MR Dedication	10.45%	

*Includes portions of pre-existing ROW (TransCanada)

Table 3.0 – Density

Density	Dwelling Units	Density (units/ha)
	2041	18.87

Table 4.0 – Housing Mix

Land Use Category	Dwelling Units	Hectares
	2041	70.51
Residential - Low Density R1	778	33.66
Residential - Semi-Detached R1A	205	6.11
Residential - Small Lot R1G	345	11.06
Residential - Narrow Lot R1N	176	6.71
Residential - Medium Density R2/ Residential - Multiple Family R3	497	12.03
Residential - R2T Residential Townhome	40	0.94

Table 5.1 Roads and Utilities: NE ¼ 02-38-27 W4M

Land Use Category	Hectares	Acres	% of Gross Plan Area
Gross Plan Area	64.64	159.66	
Pre-existing ROW (TransCanada)	0.42	1.04	
Gross Plan Area Less Pre-existing ROW	64.22	158.62	
30% of Gross Plan Area Less Pre-existing ROW	19.27	47.59	
Arterial Roadway Widening (20 th Ave)	3.58	8.84	5.6%
Public Utility Lot (PUL)	1.62	4.00	2.5%
Collector Roadways	3.08	7.61	4.8%
Local Roadways	9.23	22.80	14.4%
Lanes	2.99	7.39	4.7%
Total	20.50	50.64	32.0%
Over 30% Dedication	1.23	3.05	2.0%

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Table 5.2 Roads and Utilities: SE ¼ 2-38-27 W4M

Land Use Category	Hectares	Acres	% of Gross Plan Area
Gross Plan Area	58.72	145.04	
ER	1.17	2.89	
Pre-existing ROW (TransCanada)	1.27	3.40	
Pre-existing ROW (ATCO)	0.36	0.89	
Gross Plan Area Less ER & Pre-existing ROW	55.92	137.86	
30% of Gross Plan Area Less ER & Pre-existing ROW	16.78	41.36	
Arterial Roadway Widening (20 th Ave)	6.23	15.39	10.6%
Public Utility Lot (PUL)	4.15	10.25	7.1%
Collector Roadways	4.17	10.30	7.1%
Local Roadways	5.48	13.54	9.3%
Lanes	1.61	3.98	2.7%
Total	21.64	53.46	37.6%
Over 30% Dedication	4.86	12.02	

Table 5.3 Roads and Utilities: Plan Area

Land Use Category	Hectares	Acres	% of Gross Plan Area
Gross Plan Area	123.36	304.70	
ER	1.17	2.89	
Pre-existing ROW (TransCanada)	1.69	4.18	
Pre-existing ROW (ATCO)	0.36	0.89	
Gross Plan Area Less ER & Pre-existing ROW	120.14	296.74	
30% of Gross Plan Area Less ER	36.05	89.02	
Arterial Roadway Widening (20 th Ave)	9.81	24.23	8.2%
Public Utility Lot (PUL)	5.77	14.25	4.8%
Collector Roadways	7.25	17.91	6.04%
Local Roadways	14.71	36.33	12.2%
Lanes	4.60	11.36	3.8%
Total	42.14	104.10	35.1%
Over 30% Dedication	6.09	15.06	

4.3.4 Residential (Semi-Detached Dwelling) District (R1A)

The R1A Residential (Semi-Detached Dwelling) District will provide additional housing options within Lancaster/Vanier East. Semi-detached housing will have a minimum area of 232.0 m² per dwelling unit with a minimum lot width of 7.6 m per unit.

R1A clusters have been located in individual cul-de-sacs throughout the Plan Area, with one concentration located in the southwest corner along the collector road. R1A lots have been located to back onto open space or in close proximity to open space and trails.

4.3.5 Residential (Town House) District R2T

The R2T Residential (Town House) District is available to provide for an additional multi-family option. The Town House housing will have a minimum area of 185m² with a minimum width of 6.1m per unit. This product will be situated where both laned and non-laned product is available.

4.3.6 Residential (Medium Density) District (R2)/ Residential (Multiple Family) District (R3)

Seven multi-family sites have been proposed for the Lancaster/Vanier East development:

1. The first, a R3 Residential (Multiple Family) District site has been located along the northern boundary of the Plan Area and will be accessible via a collector roadway connected to Landry Gate subdivision.
2. The second, a R3 Residential (Multiple Family) District site, has been located in the southwest corner of the NE quarter section, adjacent to the Vanier Woods subdivision and accessible via 22nd Street.
3. The third R3 Residential (Multiple Family) District site has been located in the middle of the Plan Area, just north of the AltaLink ROW.
4. The fourth and fifth sites are situated in the southwest corner of the 22nd Street and 20th Avenue intersection. These will both be R2 Residential (Multiple Family) District sites.
5. The sixth, a R2 Residential (Multiple Family) District site has been located along the west boundary of the SE quarter section, adjacent to the AltaLink ROW and Viscount Drive.
6. The seventh site has been designated as a R3 Residential (Multiple Family) District site, and has been located in the southwest corner of the SE quarter section. This site will be accessible via the future collector roadway off 19th Street.

All residential multi-family site locations within Lancaster/Vanier East have been determined with a combination of key elements to ensure accessibility, near-by public transit routes, and easy walking distances to open spaces.

4.4 PLACE OF WORSHIP

The Lancaster/Vanier East NASP has a 0.21 ha (0.52 ac) site reserved for development of a place of worship, as shown on **Figure 5.0 – Concept Plan**.

In compliance with *The City of Red Deer Neighbourhood Planning Guidelines and Standards*, if these sites are not purchased for their intended uses within a given timeframe they will be used for residential development. The alternative land use for the place of worship may be rezoned to a R2 land use district.

The site will be advertised through local media and The City of Red Deer website. The place of worship site will be on the market for six months before it is developed for residential purposes.

4.5 PARKS AND OPEN SPACE

Lancaster/Vanier East has been developed to tie into The City of Red Deer Waskasoo Park System by connecting various active and passive recreational open spaces throughout the development as shown on **Figure 7.0 – Open Space/Trails**. A combination of Municipal Reserve, public utility lots, and rights-of-way create a complete and seamless open space system. A portion of the pre-existing TransCanada ROW will be credited as MR due to its intended usage and connection to the overall open space network.

Based on the developable plan area within the Lancaster/Vanier East; 12.9 ha of land would be provided as Municipal Reserve for a total dedication of 10.5%.

4.5.1 Pedestrian Network

Within Lancaster/Vanier East, the open space system has been designed with linear parks that act as a pedestrian network and connect the entire community; the linear park is a shortcutting tool for pedestrians and non-vehicular modes of transportation. While connecting all the portions of the Lancaster/Vanier East development, the linear park system also leads pedestrians to public areas such as the central park site, preserved natural areas, the commercial district, and surrounding communities.

4.5.2 Active Recreation Park Site (Central Park Site)

A 2.24 ha active recreation park has been proposed north of the AltaLink right-of-way. This active recreation park will be developed with The City of Red Deer park amenities which may include playground structures, a snow bank rink, a boarded rink, an activity center, and a multipurpose pad.

Once each of the quarter sections has reached a predetermined developed state, The City of Red Deer's Recreation, Parks, and Culture Department will construct the playgrounds and playfields. The construction of the remaining facilities, such as the multipurpose pad and snow bank rink will be constructed once a community association for the neighbourhood has been formed.

In review of *The City of Red Deer Environmental Master Plan*, community gardens have been recognized as a future need as they are able to support local agriculture, contribute to better human health and reduce the negative environmental effects associated with food transport. Lancaster/Vanier East has identified a potential location that may be devoted to community gardens, should The City of Red Deer determine the need. Parks will need to determine the necessary size and appropriate bylaws for this area.

4.5.3 Passive Recreation Park Site

Green spaces in Lancaster/Vanier East that are not formal parks will serve as passive recreational sites and contribute to the linear park system that connects the development within and to the surrounding neighbourhoods. In order to prevent vehicle traffic from accessing these parks, as well as any of the public utility lots, bollards and post and cable fences will be installed.

4.5.4 Preserved Natural Areas

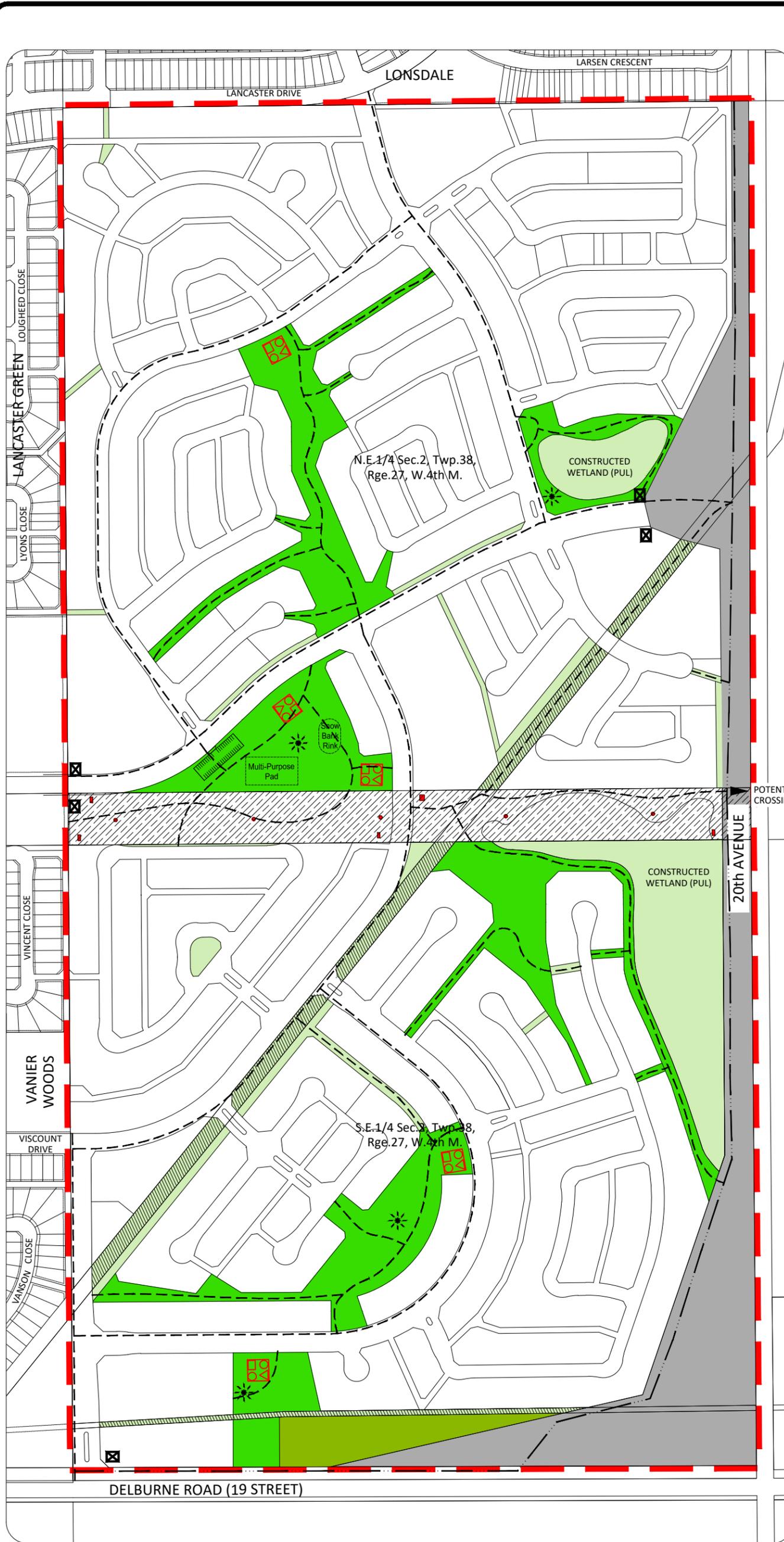
Several locations within Lancaster/Vanier East have been preserved as natural areas. These areas are to be protected with 3.0 m setbacks along with fencing prior to any development.

Significant stands of trees have been identified as natural areas and incorporated into Municipal Reserve area. The SWMF will also provide natural areas as described in Section 4.5.7. All preserved natural areas in Lancaster/Vanier East will provide passive recreation opportunities for the area.

One existing wetland in the south has been identified as an Environmental Reserve. This area will be left in its existing state and protected from any negative impacts. Some storm water from the adjacent areas will be directed to this wetland in a controlled manner in order to provide a consistent source of water to sustain the wetland.

Updated 23/10/13, 11:05 AM By: SSTAFFORD

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- Legend:**
- Environmental Reserve (ER)
 - Municipal Reserve (MR)
 - Public Utility Lot (PUL)
 - 20th Avenue Expressway
 - Altalink Parcel
 - Utility Right of Way Setback
 - Existing Power Poles & Towers
 - * Gathering Area
 - ⊗ Playground Structure
 - ⊠ Entry Feature Sign
 - ⊞ Abandoned Oil Well
 - ⊞ Multi-Purpose Trail
 - ⊞ Northland Drive/20th Avenue
 - ⊞ Multi-Purpose Trail
 - NASP Boundary



Figure 7.0
Open Space / Trails
Lancaster/Vanier East

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Red Deer, AB

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CHECKED BY: GCL
SCALE: NTS
PROJECT #: 112870983

November, 2023

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4.5.5 Pedestrian Network and Trails

Lancaster/Vanier East has been designed with an extensive neighbourhood pathway system for non-vehicular traffic and link to adjacent arterial roadways, adjacent developments, and the community recreational node.

The AltaLink right-of-way will continue to serve as a major trail and open space in the south of Red Deer. Due to the use restrictions of the right-of-way, this area is envisioned to have only trails and minimal vegetation. A major traffic calming measure will be developed within the road right-of-way as a mid-block crossing of the regional trail which will consider accommodation for vehicles, buses, pedestrians, cyclist and other uses impacted at this location subject to approval from AltaLink. Details and measures will be determined at the servicing study stage. While the location of this crossing is not desirable by the City, the importance of the AltaLink regional pedestrian trail network is recognized.

The majority of the other PULs located within Lancaster/Vanier East are envisioned to form additional trail linkages. Two separate trail alignments for 20th Avenue have been shown throughout the NASP based upon its alignment and level of upgrades.

A 2.5 m separated sidewalk will be constructed along all collector roadways to create a primary linkage throughout the Plan Area. Additional trails have been identified throughout the Plan Area to create a complete pedestrian network.

4.5.6 Gathering Places

Four formal gathering places have been identified within Lancaster/Vanier East to create common areas where residents can come together and interact as shown on **Figure 7.0 – Open Space/Trails**. Gathering places are determined based on the functional elements as described within *The City of Red Deer Neighbourhood Planning Guidelines and Standards*.

- The first, located within the Central Park along 22nd Street, will incorporate recreation, transit, and trail connection elements.
- The second, will be sited with community mailboxes in NE.
- The third and fourth gathering spaces have been located within the south; both sites will include recreation, transit, and trail connection elements.

4.5.7 Stormwater Management Facility (SWMF)

Two stormwater management facilities have been identified within Lancaster/Vanier East to manage and control major stormwater events. One of these facilities will be located along the northeast boundary of the SE quarter section. The second facility will be located along the eastern boundary of NE quarter section. Both facilities will manage stormwater from both the minor and major storm system for the entire development. The SWMFs will be sized to accommodate stormwater detention for a 1:100 year storm event.

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Both SWMF's are envisioned to be reconstructed wetlands that will utilize existing materials, seeds, roots, and biomass to retain their present states. These stormwater management facilities will be functional while adding aesthetics and recreational opportunities to the neighbourhood.

4.6 EMERGENCY SERVICES

The East Hill Major Area Structure Plan does not identify an emergency site for this development. The City's Emergency Services Department indicates that presently the Plan area falls outside of the four minute average travel time planning guidelines.

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5.0 Transportation

The system of roads proposed for Lancaster/Vanier East provides its residents, and the surrounding traveling public, with safe access to, from and within the area as well as to the rest of Red Deer as shown on **Figure 8.0 – Transportation Network**.

5.1 EXISTING TRANSPORTATION NETWORK

The Lancaster/Vanier East Plan Area is currently accessible by 19th Street (Delburne Road), 22nd Street, Lancaster Drive, and Viscount Drive. Several roadway extensions will connect the Lancaster/Vanier East community to its surrounding areas. Viscount Drive, in the adjacent community of Vanier Woods, will be extended to provide access to the west. Landry Gate, in the adjacent community of Lonsdale, will be extended to provide access to the north. Situated in the center of the Plan Area, 22nd Street will be extended east to connect to the 20th Avenue expressway. These extensions will provide for connectivity between Lancaster/Vanier East and the rest of The City of Red Deer.

A traffic Impact Assessment has been prepared for the Lancaster/Vanier East NASP. The major items outlined in the TIA for improvements are discussed below and the recommended improvements to the transportation network will be implemented through the course of built-out, subject to any necessary revisions.

5.2 FUTURE 20TH AVENUE EXPRESSWAY

The City of Red Deer is proposing the construction of a new expressway along the east boundary of Lancaster/Vanier East. This roadway will function as part of a ring road around the east side of Red Deer. Initially this roadway will be developed with two lanes but could ultimately be upgraded to include six lanes. The Lancaster/Vanier East development will not impact the design identified within the adopted *Northland Drive/20 Avenue Functional Planning Study* at the future intersection of 22nd street or 19th street.

These future transportation improvements have a dramatic impact on the amount of developable land along the east boundary of Lancaster/Vanier East. Approximately 9.81 ha (24.23 ac) of land will need to be purchased by the City for the future roadway right-of-way to accommodate the future improvements.

The TIA has indicated that 20th Avenue, two lane road will be required from 22nd Street to 32nd Street along with the associated 32nd Street arterial extension prior to significant build out of Lancaster East. This would provide access to the development from 20th Avenue. Without this extension, more extensive improvements to the intersection 22nd Street and 30th Avenue is required.

At the intersection of 20th Avenue and 22nd Street, the *Northland Drive/20 Avenue Functional Planning Study* identified a signalized at-grade intersection with a jug handle loop operation to facilitate the left turning movement from southbound 20th Avenue to eastbound 22nd Street.

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Since the original approval of the study, The City of Red Deer has successfully utilized other forms of intersection treatments that can both handle the anticipated traffic volumes, while also utilizing a smaller footprint than that of the proposed intersections in the study. In 2022, Melcor Developments completed analysis to determine whether a smaller intersection footprint was viable at 20th Avenue and 22nd Street, so that the land previously identified for the jug handle could be better utilized and incorporated into the Plan area. The review and design of the roundabout was completed in consultation with the City of Red Deer Engineering Department. While not required, the assumptions for the round-about review used the largest potential footprint of a three-lane roundabout. The technical memo, under separate cover, investigated the potential of a roundabout and established the appropriate future road ROW.

Following the adoption of the NASP, Melcor Development will continue to work with various City departments to acquire the roadway ROW's that are no longer required. Future processes will require road closures and the transfer of surplus municipal land prior to subdivision.

5.3 19TH STREET EXPRESSWAY (DELBURNE ROAD)

According to *The City of Red Deer East Hill Major Area Structure Plan*, 19th Street is designated as an expressway. To provide a buffer, a 2.5 m high berm will be established in the south, adjacent to 19th Street.

The southern access into Lancaster/Vanier East will be via a new collector roadway that runs along the western boundary of the Plan Area and connects to 19th Street.

The 19th Street right-of-way was annexed by The City of Red Deer in the fall of 2009. Prior to this annexation, this section of roadway was under the jurisdiction of Alberta Transportation along with the rest of Highway 595 to the east. Since the 19th Street ROW is now within The City of Red Deer Boundary, it will be upgraded to facilitate the first phase of development.

5.4 22ND STREET

The TIA identified the need for the existing section of 22nd Street between 30th Avenue and 20th Avenue to be upgraded to a undivided roadway with two driving lanes in both the east and west directions. 22nd Street, east of 30th Avenue, will require modifications to the road right-of-way in order to increase the carriage from its current width of 11.5 m to 14.0 m.

The proposed road cross-section of 22nd Street within the Lancaster/Vanier East Plan Area is shown on **Figure 9.2 – Transportation Details**.

5.5 COLLECTOR ROADWAYS

This NASP identifies five collector roadways linking the local roads to the rest of the City. Branching off 22nd Street are two collector roadways: one going north and one going south; the collector that goes north will extend to Landry Gate; the collector that goes south will extend into Viscount Drive. As the collector roadway going south turns into Viscount Drive, the fourth collector branches off directly south, running along the west boundary of the Plan Area, and will connect to 19th Street (Delburne Road). A collector road is proposed to extend throughout the

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southeast corner of the Plan Area and connect back to Viscount Drive and the existing collector road. A fifth collector roadway will serve a small residential node adjacent to the future roundabout and 20th Avenue.

A modified collector roadway design standard has been developed for a section of the south collector in order to take advantage of the adjacent TransCanada pipeline and the open space it provides. This right-of-way is envisioned to include a pedestrian-friendly trail system along with enhanced landscape features. Final placement of the trail and landscaping will be located based upon the location of the pipeline and subject to the approval of TransCanada. A second modified collector roadway has been identified for a residential node adjacent to the future roundabout and 20th Avenue.

A typical cross-section of collector roadways roads is shown on **Figure 9.1 – Transportation Details**.

5.6 REQUIRED OFF SITE IMPROVEMENTS

Based on the TIA, additional improvements have been identified, final configurations will be determined at a later time.

- 30th Avenue and 22nd Street - two new left turn bays east and west, new right turn bays northbound and extending north south turn bays
- 30th Avenue and Lancaster Drive – extending the southbound left turn bay and new right turn lane
- 19th Street and 30th Avenue – implement a second turn lane east bound and extended the southbound left turn lane
- 22nd Street and Lindsay Avenue – new signals and improvement to left turn lanes.

Required lane configuration for the ultimate build out of the development is identified in Figure 4.6 of the TIA and shown on **Figure 10.0 – Required Lane Configurations**

5.7 LOCAL ROADWAYS

The system of local roads within the development has been planned to provide access to individual development clusters while at the same time discouraging outside traffic from shortcutting through local roads. These roadways will have a 15.0 m wide right-of-way with a 10.0 m wide carriage way.

An area within the northwest has been designed with a modified roadway consisting of a 16.0 m wide right-of-way and a 10.0 m wide carriage way as well as an area required in the east R2T zoned area. To further encourage safe and efficient pedestrian movement within Lancaster/Vanier East and this area, a 2.5 m sidewalk has been proposed on one side of the roadway. The developer will provide a tree for each of lot adjacent to the 16.0 m local roadway to ensure an enhanced landscape treatment is achieved.

All local roads will have monolithic curb and gutter sidewalks on each side of the roadway. As with the other roadways within the Lancaster/Vanier East neighbourhood, local roads have been designed as per The City of Red Deer standards.

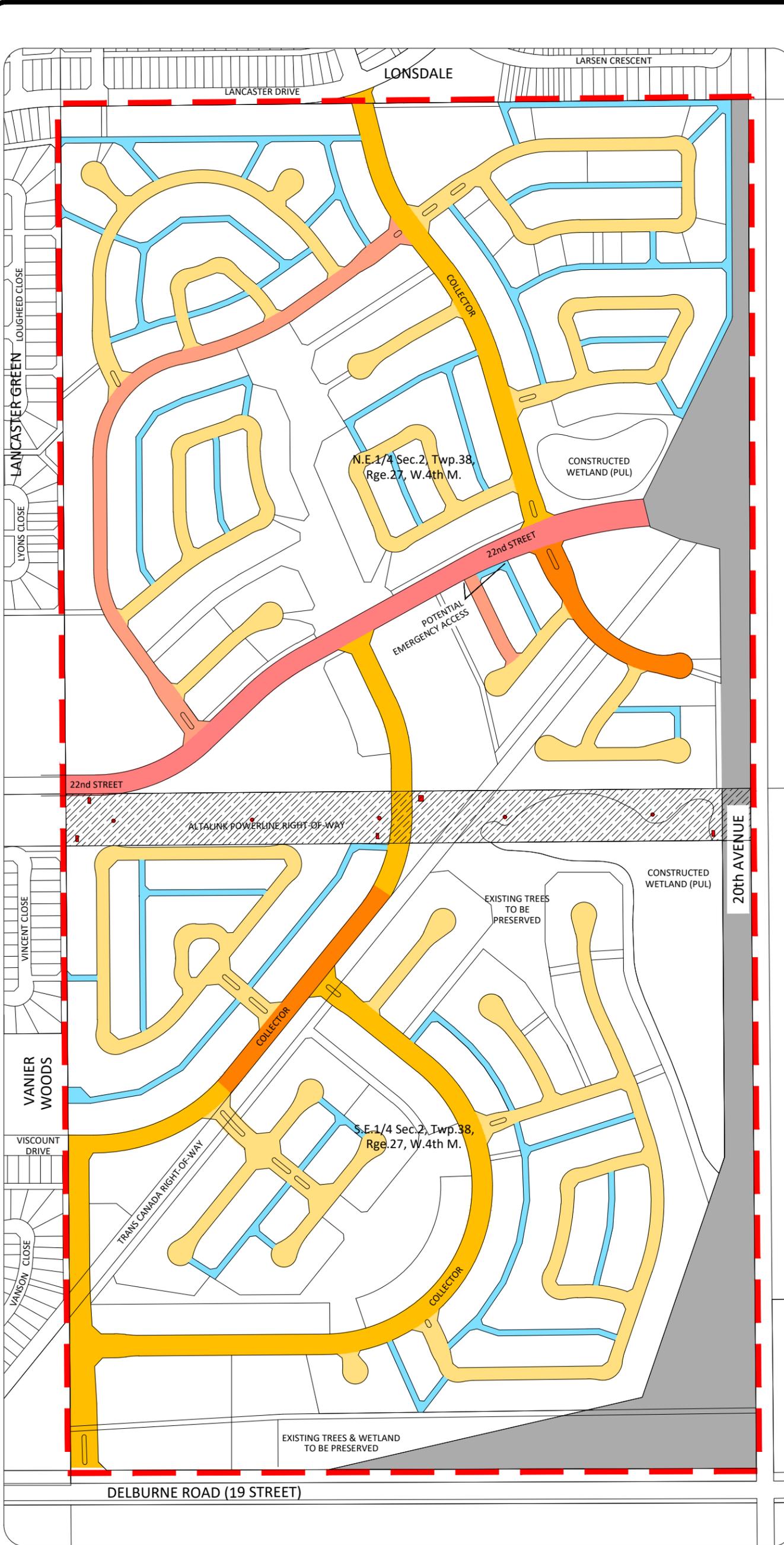
5.8 LANEWAYS

The Lancaster/Vanier East NASP has been designed with the majority of lots backing onto laneways; however, lanes have not been provided for lots backing onto the stormwater management facilities, Municipal Reserves, or public utility lots. Rear laneways will be designed to The City of Red Deer standards and will be 7.0 m wide. Any lanes adjacent to Municipal Reserves or public utility lots will have bollards installed to prevent shortcutting.

5.9 PUBLIC TRANSIT

Transit stops have been identified within the Concept Plan and located based on consultation with the Transit Department. Each transit stop has been placed based on convenience, safety, distance, and to encourage ridership. All residents should be within 400.0 m walking distance of a stop with the majority of residents within 200.0 m.

Updated 23/10/11, 11:29 AM By: SSTAFFORD



- Legend:**
- Lane (7m)
 - Local Roadway (15m)
 - Local Roadway (16m)
 - Collector Roadway (24m)
 - Modified Collector (21m)
 - 22nd Street (24m)
 - 20th Avenue Expressway
 - Altalink Parcel
 - Potential Bus Stop
 - Existing Power Poles & Towers
 - NASP Boundary



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Figure 8.0
Transportation Network
 Lancaster/Vanier East

Prepared for:
 Melcor Dev. Ltd.
 Red Deer, AB



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 CHECKED BY: GCL
 SCALE: NTS
 PROJECT #: 112870983

October, 2023

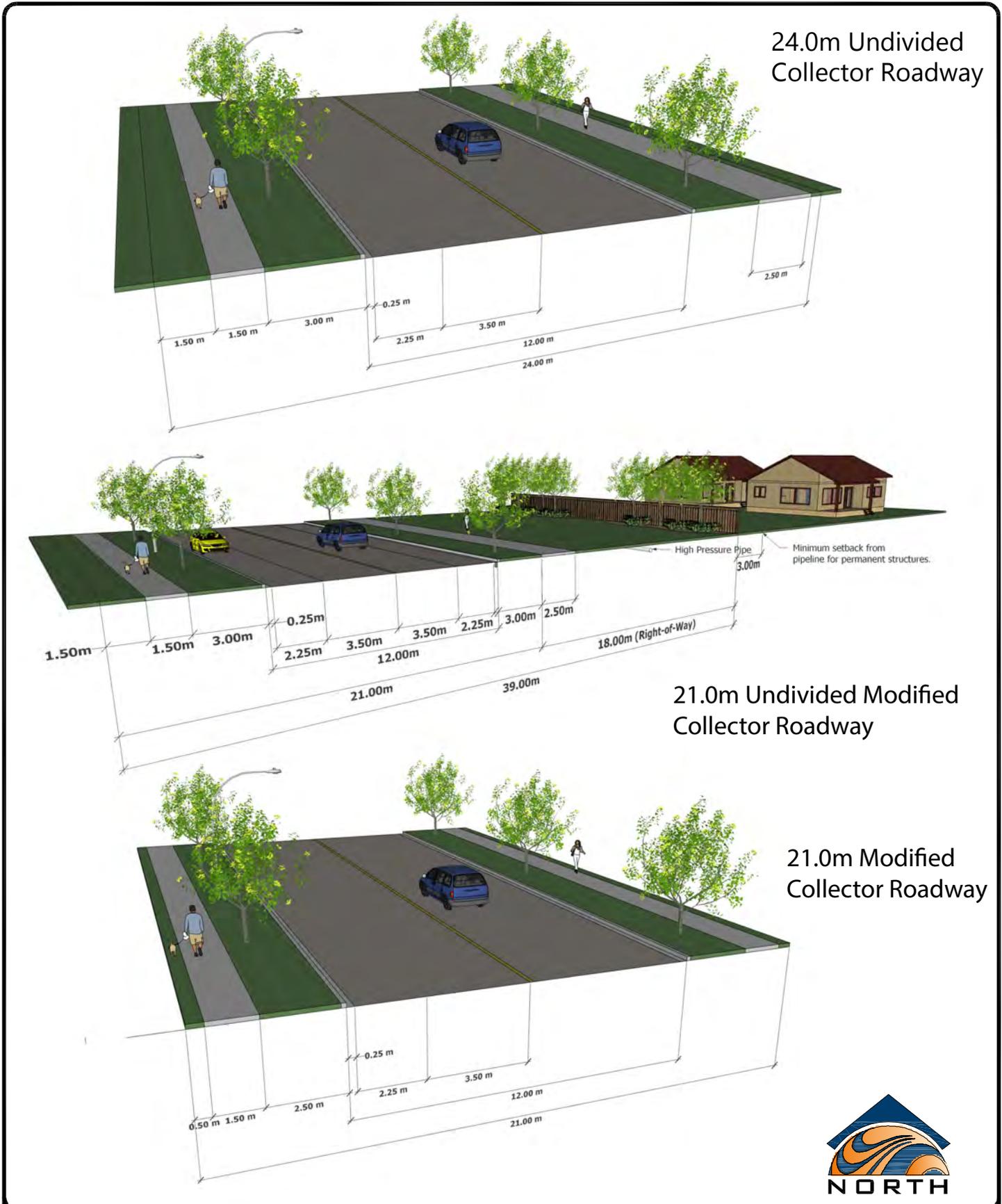


Figure 9.1
Transportation Details
Lancaster/Vanier East

Prepared for:
Melcor Dev. Ltd.
Red Deer, Alberta
403.343.0817

DRAWN BY: CA
CHECKED BY: BC
SCALE: As Shown
PROJECT #: 112870983



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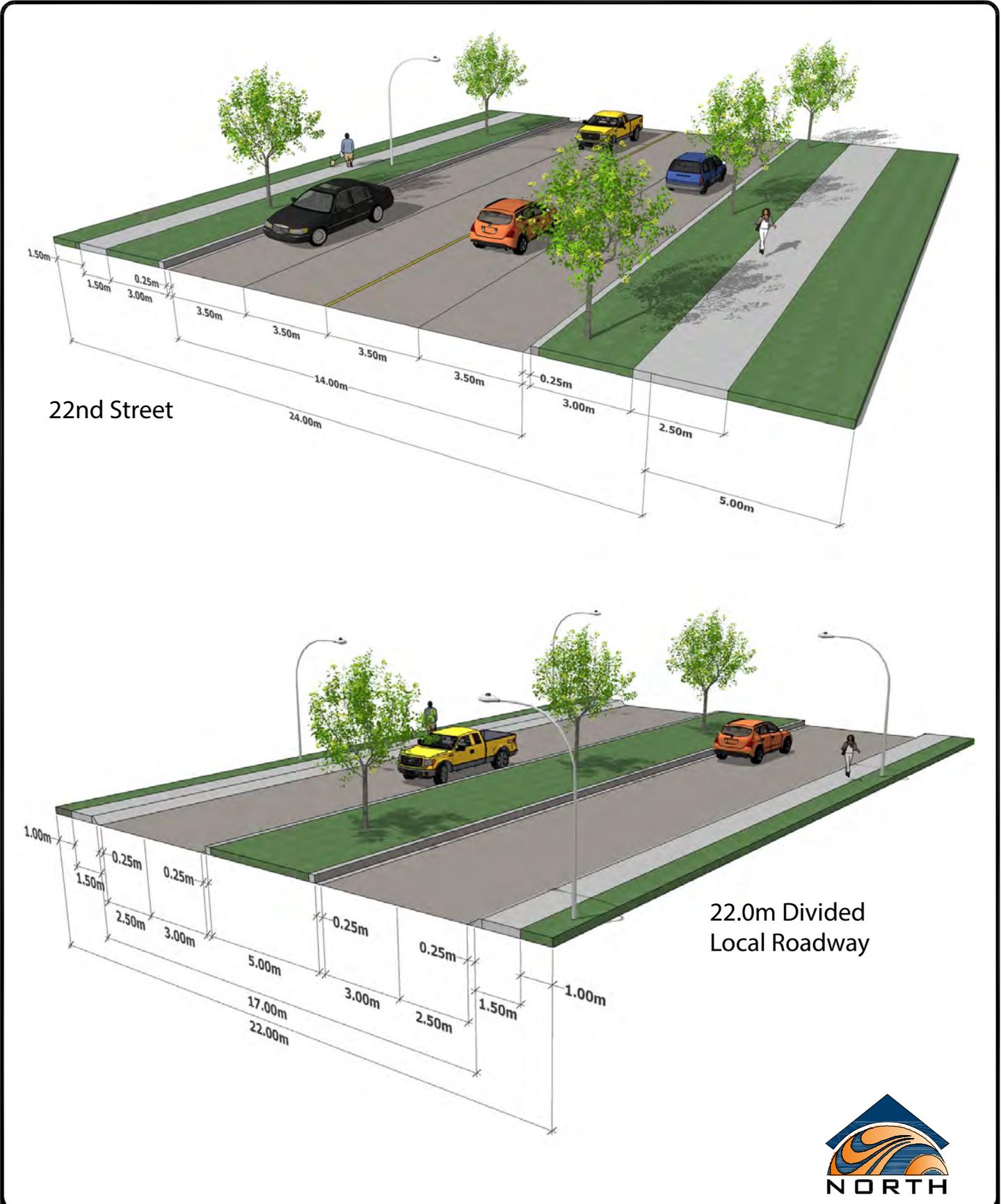


Figure 9.2

Transportation Details

Vanier East / North

Prepared for:
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SCALE: As Shown
PROJECT #: 112870983



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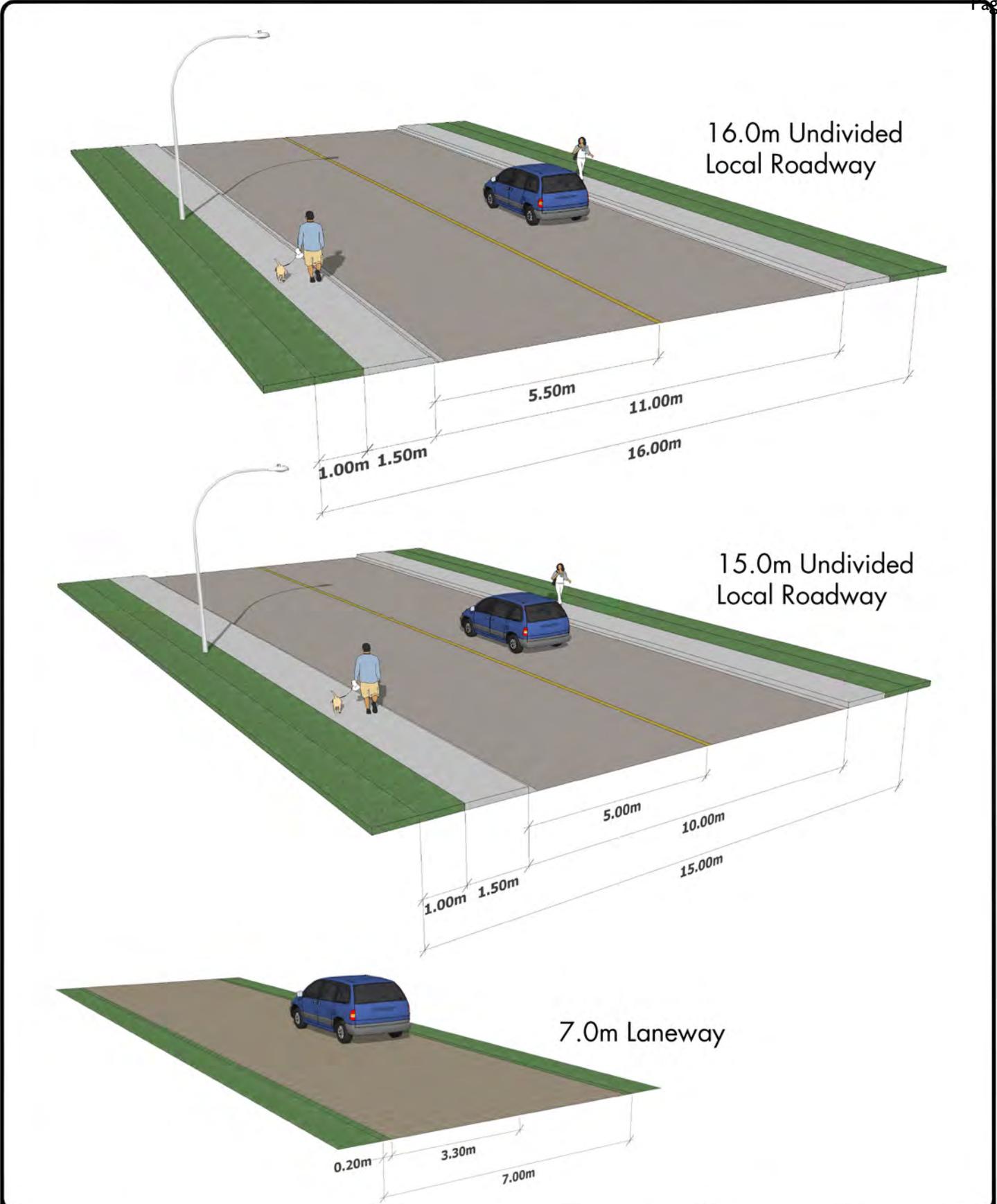


Figure 9.3

Transportation Details

Vanier East / North

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Melcor Dev. Ltd.
Red Deer, Alberta
403.343.0817



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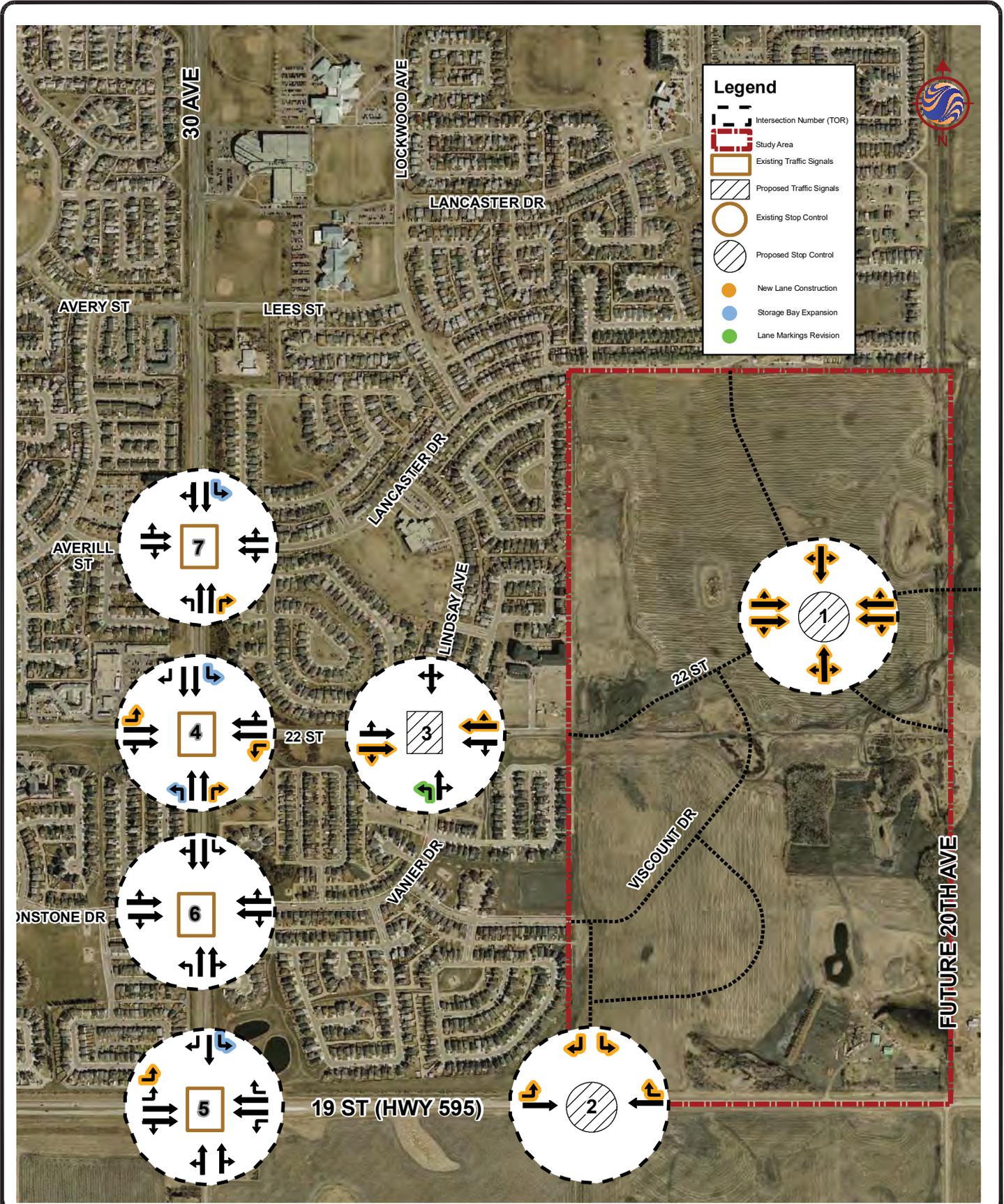


Figure 9 4
Required Lane Configurations 2018
Lancaster/Vanier East

Prepared for:
Melcor Dev. Ltd.
Red Deer, Alberta
403.343.0817



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6.0 Servicing

6.1 SANITARY SEWER SYSTEM

The Lancaster/Vanier East lands will be serviced from the existing sanitary trunk that has been stubbed to the end of Viscount Drive at the west boundary of Plan Area. This trunk line will be extended northeast, along Viscount Drive, and across the AltaLink right-of-way in order to service both quarter sections.

The majority of the sanitary pipes will be 200 mm in diameter, except for the sanitary trunk, which will be a minimum of 375 mm and at least 6.0 m deep.

All sanitary sewer facilities will be designed in accordance with *The City of Red Deer Design Guidelines 2010* and will become the responsibility of The City of Red Deer to maintain after a two year maintenance period. The overall conceptual sanitary sewer system for the Lancaster/Vanier East Plan Area is shown on **Figure 11.0 – Sanitary Servicing**.

