



City Council Meeting Agenda

Monday, January 9, 2023 - Council Chambers, City Hall

Call to Order: 10:30 AM

1. Closed Meeting

1.1. Motion to go into Closed Meeting (to last approximately 1.25 hours)

1.1.a. 2022/2023 - Citizen representative Appointments to Committees, Quasi-Judicial Boards and External Boards and Societies - FOIP Sections 17(1) Disclosure harmful to personal privacy and 19(1) Confidential Evaluations

1.1.b. Release of Information - FOIP 23(1) Local public body confidences and FOIP 24(1)(a) Advice from officials

1.2. Motion to Revert to Open Meeting

2. Points of Interest

3. Consent Agenda

3.1. January 9, 2023 Consent Agenda

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3.1.a. Confirmation of the Minutes of the December 12, 2022 Regular Council Meeting

(Pages 3 - 15)

3.1.b. Land Use Bylaw 3357/E-2023 and Riverlands (Capstone) Area Redevelopment Plan Bylaw 3574/A-2023. (First Reading Only)

(Pages 16 - 49)

4. Adjournment



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January 9, 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:

- Confirmation of the Minutes of the December 12, 2022 Regular Council Meeting

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

- Bylaw 3357/E-2023
 - First Reading: That Bylaw 3357/E-2023 (an amendment to the Land Use Bylaw to allow the Development Authority the ability to vary all Capstone regulations) be read a first time
- Bylaw 3574/A-2023
 - First Reading: That Bylaw 3574/A-2023 (an amendment to the Riverlands (Capstone) Area Redevelopment Plan) be read a first time



UNAPPROVED - MINUTES

**of the Red Deer City Council Regular Meeting,
held on, Monday, December 12, 2022
commenced at 10:31 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
Councillor Dianne Wyntjes

City Manager, Tara Lodewyk
General Manager Protective Services, Ken McMullen
General Manager Corporate & Employee Services, Lisa Perkins
General Manager Development Services, Erin Stuart
General Manager Community Services, Sarah Tittimore
Chief of Staff, Sean McIntyre
Safe and Healthy Communities Supervisor, Ryan Veldkamp
Social Planning Supervisor - Community Development, Bobby-Jo Stannard
Acting City Clerk, Jackie Kurylo
Corporate Meeting Administrator, Jennifer Hankey
Committees Coordinator, Lynn Van Laar



1. CLOSED MEETING

1.1. Motion to go into Closed Meeting

Moved by Councillor Cindy Jefferies, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to enter into a Closed Meeting of Council on Monday, December 12, 2022 at 10:31 a.m. and hereby agree to exclude the following:

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

to discuss the following:

- Land Matter - Motivating Investment in the Downtown - FOIP Sections 23(1)(a) Local public body confidences, 24(1)(a) Advice from officials, 25(1)(c) Disclosure harmful to economic and other interests of a public body and 27(1)(a) Privileged information
- Permanent Shelter Verbal Report - FOIP Section 24(1)(a) Advice from officials
- City Manager Recruitment: Outstanding Matter-FOIP Sections 24(1)(a) and 24(1)(b)(ii) Advice from officials

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. Councillor Dianne Wyntjes

MOTION CARRIED

Councillor Bruce Buruma declared a pecuniary conflict (family interest) and left the meeting for item 1.1.a.

1.1.a. Land Matter - Motivating Investment in the Downtown - FOIP Sections 23(1)(a) Local public body confidences, 24(1)(a) Advice from officials, 25(1)(c) Disclosure harmful to economic and other interests of a public body and 27(1)(a) Privileged information



The following people were in attendance:

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

City Manager Tara Lodewyk, General Manager Protective Services Ken McMullen, General Manager Corporate & Employee Services Lisa Perkins, General Manager Development Services Erin Stuart, General Manager Community Services Sarah Tittlemore, Chief of Staff Sean McIntyre, Land and Land Coordinator Wade Martens, Corporate Communications Supervisor Sara Alaric, Acting City Clerk Jackie Kurylo, Corporate Meeting Administrator Jennifer Hanko, Committees Coordinator, Lynn Van Laar

Councillor Bruce Buruma returned at 10:46 a.m.

**1.1.b. Permanent Shelter Verbal Report - FOIP Section 24(1)(a)
Advice from officials**

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, Councillor Dianne Wyntjes

City Manager Tara Lodewyk, General Manager Protective Services Ken McMullen, General Manager Corporate & Employee Services Lisa Perkins, General Manager Development Services Erin Stuart, General Manager Community Services Sarah Tittlemore, Chief of Staff Sean McIntyre, Corporate Communications Manager Tara Shand, Corporate Marketing Supervisor Jill Hanes, Acting City Clerk Jackie Kurylo, Corporate Meeting Administrator Jennifer Hanko, Committees Coordinator, Lynn Van Laar

**1.1.c. City Manager Recruitment Wrap Up Report -FOIP Sections
24(1)(a) and 24(1)(b)(ii) Advice from officials**

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, Councillor Dianne Wyntjes

Chief of Staff Sean McIntyre, Acting City Clerk Jackie Kurylo



1.2. Motion to Revert to Open Meeting

Moved by Councillor Vesna Higham, seconded by Councillor Victor Doerksen

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, December 12, 2022 at 12:15 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, Councillor Dianne Wyntjes

MOTION CARRIED

Councillor Victor Doerksen left at 12:16 p.m. and returned at 12:17 p.m.

Councillor Dianne Wyntjes left at 12:16 p.m. and returned at 12:17 p.m.

2. CONSENT AGENDA

2.1. December 12, 2022 Consent Agenda: Minutes

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

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

- Confirmation of the Minutes of the November 21, 2022 Regular Council Meeting

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, Councillor Dianne Wyntjes

MOTION CARRIED



3. BYLAWS

3.1. Bylaw 3688/2022. Capital Borrowing Bylaw

Moved by Councillor Lawrence Lee, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated December 12, 2022 re: 2022 Borrowing Bylaws hereby approves first reading of Bylaw 3688/2022:

o First Reading: That Bylaw 3688/2022 (a Capital Borrowing Bylaw for Bridge Rehabilitation & Replacement) be read a first time

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, Councillor Dianne Wyntjes

MOTION CARRIED

3.2. Bylaw 3689/2022. Capital Borrowing Bylaw

Moved by Councillor Dianne Wyntjes, seconded by Councillor Kraymer Barnstable

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated December 12, 2022 re: 2022 Borrowing Bylaws hereby approves first reading of Bylaw 3689/2022:

o First Reading: That Bylaw 3689/2022 (a Capital Borrowing Bylaw for Safe & Healthy Communities Recreation Facility and Asset Management Costs) be read a first time

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, Councillor Dianne Wyntjes

MOTION CARRIED

Councillor Vesna Higham left the meeting at 12:31 p.m. and did not return.



Council recessed at 12:31 p.m. and reconvened at 1:04 p.m.

3. REPORTS

3.1 Downtown Business Association’s 2023 Budget

Downtown Business Association Executive Director, Amanda Gould, and Downtown Business Association Board Chair Brandon Bouchard presented this item.

Moved by Councillor Victor Doerksen, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the report from Legal & Legislative Services Department dated December 12, 2022 re: Downtown Business Association’s 2023 Budget hereby approves the Downtown Business Association’s 2023 Budget as presented

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

ABSENT: Councillor Vesna Higham

MOTION CARRIED

3.2. Notice of Motion: Government of Alberta ‘Toward an Alberta Model of Wellness’ - Update

Councillor Kraymer Barnstable left at 2:25 p.m. and returned at 2:28 p.m.

Council recessed at 2:33 and reconvened at 2:44 p.m.

Moved by Mayor Ken Johnston, seconded by Councillor Kraymer Barnstable

Resolved that Council of The City of Red Deer having considered the report from Safe & Healthy Communities dated December 12, 2022 re: Building Red Deer as a Recovering Community hereby approves the following:

- 1) Direct the Mayor & Councillor’s Office to reach out to Minister Milliken (Addictions and Mental Health), and Minister Nixon (Seniors, Community and Social Services) to indicate that Red Deer is ready and willing to partner on the



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development of the Alberta Recovery Framework for Addiction and Mental Health and report back to Council.

