

CITY COUNCIL

AGENDA

Monday, December 02, 2013 – Council Chambers, City Hall

Call to Order:	2:30 PM
Recess:	5:00 PM to 6:00 PM
Public Hearing(s):	6:00 PM

1. MINUTES

- 1.1. Confirmation of the Minutes of the Monday, November 18, 2013 Regular Council Meeting

(Agenda Pages 1 – 9)

2. POINT OF INTEREST

3. PRESENTATION

- 3.1. Red Deer Regional Airport Update

(Agenda Pages 10 – 22)

4. UNFINISHED BUSINESS

5. REPORTS

- 5.1. Snow and Ice Control Policy Update

- 5.2. Ratification of Red Deer Downtown Business Association Board of Director Appointments

(Agenda Pages 23 – 26)

6. BYLAWS

- 6.1. Short Term Borrowing Bylaw 3506/2013
Consideration of First Reading of the Bylaw
(Agenda Pages 27 – 30)

- 6.2. Proposed Rezoning for 7429-49 Avenue – To Allow a Security Suite
Land Use Bylaw Amendment 3357/EE-2013
Consideration of First Reading of the Bylaw
(Agenda Pages 31 – 38)

6.2.a. Consideration of First Reading of the Bylaw

6.2.b. Resolution to Consider Broader Inclusion of Security Suites in the Land
Use Bylaw

7. PUBLIC HEARINGS

- 7.1. Land Use Bylaw Amendment 3357/BB-2013
Addition of Six Overnight Shelter Beds at 5246 - 53 Avenue
Including Supplementary Report dated November 13, 2013
(Agenda Pages 39 – 60)

7.1.a. Consideration of Second Reading of the Bylaw

7.1.b. Consideration of Third Reading of the Bylaw

8. REPORTS - CONTINUED

- 8.1. Development Approval for Safe Harbour

9. PETITIONS AND DELEGATIONS

10. NOTICES OF MOTION

11. ADJOURNMENT



UNAPPROVED M I N U T E S

**of the Red Deer City Council Regular Meeting
held on Monday, November 18, 2013
commenced at 2:30 p.m.**

Present:

Mayor Tara Veer
Councillor Buck Buchanan (left the meeting at 4:33 p.m.)
Councillor Tanya Handley
Councillor Paul Harris
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Lynne Mulder
Councillor Frank Wong

City Manager, Craig Curtis
Director of Corporate Services, Elaine Vincent
Director of Planning Services, Kim Fowler
Director of Community Services, Greg Scott
Director of Development Services, Paul Goranson
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Human Resources, Kristy Svoboda
Director of Corporate Transformation, Lisa Perkins
City Clerk, Frieda McDougall
Acting Deputy City Clerk, Jackie Kurylo
Corporate Meeting Coordinator, Christine Kenzie
City Solicitor, Michelle Baer
Engineering Services Manager, Frank Colosimo
Planner, Dayna Nebozenko
Senior Planner, Orlando Toews

Absent:

Councillor Dianne Wyntjes



I. IN CAMERA MEETING

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer agrees to enter into an In Camera Meeting on Monday, November 18, 2013 at 2:30 p.m. and hereby agrees to exclude the following:

All members of the Media; and

All members of the Public.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer agrees to revert to an open meeting of Council on Monday, November 18, 2013 at 3:16 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

MOTION CARRIED

2. MINUTES

2.1. Confirmation of the Minutes of the Monday, November 4, 2013 Organizational Council Meeting

Moved by Councillor Buck Buchanan, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby approves the Minutes of the



Monday, November 4, 2013 Organizational Council Meeting as transcribed.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

MOTION CARRIED

**2.2. Confirmation of the Minutes of the Monday, November 4, 2013
Regular Council Meeting**

Moved by Councillor Lynne Mulder, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby approves the Minutes of the Monday, November 4, 2013 Regular Council Meeting as transcribed.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

MOTION CARRIED

3. REPORTS

3.1. Request Regarding Combative Sport Event - January 31, 2014

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer, having considered the report from the Legislative Services Department dated October 31, 2013, re: Request Regarding Combative Sport Event – January 31, 2014, hereby provides no objection to the Central Combative Sports Commission oversight of the January 31, 2014 – HAVOC FC Mixed Martial Arts event in the city of Red Deer.



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

MOTION CARRIED

4. NOTICE OF MOTION

The following Notice of Motion was introduced by Councillor Paul Harris and Councillor Lynne Mulder regarding the Aquatic Centre:

Whereas Red Deerians have envisioned and have been working together for decades to become a destination for sports tourism in Alberta and Western Canada, and

Whereas throughout the past number of years Red Deer City Council and administration has heard repeatedly from the community the desire for an aquatics centre with a 50 meter pool that would allow Red Deer to host national and international competitions, and

Whereas 80 percent of Albertans live within two hours travel by vehicle from Red Deer which affords us an ideal host location, and

Whereas the population of Red Deer is increasing by 3% a year and will have 120,000 residents by 2019, and nearly 150,000 by 2027 (the earliest year a centre could be completed with our current plan), and

Whereas the economic benefit for Red Deer and the region of a facility that allows Central Alberta to host national and international competitions will have a substantial influence on the hospitality and tourism industries, as well as broaden our economic base, and

Whereas, the envisioned aquatics centre adds to the revitalization and enhancement of Rotary Park and the downtown, and

Whereas the facility will provide recreational opportunities for seniors, youth, and



families and deepens the quality of life in Red Deer, and

Whereas this facility would provide quality training facilities for future aquatic athletes, and

Whereas with the opportunity for the 2019 Canada Winter Games to help us attract local and regional sponsorship and grant funding through the provincial and federal governments has never been better, and

Whereas borrowing rates through the province have never been lower, and

Whereas Red Deer has a history of excellence, forward-looking leadership, and has a “can-do” attitude — citizens tell us to figure out how to make things happens, not to find reasons why things can’t be done,

Therefore be it resolved that the aquatics centre which has been in the capital plan for many years be moved into the 10 year plan with the preferred completion date for use in the 2019 Canada Winter Games.

Be it further resolved that administration and council develop and undertake an engagement process about the Aquatic Centre with the community which explores both the benefits and issues — social and economic, and

Be it further resolved that The City of Red Deer create an ad hoc committee consisting of members of the Aquatics Centre, the general public, as well as other orders government, to further develop the project as envisioned by Central Alberta Aquatic Centre and to explore grants, major sponsorships, and fundraising strategies, and

Be it further resolved that the council of The City of Red Deer develop a strategy and plan for the establishment of a community capital fund to assist with further social infrastructure needs.

Following the introduction of the Notice of Motion, the motion as set out below was introduced and passed:



Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer hereby agrees to consider the Notice of Motion as submitted by Councillor Paul Harris and Councillor Lynne Mulder at the Monday, November 18, 2013 Council Meeting regarding the Aquatic Centre during the Tuesday, November 26, 2013 Capital Budget Meeting.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

MOTION CARRIED

5. BYLAWS

5.1. Proposed Land Use Bylaw Amendment for 3702 50 Avenue: To Add a Site Exception Land Use Bylaw Amendment 3357/N-2013

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

FIRST READING: That Bylaw 3357/N-2013 (Land Use Bylaw Amendment for the addition of a site exception to permit specific commercial uses to operate within the existing structure of the building while maintaining the current R2 Residential (Medium Density) zoning at 3702 – 50 Avenue) be read a first time

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

MOTION CARRIED



6. REPORTS - Continued

6.1. Canyon Ski Resort Guide Signs

Moved by Councillor Paul Harris, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the report from the Engineering Services Department, dated November 12, 2013, re: Canyon Ski Resort Guide Signs, hereby directs that existing sign 'A' located on eastbound 55 Street west of Range Road 270 (10 Avenue) be removed and replaced temporarily with a guide sign to Alberta Transportation Standards, subject to an agreement satisfactory to the City Solicitor, being entered into with Canyon Ski Resort.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

MOTION CARRIED

Council recessed at 3:55 p.m. and reconvened at 4:17 p.m.

6.2 Riverview Park - Lot Servicing Options

Moved by Councillor Ken Johnston, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer, having considered the report from the Engineering Services Department, dated November 12, 2013, re: Riverview Park – Lot Servicing Options, hereby:

1. Directs Administration to prepare a Utility Bylaw amendment that recovers the service costs treating Riverview Park as one service area; and
2. Confirms the Director's authority to approve connections on a case by case basis in accordance with the Utility Bylaw.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston,



Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

MOTION CARRIED

Councillor Buchanan left the meeting at 4:33 p.m.

Council recessed at 4:33 p.m. and reconvened at 6:00 p.m.

7. PUBLIC HEARINGS

7.1. Land Use Bylaw Amendment 3357/Y-2013 Rezoning of Phases 2 & 3 in Queens Business Park (N 1/2 Sec 36)

Mayor Tara Veer declared open the Public Hearing for Land Use Bylaw Amendment 3357/Y-2013, rezoning of Phases 2 and 3 in Queens Business Park (N ½ Sec 36). As no one was present to speak for or against the Land Use Bylaw Amendment, Mayor Tara Veer declared the Public Hearing closed.