6.2 STORM SEWER SYSTEM

Both quarter sections will be serviced from the existing 675 mm storm trunk that is located in Viscount Drive. This trunk extends through Vanier Woods, Ironstone, Inglewood West, and then discharges to Piper Creek. The line has been sized to restrict outlet flows from the Lancaster/Vanier East lands to 2.20 L/sec/ha.

Two stormwater management facilities (SWMF) have been proposed for the Lancaster/Vanier East Plan Area to manage and control major stormwater events. One of these facilities will be located in the central-east portion of the Plan Area along the boundary between the two quarter sections and then continuing south. The second SWMF will be located along the eastern boundary of the NE quarter section. These facilities will manage stormwater from both the minor storm system as well as stormwater from the major storm system for the entire development. These SWMFs have been proposed to be developed as constructed wetlands, which will be sized to accommodate stormwater detention for a 1:100 year storm event.

All stormwater facilities and storm sewers will be designed in accordance with *The City of Red Deer Design Guidelines 2010* and will become the responsibility of The City of Red Deer to maintain after a two year maintenance period.

The major drainage and storm system is shown on **Figure 12.0 – Storm Servicing**.

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6.3 WATER DISTRIBUTION SYSTEM

The overall water distribution system needed to service Lancaster/Vanier East is shown on **Figure 13.0 – Water Servicing**.

There is an existing 250 mm watermain that runs through the lane that borders the NE quarter section to Lancaster Green. There are also two 250 mm stubs and a 300 mm stub from Vanier Woods that will be utilized to service the Plan Area. Connections into Lonsdale for looping are also proposed. An existing water reservoir located in Lancaster Green will be used to service the Lancaster/Vanier East development which is in the same pressure zone as Lonsdale.

All water mains will be designed in accordance with *The City of Red Deer Design Guidelines 2010* and will become the responsibility of The City of Red Deer to maintain after a two year maintenance period.

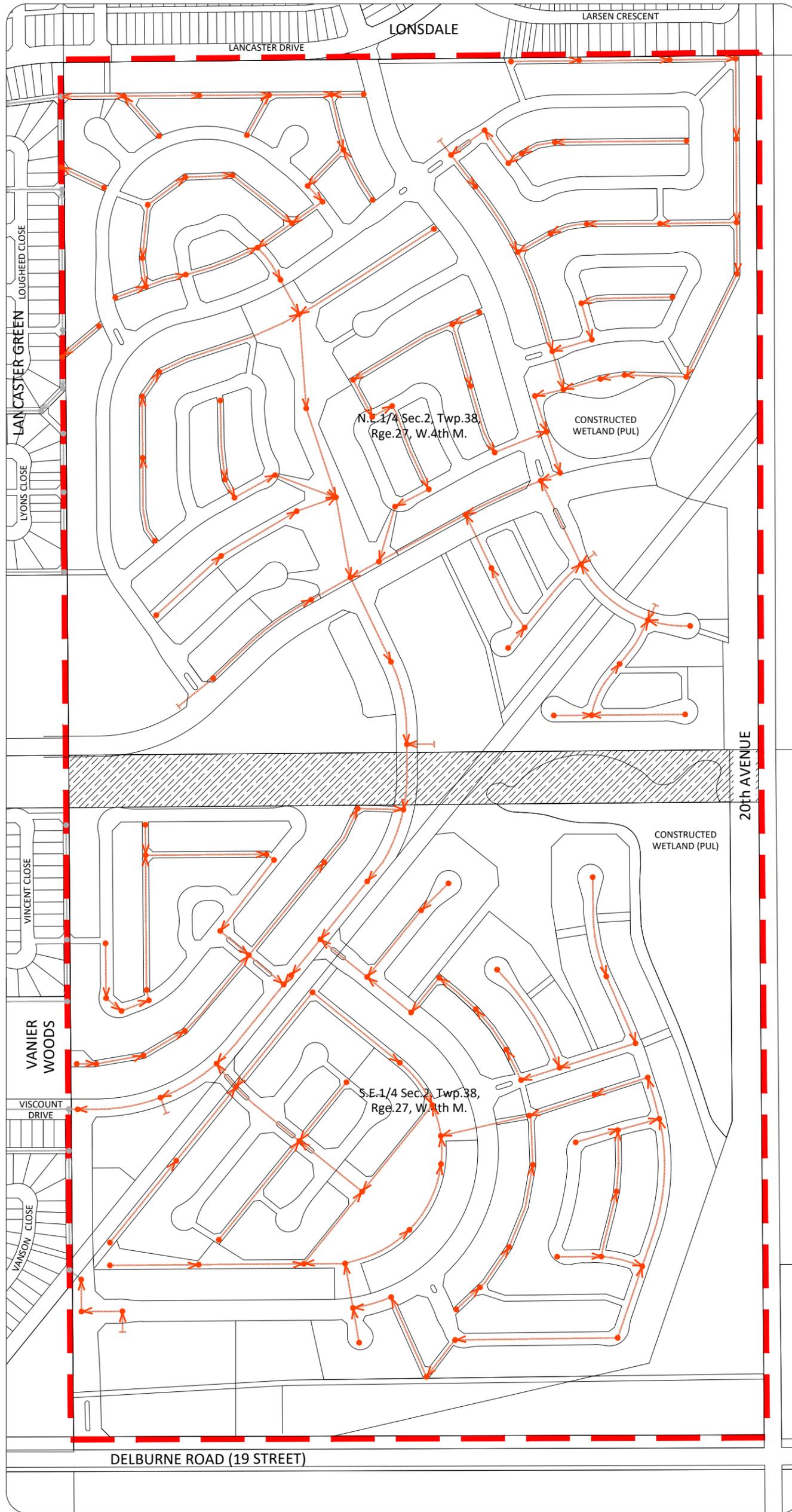
6.4 SHALLOW UTILITIES

Shallow utility services will be provided by the following companies:

- ATCO Gas (Natural Gas)
- The City of Red Deer E.L. & P. Department (Electricity and Streetlights)
- Telus Communications (Telephone)
- Shaw Cable (Cable Television)

These utility providers are intended to extend their infrastructure from Vanier Woods and Lancaster Green in order to service the Plan Area. The shallow utility alignments will be established during preparation of the servicing study of the Lancaster/Vanier East Plan Area.

Updated 23/07/13, 9:56 AM By: SSTAFFORD



- Legend:**
- Sanitary Manhole
 - Sanitary Flow Direction
 - Existing Sanitary Manhole
 - Existing Sanitary Flow Direction
 - Sanitary Stub
 - Sanitary Servicing
 - Existing Sanitary Main
 - Altalink Parcel
 - NASP Boundary



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Figure 11.0
Sanitary Servicing
 Lancaster/Vanier East

Prepared for:
 Melcor Dev. Ltd.
 Red Deer, AB

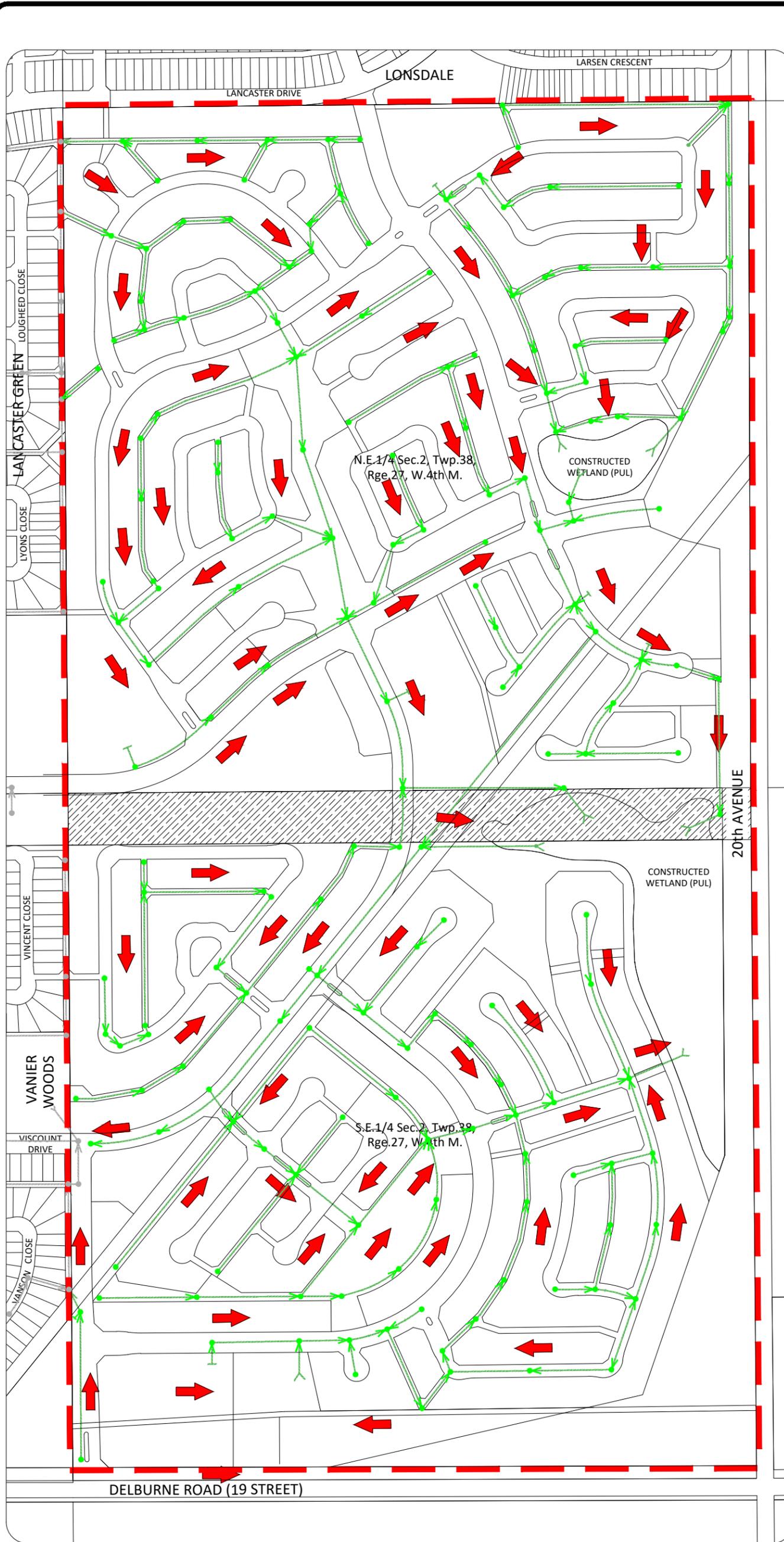
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Updated 23/07/13, 10:02 AM By: SSTAFFORD

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- Legend:**
- Storm Manhole
 - Storm Flow Direction
 - Existing Storm Manhole
 - Existing Storm Flow Direction
 - Storm Outlet/Inlet
 - Storm Stub
 - Storm Servicing
 - Existing Storm Main
 - Major Overland Drainage
 - Altalink Parcel
 - NASP Boundary



Figure 12.0
Storm Servicing
 Lancaster/Vanier East

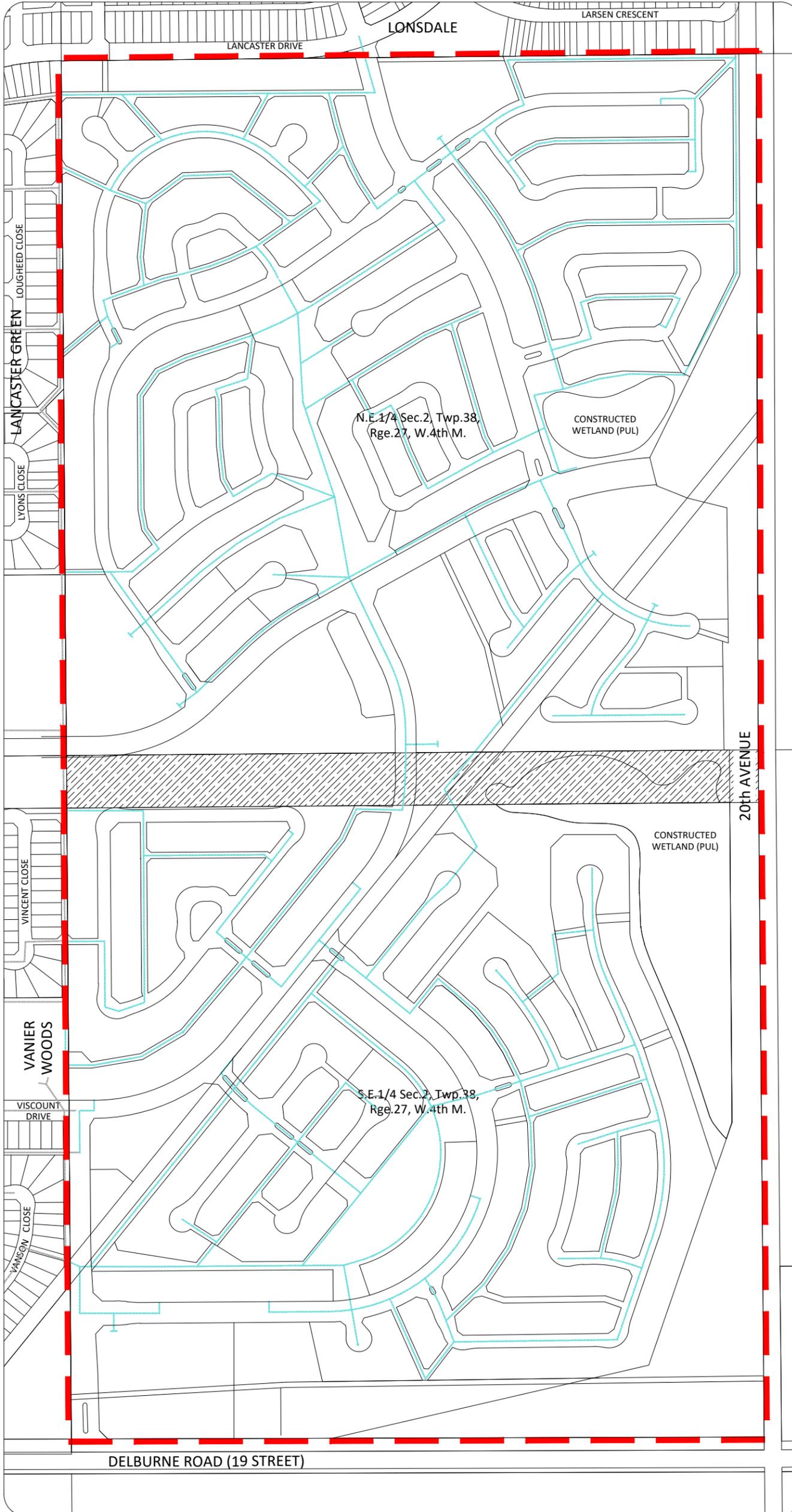
Prepared for:
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October 2023

Updated 23/07/13, 10:02 AM:By: SSTAFFORD



- Legend:**
- Water Stub
 - Water Servicing
 - Existing Water Main
 - Altalink Parcel
 - NASP Boundary



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Figure 13.0
Water Servicing
 Lancaster/Vanier East

Prepared for:
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 Red Deer, AB



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 SCALE: NTS
 PROJECT #: 112870983

October 2023

7.0 Phasing of Development

Infrastructure to service the first phase of the Lancaster/Vanier East development will be extended from the existing sanitary and storm trunks located at the end of Viscount Drive at the boundary of Vanier Woods. Each successive stage will be developed with the logical and economical extension of municipal services with the intent of meeting the needs of the regional and local housing market.

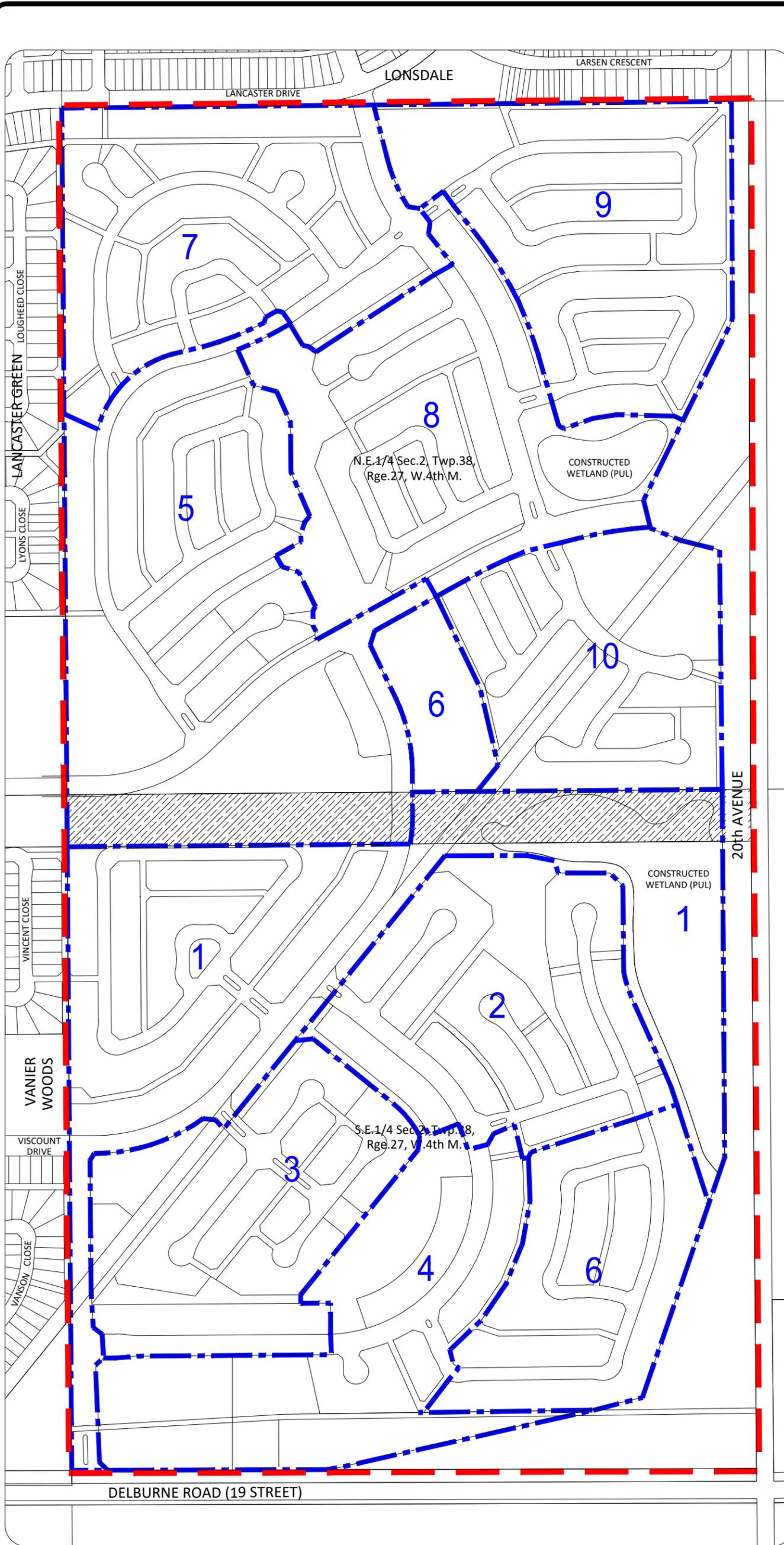
As shown on **Figure 14.0 – Phasing Plan**, the early phases are expected to start as an extension of Viscount Drive and move in an easterly direction. Development will then proceed as an extension of 22nd Street and move in a northerly direction. The later phases will be adjacent to the east boundary of the Plan Area. The phasing boundaries shown are conceptual in nature and may vary from those shown when redesignation and subdivision applications are made. As well, portions of separate phases may be developed concurrently if there is sufficient demand and/or if municipal servicing is made more efficient as a result.

7.1 REDESIGNATION AND SUBDIVISION

Redistricting and subdivision applications, to conform to the land use designations described in this NASP, will be undertaken as necessary. Guided by *The City of Red Deer Municipal Development Plan*, *The City of Red Deer East Hill Major Area Structure Plan*, and the Lancaster/Vanier East NASP, redesignation and subdivisions must conform to *The City of Red Deer Land Use Bylaw* and all applicable statutory plans in addition to the informational requirements necessary for each application.

Updated 23/07/13, 10:02 AM:By: SSTAFFORD

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- Legend:**
- - - Phasing Boundary
 - Altalink Parcel
 - - - NASP Boundary



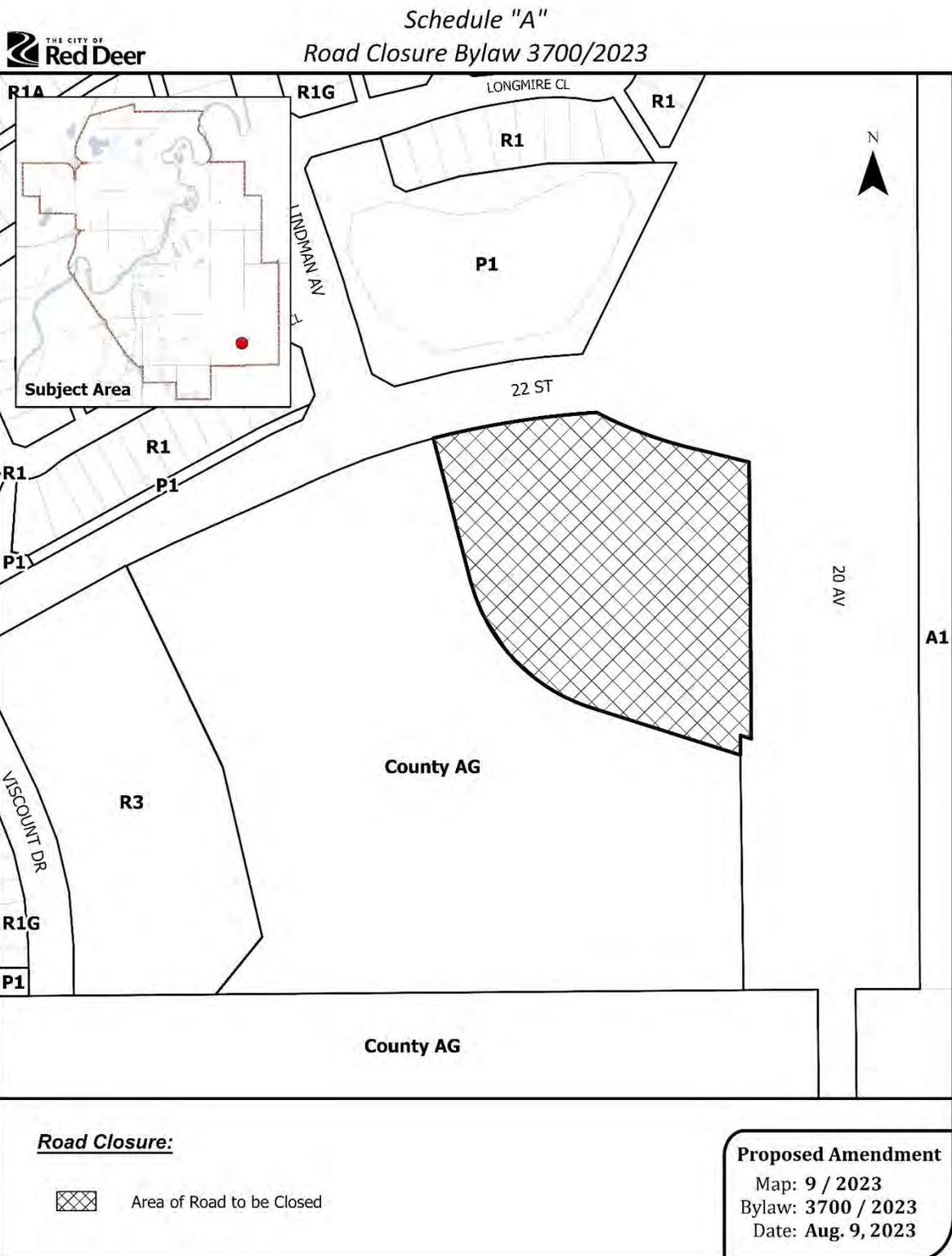
Figure 14.0
Phasing Plan
 Lancaster/Vanier East

Prepared for:
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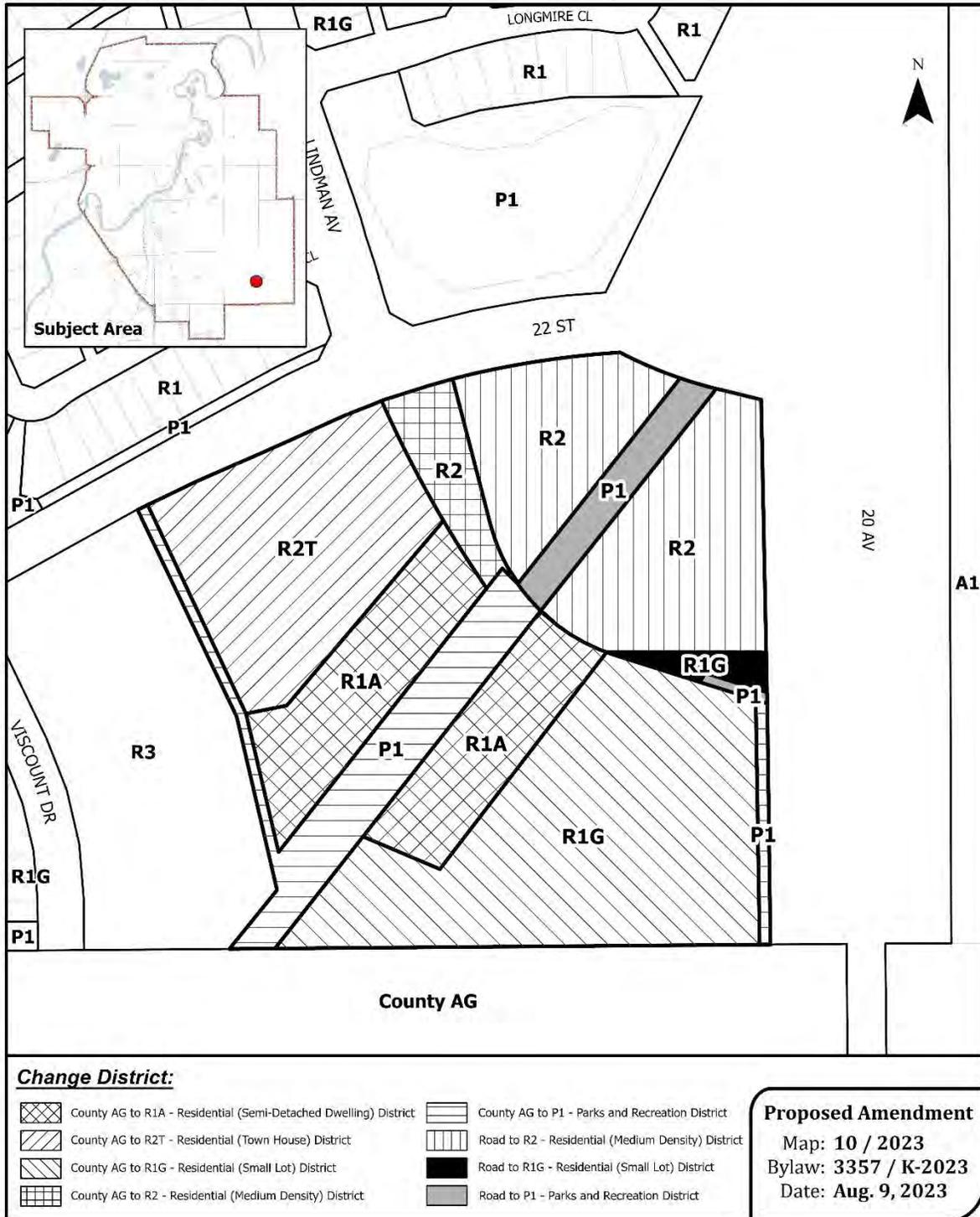
October 2023



Schedule "A"



Proposed Amendment to Land Use Bylaw 3357/2006



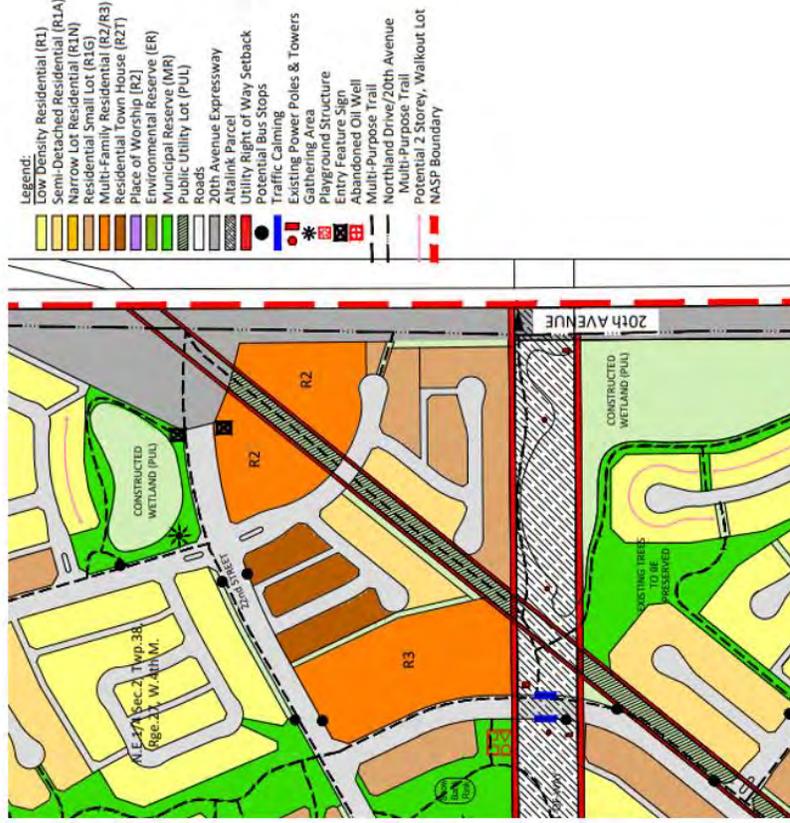
Appendices

Appendix A – Neighbourhood Area Structure Plan Land Use Concept Comparison

Appendix B – Written Responses from 100 metres Area Landowners

Appendix A – Neighbourhood Area Structure Plan Land Use Concept Comparison

PROPOSED Lancaster / Vanier East NASP Land Use Concept



CURRENT Lancaster / Vanier East NASP Land Use Concept



Appendix B – Written Responses from 100 metres Area Landowners

Please check the box(es) below that your comments pertain to:

- East Hill Major Area Structure amendment (Bylaw 3499/A-2023)
- Lancaster / Vanier East Neighbourhood Area Structure Plan amendment (Bylaw 3217/B-2023)
- Road Closure Bylaw (Bylaw 3700/2023)
- Land Use Bylaw amendment, i.e., rezoning (Bylaw 3357/K-2023)

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Marles Danchak

Mailing Address: #1003- 339 Viscount Drive Postal Code: T4R 0S2

Phone #: (403) 896-9612 E-mail Address: marlesd@hotmail.com

Comments

- I support the proposed land use concept.
 - New roundabout is great.
 - Maintaining the outdoor walking paths adding outdoor lighting for paths for evening/dusk use. Fyi: North Timberlands has very nice evening lighting on there walking paths for evening use/dusk times.
- Thank you.

From: Kathrin Rudolph <kathrin.s.rudolph@gmail.com>
Sent: Friday, September 15, 2023 12:50 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Proposed closure/ development 22 Street/ 20 Avenue Red Deer

Hello,

I am happy to hear that a commercial district in this area is no longer the plan.

The area is home to many animals, including foxes, coyotes, birds and frogs. It would be nice if this area would not be considered for residential development at all and stayed a small natural area, possibly including a pond, benches and unpaved trails.

Sincerely,

Kathrin Rudolph
704 339 Viscount Drive
Red Deer
iPhone 780-217-8187

From: Joshua Torrance <joshua@torrance.io>
Sent: Saturday, September 16, 2023 11:45 AM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Laredo Proposal Feedback

Hello,

I am responding to the proposed amendments to the Land Use Bylaw for the Laredo neighbourhood.

I would like to express my support for all the proposed amendments:

- East Hill Major Area Structure amendment (Bylaw 3499/A-2023)
- Lancaster / Vanier East Neighbourhood Area Structure Plan amendment (Bylaw 3217/B-2023)
- Road Closure Bylaw (Bylaw 3700/2023)
- Land Use Bylaw amendment, i.e., rezoning (Bylaw 3357/K-2023)

My contact details for this submission:

- Name: Joshua Torrance
- Mailing Address: 403-339 Viscount Drive, Red Deer AB T4R 0S2
- Phone: 587-447-7441
- Email: joshua@torrance.io

If you require any other details or have any questions, please feel free to reach out to me.

Cheers,

Joshua Torrance

Thank you for the additional feedback Orlando.

I fully appreciate that economic factors fall outside of the control of all of us. None of us is able to fully predict or control interest rates, inflation, or other factors.

While timing might not currently be ideal, perhaps circumstances change that will make the original plan feasible in the near future.

In any event, you have my comments for the record, and my objections to the proposal remain.

Regards,
Chris

Chris Sayer, FCIP
COO



6000 20 Sharpe Avenue, Red Deer, Alberta, T4R 0V2
D: 403-309-5248 | F: 403-346-5507
E: csayer@ingandmckee.com

From: Orlando Toews <Orlando.Toews@reddeer.ca>
Sent: Wednesday, September 20, 2023 8:47 AM
To: Chris Sayer <csayer@ingandmckee.com>
Subject: September 20, 2023 - Comments re Rationale for Proposed Laredo Amendments

Chris Sayer,

Thank you for your comments.

In response to your comment about the rationale for the proposed removal of commercial uses I offer an excerpt from a letter the applicant provided with their application. I trust this information is helpful. Please let me know if you have any questions.

Sincerely,

Orlando Toews
Senior Planner
City of Red Deer
403-406-8704

The original Lancaster/ Vanier East NASP identified 3.3 ha (8.15 ac) for commercial development in the southeast corner of the Laredo neighbourhood, near 20 Avenue and 22 Street. This district commercial node was intended to be developed as a locally-oriented shopping centre which are generally 4-6 ha (10-15 ac) in size, anchored by a grocery store, and containing a mix of retail/ service/ and other office uses. These nodes also serve as a focal point for multifamily housing and civic uses, and be located within a ten-minute walking distance from the majority of residential dwellings.

Since the Approval of the NASP in 2011, Melcor has been actively seeking commercial opportunities to develop in this area with limited interest. This can be attributed to several factors: 20 Avenue has not been constructed to allow through traffic from 22nd Street, there have been changes to the servicing concepts in Red Deer making the SE quadrant more costly to develop, other major commercial nodes have been developed, and there have been significant changes to the general economic conditions of our community. As a result of all these things, Melcor has determined that the commercial node in Lancaster/ Vanier East is no longer feasible.

To reflect the changes in the commercial development market for this area since the NASP's initial approval, the 2023 NASP amendment proposes to combine the commercial lands with the "jughandle" area, previously needed for the 20 Avenue and 22 Street intersection, to create a residential node comprised of a variety of housing options at a range of densities. As will be described in the NASP amendment, housing forms anticipated in this area will include single family homes, duplexes, townhomes, and medium density housing. With this change, Phase 5 of Laredo will continue to be able to offer more affordable housing options for south Red Deer.

From: Chris Sayer <csayer@ingandmckee.com>
Sent: Monday, September 18, 2023 2:46 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Proposed Laredo Development

Hello.

I received your letter advising of some upcoming proposals in my neighbourhood and wanted to provide you with my comments.

Name: Christopher Sayer
Address: 136 Larratt Close, Red Deer, AB, T4R 0S6
Phone: 587.222.3837
Email: chsayer1@telus.net

My comments apply to the:

- East Hill Structure Amendment
- Lancaster/Vanier Structure amendment
- Land Use Bylaw amendment

I would object to the proposed removal of the approved "District Commercial Centre". The area would benefit from the enhanced access to commercial businesses and services. The nearest commercial district is at 22nd street and 30th avenue, with a very small centre on the east side and a slightly larger one on the west. There are many consumer focused businesses that would be welcome and be well supported in an area closer to Laredo residents. Retail, food and coffee services, professional services, as examples, would all likely be well supported by local residents. Furthermore, I believe that some purchasers have considered the future commercial centre favourably in their purchases, and that the

proposed amendments are less attractive than the original plan and those amendments will lower property values for owners.

The commercial development would be replaced by a mix of residential town house, semi-detached residential, and multi-family residential. I feel that the area already contains a sufficient supply of these types of housing, and one only needs to drive east on 22'nd street from 30'th avenue to see lots of these construction types in the area already. Increased residential density will add to the traffic burden in the area from morning until into the evening, whereas commercial would likely generate traffic predominantly from 9:00 am until 5:00 pm.

The rationale behind the proposed changes has not been shared. I wonder if the last few years of large increases in rental income have lead to the conclusion that multi-family residential offers the most attractive developer return as compared to the originally approved commercial? I don't agree that the long-term vision for the development of the neighbourhood should be abandoned in response to short-term profit opportunities and inevitable interest rate fluctuations.

To conclude, as a local resident and taxpayer I support the original zoning and the plan for the purposeful development of Laredo. I think the proposed changes should be rejected.

Thank you,

Chris Sayer

Chris Sayer, FCIP

COO

Ing+McKee
INSURANCE

6000 20 Sharpe Avenue, Red Deer, Alberta, T4R 0V2

D: 403-309-5248 | F: 403-346-5507

E: csayer@ingandmckee.com

Please check the box(es) below that your comments pertain to:

- East Hill Major Area Structure amendment (Bylaw 3499/A-2023)
- Lancaster / Vanier East Neighbourhood Area Structure Plan amendment (Bylaw 3217/B-2023)
- Road Closure Bylaw (Bylaw 3700/2023)
- Land Use Bylaw amendment, i.e., rezoning (Bylaw 3357/K-2023)

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: NICOLA EVERETT

Mailing Address: #401-339 DISCOUNT DRIVE Postal Code: T4R.0S2

Phone #: 403-350-5950 E-mail Address: nicolaeverett68@hotmail.com

Comments

THERE IS A NATURAL POND THAT HAS FORMED IN THIS AREA WHICH IS HOME TO CANADIAN GEESSE, FROGS & OTHER WILDLIFE.

MANY OF US THAT LIVE HERE WOULD LIKE THIS TAKEN INTO ACCOUNT & EVALUATE THE POSSIBILITY OF KEEPING THIS AREA IN ITS NATURAL STATE TO PROTECT THE WILDLIFE
THANK YOU.



December 4, 2023

Downtown Business Association's 2024 Budget

Prepared by: Jennifer Hankey, Corporate Meeting Administrator
Department: Legal & Legislative Services

Report Summary & Recommendation:

The Downtown Business Association's 2024 Budget is being presented for Council's approval.

Proposed Resolution:

Resolved that Council of The City of Red Deer having considered the report from Legal & Legislative Services Department dated December 4, 2023 re: Downtown Business Association's 2024 Budget hereby approves the Downtown Business Association's 2024 Budget

Rationale for Recommendation:

1. Business Improvement Areas (BIA) was established for Downtown Businesses in accordance to the Municipal Government Act
2. City Council to approve annual budget of the Downtown Business Association that includes a 5% levy increase

Background:

In 1984 Council received a request from businesses located in the downtown area to establish a Business Revitalization Zone (BRZ) in accordance with the Municipal Government Act. Based on this and input from the downtown businesses, Council agreed to establish this zone. In 2017 the Municipal Government Act changed the name of these zones to the Business Improvement Areas (BIA). The Downtown Business Association's Board of Directors is responsible for the management of this zone, including preparation and administration of its budget.

Although the Board operates autonomously from The City of Red Deer, we are linked in the following ways:

- 1) Council appoints the members of the Board and has a member on the board.
- 2) City Administration has a liaison to the Downtown Business Association that ensures we are cooperating on initiatives, addressing opportunities, and leveraging resources.
- 3) The Downtown Business Association's Budget is approved by Council.
- 4) Any changes to the BIA Bylaw, including its boundaries, must be approved by Council.

- 5) The City, completes the business assessment, invoices and collects the BIA Tax for the Board. These invoices are sent out in May of each year to every person assessed for business purposes in the BIA. The due date for payment is June 30.

Discussion:

In September 2023 the Legal & Legislative Services Department received the Downtown Business Association's Budget for 2024. In setting their yearly budget, the DBA like The City, consider a number of factors and develop a budget that complies with their own bylaws, their own procedures, the regulations (including accounting based), their own organizations objectives, and their own environmental scan for things that may have an impact on finances or operations.

As per legislative requirement, individual notices were mailed to every person assessed for business purposes within the BIA, stating that on December 4, 2023, at 10:30 a.m. Council will consider written comments concerning the 2024 budget and consider approval of the budget following the DBA presentation. At the time of this report, we received one comment from a member of the DBA. Individual notices included the 5% levy which equates to \$13,225.

Analysis:

The report and budget from the Downtown Business Association outlines the financial implications of approving this budget. If approval of this budget is received, an amendment to the Business Improvement Area Business Tax Bylaw would come forward to council at a future meeting.

September 6th, 2023

Legislative Services
City of Red Deer
Via email to Bobby Jo Stannard

September 5th 2023

To whom it may concern

Please find attached the Downtown Business Association (DBA) Board approved 2024 DBA budget.

On behalf of the DBA Board of Directors, I respectfully request this budget goes before Council for approval, as per the Downtown Business Revitalization Zone Bylaw and MGA.

'Motion to accept the 2024 budget with a 5% increase to the levy and minimum levy, as presented'.

Motion: Matthew Mowbrey

Second: Vicki Finlay

In Favour: All

Councillor Doerksen abstained from the vote.

Please note for 2025 and beyond, the DBA budget submission will include a City of Red Deer financial request to increase revitalization efforts and business supports, within the core.

Should you require any further information, please don't hesitate to contact me.