- 2) Direct the Safe & Healthy Communities Department, in its existing capacity, to work with key stakeholders to define what recovery means in a local context. Once defined, facilitate the development of a pathways to recovery document that outlines the new supports available in Red Deer and how to access them.
- 3) Administration will make a request in the 2025 Operating Budget item to facilitate local dialogues regarding recovery-oriented systems of care, including funding for revised Alcohol & Drug Strategy or similar document.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

OPPOSED: Councillor Victor Doerksen

ABSENT: Councillor Vesna Higham

MOTION CARRIED

4. BYLAWS - Continued

4.1. Motion To Resume Consideration Of Utility Bylaw Amendment 3606/A-2022 And Electric Utility Bylaw Amendment 3273/A-2022

Moved by Councillor Kraymer Barnstable, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer hereby resumes consideration of Utility Bylaw Amendment 3606/A-2022 and Electric Utility Bylaw Amendment 3273/A-2022 postponed at the 2023-2024 Multi Year Budget Meeting on Monday, December 5, 2022

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

ABSENT: Councillor Vesna Higham

MOTION CARRIED



4.2. UTILITY BYLAW AMENDMENT 3606/A-2022

4.2.a. Consideration of First Reading of Utility Bylaw Amendment 3606/A-2022

Moved by Councillor Lawrence Lee, seconded by Councillor Michael Dawe

FIRST READING: That Bylaw 3606/A-2022 (an amendment to Utility Bylaw 3606/2018) be read a first time.

IN FAVOUR Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Vesna Higham

MOTION CARRIED

4.2.b. Consideration of Second Reading of Utility Bylaw Amendment 3606/A-2022

Moved by Councillor Lawrence Lee, seconded by Councillor Michael Dawe

SECOND READING: That Bylaw 3606/A-2022 be read a second time.

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

ABSENT: Councillor Vesna Higham

MOTION CARRIED

4.2.c. Motion for Permission to go to Third Reading of Bylaw 3606/A-2022

Moved by Councillor Dianne Wyntjes, seconded by Councillor Victor Doerksen



Resolved that with the unanimous consent of Council members present, that Bylaw 3606/A-2022 be presented for third reading

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

ABSENT: Councillor Vesna Higham

MOTION CARRIED

4.2.d. Consideration of Third Reading of Utility Bylaw Amendment 3606/A-2022

Moved by Councillor Lawrence Lee, seconded by Councillor Michael Dawe

THIRD READING: That Bylaw 3606/A-2022 be read a third time.

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

ABSENT: Councillor Vesna Higham

MOTION CARRIED

4.3. ELECTRIC UTILITY BYLAW AMENDMENT 3273/A-2022

4.3.a. Consideration of First Reading of Electric Utility Bylaw Amendment 3273/A-2022

Moved by Councillor Bruce Buruma, seconded by Councillor Victor Doerksen

FIRST READING: That Bylaw 3273/A-2022 (an amendment to Electric Utility Bylaw 3273/2000) be read a first time

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



ABSENT: Councillor Vesna Higham

MOTION CARRIED

4.3.b. Consideration of Second Reading of Electric Utility Bylaw Amendment 3273/A-2022

Moved by Councillor Bruce Buruma, seconded by Councillor Victor Doerksen

SECOND READING: That Bylaw 3273/A-2022 be read a second time.

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

ABSENT: Councillor Vesna Higham

MOTION CARRIED

4.2.c. Motion for Permission to go to Third Reading of Bylaw 3273/A-2022

Moved by Councillor Michael Dawe, seconded by Councillor Dianne Wyntjes

Resolved that with the unanimous consent of Council members present, that Bylaw 3273/A-2022 be presented for third reading

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

ABSENT: Councillor Vesna Higham

MOTION CARRIED

4.2.d. Consideration of Third Reading of Electric Utility Bylaw Amendment 3273/A-2022



Moved by Councillor Bruce Buruma, seconded by Councillor Victor Doerksen

THIRD READING: That Bylaw 3273/A-2022 be read a third time.

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

ABSENT: Councillor Vesna Higham

MOTION CARRIED

Council recessed at 3:40 p.m. and reconvened at 3:46 p.m.

Councillor Bruce Buruma declared a pecuniary conflict (family interest) and left the meeting item 5.1.

5. BUSINESS ARISING FROM CLOSED MEETING

5.1. Land Matter - Motivating Investment in the Downtown

Moved by Councillor Lawrence Lee, seconded by Councillor Kraymer Barnstable

Resolved that Council of The City of Red Deer having considered the Closed Report from Land & Economic Development dated December 12, 2022 re: Motivating Investment in the Downtown hereby accepts the Closed Report as information into the Corporate Record.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma, Councillor Vesna Higham

MOTION CARRIED

Councillor Bruce Buruma returned at 4:05 p.m.



5.2. Permanent Shelter Verbal Report - FOIP Section 24(a)(a) Advice from officials

Moved by Councillor Victor Doerksen, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer having considered the Closed Report from the Office of the Mayor and Council and Corporate Communications dated December 12, 2022 re: Permanent Shelter Update and that the report remain confidential as protected under FOIP Section 24(1)(a) Advice from officials

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

ABSENT: Councillor Vesna Higham

MOTION CARRIED

5.3. City Manager Recruitment: Outstanding Matter

Moved by Councillor Cindy Jefferies, seconded by Councillor Kraymer Barnstable

Resolved that Council of The City of Red Deer having considered the Closed Report from the Office of the Mayor dated December 12, 2022 re: City Manager Recruitment Outstanding Matter Report accepts the Closed Report as information, accepts the Closed Report into the Corporate Record and that the Closed Report remain confidential as protected under FOIP Sections 24(1)(a) and 24(1)(b)(ii) Advice from officials.

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

ABSENT: Councillor Vesna Higham

MOTION CARRIED



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6. ADJOURNMENT

Moved by Councillor Kraymer Barnstable, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, December 12, 2022 Regular Council Meeting of Red Deer City Council at 4:19 p.m.

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

ABSENT: Councillor Vesna Higham

MOTION CARRIED

MAYOR

CITY CLERK



January 9, 2023

Land Use Bylaw Amendment 3357/E-2023 Riverlands (Capstone) Area Redevelopment Plan- Flexibility Amendment 3574/A-2023

Prepared by Kimberly Fils-Aime, Senior Planner
Department City Planning and Growth

Report Summary

City Administration is proposing to increase opportunity for development applications in Capstone. The amendments propose giving the Development Authority the ability to vary Capstone regulations.

The proposed amendments are part of the larger proposed changes to the future Land Use Bylaw Update. One of the key principles of the future Land Use Bylaw update is creating development opportunity through flexible regulation options. The flexibility principle allows City Administration to be adaptive to changing development trends and opportunities.

The proposed Capstone amendments would implement the principle of flexibility being proposed in the overall future Land Use Bylaw Update.

Administration supports Option 1, granting first reading to the proposed Land Use Bylaw amendments.

Proposed Resolution

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

That Bylaw 3574/A-2023 be read a first time.

If first reading is given, Bylaws 3357/E-2023 and 3574/A-2023 will be advertised with a Public Hearing to be held at the Monday, February 6, 2023 Council Meeting.

Rationale for Recommendation

1. Increases development application opportunities and efficiencies.



Developers will now have a wider range of design options in Capstone and a shorter time frame through a Development Permit process in lieu of a Land Use Bylaw amendment process.

2. Increase Development Authority discretion.

Council can delegate design review variances to the Development Authority. Significant variances from the mixed use, urban, pedestrian friendly Area Redevelopment Plan (ARP) intent will be considered by Municipal Planning Commission with public consultation.

3. Review of the Area Redevelopment outcomes.

Administration will monitor ongoing development for compliance with the desired urban mixed use outcomes and the ARP vision.

Background

Capstone, which was formerly known as Riverlands, is an area that has been in transition from light industrial to residential and commercial for several years. The Capstone area is currently primarily light industrial / commercial area in the southwestern sector of the Greater Downtown area. The area includes the site of the former City Public Works Yards, and Cronquist Business Park. Capstone is 37 hectares (91 acres) in size and sits directly west of the downtown commercial core, on the bank of the Red Deer River (Appendix A Map 1).

Since the inception of the 2016 ARP, there have been some infrastructure improvements in Capstone. There has also been the development of Riverwalk Square. In 2020, a proposal for multi-family development was submitted, however the development did not proceed.

Administration is in the process of reviewing the LUB to turn it into a more accessible and flexible document that places The City in a position to better support current and future development and growth. The Capstone section of the Land Use Bylaw required minor amendments to improve flexibility, and has an Area Redevelopment Plan for guidance. This amendment is therefore a fast track Land Use Bylaw Update in advance of the larger scale update.

Policy Linkage:

In 2016, The Riverlands Area Redevelopment Plan (ARP) was developed to guide the future growth and redevelopment of the Riverlands (Capstone) area. The 2016 ARP is the product of years of research and community consultation. The vision for the redevelopment of Riverlands was first presented in the 2000 Red Deer Greater Downtown Action Plan (GDAP). Building on that Plan, the 2004 Riverlands Area Redevelopment Plan (ARP) was prepared. The GDAP and the ARP were further updated in 2008 and 2011, respectively.