Moved by Councillor Lynne Mulder, seconded by Councillor Tanya Handley

SECOND READING: That Bylaw 3357/Y-2013 (Land Use Bylaw Amendment to Rezone Phases 2 & 3 in Queens Business Park - N ½ Sec 36) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Tanya Handley



THIRD READING: That Bylaw 3357/Y-2013 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

8. ADJOURNMENT

Moved by Councillor Lawrence Lee, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, November 18, 2013 Regular Meeting of Red Deer City Council at 6:07 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

MAYOR

CITY CLERK

City Council Update Red Deer Airport

RJ Steenstra, Chief Executive Officer
Red Deer Airport Authority



red deer airport

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The Airport is an important catalyst for economic growth in the community and has adopted a growing role working as a partner with local agencies in encouraging investment in the community



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Stor(ies) of the Year

- Securing Air Canada with connections to national & international destinations for Central Alberta
- Regaining security screening services by the Canadian Air Transport Security Association (CATSA).
- New non-stop scheduled services to Central Alberta through Northwestern Air direct to Kelowna and Fort McMurray.

With the scheduled service 6 days per week to Kelowna, 5 days per week to Fort McMurray and 3 times daily to Calgary, the airport's 2014 scheduled passenger numbers are projected to reach between 35,000 passengers or 280% increase

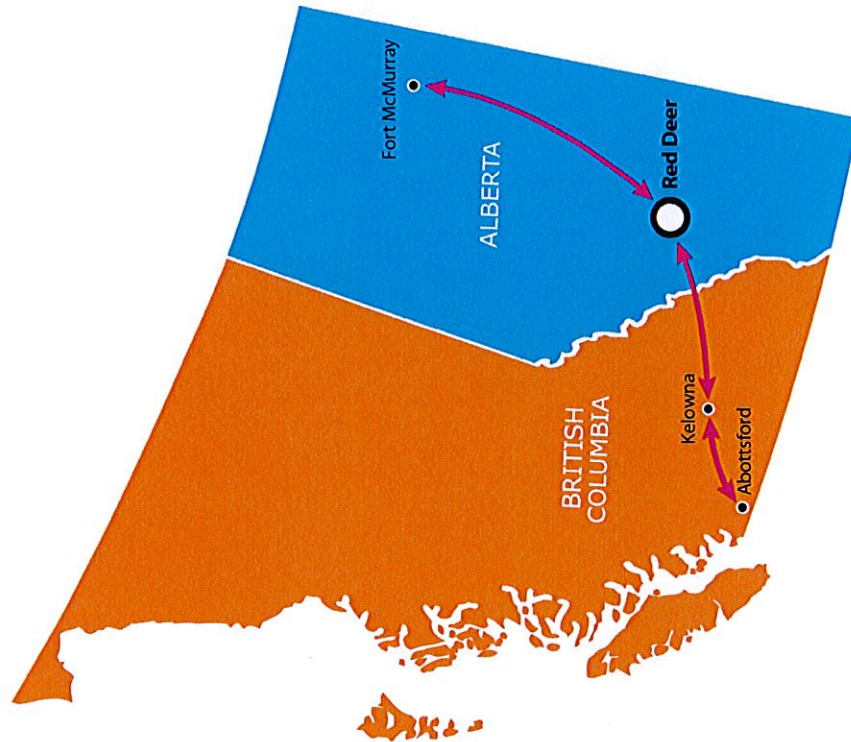
2013 year end 513% increase in scheduled passenger traffic over 2012



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NW/AL - Successes



Northwestern Air

- Launched Abbotsford Service with Kelowna connection – March
- Increased frequency on Kelowna/Abbotsford - 6 days per week / 3 days per week
- Increased frequency on Fort McMurray – 5 days per week
- NWAL to have three aircraft based at Red Deer by year end
- Three flight crews, 2 Customer service agents and a Mechanic now residing in Red Deer – **9 Jobs Created**
- Airline views Red Deer “mini hub as key to their future growth and success



red deer airport

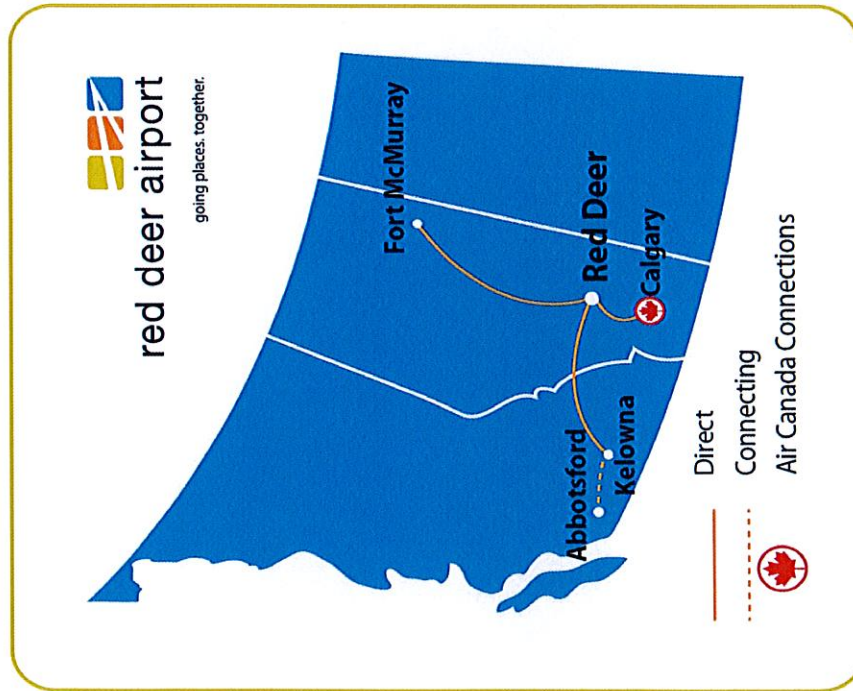
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Air Canada - Successes



AIR CANADA

- Launched Service from Red Deer with one stop connections to anywhere in the world
- 3 times per day / 7 days a week
- Crew overnights in Red Deer = 2 room nights
- 10 jobs created
- An important piece of Air Canada overarching Western Canada service strategy



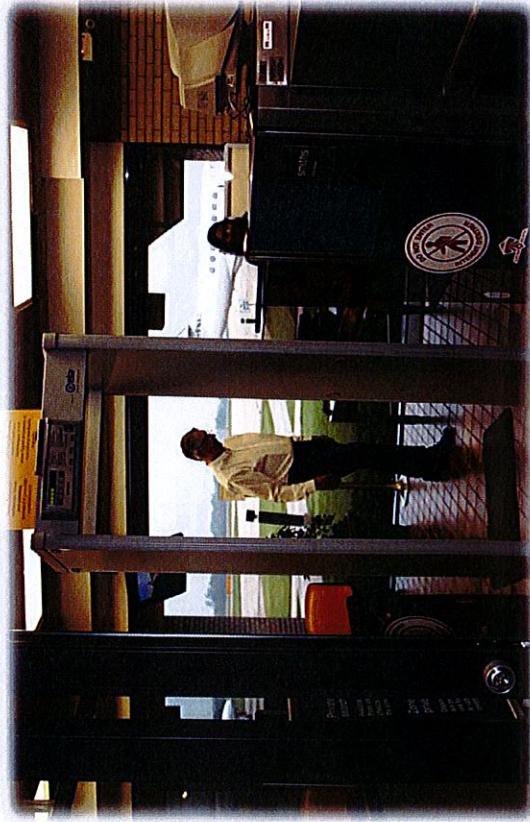
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Security



- Passenger screening returned to Red Deer Airport
- RDRA back in national transportation value chain
- 4 Jobs Created
- Leasing office at the airport = non aeronautical revenue
- Seamless passengers experience



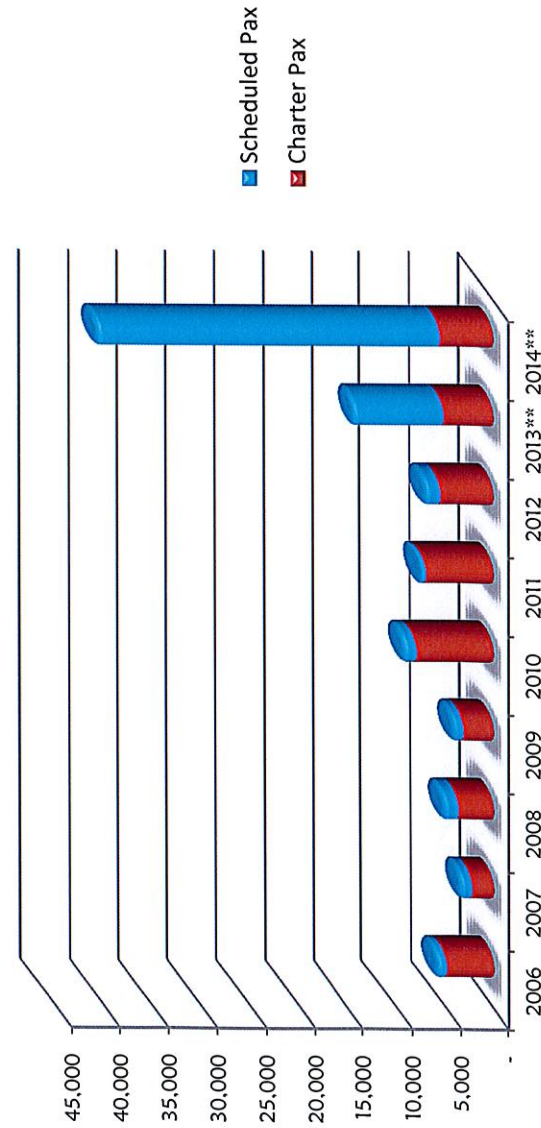
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Passengers