Regards



Amanda Gould
Executive Director

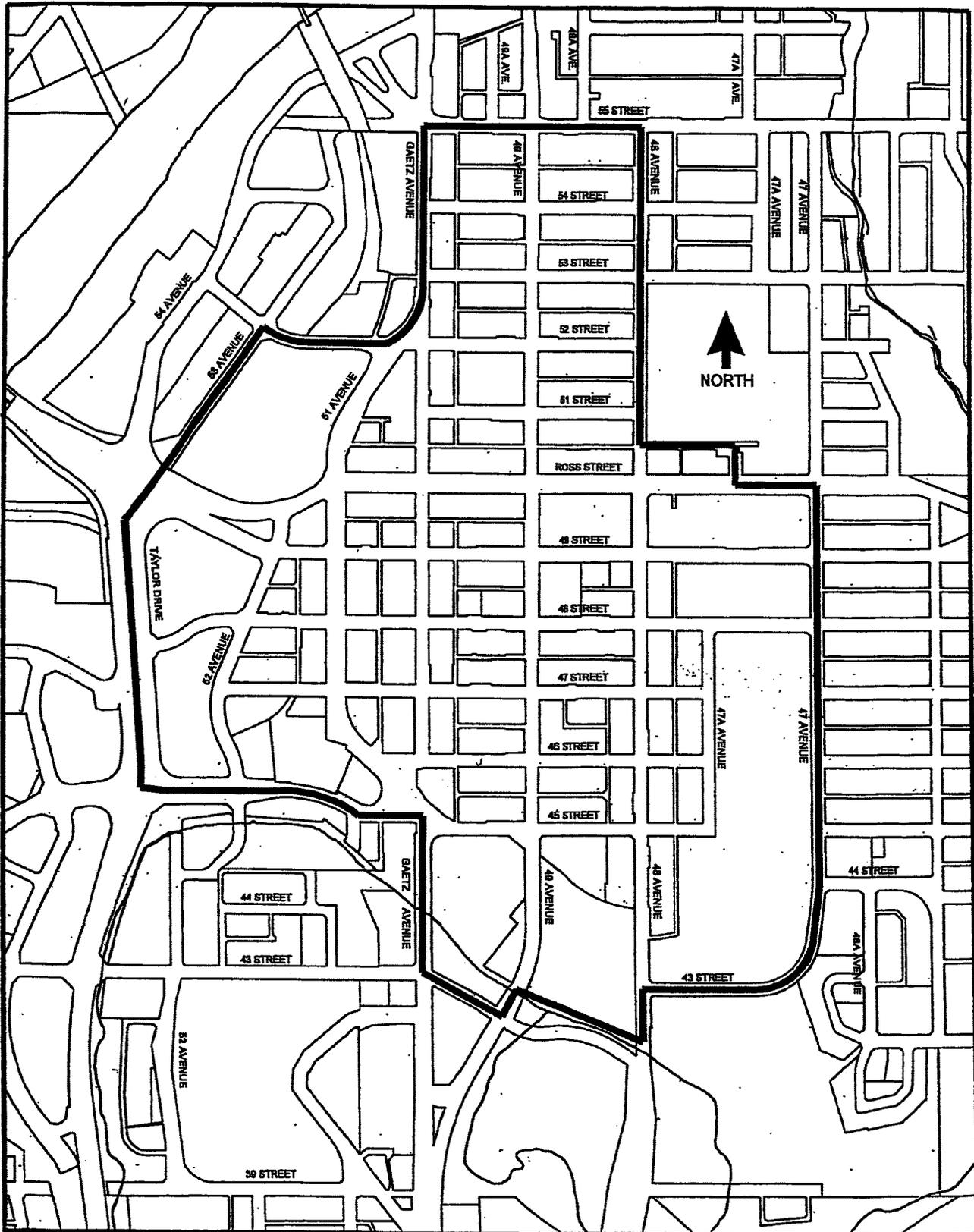


**Downtown Business Association
Budget Template**

	2023	2024			
	Budget	Budget	Change	% Change	Explanation for changes more than \$25,000 and/or 5%
REVENUES					
Business Improvement Area (BIA) Levy	\$ 264,500	\$ 277,725	\$ 13,225	5.00%	
Related Party Revenue (City of Red Deer)					
Environmental Contract (Clean Team)	\$ 187,835	\$ 187,835	\$ -	0.00%	
Needle Debris contract	\$ 80,000	\$ 80,000	\$ -	0.00%	
Cannery Row Clean Team	\$ 12,000	\$ 12,000	\$ -	0.00%	
Railyards Community Liaison Contract	\$ 80,000	\$ 80,000	\$ -	0.00%	
Railyards Vandalism Grant	\$ 50,000	\$ 50,000	\$ -	0.00%	
Ross Street Patio/Project Reimbursement	\$ 5,000	\$ 5,000	\$ -	0.00%	Excl in 2023 budget presentation, unknown at writing
Washroom Contract	\$ 33,100	\$ 33,100	\$ -	0.00%	Excl in 2023 budget presentation, unknown at writing
Subtotal Related Party Revenue (City of Red Deer)	\$ 447,935	\$ 447,935	\$ -	0.00%	
Grant					
Canada Summer Jobs	\$ 4,200	\$ 4,200	\$ -	0.00%	
Event/Program	\$ 17,700	\$ 15,200	\$ (2,500)	-14.12%	Reduction in take-up of programs-declining tax base
Other Income	\$ 7,775	\$ -	\$ (7,775)	-100.00%	Sponsorship, not confirmed for 2024
Rental	\$ 11,000	\$ 11,000	\$ -	0.00%	
Interest	\$ 500	\$ 500	\$ -	0.00%	
Admin Fee	\$ 12,000	\$ 18,600	\$ 6,600	55.00%	Includes all contracts for 2024
				0.00%	
Total Revenues	\$ 765,610	\$ 775,160	\$ 9,550	1.25%	

EXPENSES					
Salaries & benefits	\$ 154,076	\$ 162,976	\$ 8,900	5.78%	Increase in CPP/EI/Benefit costs
Activities/programs	\$ 39,375	\$ 34,850	\$ (4,525)	-11.49%	Reappropriating into Events
Advertising and promotion	\$ 39,025	\$ 39,700	\$ 675	1.73%	
Amortization	\$ -	\$ -	\$ -	#DIV/0!	
Assessment & tax administration	\$ 13,433	\$ 13,700	\$ 267	1.99%	
Bookkeeping/audit	\$ 16,300	\$ 16,300	\$ -	0.00%	
Computers	\$ 6,400	\$ 7,200	\$ 800	12.50%	Increase in cost of service
Events, networking & meetings	\$ 20,142	\$ 46,000	\$ 25,858	128.38%	Increase in events
Insurance	\$ 4,700	\$ 4,700	\$ -	0.00%	

Interest & bank charges	\$ 850	\$ 850	\$ -	0.00%	
Office furnishings	\$ 500	\$ 500	\$ -	0.00%	
Office supplies	\$ 4,500	\$ 4,900	\$ 400	8.89%	
Photocopier/printer lease	\$ 4,500	\$ 4,500	\$ -	0.00%	
Rent	\$ 48,100	\$ 48,100	\$ -	0.00%	
Software	\$ 1,200	\$ 1,400	\$ 200	16.67%	Increase in cost
Telephone & Internet	\$ 3,700	\$ 3,700	\$ -	0.00%	
Travel	\$ 3,000	\$ 3,000	\$ -	0.00%	
Contract costs	\$ 224,210	\$ 204,800	\$ (19,410)	-8.66%	2023 increase due to washroom and Ross Street Patio
Environmental contract	\$ 148,225	\$ 151,796	\$ 3,571	2.41%	
Railyards vandalism grant reimbursement	\$ 50,000	\$ 50,000	\$ -	0.00%	
Website	\$ 2,950	\$ 2,000	\$ (950)	-32.20%	Reappropriating into Computers
Total Operating Expenses	\$ 785,186	\$ 800,972	\$ 15,786	2.01%	
Surplus/(deficit) before reserve transfer	\$ (19,576)	\$ (25,812)			
DBA Reserve transfer (Backup 1)	\$ 24,576	\$ 30,812	\$ 6,236	25.37%	To offset burden to levy payers
Surplus/(deficit) of operations	\$ 5,000	\$ 5,000			
Capital (if any item(s) detail in the explanation)	\$ 5,000	\$ 5,000			Environmental Contract Capital (vehicle replacement)
Net budget (must be \$0)	\$ -	\$ -			



SCHEDULE "A" 1
BYLAW 2827/83 BUSINESS REVITALIZATION ZONE

— BOUNDARY OF BUSINESS REVITALIZATION ZONE



December 4, 2023

Quarterly Report – July to September 2023

Prepared by: Karen Smilar, Strategist

Department: Corporate & Employee Services Directorate

Report Summary

In November 2022, City Council set the course for the next four years by approving the 2023-2026 Strategic Plan. Administration reports quarterly and annually on the progress towards Council's Strategic outcomes, which is important to enable transparency, accountability, and continuous improvement.

Administration recommends that Council accept the report for information.

Proposed Resolution

Resolved that Council of the City of Red Deer having considered the report from Corporate & Employee Services Directorate dated December 4, 2023 re: Quarterly Report – July to September 2023 hereby receives the report as information.

Rationale for Recommendation

- 1. Council identified their key outcomes and performance indicators in their Strategic Plan.** These provide the foundation for the quarterly and annual reports.
- 2. Reporting on progress toward Council's strategic outcomes enables transparency and accountability.** This enables public trust that Council is doing what they committed to during their term.
- 3. Administration is constantly reviewing the performance indicators for opportunities to fine tune and improve them.** This is a slow and intentional approach to progressing the City's maturity in performance measurement.

Background

Council adopted the 2023 – 2026 Strategic Plan with three key focus areas: Thriving City, Community Health and Wellbeing, and Engaged and Connected City. Through this Strategic Plan the City has taken an intentional shift to focusing on outcomes, which speak to the impact of our work. The 15 outcomes are:

Thriving City:

- Vibrant and enjoyable downtown
- *Strong and diverse local economy*
- Environmentally committed community
- Proactively-managed public infrastructure
- *Financially responsible*
- Digitally advancing City
- Work force is healthy, equipped and competitive

Community Health and Wellbeing

- *Collaborative response to social challenges that considers all*
- Inclusive community
- *Safe and secure city*
- Create spaces and places
- Involved people and communities

Engaged and Connected City

- *Strong relationships and public trust*
- *Committed to positive customer experience*
- Decisions are data informed

Administration reports on progress towards these outcomes through 130+ indicators. The italicized outcomes above are reported on quarterly, while the others are reported on annually. While not all outcomes are reported quarterly, it is important to understand that we are making progress toward all fifteen outcomes each day through operations and our activities.

Quarterly reports will come to Council as follows:

- Q4 March 4, 2024
- Q1 June 24, 2024
- Q2 September 16, 2024
- Q3 December 16, 2024

We continue to work with departments to fine tune our metrics and collect and analyze data.

Strategic Alignment

The Strategic Plan is one of the key documents in the City's Integrated Planning Framework. The other key plans are Red Deer 2050 (under development), the Municipal Development Plan (currently being updated to form the new Official City Plan), and City Manager's Directives 2023-2024.

REPORT CARD

Q3 2023



**2023-2026
STRATEGIC
PLAN**

*Engaged and
connected City*

Q3 2023 PROGRESS TOWARDS THE STRATEGIC PLAN



We are working towards achieving the vision of all three focus areas:
Thriving City, Community Health & Wellbeing, and Engaged & Connected City.

The content of this report focuses mainly on the outcomes listed below,
however work is happening to achieve all outcomes.

Thriving City

- Digitally Advancing City
- Financially Responsible
- Local Economy is Strong and Diverse

Community Health and Wellbeing

- Collaborative response to social challenges that considers all
- Safe and Secure City

Engaged and connected City

- Committed to Positive Customer Experience
- Strong Relationships and Public Trust

2023 JUL - SEP



63.1%
UTILITY ACCOUNTS
ON E-BILL



50,534
CALLS
TO THE
911 CENTRE



900
REPORT A
PROBLEMS
SUBMITTED



NEW
DOWNTOWN
VACANT
SPACE
GRANT



83.53%
OF
BUSES ON TIME



175
WARM
HAND-OFFS
BY SOCIAL
DIVERSION TEAM



453,263
PASSENGER
TRIPS ON
TRANSIT



24 LOTS
SOLD IN
TIMBERLANDS
NORTH

ACTIVITY HIGHLIGHTS

THRIVING CITY



In a landscape of constant change, The City of Red Deer remains persistent in its commitment to not just survive, but to thrive. Below are a few of the key initiatives that contribute to our vision of a truly thriving city.

We continue to support our customers in utilizing the more environmentally and cost friendly e-billing monthly utility bills. We have surpassed our expectations for the number of people signed up for Utility Account e-billing this quarter, with 63% of accounts signed up.

In Q3, we completed the following upgrades to municipal infrastructure:

- **Concrete pads to 12 transit stops to improve mobility.**
Highlight: A stop along 40 Avenue near Michener Centre where we demolished the old wooden shelter and replaced it with a new modern shelter.
- **More than 700 metres of new sidewalk connections.**
Highlight: Connecting Ecole La Prairie school to Kin Canyon and 32 Street.
- **Added 2.5 kilometres of new asphalt trail connections.**
Highlight: Connecting Ross Street to 20th Avenue trail, closing the gap on the west side of Taylor Drive between Lowes and 28 Street and the new trail on the north side of 19th Street.

This quarter also saw significant progress on the 19 Street Improvement Project, with the eastbound (south) lanes complete and significant progress on the westbound (north) lanes from east of Gaetz Avenue to 40 Avenue.

As we look back on our progress towards cultivating a thriving city, we made significant achievements, and this work remains continuous.

ACTIVITY HIGHLIGHTS

ENGAGED & CONNECTED CITY



In an ongoing effort to foster an engaged and connected community, The City has initiated a range of innovative programs this quarter, each designed to meet a specific need while bringing people closer together.

In September 2023, The City introduced Engage Red Deer: a new online platform for enhancing engagement and public participation. It hosts the following features:

- The central hub for all public participation at The City.
- The platform hosts surveys, virtual workshops, citizen registries, and other interactive tools designed to facilitate meaningful dialogue.
- Option to join the Engaged Citizens Group, an inclusive online space where Red Deerians can sign up to provide regular input about a variety of discussions on topics that matter to them.

In September, our staff, organization and community were invited to partake in the Orange Ribbon Campaign in support of Truth and Reconciliation. Red Deerians were invited to pick up orange ribbons and tie them to a plant or tree in a place that holds significant meaning for them as a gesture of solidarity with the local Indigenous Community, and an expression of grief for Canada's and Red Deer's residential school history.

By converging our focus on engagement, public participation, and social awareness, we are relentlessly working to make Red Deer not just a place to live but a community to belong to.

ACTIVITY HIGHLIGHTS

COMMUNITY HEALTH & WELLBEING



The City of Red Deer has been focusing on both physical and mental well-being. We're not just sustaining a community; we're actively building a healthier, more resilient one. This section outlines key initiatives that have been undertaken to make meaningful progress in this critical area in Q3.

- The Rip 'n Rec Summer Pass provided children and youth aged 17 years and under admission to all City recreation facilities and transit services for \$50.
- This season, there were 1,468 passes sold for use between June 26-September 4 (the highest number of passes ever sold for this program). Of those passes, there were:
 - 13,663 scans at our recreation facilities
 - 17,066 trips taken on Transit
 - 55% of pass holders used transit at least once
 - 89% of pass holders visited a Recreation Centre at least once
 - Approximately 50% of pass holders used their pass at least once for both Recreation and Transit.

In August, we put our Emergency Social Services training to the test when we welcomed and supported more than 1100 evacuees from the Northwest Territories for more than a month. This was the longest activated reception centre in The City's history. We were more than happy to help out our neighbours north of us while they responded to an unprecedented wildfire season.

By the numbers:

- Welcomed 1129 evacuees from the Northwest Territories.
- Reception centre was mobilized for 33 days, operating for a total of 325 hours!
- Partnered with 69 restaurants to provide meals to evacuees.
- Worked with 23 hotels to lodge 700+ evacuees choosing to stay in hotels.
- Distributed thousands of pounds of pet food through the Central Alberta Humane Society.
- Received \$25,000 grant from the United Way to support evacuees with essential supplies.
- 100+ City employees supported the ESS.

With programs geared towards community health and well-being, it's clear that our initiatives are more than just a series of programs; they're a long-term investment in the vitality of our community.

THRIVING CITY BY THE NUMBERS

Work is happening simultaneously on all outcomes, however this report highlights the following outcomes with specific activities that occurred to support Thriving City focus area in Q3 2023.

OUTCOME	DESCRIPTION OF METRIC	VALUE	BEHIND THE NUMBER
Financially Responsible	Long-term financial plan	In progress	Progress on the Long-Term Financial Plan is underway through a project plan, draft RFP and Scope of Work outlined and is on track to be completed in 2024.
Local Economy is Strong and Diverse	Growth in Residential Land Uptake	24 lots conditionally sold in Timberlands North (YTD)	Wellings of Red Deer continues their construction of 55+ rental units in Timberlands North, with an expected completion date of spring 2024 (minus the clubhouse). They have opened a show suite and have started renting units that are completed.

COMMUNITY HEALTH & WELLBEING BY THE NUMBERS

Work is happening simultaneously on all outcomes, however this report highlights the following outcomes with specific activities that occurred to support Community Health & Wellbeing focus area in Q3 2023.

OUTCOME	DESCRIPTION OF METRIC	VALUE	WHAT'S HAPPENING
Collaborative response to social challenges that considers all	Number of housing referrals given through Coordinated Access Process (CAP)	87	Housing program referrals are made based on the length of time homeless, acuity (level of housing need), best program fit, client choice, and available spaces.
Collaborative response to social challenges that considers all	Number of warm hand-offs by Social Diversion Team	175	<p>Overall, 175 (32%) events lead to a warm handoff to additional services. Among the events, there were 68 warm hand-offs for the month of July, 64 warm handoffs for August, and 43 warm-handoffs for September. The leading cause of a social diversion event in this quarter was homelessness (31%), followed by intoxication (20%), physical health needs (9%) and Basic Needs - Inclement Weather (8%).</p> <p>In the third quarter of 2023 (July through September 2023), the Social Diversion Team responded to 541 events which is about 14% decrease from the second quarter.</p>
Safe and Secure City	Number of incidents (RDES)	666	This metric indicates the number of incidents that Red Deer Emergency Services has attended to in the past quarter. The value reflects the total number of calls responded to, apart from medical and miscellaneous calls. The total number (666) can be broken down as follows: 554 Fire; 29 Hazmat; 73 Motor Vehicle Collisions; and 10 Rescue calls.
Safe and Secure City	Call answer statistics	50,534	This metric indicates the total number of 9-1-1 calls answered by the City's Emergency Communications Centre (ECC) this past quarter. The value is a total of the number of calls from Red Deer and the number of calls from the rest of the region that the ECC answers for.

ENGAGED & CONNECTED CITY BY THE NUMBERS

Work is happening simultaneously on all outcomes, however this report highlights the following outcomes with specific activities that occurred to support the Engaged & Connected City focus area in Q3 2023.

OUTCOME	DESCRIPTION OF METRIC	VALUE	WHAT'S HAPPENING
Committed to Positive Customer Experience	Number of community reports to Report a Problem	900	This quarter, the majority of our report a problems submitted were related to parks and trails, unsightly property, cart collection, parking related complaints in residential areas, and reports of potholes.
Committed to Positive Customer Experience	Percentage of busses on time	83.53	<p>This number represents Red Deer Transit's ability to meet its service delivery schedule 83.53% of the time.</p> <p>Our current target is 85%; this is a system parameter that was adopted after the rollout of Transit Network Improvement Project (TNIP).</p> <p>On time performance can be impacted by a variety of conditions, particularly road network construction.</p> <p>In the 3rd quarter, significant construction was being done (e.g. 19th Street) that would impact our on time performance.</p>
Committed to Positive Customer Experience	Increased ridership	453,263	<p>The COVID-19 pandemic required Red Deer Transit to drastically reduce service for a variety of reasons: business and school closures, working from home, and space limitations. Several City facilities and local businesses (shopping malls, gyms, etc.) were closed or had reduced service hours during the height of the pandemic, which resulted in a lowered demand for Transit services overall. We often compare our ridership to pre-Covid numbers, starting in 2019. Below are the Q3 comparators for 2019, 2020, 2021, 2022:</p> <p>2019 - 488,341 2020 - 156,199 2021 - 198,471 2022 - 238,166</p> <p>With Q3 2023 reporting 453,263 passenger trips, we are seeing that return to pre-Covid numbers, with ridership growing to 14% below pre-Covid ridership, and an 90.3% increase from this reporting period in 2022.</p>
Committed to Positive Customer Experience	Number of missed cart collection per 10,000 pickups	2.1 per 10,000	<p>During Q3 2023, single-family properties recieved weekly Green Cart collection, and every-other week for Green and Blue Carts. Below are the quarterly totals for missed cart collections per 10,000 pickups.</p> <p>Q1 = 3.4 per 10,000 Q2 = 2.98 per 10,000 Q3 =2.1 per 10,000</p>
Strong Relationships and Public Trust	Increased public participation	2	<p>This quarter, Public Participation continued on the Land Use Bylaw. We also launched Engage Red Deer, an innovative online and interactive platform that houses all engagement activities happening at The City of Red Deer. Through Engage Red Deer, we are redefining how residents interact with us, their local government, and contribute to municipal decision making in meaningful ways. The platform hosts surveys, virtual workshops, citizen registries, and other interactive tools, including the Engaged Citizen Group, an inclusive online space where Red Deerians can sign up to complete surveys and participate in a variety of discussions on topics that matter to them.</p>

APPENDIX

STRATEGIC FOCUS AREAS

Council's Strategic Plan is divided into three key focus areas: Thriving City, Community Health & Wellbeing and Connected & Engaged City. These focus areas contain aspirational goals and outcomes to achieve by 2026.

Thriving City

A thriving local economy, driven by a healthy business community and vibrant downtown is paramount, while continuing to protect and enhance the environment.

WHY DOES IT MATTER?

Red Deer is a thriving city for all. The city is affordable, with a resilient economy that supports local business, while attracting new investment, aided by a business-friendly City Hall.

Downtown is vibrant and many modes of transportation are used throughout the community to connect citizens to and from the city's core.

Red Deer is growing while also protecting natural spaces, places and the environmental future. The City ensures a sustainable future by implementing and supporting innovative business practices and taking concrete action to ensure climate resiliency.

OUTCOMES

- Vibrant and enjoyable downtown
- Strong and diverse local economy
- Environmentally committed community
- Proactively-managed public infrastructure
- Financially responsible
- Digitally advancing City
- Workforce is healthy, equipped and competitive

Community Health and Wellbeing

Red Deerians cherish the spaces, places and year-round experiences Red Deer offers to promote physical, mental, and social wellbeing. The community is proud of the welcoming and inclusive city Red Deerians call home.

WHY DOES IT MATTER?

Red Deer is safe and clean, with collaborative efforts to improve community wellness. Citizens have a sense of belonging, community pride and neighbourliness. Red Deer is a welcoming, inclusive city that celebrates diversity. The City is committed to reconciliation and honours and respects Indigenous Peoples' culture and history.

In all four seasons, the people of Red Deer love to get outside and explore the city's incredible trail system, parks, and green spaces. Citizens have access to extraordinary outdoor and indoor places and spaces to recreate, benefiting the physical, social and mental health of individuals and families in our community.

Red Deerians participate in year-round festivals and events that encourage tourism and destination development. Red Deer is the central hub of Alberta, and downtown is a community for entertainment, arts, culture, shopping, dining, residents, and connecting with people and places in our city.

OUTCOMES

- Collaborative responses to social challenges that considers all
- Inclusive community
- Safe and secure city
- Great spaces and places
- Involved people and communities

Engaged and Connected City

Council engages with citizens in ways that build strong, respectful, and collaborative relationships. Citizens feel valued and included in decisions about their city.

WHY DOES IT MATTER?

Citizens have a positive impact on decisions, leading to responsive choices by City Council. Connecting and engaging with the community is important to City Council.

Transparent and accountable decision-making is at the core of what The City does. At times, making the right decision will mean things may need to be done differently. Lasting and meaningful relationships are made between Council, administration, other orders of government, community agencies, organizations and citizens.

Respect is shown among Council and the citizens served. This connection with local municipal government also gives Red Deerians a sense of belonging.

OUTCOMES

- Strong relationships and public trust
- Committed to positive customer experience
- Decisions are data informed



December 4, 2023

Quarterly Community Policing Report

Prepared by: Holly Glassford, RCMP Superintendent
Department: RCMP

Report Summary

The Quarterly Community Policing Report covers the July 1, 2023 – September 30, 2023, reporting period. The attached report serves to provide a quarterly snapshot of the human resources, financial data, and crime statistics for Red Deer City Detachment. This is provided as information to Council.

Proposed Resolution

Resolved that Council of the City of Red Deer having considered the report Quarterly Community Policing Report dated December 4, 2023 hereby receives the report as information.

RCMP

ROYAL CANADIAN MOUNTED POLICE



November 21st, 2023

Superintendent Holly Glassford
Officer In Charge
Red Deer, Alberta

Dear Mayor Johnston,

Please find the quarterly Community Policing Report attached that covers the July 1st to September 30th, 2023 reporting period. The attached report serves to provide a quarterly snapshot of the human resources, financial data and crime statistics for the Red Deer RCMP Detachment.

This quarter I want to update you on the status of Body Worn Camera (BWC) field test pilot project, which commenced earlier this year in Grand Prairie, Parkland, and St. Paul Detachments respectively. The rollout of BWC is part of the RCMP's on-going efforts to be transparent and accountable to the communities we serve. The use of BWC can play a role in enhancing public trust, improving interactions between the public and police, resolving public complaints more quickly, and improving evidence gathering. I wish to advise that the 10-week BWC & Digital Evidence Management Service (DEMS) Field Test has ended. Over the course of the Field Test, the Project Team reviewed the tools and services provided by the Contractor as well feedback provided by users of the Field Test Service against the contractual requirements. The RCMP has determined that the Contractor has not successfully met the Field Test requirements as outlined in the Contract. As such, we are in the process of transitioning to a new Contractor, and more details will be shared once they are confirmed.

Your ongoing engagement and the feedback you provide guides our Detachment team and supports the reinforcement of your policing priorities. I always remain available to discuss your community-identified policing priorities and/or any ideas you may have that will enhance our service delivery to address the priorities that are important to you. As the Chief of Police for your community, I invite you to contact me should you have any questions or concerns.

Supt. Holly Glassford
Officer In Charge
Red Deer RCMP Detachment



ROYAL CANADIAN MOUNTED POLICE



RCMP Municipal Policing Report

Detachment	Red Deer Municipal
Detachment Commander	Supt. Holly Glassford
Quarter	Q2
Date of Report	November 21 st , 2023

Community Priorities

Priority 1	Police Response and Visibility
Current Status & Results	<p>Initiative #1: Enhance Response to Mental Health</p> <p>This will include increasing Police and Crisis Team (PACT) resources, continued collaboration with the Social Diversion Team (211), and ensuring members are current with all required mental health and trauma training.</p> <p>Results: Red Deer RCMP still continues the quest for 2 additional PACT nurses. During this quarter there was 204 calls for 211. Only 4 times 211 was unavailable. RCMP have over 99% of members trained in online Trauma training.</p>
	<p>Initiative #2: Provide Enhanced Community Education & Communications</p> <p>Enhancing community communication through development of social media tools, traditional media relations, and community consultations.</p> <p>Results: Having a full time Public Information Officer dedicated to Red Deer Detachment has proven successful. The Detachment has sent 30 media releases with 8 media inquiries during this quarter.</p> <p>RD Detachment hosted a Town Hall that was focused around Red Deer's Youth. Several youth from our 4 high schools attended. Youth & Community Action Team (YCAT) facilitated an open dialogue of questions and answers all relating to crime in Red Deer and building police connections.</p>
	<p>Initiative #3: Increase feelings of Safety in the Downtown and Trail spaces</p> <p>Continuing active patrols of the downtown, proactive enforcement and a Summer Visibility Program on our community's trail network will enhance the safety of these spaces.</p> <p>Results: "Best Summer Ever" summer visibility was a success resulting in 236 additional foot patrols in the downtown core. Red Deer now has trained 10 members on the UTV in Sept 2023. Patrols on trails will be scheduled – weather permitting.</p> <p>YCAT has hosted a BBQ this quarter for indigenous youth, attended and completed 6 presentations to youth this summer at the Safety City.</p>

RCMP

ROYAL CANADIAN MOUNTED POLICE



Community Priorities cont.

YCAT attended 9 'Meet Me' events in the Park hosted by the City of Red Deer. They attended 4 Pop-Up Spray Parks throughout the summer. July 19th-22nd, YCAT attended Westerner Days and hosted a recruiting table at the event, July 29th, Detachment members attended the CASASC Ride For Respect event, Aug 12th, YCAT attended the Afro-Caribbean festival in downtown and also set up a recruiting table, Aug 26th, several members of the detachment attended the Big Brothers/Big Sisters event and participated in the dunk tank, Sept 30th, YCAT and detachment members attended various Truth and Reconciliation Day events throughout the City.

YCAT also participated in 17 RCMP recruiting initiatives this quarter (6 in July, 2 in August, 9 in Sept)

Initiative #4: Improve Road Safety

Focused campaigns; such as alcohol and drug check-stops, distracted driving and school zone patrols, will enhance the safety of our roads for both motorists and pedestrians.

Results: Red Deer Traffic Unit completed 12 projects, these projects include but were not limited to: speed, distracted driving and noise.



ROYAL CANADIAN MOUNTED POLICE



<p>Priority 2</p>	<p>Crime Reduction</p>
<p>Current Status & Results</p>	<p>Initiative #1: Reduce all types of Property Crime</p> <p>Property Crime will be tackled in a number of ways: improving investigational standards for break and enters and of vehicle thefts, utilizing TRAP (Targeted Response to Auto-theft Prevention) initiatives, and focusing PINPOINT/Prolific Offender strategies to curb chronic shoplifters.</p> <p><u>Results:</u> Red Deer is on track reducing total property crimes by 12.2% during this quarter. There were 2406 property crime offences reported in Q2 compared to Q2 in 2021 with property crimes totalling 2741. Crime Reduction Team (CRT) has focused efforts on stolen vehicles and conducted a Warrant Round-Up/TRAP project.</p>
	<p>Initiative #2: Develop Crime Prevention Initiatives</p> <p>The Red Deer RCMP will explore education tools, new technology, and new legislations (i.e. Business Watch International, Scrap Dealer legislation) to work with the community and local businesses to reduce the opportunities and profitability of theft.</p> <p><u>Results:</u> YCAT continues to support the Crime Prevention Center and will be bringing out a project relating to scrap metals - Project DNA. This is an adhesive glue that has a serial number that is invisible to the naked eye and can only be viewed by black light. This is an excellent way to mark household items and treasures.</p> <p>The Drone was utilized 43 times this quarter where investigations included Break & Enters, Impaired, Firearms complaints and missing persons.</p> <p>YCAT conducted 10 CPTEDs (Crime Prevention Through Environmental Design) assessments this quarter with various businesses.</p> <p>Initiative #3: Member Training and Development</p> <p>At the Red Deer RCMP, many members are Subject Matter Experts (SMEs) in specific fields like cyber crime, domestic violence, tactical response, and writing for Emergency Protective Orders and search warrants. An internal mentoring program will be developed to share skillsets amongst members and enhance the overall expertise of our detachment.</p> <p><u>Results:</u> Members completed Carbine training during the summer months as well as Pistol and Shotgun qualifications. UTV Training was also held in Red Deer and was a success.</p>

RCMP

ROYAL CANADIAN MOUNTED POLICE

**Priority 3****Engaged Community Partners****Initiative #1: Develop a Diversity & Inclusion Strategy**

Red Deer RCMP will enhance the existing internal diversity committee by identifying a diversity coordinator that will work both within the organization and with community partners.

Current Status & Results

Results: This quarter the Welcoming & Inclusive committee (WIC) met once and discussed planning an indigenous event at the Detachment. The WIC committee still requires some additional members and this will be a continued priority. July 7th, WIC and the YCAT unit hosted a Youth Indigenous BBQ and games event where members could learn some indigenous games with the youths.

Due to the summer months (July & August), there were no meetings scheduled for the Red Deer City WIC.

Aug 12th, WIC members and members of the detachment attended and participated in the Afro-Caribbean festival in the City of Red Deer.

Sept 13th, WIC members and YCAT members participated in the Walk A Mile in Her Shoes event in downtown Red Deer. Sept 30th, WIC, YCAT & Detachment members attended and participated in National Truth and Reconciliation Day events through Shining Mountains Housing and Heritage Family Services.

Initiative #1A: Increase Youth Diversion

Diverting youth away from the judicial system is a top priority. We will continue to work with the numerous local, provincial and federal organizations that we have had tremendous success with in prior years.

Results: 18.2% of the youth files reported have resulted in diversion of the judicial system. This included warnings in the first instance, written warnings, youth justice committee panels and the FASD Network.

Initiative #2: Improve the relationships with Justice Partners

We will work with Crown and Probation to strengthen our relationships to enhance the judicial process from arrest to release, with the intention of improving outcomes for both victim(s) and offender(s).

Results: Red Deer Detachment's new Court member has been assigned the Integrated Offender Management program, Drug court, Youth Court and Diversion, and other new programs that have been requested by the Red Deer Court.

Probation continues to work within the detachment. Regular meetings with Crown Council will continue to occur and there is a Crown workshop scheduled for December 2023.



Crime Statistics¹

The following table provides policing statistics on actual offences within the periods listed. Please see Appendix for additional information and a five-year comparison.

Category	July - September			January - December		
	2022	2023	% Change Year-over-Year	2021	2022	% Change Year-over-Year
Total Criminal Code	4,340	4,146	-4%	17,768	16,453	-7%
<i>Persons Crime</i>	741	773	4%	2,920	2,682	-8%
<i>Property Crime</i>	2,530	2,444	-3%	10,491	9,930	-5%
<i>Other Criminal Code</i>	1,069	929	-13%	4,357	3,841	-12%
Traffic Offences						
<i>Criminal Code Traffic</i>	175	131	-25%	607	673	11%
<i>Provincial Code Traffic</i>	2,398	2,358	-2%	8,277	8,085	-2%
<i>Other Traffic</i>	24	11	-54%	60	72	20%
CDSA Offences	146	88	-40%	574	419	-27%
Other Federal Acts	163	98	-40%	653	476	-27%
Other Provincial Acts	1,504	1,306	-13%	5,311	5,332	0%
Municipal By-Laws	612	845	38%	1,652	1,850	12%
Motor Vehicle Collisions	579	605	4%	2,439	2,867	18%

¹ Data extracted from a live database (PROS) and is subject to change over time.

Municipal Overview: Human Resources²

Staffing Category	Established Positions	Working	Special Leave ³	Hard Vacancies ⁴	Revised Plan at Q2	2023 FTE Utilization Plan
Police Officers	174	142	29	3	156	156
Detachment Support						

² Data extracted on September 30, 2023 and is subject to change.

³ Once members are placed on "Special Leave" (eg. Maternity/paternity, medical >30 days, leave without pay, graduated return to work) they are not included in the FTE count and their pay is not charged directly to each location. However, any salary expenditures associated with these employees while on leave is included as an "indirect cost" and billed within the Divisional Administration rate, charged to all contracts.

⁴ Hard vacancies reflect positions that do not have an employee attached and need to be filled.

Comments

Police Officers: Of the 174 established positions, 142 officers are currently working with 29 on special leave (includes Graduated Return to Work, Parental, Medical and other special leaves). There are 3 hard vacancies. The annual plan for Red Deer is based on 156 working officers.



Municipal Overview: Financial/O&M

Municipal Overview	Year to Date Expenditures ⁵	Revised Plan at Q2	2023/24 Financial Plan
Direct Costs			
Pay	8,560,592	18,765,000	18,765,000
Extra Duty Pay	686,703	1,689,000	1,689,000
Equipment	463,098	1,968,920	1,968,920
Training	15,628	667,605	667,605
Unit Operations and Maintenance	524,730	1,300,000	1,300,000
Commissionnaire (guarding)	2,445	-	-
Other	21,210	103,000	103,000
Total Direct Costs at 100%	10,274,405	24,493,525	24,493,525
Indirect Costs			
Total Indirect Costs at 100%	5,732,332	12,040,793	12,040,793
Total Costs Prior to Final Adjustments at 100%	16,006,738	36,534,318	36,534,318
Total Costs After Final Adjustments (at applicable cost share)	14,456,064	32,980,886	32,980,886

⁵ Includes expenditures up to September 30, 2023.

Comments

The financial figures as identified above are in alignment with the recent Multi-Year Financial Plan and 2023/24 forecast.

RCMP will continue to provide your community with monthly enhanced reporting to support ongoing forecast adjustments and potential invoice revisions. This increased reporting will support ongoing management of policing budgets, while also enhancing transparency and engagement with our partners.

Quarter 2 invoicing for the 2023/24 fiscal year will be distributed no later than November 2nd. As we approach the end of the calendar year, we will continue to work with your Detachment Commander and community to align forecasts with current expenditures and expected costs, to ensure forecasts are as accurate as possible.



ROYAL CANADIAN MOUNTED POLICE



Definitions

Municipal Overview: Human Resources	
FTE Utilization	A full-time equivalent (FTE) employee is defined by the number of months in a fiscal year that a position is filled. The FTE utilization level refers to the total months filled for all positions within the detachment/unit.
2022/23 FTE Utilization Plan	This reflects the number of working FTEs planned to be in place for the fiscal year.
Revised Plan at Q2	This reflects any adjustments to the planned number of working FTEs, which may vary as hard and soft vacancies fluctuate throughout the year.
Municipal Overview: Financial/O&M	
Year-To-Date (YTD) Expenditures	YTD expenditures reflect the actual expenditures within each category, as of the date of the report.
Revised Plan at Q2	This reflects any adjustments to the forecasted spending plan for the relevant category, which may vary as expenditures are realized throughout the year.
2023/24 Financial Plan	This reflects the target spending levels set for each category of expenditure, and the initial financial plan for the 2023/24 fiscal year.
Pay	Includes salary costs and associated allowances for police officers, civilian support, and Public Service Employee Pay, if applicable.
Extra Duty Pay	Includes direct overtime costs for police officers and (if applicable) Public Service Employees.
Operating and Maintenance	Reflects all unit operating costs, including items such as travel, fuel and vehicle repairs.
Commissionnaire Guarding	Reflects the costs of guarding prisoners within detachments.
Equipment	Includes expenditures for operational and technology equipment, police vehicles and the associated fit-up of those vehicles.
Other	This includes all remaining expenditures such as administration costs, secret expenditures and air services costs if applicable.
Direct Costs	This reflects billable costs for municipalities with populations over 15K that are specific to each detachment. They include unit-controlled costs related to overtime, travel, fuel, etc., as well as divisionally-controlled costs such as member pay, police vehicles, training, and so on.
Indirect Costs	This reflects the indirect costs associated to employees, including benefits, Canada Pension Plan and Employment Insurance rates. Also included within indirect costs are the division administration charges associated to core administration costs, special leaves and health services costs.
Total Costs Prior to Final Adjustments	Reflects total costs of all categories of expenditures prior to any adjustments at 100%



ROYAL CANADIAN MOUNTED POLICE



Municipal Overview: Financial/O&M

Total Costs After Final Adjustments	Reflects total costs of all categories of expenditures and any cost adjustments at the contract partner share.
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Community Consultations

Date	July – October, 2023
Meeting Type	In-House Town Hall.
Topics Discussed	YCAT facilitated an open dialogue of questions and answers all relating to crime in Red Deer and also focused on building police connections.
Notes/Comments	The town hall was a success and many ideas and suggestions were provided on how Police and Youth can work together. We look forward to a follow up meeting that has been planned for February 2024.
	
	



**Red Deer Municipal Detachment
Crime Statistics (Actual)
Q2: July to September 2019 - 2023**

All categories contain "Attempted" and/or "Completed"

October 10, 2023

CATEGORY	Trend	2019	2020	2021	2022	2023	% Change 2019 - 2023	% Change 2022 - 2023	Avg File +/- per Year
Offences Related to Death		0	2	1	1	2	N/A	100%	0.3
Robbery		51	32	49	38	29	-43%	-24%	-3.8
Sexual Assaults		40	27	44	49	41	3%	-16%	2.4
Other Sexual Offences		36	27	22	24	29	-19%	21%	-1.7
Assault		367	385	413	354	374	2%	6%	-1.7
Kidnapping/Hostage/Abduction		6	6	11	13	5	-17%	-62%	0.5
Extortion		10	6	11	19	18	80%	-5%	2.9
Criminal Harassment		87	94	78	84	102	17%	21%	2.0
Uttering Threats		177	174	156	159	173	-2%	9%	-2.3
TOTAL PERSONS		774	753	785	741	773	0%	4%	-1.4
Break & Enter		368	235	278	265	238	-35%	-10%	-23.0
Theft of Motor Vehicle		277	169	226	179	198	-29%	11%	-14.8
Theft Over \$5,000		37	33	30	25	33	-11%	32%	-1.6
Theft Under \$5,000		1,614	1,171	1,165	1,091	1,123	-30%	3%	-106.2
Possn Stn Goods		203	151	129	106	97	-52%	-8%	-25.7
Fraud		353	253	241	240	267	-24%	11%	-18.5
Arson		17	10	8	10	9	-47%	-10%	-1.6
Mischief - Damage To Property		581	426	471	428	351	-40%	-18%	-45.8
Mischief - Other		465	269	242	186	128	-72%	-31%	-75.7
TOTAL PROPERTY		3,915	2,717	2,790	2,530	2,444	-38%	-3%	-312.9
Offensive Weapons		144	144	114	123	75	-48%	-39%	-15.9
Disturbing the peace		672	587	578	546	548	-18%	0%	-28.9
Fail to Comply & Breaches		531	648	391	278	177	-67%	-36%	-107.8
OTHER CRIMINAL CODE		219	154	115	122	129	-41%	6%	-21.2
TOTAL OTHER CRIMINAL CODE		1,566	1,533	1,198	1,069	929	-41%	-13%	-173.8
TOTAL CRIMINAL CODE		6,255	5,003	4,773	4,340	4,146	-34%	-4%	-488.1



**Red Deer Municipal Detachment
Crime Statistics (Actual)
Q2: July to September 2019 - 2023**

All categories contain "Attempted" and/or "Completed"

October 10, 2023

CATEGORY	Trend	2019	2020	2021	2022	2023	% Change 2019 - 2023	% Change 2022 - 2023	Avg File +/- per Year
Drug Enforcement - Production		1	1	0	0	0	-100%	N/A	-0.3
Drug Enforcement - Possession		145	109	96	79	39	-73%	-51%	-24.2
Drug Enforcement - Trafficking		100	82	50	67	48	-52%	-28%	-11.9
Drug Enforcement - Other		3	3	0	0	1	-67%	N/A	-0.7
Total Drugs		249	195	146	146	88	-65%	-40%	-37.1
Cannabis Enforcement		3	8	3	3	1	-67%	-67%	-0.9
Federal - General		20	27	15	14	9	-55%	-36%	-3.5
TOTAL FEDERAL		272	230	164	163	98	-64%	-40%	-41.5
Liquor Act		115	138	87	111	102	-11%	-8%	-5.3
Cannabis Act		27	27	23	10	12	-56%	20%	-4.7
Mental Health Act		497	485	563	723	556	12%	-23%	35.6
Other Provincial Stats		503	563	679	660	636	26%	-4%	36.3
Total Provincial Stats		1,142	1,213	1,352	1,504	1,306	14%	-13%	61.9
Municipal By-laws Traffic		27	26	53	80	42	56%	-48%	8.4
Municipal By-laws		511	597	502	532	803	57%	51%	51.9
Total Municipal		538	623	555	612	845	57%	38%	60.3
Fatals		0	2	1	1	0	N/A	-100%	-0.1
Injury MVC		37	35	35	35	38	3%	9%	0.2
Property Damage MVC (Reportable)		573	491	515	499	530	-8%	6%	-7.8
Property Damage MVC (Non Reportable)		46	37	35	44	37	-20%	-16%	-1.1
TOTAL MVC		656	565	586	579	605	-8%	4%	-8.8
Roadside Suspension - Alcohol (Prov)		N/A	N/A	N/A	N/A	56	N/A	N/A	N/A
Roadside Suspension - Drugs (Prov)		N/A	N/A	N/A	N/A	10	N/A	N/A	N/A
Total Provincial Traffic		10,231	3,400	2,265	2,398	2,358	-77%	-2%	-1,674.8
Other Traffic		34	30	19	24	11	-68%	-54%	-5.2
Criminal Code Traffic		197	263	179	175	131	-34%	-25%	-22.0
Common Police Activities									
False Alarms		298	201	260	293	212	-29%	-28%	-8.0
False/Abandoned 911 Call and 911 Act		54	25	23	50	36	-33%	-28%	-1.1
Suspicious Person/Vehicle/Property		1,890	1,233	1,099	763	1,110	-41%	45%	-203.0
Persons Reported Missing		309	208	271	217	242	-22%	12%	-12.5
Search Warrants		8	20	14	14	0	-100%	-100%	-2.2
Spousal Abuse - Survey Code (Reported)		385	460	451	390	379	-2%	-3%	-8.2
Form 10 (MHA) (Reported)		53	41	30	30	18	-66%	-40%	-8.1



December 4, 2023

2023 Property Tax Cancellation

Prepared by: Isabelle Forsstrom, CPA, CA, Operations Analyst – Property Taxation
Department: Revenue and Assessment Services

Report Summary and Recommendations

Administration has reviewed the attached request for tax cancellation for a property that experienced a fire on April 1, 2022 in accordance with the Council Policy for Property Tax Cancellation (GP-F-2.4). This policy states that *Council may consider tax relief **with or without conditions***. Property that has become destroyed, uninhabitable, or unusable from extenuating circumstances may have relief on the municipal portion of taxes on the building/improvements, prorated from the date of damage to the end of the year.

The recommendation is that Council cancels \$15,784.85 of the prorated municipal portion of 2022 taxes from the time of the fire to the end of the year subject to the below conditions and no tax cancellation be granted for 2023.