Finally in 2016, a background study and concept were completed to continue to refine the vision. The resulting 2016 ARP is a document that hopes to shape Capstone into a pedestrian friendly, mixed-use, and dense neighbourhood that acts as an extension of the Downtown. Part 10 of the Land Use Bylaw (LUB) is the document that brings the 2016 ARP vision to life. Part 10 includes specific land use and design standards that developers reference to guide their developments.

Riverlands Area Redevelopment Plan

Development in Capstone is guided by the Riverlands Area Redevelopment Plan. The plan contains several policies which indicate the proposed amendments are in alignment with the vision and the intent for the Capstone Neighbourhood (Appendix B).

Land Use Bylaw

Part Ten: Riverlands Districts and Development Standards are specific to the Capstone area Boundary and are not applicable to Developments outside of Capstone. This Part contains and development standards key to facilitate the development of Capstone into a community with vibrant Streets, safe and activated Public Spaces, and great Building design.

Strategic Alignment:

The 2023-2026 Strategic Plan provides the framework for creating a thriving local economy. The application is consistent with the 2023-2026 Strategic Plan.

The Municipal Development Plan (MDP) provides policy direction to create positive business environments, economic diversification, and land use compatibility. The application is consistent with the MDP.

See Appendix B for relevant policies and objectives of the 2023-2026 Strategic Plan, MDP, and the Riverlands Area Redevelopment Plan.

Stakeholder Consultation:

The application was circulated to various City departments for review. Administrative feedback is reflected in the analysis and recommendation (Appendix C). Flexibility is possible to achieve the ARP vision while meeting the community development needs of Capstone.

A public consultation package was mailed out to 105 Capstone landowners and members of the development community. Three letters were received (Appendix C). All letters expressed support for the general concept of increased flexibility, through increased Development Authority provisions. One landowner provided additional suggestions for The City's consideration which included adding several uses to the RL-PR district. Administration is proposing to add Daycare Facility to the RL-PR District as per the request to compliment



intent of increasing residential development in the area. Feedback was considered and incorporated where compatible with overall proposed changes.

Operational Impacts:

The Development Authority may review additional applications in the Capstone area, and Municipal Planning Commission may see an increase in agenda items.

Financial:

There are no direct budget implications as a result of the recommendation.

Property assessment increases, resulting in growth and revenue may occur.

Other Risks:

	City	Development Community
Benefits of recommendation	Meets the objective of design variety flexibility of overall Land Use Bylaw Update project.	Increased flexibility can lead to additional development opportunity in Capstone.
Risks of recommendation	Fewer pedestrian and urban design elements required. Potential for lower density developments.	Less certainty of landowner development style and investment in ARP vision.

Analysis

Changes are proposed to Capstone regulations as part of the Land Use Bylaw review and response to community desires for increased design option flexibility. Administration has consulted with Capstone landowners and met with building industry stakeholders to get additional perspectives and feedback on the proposed changes.

The ARP vision is for Capstone to become a high density, pedestrian friendly, urban, neighbourhood in the city. The proposed changes will maintain this vision while providing increased development design opportunity in the area.

The key changes to the Land Use Bylaw and ARP include the following:

1. Providing opportunity for regulation variance.

Currently, there are several development standards that cannot be varied by the Development Authority. As a result, a variance to some design criteria requires a Land Use Bylaw amendment process. This increases the length of the development process as well as the cost for the developer. Providing Development Authority



variance considerations provides additional design options, saves time and money for developers.

2. Height variances to be approved by the Municipal Planning Commission

Height regulations greatly impact density potential for the area, and could result in significant shift from the ARP vision. A significant shift should include public consultation and a decision by a joint Council and public body, the Municipal Planning Commission.

3. Temporary Surface Parking for 10 year maximum

Temporary Surface Parking Lots are currently allowed for a maximum of 3 years. Administration is proposing to expand this to a maximum 10 years if the lot is paved and landscaped. This encourages parking designs to integrate with the Riverlands pedestrian environment.

4. Front façade of buildings are to run a minimum of 60% of the length of the Frontage

Currently require the front façade of a building to run the entire length of the frontage by reducing it to 60% will provide more flexibility to developments and allow varying building configurations and meet parking requirements.

5. Add Microbrewery as a Permitted Use in the Riverlands Active Commercial Main Floors Overlay District

The intent of the Riverlands Active Commercial Main Floors Overlay District is to encourage “street oriented Active Commercial Main Floor uses crucial for lively Streets and Public Spaces”. Microbrewery is a use that can contribute to that goal.

6. Add Day Care Facility as a Discretionary Use to RL-PR

Day Care Facility is a use that is compatible with Capstone’s mixed use Primarily Residential district. The vision for Capstone is for residences and supporting businesses to create a complete community.

7. Add Public Assembly as a Discretionary Use to RL-C, RL-PR, and RL-TD

Public Assembly means a Building used for public gatherings and assemblies. This includes assembly areas used for religious, charitable, educational, or social activities. Typical examples include places of worship, community centres, auditoriums, and convention centres. No similar use exists currently to fulfil this need in Capstone.

Appendix A outlines the remainder of the minor proposed changes.

The Riverlands ARP describes the neighbourhood’s identity in the following terms:

“Development within Riverlands is encouraged to include unique architecture, interesting streets and an engaging public realm to support the shaping of a unique neighbourhood character.”



respecting the history of the neighbourhood and the vision of the future". The proposed changes will maintain the ARP vision and identity while allowing more discretion in how we achieve that vision. Administration will place additional focus on Capstone's 'big picture' by asking if a particular development is meeting the overall *intent* and the integrity of the vision. An internal policy will be developed to assist in making these decisions and provide consistency of approach for all incoming applications.

To evaluate the effectiveness of this new strategy, Administration will review development applications compliance with the ARP vision on an ongoing basis.

The purpose of these amendments is to build design options flexibility into the Land Use Bylaw regulations while meeting the intent of the Capstone vision. Administration believes this will be accomplished through the proposed changes.

Options:

Option #1 Grant first reading to the bylaws to build design flexibility into the Capstone district

Benefits

- Allows the opportunity to make changes that are in line with Capstone vision with additional design flexibility.
- Allows for public hearing feedback prior to final consideration of third reading.

Risks

- Less certainty of future development design and developers investment in ARP vision. Developers like certainty of knowing what neighbours will be developing when investing.

Option #2 Council direct Administration to further explore flexibility opportunities for Capstone and bring these changes back as part of larger Land Use Bylaw Review.

Benefits

- Allows additional time to explore other strategies and consistency with other development districts.

Risks

- Longer review period



Appendices

Appendix A - Proposed Capstone Changes

Appendix B - Relevant City Policies, Objectives, and Regulations

Appendix C- External Referral Landowner Responses & Administrative feedback

BYLAW NO. 3357 / E - 2023

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

COUNCIL OF THE CITY OF RED DEER, ALBERTA, AMENDS BYLAW 3357/2006 AS FOLLOWS:

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

1. Part **10** is amended by deleting each instance of the word “Riverlands” and replacing it, at that time, with the word “Capstone.”
2. Wherever the acronym “RL-TD” appears in the bylaw, it is deleted and replaced with “Capstone TD”.
3. Wherever the acronym “RL-C” appears in the bylaw, it is deleted and replaced with “Capstone C”.
4. Wherever the acronym “RL-PR” appears in the bylaw, it is deleted and replaced with “Capstone PR”.
5. Section **10.1.2** is amended by ADDING

Public Assembly means a Building used for public gatherings and assemblies. This includes assembly areas used for religious, charitable, educational, or social activities. Examples include places of worship, community centres, auditoriums, and convention centres.

6. Section **10.2** General Purpose is deleted and replaced with the following:

The Capstone Taylor Drive District functions primarily as an Office/Commercial transition area between Historic Downtown, the Red Deer Regional Hospital, and the Residential area within Capstone (Figure 2). Due to the proximity of this district to Historic Downtown and the Regional Hospital, the emphasis of this District is on Office and Commercial uses, with a mix of Residential Dwelling Units. Office or Commercial uses shall be a component of any Principal Building within the Capstone Taylor Drive District.

7. Section **10.2.1** subsection **(b)** is amended by DELETING subsection **(vi)** and ADDING
 - (vi) Commercial Service Facility (excluding Commercial Schools)
8. Section **10.2.2** subsection **(b)** is amended by ADDING
 - (xxiii) Public Assembly

9. Section **10.3** General Purpose is deleted and replaced with the following:

The Capstone Commercial District functions primarily as a Commercial/Office area with Residential to reflect the existing Commercial/Office uses occurring in Cronquist Business

10. Section **10.3.1** subsection **(b)** is amended by DELETING subsection **(xxii)** and ADDING
(xxii) Restaurant

11. Section **10.3.2** subsection **(b)** is amended by ADDING
(xvii) Public Assembly

12. Section **10.4** General Purpose is deleted and replaced with the following:

The Capstone Primarily Residential District is to accommodate a mix of Residential house types, with Commercial uses compatible with the primarily Residential function of this District. Residential Dwelling Units shall be a component of any Principal Building within the Capstone Primarily Residential District.