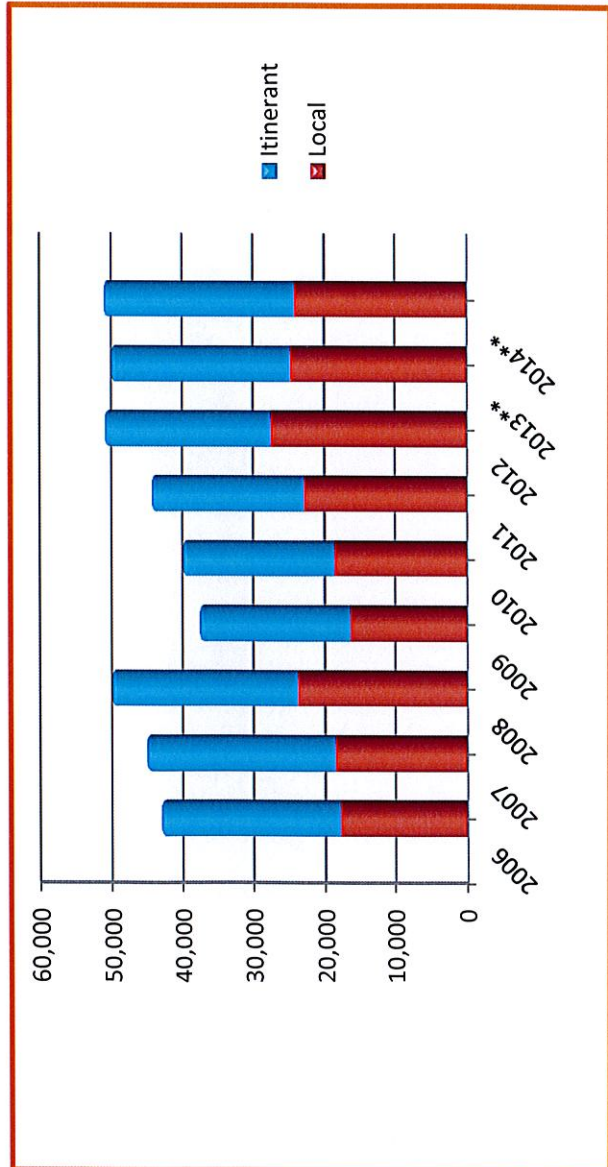
YEAR	SCHEDULED PASSENGERS	% CHANGE	CHARTER PASSENGERS	% CHANGE
2006	869	0%	4,957	0%
2007	1,145	32%	2,258	-54%
2008	1,439	26%	3,676	63%
2009	1,000	-31%	3,130	-15%
2010	1,199	20%	7,887	152%
2011	432	-64%	6,955	-12%
2012	1,468	240%	5,453	-22%
2013**	11,000	513%	5,100	-6%
2014**	35,000	289%	5,500	8%

SCHEDULED AND CHARTER PASSENGERS 2006 - 2014



Aircraft Movements

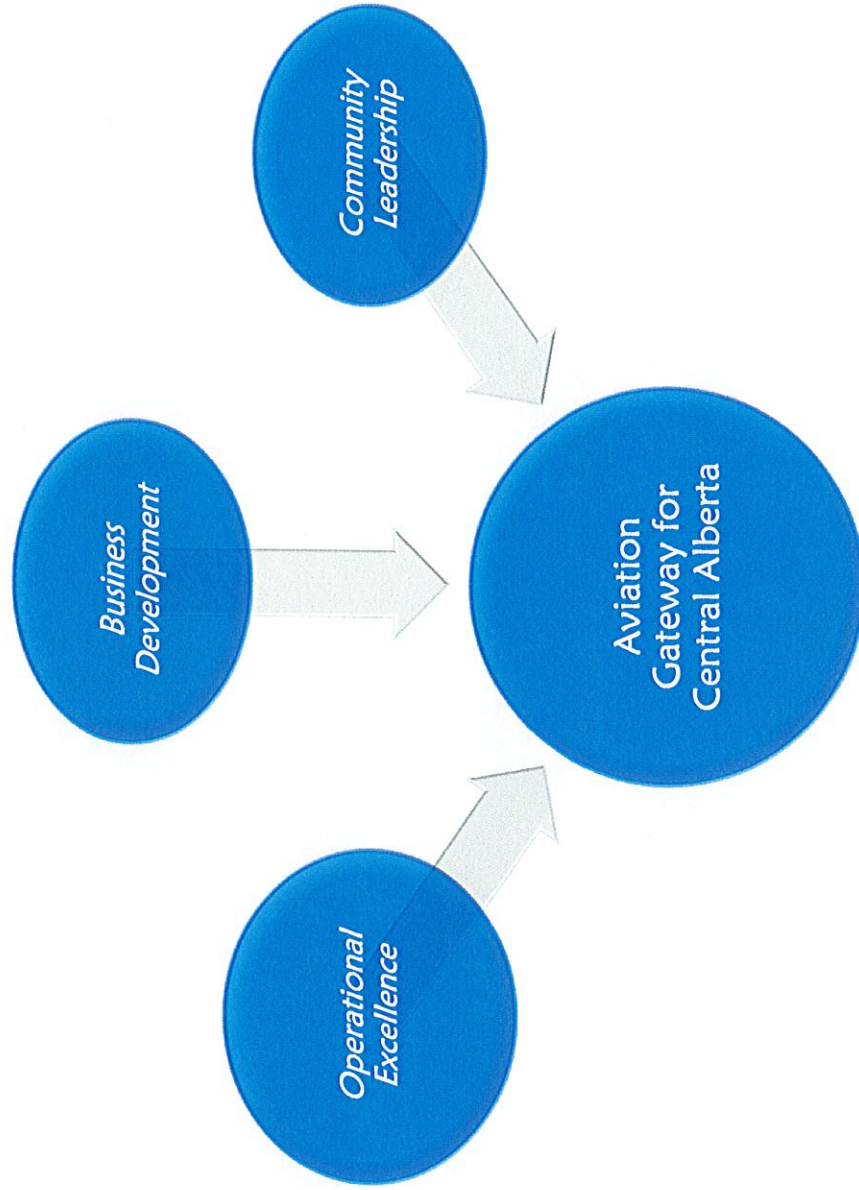
YEAR	Local Movements	% CHANGE	Itinerant Movements	% CHANGE
2006	17,884	0%	25,069	0%
2007	18,610	4%	26,337	5%
2008	23,839	28%	26,092	-1%
2009	16,409	-31%	21,037	-19%
2010	18,674	14%	21,215	1%
2011	22,910	23%	21,274	0%
2012	27,546	20%	23,338	10%
2013**	24,794	-10%	25,206	8%
2014**	24,206	-2%	26,794	6%