Conditions for 2022 tax cancellation:

- a. Property is compliant with the Community Standards Bylaws
- b. The property owner provides an independent structural engineer report by February 16, 2024 subject to City requirements
- c. Repairs or demolition are commenced by May 31, 2024

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Revenue and Assessment Services dated December 4, 2023 re: 2023 Property Tax Cancellation hereby approves the cancellation of \$15,784.85 of the 2022 property taxes (municipal portion of the taxes from the time of the fire to the end of the year in which the fire occurred) for Tax Roll Number 30001711070 with the following conditions:

- Property is compliant with the Community Standards Bylaws
- The property owner provides an independent structural engineer report – prepared by an engineer licenced to practice in Alberta by end of day February 16, 2024
 - Report should include:
 - Engineer's credentials
 - Assessment and scope of the damage
 - Repairs needed to meet minimum building and safety standards or recommendation to demolish

- Engineer provides a copy of the full report directly to tax@reddeer.ca and inspections@reddeer.ca
- Repairs or demolition commenced per the Engineer's report by May 31, 2024
 - Applicable building permits are obtained
 - Repairs or demolition started by a licenced contractor(s)

Rationale for Recommendation

1. Complies with Council Tax Cancellation Policy

The City's Property Tax Cancellation Policy (Council Policy GP-F-2.4) states Council may consider cancellation of all or part of a tax, with or without conditions in the event the property is considered partially or completely uninhabitable. Per the Policy, tax cancellation attributed to the extenuating circumstances will be prorated from the time of damage to the end of the taxation period and is only applicable to the municipal portion of the tax.

2. Properties are assessed and taxed on the condition of the property as of December 31 of the previous year.

The assessment was not adjusted for the fire in 2022. For 2022, the property was fully assessed prior to the fire that occurred on April 1, 2022. The fire made the building uninhabitable. The assessment for the 2023 tax year was based on the condition of the property on December 31, 2022, which was after the fire and took the fire damage into account. The taxpayer had the option to appeal the assessment, but no appeal was filed. The Assessment team spoke with the property owner multiple times, providing a detailed explanation of the assessed value.

3. Recommended conditions protect the City and motivates the taxpayer to start remediation of the building back to a safe and useable condition.

The Municipal Government Act (MGA) allows council to consider cancellation of all or part of a tax, with or without conditions. To date, no remediation to bring the property back to its original state has been undertaken.

Background

Legislative Context

Tax Cancellation is legislated in section 347(1) in the Municipal Government Act (MGA) and specifies council may consider cancellation, reduction, or deferral of property taxes, if it considered it equitable do so, with or without conditions.

Property tax revenue is protected under section 349 of the MGA. Taxes are a first charge and paid on fire insurance proceeds. The purpose of this section is to protect the interests of the municipality and ensure collection of these taxes in the case of a fire, while still recognizing that the property owner does not have the same use of the building as they did prior to the fire.

Related Policies

The Property Tax Cancellation Policy (Council Policy GP-F-2.4) allows for council to consider cancellation of all or part of a tax, with or without conditions. When extenuating

circumstances, such as a fire, result in a building being destroyed (partially or completely), Council is to apply the following in determining the direction to take with respect to a request for property tax levy cancellation:

- (a) The property owner will be responsible for any requisition portions of the tax bill and only the municipal portion of the taxes will be considered for cancellation.
- (b) Only the building/improvements portion of the taxes will be considered for cancellation.
- (c) Any tax cancellation attributed to the extenuating circumstances will be prorated from the time of damage to the end of the taxation period.

Stakeholder Consultation

Administration consulted with the following departments in determining the recommended conditions:

- City Assessor
- Legal
- Inspections and Licensing
- Land and Economic Development
- Emergency Services (Fire Marshall)

Analysis

Administration received a request for cancellation of taxes from the taxpayer. The correspondence between the taxpayer and Administration have been redacted of personal information and are attached for review.

The Tax Cancellation Policy lays out how the tax cancellation is to be determined, and there is no legislated timeline for when a request can be brought forward for review. Taxpayers are encouraged to pay their taxes on time even if an account is under review to avoid future penalties. If a cancellation is granted, the account will be credited which the taxpayer can either request as a refund or they can leave it on the account to pay for future taxes.

The fire took place April 1, 2022, making the building uninhabitable and unusable. Tax Cancellation Policy allows for a reduction in the municipal portion of property taxes from the time of the fire until the end of the year. Because the fire occurred in 2022, this is the year that tax cancellation can be applied. Properties are assessed each year based on the conditions of the property on December 31 of the prior year, so when a fire occurs, that fire damage will be factored into the assessed value for any future years as applicable.

The 2022 taxes are paid, and the tax account is currently enrolled in the Tax Instalment Plan.

There is indication of structural damage to the property. As of the date of this report there are no utility services being provided to the property and no permits pulled in the 20 months since the fire.

For the 2023 tax year, the property was assessed based on the condition of the property on December 31, 2022, which was after the fire so it takes into consideration the damages from

the fire. The fire was already incorporated into the assessment value so there is no tax cancellation required to adjust for it in 2023.

If the taxpayer was unsatisfied with the assessment value of the property for the 2023 tax year, they had the opportunity to file an appeal from January 5, 2023 to March 14, 2023. No appeal was filed for this property and the assessment team spoke to the property owner on multiple occasions during the assessment appeal period to provide extensive information on valuation.

Financial

The financial impact on the recommendation to cancel a portion of the 2022 municipal property taxes will be \$15,784.85 if it is cancelled. Tax cancellations are unbudgeted.

Regulatory and Compliance (including Legal)

- Tax Cancellation Policy
- Community Standards Bylaw

Alternate Options Considered

Administration considering the following options:

I. Option #1: Cancellation of the prorated 2022 municipal taxes with conditions – RECOMMENDED OPTION

Due to the fire that occurred in 2022 that caused the building to become uninhabitable, Administration recommends the cancellation of 2022 municipal taxes, prorated from April 1, 2022 to December 31, 2022. As an incentive for the taxpayer to begin remediation, Administration recommends the cancellation to have conditions which have been determined through consultation with relevant stakeholders:

- Property owner provides an independent structural engineer report – prepared by an engineer licenced to practice in Alberta by end of day February 16, 2024
 - Report should include:
 - Engineer’s credentials
 - Assessment and scope of the damage
 - Repairs needed to meet minimum building and safety standards or recommendation to demolish
 - Engineer provides a copy of the full report directly to tax@reddeer.ca and inspections@reddeer.ca
- Repairs or demolition commenced per the Engineer’s report by May 31, 2024
 - Applicable building permits are obtained
 - Repairs or demolition started by a licenced contractor(s)

Benefits:

- Conditions encourage taxpayer to begin remediation on the property
- Taxpayer can use funds received from the cancelled taxes towards remediation
- Property will be back to fully taxed value and remediates impact to neighbors

Disadvantages:

- Encourages property owners to forego having fire insurance.

2. Option #1A – Cancellation of 2022 Property Taxes without conditions

Benefits:

- Taxpayer can use funds received to remediate the property

Disadvantages:

- To cancel taxes without conditions does not give any incentive to remediate the property
- Encourages property owners to forego having fire insurance.

3. Option #2 – No Property Tax Cancellation

Benefits:

- No financial loss to The City / taxpayers by cancelling and refunding taxes
- Enforces that it is the property owner's responsibility to have fire insurance which would have covered the taxes had it been in place

Disadvantages:

- Not providing any tax cancellation is not consistent with the intent of Council's Tax Cancellation Policy
- No incentive to remediate property in a timely fashion and continues to impact neighboring businesses



Tax Cancellation Form

Date	March 16/23
Tax Roll Number (11 digits)	30001711070
Property Address	[REDACTED]
Property Owner(s)	[REDACTED]
Mailing Address	[REDACTED]
Phone Number	[REDACTED]
E-mail	[REDACTED]
<input checked="" type="checkbox"/> I declare I am the property owner	

Tax Cancellation Request Type:

- Extenuating Circumstances** (i.e. damage to property making it uninhabitable or unusable and is not covered by insurance)
- Tax Penalty Cancellation**
- Other** _____

Request Explanation

On April 1st / 22 [REDACTED] had a fire that made the property uninhabitable and totally unusable. From this time on, no income is coming in from the property, only a tremendous expense. When I phoned the city to see if I could get some kind of discount on my taxes I was told that nothing could be done till 2023, so I waited till then. I phoned in Jan of 23 and was told that I had to wait till the property assessment notice come out, before I could appeal it.

At that time, I asked if someone could phone me any way so I could explain the situation to them. I now did call me and he informed me that the taxes would be about 26 thousand.

At this point, no matter how I tried to explain that the building was unuseable, I had no insurance, and that I had to pay the city over 27 thousand dollars to put out the fire. He still said that about how much the taxes would be (26,000⁰⁰)

At this point I went to city hall and asked if there was someone I could talk to about this situation

I got to speak to Maurine Cleary who gave me Roxanna's Prudis name.

When I called to talk to her, she must have asked you to call me. you called me for more information. Thank you for doing so.

As the building still can not be used I am asking if it is possible to have some kind of discount on the taxes

Thank you for this consideration

Administrative Fairness Review

- Completed form should be sent to tax@reddeer.ca
- Please include any relevant documentation which supports your request
- Property owners are still responsible to pay their taxes by the due date on their Notice or letter
- Penalties will apply on outstanding balances per the Tax Penalty Bylaw
- Requests will undergo a Corporate Internal Review and be reviewed according to Council's Property Tax Cancellation Policy (GP-F-2.4) and the Corporate Tax Cancellation Procedure
- Written response will be sent by City administration within 30 days of receiving the request

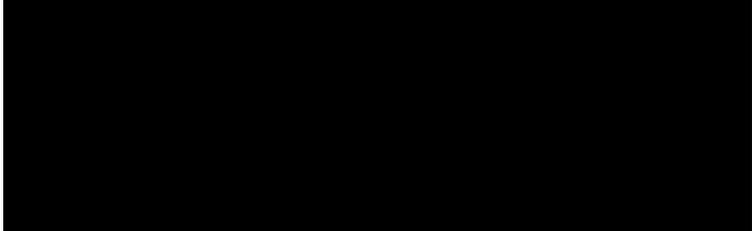


1110, 5001 19 Street
Red Deer, AB T4R 3R1
Main 403.342.5074 Fax 403.347.8090
Toll Free 1.800.897.5074

March 15, 2023

MEMO

To:
Attention:
From:
Customer:
Policy No.:
Date:

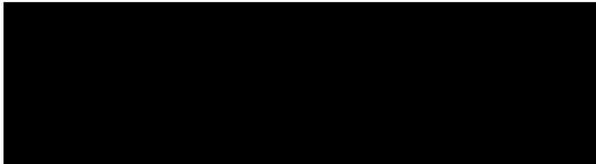


March 15, 2023

Please be advised, there was no property cover of any kind on the above noted insurance policy for the building located at [redacted] when the fire took place on April 2nd 2022. The above insurance contract was in force at the time but did not have any cover for fire losses.

I trust this letter is satisfactory, please contact me directly with any questions or concerns you may have.

Yours truly,



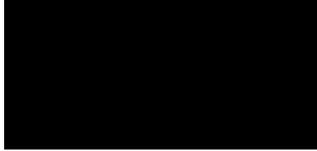
Per:

[redacted]
Account Executive
Rogers Insurance Ltd.





September 21, 2023



Re: Tax Roll 30001711070

In response to your May 28, 2023, request to reduce your 2023 property taxes, property taxes cannot be appealed and are based on your property assessment as of July 1, 2022. We have conducted a property assessment review and noted the following:

- For the 2023 taxation year, the assessment valuation approach for your property was changed from “income” to “cost” in alignment with our process for commercial buildings damaged by fire and no longer capable of generating income.
- Based on the cost approach, your property assessment is comprised of 100% of the land value and only 35% of the depreciated building value. This resulted in an assessed value of \$1,380,000.
- Non-residential taxation rates increased by 2.9% from 2022 to 2023, which partially offset the decrease in your assessment from 2022 to 2023.
- Over the past year, Assessment has assisted you with your concerns and reviewed your assessed value on multiple occasions.
- Your 2023 property taxes were calculated on the assessed value that was prepared based on the property information available to the City up to the March 14, 2023, final date of complaint.

As stated on the front of your assessment notice, the final date of complaint to file a formal assessment appeal was March 14, 2023. As you did not file an appeal by this deadline, further assessment adjustments will not be made to the assessed value for the 2023 taxation year.

Your request to cancel your 2022 property taxes will proceed to Council in November 2023.

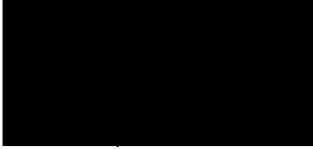
Sincerely,

Jason Miller, AMAA, AACI, P.App
Deputy City Assessor

CC Maureen Cleary, AMAA - City Assessor
Roxane Preedin, CPA, CGA – Controller, Property Tax



April 24, 2023



Re: Tax Roll 30001711070

We have completed a Corporate Internal Review of your request for cancellation of taxes on property tax roll 30001711070.

Your account information and inquiry has been reviewed by the Controller of Property Tax and City Assessor.

Account background:

- April 1, 2022, Emergency Services responded to a fire at the property. At the time of the fire, the building was owner occupied and operating a business.
- May 5, 2022, Application was made for a Business Licence to relocate the business within the City of Red Deer.
- May 5, 2022, the City invoiced you for cost to respond to the April 1, 2022 fire.
- May 16, 2022, you appealed the Emergency Service invoice based on no insurance. The appeal was denied, and the invoice was paid in full.
- May 30, 2022, you notified assessment and tax that the building sustained damage from the fire and inquired about the assessed value of the building. A senior assessor responded to your call and advised that the 2021 assessment value (for 2022 taxation) was based on the physical condition of the property as of the December 31, 2021, legislated condition date. The senior assessor advised you to contact tax if you had any further concerns regarding taxation of the property.
- June 13, 2022, Assessment received your submission of the annual non-residential Assessment Request for Information for the upcoming 2023 taxation year. No income was identified on the form as the property was vacant due to the fire.
- June 14, 2022, you made application to join the Tax Instalment Plan (TIP) and paid the 2022 taxes in full by December 31, 2022.
- November 28, 2022, the assessment valuation approach was changed from "income" to "cost" approach in alignment with our procedures for commercial buildings damaged by fire and no longer generating income.
- January 4, 2023, the 2023 the annual assessment notice was mailed notifying taxpayers that the deadline to file a complaint with the Regional Assessment Review Board (RARB) was March 14, 2023.



- January 24, 2023, City received a request to cancel TIP, the final payment was withdrawn on Jan 31, 2023.
- January 25 & 26, 2023, you spoke with the Non-Residential Assessment Coordinator, who reviewed the assessed value for the 2023 taxation year and explained the assessment calculations in detail. The fire did not impact the value of the land; however, a reduction of 65% was applied to the assessed value of the building to reflect the property's condition on December 31, 2022, due to the damage caused by the fire. You indicated at that time that you had a report outlining the cost to repair the building, and Assessment requested this for review to consider further adjustments. This information was not submitted to The City.
- February 17, 2023, you attended City Hall and requested to speak with Assessment services. An in-person meeting took place with the City Assessor, who reviewed your property details and explained that the property assessment was prepared using the cost approach to value (land and improvements) and that a 65% reduction in assessment had been applied to the value of the building for the 2023 taxation year. The City Assessor advised you again to submit your documentation to Assessment to support your request for further adjustment of the assessed value. Your contact information was then forwarded to tax in response to your request to reduce your taxes.
- March 8, 2023, you spoke with the City's Tax Collection Coordinator who walked you through the request for tax cancellation process and provided you the form.
- March 14, 2023, no formal assessment appeal was filed with the RARB by the deadline.
- March 16, 2023, Tax received the request for cancellation of taxes along with a letter from your insurance company confirming the building was not insured.

For the 2023 taxation year, the assessed value has been prepared based on the property information available to the City. Over the past year, Assessment has assisted you with your concerns and requested further information to facilitate a secondary review of your assessed value; however, you have not provided these documents to The City. As stated on the front of your assessment notice, the final date of complaint to file a formal assessment appeal was March 14, 2023. As no appeal was filed by this deadline, further adjustments will not be made to the assessed value for the 2023 taxation year.

The cancellation, reduction, refund or deferral of property tax can only be approved by Council **with or without conditions**. Council will consider a tax cancellation for the municipal portion only when extenuating circumstance result in the building and/or improvements being destroyed (partially or completely), uninhabitable or unusable. Any tax cancellation will be prorated from the time of damage to the end of the taxation period. The intent is to provide taxpayers immediate assistance and to start the process of remediating the damage.

Any request for tax cancellation will go forward to Council in November 2023. Only the municipal portion of the 2022 property tax levy from April 1 to December 31, 2022 would be considered for relief. As of April 2023, our records show there is currently no utility services (water or electric) at the location or permits pulled indicating no restoration activities have commenced. Administration's recommendation to Council will align with Council's policy to refund a portion of the 2022 property



taxes. The recommendation will also include conditions to ensure that property is safe, secure, and not a nuisance to the community in compliance with legislation and the intent of Council's policy.

If you would like to move forward with the property tax cancellation to Council for 2022, please confirm in writing by ~~May 15, 2023~~ **May 30, 2023** (Extended on May 10, 2023).

Sincerely,

Roxane Preedin

Roxane Preedin, CPA, CGA
Revenue and Assessment – Controller of Taxation
403-342-8126
tax@reddeer.ca

CC Maureen Cleary, City Assessor

①

May 28/23

Please move forward with the property tax cancellation and thank you for your attention, it has given me time to get the information for the interior repairs.

Sorry for the misunderstanding that have come from me when I spoke to the different people back in Jan, Feb & March of 23

I thought when I spoke to them, I was making a request to get a discount on my 2023 taxes

I did not have all the information they needed at that time, as I had to wait till spring to get all the costs for the repairs.

Back in Jan, I only had the cost to fix the roof, get power to the building & one heater unit. This was given to me in Oct of 22 and added up to over 240,000 or more.

I thought I needed to get the cost of repairs to the interior of the building also, before I gave you the total cost.

(5)

The exterior cost was only given to me the middle of May 23.

This is because I was told the interior cost could not be properly calculated till spring.

This is because the floor was full of ice, did not know if water froze in the pipes & broke some of them, or what extra damage was done by the water behind the walls as they froze.

Also if any damage was done to the blocks because of the frost, so I was told to wait till spring,

I'm giving you the best cost breakdown I have up to this point.

Also I'm told that there could be more damage that is discovered after the repairs are started.

Somehow I had gotten the idea that I had to wait till I got the 2023 tax notice to appeal this years taxes which I received last week.

3

Everytime I talked to someone back in Jan, Feb & March of 23 and even before about 2022 reduction in my taxes

It seemed that I understood that nothing could be done at the time, I had to wait for another time

Somehow I asked the wrong things and did not quite understand your process it seems,

I still can't understand how the taxes for this year with a reasonable building can be the same as when there was a business in it.

I couldn't give you some of the information you needed at the time, because I didn't have it all.

So I'm asking you again, is there any way that the taxes can be reduced, and I can maybe start repairing the building so I can have the check return to it.

Thank you for trying to understand this mess that I'm in



CONSTRUCTION

Project: [REDACTED]
Regarding: *Fire Repairs*

The outline below describes our budget breakdown and our understanding of the scope of work for this project based on our initial investigation. This is **not a quote** and should only be used for budgeting purposes. Camdon would complete this project on a cost+fee basis.

Camdon General Conditions / Requirements **\$59,790.50 + GST**

- Incl. insurance, permits, supervision, safety, temporary facilities, dumpsters, scissor lift, inspections, and crane

Demolition (Steel Struc) **\$12,000.00 + GST**

- Labour, materials & equipment to cut and remove damaged roof membrane, decking and roof joists

Engineering (Richards Consulting) **\$3,300.00 + GST**

- Provide structural engineered drawings and engineered details for structural modifications to existing building

Structural Steel (Red Willow Welding) **\$60,500.00 + GST**

- Supply & install five new W-flange (W460x67) beams to replace OWSJ members, primed grey
- Supply & install new roof decking (LZC 1.5" x 22ga) based on 40' x 50' section required
- Supply & install new perimeter angle to replace damaged sections to support new deck
- Provisions for welder to be on site for one day to assist in damaged OWSJ removal
- Prepare older decking edge to accept new decking

Mechanical (Bruin's P & H / Hawk Sheet Metal) **\$14,327.50 + GST**

- Supply & install one Lennox LF25-400A-3 unit heater (400,000 BTU input)
- Supply and install all required B-venting UTR
- Provisions for two days of selective demo prior to joist removal

Electrical (Triple A Electric Ltd.) **\$13,917.74 + GST**

- Supply & install one new 36" x 36" CT cabinet
- Relocate one disconnect to make room for new CT cabinet
- Supply & install new wiring from main disconnect to new CT cabinet
- Supply & install new wiring from new CT cabinet to splitter
- Supply & install new wiring to new unit heater
- Supply & install new 400A fuses for main disconnect
- Provide power to eight existing light fixtures for interim lighting
- Includes all electrical permitting
- Includes re-energization and metering costs from the City of Red Deer

CONSTRUCTION

<i>Roofing (Goodmen Roofing)</i>	\$75,663.50 + GST
- Install new 6mil poly vapor retarder over new roof decking, tied into existing	
- Supply & install new rigid polyiso insulation to match existing elevations	
- Supply & install 50mil Duro-Tuff PVC single ply membrane, mechanically fastened to steel deck	
- Supply & install 250 lineal feet of 24ga cap flashings to NE and NW elevations	
- Existing roof warranty to be reinstated	

Estimated Cost	\$239,499.24 + GST
Camdon Construction Fee	12%
Projected Budget	\$243,239.15 - \$293,239.15 + GST
Deposit Required (25%)	\$67,059.79

On any additional work to this contract, Camdon Construction will charge cost plus 8%OH + 4% profit

This budget would be for the the work stated above only and does not include:

- ♦ Mechanical engineering / drafting
- ♦ Electrical engineering / drafting
- ♦ Shop drawings for new steel components
- ♦ Repair/service/maintenance to any other electrical or mechanical components other than what is listed above
- ♦ Any after hours / weekend work
- ♦ Removal of t-bar ceiling
- ♦ Removal of lockers

Thanks,
Camdon Construction Ltd.

Spencer Sieben

Spencer Sieben
Project Manager

Price For Repairing the inside

Clean up & remove the damaged parts of the building	18,000 ⁻
All heating ducts need to be blown out from smoke damage	9,675 ⁻
Conc walls need to be cleaned from smoke damage & then painted	18,475 ⁻
All light fixtures replaced	12,000
All electrical wiring to the interior of building, courts washrooms, aerobic & weight rooms offices, front desk area	24,000 ⁻
Redo shower, steam sauna rooms and area	18,640 ⁻
New sinks & counters in washrooms	4,820 ⁻
Build new office & training room	26,390 ⁻
Replace T bar ceiling	32,500 ⁻
Replace all flooring	58,470 ⁻
	209,269 + GST

Second rooftop heater 14,200 -

New steam room pumps
and water heater 11,476 -

Repair hardwood floor
in squash courts 9,800 -

Repair wells in proslap
& front area 4,800 -

Replace mirrors
in weight rooms 9,789 -

Replace lockers &
shower stalls 30,000 -

Replace front door
and other doors 6,580 -

Paint club walls
in entry, washrooms
hallway 18,590 -

New chairs & couches 7,500 -

Supervision & miscellaneous 20,000 -

132,735 + GST

243.239¹⁵

209 269

132 735

585, 243,¹⁵

29.262.-

614 505¹⁵

	Council Policy	
	Property Tax Cancellation	
	Policy Type: GOVERNANCE PROCESS	GP-F-2.4

- 1 As stated in MGA 347(1), if Council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or class of taxable property or business, do one or more of the following, with or without conditions:
 - (1) Cancel or reduce tax arrears
 - (2) Cancel or refund all or part of a tax
 - (3) Defer the collection of the tax

- 2 When considering a request for cancellation of property taxes, Council will take into account the following **Generally Accepted Principles of Taxation**:
 - (1) Fairness and Equity to All Taxpayers
 - (2) Sustainability of Revenues Raised
 - (3) Simplicity, Transparency and Efficiency of the Tax System
 - (4) Predictability and Stability
 - (5) Competitiveness

- 3 General:
 - (1) All requests for tax cancellation must be presented to Council in writing.
 - (2) Council will review all requests for tax cancellation in the last fiscal quarter of the year.
 - (3) All property types can be considered for tax relief.

- 4 Property Tax Levy Cancellation:
 - (1) When extenuating circumstances result in the building and/or improvements being destroyed (partially or completely), uninhabitable or unusable, Council will apply the following in determining the direction to take with respect to a request for property tax levy cancellation:
 - (a) The property owner will be responsible for any requisition portions of the tax bill and only the municipal portion of the taxes will be considered for cancellation.
 - (b) Only the building/improvements portion of the taxes will be considered for cancellation.
 - (c) Any tax cancellation attributed to the extenuating circumstances will be prorated from the time of damage to the end of the taxation period.

- 5 Property Tax Penalty Cancellation:
 - (1) Responsibility for late payment will be the determinant as to whether the tax penalty is cancelled.
 - (a) Council will consider tax relief only when the responsibility for the penalty being incurred rests with The City.

	Council Policy	
	Property Tax Cancellation	
	Policy Type: GOVERNANCE PROCESS	GP-F-2.4

Document History:

Policy Adopted	September 30, 2013
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Administrative Revisions:

Date:	Description:
July 27, 2017	Converted to the newest template format.



December 4, 2023

Land Use Bylaw Amendment 3357/O-2023 3733 45 St Rezoning from PI Park and Recreation to R2 Residential (Medium Density) Municipal Reserve Disposal

Prepared By: Jennifer Hankey, Corporate Meeting Administrator
Department: Legal and Legislative Services

Report Summary

The attached reports are being brought forward from the Monday, October 30, 2023, City Council meeting.

Recommendation:

Council considers second and third reading of Bylaw 3357/O-2023. If second and third reading of Bylaw 3357/O-2023 passes, a resolution will be proposed for the rezoning and municipal reserve disposal at 3733 45 Street.

Background:

On October 30, 2023, Council gave first reading to Bylaw 3357/O-2023 (an amendment to the Land Use Bylaw to rezone 3733 45 Street from PI Park and Recreation to R2 Residential (Medium Density))

Proposed Resolutions:

That Bylaw 3357/O-2023 be read a second and third time.

If Second and Third reading passes, the following resolution is proposed for the rezoning and municipal reserve disposal:

Resolved that Council of the City of Red Deer having considered the report from City Planning & Growth dated October 30, 2023 re: 3733 45 St Rezoning from PS Public Services to R2 Residential (Medium Density) hereby directs a designated officer to notify the Registrar at Land Titles that the provisions of the Municipal Government Act have been complied with and request the Registrar to remove the designation of municipal reserve from lands legally described as Lot P, Block 23, Plan 6231HW.



Originally submitted at the
October 30, 2023 Council
Meeting

October 30, 2023

Land Use Bylaw 3357/O-2023 - 3733 45 St Rezoning from PI Park and Recreation to R2 Residential (Medium Density) Municipal Reserve Disposal 3702/2023

Prepared by: Dayna Facca, Senior Planner
Department: City Planning & Growth

Report Summary and Recommendations

Administration has received an internal application to rezone 3733 45 Street in Eastview from PI Parks and Recreation to R2 Residential (Medium Density). Administration is concurrently processing the disposal of municipal reserve on this site with the rezoning application.

The parcel is City owned; however, should the rezoning be approved it is anticipated the site will be sold for multi-family residential development (townhouses and/or apartments). Proceeds received through the sale are to be used for park, recreation, school site, or buffering purposes, as required by the Municipal Government Act.

Council is the approving authority on all *Land Use Bylaw (LUB)* amendments and municipal reserve disposals.

Administration supports First Reading of Bylaw 3357/O-2023 to rezone 3733 45 Street from PI Parks and Recreation to R2 Residential (Medium Density). Administration also supports the disposal of the municipal reserve designation upon completion of the public hearing.

Proposed Resolution

That Bylaw 3357/O-2023 be read a first time.

If first reading is given, this Bylaw will be advertised with a Public Hearing to be held at the Monday, December 4, 2023 Council Meeting.

Council will consider Second and Third Reading of Bylaw 3357/O-2023 following the public hearing of Bylaw 3357/O-2023.

If Second and Third reading passes, the following resolution is proposed for the rezoning and municipal reserve disposal:

Resolved that Council of the City of Red Deer having considered the report from City Planning & Growth dated October 30, 2023 re: 3733 45 St Rezoning from PS Public Services to R2 Residential (Medium Density) hereby directs a designated officer to notify the Registrar at Land Titles that the provisions of the Municipal Government Act have been complied with and request the Registrar to remove the designation of municipal reserve from lands legally described as Lot P, Block 23, Plan 6231HW.

Rationale for Recommendation

1. The application is supported by City policies.

The application is in alignment with the *2023-2026 Strategic Plan*, the *Municipal Development Plan*, the *Neighbourhood Planning and Design Standards*, the *River Vally and Tributaries Park Concept Plan*, and the *Community Housing & Homelessness Integrated Plan*.

2. Housing is a priority.

The application will increase development opportunity for housing in Red Deer.

3. The 10% municipal reserve requirement is maintained.

The disposal of the municipal reserve designation for this property will not bring the amount below the 10% Municipal Government Act required reserve for the Eastview neighbourhood. The remaining reserve will be 11.3% if the application is approved.

Background

Administration has received an internal application from the Land and Economic Development department to rezone 3733 45 Street in Eastview from P1 Parks and Recreation to R2 Residential (Medium Density). The parcel is located in the Eastview neighbourhood at the corner of 45 Street and 38 Avenue.

The zoning surrounding the property is R1A – Residential (Semi-Detached) and developments consist primarily of single family homes with a few multi-plexes. Nearby park sites include the Eastview Middle School and the Joseph Welsh School. A site map is included in Appendix C. There is no Area Structure Plan or Outline Plan for the Eastview neighbourhood as it was developed prior to these planning documents being a part of the development process.

The site is currently vacant, grassed open space which provides passive recreation to neighbouring residents. The park site was originally subdivided in 1954 and at one point, contained more landscaping and a playground. There have been inquiries over the years to redevelop the site for alternate uses. A record of the sites history is included in the Appendix A.

The site is designated as municipal reserve. The *Municipal Government Act* empowers municipalities to acquire 10% of a parcel of land or neighbourhood for municipal reserve, school reserve, or municipal and school reserve purposes. The planning for park sites and municipal reserve (MR) allocation is done at the Area Structure Plan (ASP) stage, but the land is designated MR at the time of subdivision. Community amenities, such as parks, schools, recreation centres, and community centres, can be built on municipal reserve land.

Administration is concurrently processing the disposal of municipal reserve on this site with the rezoning application. The disposal of municipal reserve requires a public hearing, notification to adjacent landowners, and signage on the property indicating the intent to dispose the municipal reserve. Signage will be installed prior to the public hearing.

The parcel is City owned; however, should the rezoning be approved it is anticipated the site will be sold for residential development. Possible redevelopment would be limited to the uses outlined in the R2 Residential (Medium Density) District. The R2 district allows single family homes, duplex, townhouses, and apartments. The size of the site and the development regulations will influence the type of housing that could be built on the site. Proceeds received through the sale are to be used for park, recreation, school site, or buffering purposes, as required by the *Municipal Government Act*.

If the rezoning and disposal of municipal reserve is approved, the future landowner will have to apply for a development permit for the multi-family residential development. The permit application will consider such matters as building height, setbacks, landscaping, on-site parking, and traffic.

Prior Council Direction

In May 2023, Council passed a resolution supporting the:

- Consideration of surplus City land for the purpose of affordable housing, and
- Consideration of fast tracking development permits and prioritizing zoning and permitting processes for affordable housing.

Strategic Alignment

The *2023-2026 Strategic Plan* is The City's primary visioning document that provides priorities and direction to help Council make decisions. Focus areas of the plan include goals to create a thriving, engaged, and connected city. This is done through allowing appropriate development while ensuring the community has opportunity to be heard by Council. The application is consistent with Community Health & Wellbeing as it could create the opportunity for housing diversity and neighbourhood inclusivity for different demographics while maintaining park and recreation opportunities in the neighbourhood as a whole.

Related Policies

The *Municipal Development Plan (MDP, a Municipal Government Act required plan for all municipalities)*, provides broad policy direction for future growth and development within the city. It contains policies supporting:

- the intensification of vacant or underutilized sites in the established areas provided there is capacity in existing infrastructure,

- housing forms which broaden the range of housing choice and address issues of affordability, and
- developments which consider the life cycle of a neighbourhood and how it may transition based on resident's needs,
- requiring neighbourhood land dedication of 10% for reserve (municipal reserve for public park use, school reserve and/or municipal and school reserve).
- a variety of park types that are easily accessible and that create opportunities for area residents to gather and interact.

Neighbourhood Planning and Design Standards

The *Neighbourhood Planning and Design Standards (NPDS)* were created as a City of Red Deer standard for quality neighbourhood design. It includes policy requiring:

- a variety of housing types within neighbourhoods,
- block ends designated for medium and high density developments, and
- a density target of 17.0 dwelling units per net developable hectare within a neighbourhood.
- a variety of park sizes and types distributed throughout the neighbourhood for accessibility to residents. The NPDS recommends parks and open spaces within 400 - 800 m (5-10 minutes walking distance) of the majority of residents.

An outline of the MDP and NPDS policies applicable to the application are included in the Appendix B.

The City of Red Deer's *River Vally and Tributaries Park Concept Plan* identifies a greenspace goal of 12.7 hectares of greenspace per 1,000 people. As a point of reference, the City of Calgary has 6.6 ha per 1,000 people and the City of Edmonton has 6.1 ha per 1,000 people.

Community Housing & Homelessness Integrated Plan

The *Community Housing & Homelessness Integrated Plan (CHHIP)* prioritizes options to address the housing needs of residents. This includes increasing the development capacity for housing within Red Deer.

The *Land Use Bylaw Mature Neighbourhood Overlay District (LUB)* ensures that redevelopment, that occurs in residential districts in mature neighbourhood, is compatible with the existing residential development within the immediate street context. All residential redevelopment shall be compatible in terms of the scale and form and must not overwhelm or overshadow. If Council approves the rezoning application, the future development will be subject to these regulations.

Stakeholder Consultation

The application was referred to City departments and no concerns were raised.

Details of the proposed rezoning and municipal reserve disposal were circulated to 64 landowners within 100m of the site. Administration received 7 responses from landowners within the neighbourhood and two phone calls. An additional letter was received from a landowner living beyond the 100m boundary.

The concerns raised related to the proposed development of multi-family residential, parking, crime, property values, the sale of the land, as well as the loss of the park space. Also included in the comments received is a proposed alternative use of the park – a berry labyrinth. The referral letter and landowner comments received are attached in Appendix C.

The concerns regarding parking availability and development type can be addressed through the Development Permit process should the rezoning application be approved. Crime is addressed through the RCMP. Property appearance is addressed through the Community Standards Bylaw. The process of selling the land is managed by the Land and Economic Development department. Community requests for park amenities are reviewed through the Parks department and connected with local organizations to help gain community support, assist in fundraising and grant approvals, or other resources.

Analysis

The application proposes to rezone 3733 45 Street in Eastview from P1 Parks and Recreation to R2 Residential (Medium Density) and dispose of the municipal reserve designation on the property.

In balancing the various policies for housing and park space, overall, this rezoning meets the neighbourhood planning intent of encouraging a variety of housing while also providing a variety of park space within the neighbourhood.

Administration considered the following aspects:

Consideration	Admin Response
MGA, MDP, NPDS - The total amount of neighbourhood reserve (public park).	<p>The MGA grants municipalities the ability to acquire 10% of a parcel of land for municipal reserve, school reserve, or municipal and school reserve purposes.</p> <p>Eastview exceeds 10% in the provision of municipal reserve land (public park). Currently the total amount of reserve is 11.48%. Most of the reserve land is allocated to the Eastview Middle School and Joseph Welsh School sites (over 2.5 ha offering a range of outdoor passive and formal recreation experiences including three playgrounds).</p> <p>If the rezoning is approved and the municipal reserve is disposed of, it will not reduce the amount of reserve below the 10%</p>

	<p>requirement. The total reserve will become 11.3%. A breakdown of park and open space in the area is included in Appendix D.</p>
RVTP- Review of park inventory for the whole city.	<p>As of December 2022, the City of Red Deer has 20.2 ha of green space per 1,000 people.</p>
LUB amendment public engagement - Current demand and use of the Eastview parkette space.	<p>The open space provides for passive recreation as there no amenities are available onsite.</p> <p>Administration has not received complaints or requests for a replacement playground since the playground was removed from the Eastview parkette around 1992.</p> <p>There are no funding plans for further amenity development on this park site.</p>
NPDS - Availability of alternative public recreation and gathering spaces in close proximity to the subject site. (NPDS 400-800m walkability)	<p>Within approximately 800m of the existing Eastview park, there are a range of parks and open spaces which provide for active and passive outdoor recreation experiences and natural areas.</p> <ul style="list-style-type: none"> • Eastview Middle School approx. 350m if measured using the street network • Joseph Welsh School approx. 145m if measured using the street network <p>A table outlining the park spaces within 800 m of the subject site are included in Appendix E.</p>
NPDS - Impact on the biodiversity, wildlife habitat, and wildlife corridors.	<p>None identified.</p>
LUB & MGA - Public engagement on the proposed removal of municipal reserve and rezoning.	<p>Landowners within 100m have been notified, advertising will be included in the local paper, a sign will be placed on the property outlining the intent to dispose the municipal reserve, and a public hearing will be held. Public feedback was considered in the overall review.</p>

MGA - Disposal of municipal reserve and sale of the land .	Proceeds received through the sale will be used for park, recreation, school site, or buffering purposes in a prioritized process .
MDP, NPDS, CHIPP, Council resolution - Policies regarding providing housing options and promoting affordability	<p>Although the application isn't specific towards affordable housing, the intent is to provide more housing options within the neighbourhood.</p> <p>Council recently passed a resolution in May 2023 directing administration to increase the development capacity for housing within Red Deer.</p>

Administration supports this rezoning as it balances the neighbourhood planning intent of both a variety of housing and a variety of park space in the neighbourhood as a whole. Based on Administration's analysis, it is considered acceptable to dispose of the municipal reserve and rezone the property for residential development.

Appendices

Appendix A – History of 3733 45 Street

Appendix B – Supporting Policy

Appendix C – Landowner Referral Letter and Comments Received

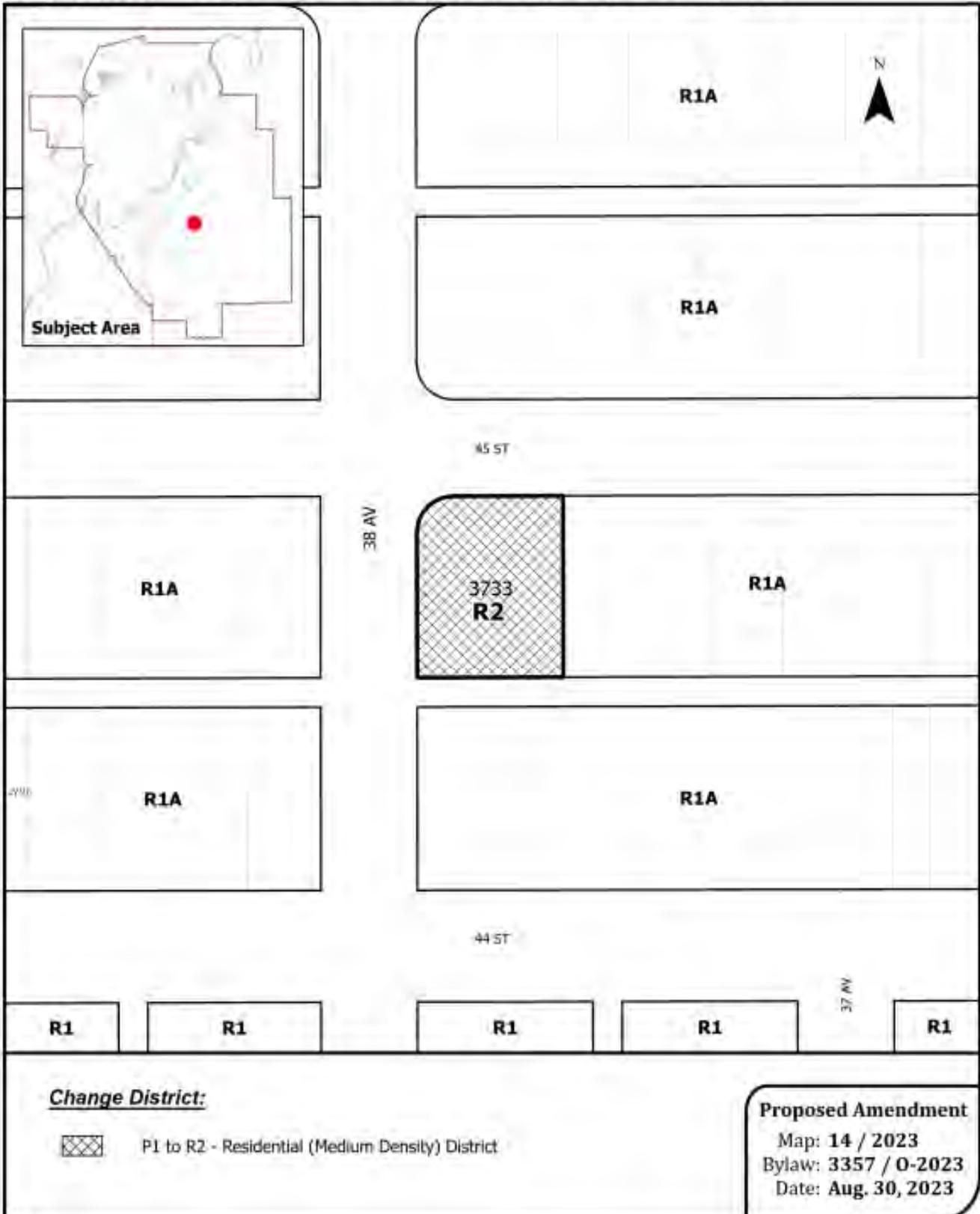
Appendix D – Land Use and Park Space Map

Appendix E – Table of Parks within 800 m of 3733 45 Street

Schedule "A"



Proposed Amendment to Land Use Bylaw 3357/2006



Change District:

 P1 to R2 - Residential (Medium Density) District

Proposed Amendment

Map: 14 / 2023
Bylaw: 3357 / O-2023
Date: Aug. 30, 2023

Appendix A

History of 3733 45 Street

1954 – Property was subdivided and designated as a park reserve.

1977 – An inquiry was received to purchase the property. Proposed redevelopment was not specified. City administration supported this; however, the property was not sold for reasons unknown.

1992 - A playground was once present on the site. However around 1992, the playground equipment had to be removed to align with new CSA standards coming into effect. At the time, the decision to remove the playground was based on non-compliance with the new standards. During that review, it was concluded that playground replacement wasn't justified. While available budget was a factor, the Eastview parkette was deemed more suitable for passive recreation, especially since a planning for a school site (now Joseph Welsh Elementary) and neighborhood park within 200 meters to the west, would ensure both be equipped with playgrounds.

2008 – An inquiry was received to purchase the property. Proposed redevelopment was not specified. City administration did not support this for the reason being that it functions as open park space for the enjoyment and recreation of those in the community. The community has valued this park space for many years and The City would like to ensure that it is maintained that way for future enjoyment opportunities.

2016 – An inquiry was received to purchase a portion of the property. City administration did not support selling a portion of the property but did support disposing the entire lot and rezoning it to residential. If the interested buyer did not want to purchase the entire lot, then the remaining portion needed to be large enough to allow for a sufficient residential lot. The property was not sold for reasons unknown.

2023 – An inquiry was received to purchase the property and develop the site for multi-family residential (townhouse or apartments). The application is supported by City administration. An internal application was submitted to rezone the property to R2 and dispose of the municipal reserve. The sale of the property is dependant on Council approving the rezoning application and municipal reserve disposal.

Appendix B – Policy Review

Municipal Development Plan

5.10 Redevelopment and Intensification

The City shall undertake reviews of potential redevelopment and intensification opportunities in the established areas, including but not limited to:

- Greater Downtown
- Gaetz Avenue Corridor
- Michener Centre lands
- Red Deer College area
- Vacant and under-utilized sites in communities

5.18 Infill Development

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

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.