13. Section **10.4.1** subsection **(b)** is amended by DELETING subsection **(vi)** and ADDING
(vi) Commercial Service Facility (excluding financial or insurance services outlet, animal veterinary clinic or dog grooming salon, or Commercial School)

14. Section **10.4.2** subsection **(b)** is amended by ADDING
(xix) Public Assembly

15. Section **10.4.2** subsection **(b)** is amended by ADDING
(xx) Day Care Facility

16. Section **10.4.3.3** is amended by DELETING subsection **(a)** and ADDING
(a) The following development standards shall apply unless varied by the Municipal Planning Commission.

17. Section **10.5.1** subsection **(b)** is amended by ADDING
(xix) Microbrewery

18. Section **10.5.2 (b)** is amended by DELETING subsection **(ii)**

19. Section **10.5.3.2** is amended by DELETING subsection **(a)** and ADDING
(a) Buildings must be designed with a front façade that runs 60% of the length of the Frontage, except where:

20. Section **10.6.3** is amended by DELETING subsection **(a)**

21. Section **10.6.4** is amended by DELETING subsection **(a)** and ADDING
(a) Building Heights may be varied by the Municipal Planning Commission

BYLAW NO. 3574/A-2023

Being a Bylaw to amend Bylaw No. 3574/2016, the Riverlands Area Redevelopment Plan of The City of Red Deer as described herein.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, AMENDS BYLAW 3574/2016 AS FOLLOWS:

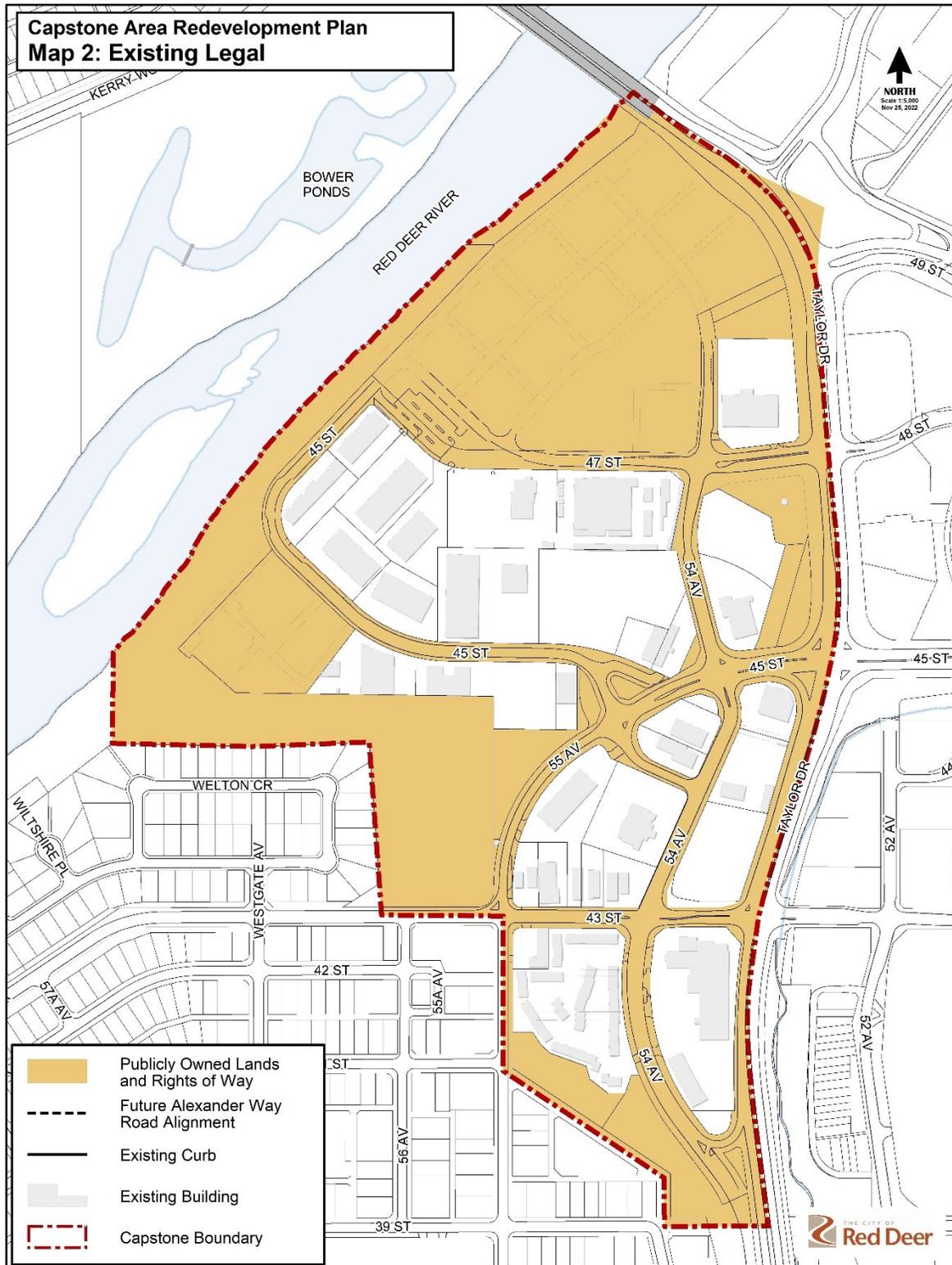
Bylaw No. 3574/2016 is hereby amended as follows:

1. Wherever the word “Riverlands” appears in the bylaw, it is deleted and replaced with “Capstone”.
2. Section **2.1 History** is amended by DELETING the first sentence of the first paragraph and ADDING

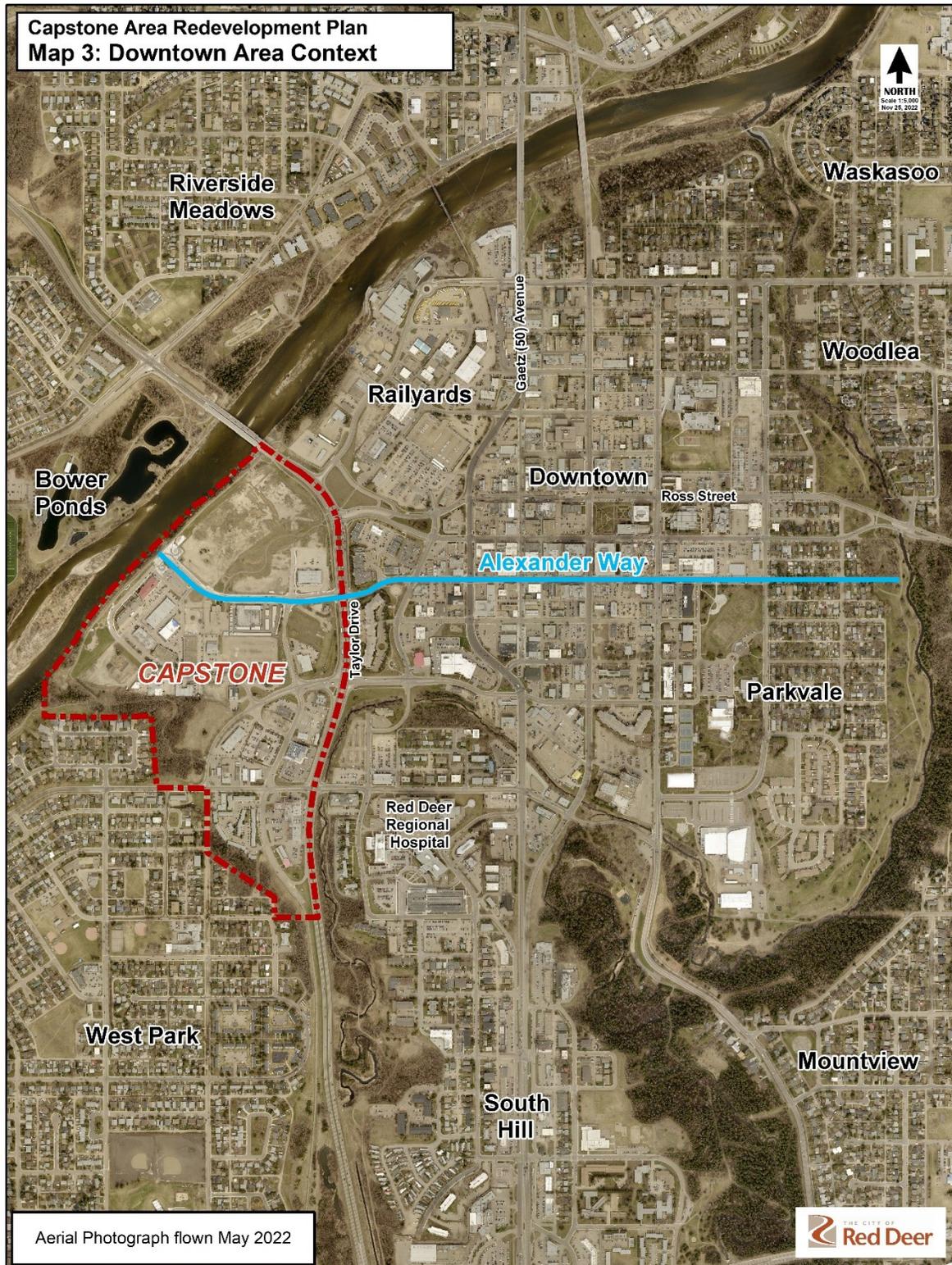
Capstone’s (formerly known as Riverlands) known history dates back to the late 1800s.
3. Wherever the acronym “RL-TD” appears in the bylaw, it is deleted and replaced with “CAP-TRD”.
4. Wherever the acronym “RL-C” appears in the bylaw, it is deleted and replaced with “CAP-C”.
5. Wherever the acronym “RL-PR” appears in the bylaw, it is deleted and replaced with “CAP-PR”.
6. The maps contained in Section 5 MAPS of the Bylaw are hereby amended in accordance with the maps attached hereto and forming part of the bylaw.
7. Section **4.2.1 Variety of Commercial Development Forms** is amended by DELETING the last sentence of the first paragraph and ADDING