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2014 - Strategic Direction

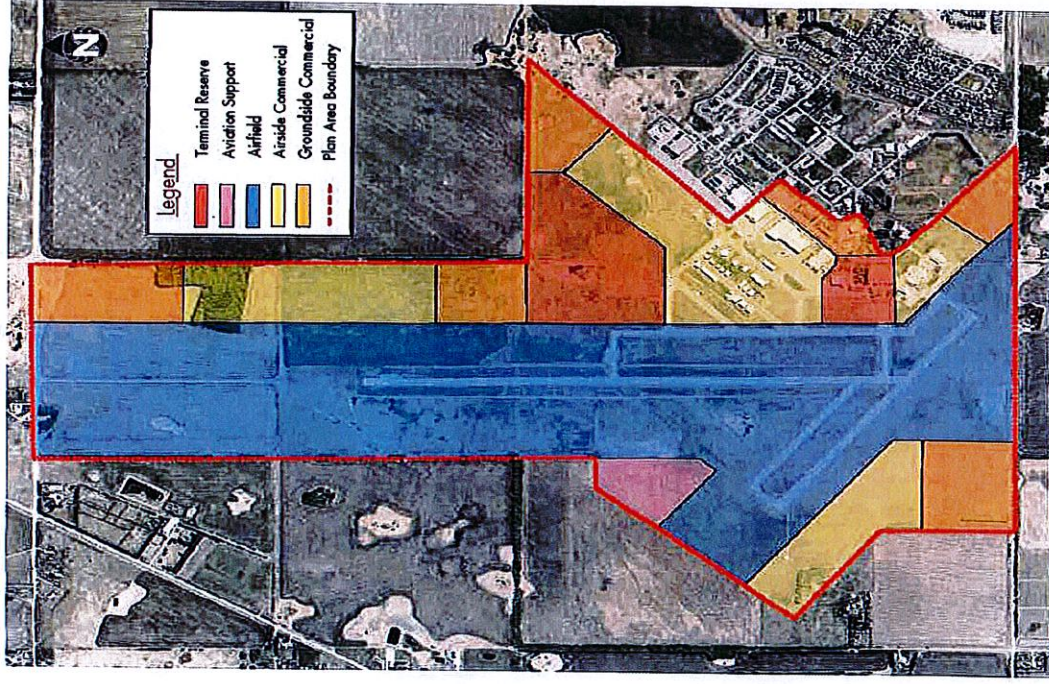


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Area Structure Plan

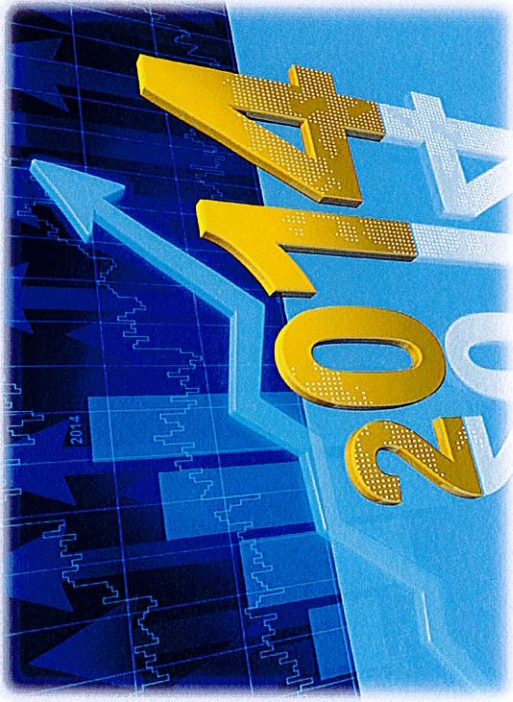
- Adopted into Bylaw
- Sets stage for future growth of non aero nautical revenues
- The airport is experiencing a steady interest in land development for both aviation and non-aviation related purposes.
- Existing tenants community, locations for future growth are already being requested.
- To take advantage of this increasing interest in Airport Lands, it is recommended that the Airport seek to develop the South field.



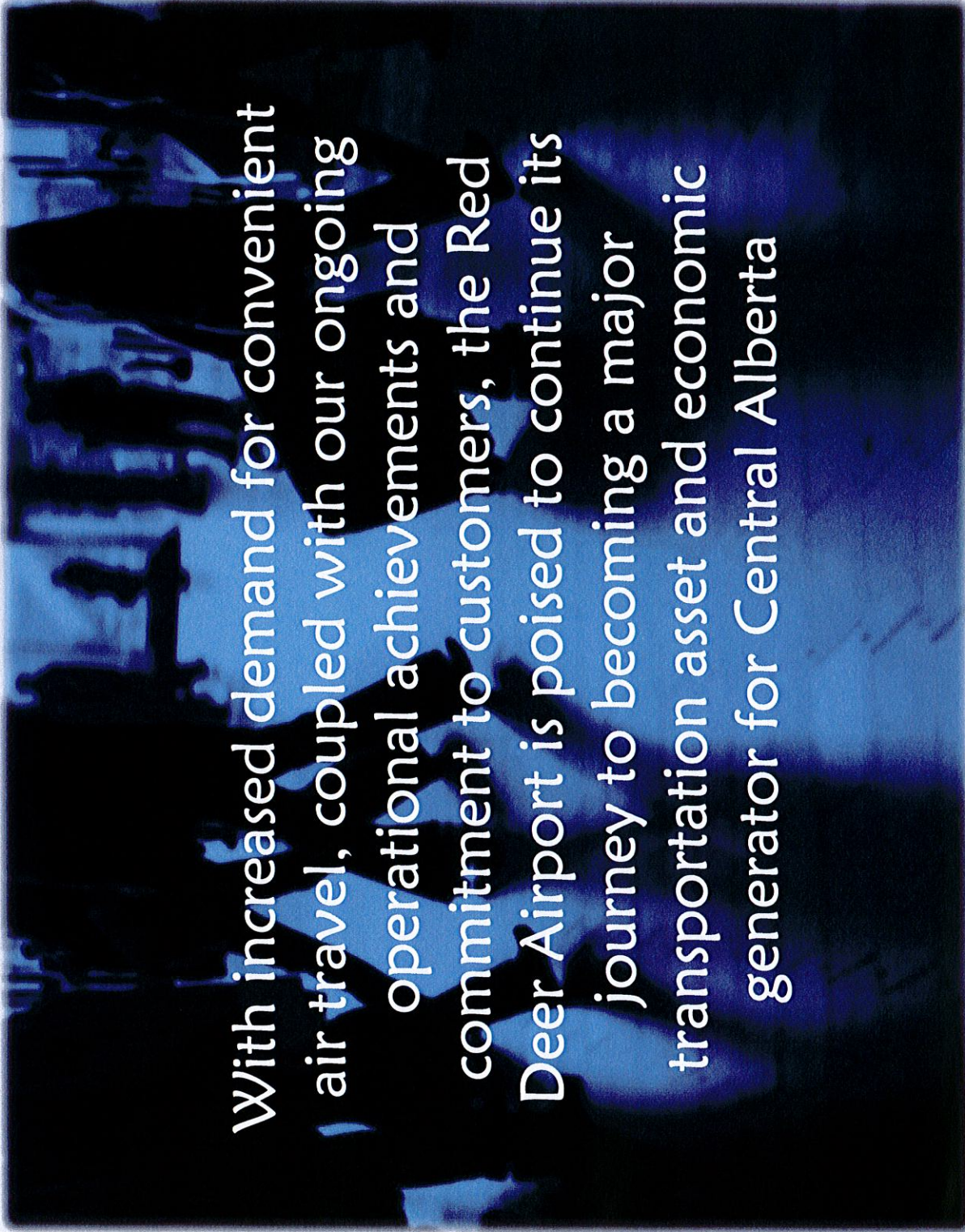
RED DEER REGIONAL AIRPORT AREA STRUCTURE PLAN

Figure 7.0 - Conceptual Future Land Use

Year Ahead



- Focus on Community Engagement & Awareness
- Master Plan Project - sets stage for next 30 years
- Capitalizing on Opportunities Ahead for Land Development = Jobs
- Continue to work with Airline partners to ensure their success

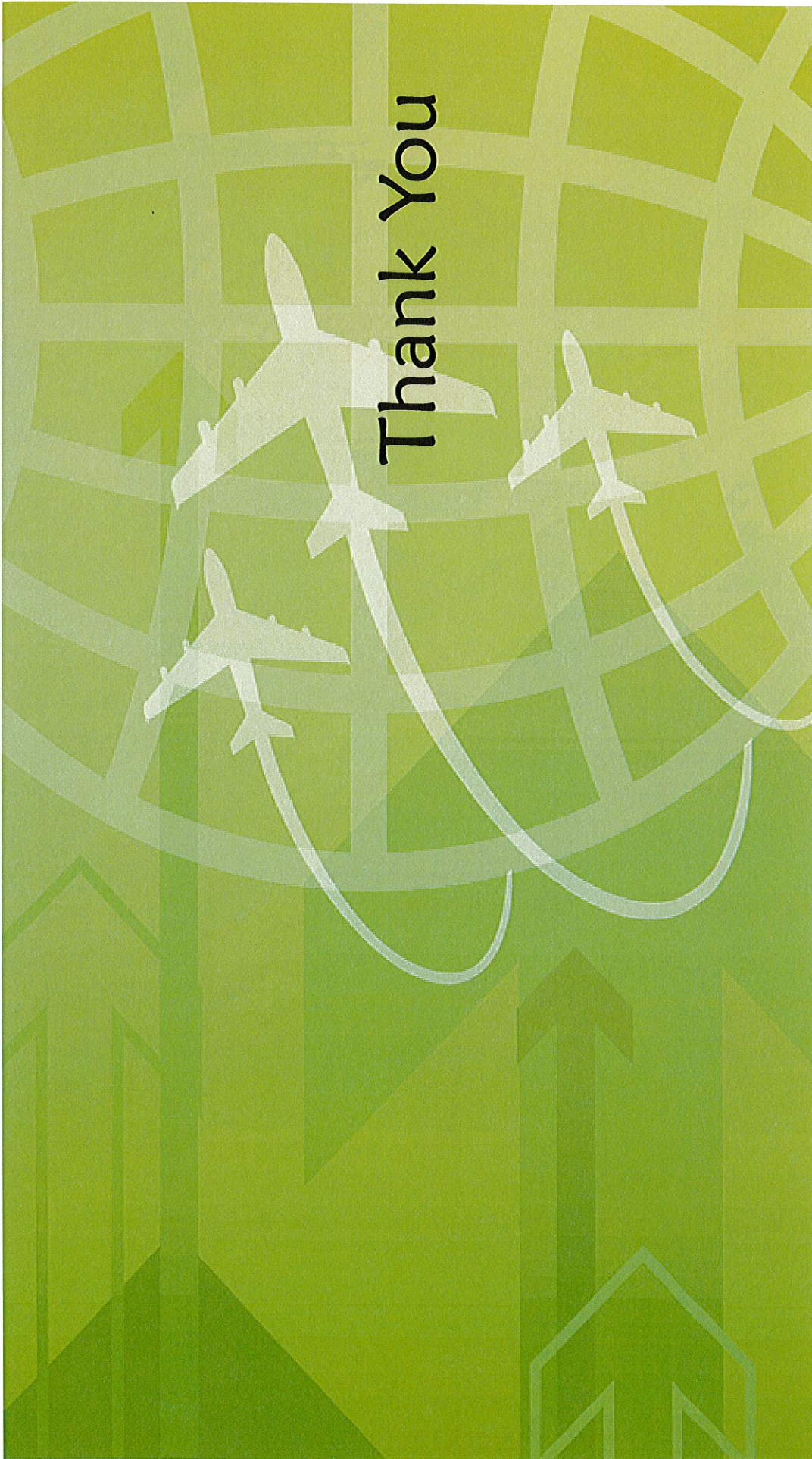


With increased demand for convenient air travel, coupled with our ongoing operational achievements and commitment to customers, the Red Deer Airport is poised to continue its journey to becoming a major transportation asset and economic generator for Central Alberta



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November 20, 2013

Ratification of Red Deer Downtown Business Association Board of Director Appointments

Legislative Services

Report Summary & Recommendation:

The Red Deer Downtown Business Association requests Council's ratification of new members of the Red Deer Downtown Business Association Board of Directors.