10.9 Infill and Intensification in Established Neighbourhoods

shall be encouraged in established neighbourhoods through residential and mixed use infill projects where there is adequate capacity in major municipal infrastructure and in accordance with the infill guidelines.

10.11 Neighbourhood Resilience

Neighbourhood design considers the full lifecycle of a neighbourhood including consideration of building and public realm and how they will transition based on resident's needs.

Neighbourhood design will achieve economic sustainability through innovative design solutions.

14.9 Amount of Reserve Dedication

The City shall require 10 percent of the total parcel being subdivided less any land dedicated as environmental reserve to be dedicated as Reserve (municipal reserve, school reserve and/or municipal and school reserve) in accordance with the provisions of the Municipal Government Act. The City shall encourage dedication of Reserve above 10 percent where the additional dedication supports the provision of recreation sites and preservation of natural areas that do not meet the definition of environmental reserve.

14.5 Variety of Types of Parks

The City shall ensure that a wide variety of park types are incorporated into the design of new areas, based on opportunities and the wants and needs of the community.

14.8 Gathering Spaces

In conjunction with streetscapes and other public realm areas, parks and open space shall be designed to be easily accessible to pedestrians and create opportunities for area residents to gather and interact wherever possible.

Neighbourhood Planning and Design Guidelines

1.1 Preserve significant environmental and ecological resources and natural areas within the plan boundary as part of the Municipal, Environmental, or Conservation Reserve designation.

3.8 Locate key neighbourhood destinations (commercial nodes, community recreational, parks, and culture facilities, school sites, etc.) within a 400 m to 800 m (5-10 minutes walking distance) of the majority of residents.

5.3 Provide a connected system of parks and open spaces, through continuous trail systems, sidewalks, and pedestrian links, Accessible to residents within a 400 m walking radius.

6.3 Block Ends are encouraged for medium and high Density developments, as well as secondary suites, especially when adjacent to parks, schools, neighbourhood commercial, or other community facilities.

5.1 Include a variety of park sizes and types from the following list:

- Neighbourhood and Community parks: large multifunctional open spaces that may include school sites, larger community and/or recreational facilities and amenities (sports fields, etc.) and social amenities (community gardens, market spaces, etc.)
- Linear parks: green spaces integrated into street network and trail systems to increase open space and opportunities to gather, play, and recreate within neighbourhoods. Linear parks provide connections between large/regional parks or nodes.
- Parkettes: Small green spaces. Providing opportunities for 'Bumping Spaces' and passive enjoyment of green space.
- Urban Plazas: Public gathering spaces integrated into recreational facilities, commercial areas, nodes, etc..
- Natural and Reclaimed Areas: Green spaces provided for protection, conservation, habitat value or visual appeal.

5.2 Distribute parks and park types throughout the neighbourhood for Accessibility to residents and best serve intended users within the neighbourhood.

Appendix C

Landowner Referral Letter and Comments Received

September 8, 2023

«Owner_Name»

«Owner_Address1»

«Owner_Address2» «Owner_Address3»

To: Landowners within 100 m of 3733 45 Street

Re: Rezoning for future multi-family residential development on 3733 45 Street

Why have I received this letter?

The City has received an application to rezone land within 100m of property you own.

As part of the application review process all landowners within 100m of the subject site are provided with an opportunity to review and comment on the proposed changes.

What is being proposed?

The application is to rezone 3733 45 Street from PI Parks and Recreation to R2 Residential (Medium Density) to allow for multi-family residential units (townhouse or apartment). The site is currently designated as municipal reserve.

Council will consider the following as a result of this application:

1. Should the municipal reserve designation be removed from the site, and, if yes,
2. Should the site be rezoned to allow for multi-family residential uses.

A specific development proposal is not part of this application. If approved, the developer would then be required to apply for a development permit prior to construction. Details such as setbacks, on-site parking and landscaping would be determined at the development permit stage and are not part of the current application.

A location map and zoning map can be found attached to this letter.

To view the existing and proposed zoning regulations please see

<https://www.reddeer.ca/business/planning/land-use-bylaw/> :

- PI Parks and Recreation – scroll down and click on [Land Use Bylaw 3357/2006 - Part 7 - Overlay and Other Districts and Regulations \(pdf\)](#). PI regulations begin on page 7-7.
- R2 Residential (Medium Density) – scroll down and click on [Land Use Bylaw 3357/2006 - Part 4 - Residential Districts and Regulations \(pdf\)](#). R2 regulations begin on page 4-13.

Do you have comments?

It is optional to provide comments. **If you wish to provide comments please submit them by 4:30 pm on Friday, September 29, 2023.** All comments provided will form part of the public record and will appear on a Council Agenda in the same format they are received. In accordance with The City's Procedure Bylaw, anonymous comments will not be forwarded to Council and personal information will not be removed.

Comments can be submitted by one of the following methods.

- Email: christi.fidek@reddeer.ca
- Complete the enclosed Comment Sheet and mail to: Attn Christi Fidek, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off the completed Comment Sheet at City Hall: Attn Christi Fidek, City Planning & Growth, 4914-48 Ave, Red Deer, AB

What are the next steps for this proposal?

It is likely that the proposed changes will be presented to Council for consideration in the coming months.

- *Step 1:* Council reviews a report and administration's recommendation when considering First Reading of the proposed changes. If First Reading is granted, the application moves onto step 2.
- *Step 2:* A Public Hearing is held where the public is given an opportunity to speak directly to Council about a proposed change. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within the consultation area 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 changes.

Questions?

Questions regarding the application can be forwarded to Christi Fidek, Senior Planner at: christi.fidek@reddeer.ca or 403.406.8701.

Location Map







Comment Sheet

We invite you to provide feedback regarding the proposed application. Your feedback is important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. 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 City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

<p>Municipal reserve disposal and rezoning address: 3733 45 Street</p> <p>Name of Planner (working on the application): Christi Fidek</p> <p>All comments must be submitted by: Friday, September 29, 2023</p>

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Joli Surtjens

Mailing Address: 3738 - 45 St Postal Code: T4N 1J4

Phone #: 403-377-8806 E-mail Address: joliquitargirl@yahoo.ca

General Comments

I am ~~con~~ concerned about rezoning
this area to R2 from P1. This area
has already been struggling with crime
in the area. I am currently concerned
with a nuisance property that has
had ~~many regular police~~ police regularly called as well
as a murder and regular suspicious
activity. I am concerned about
the addition of multi-site residences

— 0

that may become a revolving door of tenants and add to the already high crime rates in the area. These crime rates have already pushed home owners concerned about their safety out of their homes and area.

~~Also, this area has two schools and this area should be a~~ I am also concerned with the parking in this area as it is already challenging for me to park in front of my house due to the various rental properties beside me, a access to from me and the fire hydrant that prevents me from parking directly in front of my home.

Please Note:

- Submissions from the public will appear on the Council Agenda in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked "in confidence" or "confidential" will be contacted by Administration who will explain that materials cannot be submitted "in confidence" or "confidentially" as all material submitted for Council consideration must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline or have their original submission included in the Agenda with the notation that the submission is not "confidential".
- Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the email will not be accepted as there is no way for Council to properly weigh the contents of the letter.
- Administration may withhold a public submission from the Council Agenda if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions to Council that they, or their delegate, can attend the Public Hearing to present their comments directly to Council during the Public Hearing.
- Administration is not able to respond to feedback on an individual basis. Your comments will be included in summary of feedback received in an upcoming Council Report. Administration response to feedback received will be included in the Council Report, please see the public hearings web page for more information <https://www.reddeer.ca/city-government/mayor-and-city-councillors/council-meetings-and-schedule/public-hearings/> and Council agendas for full reports <https://www.reddeer.ca/city-government/mayor-and-city-councillors/council-meetings-and-schedule/>. Please connect with planning@reddeer.ca if you have any questions of clarification.

Thank you for your input!

Attention: Ken Johnston

Mayor

City of Red Deer

PO Box 5008

Red Deer, Alberta

T4N 3T4

CC: Red Deer City Councillors, Christi Fidek (City Planning and Growth)

Re: Proposed Rezoning of 3733 45th Street From P1 Parks and Recreation to R2 Residential (Medium Density) Multi Family Residential unit.

Your Worship:

I would like to express my opposition to the proposed Rezoning of 3733 45th Street from P1 Parks and Recreation.

History:

This is an area from which the city Red Deer originated, as a matter of fact the home to the East of this lot is the original farm house of this area.

The Parks system is the Jewels of our community, and any efforts to remove designated Parks and Recreation sites should be a not be an option. Currently I own 3734 45th Street and have for the past 30+ years, the property is immediately North of this Park. When I purchased the property the Park had lots recreational and playground equipment i.e.(Picnic Table, Swings, Slides, Monkey Bars, Sand Box) to name a few. Over the years, Parks and Recreation has neglected this Park. Some years you could not see the grass from the Dandelions. Some years the Park was lucky to even get grass mowed, eventually Parks and Recreation began to dismantle this Park as it became an eyesore due to neglect. The Sand Box became so over grown it disappeared into the Grass, then slowly over the years the Play Ground Equipment began to disappear and eventually the Picnic Table was removed leaving no semblance of the Parks existence.

Even with all this equipment remove, locals still come to play with their dogs and children, enjoy a quiet picnic or gaze at the stars on a clear night. This Park needs to be returned to its former Glory, as quit conceivably one of the First if not the First designated Parks in this area of our City.

On Street Parking has become an issue, and with the proposed addition of Multi-family residences. This will likely only worsen the situation.

Increased crime has become more of an issue mainly due to an adjacent Five Plex on the corner, which is well known to Law Enforcement as they are in this area daily. Most recently, a shooting at this location has many residents concerned. One doesn't have to look very far to the effects Multi Family low income occupancies have had on a community / subdivision. This area has seen more than its fair share of crime and I would strongly encourage members of counsel to Vote **(No)** rezoning this parcel of recreational land.

There are many larger pieces of land that could be developed for Multi-family residences, i.e. Corner Lot at 50th Street and Michener Ave., the old Deerhome and Michener Centre properties to name a few.

Please express my concerns to your council colleges and seriously consider returning our Park at 3733 45th Street back to its intended use with new equipment.

Respectfully Yours

Stewart McTavish

93Dixon Crescent, Red Deer, Alberta, T4R 2H5

403 346-9089

silverad@shaw.ca

Property owner of 3734 45th Street, Red Deer, Alberta

From: Debbie Bohnke <debbiebohnke@hotmail.com>
Sent: Wednesday, September 27, 2023 1:47 PM
To: Christi Fidek <Christi.Fidek@reddeer.ca>
Subject: [External] Rezoning 3733 - 45 st.

Hello

It has come to my attention that the city is about to consider rezoning the lot across the street from where I live, to allow for construction of a multi family dwelling. Specifically, 3733 - 45 Street.

I am very saddened to hear this. I have lived in this neighbourhood since July 2010. I enjoy having the green space. I get great pleasure watching the wildlife that gather under the tree in the wintertime. Deer come on a regular basis. I have seen moose and fox there as well.

I see people using the green space often. Adults play touch football there. Friends and families play frisbee or throw a baseball around. They play fetch with their dogs.

When my children come to visit, we set up a game of ladder ball there. My son sets his telescope up in the green space because it is free of buildings. Neighbours notice and join us and we share the experience. It helps bring our neighbourhood together and helps form a real sense of community here which would be lost if the lot was developed.

I believe a multi family dwelling would detract from the beauty and tranquillity of our quaint neighborhood. It was one of the features that attracted me to the area. In my opinion, it would be a shame to lose what we have here, so that a developer can make a few extra dollars. I'm sure there are other areas of the city that would be equally as profitable or appropriate.

I believe an apartment building or a multi family dwelling would be an eyesore in the neighborhood. It's very calming and peaceful to see the natural green of the trees and the grass. If anything, I believe the city should be encouraging more natural areas and green spaces. The city has plenty of room to grow. Let the developers do their thing in the outskirts of town. Please leave our neighbourhood alone.

Thank you for your consideration.

Sincerely,

Debbie Bohnke

To the City of Red Deer – Attention to Christi Fidek
christi.fidek@reddeer.ca

Attn Christi Didek
City Planning @ Growth Box 5008
Red Deer, AB T4N 3T4

As a home owner living within the Eastview area at address 3805 45 Street

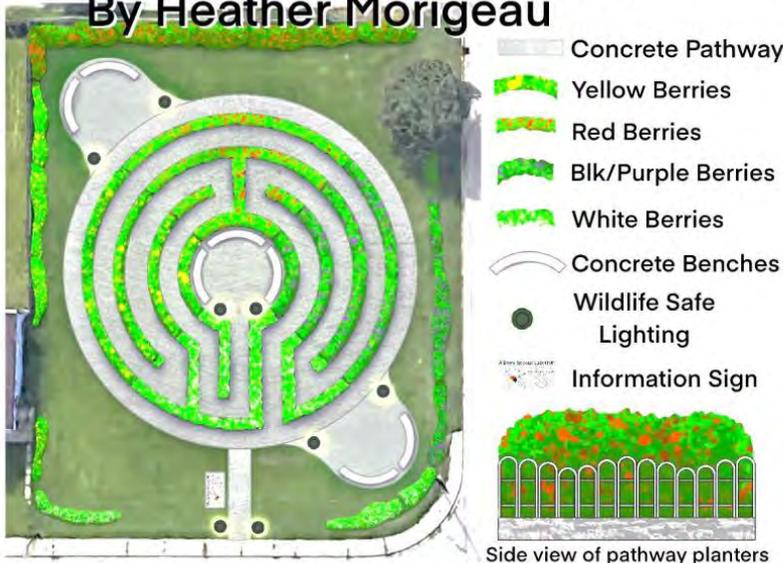
I am writing to **oppose** the land change and development of the PI park at 3733 45 Street into an apartment building.

1. **Develop downtown** – Capstone, between the river and Taylor Drive, is slated to become a medium to high-density residential area, yet remains undeveloped. All apartment buildings should be developed in this area before gentrifying existing residential areas for higher density housing. If the requirements for developing Capstone are too strict for development, the city should address this issue instead of focusing on other areas.
2. **Greenspace is needed for best quality of life** – according to Google Earth, by measuring the distance between Eastview Middle School, Escuela Vista Grande School, Mitchener Gardens and Joseph Welsh School – there is a perimeter of 2,003.71m without any other green spaces. This area is equal to 245,590.81 meters². This small park is the only greenspace within that area.
The World Health Organization recommends that the minimum available greenspace should be 9m² per individual. ([LINK](#)) The estimated population of Eastview is 1,593, with a population density of 2,424 per sq km. This means there should be a minimum of 14,337 m² of greenspace in Eastview. This green space is approximately 1,243 m²
3. **Youth at risk** – children attending the nearby schools will be facing a higher density of residents within 150 meters of the elementary school. Higher density housing means an increase of risk to these students during their outside time at recess, before and after school. Young families deserve to have a safe neighborhood for their children to attend school.
4. **Better use of the space could benefit the community** - The following document outlines an alternative use of the green space, as designed by me, Heather Morigeau, a local resident of the area.

A Berry Special Labyrinth – By Heather Morigeau

A Berry Special Labyrinth

By Heather Morigeau



As an Indigenous landscape designer, I created the vision for this park with inspiration from The Medicine Wheel, the many colorful berries found in this region, and www.labyrinthlocator.com.

Within Red Deer there are 11 fruit orchards, 4 community gardens and 1 labyrinth. This space would exist to provide berries, edible flowers, and herbs to the residents of the Eastview area, while creating a pleasant community gathering space for neighbors to congregate.

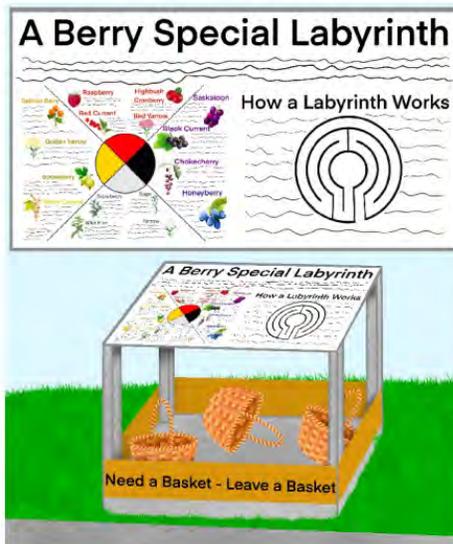
A labyrinth is a meditative walking path, which has been studied and found to provide neurological benefits to those who use them. On a personal note, I regularly used Labyrinths during the first few years of my addiction recovery journey, which began here in Red Deer 11 years ago.

"A Berry Special Labyrinth" also features a cement walkways making it mobility accessible, something which many orchards and community gardens find it challenging to provide. Lighting ensures the space is visible at night yet is designed to be considerate of migratory birds and their use of directional sunlight visible on the horizon at nighttime for their navigation.

Around the edge of the park features larger fruit and nut trees, arranged in their respective colour zones, as it correlates to the quadrants of the Medicine Wheel. The grass would be seeded with either micro-clover or a mixture of native grasses and wildflowers which do not require as frequent mowing as sod, decreasing long-term maintenance costs to the City of Red Deer. Along with seating areas, the entrance would feature a sign which details each of the berries, and basic introduction to The Medicine Wheel, and how to best use a labyrinth for personal meditation and mindfulness.

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With the city's support, I would be honored and happy to help lead the project to install "A Berry Special Labyrinth" and ensure all citizens or visitors to Red Deer can find it online.

Contact me at 523hlm@gmail.com

Thank you for considering my alternative suggestion for use of the green space located at 3733 45 Street.

Respectfully,

Name : Heather Morigeau

Address: 3805 45 Street, Red Deer, Alberta, T4N 1J5

Contact 403-550-4743 523hlm@gmail.com

(Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the letter will not be accepted as there is no way for Council to properly weight the contents of the letter)

From: Karen Baker <bella36@telus.net>
Sent: Friday, September 29, 2023 11:10 AM
To: Christi Fidek <Christi.Fidek@reddeer.ca>
Subject: [External] Rezoning for future multi-family residential development on 3733 45 street

Good Morning Christi,

I am writing to oppose the future rezoning of 3733 45 street.

I have lived in this neighbourhood for 20 years and over that time I have watched more rental properties become available. In fact on 45 street alone, every other dwelling has some sort of rental accommodation within it.

As a result our property value diminishes and that is frustrating for a homeowner who chose this area specifically for the character and existing community.

The rentals in our neighbourhood range from professionals, young families, new Canadians and then there are a few "slum landlords" who just don't care. The latter makes our environment more challenging, but we all (the long term residents) manage.

Adding another multi family dwelling to 45 street will prove detrimental to our community, as well as drop our property values immensely.

I know the land is valuable to the city, however perhaps there is another option for utilizing it?

Regards,
Karen Baker
3710-45 street

From: Tim Barrett <tbarrett53@icloud.com>
Sent: Friday, September 29, 2023 12:33 PM
To: Christi Fidek <Christi.Fidek@reddeer.ca>
Subject: [External] Rezoning 3733-45 street

Good day Christi

My concerns are as to the multi family development:

- 1) Property value declines is a major concern
- 2) the effect it will have on our neighbourhood where the appeal declines due to difficult tenants
- 3) With this high density development, this impacts the character of our community as well increase traffic conditions on our quiet streets
- 4) rental property in our neighbourhood has had negative impact. Example, we have had slum landlords that don't respect their property let alone mine or other residents
- 5) Over the last 20 years I have seen a large increase and rental property on my block alone. I do believe there is over eight 6)more rental properties significantly devalues our property. This is concerning to me if I ever seek to sell.

Thank you
Tim Barrett

From: Janet Davis <janetd945@gmail.com>
Sent: Friday, October 6, 2023 3:32 PM
To: Christi Fidek <Christi.Fidek@reddeer.ca>
Subject: [External] Re-zoning of 3734 45 St Red Deer

I live at 3706 45 St and have heard of the potential for this lot to be a multi family dwelling. I know I missed the deadline but I do object. Please advise me when the public hearing will be held. Thank you. Janet Davis

From: KORINA BOETTCHER <korboe@yahoo.com>
Sent: Thursday, September 28, 2023 4:20 PM
To: Christi Fidek <Christi.Fidek@reddeer.ca>
Subject: [External] A Berry Special Labrinth- Eastview

Letter received from resident living in Westpark

To the City of Red Deer – Attention to Christi Fidek
christi.fidek@reddeer.ca
 As a Renter Home Owner living within the Eastview area at address

Attn Christi Fidek
 City Planning @ Growth Box 5008
 Red Deer, AB T4N 3T4

I am writing to **oppose** the land change and development of the PI park at 3733 45 Street into an apartment building.

- Develop downtown** – Capstone, between the river and Taylor Drive, is slated to become a medium to high-density residential area, yet remains undeveloped. All apartment buildings should be developed in this area before gentrifying existing residential areas for higher density housing. If the requirements for developing Capstone are too strict for development, the city should address this issue instead of focusing on other areas.
- Greenspace is needed for best quality of life** – according to Google Earth, by measuring the distance between Eastview Middle School, Escuela Vista Grande School, Mitchener Gardens and Joseph Welch School – there is a perimeter of 2,003.71m without any other green spaces. This area is equal to 245,590.81 meters². This small park is the only greenspace within that area. The World Health Organization recommends that the minimum available greenspace should be 9m² per individual. [\[LINK\]](#) The estimated population of Eastview is 1,593, with a population density of 2,424 per sq km. This means there should be a minimum of 14,337 m² of greenspace in Eastview. This green space is approximately 1,243 m²
- Youth at risk** – children attending the nearby schools will be facing a higher density of residents within 150 meters of the elementary school. Higher density housing means an increase of risk to these students during their outside time at recess, before and after school. Young families deserve to have a safe neighborhood for their children to attend school.
- Better use of the space could benefit the community** – The following document outlines an alternative use of the green space, as designed by Heather Morigeau, a local resident of the area.

A Berry Special Labyrinth – By Heather Morigeau

A Berry Special Labyrinth By Heather Morigeau



As an Indigenous landscape designer, Heather created the vision for this park with inspiration from The Medicine Wheel, the many colorful berries found in this region, and www.labyrinthlocator.com.

Within Red Deer there are 11 fruit orchards, 4 community gardens and 1 labyrinth. This space would exist to provide berries, edible flowers, and herbs to the residents of the Eastview area, while creating a pleasant community gathering space for neighbors to congregate.

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Respectfully,

Name _____
 Address _____
 Contact _____

(Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the letter will not be accepted as there is no way for Council to properly weigh the contents of the letter)

Hi,

I am a resident of Westpark but I truly support this greenspace proposal for Eastview brought forward by Heather Morigeau.

Food Security is my passion. 1 in 2 Canadian families are food insecure right now.

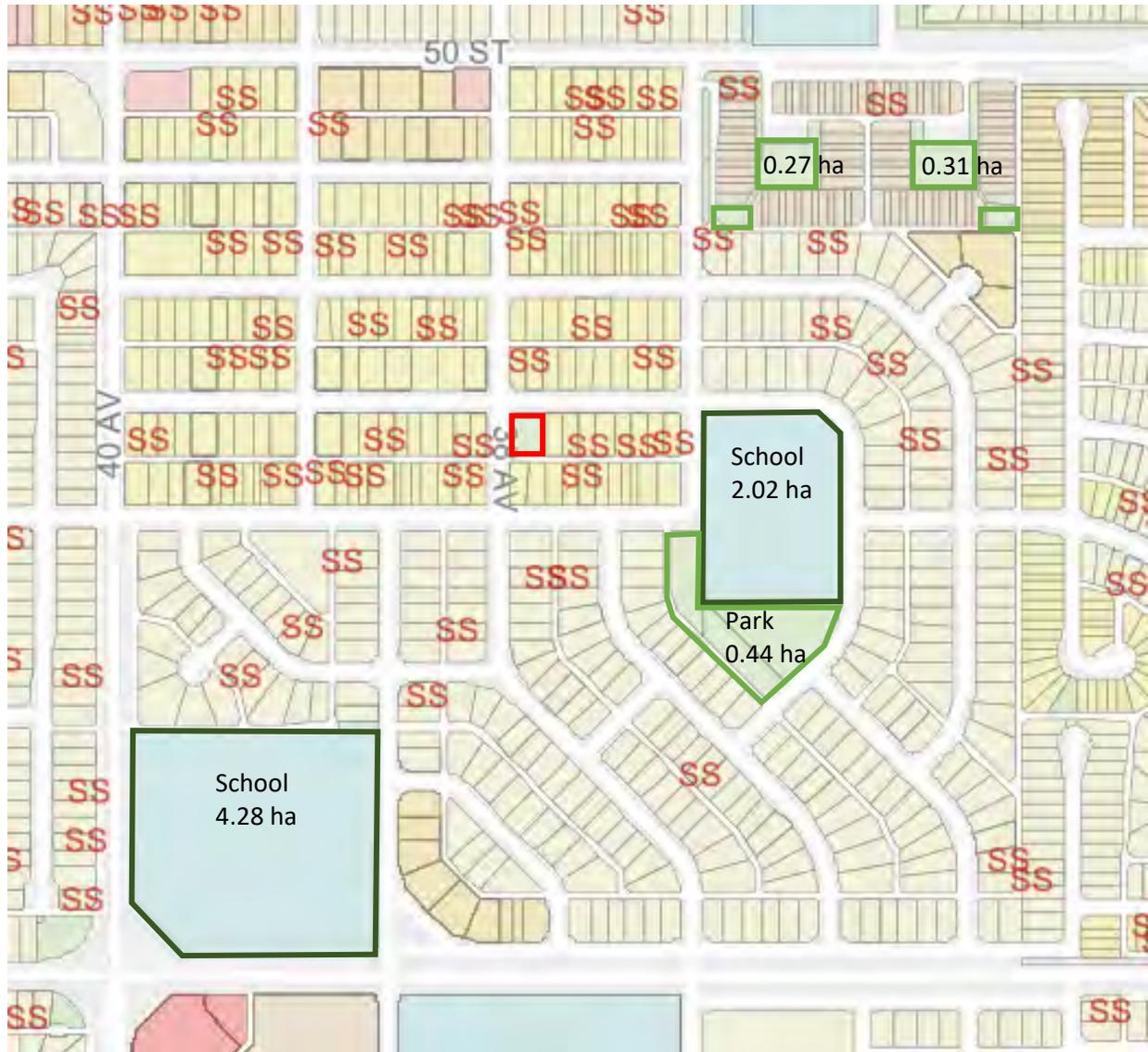
We need to add food forests, bee and butterfly gardens to our neighborhoods immediately in order to combat a multitude of issues, including but not limited to: Depression, Starvation, Climate Change and food insecurities.

Like her letter states, develop Capstone. Leave usable green spaces alone in established neighborhoods.

Korina Boettcher

Appendix D

Land Use and Park Space Map



3733 45 St (0.11 ha)

Park Space

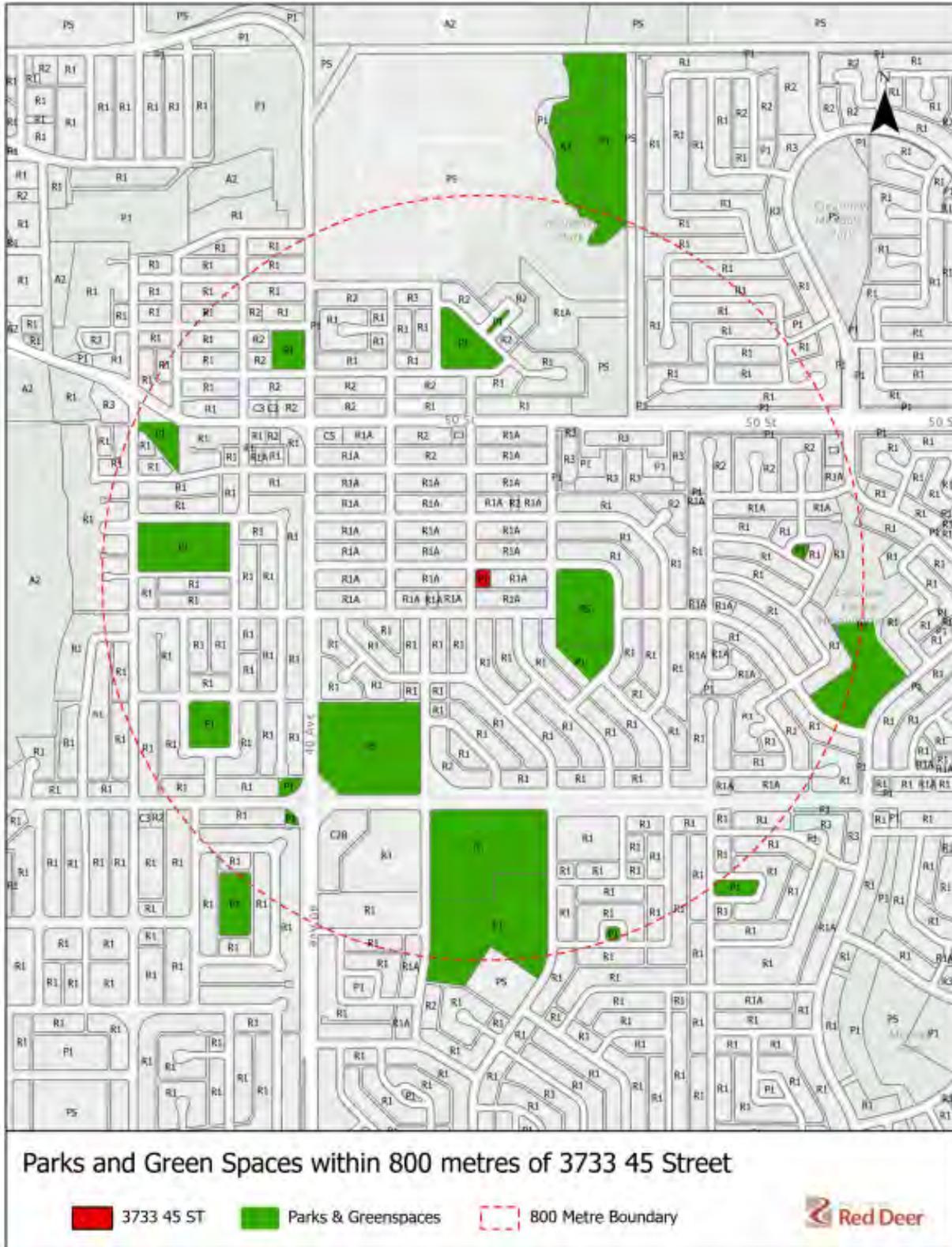
School

Eastview 160 acres
10% Requirement = 16 acres
Reserve Total 7.43 ha (18.36 ac) = 11.48%
Minus Subject Site Area 7.32 ha (18.09 ac) = 11.3%

Appendix ETable and Map of Parks within 800 m of 3733 45 Street

Park Name/Description	Features	Address	Size (m2)
Park Site south of Joseph Walsh Elementary	Playground Soccer Park amenities	4030 Embury Cr	4,906
Joseph Walsh Elementary (PS)	Playgrounds Soccer Baseball Park amenities	4401 37 Av	20,248
Eastview Middle school (PS)	Park amenities Playground Basketball Disc golf	3929 40 Av	42,868
Green space in the southeast corner of 50 th St and 43 Av	Natural area, undeveloped forest	4721 43 Av	4,978
Escuela Vista Grande School (P1)	Grandview Gardens Community Centre Playground Baseball Soccer Park amenities Basketball	4145 46 St	20,623
Grandview 42 St park	Passive park	4111 42 St	8,964
Grandview passive park in the NW corner of 40 th Ave and 39 th St	Passive park	4804 39 St	1,545
Mountview passive park in the SW corner of 39 th Street and 40 th Ave	Passive space	3840 40 Av	645
Mountview 36 St park	Playground Soccer	4110 36 St	8,904
Morrisroe Community Centre & Park	Community Gardens Morrisroe West Community Centre Kinsmen Community Arenas Football	5 McIntosh Ave	43,788
St. Thomas Aquinas Middle School and Maryview School (PS)	Basketball Baseball Playground Park amenities Soccer	3821 39 St	42,386
Mosley Close Park	Passive park	1 Moseley Cl	835
Mah Cr Park	Passive Park	30 Mah Cr	3,000
Eastview Estates Neighbourhood Park	Baseball Playgrounds	120 Ellenwood Dr	24,266

	Tennis Park amenities Soccer Paved trail		
Elder St Park	Passive park	12 Elder St	900
Natural Areas in Michener Hill	Natural area, undeveloped forest	3819 55 St	23,895
Michener Gardens & park	Community Garden Natural area	3809 55 St	28,946
Michener Green park	Passive park	101 Michener Gr	582
38A Ave Park	Playground Formal trail Passive park	5010 38a Av	11,013
50a St Park	Passive park Playground Parks amenities	4010 50A St	5,771





Parks and Green Spaces within 800 metres of 3733 45 Street

 3733 45 ST

 Parks & Greenspaces

 800 Metre Boundary





Public Hearing
Land Use Bylaw Amendment 3357/O-2023
Municipal Reserve Disposal

Public Comments Received

From: Debbie Bohnke <debbiebohnke@hotmail.com>
Sent: Thursday, November 16, 2023 1:43 PM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: [External] Bylaw 3357/0 - 2023

Hello

It has come to my attention that the city is about to consider rezoning the lot across the street from where I live, (3734-45st.) to allow for construction of a multi family dwelling. Specifically, 3733 - 45 Street.

I am very saddened to hear this. I have lived in this neighbourhood since July 2010. I enjoy having the green space. I get great pleasure watching the wildlife that gather under the tree in the wintertime. Deer come on a regular basis. I have seen moose and fox there as well.

I see people using the green space often. Adults play touch football there. Friends and families play frisbee or throw a baseball around. They play fetch with their dogs.

When my children come to visit, we set up a game of ladder ball there. My son sets his telescope up in the green space because it is free of buildings. Neighbours notice and join us and we share the experience. It helps bring our neighbourhood together and helps form a real sense of community here which would be lost if the lot was developed.

I believe a multi family dwelling would detract from the beauty and tranquillity of our quaint neighborhood. It was one of the features that attracted me to the area. In my opinion, it would be a shame to lose what we have here, so that a developer can make a few extra dollars. I'm sure there are other areas of the city that would be equally as profitable or appropriate.

I believe an apartment building or a multi family dwelling would be an eyesore in the neighborhood. It's very calming and peaceful to see the natural green of the trees and the grass. If anything, I believe the city should be encouraging more natural areas and green spaces. The city has plenty of room to grow. Let the developers do their thing in the outskirts of town. Please leave our neighbourhood alone.

Thank you for your consideration.

Sincerely,

Debbie Bohnke

Sent from my iPhone

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is confidential and privileged and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please contact the sender immediately and delete it from your system.



Public Hearing Submission Form

All materials submitted for Council consideration at the Public Hearing must form part of the public record. Fields on this form are optional for completion. However, please note that in accordance with [Procedure Bylaw 3681/2022](#), unsigned or anonymous submissions will not be provided to Council or included in the public record as there is no way for Council to properly weigh the contents of the submission.

If your submission exceeds the permitted character limit (maximum 7,500) for comments, or you have additional information to provide as part of your submission (e.g. pictures, videos, PowerPoint presentation), please email your submission to publichearings@reddeer.ca.

Submitter Information

First Name	Warren
Last Name	Miller
Address	3713'45st

Submission

Public Hearing Agenda Item	Proposed ammendment to land use bylaw 3357/2006
Comments	
I have been living on 45 st for over 20 years and have always very much appreciated been able to use the 3733 45 st P1 Park for the quiet area it is. I use to rent the basement at 3801 45 st and could see the park right at the side of the house. I've seen a lot of people use it for summer activities and just to enjoy the open space. Please don't turn it into a R2 Residential. Thank you.	

Disclosure of Personal Information

I have read and understand that, in accordance with [Procedure Bylaw 3681/2022](#), my first and last name, address, and comments provided on this Public Hearing Submission Form will be made publicly available in the Council agenda and will be included in the public record (<https://meeting.reddeer.ca/onbaseagendaonline/>).

I agree to the above statement

The City of Red Deer is collecting personal information for the purpose of administering the disclosure of comments to Council for their consideration at public hearings. The personal information on this form is collected under the authority of the Municipal Government Act Section 230 and 636 and is protected under the provisions of the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions about the collection, use and protection of this information, please contact the Clerk, Legal & Legislative Services, The City of Red Deer, Box 5008, Red Deer, AB T4N 3T4 or phone 403-342-8132.

Unsigned or Anonymous Submissions

Unsigned or anonymous letters or emails that do not provide a proper name for the party will not be accepted as there is no way for Council to properly weigh the contents of the letter.

Confidential Submissions

If your submission is marked in confidence or confidential, the Clerk will contact you to discuss the following options:

- withdraw your submission; or
- submit a revised submission prior to the submission deadline on the subject matter; or
- have your original submission included in the Agenda with the notation that the submission is not confidential.

Hate Speech, Discriminatory or Defamatory Language

The Clerk may withhold a public submission from the Council Agenda if the Clerk, after consulting legal counsel, concludes the submission contains:

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- discriminatory language; or
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Submitter Information

First Name	Joli
Last Name	Suntjens
Address	3738-45 Street

Submission

Public Hearing Agenda Item	Land Use Bylaw Amendment 3357/O-2023
Comments	
<p>I am deeply concerned regarding the upcoming proposed changes to the land use bylaw in my community. Currently, I live beside a 6-plex with ongoing issues with noise, garbage, and well-known criminal activity (including a murder in March of 2022). I am concerned with an additional 'medium density building moving in across from me. My fear is that this may add to the already high crime and noise in the area. There are also concerns regarding parking and the increase of traffic in the area. This is already a busy street with a nearby school with young children walking to and from school. I am also concerned with the potential size of the project as this block is comprised of modest single detached houses and I am nervous about how a 'medium density' building would fit into the landscape of the community and block. Thank you for allowing me my input in today's hearing.</p>	

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To the City of Red Deer – Attention to Christi Fidek
christi.fidek@reddeer.ca

Attn Christi Didek
City Planning @ Growth Box 5008
Red Deer, AB T4N 3T4

As a home owner living within the Eastview area at address 3805 45 Street

I am writing to **oppose** the land change and development of the PI park at 3733 45 Street into an apartment building.

- Develop downtown** – Capstone, between the river and Taylor Drive, is slated to become a medium to high-density residential area, yet remains undeveloped. All apartment buildings should be developed in this area before gentrifying existing residential areas for higher density housing. If the requirements for developing Capstone are too strict for development, the city should address this issue instead of focusing on other areas.
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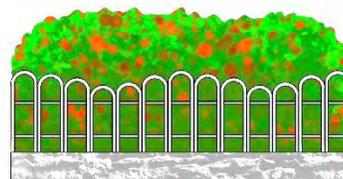
A Berry Special Labyrinth – By Heather Morigeau

A Berry Special Labyrinth

By Heather Morigeau



-  Concrete Pathway
-  Yellow Berries
-  Red Berries
-  Blk/Purple Berries
-  White Berries
-  Concrete Benches
-  Wildlife Safe Lighting
-  Information Sign



Side view of pathway planters

As an Indigenous landscape designer, I created the vision for this park with inspiration from The Medicine Wheel, the many colorful berries found in this region, and www.labyrinthlocator.com.

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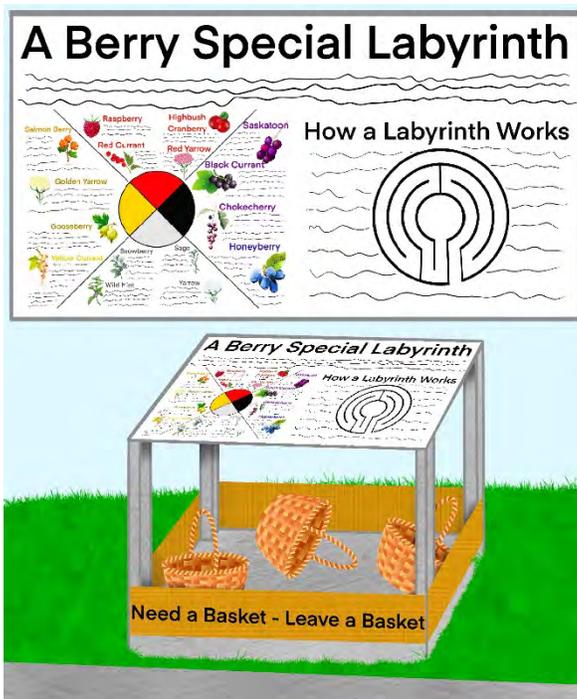
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Thank you for considering my alternative suggestion for use of the green space located at 3733 45 Street.

Respectfully,

Name : Heather Morigeau

Address: 3805 45 Street, Red Deer, Alberta, T4N 1J5

Contact 403-550-4743 523hlm@gmail.com

(Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the letter will not be accepted as there is no way for Council to properly weight the contents of the letter)

From: STEWART MCTAVISH <silverad@shaw.ca>
Sent: Friday, November 17, 2023 12:24 PM
To: Ken Johnston <Ken.Johnston@reddeer.ca>; Council Agenda <CouncilAgenda@reddeer.ca>; Planning Services <Planning@reddeer.ca>
Cc: Christi Fidek <Christi.Fidek@reddeer.ca>; Dayna Facca <Dayna.Facca@reddeer.ca>; Vesna Higham <Vesna.Higham@reddeer.ca>; Cindy Jefferies <Cindy.Jefferies@reddeer.ca>; Lawrence Lee <Lawrence.Lee@reddeer.ca>; Kraymer Barnstable <Kraymer.Barnstable@reddeer.ca>; Bruce Buruma <Bruce.Buruma@reddeer.ca>; Michael Dawe <Michael.Dawe@reddeer.ca>; Victor Doerksen <Victor.Doerksen@reddeer.ca>
Subject: [External] Bylaw 3357/O-2023

November 17, 2023

ATTENTION: Mayor Ken Johnston
City of Red Deer
PO Box 5008
Red Deer, Alberta
T4N 3T4

CC: Red Deer City Councillors; Christi Fidek; Dayna Facca;
publichearings@reddeer.ca

Re: Proposed Bylaw No. 3357/O-2023, to Rezone 3733 45th Street from P1 Parks and Recreation to R2 Residential (Medium Density) Multi Family Residential.

Your Worship

It is with great sadness and disappointment that I have to write you again with regards to the Proposed Bylaw amendment of 3733 45th Street. After reading the meeting agenda for Monday October 30, 2023 and the seven letters that were received from concerned owners and residents within 100 meters of the proposed rezoning of this property. The condensed version presented to council as follows:

“The concerns raised related to the proposed development of multi-family residential, parking, crime, property values, the sale of the land, as well as the loss of the park space. Also included in the comments received is a proposed alternative use of the park – a berry labyrinth.”

Of the seven letters sent and received by council, most expressed their concerns regarding the crime rate in some form or another within the immediate vicinity of this property. Councils meeting agenda of October 30, 2023 condensed mentions **(CRIME)** no further explanation or expansion of residents' concerns. The majority of criminal activities originates from a 5 Plex on the North East corner of 38th Ave. and 45th Street, adjacent to 3733 45th Street. When I contacted the RCMP November 14, to obtain pertinent data specific to the Eastview area, I was politely told that the RCMP does not provide statistical criminal activity information anymore. So I can only go by comment received from my tenants and local resident that they say: the

RCMP are in the area most days and that they don't feel safe in their own homes. This is not an RCMP problem! Even though they deal with these issues every day, they neither have the manpower or the position to correct these issues. **YOU CAN... Adding more Resident to an already stressed area, will not make this problem go away.**

This is social /economic problem! Many of the occupants of the above mentioned 5 plex causing problems in this neighborhood, are low income or supportive living recipients. Possibly suffering from depression or addiction issues as they appear to be home most days during the day, and have little respect for this neighborhood and their fellow neighbors. This residence has been a safety concern within our neighborhood for as long as I have owned my property, which is 30+ years. **Perhaps city council would like to deal with some of these issues, prior to attempts to increase the density of any neighborhoods.**

Of the letters I read there appears "No" support for your proposed rezoning of this parcel of land.

As you can see I am not in favor of increasing the density of this neighborhood and therefore do not support the proposed Bylaw to amending the properties designation.