An amendment to this plan is not required for a change in location of an active commercial main floor due to a minor change in the location of a movement corridor including due to changes in lot shape or size.

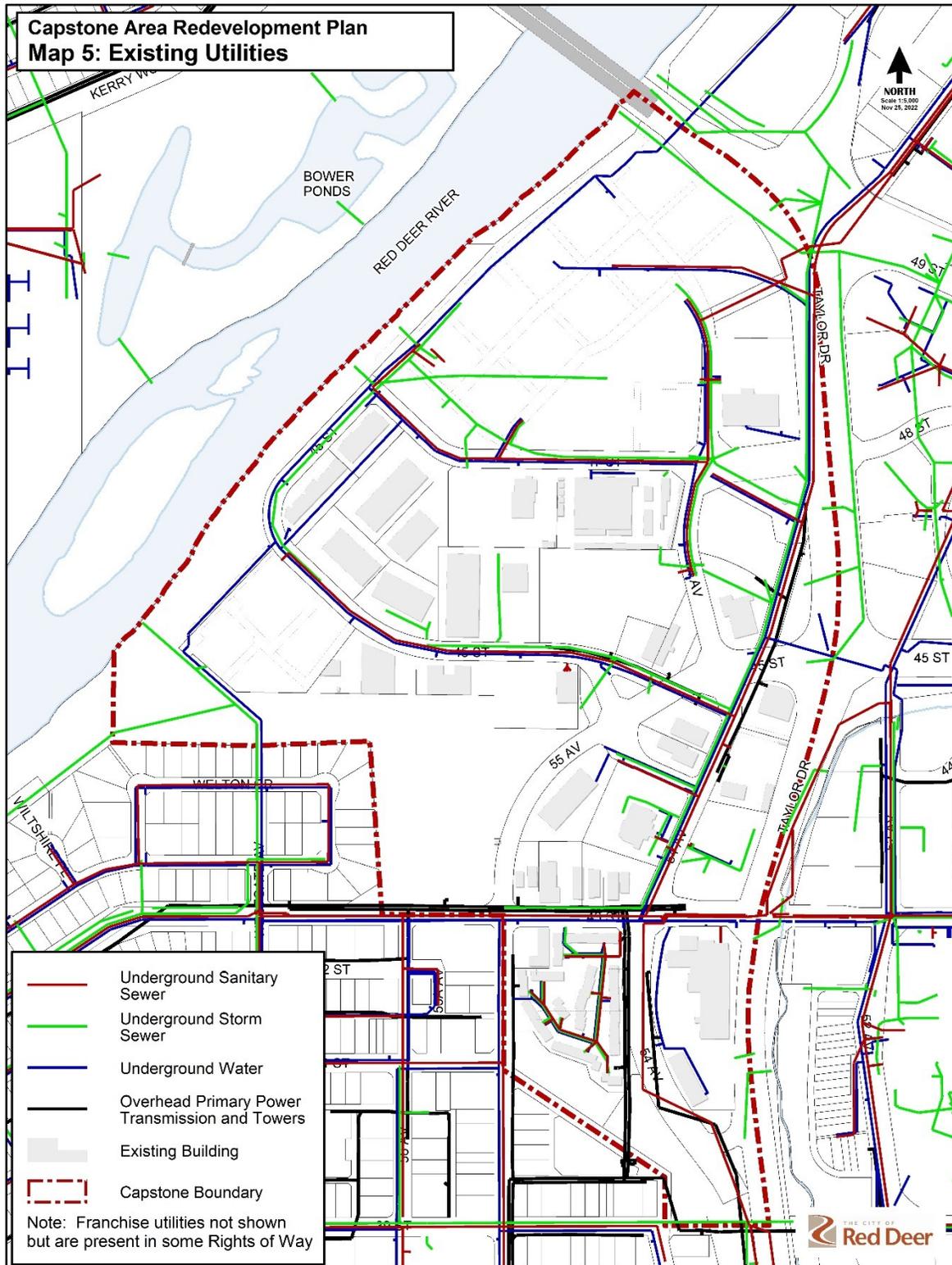




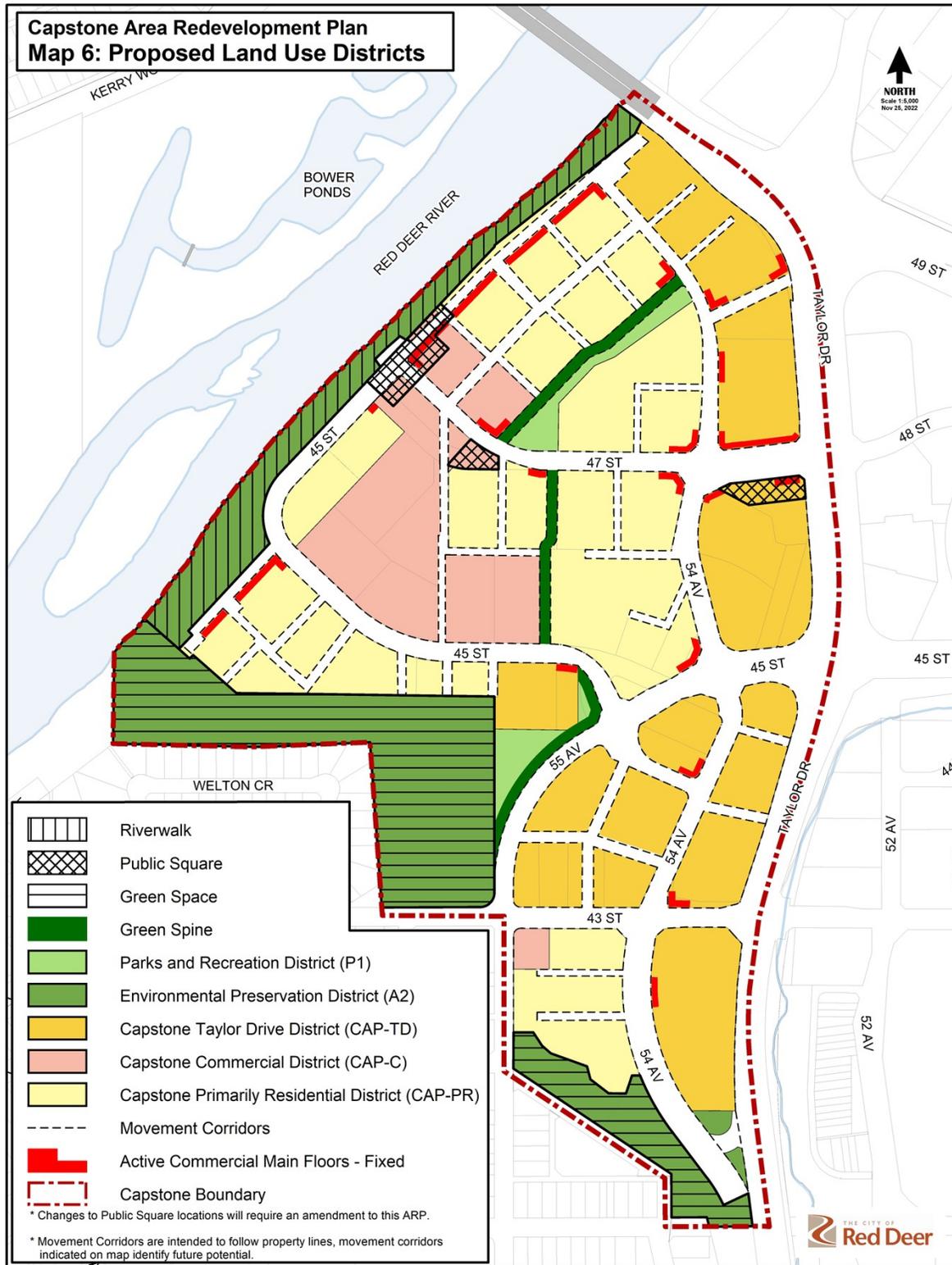