City Manager Comments:

I support Council's ratification of the new members of the Red Deer Downtown Business Association Board of Directors as outlined in the attached letter and email.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of the City of Red Deer, having considered the report from Legislative Services Department, dated November 14, 2013, re: Ratification of Red Deer Downtown Business Association Board of Director Appointments, hereby ratifies the appointment of the following members of the Red Deer Downtown Business Association Board of Directors as follows:

1. For a term January 1, 2014 to December 31, 2016:

Kevin Traptow – Traptow's Cool Beans Bus
Julie Olver – MNP
Andrew Luft – Johnston, Ming and Manning
Krystal Kromm – City Motion Fitness

2. For a term January 1, 2014 to December 31, 2015:

Brandon Bouchard – Resident of Downtown



Report Details

Background:

Section 6 (1) of the Downtown Business Revitalization Zone Bylaw 2827/83 states that the Board of Directors of the Red Deer Downtown Business Association may consist of up to eleven (11) members, who shall be appointed by resolution of Council. The members consist of One (1) member of Council; and up to Ten (10) members who have been nominated by one or more taxpayers.

The Red Deer Downtown Business Association has submitted a letter and email, copies attached, requesting Council's ratification of four new members of the Board of Directors of the Red Deer Downtown Business Association for a term January 1, 2014 to December 31, 2016 and one new member for a term January 1, 2014 to December 31, 2015.

Christine Kenzie
Legislative and Governance Services
The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4



14 November 2013

Dear Christine Kenzie

The Downtown Business Association pleased to announce the voting results of its 2014 Board of Directors election. We respectfully submit the following new members for appointment by City Council for the term January 1, 2014 to December 31, 2016.

Kevin Traptow – Traptow's Cool Beans Bus

Julie Oliver - MNP

Andrew Luft – Johnston, Ming and Manning

Krystal Kromm – City Motion Fitness

The Executive will be appointed by the Board of Directors at the first meeting in January. We will provide you with an updated contact list of the Board of Directors and Executive at that time.

If you require any further information, please feel free to give me a call or email amanda@downtownreddeer.com.

Warm regards

A handwritten signature in blue ink, appearing to read "Amanda Gould".

Amanda Gould
Executive Director



Christine Kenzie

Subject: FW: New DBA Board members -

From: Amanda Gould [<mailto:amanda@downtownreddeer.com>]

Sent: November 20, 2013 10:51 AM

To: Christine Kenzie

Subject: Re: New DBA Board members -

Hi Christine

I am on vacation this week with no access to my computer files but I have another name to be submitted to council to serve on the DBA Board.

I am respectfully requesting in my absence from the office that the following person is officially submitted for approval to serve for a two year period, starting Jan 2014.

Brandon Bouchard

He is a downtown resident and does not represent a downtown business. Our bylaw permits one such person on the board.

He was not submitted initially as our nomination process was initially for four people to cover the term ends for a 3 year period.

It seemed prudent to have any additional members replacing resignations, serve a two year term to prevent having a large board turnover again all in one year. This required the DBA chair to have a conversation with him to confirm the term period, which was accepted.

If you need any other info, let me know.

Thanks so much Christine

Amanda Gould



Council Decision – December 2, 2013

DATE: December 5, 2013
TO: Jackie Kurylo, Deputy City Clerk
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Ratification of Red Deer Downtown Business Association Board of Director Appointments

Reference:

Engineering Services, dated November 30, 2013

Resolution:

The following resolution was passed at the Monday, December 2, 2013 Regular Red Deer City Council meeting:

Resolved that Council of The City of Red Deer, having considered the report from the Legislative Services Department, dated November 14, 2013, re: Ratification of Red Deer Downtown Business Association Board of Director Appointments, hereby ratifies the appointment of the following members of the Red Deer Downtown Business Association Board of Directors as follows:

1. For a term January 1, 2014 to December 31, 2016:

Kevin Traptow – Traptow's Cool Beans Bus
Julie Oliver - MNP
Andrew Luft – Johnston, Ming and Manning
Krystal Kromm – City Motion Fitness

2. For a term January 1, 2014 to December 31, 2015:

Brandon Bouchard – Resident of Downtown

Report back to Council: No

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

Frieda McDougall
Manager

c: Director of Corporate Services

LEGISLATIVE SERVICES

December 5, 2013

Ms. Amanda Gould, Executive Director
1, 5000-51 Avenue
Red Deer, AB T4N 4H5

Dear Amanda:

Re: Council Decision – December 2, 2013
Ratification of Red Deer Downtown Business Association
Board of Director Appointments

The following resolution was passed during the Regular Council meeting held on Monday, December 2, 2013:

Resolved that Council of The City of Red Deer, having considered the report from the Legislative Services Department, dated November 14, 2013, re: Ratification of Red Deer Downtown Business Association Board of Director Appointments, hereby ratifies the appointment of the following members of the Red Deer Downtown Business Association Board of Directors as follows:

1. For a term January 1, 2014 to December 31, 2016:

Kevin Traptow – Traptow's Cool Beans Bus
Julie Oliver - MNP
Andrew Luft – Johnston, Ming and Manning
Krystal Kromm – City Motion Fitness

2. For a term January 1, 2014 to December 31, 2015:

Brandon Bouchard – Resident of Downtown

Council Decision Letter – December 5, 2013
Ratification of Red Deer Downtown Business Association
Board of Directors
Page 2

We trust you will be contacting the above mentioned appointees to advise of this appointment and to provide them with your meeting schedule.

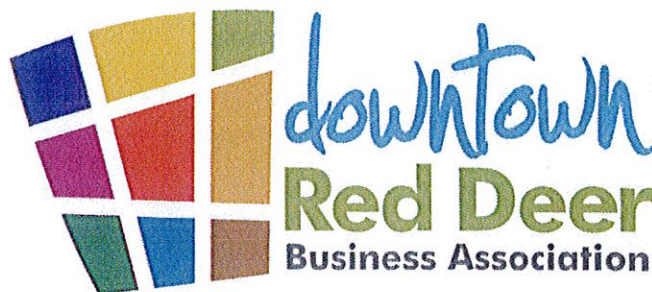
If you require any further information, please feel free to contact me at 403.342.8132.

Sincerely,



Frieda McDougall
Manager

Christine Kenzie
Legislative and Governance Services
The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4



14 November 2013

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Andrew Luft – Johnston, Ming and Manning

Krystal Kromm – City Motion Fitness

The Executive will be appointed by the Board of Directors at the first meeting in January. We will provide you with an updated contact list of the Board of Directors and Executive at that time.

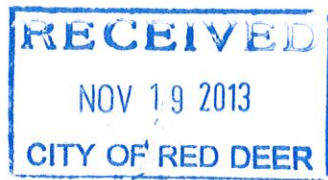
If you require any further information, please feel free to give me a call or email amanda@downtownreddeer.com.

Warm regards

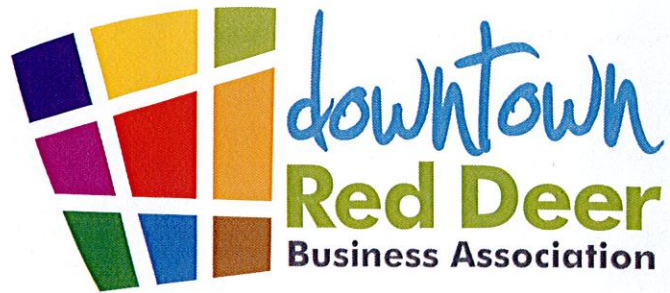
A handwritten signature in blue ink, appearing to read "Amanda Gould".

Amanda Gould
Executive Director





Christine Kenzie
Legislative and Governance Services
The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4



14 November 2013

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Warm regards

Amanda Gould
Executive Director





Financial Services

November 15, 2013

Short Term Borrowing Bylaw No. 3506/2013

Financial Services

Report Summary & Recommendation:

The Short Term Borrowing Bylaw allows for borrowing to be done via a bank overdraft when actual cash flows do not occur as estimated.