However I do think we have a Wonderful opportunity to create something very special within our neighborhood and would be very supportive the Berry Labyrinth Community Park.

I strongly suggest that councilors read all the owner/ residents comments and concerns in there entirety, prior to making a well informed decision.

Respectfully Thanks
Stewart McTavish
Property Owner
3734 45th Street
Red Deer, Alberta
silverad@shaw.ca
403 346-9089

Attention: Ken Johnston
Mayor

City of Red Deer
PO Box 5008
Red Deer, Alberta
T4N 3T4

CC: Red Deer City Councillors, Christi Fidek (City Planning and Growth)
September 29, 2023

Re: Proposed Rezoning of 3733 45th Street From P1 Parks and Recreation to R2 Residential (Medium Density) Multi Family Residential unit.

Your Worship:

I would like to express my opposition to the proposed Rezoning of 3733 45th Street from P1 Parks and Recreation.

History:

This is an area from which the city Red Deer originated, as a matter of fact the home to the East of this lot is the original farm house of this area.

The Parks system is the Jewels of our community, and any efforts to remove designated Parks and Recreation sites should be a not be an option. Currently I own 3734 45th Street and have for the past 30+ years, the property is immediately North of this Park. When I purchased the property the Park had lots recreational and playground equipment i.e.(Picnic Table, Swings, Slides, Monkey Bars, Sand Box) to name a few. Over the years, Parks and Recreation has neglected this Park. Some years you could not see the grass from the Dandelions. Some years the Park was lucky to even get grass mowed, eventually Parks and Recreation began to dismantle this Park as it became an eyesore due to neglect. The Sand Box became so over grown it disappeared into the Grass, then slowly over the years the Play Ground Equipment began to disappear and eventually the Picnic Table was removed leaving no semblance of the Parks existence.

Even with all this equipment remove, locals still come to play with their dogs and children, enjoy a quiet picnic or gaze at the stars on a clear night. This Park needs to be returned to its former Glory, as quit conceivably one of the First if not the First designated Parks in this area of our City.

On Street Parking has become an issue, and with the proposed addition of Multi-family residences. This will likely only worsen the situation.

Increased crime has become more of an issue mainly due to an adjacent Five Plex on the corner, which is well known to Law Enforcement as they are in this area daily. Most recently, a shooting at this location has many residents concerned. One doesn't have to look very far to the effects Multi Family low income occupancies have had on a community / subdivision. This area has seen more than its fair share of crime and I would strongly encourage members of counsel to Vote **(No)** rezoning this parcel of recreational land.

There are many larger pieces of land that could be developed for Multi-family residences, i.e. Corner Lot at 50th Street and Michener Ave., the old Deerhome and Michener Centre properties to name a few.

Please express my concerns to your council colleges and seriously consider returning our Park at 3733 45th Street back to its intended use with new equipment.

Respectfully Yours
Stewart McTavish
93Dixon Crescent, Red Deer, Alberta, T4R 2H5
403 346-9089
silverad@shaw.ca
Property owner of 3734 45th Street, Red Deer, Alberta

From: w.brown@shaw.ca <w.brown@shaw.ca>
Sent: Friday, November 17, 2023 12:01 PM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Cc: 'William Brown' <w.brown@shaw.ca>; 'Mom' <kaybrown@shaw.ca>;
leah.brown@shaw.ca
Subject: [External] Public Hearing Scheduled for December 4, 2023 / Land Use Byelaw
Amendment 357/O-2023

Dear Red Deer City Council Members;

Further to the subject and referenced planned public hearing, I am pleased to share some important thought and consideration for your information and use. The adjacent land at 3802-44 Street Red Deer Alberta is currently owned privately by me and my same family for the last 10 years. With The City of Red Deer subject and referenced plans to rezone land from R-1 Park and Recreation to R-2 Residential, the size and Proposed Occupancy may cause a safety concern that is becoming more concerning each year with the amount of traffic turning off Ross Street and travelling south bound and off 39 street travelling north bound using 38th Avenue as a freeway route for a large amount of traffic.

Situated only 1 (one) city block from the “front” entrance to the Joseph Welsh Elementary School there are a lot of young children running to and from and playing in the immediate area daily. With a potential increased population density in the area this may only get worse and become a serious safety concern. I believe the current population density in the subject area is sufficient and does not need to be changed as proposed.

Thankyou for your consideration for the safety of the young children and general pedestrian users and the residents in our district.

Yours truly,

William Stanley Brown and Loretta Kay Brown
Owners of
3802-44 Street
Red Deer, Alberta
And
#22 Eldridge Crescent
Red Deer, Alberta T4R 2C9
(403)-357-9344



December 4, 2023

Land Use Bylaw Amendment 3357/P-2023 Temporary Care Facility (Shelter) use at 5239 53rd Avenue

Consideration of Second and Third Reading

Prepared By: Jennifer Hankey, Corporate Meeting Administrator
Department: Legal and Legislative Services

Report Summary

The attached reports are being brought forward from the Monday, October 30, 2023, City Council meeting.

Recommendation:

Council considers second and third reading of Bylaw 3357/P-2023.

Background:

On October 30, 2023, Council gave first reading to Bylaw 3357/P-2023 (an amendment to the Land Use Bylaw for a Temporary Care Facility use at 5239 53 Avenue to be listed as a discretionary use in DC28 with Council as the Development Authority)

Proposed Resolutions:

That Bylaw 3357/P-2023 be read a second and third time.



Originally submitted at the
October 30, 2023 Council
Meeting

October 30, 2023

Land Use Bylaw Amendment 3357/P-2023 Temporary Care Facility (Shelter) use at 5239 53rd Ave

Prepared by: Emily Damberger, Planning Manager & Haley Mountstephen, Senior Planner
Department: City Planning and Growth

Report Summary and Recommendations

Administration has received an application for continuation of the existing Temporary Care Facility (shelter) use at 5239 53rd Ave. The proposed Land Use Bylaw amendment 3357/P-2023 has options for Council's consideration. Council is the approving authority for all *Land Use Bylaw (LUB)* amendments.

The Temporary Care Facility use was approved through a site exception for a two-year period ending February 1, 2024. The recommended amendment provides for opportunity of a discretionary Temporary Care Facility use within Direct Control 28 zoning. Development timelines, sunset clauses, for the shelter use could be applied through a Development Permit if the intent is for the use to be limited in the area until such time as a permanent shelter location is determined.

Administration supports First Reading of Bylaw 3357/P-2023.

Proposed Resolution

That Bylaw 3357/P-2023 be read a first time.

If first reading is given, this Bylaw will be advertised with a Public Hearing to be held at the Monday, December 4, 2023 Council Meeting.

Rationale for Recommendation

1. The application complies with City of Red Deer policies.

The Municipal Development Plan supports social services and housing being provided in the city centre and development of facilities that house social services and programs within the community. The Land Use Bylaw lists Temporary Care Facility use in a number of residential and mixed used use zones including R1, R1A, R2, R3, C1, and C1A

2. Ongoing regulations and supports are in place and are planned in response to feedback.

Shelter uses can be regulated through the Land Use Bylaw development permit conditions and business licenses. Additional supports to address greater downtown activities of concern will be brought forward for Council consideration. Consultation with the surrounding area will occur prior to the public hearing.

3. City Council continues to work on the permanent shelter.

Council continues to review permanent shelter options. Land acquisition and construction will be required, and an alternate shelter location is needed prior to construction of a permanent shelter.

Background

A Temporary Care Facility (shelter) was established at 5239 53 Avenue (known as Cannery Row building) in March of 2020 to ensure safety of shelter users during the COVID-19 Pandemic under provincial physical distancing and health measures. The site was acquired, outside of the development permitting process, during a declared State of Local Emergency by means of an Emergency Order issued by the Emergency Operations Centre Director. A one-year lease was established and expired at the end of March 2021. This was subsequently extended until May 31, 2021 through Land Use Bylaw Amendment 3357/H-2021.

In May 2021, a site exception was approved by Council, providing for continued operation of the Temporary Care Facility, under specified regulations, until February 1, 2024.

DC 28 is a mixed-use zone, and Railyards is a neighbourhood in transition. Surrounding land uses include commercial and industrial uses, an Overdose Prevention Site (OPS) operated by AHS at 5256 54 Avenue. There is a specific site zoned for Supervised Consumptions Site (SCS) at 5233 54 Avenue but it is non-operational.. There is no Area Structure Plan or Area Redevelopment Plan in the area. The Greater Downtown Action Plan (2008) gives guidance to the area.

The shelter is in place to meet the needs of people experiencing homelessness. The use details of the existing shelter include:

- Approximate capacity for 200 people
- Physical space: 21,000 sq. ft. space at Cannery Row.
- Accessibility: the shelter operates 24 hours/day, 7 days/week and provides a supervised environment for those who are vulnerable on the streets and in the elements;
- Personal support: connection to staff and referral to other health supports;
- Personal services: showers, clothing, telephone use, nursing support and assessment, assistance completing forms.

The shelter addresses an immediate need of emergency housing within the city. As plans for construction of a permanent shelter move forward, discussions continue regarding opportunity to provide a broader range of services to shelter users and to pilot integrated support services at this location.

Downtown Supports

The ongoing addictions and mental health crisis, now combined with shortages to full spectrum housing, such as permanent supportive housing, and rental housing, has increased the number of shelter users.

The health crisis has created behaviour that can be contrary to public norms, community standards bylaws, and criminal behaviour that has been occurring in the downtown area. The City has and will continue to work collaboratively with various service providers, the Downtown Business Association, and downtown community groups to support additional needs to all downtown community residents and business owners.

Shelter is one of many services a municipality must provide opportunity through zoning. When shelters are at capacity or are not available in a municipality, the municipality must allow camping on public lands as an alternative to shelter housing.

Prior Council/Committee Direction

Council approved a site exception for a Temporary Care facility at this location in May 2021 (See Appendix C for existing Site Exception within the Land Use Bylaw).

Strategic Alignment

The City of Red Deer Strategic Plan encourages provision of housing and supports for vulnerable populations with an emphasis on:

- collaborative response to social challenges that considers all
- Inclusive community
- Safe and secure city
- Great spaces and places
- Involved people and communities

Policy Linkage (Appendix B):

The Municipal Development Plan (MDP) provides policy direction supporting the downtown area for community social uses and housing.

The Red Deer Community Housing and Homelessness (CHHIP) Integrated 5 year Plan identifies an ongoing need for emergency housing in our community.

The Land Use Bylaw (LUB) lists Temporary Care Facility use as an emergency housing use in key residential zonings.

Stakeholder Consultation

Consultation will occur with the Railyards neighbourhood prior to the public hearing. Public feedback can be provided at the public hearing. In summary, some of the areas of concern previously identified include:

- Criminal behavior and illicit drug use
- Vandalism and property damage
- Neighbourhood safety concerns
- Litter, waste

Most past feedback received is related to issues in the greater downtown area connected to individual behaviors rooted in an ongoing health crisis of addictions and mental health. An update to downtown support strategies and further ongoing downtown supports will come to Council in November as a response to community feedback on greater downtown issues.

Any specific feedback related to land use specifics of building design, parking, landscaping, fencing and other building related elements will be reviewed at the time of a development permit consideration. The development permit for the current shelter use will expire February 1, 2024. Council is the Development Authority and the renewed development permit will come before Council for review prior to Feb 1, 2024.

Communication

Communication has been and will continue to be a priority when it comes to temporary shelter. We will continue to communicate and share information related to the ongoing process.

Timelines and Impending Deadlines

The current site exception in place for the Temporary Care Facility will expire on Feb 1, 2024. The applicant is requesting the shelter use to be considered by end of year 2023 to ensure operational continuity.

Analysis

The subject site, 5239 53 Avenue, is zoned Direct Control District (DC) 28. The shelter falls under the Land Use Bylaw definition of a Temporary Care Facility. A Temporary Care Facility is not a listed use in DC 28, but a site exception is in place to provide for a Temporary Care Facility at this location until Feb 1, 2024.

There is no Area Structure Plan or Area Redevelopment Plan for the area, however the Greater Downtown Action Plan (2008) recommends an Area Redevelopment Plan (ARP) for

the Railyards area. An ARP is a statutory plan described in the Municipal Government Act (MGA). The MGA outlines that a Council can designate an area for an ARP for purposes such as transition of existing building uses, improving or relocating roads and public utilities, and identifying proposed land uses for the redevelopment area.

Policy Analysis

City Plans and Policies (See Appendix B for relevant policies)

The application is in compliance with the MDP, the CHHIP policy intents.

Temporary Care Facility is not currently a use listed in the Direct Control 28 mixed use commercial residential downtown area. The Land Use Bylaw does currently include Temporary Care Facility as a discretionary use in several residential and mixed commercial/residential zones such as R1, R1A, R2, R3, C1, and C1A. The DC 28 zoning contains a similar mix of residential and commercial uses to the mixed used zonings in the downtown area. Including Temporary Care Facility as a discretionary use in DC 28 would be consistent with C1 and C1A mixed use zoning.

Land Use Bylaw Proposed Amendment

Administration is recommending Temporary Care Facility Use be a discretionary use in the DC 28 zoning. This recommendation is supported by research of best practices (Appendix D), alignment with City MDP, CHHIP, and consistent with other mixed used zoning. Past public feedback supports the use of a Shelter in the city.

Public feedback related to land use specific items can be addressed through future development permit conditions, such as fencing, crime prevention through environmental design (CPTED), security, lighting and landscaping. Time limitation to the permit can also be set by the Development Authority. Council is proposed to continue to be the Development Authority for the Temporary Care Facility.

Additional public feedback regarding broader downtown issues related to health crisis behavioural situations, will come forward to Council in November with options for greater downtown supports.

Financial

There are no direct financial or budget implications as a result of the recommendations. Downtown supports in response to feedback received on broad downtown issues will be brought forward to Council in November outlining budget requests.

Other risks

If the application is delayed there may be a reputational risk regarding the vulnerable populations housing needs.

Due to legislative processes additional external communications were limited and may impact feedback received from those previously engaged in shelter discussions.

Options Considered

Three Options have been included for Council's consideration.

Recommended – Temporary Care Facility DC 28 Discretionary Use

Temporary Care Facility use listed as a discretionary use in DC 28 with Council as the Development Authority. If required, time limitation to be implemented through development permit sunset clauses.

Benefits:

- Allow ongoing opportunities for Temporary Care Facility Use considerations through a development permit process.
- Consistency and equity of housing uses within residential and commercial mixed use land use zoning throughout the city.
- Council as the Development Authority can address development conditions such as timeframes.
- This option is the most broad and if selected at first reading can implement other options in response to feedback at the public hearing.

Disadvantages:

- Development Permit is subject to a limited appeal through Subdivision and Development Appeal Board – if Council did not follow direction in the LUB District.

Alternative Options Considered:

Site Exception Limited to 5 Years

Site Exception extension to 5-year time limit on site exception, with removal of specific site regulations.

Benefits:

- Allow limited opportunities for Temporary Care Facility Use considerations through a development permit process.
- Council as the Development Authority to address development conditions.
- If this option is selected, Council could still choose to limit time period to 1 year following feedback received at the public hearing.

Disadvantages:

- May require another land use bylaw amendment in future.
- Development Permit is subject to a limited appeal through Subdivision and Development Appeal Board – if Council did not follow direction in the LUB District.

Site Exception Limited to 1 Year

Site Exception extension to 1-year time limit on site exception, with removal of specific site regulations.

Benefits:

- Allow limited opportunities for Temporary Care Facility Use considerations through a development permit process.
- Council as the development authority to address development conditions.

Disadvantages:

- This option is the most restrictive at first reading, if selected other options will not be available without readvertising of a new public hearing.
- Development Permit is subject to a limited appeal through Subdivision and Development Appeal Board – if Council did not follow direction in the LUB District.

APPENDIX A

Site Location and Land Use Maps

Location of Proposed Temporary Care Facility (Shelter)
Cannery Row building at 5239 – 53 Avenue



APPENDIX B

City Plans and Policies

Municipal Development Plan

11.0 (b) Reinforce the Downtown core as the civic business, administrative, social services and cultural centre of the city;

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

Red Deer Community Housing and Homelessness Integrated 5 year Plan

The plan identifies the homeless population as approximately 144 individuals. The plan identifies this number is increasing and has potential to increase due to additional housing shortage factors.

Land Use Bylaw

Temporary Care Facility Definition -

Temporary Care Facility means a facility providing temporary living accommodation where care is provided to residents and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres for substance use, detoxification centres, and hospices.

Residential Zonings with Temporary Care Facility as a discretionary use – R1 (Single Family house), R1A (Duplex), R2 (Townhouse, Multiplex), R3 (Apartment)

Commercial Zoning with Temporary Care Facility as a discretionary use – C1 City Centre (mixed commercial and residential zoning), C1A City Centre West (mixed commercial and residential zoning)

APPENDIX C

May 2021 Temporary Shelter Land Use Bylaw

 City of Red Deer Land Use Bylaw 3357/2006

- (xvi) ¹Motor Vehicle Service or Repair, excluding Motor Vehicle Sales
(1) Lot 3, Block 14, Plan 152 2440 (70 Thorburn AV)
- (xvii) ²Office, in addition to the Permitted and Discretionary uses in the I1 Industrial (Business Service) District, ON <UNT 1, Plan 062 2110>. Those uses listed as Permitted Uses in the I1 District shall remain Permitted Uses on this land. The Development Authority will be the development Officer for development of this land.
- (xviii) ³Temporary Care Facility on:
Unit 4 - 5239 – 53 Avenue (Lots 4-5, Plan 6233RS), in existing building, and corresponding lot area for parking, fenced courtyard and north door outdoor areas as identified on Land Use Bylaw District Map L15, for 2 years until February 1, 2024, and subject to the following requirements:
- use must have a security system and personnel to perform regular surveillance operation;
 - use must comply with the design elements that incorporate CPTED principles as a result of a CPTED analysis incorporating natural surveillance, access control and territorial reinforcements;
 - fencing to enclose area and provide visual screening; and
 - the site plan, the relationship between buildings shall be subject to approval by City Council.
- (xix) ⁴Commercial Service Facility limited to massage therapy and Health and Medical Services limited to physical therapy on Lot 23, Block 5, Plan 052 0190 (7575 Edgar Industrial Drive).
- ⁵(xx) Commercial Service Facility, limited to a Commercial School delivering massage therapy instruction and a massage therapy clinic on 6204 46 Avenue (Lot 34, Block 4, Plan 962 0837)
- ⁶(xxi) 1 storey Commercial Service Facility with lot area for parking located at the front of the property and 20.4m of the façade running

¹ 3357/H-2020
² 3357/M-2020³ 3357/U-2021⁴ 3357/D-2022⁵ 3357/Q-2022⁶ 3357/R-2022

APPENDIX D

Municipal Summary – Shelter Zoning

Municipality	Shelter Zoning Summary
Toronto	<ul style="list-style-type: none"> • Shelter permitted in almost all zones including residential, commercial, and industrial zones. • Ontario Human Rights Commission asserts that municipalities have a legal obligation to ensure no unnecessary restrictions placed on vulnerable groups, such as people who require emergency and transitional housing.
Edmonton	<ul style="list-style-type: none"> • Shelter falls under Community Service use • Community Service a listed use in a number of different zones including several residential and commercial zones.
Calgary	<ul style="list-style-type: none"> • Bylaw Differentiates between: <ul style="list-style-type: none"> Emergency Shelter - <i>Permanent facilities for people experiencing issues of homelessness and;</i> Temporary Shelter - <i>Temporary facilities for people dealing with emergencies and issues of homelessness</i> • Emergency Shelters limited to DC zones where expressly provided for. • Temporary Shelters permitted in the Special Purpose – City and Regional Infrastructure District if they are located within existing approved buildings.
Red Deer	Temporary Care Facility listed in R1, R1A, R2, R3, C1, CIA – in recognition of the housing use intent.



**Public Hearing
Land Use Bylaw Amendment
3357/P-2023
Temporary Care Facility (Shelter)
use at 5239 53rd Avenue**

Public Comments Received

From: ALFRED POPPEN <poppenjr@shaw.ca>
Sent: Saturday, October 28, 2023 2:03 PM
To: MayorMailbox <Mayor@reddeer.ca>
Subject: [External] shelter

Mayor Ken,
These are our thoughts on the shelter location

thanks Alfred & Deidre

Hello Mayor Johnston,

We are concerned residents of the Pines and would like to share our thoughts in regard to the location of the proposed homeless shelter. I'm sure that we are no different than any other concerned citizen in Red Deer in that we have angst in having the facility built near our homes. The immediate fears of theft, fire, safety for the young and elderly and depreciation of our home value are very basic especially since the fire behind our house this summer. We frequently walk our dog in the trails feeling unsure what to expect when we see camps here and there and also witness where fires have been extinguished that have been used for heat or what have you. We realize that finding a suitable location where the occupants can access all the services that would be required to maintain a semblance of a desired life style is challenging so we would ask that our concerns be acknowledged.

We thank you for your time

Deidre Carter- Poppen & Alfred Poppen

From: Dale Horsley <dhorsley44@gmail.com>
Sent: Tuesday, October 31, 2023 5:26 PM
To: Shelter Mailbox <Shelter@reddeer.ca>
Subject: [External] Re: Update on temporary shelter – Upcoming Public Hearing

Use the KINEX!

From: Guy Hitchcock <hitchcoc@telusplanet.net>
Sent: Wednesday, November 8, 2023 3:02 PM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: December 4, 2023 Public Hearing Feedback - Hitchcock [External]
Proposed Bylaw Amendment and future Development Permit - DC 28 Temporary
Care Facility Discretionary Use

You don't often get email from hitchcoc@telusplanet.net. [Learn why this is important](#)

Dear Mayor and City Council,

Here we are yet again. Below are my comments (additional to my previous submissions on this issue):

1. For as long as the “temporary” shelter is to remain at the current location, the entire community of Red Deer (in other words, The City of Red Deer) must provide a security patrol from 7pm to 7 am when all hell breaks loose. I’m not talking about someone in a black and white car who finds a nice spot to drink coffee and play on his/her iPhone.
2. The permit must not be open ended and certainly not extend beyond another 2 year term before being revisited again.
3. The size of the current temporary shelter must not be allowed to expand into recently vacated premises on site.
4. While the shelter remains in Railyards, property tax assessments in the area should be reduced to fairly reflect value losses being experienced until the shelter is moved. At the very least, they should be frozen. The City tax authorities had the audacity to actually increase my assessment in 2023. In 16 years of owning my property, I have always paid my taxes well ahead of the posted deadline. That may not happen this coming year if once again I am unfairly treated.
5. City Council must ramp up the heat on the Province to get their act together and provide this City with a clear plan including timelines for completion of the relocation of the permanent shelter and related services. The term “temporary shelter” should match up with the definition of the word temporary.

I’ve been in contact with you as a group in the past and have met in person with some of you (which has been greatly appreciated). My thoughts, concerns, and frustrations are well known at this point so I will leave my comments for this hearing at that which is above.

Sincerely,

Guy Hitchcock

From: melodiecochrane <melodiecochrane@gmail.com>
Sent: Wednesday, November 8, 2023 8:54 AM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: [External] Shelters, Temporary and Permanent

The federal government is releasing unused land for low cost housing. Has the housing at Springbrook been considered for this?

From: Don Schumacher <dschumacher10@gmail.com>
Sent: Friday, November 10, 2023 9:40 AM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: [External] Proposed Land Use Bylaw Amendment and future Development Permit - DC 28
Temporary Care Facility Discretionary Use Bylaw 3357/P-2023

Dear [City Council Member],

I hope this letter finds you well. As a property owner within DC28, I am writing to express my concerns regarding the proposed extension and expansion of the temporary care facilities within our property district.

While I understand the importance of addressing public health issues, the potential consequences on property values cannot be overlooked. Recent studies indicate a significant decline in property values, with our property experiencing at minimum a 50% drop and zero interest from anyone to lease it out. Another concern lies in the apparent lack of a proportional decrease in property assessments, which places an undue burden on property owners.

As someone invested in the well-being of our community, I urge the City Council to carefully consider the long-term impact on property values and the subsequent financial strain this places on property owners. I believe it is crucial to find a balance between addressing public health concerns and safeguarding the economic stability of our community. However I also believe the city has destroyed our downtown by placing these facilities within its core.

I appreciate your dedication to our city and trust that you will carefully weigh these concerns when making decisions that impact our neighborhood.

Sincerely,

Donald Schumacher
5230 53 Ave, Red Deer, AB T4N 5K2

From: Floyd Brown <floyd.joyinhealth@gmail.com>
Sent: Monday, November 13, 2023 9:55 PM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: [External] Proposed Land Use Bylaw Amendment and future Development Permit--DC 28 Temporary Care Facility Discretionary use Bylaw 3357/P-2023

To whom it may concern

In regards to the Proposed Land Use Bylaw Amendment and future development Permit -DC 28 Bylaw 3357/P-2023, I would like to be counted as opposed to this proposal.

The thought that giving drugs to people, is helping this issue, I believe, is similar to giving alcohol to an alcoholic and still encouraging the alcoholic to get help. Rehabilitation and getting clean of the drugs is where the funds should go.

Creating increased homelessness, dependency on free drugs, causing our downtown streets to not feel safe, is not what the Downtown Association would want.

Having someone go into cardiac arrest and watching two people perform mouth to mouth resuscitation for several minutes in front of our store, while waiting for an ambulance, and then have a Police officer arrive and give a shot of Narcaïn and have that person sit up and then refuse help from the Ambulance attendants, and then ride away on a bike is short of miraculous to say the least. However it is stressful for those watching and for customers coming and going from our store. Having people on drugs who are yelling as they walk back and forth in front of the store is unsettling to our customers as well.

I believe these people definitely need support, but continuing to support them in their addictions is not an answer. This attracts more people who need the same support.

Sincerely

Floyd Brown

Owner of Joy in Health and Nutrition

2-5511 50th Ave

Red Deer, AB

T4N 4B8

From: Christopher Stephan <cstephan.jdlaw@gmail.com>
Sent: November 17, 2023 5:14 PM
To: Christopher Stephan <cstephan@jdlaw.ca>
Subject:





Sent from my iPhone

From: Christopher Stephan <cstephan@jdlaw.ca>
Sent: Friday, November 17, 2023 5:22 PM
To: Shelter Mailbox <Shelter@reddeer.ca>; MayorMailbox <Mayor@reddeer.ca>;
City Council <CityCouncil@reddeer.ca>
Cc: Laura <laura@jdlaw.ca>; Christopher Stephan <cstephan@jdlaw.ca>; Terrill
Fee <TerrillF@sunrealgroup.com>; Tammy Berry <tberry@sunrealgroup.com>
Subject: [External] Re: More incidents

Just about to leave the office for the day and some people started a fire on the outside of the fence by the bridge. Fire Truck just came and put out the fire after having a debate with the people who didn't think they were doing anything wrong. Two fires in two days in our location. Not good.

Christopher Stephan

Barrister & Solicitor

JD Law - Association of Independent Law Practices

#105, 5002 55 Street | Red Deer | AB | T4N 7A4

Phone: 587.272.2050 | Fax: 403.754.5039

Real Estate | Wills | Corporate

From: Christopher Stephan <cstephan@jdlaw.ca>
Sent: Friday, November 17, 2023 5:31 PM
To: Shelter Mailbox <Shelter@reddeer.ca>; MayorMailbox <Mayor@reddeer.ca>;
City Council <CityCouncil@reddeer.ca>
Cc: Laura <laura@jdlaw.ca>; Terrill Fee <TerrillF@sunrealgroup.com>; Tammy
Berry <tberry@sunrealgroup.com>
Subject: [External] RE: More incidents

I have attached some pictures of the kind of things that we see on a weekly basis...
daily basis in the summer. This happened right outside my office window...
Unfortunately, this type of thing keeps happening and we are regularly having to
report these incidents to the police.

Christopher Stephan

Barrister & Solicitor

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Phone: 587.272.2050 | Fax: 403.754.5039

Real Estate | Wills | Corporate







From: Aaron Huntley <Aaron.Huntley@rolln.com>
Sent: Tuesday, November 21, 2023 8:42 AM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Cc: Events@downtownreddeer.com; Brad Rowbotham <Brad.Rowbotham@rolln.com>; Rick Rowbotham <Rick.Rowbotham@rolln.com>; Sheena Dykstra <Sheena.Dykstra@rolln.com>
Subject: Proposed Land Use Bylaw Amendment and future Development Permit - Bylaw 3357/P-2023

November 21, 2023

Dear Members of City Council,

Our company Roll'n Oilfield Industries has had our head office located in downtown Red Deer for over 45 years at the same location. We are in the middle of the DC28 district. During that time we have seen our vibrant and thriving downtown community completely destroyed by crime and vagrancy. It is clear to us this ongoing dilapidation is a direct result of the "Safe" Injection Site, and the Temporary Care Facility. This has affected us in the following ways:

- Daily littering of used needles, garbage and (stolen) property in our parking lot
- Our parking lot has become a public toilet with individuals urinating daily and defecating regularly by our garbage bins.
- Our staff is harassed by individuals high on drugs regularly.
- Vandalism is consistent – every single day /night a piece of our property is damaged.
- Theft is rampant – from finding our neighbors property in our parking lot, to our dumpster being ravaged constantly – regardless of locks or fences.
- FIRE!! – our building has been set on fire multiple times, in a locked, fenced area – they just cut through or destroy our fencing regularly. Vagrants lit a shed on fire that was attached to our building yesterday. It was put out by the fire department before the whole building went up (thank goodness).
- Vehicles in our parking lot are not safe, thieves checking door handles daily (we see them and scare them off) – Some vehicles having windows smashed out in broad daylight.
- We would never be able to leave a vehicle in our parking lot overnight – it would be destroyed without question.
- We have staff that has quit and refuses to work here due to the ongoing issues.
- It affects our business, as customers will not come to our office any longer.
- Most of our neighbors have vacated the area due to the ongoing issues caused by the people that use the Temporary Care Facility.

- Some of these businesses include Fabricland, PURE Fitness, Bibles for Missions, Robco Cabinets, Snell and Oslund Surveys – These businesses are being driven out of Downtown due to this site.

On a personal level, I grew up in Red Deer and moved away for about 15 years. Now that our family has moved back, Red Deer has been completely transformed due to the location of this shelter. Everyone knows Downtown Red Deer has been destroyed due to this.

The argument “well we need to put them somewhere”, is not a good one. Please change the location to an industrial area or somewhere away from downtown – somewhere people don’t take their children.

We formerly oppose the continued operation of the Temporary Care Facility located in DC 28.

Aaron Huntley

General Manager

Roll’n Oilfield Industries

Big Sky Camp Catering

Direct: (403) 343-1710

Cell: (403) 391-9718

Email: Aaron.Huntley@Rolln.com

<https://www.linkedin.com/in/aaronhuntley151/>

www.bigskycatering.ca

www.rolln.com



From: wilson76@gmail.com <wilson76@gmail.com>
Sent: Wednesday, November 22, 2023 10:07 AM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: [External] Bylaw 3375-P2023 - Yes to Amendment

I am writing to express my support of the bylaw amendment as proposed by the City. This will allow the City to extend the Temporary Care Facility located at Canary Row to continue until a permanent shelter is in place. I am hoping it will also allow Safe Harbours to complete some upgrades or renovations to make it a more suitable place to care for their clients. The current extension ends in February 2024. We cannot put these people out in the cold at this time of year and from my perspective, I have a huge concern that the encampments around the City will increase if you do so.

Sincerely,

Elizabeth Wilson
76 Parsons Close
403-877-5268

From: Lesley Moffatt <lesmoffatt@shaw.ca>
Sent: Wednesday, November 22, 2023 12:29 PM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: [External] Bylaw 3375-P2023 - Yes to Amendment

Dear City Council,

I am writing to state my support to City Council for the amendment to the Bylaw to allow an extension for Safe Harbour to continue to operate through the next year. To close the shelter in February with no place for their clients to go, would increase harm for the clients and perhaps would increase the issue of encampments throughout our city.

Sincerely,
Lesley Moffatt

From: Warren Marshall <warren@sundance-realty.com>
Sent: Wednesday, November 22, 2023 3:47 PM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: [External] DC-28 Temporary Care Facility Discretionary Use Bylaw 3357/P-2023

To whomever it concerns please see our submission regarding the following public hearing.

RE: December 4, 2023, Public Hearing – Land Use Bylaw Amendment 3357/P-2023

As Asset Manager for the property 4946 53 Avenue, Red Deer, I have been asked to provide comment on behalf of the property owners and tenants. Our property is located 1 block from the current Temporary Shelter and our tenants are negatively affected every day. The following situations have caused our tenants to lose customers, lose employees, lose revenue and most importantly lose their sense of safety:

- Temporary Shelter Users loitering in parking lot & in front of businesses.
- Temporary Shelter Users using drugs in parking lot and in front of businesses.
- Temporary Shelter Users vandalising property including:
 - o Graffiti.
 - o Breaking building glass.
 - o Breaking into vehicles.
 - o Breaking protective metal shutters.
 - o Dumpster diving and throwing garbage on property.
 - o Lighting dumpster on fire.
 - o Littering drug paraphernalia on property including needles.
- Naked Temporary Shelter Users having sex in front of business windows while kids are in the building.
- Temporary Shelter Users robbing businesses during business hours.

These issues have caused every single tenant within this property express how they will have to leave if the something doesn't change. It has gotten to the point where the tenants feel hopeless because even when they call the police, the police cannot do anything. The police seem to have gotten to a point where they know they can't do anything, so the response times have decreased, and public safety has taken a back seat to the rights of homeless.

From what I understand, this proposal to change the Bylaw allowing "Temporary Care Facility" to now be a "Discretionary Use" instead of a "Site Exception", means that the city will be able to approve future permits and expansions for this temporary shelters and potentially more temporary shelters – WITHOUT PUBLIC CONSENT or IMPUT.

Direct Control District No. 28 has its General Purpose Defined as:

As directed in the Greater Downtown Action Plan, the general purpose of this area will be to facilitate the development of a distinctive urban neighbourhood with a **high-quality pedestrian environment**: medium to high density residential and mixed use residential/commercial land uses; and residential development on the upper floors of ground floor commercial along the **53rd Avenue pedestrian spine**. Generally, the land uses are to serve The City and the region, as a whole. This district has been created as an interim measure to guide development in the Railyards neighbourhood while awaiting the preparation of an Area Redevelopment Plan for the area.

As you will see in the highlighted sections above, this area is intended to be a High-Quality Pedestrian Environment. All of the interactions our tenants and their customers have experienced with the users of the temporary shelter have caused the pedestrian environment to be nonexistent because its NOT SAFE. This proposal is contradicting the entire purpose of DC 28.

Thank you for considering our input.

Warren Marshall

Commercial Agent | Sundance Realty

Owner | Sundance Capital

#2 - 5215 49 Ave | Innisfail, Ab | T4G 1B3

Cell: 403 350 0229

Office: 403 227 1999

www.sundance-realty.com

www.sundancecapital.ca



From: Richard Moffatt <richard.moffatt@shaw.ca>
Sent: Thursday, November 23, 2023 1:42 PM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: [External] Bylaw 3375-P2023 - Yes to Amendment

Dear City Council,

I support the City Council's amendment to the bylaw allowing an extension for Safe Harbour to continue to operate through the next year. Closing the shelter in February without an alternate solution, would cause harm to those dependent on Safe Harbour for shelter, and perhaps would drive some to opt for rough camping, increasing harm throughout the city.

Sincerely,
Richard Moffatt

From: Albert Roesch <asroesch01@gmail.com>
Sent: Friday, November 24, 2023 11:05 AM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: [External] December 4th public hearing: re extension of homeless shelter

[You don't often get email from asroesch01@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Whom This May concern:

We would be in favor of a 5 year or a permanent extension of the existing temporary shelter at Cannery Row at 5239 53rd Avenue, Red Deer for the following reasons:

1. Hospitals, soup kitchens, grocery stores, drug dealers, pawnshops, transportation hubs, donations centre for needy, safe injections sites and social services are all located in the downtown area which the homeless people migrate to. It seems to us that the temporary shelter is where they want to be, this seems to be working from our observations. You are not going to change the homeless habits and that has been proven in other cities where they have failed to move them out of the downtown area.
2. We feel that the city needs time to do more extensive studies on the homeless habits and not get rushed into building a permanent shelter that the homeless would not use because it would be too far away from the services they want and need. Studies need to be done by looking at other cities that have built permanent shelters and see what works and what doesn't. The homeless people are going to go where they want to be and not where the city thinks they should be.

A time constraint should not be the factor in making an intelligent and appropriate decision.

Thank you
Albert & Sheryl Roesch

From: Brad Fisher <bradf@sfsigroup.ca>
Sent: Friday, November 24, 2023 2:06 PM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: November 24, 2023 Public Hearing Feedback - Brad Fisher -[External]
Proposed land use bylaw Amendment and future development permit

To Whom It May Concern:

I appreciate the opportunity to comment on the proposed land use bylaw Amendment and future development permit – DC 28 Temporary Care Facility Discretionary Use By Law 3357/P-2023.

I am a property owner and business owner in the Red Deer Downtown Area. I am against the continued operation of this temporary shelter. Sadly, I have witnessed many people in the downtown core area lose/shut down their businesses because it is not safe. I have watched property values plummet and hundreds and hundreds of thousands of dollars lost in equity due to the fact that the downtown core is not a safe place to congregate and the location of this shelter is one of the primary reasons as to why. Making the downtown core a safe place should be the cities #1 priority. The downtown core is the heart of the city; it is where it all began for Red Deer some time ago and sadly it appears to have been neglected and much more attention is being put towards other areas. The downtown core needs to be safe before anything else can happen. People will not go downtown let alone bring their families because it is not a safe place. In order to make it a safe place this shelter needs to be relocated to an area that makes more sense for all. Please confirm receipt of this email and I look forward to hearing the cities response and thoughts regarding this matter.

I have many more ideas to share as to how we can successfully turn around the downtown core if at all interested in discussing further.

Kind Regards,
Brad

From: Laura <laura@jdlaw.ca>
Sent: Friday, November 24, 2023 1:42 PM
To: Christopher Stephan <cstephan@jdlaw.ca>; City Council <CityCouncil@reddeer.ca>; Shelter Mailbox <Shelter@reddeer.ca>; MayorMailbox <Mayor@reddeer.ca>
Cc: Shy Lidstone <shy@jdlaw.ca>
Subject: [External] RE: Temporary Shelter and Consumption Site issues

Some people who received this message don't often get email from laura@jdlaw.ca. [Learn why this is important](#)

Dear Council, Mayor and City Administration,

As per the previous e-mails sent by Chris and my colleague, I figured I would also add a few other incidents that we did not get pictures of and that have not been mentioned thus far.

A person (male) doing drugs and starting multiple fires inside our building in the hallway before business hours – Cops knew him by name

A person (male) was axe throwing and behind the tree that man was throwing the axe at, was the path that many people take, including many students from Thurber and Central middle school and even on occasion other school that come to the area for bike rides or walks. This man was missing the tree often and the axe was landing on the path

A women was passed out, maybe her heart stopped, CPR was done, we watched the homeless give her 4 shots of Narcan, we called 911, an ambulance came and helped, and when she came back she did a lot of flopping all over the ground but she would not go with the ambulance and eventually she was left on her own.

Watched groups of people climb the top of the train bridge

Watched many people running around in their underwear, pregnant lady in her bra and panties, or just no shirts

Man masturbating right up against our office building – police let us know this wasn't the first time this person has been caught doing this

Both men and women urinating behind the office building, and near the old Dollarama off of Gaetz across from the Walmart, and at our old office at 4909 49th street.

Found golf balls around the front of our office building as the homeless people who live in the parking lot across from our office building like to hit golf balls at our building.

Man walking around with a machete

Two homeless men fighting, throwing punches and kicking each other

Man throwing rocks at anyone crossing the bridge and in this specific case there was an elderly couple crossing at one point

Many people walk behind our office just screaming, making no sense, walking in circles

I also do a lot of errands for our office, and I often walk downtown, which doesn't feel very safe especially being a smaller female. I pass more homeless people on the street walking, riding stolen bikes, asleep up against buildings, hiding inside and between doors at different banks/buildings. Many banks/buildings now have security to kick these people out often. I have almost been hit by these people speeding on bikes, and they didn't hit me but they did hit a car, fall off, got back up and took off before the person could even get out of their car.

When making decisions that actually impact so many people and businesses and I believe will determine if more businesses leave downtown Red Deer, I hope you will take into account the types of incidents that we (law abiding citizens) are dealing with often on a daily basis. Especially now that they have taken over the parking lot across the street. I have no idea why they have been allowed to do that, but things have just got worse since they took that over. If something isn't done to help control this population and the crazy and dangerous things they are doing all of the time, people and business will continue to leave and downtown Red Deer will be even worse off than we are now. I know there is lots of vacancies happening all over, I watch business move out and no one moves in. Our old office space we watched Registries leave, we left, and others did too and it has been well over 3 years now and no one has moved into those spaces, because downtown Red Deer isn't a safe place that people want to be. I can't even shop at superstore without being approached by people aggressively asking for money.

Anyway, I could probably carry on, but I hope you are starting to see a clear picture of what is going on here in downtown Red Deer.

Regards,

Laura Stephan

Paralegal to Christopher Stephan

JD Law - Association of Independent Law Practices

#105, 5002 55 Street | Red Deer | AB | T4N 7A4

Phone: 587.272.2050 | Fax: 403.754.5039

Real Estate | Wills | Corporate

From: Rashel McGee <rashelbuist@hotmail.com>
Sent: Friday, November 24, 2023 7:33 AM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: [External] Please Extend the Temporary Shelter to become Permanent

Good day,

I'm writing today in support of extending the temporary shelter in its current location. I have worked within a one block radius of its current location since 2007 and I am a citizen of Red Deer since 2005. It is clear SHELTER is a very complicated subject and permanent solutions are no where near completion. In fact, the longer we delay choosing a permanent location the more complicated and expensive the solutions become. I have seen first hand the impact it has had on the surrounding areas, yet at the same time I still feel safe to walk alone, out of my office and down the street to my car. Because I can see a risk, assess the risk, and proceed in a manner that I am personally comfortable with.

Crime Prevention Through Environmental Design- CPTED is a concept that the City of Red Deer supports and uses. For those unfamiliar, CPTED.net defines it as a "multi-disciplinary approach of crime prevention that uses urban and architectural design and the management of built and natural environments. CPTED strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime. CPTED is pronounced 'sep-ted' and it is also known around the world as Designing Out Crime, defensible space, and other similar terms. CPTED in action is evident in the work that has been done at City Hall, in several areas of the downtown, and most recently the announcement pertaining to the Railyards area redevelopment and improvement plan. Improving lights, fencing, increasing density, increased policing, natural sight lines, artwork etc, all with the overall objective of improving crime and creating defensible space. Creating defensible spaces are not a simple, one solution fits all, but it is certain that defensible spaces are more easily created with the addition of clear sight lines- as provided by its current location. Unlike other areas, the downtown core is well-equipped for the challenges posed by a shelter. Security measures, emergency evacuation procedures, and maintenance activities are already in place, making the downtown the safest choice.

Have you ever tried finding a needle in a haystack? Its a nearly impossible task. Now go find it in the trees- that would be the ask of a 'Clean Team' if the shelter relocates- with Red Deer citizens paying hourly for them to do so. As our community grapples with this critical decision, I implore you to consider the downtown core as the ideal long term location for this shelter as moving it outside of the area would create insurmountable burdens on the affected populations. It is evident there are copious amounts of camping spots along the way which creates a whole other set of concern for those without homes and those with.

There are several wrap around services that will not move alongside as its simply not financially viable to anticipate that every service provider would do so. There is

significant costs to move, additional downtime, and further delay of making effective change. Service delivery could be expedited as there is space to grow into, not a space needing complete development from the dirt up- again, additional cost. The downtown location would maintain immediate access to essential services, minimizing the time it takes for clients to receive the support they require. This is critical to the success of any shelter.

The heart of any city is its downtown area, and it serves as a hub for economic, social, and cultural activities. By placing the shelter downtown, we not only uphold the promise of transparency but also acknowledge the profound role the city center plays in our collective identity.

I acknowledge the difficulty of this decision, but I urge you to prioritize downtown as the most logical choice. By doing so, we can further strengthen our community and ensure that the downtown remains a vibrant, inclusive space for all and prioritizes the best interests of the people who will be accessing these services.