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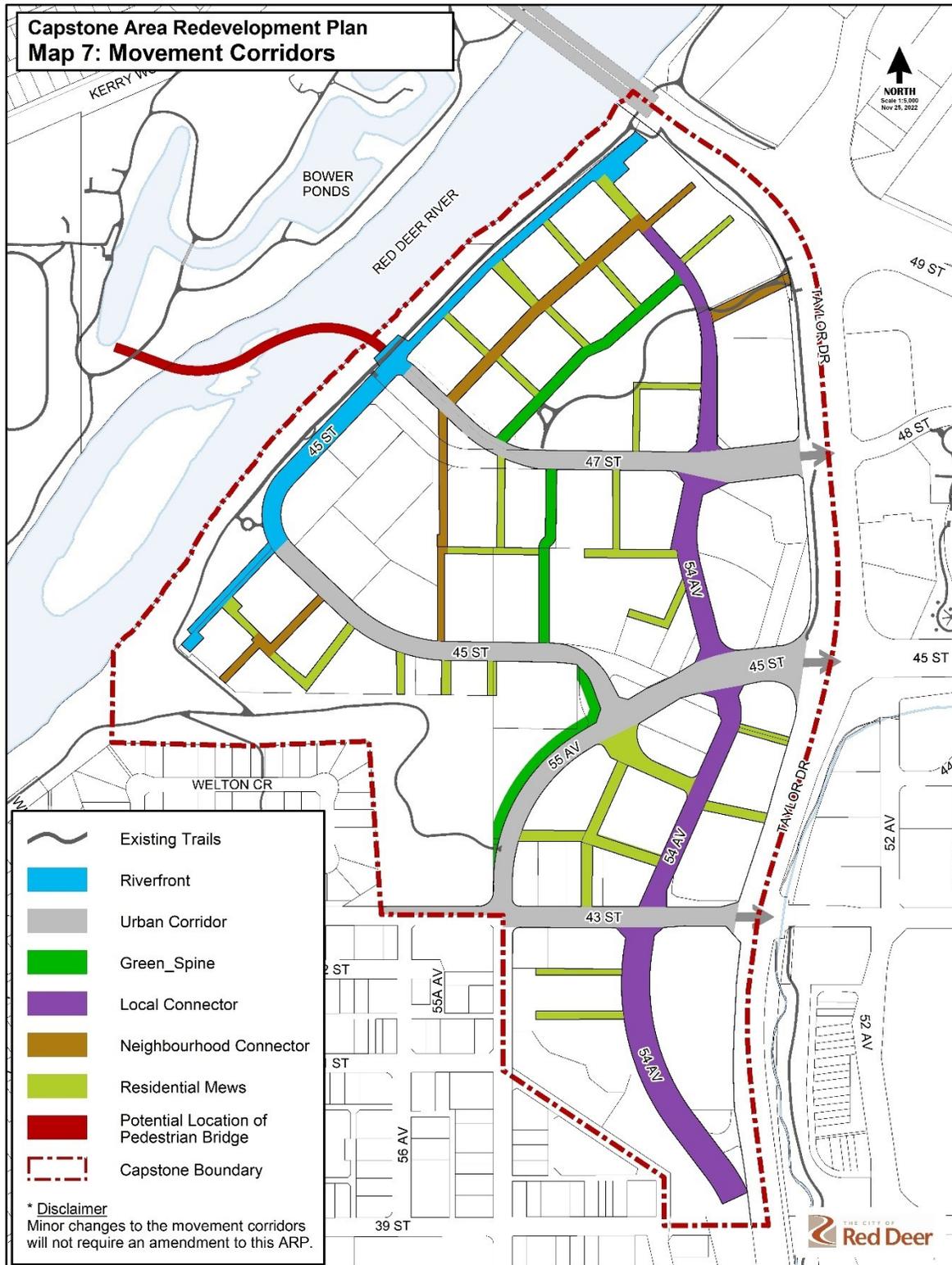


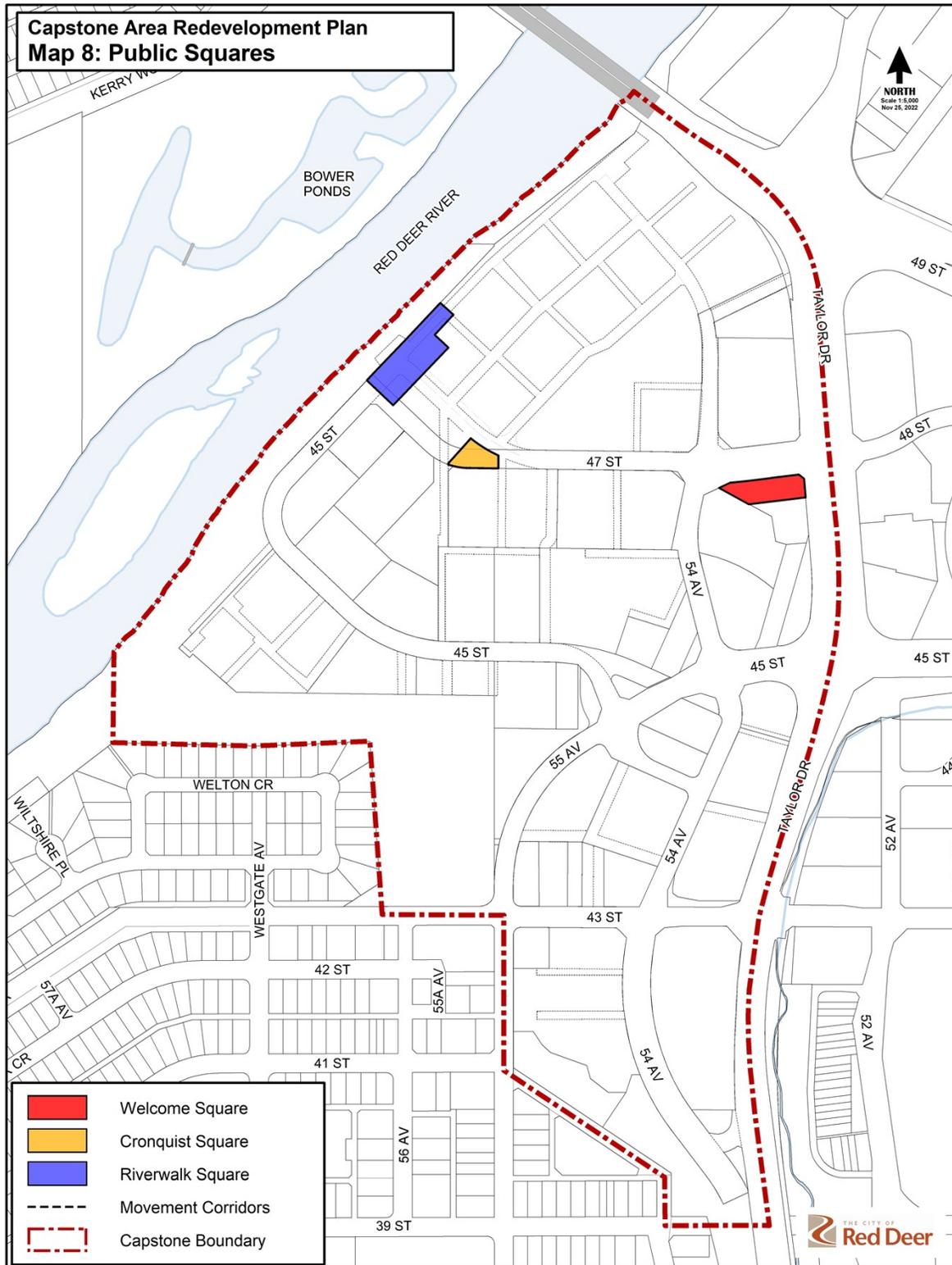
\\GIS Mapping and Analysis\Dept - Planning\Riverlands\Processing\Capstone - ARP.GWS



\\GIS Mapping and Analysis\Dept - Planning\Riverlands\Processing\Capstone - ARP.GWS







READ A FIRST TIME IN OPEN COUNCIL this day of 2022.