That City Council:

1. Consider 1st reading of the Short Term Borrowing Bylaw No. 3506/2013.
2. Consider 2nd and 3rd readings of the Short Term Borrowing Bylaw No. 3506/2013 at the December 16, 2013 Council Meeting.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Short Term Borrowing Bylaw 3506/2013. The bylaw would then come back for consideration of second and third reading at the Monday, December 16, 2013 Council Meeting.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Short Term Borrowing Bylaw 3506/2013.



Financial Services
Report Details

Background:

The Municipal Government Act (MGA), Section 251 Borrowing Bylaw states that, “a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.” It also outlines the requirements for the bylaw.

The MGA Section 256 Operating Expenditures also states that, “a borrowing bylaw that authorizes the borrowing does not have to be advertised if the term of the borrowing does not exceed 3 years.”

Council has traditionally approved a short term borrowing bylaw covering three year periods roughly coinciding with the term of the Council. The bylaw covering the fiscal years 2011-2013 inclusive was passed in the amount of \$25 million (Bylaw 3458/2010).

Discussion:

The City generally tries to maximize its investment earnings by estimating cash flows and investing excess funds. Occasionally, the actual cash flows differ from the estimated cash flows to the point where The City's bank account is in an overdraft position. This overdraft is a short term borrowing from the bank requiring a short term borrowing bylaw to be in place.

In the fiscal years 2011 – 2013 inclusive, The City has not used this borrowing capability.

If the short term borrowing bylaw timeframe was increased to a four year period then it would be required to be advertised. Due to the time requirements for advertising, the new bylaw would not be able to be in place by January 1, 2014. Accordingly, this new bylaw will cover a one year term.

The maximum rate of interest has been set at Four (4) percent to allow for potential interest rate fluctuations during the year the bylaw will be in effect. The actual rate of interest is the bank's prime rate minus .25%. The prime rate fluctuates over time.

If the borrowing bylaw is not approved, then we will be extremely conservative in estimating our cash flows and investment timeframes which will result in reduced interest revenues for The City.

BYLAW NO. 3506/2013

Being a bylaw to authorize the borrowing of funds for short term operating purposes until taxes are collected.

Background

- A Council of The City of Red Deer deems it necessary to borrow up to the sum of **Twenty-Five Million Dollars** (\$25,000,000.00) from time to time to meet its current year operating expenditures and obligations until such time as the taxes to be levied can be collected.
- B Section 256 of the Municipal Government Act, RSA 2000, Ch. M-26 permits a municipality to borrow funds for the purpose of financing operating expenditures, provided that the amount of such borrowing, together with the unpaid principle of other borrowings made for the purpose of financing operating expenditures, does not exceed the amount that the municipality estimates will be raised in taxes in the year of the borrowing.
- C The amount of the taxes estimated to be levied by The City for the year 2014 is in excess of **Ninety Million Dollars** (\$90,000,000.00) in this year and, therefore; the amount of the proposed temporary borrowing will not exceed the amount of the taxes estimated to be levied.
- D The proposed borrowing will not cause The City to exceed its debt limit.

NOW THEREFORE the Council of The City of Red Deer enacts as follows:

1. This Bylaw may be known as the "Short Term Borrowing Bylaw".
2. The City Manager is authorized to borrow, from time to time, a sum or sums not exceeding **Twenty-Five Million Dollars** (\$25,000,000.00) in the year 2014 which

2

Bylaw No. 3506/2013

borrowing the Council deems necessary to meet the operating expenditures and obligations of The City for those years until such time as taxes can be collected.

3. The borrowing may be made from the Bank of Montreal or such other lender as the City Manager may from time to time determine.
4. Amounts borrowed shall be repaid in full as soon as possible.
5. The maximum interest rate for any borrowing under this bylaw shall not exceed four (4) percent per annum. If a borrowing is made at a floating rate and the rate exceeds four (4) percent per annum, the loan shall thereupon be repaid immediately.
6. The borrowings authorized by this Bylaw shall be repaid from general tax revenue.
7. This bylaw shall come into effect as of January 1, 2014 and Bylaw 3458/2010 is repealed effective December 31, 2013.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2013.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2013.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2013.
AND SIGNED BY THE MAYOR AND CLERK this	day of	2013.

MAYOR

CITY CLERK



Council Decision – December 2, 2013

DATE: December 5, 2013
TO: Dean Krejci, Financial Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Short Term Borrowing Bylaw No 3506/2013

Reference Report:

Financial Services, dated November 15, 2013

Bylaw Reading:

At the Monday, December 2, 2013 Regular Council meeting, Council gave first reading to Short Term Borrowing Bylaw No. 3506/2013 (a bylaw to borrow funds for short term operating purposes).

Report back to Council: Yes

Comments/Further Action:

This bylaw will be presented for Council's consideration of 2nd and 3rd reading at the Monday, December 16, 2013 Council Meeting.

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

Frieda McDougall
Manager

c: Director of Corporate Services
Corporate Meeting Coordinator



November 18, 2013

Proposed Rezoning for 7429-49 Avenue – To Allow a Security Suite

Land Use Bylaw Amendment 3357/EE-2013

Planning Department

Report Summary & Recommendation:

It is recommended that City Council approve a rezoning application to add a 'Security Suite' as a discretionary use within the existing II Industrial (Business Service) District at Bay II, 7429-49 Avenue.

The amendment will facilitate an on-site suite which would be used for security and surveillance purposes.

Planning administration recommends Council support first reading of Land Use Bylaw 3357/EE-2013.

Planning administration also recommends that administration consider the broader inclusion of security suites in the LUB and bring a report for Council's consideration in 2014.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/EE-2013, approval of a rezoning application to add a 'security suite' as a discretionary use at 7429 – 49 Avenue. A Public Hearing would then be scheduled to be held on Monday, January 20, 2014 at 6:00 p.m. during Council's Regular Meeting.

Consideration of the broader inclusion of security suites in all II (Light Industrial) areas will be considered by administration in conjunction with the Riverside Light Zoning Study and other planning priorities.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Land Use Bylaw Amendment 3357/EE-2013.

Resolved that Council of The City of Red Deer having considered the report from the Planning Department, dated November 18, 2013, re: Proposed Rezoning for 7429 – 49



Avenue to allow a Security Suite, Land Use Bylaw Amendment 3357/EE-2013, hereby directs administration to consider the broader inclusion of security suites in all II (Light Industrial) areas and bring back a report for Council's consideration in 2014.

Report Details

Background:

An application was received to allow a security suite at Bay 11, 7429-49 Avenue. The business, Stirling Auto provides automotive repair and often stores customer vehicles and parts outdoors. The property is located in the Pines Industrial area as indicated in Figure 1: Site Location. It is currently zoned II – Industrial (Business Service). The II District allows for the operation of businesses that do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. Surrounding land uses are shown in Figure 2: Surrounding Land Uses.

The applicant is proposing a security suite to provide living accommodations for personnel providing surveillance and/or security on the site. The applicant states that within recent months there has been an increase of break-ins and criminal activity in the surrounding area, therefore the applicant is concerned over the safety of customer's vehicles while stored outside as well as parts and used materials stored outside. The suite itself would not be the primary use of the property, but will complement the primary use of an auto repair shop. The site currently contains two separate bay buildings and a large storage shop. Site photos are attached as Figure 3: Site Photos.

There is no area structure or redevelopment plan covering the subject property.

Discussion:

Approval of security suites is not new to the Land Use Bylaw. In the past, site specific Land Use Bylaw amendments were approved by Council for security suites.

The security suite will be used to provide on-site security of customer's vehicles and property located in the rear yard. The suite will be limited to one adult employee or owner whose primary responsibility is to provide surveillance and/or security to the site, only one sleeping area will be permitted. The amendment is written to include these restrictions.

The Municipal Development Plan supports industrial development and other land uses in close proximity as long as minimum separation distances are maintained (Policy 13.4). Under the Alberta Building Code residential occupancy in industrial areas may be permitted subject to the type of industry located within the building and the building construction itself. Any specifics dealing with the Alberta Building Code will be dealt with at the time of development permit and occupancy permit applications. In terms of appearance, the security suite will be completely undetectable from outside traffic.



No comments were received within 100 metres of the current site exception application. Landowners within 100 metres of the site will be circulated to again prior to the public hearing.

Analysis:

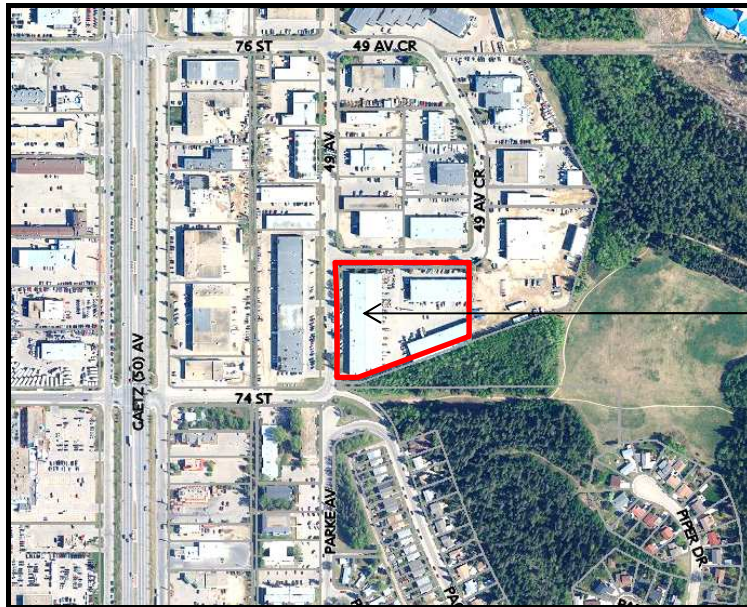
Planning administration supports the proposed amendment for the following reasons:

1. It is supported by policies in the Municipal Development Plan.
2. It will be compatible with existing onsite and adjacent land uses.
3. No objections were raised by City administration.