Let us anchor hope in our downtown, where it can be most impactful and accessible to those in need. Red Deer's identity and strength reside in its heart, and this decision should reflect that. Let us stop wasting administrative dollars on shifting the blame and lets move forward towards effective change for our community.

Sincerely,

Rashel McGee

Concerned citizen, Working in effected area, wife and mother

From: Tina Colberg <tcolberg@shaw.ca>
Sent: Friday, November 24, 2023 3:17 PM
To: Council Agenda <CouncilAgenda@reddeer.ca>
Subject: [External] Land Use Bylaw Amendment 3357/P-2023 Temporary Care Facility (Shelter) use at 5239 53rd Ave

To Whom It May Concern,

RE: Land Use Bylaw Amendment 3357/P-2023 Temporary Care Facility (Shelter) use at 5239 53rd Ave

I am affected by this certain topic and wish to have my opinion heard. It is my current opinion that this amendment is approved as per recommendation. We are not debating the need of a permanent shelter. Who knows how long it will take before a permanent shelter is built so this will allow them to stay where they are, with the supports they require in close proximity, until the permanent shelter is decided.

I expect the DBA / Capstone Developments / Railyards will think differently. Their dialogue pertaining to naming a different location for "one last push" should not be allowed. This meeting is solely based on the extension and should be directed as such.

I encourage EXPERTS (a person or persons who have comprehensive and authoritative knowledge of or a skill in particular area) to be consulted in what is best to truly assist those in need. From the front line supports to Emergency Services supports, they need to be the ones speaking about this addiction, mental health, and housing crisis. Those with "personal business" opinions should not be consulted as to what will work best for the homeless individuals along with those in need of addiction or mental health treatment. Those working in this field, with the affected individuals, should be the ones consulted and we should be listening to them.

Take this recommendation, approve it, and with the time afforded consult the experts and listen. Take the time to turn this debate/ issue around and do something with it instead of just hoping it will go away when you move it, because it will only escalate and get worse. No one needs to tell you what the issues are, you (and the rest of Red Deer) clearly understand the issues, but someone needs to tell you what the solutions are, moving it and flower beds with sidewalks, do not register on that list.

Thank you,

T.Colberg

From: mark c. <ma.cuthbertson@pm.me>
Sent: Monday, November 20, 2023 9:04 AM
To: Council Inquiries <CouncilInquiries@reddeer.ca>
Subject: [External] Re: *RED DEER HOMELESS SHELTER - LOSS OF TRUST/ACCOUNTABILITY/COMPETENCE*

Sure. I've attached two additional analysis of the homeless shelter that can be included as well. On Thursday, November 16th, 2023 at 2:36 PM, Council Inquiries <CouncilInquiries@reddeer.ca> wrote:

Good afternoon,

Thank you for your email to City Council. Red Deer City Council will hold a Public Hearing on Monday, December 4, 2023 at 5:00 p.m. in Council Chambers, 2nd Floor, City Hall to consider Land Use Bylaw Amendment 3357/P-2023 for the addition of Temporary Care Facility to DC 28 as a discretionary use at 5239 53 Avenue. Members of public wishing to submit written comments on this Public Hearing matter may do so by November 24, 2023.

Would you like your comments in the below email included with the Public Hearing Submissions?

Thank you for writing,

Kelly Makinson (on behalf of) | City Clerk

Legal & Legislative Services

The City of Red Deer

www.reddeer.ca

From: mark c. <ma.cuthbertson@pm.me>
Sent: Wednesday, November 8, 2023 7:00 AM
To: Ken Johnston <Ken.Johnston@reddeer.ca>; Kraymer Barnstable <Kraymer.Barnstable@reddeer.ca>; Bruce Buruma <Bruce.Buruma@reddeer.ca>;

Michael Dawe <Michael.Dawe@reddeer.ca>; Victor Doerksen <Victor.Doerksen@reddeer.ca>; Vesna Higham <Vesna.Higham@reddeer.ca>; Cindy Jefferies <Cindy.Jefferies@reddeer.ca>; Lawrence Lee <Lawrence.Lee@reddeer.ca>; Dianne Wyntjes <Dianne.Wyntjes@reddeer.ca>; premier@gov.ab.ca <premier@gov.ab.ca>; marshall.smith@gov.ab.ca <marshall.smith@gov.ab.ca>; RedDeer.South@assembly.ab.ca <RedDeer.South@assembly.ab.ca>; RedDeer.North@assembly.ab.ca <RedDeer.North@assembly.ab.ca>; Peace.River@assembly.ab.ca <Peace.River@assembly.ab.ca>

Subject: [External] *RED DEER HOMELESS SHELTER - LOSS OF TRUST/ACCOUNTABILITY/COMPETENCE*

Premier Smith's recovery mandate is an insensitive statement that overlooks the general population's drug use historically and fails to acknowledge the fact that relapse is an integral part of the recovery journey.

The recovery mandate has led to the debacle that is the "Red Deer Homeless Shelter Proposal." A thoughtless process by way of design, location, and execution thus far.

I'm uncertain about the statistics or thought processes being used to justify these decisions, as they are disconnected from reality and fail to address risks proactively. They hope things will improve. Hope isn't good enough.

Lack of faith in government officials - Top Down Approach

I have zero trust in the premier, MLAs, mayor, and council to be accountable.

Danielle Smith:

- Exploited Deena Hinshaw for her campaign, defamed her, and hindered her prospects for employment in Alberta.
- Jason Kenny and his administration were accountable for the decisions made, as determined by the legal system. See judge's comments and decisions made on the covid fines for Whistle Stop Cafe.
- Danielle would have had to acknowledge that her party was responsible for the mandates and vitriol that she used as fuel to get elected.
- Spreading false accusations and harming the community she was employed to serve, does not foster trustworthiness and responsibility.

Jason Stephan:

- Employed taxpayer money to eliminate chalk from a sidewalk.

- Demonstrating a true conservative ideology of self-reliance and fiscal responsibility.

Adriana Lagrange:

- As the education minister, failed to anticipate the challenges posed by the combination of Covid and flu season.
- Despite having ample time during the summer, she devoted her energy to campaigning.
- Currently is the health minister, which considering her attempt to make catholicism a tenant of education, doesn't give me any hope for how she'll handle the health system.

Recovery Mandate :

Is a statement built by addiction experts without including the general population.

- It is not representative of people like myself who have used substances, experimented, or are not addicts.
- It doesn't address any of the people like myself who aren't from shitty families but wanted to try everything whether it was skydiving or drugs.
- Regardless of the party program, dare, etc - I still wanted to try.
- Being young and curious didn't mean a fentanyl-laced pill or having to worry about dying when the majority of people making the policies or decisions would've been at the age of experimentation.
- The amount of people who don't discuss their experimentation is vast because of the social issues that it brings along.
- It doesn't address the economics of the black market of drugs or the actual use of black market drugs, knockoffs like those that killed Tom Petty, Prince, and all the people without hit records to ensure we remember them.
- Those pills and others are commonly used by university and college students, for issues such as ADHD, anxiety, pain, etc.
- If there's a market for them, someone is going to supply them.
- Historically the police have not had any impact on drug dealing, use, or improving quality of life.
- Why would they start after 63 failed years?

MLAs in Alberta, including the premier, have a history of not being responsible in risk planning or accountable to the population they are meant to serve.

Recovery Model - Unrealistic Example

The allocations for the homeless shelter process and recovery model show that claims about "responsible" utilization of taxpayer money are merely political rhetoric.

The \$75 million into “Red Deer as the Recovery Centre” has been a waste and based on one cocaine addict's experience. Who worked at these centers in BC, would be aware of the cash cow they are, and how easy it would be to prey on people's fears and further his career.

Might not be actively doing cocaine, still a shitty self-interested person. Got a chief of staff position, CBC doc, and is actively understating the risks because he didn't go through them. He wasn't part of the fentanyl crisis.

He talks about the last 20 years like drugs have been legal or regulated in any way other than by cartels, organized crime, and addicts trying to get by; The last 63 years of prohibition aren't what kicked off all the issues from toxicity to recovery as a business model.

One situational analysis would've determined his words are meaningless. The people who will go through the same thing he went through won't recover, they will use toxic drugs and die.

Addiction Centre and Homeless Shelters

The thought process behind this spending was not appropriate if the goal was to genuinely enhance the lives of all residents of Alberta. It segregated the addicted and homeless from the rest of society, removing the positive impacts that could've occurred economically and from healthcare system operations increasing.

Cohesive Solution - Lost Opportunities

A more efficient two-building care system, providing medical services and suite-style rooms for residents, could have been constructed on a much smaller portion of the proposed homeless shelter site.

- The buildings would be separated, with one catering to substance-free individuals and the other to those with substance use issues. This would have also helped in creating employment opportunities.
- Rather than two separate locations with unachievable goals

The chance to collect data on how safe supply, housing, and medical care affect the quality of life for the city's homeless population of less than 400 people has been completely overlooked.

Proposed Homeless Shelter

The suggested location lacks daytime accommodation, offers minimal services, and has a considerable impact on the community's environment, wildlife, and residents.

- It is poorly thought out, and the city council has done a terrible job of picking a location.
- They have put responsibility on the province and the province on the city.
- If no one is willing to say it's their plan, it can't be very good.
- You all use the media to beg, apologize, and promise.
- Any chance of publicity it seems.
- But everyone develops a stutter and a slouch when it comes to the shelter.
- The operational timeline is set at two years from land being rezoned.
- The land seller has been attempting to sell the land for years.
- Unless provided with a government contract, like this proposed contract, the land would not be sold.

The investments, which fail to produce desired outcomes, do not align with conservative principles of fiscal responsibility or the personal freedoms advocated by the premier.

Locally

The city council and the mayor lacked the courage and initiative to admit that the recovery model wouldn't work. If we want our hospital to receive the necessary renovations and effectively serve the population, we must reduce the workload.

Failure to implement a basic risk management strategy in the first place ensures that the communicated results won't be achieved. In particular, saving lives and reducing the cost to families.

Two 14-year-old girls lost their lives to harmful drugs, which serves as a stark contrast to the positive effects expected from the implementation of the recovery model. Their curiosity did not justify their deaths. Others were curious before them, and there will be others after them.

The recovery model has little effect on the supply, so curious individuals or addicts continue to use it consistently. As a result, the model has a minimal impact on the number of deaths. Deaths that don't need to occur, families that don't need to lose children or parents.

Closing

It is a choice to act cowardly and focus on the next election or news cycle instead of

serving the communities that elected you. It is a choice to avoid the tough conversations and communicate unrealistic fears and expectations. They are pathetic choices for people who are supposed to be serving the public. These are not biased or political topics, as you can see with the premier's chief of staff - conservative-minded people do drugs too. Ensuring people are healthy, the health system is operating effectively, and the economic stability of each community is not possible when ideologies get implemented; These are bipartisan issues that require pragmatic solutions.

Importance of Data-Driven and Risk Management Approaches in the Homeless Shelter Proposal

The city's proposal, in conjunction with the province, to establish a homeless shelter near the Pines community has been met with concern due to the absence of transparent metrics underpinning the decision. In our increasingly data-centric world, it's imperative for urban planning to be both data-driven and deeply rooted in risk management principles to ensure holistic community development.

Ambiguity in Decision-Making

The undisclosed metrics behind the location choice prompt key questions:

- Why was the Pines community selected over other potential locations?
- What considerations were given to irreplaceable community resources such as the Trail System, Bike Park, Three Mile Bend Dog Park, Riverbend Golf Course and Kerry wood Nature Centre?
- How were historical patterns, like the resilience of the Pines community and the evident north-south city planning disparity, taken into account?

Significance of Data-Driven Decisions

Relying on data ensures:

- **Transparency:** Sharing metrics fosters trust between civic bodies and citizens.
- **Accountability:** Objective data holds decision-makers responsible for their choices.
- **Optimized Resource Allocation:** Efficient and equitable deployment of resources is possible with accurate data.
- **Informed Forecasting:** Proactive planning is enabled by a blend of historical and current data.

Risk Management and Realistic Expectations

Risk management is pivotal when considering significant community interventions:

- **Historical Evidence and Behaviour:** It's an oversimplification to expect homeless populations to localize solely due to one provided service. Past evidence suggests such assumptions can be misguided.
- **Community Future at Risk:** Without a comprehensive risk assessment that takes into account historical patterns and human behaviours, the proposed location could jeopardize the community's stability and trajectory.
- **Irreplaceable Resources:** As seen with projects like the Civic Yards, risk assessments are likely conducted when considerable investments are at stake. Similar rigor is essential when irreplaceable assets, like community spirit and unique recreational spaces, are at potential risk.

Conclusion

The proposed homeless shelter's location near the Pines community demands a rigorous, data-driven, and risk-managed approach. Mere provision of one service, without a holistic strategy and without accounting for realistic human behaviours, isn't sufficient. The city and province

need to embrace comprehensive methodologies to ensure decisions truly resonate with community welfare and long-term sustainability.

PROPOSED HOMELESS SHELTER: BALANCING COMMUNITY RESOURCES AND CITY PLANNING

Issue Overview:

The city has put forward a proposal to situate a homeless shelter in the north end, specifically in the proximity of the Pines community. While aiming to offer a vital service to the homeless demographic, this location selection presents potential repercussions on invaluable community resources.

Location and Community Resources Impact:

The shelter's proposed site poses potential influences on several esteemed community assets:

Immediate Radius Assets:

- Trail System
- Bike Park
- Three Mile Bend Dog Park

Outer Radius Assets:

- Riverbend Golf Course
- Recreation spaces along the bridges
- Pathways leading to the shelter
- Kerrywood Nature Centre

These assets are critical recreational spaces, imparting ecological, cultural, and societal benefits.

Pines Community:

- A rare north-end community that has thwarted considerable decline in the recent two decades, standing as a symbol of perseverance and communal essence.

Potential augmented foot traffic and frequentation might strain these assets, endangering their ambiance, safety, and enduring presence.

North-South Disparity in City Planning:

Historical urban planning trends have seemingly favoured the South end, a region housing a dominant chunk of the city's affluence. This has fostered a perception (and arguably, an actuality) of unequal resource and project allocation, frequently sidelining north end community apprehensions. The shelter proposition accentuates this perceived skew, especially when paralleled against significant south-based initiatives.

Irreplaceable vs. Replaceable Resources Comparison:

The Civic Yards Project stands as a pertinent comparison to the homeless shelter when discerning resource protection.

Civic Yards Resources:

- Encompassing a formidable \$118 million investment, the Civic Yards are centered on shielding replaceable assets, notably machinery and tools.

Implications:

- This robust financial commitment signifies the city's tilt towards operational efficacy, potentially highlighting a tilt favouring replaceable entities over singular, irreplaceable community facets.

Proposed Homeless Shelter:

- The assets under its influence carry an inherent worth transcending fiscal metrics, deeply embedded with the community's ethos.

Implications:

- The shelter's advent in such close proximity to these irreplaceable assets evokes tangible concerns. Their distinct essence and value necessitate circumspect, preservation-centric urban planning – a facet seemingly overlooked in the current proposition.

Localization vs. Dispersed Services:

Civic Yards:

- A localization model was harnessed to amalgamate employees, apparatus, and services, mirroring a comprehensive stance towards resource management, underlined by the hefty fiscal backing.

Proposed Homeless Shelter:

- Contrary to the Civic Yards' localized paradigm, shelter inhabitants may be compelled to tap into dispersed citywide services, given the lack of proximate essential amenities such as healthcare. This delineates a disparity in the "localization" doctrine's deployment. While the Civic Yards centralize resources for operational prowess, the shelter could induce broader interactions given its denizens' diverse requisites.

Conclusion:

The homeless shelter's inception, though noble in intent, surfaces intricate issues of equality, community asset conservation, and urban planning dichotomies. A comprehensive, inclusive strategy, valuing both ephemeral and enduring assets, is of paramount importance.

From: Leon O. <looster2015@gmail.com>
Sent: Thursday, November 23, 2023 11:12 AM
To: Council Inquiries <CouncilInquiries@reddeer.ca>
Cc: City Council <CityCouncil@reddeer.ca>; City Manager <City.Manager@reddeer.ca>; Ken Johnston <Ken.Johnston@reddeer.ca>; Tracy Chabot <rrchabot@gmail.com>; Council Agenda <CouncilAgenda@reddeer.ca>
Subject: [External] Re: PLEASE Stop the Destruction of Downtown Red Deer!

Yes I would like my email and comments included with the Public Hearing submissions as I will be out of the country the day of the meeting. I have also attached 2 emails from our Property Management Company which shows how things are getting worse by the day in the area as we have had 3 deliberately set fires within a week right on or adjacent to our property. Does our building need to burn down entirely before someone wakes up and deals with these issues? The homeless population and drug addicts in Red Deer DO NOT respect anyone or anything so why are you giving them so much respect??

Leon Oosterhoff

On Thu, Nov 2, 2023 at 10:12 AM Council Inquiries <CouncilInquiries@reddeer.ca> wrote:

>
> Good morning Mr. Oosterhoff,
>
>
>
> Thank you for your email to City Council. Unfortunately, many of the decisions and conversations City Council has had about shelter have been in closed meetings of Council. While this is not ideal, it is necessary to protect the integrity of the negotiation process with private landowners as we move through site selection. The province and The City are committed to sharing as much information about the project and the process with the public as soon as possible, but at this time we need to respect the privacy around land negotiations. There is an upcoming Public Hearing. Would you like your comments included with the Public Hearing submissions?
>
>
>
> If you would like information on Public Hearings, please see the link below.
>
>
>
> <https://www.reddeer.ca/city-government/mayor-and-city-councillors/council-meetings-and-schedule/public-hearings/>
>
>
>
> Thank you for writing,
>
>
>
>

>
 > Kelly Makinson (on behalf of) | City Clerk Legal & Legislative
 > Services The City of Red Deer www.reddeer.ca
 >
 >
 >
 > From: Leon O. <looster2015@gmail.com>
 > Sent: Tuesday, October 31, 2023 10:05 AM
 > To: City Council <CityCouncil@reddeer.ca>; City Manager
 > <City.Manager@reddeer.ca>; Ken Johnston <Ken.Johnston@reddeer.ca>;
 > Council Inquiries <CouncilInquiries@reddeer.ca>
 > Subject: [External] PLEASE Stop the Destruction of Downtown Red Deer!

>
 >
 >
 > Well here we are again! It's with a very heavy heart and huge frustration that I write this email to you. Yesterday's announcement in the Red Deer Advocate that the City of Red Deer is going to extend the location of the temporary homeless shelter here in Red Deer for an add'l "undesignated period of time" <https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.reddeeradvocate.com%2Fnews%2Fdec-4-public-hearing-on-extending-temporary-shelters-operation-in-red-deers-downtown&data=05%7C01%7CCouncilAgenda%40reddeer.ca%7C18894c56dcb34ce12c2908dbec4fd12c%7C2273b46be4e943a5bcd181192e4b6515%7C0%7C0%7C638363600703592895%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEkaWwiLCJXVCi6Mn0%3D%7C2000%7C%7C&sdata=knEEp%2Fikd2ZA%2ByNi32tEUnhTKU7kYkg6Dm1dEOIAWfU%3D&reserved=0> makes me realize that no matter who we vote for, it's just a check mark on a piece of paper because I have totally lost faith in my Mayor, City Council, and my elected Alberta Government officials.

>
 >
 >
 > This extension announcement speaks volumes of how ineffective and submissive our city council and mayor really are! Instead of pushing the Gov't of Alberta and demanding that the homeless shelter be relocated ASAP, you sit back and wait for "someone to do something". Your continued lack of action and inability to make a decision on this matter is nothing short of disgraceful! You serve the 300 - 400 homeless people in our community and NOT the general public who actually pay taxes and voted for you. When are you going to realize that band-aid solutions and enabling the drug addicts and homeless is NOT a solution!

>
 >
 >
 > How many more businesses have to leave downtown Red Deer, how many more properties have to become vacant, how many more innocent people have to step on used, discarded needles, before you have the guts and foresight to deal with the huge problem we have here in Red Deer? I can no longer afford to pay my property taxes because I have no tenants to generate any income. Where is my Harm Reduction or my handout and assistance as a business person that pays taxes and voted for you??

>
 >
 >

> The announcement says that there will be a hearing on Dec 4. What a joke! What good will this do? The general tax paying public have attended many of these hearings and we voice our concerns and anger but the decision to keep the homeless shelter where it is just gets rammed down our throats anyway! Countless emails and meetings with you go unanswered. "Hang in there" and "it's complicated" and other patronizing comments are all the citizens of Red Deer hear, but no action. This has been going on for far too long. PLEASE have the integrity and the guts to do something NOW!

>

>

>

> Desperate in Red Deer,

>

>

>

> Leon Oosterhoff

>

> Double O Holdings Ltd.

>

> 403-318-3847

>

>

Subject: Elements - Update - Fire Situation
From: Terrill Fee <TerrillF@sunrealgroup.com>
To:
Cc: Tammy Berry <tberry@sunrealgroup.com>
Date Sent: Monday, November 20, 2023 5:02:18 PM GMT-07:00
Date Received: Monday, November 20, 2023 5:02:21 PM GMT-07:00

Good evening everyone,

Thank you to everyone who has assisted in the last few days or forwarded emails.

Unfortunately, we have had two more fire incidents since our last email. Friday evening there was a fire started under the CP Rail bridge. It was quickly extinguished by the Fire Department.

As well, there was a fire started on the ramp located by Blue Cross. Due to the damage we are temporarily closing access to the ramp until a full assessment and repair plan can be made. We will keep you updated on the progress. This was not reported to the RCMP or Fire Department, so we anticipate it was started without occupants being alerted to it. If you did notice anything, please contact the RCMP and note file number 2023-1715415.

The RCMP have asked that in addition to reporting events to emergency services, please also submit to as part of the ongoing shelter discussions:

Shelter - shelter@reddeer.ca
 Red Deer Mayor - Mayor@reddeer.ca
 Council - citycouncil@reddeer.ca

If you have any questions or concerns, please let me know.

Sincerely,



Terrill Fee

Property Manager, Associate / Condominium Associate
 Sunreal Property Management Ltd. / Sunreal Condominium
 Management
 p: (403) 343-0200 ext. 108 | f: (403) 342-0212
 e: terrillf@sunrealgroup.com

[Visit Our Website](#) | [Like Us on Facebook](#) | [Find Us on Google Maps](#)

#100, 4327 54 Avenue, Red Deer, AB T4N 4L9 | After Hours Emergency Line: (403) 318-1664

PLEASE NOTE:

Our office will be closed for the Holiday Season from:

12:00pm, Tuesday, December 19th, 2023 - 8:30am Tuesday, January 2nd, 2024

Please note we will not be processing document requests at this time. If you are experiencing an emergency, please contact our emergency number at 403-318-1664. Otherwise, please feel free to email your Property Management Team, who will respond promptly in the New Year.

Merry Christmas from All of us at Sunreal

The content of this email message and any attachments are confidential and intended for the recipient specified in this message only. It is strictly forbidden to share any part of this message with any third party, without written consent of the sender. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender and delete this message and all attachments.

Subject: Elements Notice - Garbage Bins
From: Terrill Fee <TerrillF@sunrealgroup.com>
To:
Cc: Tammy Berry <tberry@sunrealgroup.com>
Date Sent: Friday, November 17, 2023 10:15:09 AM GMT-07:00
Date Received: Friday, November 17, 2023 10:15:12 AM GMT-07:00

Good morning everyone,

As most of you have seen by now, last night around 9:30pm the garbage dumpster was set on fire. The Fire Department and RCMP did attend. If you witnessed anything, please do not hesitate to reach out to the RCMP administration line at 403-406-2200 to provide a statement.

File Number: 2023-1699108
 Investigating Officer: Constable Pellerine

We will be pulling all footage of the incident as well for their review. We have lined up all debris cleanup and bin replacement. Clean up should be done today, we do not have an ETA yet on a new bin.

You have also probably noticed the fence by the parkade door is also cut. We have placed a service call with Q&Q Fencing who will be able to attend next week. In the meantime, **please use extreme caution when entering and leaving the parkade.** Please ensure that the door closes behind you and no one enters the parkade. Until the fence is repaired there is the ability to hide around the corner and wait for someone to enter or exit and gain access to the parkade.

Sincerely,



Terrill Fee

Property Manager, Associate / Condominium Associate
 Sunreal Property Management Ltd. / Sunreal Condominium
 Management

p: (403) 343-0200 ext. 108 | f: (403) 342-0212

e: terrillf@sunrealgroup.com

[Visit Our Website](#) | [Like Us on Facebook](#) | [Find Us on Google Maps](#)

#100, 4327 54 Avenue, Red Deer, AB T4N 4L9 | After Hours Emergency Line: (403) 318-1664

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Merry Christmas from All of us at Sunreal

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Fwd: Report from Fire Marshal:

3 messages

prince nwigwe <nwigweprince@gmail.com>
To: olumide taiwo <olumidet4@gmail.com>

Wed, Nov 22, 2023 at 1:12 PM

----- Forwarded message -----

From: prince nwigwe <nwigweprince@gmail.com>
Date: Wed, Nov 22, 2023 at 12:05 PM
Subject: Report from Fire Marshal:
To: <olumide4@gmail.com>

Good morning Prince Nwigwe

RE: Structure Fire
5202 - 54 Ave
Incident: 23 11 08 20 02 05

On Wednesday, November 08, 2023 at 20:02 hours, Red Deer Emergency services was notified of a structure fire at 5202 - 54 Ave.

A fire investigation was conducted at a one-storey Commercial structure at this location.

A debris pile (garbage) was on fire located on the lower-level landing in front of a basement door on the North side of the building.

The fire crew used a water pump tank extinguisher to extinguish the fire. A hand line was deployed but not used.

The fire was confined to the garbage pile on the lower level landing and did not extend onto the structure.

The cause of the fire was **INCENDIARY**. This fire was deliberately set.

I have attached a couple of photo's to this e-mail.

If you require more information on this file, please do not hesitate to reach out.

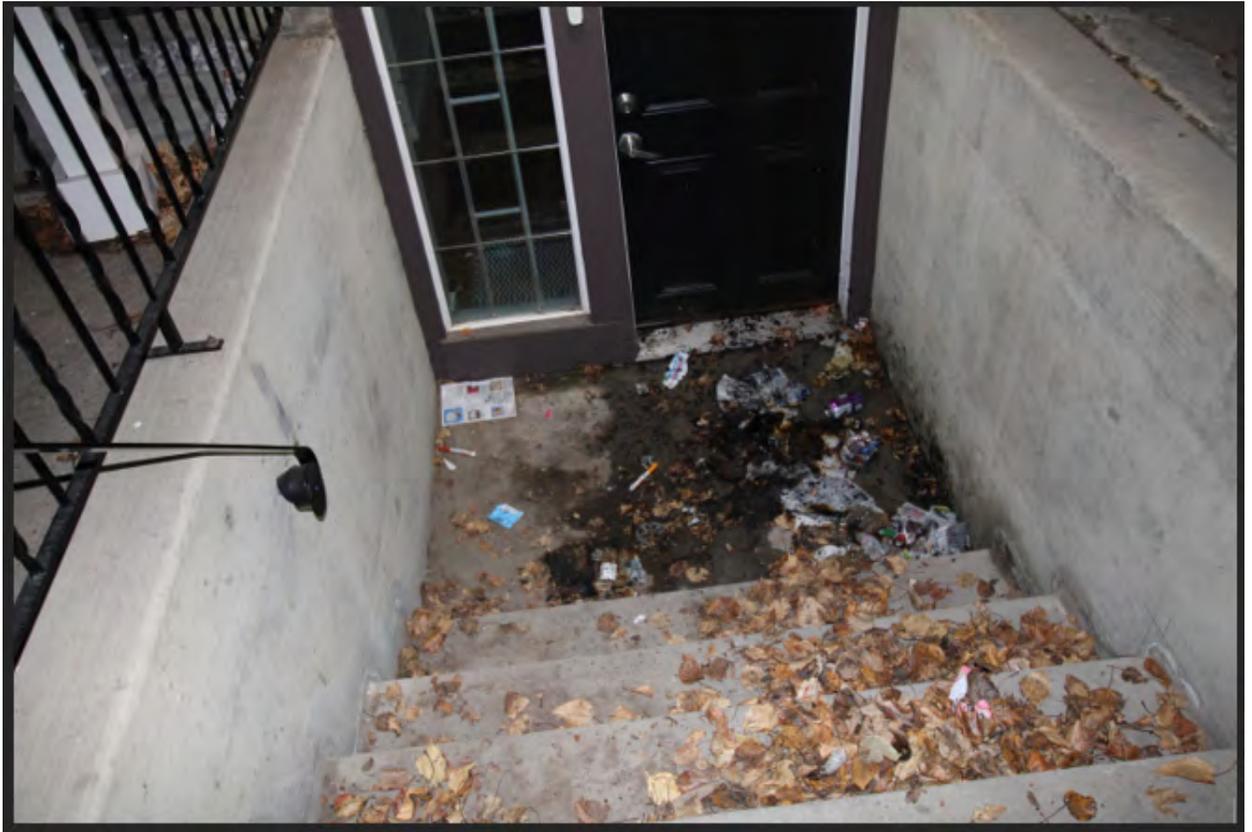
Regards,

Tim Kivell
Fire Marshal
Emergency Services | The City of Red Deer
Cell (403) 506-8321
Fax (403) 340-2844
tim.kivell@reddeer.ca

2 attachments



IMG_8856.JPG
6509K



City Hall
4914 48 Avenue
Red Deer, AB T4N 3T4
Attention: Red Deer City Council
c/o Clerk, Legal & Legislative Services

C/O Dr. Prince Nwigwe

14 Jarvis Close, Red Deer

nwigweprince@gmail.com

By email: publichearings@reddeer.ca
Original Hand delivered

403 872 6256

Dear City Council,

Re: **Proposed Land Use Bylaw Amendment and future Development Permit – DC 28
Temporary Care Facility Discretionary Use
Bylaw 3357/P-2023**

I refer to your letter dated November 2, 2023.

I am writing to provide notice of my objection to the Proposed Land Use Bylaw Amendment for the Temporary Care Facility Discretionary Use.

Whilst I appreciate that this is a proposed development permit, and that some of this feedback may relate to things that have not been finalized, arrangements to keep the temporary shelter should not proceed without addressing key existing issues. The main points of concern are as follows:

Crime and Security Implications

Firstly, the circumstances leading to this objection are based on my own personal experiences. As a property owner in the vicinity of the temporary shelter, I have personally been impacted by persistent issues involving break-ins and most recently, an attempted arson on the property. Details of the incident are enclosed in the email addressed to the Property Manager of the property from Red Deer Emergency Services.

The area around the temporary shelter already has high levels of crime and drug use; these will increase with the extension of the Temporary Care Facility.

Between being already stretched thin, and logistical challenges due to having to constantly respond to multiple incidents, the proposed use of the temporary shelter will hinder efforts/endeavours by the Downtown RCMP to ensure that the area is safe and prevent crime in the area.

Drug Use

The area between the Temporary Care Facility and The Real Canadian Super Store is becoming increasingly popular as a congregating spot for people using drugs in plain sight. Further keeping the shelter will increase such traffic in the area, and consequently create all types of headaches for property owners like myself.

54 Ave. is a main route for these people and the distance between the building and the temporary shelter is less than a 5-minute walk and there are various buildings in between the commercial property and the shelter that could potentially be negatively impacted.

Allowing the Temporary Shelter to continue will significantly harm any efforts at reviving investment in the Red Deer downtown core. If investment in the downtown is a priority, then the shelter location as currently proposed will run counter to that objective.

I believe that property owners are better served where Council and municipal policymakers understand local issues affecting them. In addition, as you are aware, a proposal of this nature should only be made where there is a compelling case for doing so in the public interest. It is difficult to understand how continuing with the temporary shelter would attract any economic benefit to the city or would best serve the wider public interest.

I therefore would urge City Council to take note and fully consider the above concerns when reviewing any future Development Permit application for the area.

Yours faithfully,



Olumide Taiwo Professional Corporation

Per: Olumide Taiwo

Landlord for 5202 54 Ave., Red deer, T4N 5K5

Encl.





Public Hearing Submission Form

All materials submitted for Council consideration at the Public Hearing must form part of the public record. Fields on this form are optional for completion. However, please note that in accordance with [Procedure Bylaw 3681/2022](#), unsigned or anonymous submissions will not be provided to Council or included in the public record as there is no way for Council to properly weigh the contents of the submission.

If your submission exceeds the permitted character limit (maximum 7,500) for comments, or you have additional information to provide as part of your submission (e.g. pictures, videos, PowerPoint presentation), please email your submission to publichearings@reddeer.ca.

Submitter Information

First Name	Aaron
Last Name	Huntley
Address	305 5208 - 53 Ave

Submission

Public Hearing Agenda Item	Proposed Land Use Bylaw Amendment and future Development Permit - DC 28 Temporary Care Facility Discretionary Use
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Comments

November 21, 2023 Dear Members of City Council, Our company Roll'n Oilfield Industries has had our head office located in downtown Red Deer for over 45 years at the same location. We are in the middle of the DC28 zone. During that time we have seen our vibrant and thriving downtown community completely destroyed by crime and vagrancy. It is clear to us this ongoing dilapidation is a direct result of the "Safe" Injection Site, and the Temporary Care Facility. This has affected us in the following ways: • Daily littering of used needles, garbage and (stolen) property in our parking lot • Our parking lot has become a public toilet with individuals urinating daily and defecating regularly by our garbage bins. • Our staff is harassed by individuals high on drugs regularly. • Vandalism is consistent • every single day /night a piece of our property is damaged. • Theft is rampant • from finding our neighbors property in our parking lot, to our dumpster being ravaged constantly • regardless of locks or fences. • FIRE!! • our building has been set on fire multiple times, in a locked, fenced area • they just cut through or destroy our fencing regularly. Vagrants lit a shed on fire that was attached to our building yesterday. It was put out by the fire department before the whole building went up (thank goodness). • Vehicles in our parking lot are not safe, thieves checking door handles daily (we see them and scare them off) • Some vehicles having windows smashed out in broad daylight. • We would never be able to leave a vehicle in our parking lot overnight • it would be destroyed without question. • We have staff that has quit and refuses to work here due to the ongoing issues. • It affects our business, as customers will not come to our office any longer. • Most of our neighbors have vacated the area due to the ongoing issues caused by the people that use the Temporary Care Facility. • Some of these businesses include Fabricland, PURE Fitness, Bibles for Missions, Robco Cabinets, Snell and Oslund Surveys • These businesses are being driven out of Downtown due to this site. On a personal level, I grew up in Red Deer and moved away for about 15 years. Now that our family has moved back, Red Deer has been completely transformed due to the location of this shelter. Everyone knows Downtown Red Deer has been destroyed due to this. The argument •well we need to put them somewhere•, is not a good one. Please change the location to an industrial area or somewhere away from downtown • somewhere people don't take their children. We formerly oppose the continued operation of the Temporary Care Facility located in DC 28. Aaron Huntley General Manager Roll'n Oilfield Industries Big Sky Camp Catering Direct: (403) 343-1710 Cell: (403) 391-9718 Email: Aaron.Huntley@Rolln.com

Disclosure of Personal Information

I have read and understand that, in accordance with [Procedure Bylaw 3681/2022](#), my first and last name, address, and comments provided on this Public Hearing Submission Form will be made publicly available in the Council agenda and will be included in the public record (<https://meeting.reddeer.ca/onbaseagendaonline/>).

I agree to the above statement

The City of Red Deer is collecting personal information for the purpose of administering the disclosure of comments to Council for their consideration at public hearings. The personal information on this form is collected under the authority of the Municipal Government Act Section 230 and 636 and is protected under the provisions of the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions about the collection, use and protection of this information, please contact the Clerk, Legal & Legislative Services, The City of Red Deer, Box 5008, Red Deer, AB T4N 3T4 or phone 403-342-8132.

Unsigned or Anonymous Submissions

Unsigned or anonymous letters or emails that do not provide a proper name for the party will not be accepted as there is no way for Council to properly weigh the contents of the letter.

Confidential Submissions

If your submission is marked in confidence or confidential, the Clerk will contact you to discuss the following options:

- withdraw your submission; or
- submit a revised submission prior to the submission deadline on the subject matter; or
- have your original submission included in the Agenda with the notation that the submission is not confidential.

Hate Speech, Discriminatory or Defamatory Language

The Clerk may withhold a public submission from the Council Agenda if the Clerk, after consulting legal counsel, concludes the submission contains:

- hate speech;
- discriminatory language; or
- defamatory language.

If your submission is being withheld as a result of hate speech, discriminatory or defamatory language, the Clerk will contact you and advise that the submission is being withheld; however, you, or your delegate, can attend the Public Hearing to present your comments directly to Council during the Public Hearing.

Participation in Public Hearing

In addition to submitting this Public Hearing Submission Form, you may still participate in the Public Hearing. For more information on how to participate please visit [Public Hearings page](#).



PEGASUS BUILDERS LTD

5201-54 Ave, Red Deer, AB T4N 5K5

PH: (403) 347-0794 Cell: (403) 588-1998

23 November, 2023

LAND USE BYLAW AMENDMENT:

Bylaw 3357/U-2021 (add Temporary Care Facility as a Site Exception use at 5239 – 53 Ave, Red Deer

DEVELOPMENT PERMIT:

Approve Development Permit for a Temporary Care Facility at 5239 – 53 Ave

Further to your letter d. 2 November, 2023 regarding the above amendments with regards to the property located at 5239-53 Ave operating as a Temporary Homeless Shelter.

Well here we are again 5 years later and nothing at all has changed even though there have been numerous public hearings, conversations & meetings with various non-profit, government & municipal staffers and of course the “reports” that continue to be written regarding the current situation in Red Deer’s downtown and Railyards district. Still no permanent site announcement and the non-profits are pushing for no expiry date on the bylaw amendment/development permit which would indicate that there is no urgency to this matter and it can go on for many years (not that it hasn’t but at least it is still in the forefront to a degree) It now appears that City Council needs another report regarding the Neighborhood Development Strategy as the Downtown & Railyards districts are Neighborhoods in “NEED”. This report or something similar has been in the making since what 2008? With all these reports in the City’s arsenal you would think that there should be some action/execution of the reports as they tend to indicate the same items of concern over & over again. Get the report; make a plan and act on it stop wasting everybody’s time & tax payer’s money to fund these reports because a decision can’t be made.

I will be attending the Public Hearing on 4 Dec/23 as the past two I have not bothered as in my personal opinion and previous experience regarding this matter there really has been no point as it is just a policy procedure which needs to take place as part of the bylaw amendment process. Landowners within 100 m are notified and can state their case, however, it will make no difference as the Shelter is in full operation at this location now and there is no other place available. I do feel the same, however;

perhaps City Council & the Non-Profits have something new to say.

The comments/observations below are going to be based on that the amendments will be passed with flying colors regardless of the public hearing and the shelter will continue to operate at the said location until a permanent place is determined & built. At a minimum we are looking at another 2-4 years of hell downtown.

- 1) Our building is monitored 24/7 & we continue to have numerous people wandering around the area from midnight to 5:00 am each day. Population of the unique society has doubled over the past 5 years to approx. 350 people with new people coming in from BC and NS. Why do I know this because in the past two weeks we have encountered persons (Bower Trail/Woods) from these provinces completely outfitted with the gear required to be welcomed into the unique society's community. (A shopping cart from Bower Mall, a cardboard sign with the list of why I can't work, Cell phone, New winter coat (with night markings) /boots/mittens; brand new tools of the B & E trade) The conversation had was I'm lost how do I get downtown. Interesting how did they get here in the first place - walk?**
- 2) Garbage gone through each night. Cardboard Tents set up by the garbage & of course the fires; could be in the garbage bin or beside just depends on the night. People loitering in our parking lot & if asked to leave they just go across the back alley and sit on the stairs of Potters Hand.**
- 3) Potters Hand continues to ENABLE as our unique society by allowing them to congregate on both the east and west side of the building at night engaging in all types of activities. Our security cameras capture all their activity on the West side of the building.**
- 4) Leases will be expiring this next year and in all likelihood will not be renewed as all the tenants are concerned with regards to their businesses (B& E; Theft; Vehicle Vandalism; Safety of employees etc.) and to be frank who wants to deal with these issues on a daily basis when if their businesses were located elsewhere there may still be criminal activity but not to the extent in this area.**
- 5) Incidences have not stopped, this week Wizard Loft owner car vandalized as they were closing at 11:00 pm - 20 Nov/23. Driver window & mirror smashed in. Another \$600 out of pocket to repair. Where did the guy go with his bicycle over to Potters Hand. RCMP called, said they would send a car, NO SHOW! Again, no support. Have the entire incident on camera but even if RCMP came nothing would be done.**
- 6) Due to the Shelter all property values have decreased, however, the mill rate continues to increase, therefore, no relief in this area for the property owners. But, you didn't have to pay for a business license \$118. (Awesome) The reality of owning property in Railyards & selling is a no go unless the listing price was so under market value someone would purchase. It's pretty hard to swallow that you just lost \$1.5M & it wasn't a bet on risky growth stock.**
- 7) Two more of the larger/successful businesses have closed their doors & moved - Fabricland & Pure Fitness Crossfit**

- 8) **Capstone – can't see this going anywhere except as low income rentals due to the proximity of the Shelter. Residents will be seniors and the lower income families just due to the fact that the units will be affordable, again due to location. Professionals & higher income individuals will not want to live in this area just due to the chaos caused by the proximity of the shelter.**

I am strongly opposed to the location of the Temporary Shelter and again reiterate that it should be located in an industrial area along with all the societies that wish to support addictions & homelessness. The community is not here to cuddle & support these people but rather, hopefully get them back on their feet, however, with no consequences and a firm plan in place that is enforced this new society of non-productive individuals will continue to grow at an alarming rate and we the taxpayers will continue to support with billions of \$\$\$. At this time we can declare our parents/seniors as incapacitated and place them in a lodge for their own safety. Most of the seniors aren't criminals, can't run or destroy property but we as caregivers lock them up for their own good. How bizarre is that when it appears we continue to enable the unique society we have created & they are free to do what they want with no consequences.

Pegasus Builders Ltd.

Gayle Leasak

**Gayle Leasak, MBA, FICB
Vice President**



Association of Independent Law Practices | CHRISTOPHER STEPHAN Professional Corporation

November 9, 2023

Transmitted by Email: publichearings@reddeer.caCity of Red Deer
PO Box 5008
Red Deer, AB T4N 3T4

Attention: Red Deer City Council

Dear Sir/Madam:

Re: Property Land Use Bylaw Amendment – Temporary Care Facility Discretionary Use

Please be advised that I am the owner of 105, 5002 55 Street, Red Deer. I have been an owner here for 3 years and I have had the opportunity to observe the temporary shelter location as well as the behavior of the occupants of this location. I am unable to attend the public hearing, but I wanted to share with you my insights regarding the temporary shelter as well as the consumption site.

These are my findings for your consideration:

- 1) The temporary shelter occupants and consumption site users do not just shelter at the temporary shelter location, but also shelter in the surrounding areas. I regularly see tents and other shelters set up on the walking bridge (old railway bridge), underneath the bridge, and along the riverside trail and beside our building. I do not know the reason why people choose to shelter outside of the shelter location, but the fact that they do shelter in areas surrounding the temporary shelter creates issues and problems for surrounding businesses and users of the park and trail system.
- 2) The behavior of the shelter and consumption site users is detrimental to surrounding businesses and our downtown community as a whole. My office staff and I have to regularly report incidents to the police which involve violence, sexual activity, illegal drug use and general nuisance. Seeing what I see everyday from my ground level office window has made me acutely aware of just how dangerous this area has become. It is not a safe area and I am certain if council members lived or worked in this location they would draw the same conclusion. I worry every time I see a class of students go for a walk or bike around or across the bridge as they have to navigate around the tents and shelters that have been erected. If the teachers of these students had witnessed what I have witnessed outside of my windows over the past 3 years (assaults, thefts, and robbery) I don't think they would be bringing their students around here.
- 3) Businesses and residents continue to leave the downtown area permanently and this trend will not stop so long as the shelter and consumption site remains in the downtown. I assume

council is aware of the businesses who have left the downtown area over the last 15 years, but if you need a reminder, just walk around the streets and compare the vacancy levels of our downtown compared to other business areas in the City and also in Gasoline Alley. Safety and security will continue to be the #1 reason businesses leave our downtown and it is because of our homeless / drug addicted users of the shelter and consumption site.