READ A SECOND TIME IN OPEN COUNCIL this day of 2022.

READ A THIRD TIME IN OPEN COUNCIL this day of 2022.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2022.

MAYOR

CITY CLERK

APPENDIX A

Proposed Changes

EXISTING	PROPOSED	RATIONALE
<p>All the Capstone districts in the Land Use Bylaw (LUB) currently have “Riverlands” in the name</p> <p>Area Redevelopment Plan (ARP) Currently refers to neighbourhood as Riverlands in title and throughout the document</p>	<p>Remove all references to “Riverlands” and replace with “Capstone” in both the LUB and ARP. Rename the districts in the LUB.</p>	<p>This change will align the LUB with the neighbourhood and</p> <ul style="list-style-type: none"> • Capstone (CAP-TD) • Capstone (CAP-C) • Capstone District (CAP-D) • Capstone Main Floor
<p>General Purpose of each district includes detailed description of the location of district</p>	<p>Remove all references to the location of said</p>	<p>Removing location consistent with</p>
<p>All developments in Capstone are expected to meet every development standard to be deemed compliant.</p>	<p>Focus on the if developments are meeting the <i>intent</i> of the ARP.</p>	<p>meeting development opportunities.</p>

EXISTING	PROPOSED	RATIONALE
<p>The following cannot be varied by the Development Authority:</p> <ul style="list-style-type: none"> - Live Work Unit Development Standards - Edge Zone development standards - Minimum Site Coverage or landscaping to accommodate increased parking - Minimum Dwelling Units required in Principal Buildings in the RL-PR District 	<p>Remove all variance restrictions on the Development Authority</p>	<p>By allowing the (Development O Planning Commi the development achieving three</p> <ol style="list-style-type: none"> 1- Reducing processing potential n Bylaw ame 2- Allowing m flexibility f 3- Allowing a decisions t
<p>Building heights variances require a site amendment for a site exception</p>	<p>Make the Municipal Planning Commission (MPC) the development authority</p>	<p>By making MPC variances we are process for deve public consultati density vision el require a Land U process.</p>
<p>Temporary Surface Parking Lots are allowed for a maximum of 3 years.</p>	<p>Add a long-term Temporary Surface Parking Lot option (maximum 10 years) paved and landscaped.</p>	<p>Temporary Surfa development op term option (wh landscaped), car of land while aw permanent deve</p>
<p>Buildings must be designed with a frontage that runs the entire length of the Frontage.</p>	<p>Buildings must be designed with a frontage that runs 60% or more of the length of the Frontage</p>	<p>Provides more fl developments to configurations a needs.</p>

EXISTING	PROPOSED	RATIONALE
<p>The ARP currently doesn't require an amendment to the plan for a minor change in location of a movement corridor (except for changes in location to an Urban Corridor or Green Spine Street).</p>	<p>Specify that movement corridors (except urban corridors or green spines) that move due to changes in lot shapes do not require an amendment to the plan (Map 3).</p>	<p>For development that may not be in the LUB, move to ARP to relocate.</p>
<p>Riverlands Active Commercial Main Floors Overlay District does <i>not</i> list Microbrewery as a use.</p>	<p>Add Microbrewery as a Permitted Use in the Riverlands Active Commercial Main Floors Overlay District</p>	<p>The intent of the Commercial Main Floors Overlay District is to encourage <i>Active Commercial for lively Streets</i>. Microbrewery is contribute to that intent.</p>
<p>Public Assembly is not listed as a use in any Capstone District.</p>	<p>Add the following discretionary use to C, RL-PR, and RL-TD: Public Assembly means a Building used for public gatherings and assemblies. This use includes assembly areas used for religious, charitable, educational, or social activities. Typical examples include places of worship, community centres, auditoriums, and convention centres.</p>	<p>Not similar use in this need in Capstone Districts.</p>

EXISTING	PROPOSED	RATIONALE
Day Care Facility is not listed as a use in the RL-PR District	<p>Add Day Care Facility as a discretionary use in the RL-PR District</p> <p>Day Care Facility means a facility providing care, and/or supervision for seven or more children under the age of 12 (including the operator’s own children) for more than three but less than 24 consecutive hours in a day.</p>	Previous research in could be expanded in City.
Welcome Square, Cronquist Square, Riverwalk Square are identified with specific boundary outlines in the ARB	Update the shape and boundaries of public squares to align with what has been built and future plans as of today.	The locations of squares remain the same. However, they have changed, and reflect that.
LUB Section 10.6.11 (b) has a formatting error for the sub list	<p>Fix the formatting error by creating proper sub list.</p> <p>Current 10.6.11 (b) (c)...etc</p> <p>Proposed 10.6.11 (b)... (i)...</p>	<p>Section 10.6.11(b)</p> <p>“In addition to S <i>the following Pa</i> the Riverlands D</p> <p>However the item formatted in a s</p>
Section 10.3.1(b)(xxii) states: Restaurant, without drive through	Remove “without drive-through” from ‘Restaurant, without drive through’ in C District	It is already specified in the code. Not permitted.

Item No. 3.1.b.

EXISTING	PROPOSED	RATIONALE
Commercial Service Facility lists Day Care Facility as an exclusion in Capstone districts.	Remove "excluding Day Care Facility from the use Commercial Services Facility in all districts	A definition already 'and the specify that Com excludes it.

APPENDIX B

Relevant City Policies, Objectives, and Regulations

2023-2026 Strategic Plan

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.

Municipal Development Plan

6.2 Creating a Positive Business Environment

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

6.3 Economic Diversification

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

6.8 Community Economic Development

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

12.1 Commercial Planning Guidelines and Standards

The City shall create and apply planning guidelines and standards for all forms of commercial development covering issues of siting and design of buildings, landscaping and screening (buildings and refuse containers, for example), parking, vehicle and pedestrian circulation, and intensity of development, mixing with residential uses and other matters as deemed appropriate by The City.

Generalized Land Use Concept

- Identifies area for a mix of industrial and commercial uses.

RIVERLANDS AREA REDEVELOPMENT PLAN

3.1 VISION OF RIVERLANDS

The vision for Riverlands is an irreplaceable opportunity for the City as a major landowner to direct the development of a model downtown riverfront community.

The vision of Riverlands has evolved, consistently with prior plans since the first Greater Downtown Action Plan public forums were held over fifteen years ago.

The Riverlands Vision is described as follows:

“The 2009 relocation of the City’s civic yards created a unique opportunity for the City to move forward towards their development goals of sustainability and densification.

Rather than the traditional suburban expansion that has serviced most of Red Deer's recent growth, Riverlands will be developed using proven urban design principles that call for a new urban form for an older part of Red Deer. Riverlands will become a high density, urban, neighbourhood in the city.

The Red Deer River forms the border for over a third of the Greater Downtown, and much of that is in Riverlands. Development will take bold steps in enhancing and connecting to the river's edge, culminating in a central civic plaza projecting over the bank with a bridge across the river to Bower Ponds.

Significant public amenity spaces (following on those already successfully constructed in downtown) will continue as a major public initiative through Riverlands.

The western leg of the long-sought east-west continuous pedestrian link across downtown will continue to be achieved through the innovative redesign of the Taylor Drive intersection.

47 Street (Alexander Way) will be Riverland's Main Street, with potential for infrastructure to accommodate various types of users integrated into its generous public realm. The design of the streets, the civic areas and neighbourhood retail shops create a wide range of unique places for residents, employees and visitors.

Central to the Riverlands vision is the construction of great civic open spaces along 47 Street (Alexander Way). The open spaces will be unique to Red Deer, drawing visitors and citizens year-round to a wide variety of activities, programs and services.

There is a synergy to all of Riverlands' diverse community components – public and private commercial and retail; cultural and residential – all of which support a new urban style of life in Red Deer.”

3.3 GENERAL DEVELOPMENT CONCEPT

The development concept for Riverlands is based on the Vision Statement and Guiding Principles as well as flexible land use concepts provided in the background study and concept plan. The vision calls for the development of outstanding open spaces and public realm improvements throughout the area, with a special focus along the river's edge.

Driven by a people first design, development will focus around public and shared space and public life incorporating flexible medium to high density residential and commercial redevelopment, with a wide variety of civic and cultural uses and facilities.