There have been several inquiries over the last year in regards to security suites in industrial areas. Planning administration is recommending that administration consider the broader inclusion of security suites in the LUB and bring a report for Council's consideration in 2014.

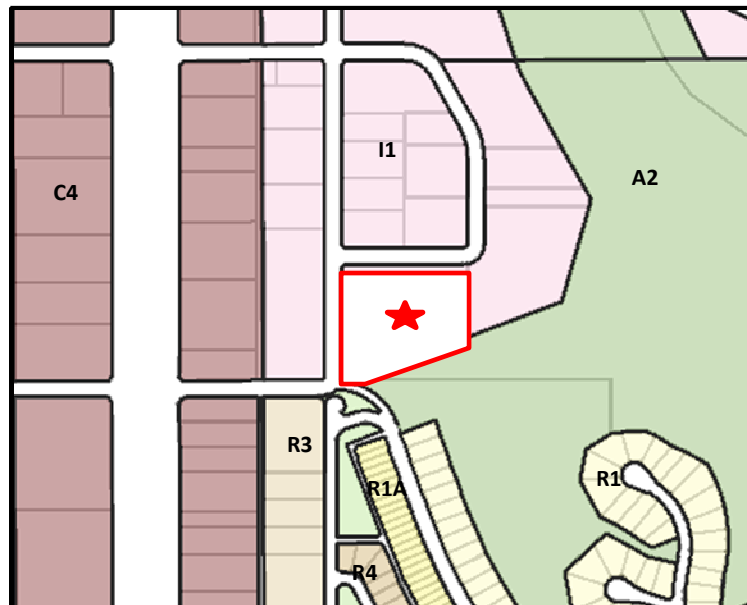


Figure 1: Site Location



Site Location: 7429 74 Avenue,
Lot UNT 29, Block CDE, Plan 762
1172

Figure 2: Surrounding Land Uses



Lengend:

- ★ Subject site
- C4 Commercial (Major Arterial)
- I1 Industrial (Business Service)
- A2 Environmental Preservation
- R1 Residential (Low Density)
- R1A Residential (Semi-Detached Dwelling)
- R3 Residential (Multiple Family)
- R4 Residential (Relocatable Dwelling Unit)



Figure 3: Site Photos

Front of building along 49 Avenue



Rear of building



BYLAW NO. 3357/EE-2013

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

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

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

- 1 The following new subsection is added to Section 8.22, 1 (e):
 - (vi) Security Suite on Lot UNT 29, Block CDE, Plan 762 1172 (7429 49 Avenue) subject to the following:
 - (1) The security suite:
 - (a) shall be located within the principal building on the site;
 - (b) shall not be occupied by more than one (1) person dwelling in the suite;
 - (c) shall be occupied by the owner or his employee whose primary responsibility is to provide surveillance, maintenance and/or security for the site; and
 - (d) shall not contain more than one sleeping area
 - (2) In addition to the number of parking stalls required for the principal use under Part 3 and 4 of this Bylaw, one additional parking space shall be designated for the security suite.
 - (3) Development permits issued for security suites cease to be valid if the principal use on the site ceases or is removed.
- 2 The "Land Use District Map M19" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 27-2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2014.

READ A THIRD TIME IN OPEN COUNCIL this day of 2014.

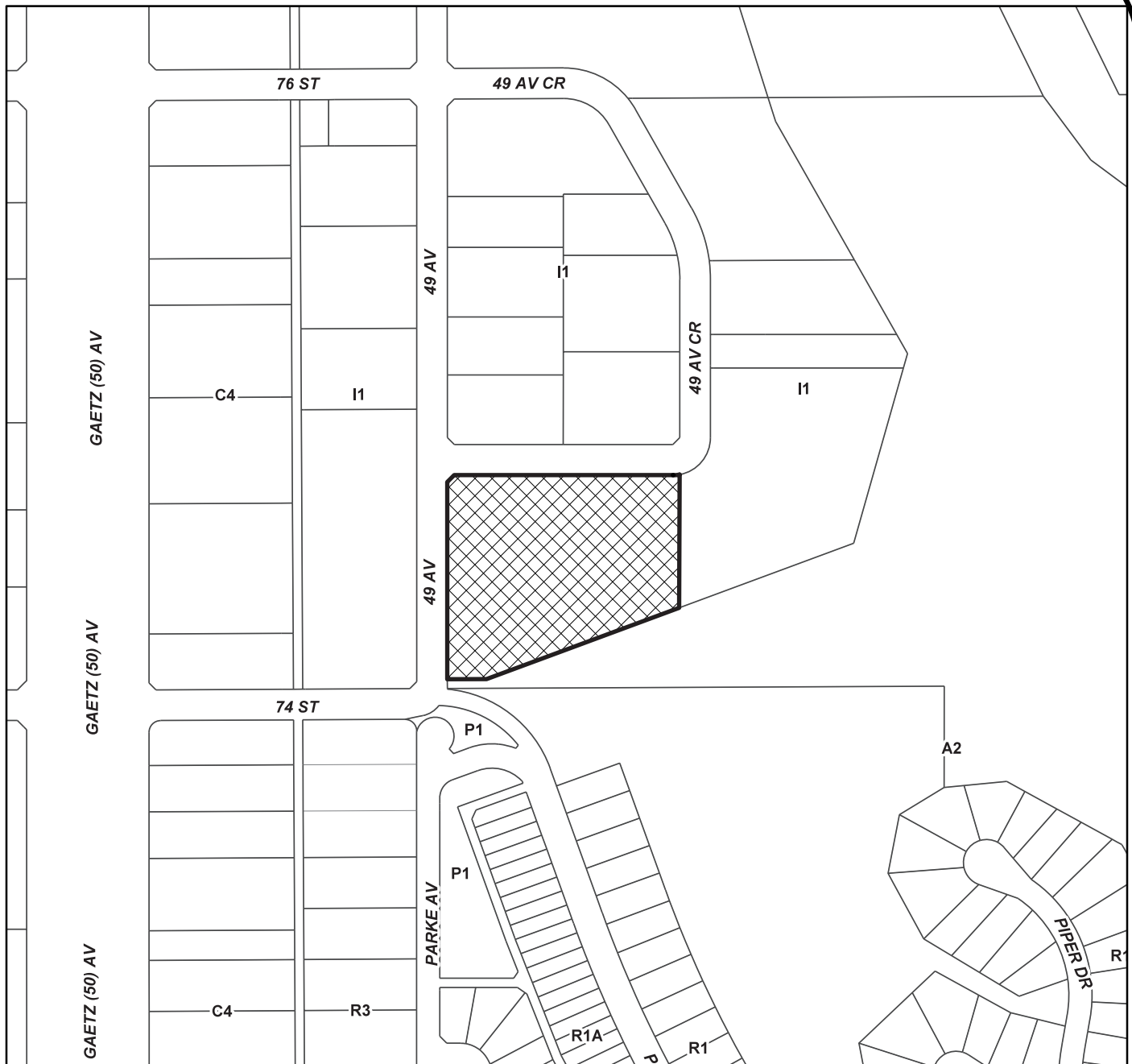
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2014.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:



I1 to I1 (e) (vi)

Affected District:

I1 - Industrial (Business Service) District

Proposed Amendment

Map: **27 / 2013**

Bylaw: **3357 / EE-2013**

Date: **Nov. 12, 2013**



Council Decision – December 2, 2013

DATE: December 5, 2013
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/EE-2013 – Proposed Rezoning for 7429-48 Avenue – to Allow a Security Suite

Reference:

Planning Department, dated November 18, 2013

Bylaw Reading:

At the Monday, December 2, 2013 Regular Council meeting, Council gave first reading to Land Use Bylaw Amendment 3357/EE-2013 (an amendment to add an on-site suite to be used for security and surveillance purposes).

Resolution:

Resolved that Council of The City of Red Deer having considered the report from the Planning Department, dated November 18, 2013, re: Proposed Rezoning for 7429 – 49 Avenue to allow a Security Suite, Land Use Bylaw Amendment 3357/EE-2013, hereby directs administration to consider the broader inclusion of security suites in all II (Light Industrial) areas and bring back a report for Council's consideration in 2014.

Report back to Council: Yes

Comments/Further Action:

This office will advertise for a Public Hearing for Land Use Bylaw Amendment 3357/EE-2013 to be held on Monday, January 20 at 6:00 p.m. during Council's regular meeting.