Recommendations:

- 1) Close the temporary shelter and consumption site permanently. Based on my regular discussions with police, many of the users of our temporary shelter and consumption site are not actually from Red Deer or Central Alberta. So long as we continue to provide great services for the consumption site and shelter users, we are going to continue to attract people to our community who have no respect for our community, laws, or downtown businesses. Conversely, if we allow the consumption site and temporary shelter to remain, you will continue to drive out residents and businesses who actually follow the rules and positively contribute to our community.
- 2) If you are required to provide a shelter, please do not spend millions of dollars on a beautiful facility that will simply attract more homeless and drug addicts to our community. If you build it, they will come, and we don't want them to come and destroy our beautiful community. If you must provide a shelter, please give our downtown a break and locate the shelter in a location where it will have minimal negative impact on the community. Downtown residents and businesses have already had to bear the pain and price of poor government decision making with regards to the temporary shelter and consumption site. Unfortunately, this poor decision making has led to the situation we are in right now... increased homelessness, drug addiction, criminal activity, resulting in businesses and residents continually leaving the downtown for safer locations.

If you require any additional information to assist you in your decision, including pictures or videos of crimes committed in this area which we have documented, please do not hesitate to contact the writer.

Yours very truly,

JD Law



Christopher Stephan
CJS:



OILFIELD INDUSTRIES LTD

HEAD OFFICE

#305, 5208 - 53 Avenue
Red Deer, Alberta, Canada T4N 5K2
Phone (403)343-1710
Fax (403)342-5310

November 21, 2023

Dear Members of City Council,

Our company Roll'n Oilfield Industries has had our head office located in downtown Red Deer for over 45 years at the same location. We are in the middle of the DC28 district. During that time we have seen our vibrant and thriving downtown community completely destroyed by crime and vagrancy. It is clear to us this ongoing dilapidation is a direct result of the "Safe" Injection Site, and the Temporary Care Facility. This has affected us in the following ways:

- Daily littering of used needles, garbage and (stolen) property in our parking lot
- Our parking lot has become a public toilet with individuals urinating daily and defecating regularly by our garbage bins.
- Our staff is harassed by individuals high on drugs regularly.
- Vandalism is consistent – every single day/night a piece of our property is damaged.
- Theft is rampant – from finding our neighbors property in our parking lot, to our dumpster being ravaged constantly – regardless of locks or fences.
- FIRE!! – our building has been set on fire multiple times, in a locked, fenced area – they just cut through or destroy our fencing regularly. Vagrants lit a shed on fire that was attached to our building yesterday. It was put out by the fire department before the whole building went up (thank goodness).
- Vehicles in our parking lot are not safe, thieves checking door handles daily (we see them and scare them off) – Some vehicles having windows smashed out in broad daylight.
- We would never be able to leave a vehicle in our parking lot overnight – it would be destroyed without question.
- We have staff that has quit and refuses to work here due to the ongoing issues.
- It affects our business, as customers will not come to our office any longer.
- Most of our neighbors have vacated the area due to the ongoing issues caused by the people that use the Temporary Care Facility.
- Some of these businesses include Fabricland, PURE Fitness, Bibles for Missions, Robco Cabinets, Snell and Oslund Surveys – These businesses are being driven out of Downtown due to this site.

On a personal level, I grew up in Red Deer and moved away for about 15 years. Now that our family has moved back, Red Deer has been completely transformed due to the location of this shelter. Everyone knows Downtown Red Deer has been destroyed due to this.



OILFIELD INDUSTRIES LTD

The argument "well we need to put them somewhere", is not a good one. Please change the location to an industrial area or somewhere away from downtown – somewhere people don't take their children.

We formerly oppose the continued operation of the Temporary Care Facility located in DC 28.

A handwritten signature in black ink, appearing to be "AH", with a horizontal line extending to the right.

Aaron Huntley

General Manager

Roll'n Oilfield Industries

Big Sky Camp Catering

Direct: (403) 343-1710

Cell: (403) 391-9718

Email: Aaron.Huntley@Rolln.com

MANNING ENTERPRISES LTD.
400, 4943 – 50 Street
Red Deer, Alberta T4N 1Y1

November 21, 2023

RED DEER CITY COUNCIL c/o CLERK
Legal & Legislative Services
Box 5008
Red Deer, Alberta T4N 3T4

Dear Council:

Re: Proposed Land Use Bylaw Amendment and Future Development Permit – DC28
Temporary Care Facility Discretionary Use

Manning Enterprises Ltd. owns the land and building municipally described as 5128 – 52 Street, Red Deer. This property has a building containing three (3) office condominium units.

Two (2) of these condominium units have been unoccupied for the past year.

The major reason that these units are unoccupied is the proximity of the homeless shelter and the safe injection outlet.

These two (2) facilities have a great disincentive to any business location in downtown Red Deer with the result that numerous businesses have moved out of downtown Red Deer.

There is a great deal of theft and vandalism in the area that Council is considering under this proposed Land Use Bylaw. In many of these instances, there is no point in reporting the crime to the RCMP as they cannot do anything to find the culprits.

Manning Enterprises Ltd. has owned the aforesaid land and building for a number of years and during that time period, there have been numerous break-ins and vandalism to motor vehicles and the building. The RCMP do not have the capacity to catch these offenders.

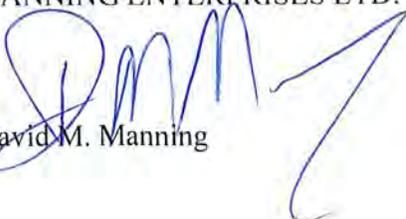
Manning Enterprises Ltd. has recently obtained a valuation of the subject property with a view to selling this property. The valuation revealed that the value is \$300,000.00 less than the amount that was paid by Manning Enterprises Ltd. to purchase the property. The reason for the present value is absolutely related to the existence of the homeless shelter and the safe injection facility.

Further, people who venture into the downtown area do not feel safe. This is a direct result of the type of people that utilize the homeless shelter and the safe injection site.

What Council is proposing with this Bylaw is more of the same. This is not acceptable.

Yours very truly,

MANNING ENTERPRISES LTD.



David M. Manning



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Submitter Information

First Name	Milton
Last Name	Sorensen
Address	5300 48 St. Red Deer, Alberta T4N7C5

Submission

Public Hearing Agenda Item	Land Use Bylaw Amendment 3357/P-2023
Comments	After reading the materials published on line, it is my considered opinion that the existing exception allowing the temporary use be extended for a one year period and the amendment should be removed from the bylaw.

Disclosure of Personal Information

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Submitter Information

First Name	Rose
Last Name	Davies
Address	5016-51A Avenue Red Deer AB T4N 4H5

Submission

Public Hearing Agenda Item	Land Use Bylaw Amendments 335/P-2023
Comments	
<p>I am the Store Manager (Rose) at the Real Canadian Superstore, I understand a need of a Homeless Shelter from a business that is within blocks of the shelter has been eye opening. I have been here for just over a year and the amount vagrants has increased and theft and vandalism has increased as well. We have panhandlers daily in our parking lot and at our front doors, we have some that are quite aggressive they will go up to a vehicle that has just pulled in and open the vehicle door or stand there and demand money. We ask them to leave all the time some will but are back as soon as you walk into the store. The vagrants have no respect for public property they come in and use the bathrooms, they smoke their drugs in there they damage doors and toilet all the time, At this moment cannot tell you the cost that has incurred in having to fix these items or what it has cost to remove the graffiti off my building. We have had more instances in the past 6 months of knives and weapons being pulled when my Asset Protection team tries to stop someone from stealing. I fear for the safety of my colleagues and customers alike. I receive many complaints daily whether it be by phone or in person about the vagrants inside and outside the store. The Police try do what they can but there's many times our reports go without any assistant as they are busy elsewhere. Over the past few weeks if you try to call Safe Harbour for assistance no ones answers the phone. The latest statistics you that our out for Red Deer for Homelessness is 334 and 74% of that is chronic homelessness and wanting to expand to make room for more is just going to bring more crime and vagrants to the businesses downtown.</p>	

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Submitter Information

First Name	William
Last Name	Robinson
Address	106-179 Clearview Drive

Submission

Public Hearing Agenda Item	Bylaw Amendment 3357/P-2023
Comments	
<p>I am a present owner of a building within a block of this proposed area. The building that we own is now presently vacant as the previous tenant has finally had enough of the vandalism, vehicle break ins and threatening outbursts from people in the present care facility or people visiting this area. The tenant that just left had been in this area for many years and finally has had enough. Now that our tenant has left, we have tried to sell the building with no luck. The property value in the area has been reduced to half of what we paid for it 10 years ago even with the upgrades we put into the building. No one in their right mind would want to start a business in this present environment, so I do not understand why the city council would want to continue to reduce the property values and drive business away from downtown. The people leaving are tax payer's, and pay the salaries of the city employees and council members and in return they get no support from the city council to clean up the downtown core or this area. As I drive around this area, there is no police or security presence unless it is in front of a government funded operation. The average business owner can not afford to add security to their monthly expenses. The city needs to do a better job of providing some police presence to ensure that the areas in downtown are protected and that the majority of city residence feel safe in any area. Right now this is not happening in our area. The previous and present city council has done very little to clean up the downtown issues, and good long standing business's are continually relocating to other areas outside the downtown core. This has to stop, and the city council needs to respond to the general public's concerns and not cater to a small population that has created a felling of discomfort for the average resident of Red Deer. As of now, most people I know in this area are blaming the city and council members for creating an atmosphere where homelessness and addiction issues are welcomed. City Council is responsible for the loss of business's in the area and the property value decline by their continued support of these programs and approvals for this area. The City of Red Deer and City Council are responsible and should either buying up these properties at values we paid for them if people want to leave, or compensate us for the loss of property values. If the city buys up the properties then they can create what ever village they feel is needed, but to push through Facilities like this are not helping the surrounding business's. I can put this in a simpler example that hopefully City Council can relate to: How about someone buys a house right beside where you live and opens up their house to a homeless camp and allow drug usage and let their lot go because they do not care how it looks or who hangs out there. I am pretty sure the council member who lives there would not like that situation. Well that is what you are doing to our properties in this area. If you are okay with this then invite them to the city hall area. I know this is not an easy fix, but the time has come that the City and City Council needs to make some tough decisions and clean up the mess that has been created. By allowing this site to continue is just prolonging the issue and will not change anything with the situation we all have to deal with. I hope the present City Council will step up and do what is right and begin the road to fixing downtown Red Deer.</p>	

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Submitter Information

First Name	Devon
Last Name	Snideman
Address	4938 54 Ave - Dick's Auto & Truck Repair

Submission

Public Hearing Agenda Item	Land Use Bylaw Amendment 3357/P-2023
Comments	
<p>why do we have to change a bylaw when the temporary shelter is "hopefully" to move out of Downtown. Changing the by law to allow Temporary care facilities could open a can of worms to future similar agencies when there is a plan to Intergrade some of the related supporting agencies in the hopeful near future. Why cant another "extension" happen until the Integrated Shelter is built? No its not ideal for another extension but the process to finalize the location for the permanent shelter isn't moving any faster than a year ago.</p>	

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Submitter Information

First Name	Michael
Last Name	Walliser
Address	67 Oberlin Ave, Red Deer

Submission

Public Hearing Agenda Item	Land Use Bylaw no. 3357/P-2023
Comments	
It is my opinion that the use of this space should be extended as it has been used in this area for a long period of time and provides adequate services for users of this site. Until a new facility is available this is the only option.	

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United Way
Central Alberta



To Mayor Ken Johnston and Red Deer City Council
c/o Legislative Services

Re: Land Use Bylaw Amendment 3357/P-2023 for the addition of Temporary Care Facility to DC 28 as a discretionary use at 5239 53 Avenue

Dear Mayor Johnston and Council,

United Way Central Alberta (UWCA), the largest funder of social service programs in Central Alberta beyond the government, continues to stand alongside and in support of the shelter for people experiencing homelessness in Red Deer operated by Safe Harbour Society. We firmly believe it should maintain operations at its current site while the community continues the holding pattern of awaiting a permanent location.

I know Council understands that homelessness is a complex social issue, and that a closure, temporary closure, or forced relocation of the shelter would create grave implications for individuals experiencing homelessness in accessing the critical support services they rely on.

I understand the concerns and opposition expressed by downtown businesses in the area. As a United Way, we bring together people and organizations in the private, public and social sectors across Central Alberta to meet community needs and tackle complex social issues. In doing so, we hold and consider both the perspectives and goals of the business community and the social sector throughout our work in community. Almost always, the two are pacing towards the same goal - to thrive. Our new Vision of thriving communities where everyone can reach their potential reflects this shared pursuit.

UWCA has a longstanding partnership with Safe Harbour Society. We currently fund 'Many Healing Blankets', an Indigenous-led program that provides shelter, counseling, and culturally grounded healing and recovery support in Central Alberta. A cornerstone of this initiative is Wellbriety, a culturally based recovery program centered around traditionally appropriate sacred teaching and trauma specific healing, while incorporating the 12 steps of recovery into traditional medicine wheel teachings and practices.

UWCA continues to strive to become a better funder, and part of that journey is moving towards trust-based philanthropy, an approach that addresses the systemic power imbalances between funders, nonprofits, and the communities we all serve. We trust in the expertise, ability, and knowledge possessed by Safe Harbour's leadership and team in serving our community's most vulnerable people. Advocating for and standing alongside them is our responsibility, and we are privileged to do so.

Sincerely,

Chelsea O'Donoghue
Chief Executive Officer
United Way Central Alberta



Association of Independent Law Practices | CHRISTOPHER STEPHAN Professional Corporation

November 22, 2023

To whom it may concern,

Dear Sir/Madam:

Re: Nuisance Property Complaint

As a resident of the City of Red Deer and an employee of JD Law, located at 105, 5002 55 Street, Red Deer, Alberta. I would like to share some unlawful deeds I/we have experienced and witnessed by the homeless community, making our day to day lives and work strenuous.

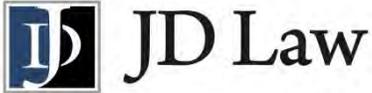
I have lived in Central Alberta for most of my life, moving to Red Deer, Dec of 2018. I have worked with Christopher Stephan at JD Law since April 2021. With the move to the heart of Central Alberta, I have lost my faith in the City of Red Deer and the RMCP who are supposed to service and protect the Residents, prevent and solve crime, enforce federal, provincial/territorial, and municipal law, building and maintaining relationships with the communities and above all, keep Canadians safe.

JD Law has been at this location since October 2020 and was not expecting to endure what happened next. On multiple occasions we have had, unlawfully attempts to enter our establishment, becoming forceful and aggressive. Some have snuck into our main building and do their drugs right in front our office door.

On the warmer days, they will sit on the north side of the Elements Rivers Edge Building. I'm attached photos of a very small number of events that have happened in the last 2 years.



July 30, 2021 @9:53 AM
The young man laying on the ground is passed out from his use of drugs. The other young man, standing over him, was not part of the party. He came up to young man and began to dig through and steal of his belongings. He was also carrying an axe. The young man did not wake up until the safe harbour arrived. He had lost everything he had, including his wallet.



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February 18, 2022 @ 2:57 PM

Drug paraphernalia left from early morning events. Called RMCP and Safe Harbour to have some one clean this up, as we are unaware of what substance was used. It was still sitting in the hallway until after this photo was taken.



March 11, 2022 @2:52 PM

This gentleman was sharpening his knife on the cement blocks outside the main door. His blade was around 10 inches long. Every time someone would walk near, he would hide the knife and keep looking around to see if anyone was watching.



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March 15, 2023 @ 3:44 PM

This group just finished doing their drugs and the blonde girl laying on the grass, barely breathing. The young man with the black hood on the young girls right, is passed out on top of her legs. The two on the bottom left are playing loud music, interrupting our conversation with our clients on the phone and in office.



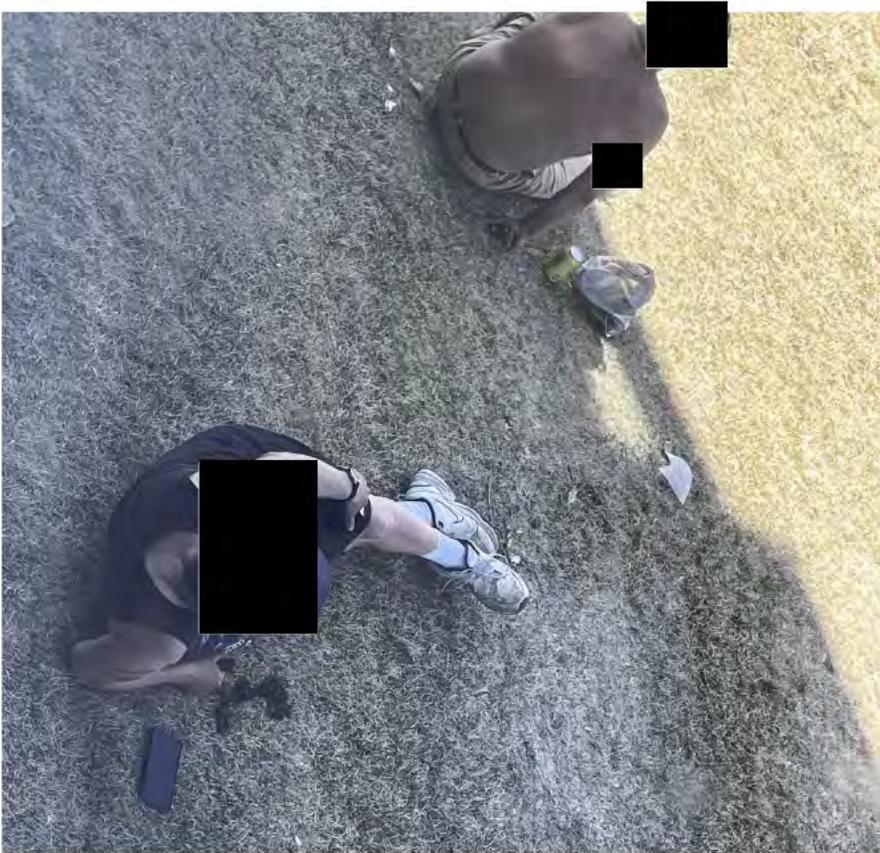
June 27, 2022 @ 1:30 PM

This group was playing loud music and yelling at everyone passing by on the walkways. Interrupting our conversation with our clients on the phone and in office.



May 2, 2023 @ 1:18 PM

This group was being loud yelling at each other, openly doing drug and left a big mess when the RCMP asked them to leave.



May 5, 2023 @ 2:43

These two gentlemen both had open Liquor and the one in the Black Ball Cap is burning the grass with his torch, as you can see the black spot on the ground. At this time there was a Province wide Fire Ban.



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June 22, 2023 @12:38 PM
This group was playing loud music. Interrupting our conversation with our clients on the phone and in office.



June 23, 2023 @ 3:17 PM
This group had arrived before our office opened, they slept most of the morning and then the group started to get bigger as they woke. In the afternoon they pulled out their drug paraphernalia and started getting loud, playing loud music, interrupting our conversation with our clients on the phone and in office.



June 27, 2023 @ 11:06 AM
This also had set up a mini camp prior to our office opening. Also openly doing drug and arguing loudly with each other and other walking by to "mind their own business". When the RCMP and Safe Harbour arrived, they were being ignorant to them as well.



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July 25, 2023 @ 2:21 PM
This group did remain mostly quiet, as most of them were passed out from their drug uses. The one gentleman in the grey was modifying a knife, which looked to be a hunting skinning knife, as shown in the next photo. There was open liquor and drug paraphernalia on the ground closer to the people laying against the wall.



July 25, 2023 @ 2:30 PM
Close up on the gentleman modifying a knife.



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August 23, 2023 @ 3:26 PM
This group had open Liquor and Drug paraphernalia. The young man in the dark blue hoody and playing with his knife in the ground. At one point when their conversation got heated, he was pointing the knife towards the people he was yelling at, we could not fully understand what was being said, as there was a lot of back and forth yelling over each other.



Sept. 22, 2023 @ 3:51 PM
This is the same group as the above picture, as they frequent this spot. In the hands of the young lady in the red ball cap, she is holding a pipe. They have open liquor and Drug paraphernalia in amongst each other. Also shown in the photo below. They were also yelling people walking along the pathways, telling them to "mind their own business". They also had loud music playing that also interrupting our conversation with our clients on the phone and in office.



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Sept. 22, 2023 @ 3:51 PM
This young man was also with the group in the photo above. As you can see open drug paraphernalia and a great number of drugs.



July 20, 2023 @6:14AM
Just after 5:00 AM our glass break alarms were trigger. After arriving at the office in check on things. Our Board room window appeared to have been shot at with a small calibre weapon. According to the condo board this is not the first window to have been shot at with what appears to be the same weapon.

Each incident has been called into, to either the RCMP Non-Emergency or 911 depending on the severity of the situation. There have been multiple overdoses on the lawn on the north side of the building. There have also been multiple makeshift camps that pop up. We are fearful for the safety of others who use the paths, work in this building, our staff and surrounding areas. The Safe Injection Site in enabling these people, not helping them.

Mayor Johnston and Councillors:

Should any business have to invest the amount of time I have had to in order to wake our council, province and our news agencies up to the dire situation our business community faces?

I have been on committees for the revitalization of the downtown, I have met with the mayor and some councillors, I have written letters to council, I have walked the areas of Capstone/Riverlands, the Greater Downtown, Riverside Industrial and of course Railyards to hear the opinions of my fellow business owners. I have made 600 visits over two years. I have interviewed the addicts that are constantly on my property, I have spoken to some of the social agencies, the police and have had CPTED out. I have asked the news agencies to provide a more balanced account of the grim situation in Railyards and surrounding (they always give the Social Agency perspective). I have indicated that instead of always providing Safe Harbour with a one- sided viewpoint in the past, that the business community must be heard just as often.

After the addicted almost destroyed our commercial property, I had a meeting with the mayor. His chief of staff dutifully took notes during the meeting and then everything I reported was subsequently ignored. We are told by the mayor "We hear you." Provide the proof please.

There is what I would describe as a major drug use and addict thoroughfare, which runs between our property and two others in the vicinity of the shelter and OPS. It has been nicknamed Crack Alley. This isn't actually a true alley, as such. It is there as a city utility right of way. I have asked that it be closed off or wrought iron fencing (chain link is useless and always destroyed) constructed on each side to protect the businesses and city utility boxes affected.

Nothing has been done nor even investigated to my knowledge.

There have been 9 fires in the past two years in the direct vicinity of our business. The biggest one on Nov 30, 2022 was such a huge bonfire in that alley that it burned through the wall of our unit 7 causing upwards of \$300,000. damage to that and our other 2 attached units.

More recently, starting Saturday October 28th this year and continuing on the 29th, 30, and 31st there was a fire set in that mentioned alley every night.

A few days after that a large fire was set in the dumpster in the parking lot of 52ND Street Plaza. From security cameras it appears that the fire was set at 1 AM and fire response was there to put it out around 2 AM. We keep our dumpsters locked but the locks and metal cable are continually being cut.

Of note is that there are gas lines running along the exterior walls of the buildings there and one was right near the huge fire that did such damage last November. I have given the city fair warning now about that alley and those gas lines. If another fire occurs, and there will be because they have become chronic, then there will be repercussions for the city if those gas lines ignite.

We have had windows broken continually since the shelter was expanded and the OPS went in, to the degree that some of our businesses are no longer repairing them because they will simply be broken again.

A day after those recent chronic fires, we witnessed an addict tearing the door handle off the car of an area employee in the process of breaking into the vehicle.

We have a large montage of pictures documenting the fires, window breakage, defecation, drug paraphernalia, graffiti, vagrancy encampments and so on.

When CPTED visited the alley, we were instructed to remove trees on the property so the addicted can no longer climb them to access the roof or seek shelter under them. I thought the City of Red Deer is all about beautification? That was a \$1,500. bill for tree removal.

The Mayor, Council and City Admin like to say that they are empathetic to our plight and well they should be because they and the province are the ones who created our plight, yet are they truly?

After that huge fire last year, with all the anguish it caused including the loss of most of our tenants who were displaced for 6 months post fire and had had finally had enough of operating in the shadow of the shelter, we were presented with a \$4,076. fire response bill.

A fire set by the addicts who have been enticed into the area by the province and city. I had no idea that council had quietly amended a bylaw in 2017 to charge taxpayers for any hours more than one, for large fires. At that time admin was asked to find inefficiencies and cost cutting measures in their departments and instead decided to burden taxpayers who already pay 38% of their taxes toward emergency services and policing.

I contacted the mayor to intervene with that utterly unfair charge and after some back and forth he pawned it off on the city manager. The city manager has the discretion to waive that charge for extraordinary circumstances and chose not to do so in this case as she says it is only for circumstances like weather that she will waive it.

What is more extraordinary than this situation? The province and city brought this chaos down on retail businesses, creating an epicentre of damage, drug use, drug sales, defecation, vandalism, fires, loss of tenants, patrons, property values etc.

The fires are caused by addicts. When Safe Harbour calls the emergency services because of addicts, do they pay? The addicts set this fire, why should we have to pay? Double standard much?

We were told that some insurance companies cover that fee or we could apply for the Railyards Vandalism Grant. This grant pays for 50% of vandalism repair up to \$2,000. And up to 5 times per year. The maximum we could receive is \$2,000. under the grant and the city refused to make an exception to allow us to use several of our allotted 5 grant applications to cover the entire amount.

Lots of empathy on display there.

This bill should never have been presented in the first place... this city is well aware of what we are going through in that area.... we are under siege almost everyday.

The city and province are very frugal with what they will provide the actual taxpayers. Yet when it comes to the Social Agencies, specifically Safe Harbour and the few hundred clients they service, the sky is the limit.

\$7 million so far, and I guarantee there will be more poured into the permanent shelter, \$5.4 million in government grants showing on the Safe Harbour 2023 Financial Statement. This does not include anything that is going to Turning Point where the addicts receive their needles etc. and other agencies.

Most recently with Council considering a decision whether to extend the temporary shelter (we all know that to be a joke, it will be rammed through), there is indication that council will look at sidewalks and lighting for Safe Harbour.

Of course, there is. This is Safe Harbour we are talking about once again, and not the business community.

Number one... I will be incensed if one more penny goes into the infrastructure of a "temporary" shelter unless it has something to do with the protection of the surrounding businesses.

The extra lights being discussed by Council/Admin should really improve access for the addicts to shoot up in the area, open air. It will help them find their veins and really allow them to congregate in the open area. Sarcasm.

We were told to have bright lights around our building to deter illegal activity and it does nothing. They likely are congregating there more as it allows them to see what they are doing when they are doing it.

The city is looking at more lighting for Safe Harbour, yet we are looking at whether blue lights on the exterior have been successful for other businesses, to dim the lighting, to stop the illegal acts.

Number two... how can the city talk about laying sidewalks when there isn't even an area redevelopment plan for Railyards?

In 2008 it was promised that 3 areas would have redevelopment plans... those being Riverlands/Capstone, the Greater Downtown and Railyards.

Riverlands/Capstone and the Greater Downtown have theirs, of course Railyards doesn't. It was to be done by 2014.

The overhead lines were to have been put below ground in Railyards as they were for Capstone but again, not done.

We have as much if not more riverfront leading to the Elements building and the trestle bridge and yet our riverfront capabilities are ignored.

I have asked numerous times for this redevelopment plan and crickets.

No to sidewalks for Safe Harbour until a clear plan for Railyards is in place!

How can any developer get a sense of the area and what projects they could undertake with no idea of a redevelopment plan? No wonder Railyards is not progressing as far as beautification and revitalization.

I will volunteer for any committee exploring that redevelopment.

I have also indicated that the traffic on 54 Street (where Council wanted to place the permanent shelter), has increased dramatically since DynaLife went in at the Elements location.

That street is the first line for many coming to have lab work done and what they see is a street in much need of redevelopment. That street should have light standards, hanging

flower pots etc. just like Capstone and the Downtown. It should be a beautiful and welcoming street. Again, no redevelopment plan for the area.
With no redevelopment plan and a new breath of life, the area will continue to be abused by addicts, dealers etc. these entities need to be displaced by vibrancy.

Instead, businesses are leaving in droves...
Westland Insurance- gone
FabricLand-gone
MNP- gone
Two great tenants in the Schnell Osland building-gone
Two 18-year tenants in our units as well as several others-gone
Jason Macdonald's, Pure Fitness- gone (Jason has been a fighter for Railyards but it appears even he has his limits)
The Barber Shop on Little Gaetz- Gone
Lawyers, accountants, banks-gone...the list goes on

The mayor has publicly stated that there are businesses moving into the downtown. Many of these businesses are upstarts and not yet proven to be successful. Once the \$10,000. rent incentive is exhausted will they have enough patrons to keep them going and be able to cover their rents? Will these upstarts just come and go?
Instead, the city has created this drug infested environment that is forcing core businesses to leave thus losing the stability the downtown once had.
I can assure you that many of the businesses that have left were leasing. You would see many more like ourselves leaving if we were not tied to the downtown by ownership of our property.

Having said that we may have no choice but to leave. Since we have lost the majority of our tenants, we are now operating at a \$3,700. per month deficit. That is \$44,400. per year. Others have even worse deficiencies.

We do not have salaries like the Safe Harbour and government workers do so that is our retirement money blowing out the door.

We cannot afford to lose our retirement funds so if the city doesn't do something soon and the area turn around, we will have to let our property go to the city for a tax sale within the year. See if you can sell it.

I don't want to hear any further nonsense about Covid creating the problem for us. That is absolutely untrue. The tenants that we have lost have stated unequivocally that the only reason they left was because of the disaster that was laid on our doorstep by the province and city in the form of the shelter and OPS.

Who is going next? Superstore?

Gasoline Alley is the benefactor of the city of Red Deer's poor decisions.

I would like all of you to look me in the face and tell me you are doing enough for the businesses most hit by your poor decisions?

Let's take busloads of these vagrants, addicts, vandals and drop them on your properties daily and see how much corrective action you would take then as a Council!

When the temporary shelter was extended there were express guidelines to be followed by the shelter and their landlord.

Security around Safe Harbour has been negligible on the exterior. That is evident because the grounds at the OPS were also a disaster of vagrants and addicts until AHS took over and now miraculously it is clear of any garbage, addicts etc.

Graffiti is not being removed and twice daily clean up isn't happening. Clean up within a 150M radius of the site not done.

At the time of the last shelter extension there was mention of security around a 400-meter radius of the shelter. They do not even secure two feet around their own building.

As of June 2023, there has been supposed operation changes and signage eventually put-up stating: No carts, tarps, tents or trailers and a 2-bag limit.

There has been a tent city there up until about a week ago.

Interesting how the cleanup begins close to the time when the city is debating an extension to the temporary shelter. More cleanup has been done than in the past but there are still tarps and blankets hanging all over. There are also stolen bike frames visible and in one spot around 10 frames in one grouping.

There is no doubt it will revert back to the worst of the worst once approval is provided for extension.

There is a shelter right there. There is no need to allow addicts to set up camps and spread their stolen goods and dumpster finds all over the area. What is the point of the shelter if this is allowed?

I have asked that the hole in the fence on the northeast side that opens into the retail parking lots be maintained but to no avail. I also spoke to an RCMP officer who has expressed the same.

The addicted spill out into our businesses in a steady stream all day everyday and have set up tents and tarps along that exterior fence that have been allowed to remain. They lay along the retail businesses in various degrees of drug fueled stupor or in 4 instances I witnessed over the course of only a few days, addicts cooking their drugs over open flame along the perimeter of the Cannery Row building and parking lot.

At a recent comedy performance I attended, one local comedian mentioned the area around Superstore several times and how absurd it has become with rampant drug use etc.

The other "out of town" comedians described their take on Red Deer as: a lot of bald guys with beards living here and the rampant drug use.

Is this what we want to project to visitors and prospective businesses?

Just to be clear, the bald guys with beards are an asset not a detriment.

We recently described our commercial units to a prospective buyer who was keenly interested. He asked for the address and when we told him he said "Oh no, no that is Crack Alley)."

My vote is not to extend the shelter extension on the grounds that the shelter has broken the guidelines laid out to qualify for an extension and contravenes the community standard bylaw daily, as a chronic nuisance.
Under the chronic nuisance category, the city is to go in and clear the infractions and bill the landlord. How often is this being done?

If you can't protect the businesses from a disaster of your own making and you won't enforce guidelines and bylaws, and you won't provide tax relief while businesses suffer through your extensions of the shelter, then the shelter must go and the mentally disabled that are rampant in the area must be coded and placed in mental health facilities to stop them from being a harm to themselves and others.

Please show me where the strategies currently in place have worked in North America. Is a matter-of-fact social justice (left leaning) cities all across the US are seeing the error of their ways as their downtown businesses are clearing out.

Cities like Boston are finally clearing out There "Methadone Alley", a downtown street which has utterly destroyed business. San Francisco is clearing out their downtown encampments that have forced businesses like Starbucks, MacDonalds, Nordstroms out after decades in the downtown. Portland is removing their downtown encampments. These cities, because of their political bent, allowed these encampments which in turn brought in rampant crime, drug use and unsanitary conditions to continue, until the cost and labour to remove them is now astronomical. It has also proven that when you allow it, they will come and so will the crime and drug dealers.

By their past voting history and public support of the business community I am counting on Councillor Higham and Councillor Wyntjes to continue to care deeply about the plight of the business community in the downtown, and fight for us as they have in the past. The rest of you, I have completely lost faith in, as our taxpayer representatives.

Tracy Chabot



PH. 403-598-0879

1851101 ALBERTA LTD.

UNITS 7, 8 & 9

5108 52ND STREET, RED DEER.

(52ND STREET PLAZA).

Red Deer City Council
c/o Clerk
Legal + Legislative Services
City Hall
Red Deer,
B.

October 2, 2023

Ken Johnston, Mayor
City of Red Deer
Red Deer, Alberta

Re: HOMELESS SHELTER PROPOSAL IN THE PINES AREA

This has been and still is of great concern to me and all my fellow Pines residents.

I used to enjoy walking on the beautiful paths behind me in the Pines . . . The quietness, privacy, beauty, wildlife, safeness, etc. I could always walk alone if I so chose, with no problem or worries. In comparison, today I no longer feel safe walking by myself, the trails are anything but quiet, since they have also become bike trails, and there are quite a few bike riders, noisy bikes, that have become inconsiderate of us Walkers, as there are a lot of corners, blind spots, etc.

There are also a lot more people living in the bushes, more garbage, more needles, etc. which makes me, and a lot others, feel unsafe in our own yards, because of past experiences, let alone having a Homeless Shelter, which will also attract many other unsafe people to the area. It is already happening and will only increase the issues we are already concerned with, it will attract more undesirable people, it will definitely make all of us feel and be more unsafe, it will probably lower the value of our beautiful lots and homes, and make for a much more unpleasant area to live in.

Of note, I have been a resident of the Pines for over 44 years, I used to be able to go for a quiet walk alone, whether on the trails, or off the trails on the adjoining streets. That has changed Immensely! Last year when I walked with a friend, we had run into a few issues, with selfish, rude, un-understanding bikers, and consequently and sadly, this year, I did NOT walk on the trails at all.

This should NOT be happening with all the lovely trails right behind me, and the beautiful area I live in, and have lived in for Soooo many years!

Also, there are "Homeless Camps" that have been set up in a few areas here in the Pines that are also worrisome. One that I always see is in the bushes in front of Pennington Cresc on Pamily Ave, a main thoroughfare. Per discussions with neighbours they also are not comfortable with these Camps.

Fires, Oh Yes Fires, potential fires they make to keep warm, to cook, etc etc!
I will share my very recent Personal story on my behalf and my neighbours!

On June 7, 2023, at approximately 6:45 pm, a few of us neighbours all called in to report a fire right behind my house, extending from 219 to 195 Piper Close (Drive).

I first saw huge flames on the Saskatoon bushes behind and to the north of my lot, the fire was spreading on the grass closer to our lots, the grass was on fire right at my back gate line, which my neighbor fought, and semi controlled, with his water hose from his lot, smoke billowed from a large spruce close by, then my wood box was smoking and later caught fire which the firemen had a hard time controlling because of the length of their two hoses brought on my lot, but not long enough from the street where the fire trucks had to be parked, so there were 4 or 5 separate tries (explanation to follow), then approx 20' south is my shed and the neighbours garage 4-5' apart, to where more smoke was billowing on large spruce, my vinyl fence caught fire and burned/melted approx 4-6' which is also Only 3' from her garage, and more smoke billowed from very large spruce trees, visible from my house, all the way past 195 Piper.

This is Scary!!!

There were 5 fire trucks that responded and all of them parked on the street in front of our houses because there is Absolutely No Access from the back of any of these lots to fight a fire. I had two firemen string two hoses across my lawn, as far as they could, to put out the fires in the areas previously mentioned, but certainly were not long enough to get farther back. Meanwhile the neighbours lawn caught on fire in 4-5 places, one coming 3-4' away from her back walk out basement, a few feet from my lot and house.

Because there was no back access, the firemen entered thru a side gate at 195 Piper to look after the fires in that area. It was NOT one continuous fire . . . Very sporadic!

Another fire truck entered the green area to the north east of my lot, through Page Ave, as there was deadwood, s'toon bushes, etc. still burning and going further east into the bushes. Again, the only way to get back there!

See attached pictures and explanations.

About 10 pm I was interviewed by an investigator, and in asking how he thought the fire may have started, he concluded by saying . . . "He deemed it a fire of multiple origins."
(Some of my neighbours and I were not home that afternoon, if there was suspicion)

The firefighters did not leave till approx 11-11:30 pm, till they felt all hot spots were out. Unfortunately next morning at about 6:30 am the little gal that lives at 203 Piper was awake and saw smoke/and or flames in her backyard again, so the Fire Dept was called again. (Why was she awake that early . . . She said she could not sleep that night after all that happened)

I already keep my doors locked at all times, front and back, 24/7, I have a Security system which I activate nightly and every time I go out. Unfortunately I have had 2 break-ins over the years, which I hope I never have to deal with again.

(Also, several times the cover on my garage door opener outside has been flipped up. A few times I was sure I closed it, so I started paying close attention, and it has been flipped open, and like my neighbor and I agreed, someone is probably trying to get into the garage.)

I hope you will consider all the issues I mentioned, and more from my fellow neighbours, and find a more suitable and better location for a Homeless Shelter .

Thank you for your considerations.

Diana Carfantan
211 Piper Drive
Red Deer, Alberta T4P 1L5

cc to = R.D City Councillors
= Premier D. Smith
= MLA Lagrange
= MLA Stephen
= MLA Nixon
= R. Hattery NDP
=

P.S. What if it had been one continuous fire - How would the firemen get to the bushes + how many of us could have lost our houses ?

June 8, 2022

Ken Johnston, Mayor
City of Red Deer
Red Deer, Alberta

Re Pines Proposal for Homeless Shelter

This is of Great concern to me and all my fellow Pines residents.

I have lived in the Pines for over 40 years, have enjoyed the wonderful area, and the trails out back, however since the Homeless have been living in the bushes for quite a few years just off of the trails, and nothing has ever been done about that, I have been unable to walk alone in this wonderful area for many years, and have to resort to the sidewalks. What a Shame!!!

The Proposed Homeless Shelter . . . There are no utilities in this area and will therefore have to be put in . . . at a Great additional Expense . . . And it is on a Flood Plain . . . What about insurance and all the concerns that come with it?????

There will be a Great need for extra Policing, EMS, Firemen, Red Deer Transit or other modes of transportation, . . . We are already short on resources in many areas . . . Now we are putting our residents in the Pines in greater risk.

What about more destruction in our lovely bush area . . . As is presently evident in the Green space on the North hill between Gaetz Ave N bound and South bound lanes, going North past 60th Street on the West side of the northbound lane. I see the tents and destruction that happens weekly, and has been uncontrolled.

What about the needles, possible fires, which would be devastating to the area, the extra garbage that is always found, the destruction of the bushes around, Etc, Etc, Etc.

Per the Survey . . . Yes I have filled it out, to find that no name or address, etc. is required. How can this survey even be considered and taken into account??? One person from the South side, or other area, may have filled out the survey 50 times and answered Yes to the Proposal. If a name or contact was required this would not happen.

What about some place like the Kinex Arena which is right in the Downtown area where all the amenities that the homeless require, need, etc. are. Utilities are already there, the Flood Plain is not an issue, and renovations can be done accordingly.

I am definitely against the Pines Proposal for all of the above reasons and I have attached a copy of the letter that is circulating in the Pines Neighborhood, which clearly outlines many more reasons for this Shelter to be located elsewhere, considerate to the Homeless.

Thank you for taking the time to read my letter.



Diana Carfantan
211 Piper Drive
Red Deer, Alberta

Item No. 5.2.a.



#1 ↑

My
Backyard @
211 Repair Drive

← Initial fire
& smoke

Have →
Extended to
The Max!!



#2 ↑

#3 ↓



← Vinyl fence "S"
burning on (side)
next to my
shed & neighbors
garage
(2'-3' away)

→ Spousing flames
behind garage
& by my shed!

#4

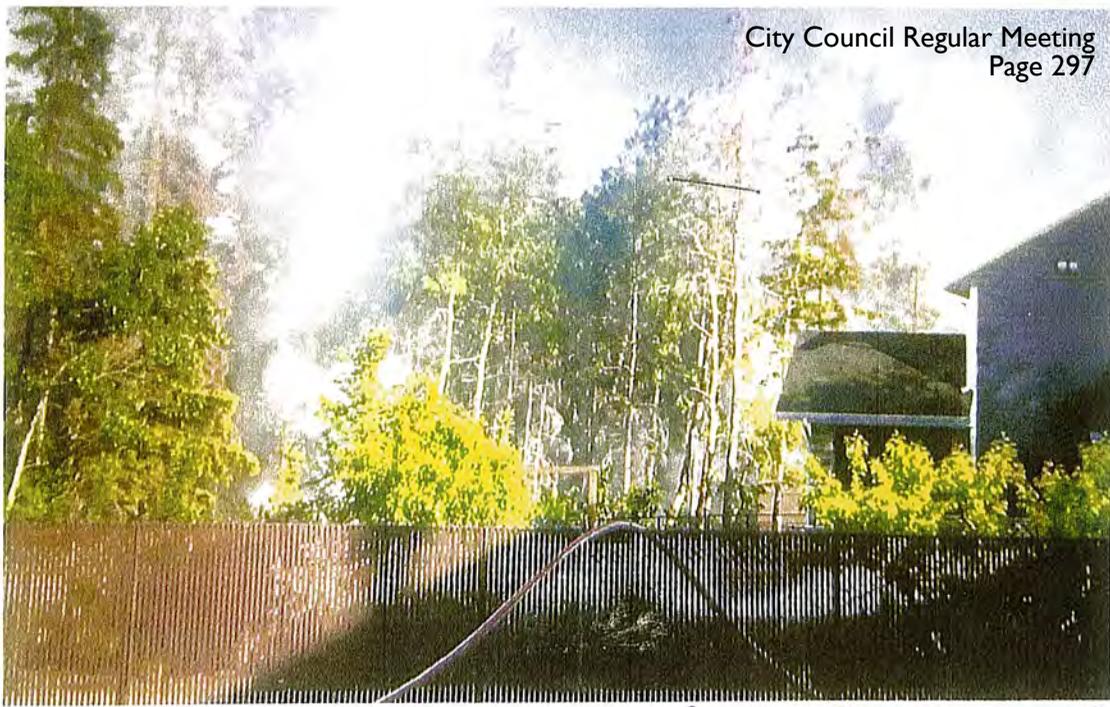




#5 ↑

Trees burnt behind garage + beside shed (2' away) see pic #3 ←

Fire + smoke extends to trees, to past 195 Super →



#6 ↑

see over →

#7 ↓



#8 ↓

← This is in the Berches (part the fire) in pic #1.

Grass burnt outside (+ up to) my fence see pic #1 →





Neighbor's lawn
on fire in
several places
(3'-4' from
walk out base-
ment)

#9

#10



Firefighters
return next (early)
morning as
fire re-started