RESIDENTIAL DEVELOPMENT AND A SENSE OF COMMUNITY

4.1.1 Residential Growth Target

[...] Due to several factors, including the variety and flexibility in land uses and range in building heights, the actual density for the area will be established as the area develops.

COMMERCIAL DEVELOPMENT, ARTS, CULTURE, ENTERTAINMENT AND RECREATION

4.2.1 Variety of Commercial Development Forms: Develop commercial spaces with a mix of retail and office, oriented and pedestrian-oriented commercial uses developed at different densities styles, and types. Active commercial main floors serving pedestrian traffic will be required in key areas based around movement corridors (see Map 6: Proposed Land Use Districts, Map 7: Movement Corridors, and section 10.5 Riverlands Active Commercial Main Floor Overlay District of the Land Use Bylaw) to ensure lively streets and public spaces are created. An amendment to this plan is not required for a change in location of an active commercial main floor due to a minor change in location of a movement corridor.

PEDESTRIAN SCALE/ FORM

4.3.3 Streets as Public Spaces: Design streets in Riverlands as public spaces that have strong sense of street enclosure (the pedestrian's perception of an outdoor room between building walls along the street). The spatial and visual components of the street create rich articulated elements or physical attributes of a comfortable street environment and overall experience. Implement designs that support social interaction and a wide range of activities. Design the streets and open spaces as a network of pedestrian routes that support and encourage walking as a primary mode of circulation in Riverlands.

4.3.4 Generous Sidewalks and Boulevards: Determine the appropriate space requirements for Riverlands sidewalks and boulevards to allow comfortable pedestrian movement in both directions and to facilitate continuous planting along both sides of all roadways. Where appropriate, provide space for specialized uses such as sidewalk cafes and sidewalk sales.

4.3.6 Pedestrian Network Improvements: Riverlands will be an experience of pedestrian connections. These connections provide multiple routes not only within the neighbourhood but also to historic downtown, the Red Deer River, Waskasoo Park Trail and other city neighbourhoods, including provisions for a new pedestrian bridge across the Red Deer River west to Bower Ponds (See Map 7: Movement Corridors for potential bridge location). New crossings at 47 Street (Alexander Way) serve as a major entry into the area.

PARKING

4.4.4 Design and Integration of Parking Lots and Structures: Ensure surface parking and parking structures (both private and public) are designed to integrate with the Riverlands

pedestrian environment. Designs should incorporate high quality, pedestrian scale facade possibly screening mechanisms such as the use of public art, landscaping, lighting, etc.

4.4.6 Reduced Parking Requirements for Development on Private Land: The current parking requirements of the Land Use Bylaw should be evaluated with the view to reducing requirements given the new form of compact urban development to be achieved in Riverlands. Parking variances may be supported based on the context of the development application. A combination of ~~grade~~ and underground parking will be provided at the time of development by developers

APPENDIX C

External Referral Landowner Responses

Comment Sheet

We invite you to provide feedback regarding the proposed Bylaws.
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. This is part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8711.

Land Use Bylaw & Riverlands Area Redevelopment Plan: Bylaw 3357/X-2022 & 3574/A-2022 Capstone Update
Planner: Kimberly Fils-Aime
Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information
Your contact information allows administration to respond as needed.
PLEASE PRINT

Name: Matt Cassidy - 235 0948 Alberta Ltd
Mailing Address: 206 Lator Drive, Red Deer Postal Code: T4R 0R4
Phone #: 403 872 4970 E-mail Address: mccassidy@excelrisk.ca

General Comments

 A 5 year transition period represents 20% of
 the 20 year total vision - how does this
 compare to other municipalities?

This transition period will also leave only 13 years for the vision of capstone to be completed. Will the vision be extended past 2040?

Does this allow enough time for the large projects to be contemplated - i.e.: hotel, Condo Block etc.

Will the city exclude certain high value areas from the transition period? Should the transition period be used to activate and backfill the vacant areas, while protecting the highest value locations on water front?

Will the microbrewery designation require a taproom to avoid attracting pure production facilities?

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

From: William Young <wryoung2009@gmail.com>

Sent: November 03, 2022 3:58 PM

To: Kimberly Fils-Aime <Kimberly.Fils-Aime@reddeer.ca>

Subject: [External] Proposed Riverlands ARP Bylaw changes.

[You don't often get email from wryoung2009@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Yes, I agree with the changes as they focus on the end goal and spirit of the redevelopment. Rather than overcoming restrictive conditions, investors may have broader options and ideas going forward, while presumably meeting the city's overall vision of a vibrant core.

WR Young

Thank you for the opportunity to provide comments on the proposed changes to the Capstone ARP and LUB. East Lincoln Properties appreciates the intent of the changes proposed and offers the following feedback for additional consideration:

RL-PR Zoning

- With respect to section 10.4.1 Permitted Uses
 - Item (xxi) Health & Medical Services be permitted use for all addresses (not just the one site exception)
 - Add Fitness & Recreation facility as permitted use
 - Add Microbrewery and Specialty Drink Facility (eg. Kombucha and Alcoholic Kombucha brewing)
 - Remove exclusions to Commercial Service Facility (vi) especially daycare

These changes will provide better flexibility for the existing commercial facilities under the RL-PR zoning.

Movement Corridors

- With respect to Map 3, what is meant by Residential Mews?
 - How are these corridors meant to be used, especially off 45th Street?
 - Is the City suggesting they will purchase these corridor land strips?

Transitory Period

- Suggest this period to be 10 years versus 5 years
 - Capstone is still in early stages in terms of development and five years is a relatively short period in terms of development.

Temporary Parking Lot

- Suggest a 10 year allowance with a maximum of two, 5-year renewals to an overall maximum of 20 years
 - From a developer perspective, it would likely be cost prohibitive to purchase and develop a lot with only 10 years of income (at typical surface rates). If a developer is making the investment and effort of purchasing and developing a lot, the need is most likely for longer than 10 years.

Front Facade Requirements

- Suggest this be reduced to 33% versus 60%. The front facade is largely impacted by the shape of the lot (such as 4602 - 54 Ave) and also the most efficient use of the land and subsequently the layout of the building. The 60% is a reduction from the current requirement but additional flexibility allows for non-traditional lots and best use of lands.

Height Requirements

- Utilizing meters over storeys is an excellent proposal. However, please consider changing 4602 - 54 Avenue to a minimum of 7.5m, the shape and size of the lot are greatly restricted and a taller building may have difficulty providing adequate parking.

Feedback Received	Administrative Response
Density is a central component of the vision and therefore height regulations should remain the same.	Administration will maintain height requirements and variance possibility through the MPC process.
<p>Add the following as Permitted Uses in the RL-PR District:</p> <ul style="list-style-type: none"> • Health & Medical Services be permitted use for all addresses • Fitness & Recreation facility as permitted use • Microbrewery and Specialty Drink Facility (eg. Kombucha and Alcoholic Kombucha brewing) • Remove exclusions to Commercial Service Facility (vi) especially daycare 	<p>Administration has added Day Care Facility as a Discretionary Use in the RL-PR District as this use has been studied in the past and is a good fit for the district. The other proposed uses will require further analysis prior to any use changes taking place as they are currently better suited for the RL-TD and RL-C district.</p>
Transitionaly Period should be 10 years versus 5 years.	In early drafts of the proposed LUB amendments a 5 year transition period was considered. This has now been removed, and alternatively will be monitored and brought forward to Council for consideration as required.
10-year allowance with a maximum of two, 5-year renewals to an overall maximum of 20 years for Temporary Surface Parking Lots	Economic climate can change rapidly. 20 years is a long time to commit to a temporary use. Administration is proposing 10 years with a possible 5-year renewal.
Further reduce front façade requirements to 33% rather than 60%.	The continuity of the façade of buildings abutting the frontage plays a crucial role in fostering a pedestrian friendly environment which is central to the Capstone vision. Require a maximum of the façade to abut the frontage maintains that vision.
Change height of 4602 - 54 Avenue to a minimum of 7.5m	Site specific regulation changes will require further analysis and landowner consultation.
Does Microbrewery require tap room to avoid pure production facility?	<p>The microbrewery definition is as follows:</p> <p>Microbrewery includes a micro-distillery and means a facility where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place utilizing no more than 70% of the Gross Floor Area, and includes distribution, retail or wholesale, on or off the premises, and includes at least one of the following: tasting room, Drinking Establishment, or Restaurant but does not include Cannabis Retail Sales.</p>
Does 5-year Transitionaly Period allow enough time for projects to be completed?	In early drafts of the proposed LUB amendments a 5 year transition period was considered. This has now been

Feedback Received	Administrative Response
	removed, and alternatively will be monitored and ch brought forward to Council for consideration as requ