Administration to prepare a report detailing broader inclusion of security suites in all II (Light Industrial) areas for Council's consideration in 2014.

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

Frieda McDougall
Manager

c: Director of Planning Services
Corporate Meeting Coordinator



November 18, 2013

Land Use Bylaw Amendment 3357/BB-2013

Addition of Six Overnight Shelter Beds at 5246 – 53 Avenue

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, November 4, 2013 Regular Council Meeting. A Supplementary Report from Administration regarding findings from a public consultation for property owners and businesses within a 100 m radius of the site, held the week of October 21 to November 8, 2013, is attached.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/BB-2013.

City Manager Comments:

Council's consideration of second and third reading for Land Use Bylaw Amendment 3357/BB-2013, an amendment to Direct Control District 19 to allow for a maximum 46 bed combined non-medical detoxification centre and overnight shelter located at 5246 – 53 Avenue, an increase of 6 beds from the current number, is requested.

Craig Curtis
City Manager

Background

At the Monday, November 4, 2013 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/BB-2013, an amendment to Direct Control District 19 to allow for a maximum 46 bed combined non-medical detoxification centre and overnight shelter located at 5246 – 53 Avenue, an increase of 6 beds from the current number without expanding the building.

In accordance with Section 606 of the *Municipal Government Act*, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on November 15 and November 22, 2013 with no comments being received. A Public Hearing will be held on Monday, December 2, 2013 at 6:00 P.M. during Council's regular meeting. Letters were sent to the owners of properties in the affected areas.



November 13, 2013

Supplementary Report on Addition of Six Overnight Shelter Beds at 5246 – 53 Avenue - Land Use Bylaw Amendment 3357/BB-2013

PLANNING DEPARTMENT

Report Summary & Recommendation:

The application, as set out in the Administrative Report of October 23, 2013, is to amend Direct Control District 19 of the Land Use Bylaw for 5246 – 53 Avenue to allow for a maximum 46 bed combined non-medical detoxification centre and overnight shelter. This is an increase of 6 beds from the current number without expanding the building. This Supplementary Report provides the findings from the public consultation from the week of October 21 to November 8, 2013 for property owners and businesses within a 100 m radius of the site.

Report Details

Background:

A summary of the amendment process is as follows:

- October 15, 2013 application is received to amend Direct Control District 19 of the Land Use Bylaw (LUB) for 5246 – 53 Avenue (see location map) to allow for a maximum 46 bed combined non-medical detoxification centre and overnight shelter received.
- October 21, 2013 Information on the application was hand delivered or mailed to all adjoining property owners and tenants within 100m (see Attachment B) of the application site. A City of Red Deer employee began contacting all of the land owners and tenants in the area to receive input and facilitate on-going discussions.
- October 23, 2013 Administrative Report submitted for Council agenda on proposed LUB amendment.
- October 31, 2013 Public Service Announcement with Q & A Backgrounder on application.
- November 4, 2013 first reading held on the proposed Land Use Bylaw amendment. Public Hearing set for December 2, 2013.

**Discussion:**

Comments were received from 18 out of 24 landowners and 16 out of 19 tenants or about 80 percent of these two groups within the 100m contact area. Of this total group: 15 were in support; 14 were neutral and 5 did not support services being provided at this location. The business owners and stakeholders appreciated the one-on-one approach used to inform them and seek their input.

Overall comments were: (in order of frequency stated)

- No issues with additional 6 beds, will not make a difference
- People loiter in area
- Support the application
- There is litter in the area
- Have found needles in the area
- Understand and know the service is needed
- There is crime in area, few break ins to buildings and cars, few reported vandalism
- No issues with how Safe Harbour Society operates their services
- Object to services being provided at current location
- Never know who is causing the problems with crime, litter, needles, loitering
- Concern at night, female staff

Attachment 'A' provides a record of all of the responses received during the face-to-face and phone conversations during the public participation process as well as one e-mailed submission.

Analysis:

Most respondents did not believe the additional six beds would have any impact on the neighbouring uses. Given the very high turn away rates of on average about 80 persons per month, the additional beds should be a positive attribute to the surrounding neighbourhood. There were some respondents who felt that such a facility should be located elsewhere.

The following has been provided to landowners and tenants as a response to some of the comments received: Needles: Safe Harbour has a drop box on their premises and ensures their property has been cleaned up of any needles or related material. The Central Alberta Aids Network Society (CANNS) is reviewing the nine present locations of needle drop boxes in the city to ensure that public safety outcomes are continuing to be met. CANNS will continue to respond to community requests for needle debris pick-up and safe disposal. They will also provide training and education



for businesses and community members for safe collection and disposal, and support for other inquiries. CANNS can be reached at info@caans.org or 403 –346-8858.

Litter: The patrons of Safe Harbour do participate in clean-up of their property. The City is investigating possible sources contributing to litter in the area and will take appropriate action if there are any violations of City Bylaws. All property owners have a responsibility to properly maintain their premises. Green Deer 2014 program will make this area a focus for clean-up.

Security and Safety:

- For day to day situations or questions that neighbours may have about Safe Harbour operations or clients known to be clients of Safe Harbour, neighbours should be encouraged to contact Safe Harbour directly at (403) 347-0181 (24 hours).
- For situations of an ongoing nature or involve people that may or may not be known to Safe Harbour, neighbours that are non-emergency in nature should contact the RCMP at (403) 343-5575
- For situations where people are at risk to themselves or others, or where criminal activity is in progress, neighbours should call 911 and report the incident.

These strategies, especially the second and third bullets, should be common to all citizens when they notice issues in their neighbourhoods. People are encouraged to work through issues that are within their scope and ability based on relationships among neighbours before engaging the police or other systems.

Communications: The owners and tenants did appreciate the face-to-face and phone communications related to this application. Safe Harbour offers tours of the facility to its neighbours and can be contacted by phone at 403–347-0181 or office@safeharboursociety.org or www.safeharboursociety.org for any concerns.

Attachments

Attachment A: Comments from Public Participation

**Attachment B: Location Map Showing 100 m Radius from Safe Harbour
Location at 5246 – 53 Avenue**



Appendix A: Comments from Public Participation

Comments
<ul style="list-style-type: none"> - Know they need more beds - Some customers have a mindset cannot come to business after night, may think of changing evening hours - Have seen someone sleeping in cardboard box - Female staff concerns with going out at night, have hired security for closing and opening to make female staff feel safe - Situation does not bother Manager, talks to people hanging around and asks them nicely to move from the steps or the parking area and the people comply without issues, expressed that it's important be a good neighbour to all and stay pleasant, talks to regular people in area and keeps good relations - Area much more clean than when first arrived, neighbour thanked them for moving in now building is not empty - Manager tells the female they should not worry about the people - Sometimes some litter issues, clothes, vomit, needles - Have no issues with the way Safe Harbour operates, understands and supports the need for the service as long as continues to be no issues
<ul style="list-style-type: none"> - Pick up many needles around business, feel that Safe Harbour staff should come and pick up needles - Had a customer take a picture outside of store and post it on facebook with a caption saying "City of Red Deer" not doing their job - Would love to see a daily needle cleanup crew - Think the Safe Harbour Society is an excellent service, if sees people outside provides them with empty pop bottles collected from business for income - Loiter and scare some of the customers - Litter in area, clothes, beer bottles - Would be good if an organization could get more funding to provide clean up - Understand and support the need for the programs Safe Harbour Society operates
<ul style="list-style-type: none"> - Have night time classes and have some worries of being out at night - Have a good relationship with the RCMP so if there are any issues will contact RCMP - Have picked up needle litter - No issues with Safe Harbour Society operations - Neutral feelings on application
<ul style="list-style-type: none"> - Were at current location when Safe Harbour Society applied for approval of current location - Feel that wool was pulled over eyes, did not feel were well represented and no one listened to their objections, felt lost in the shuffle were not happy with process - Concern with "characters" in area who use the lot behind their business as a



Comments
<p>washroom</p> <ul style="list-style-type: none"> - Concern with litter, have to clean up garbage - Have had truck broken into, feel unsafe, not sure who it would be breaking in - Frustration with Police saying to just call insurance company when break in happened, insurance rates increased - Female employee does not feel safe at night or early in the morning - Understand the need for the services provided by Safe Harbour Society, realize that people need a safe shelter, however the need for the service does not seem to be decreasing - Felt that there was a misrepresentation of the detox services that it was meant to be medical, frustrated that is a nonmedical detox service - Questions on how Potters Hands came to be at their site, were not notified when they went in - Feel pay more taxes than Safe Harbour Society - Every city goes through the same thing - Feel that people come to Red Deer knowing it's easy to get services - If someone had a job would try to help them deal with their problems, half the people who need help don't get help for themselves - Society is going downhill
<ul style="list-style-type: none"> - No problem with the additional 6 beds, 6 extra beds will not make any difference, could support application - Has not found any difference in the downtown since Safe Harbour has been at current location - There is an education process needed for people to understand the situation of the people in need of the service, touchy subject - Would support
<ul style="list-style-type: none"> - No problem with the additional 6 beds, 6 extra beds will not make any difference, would support - There are always downtown issues regardless - Landowner likely would not have an issue with the application
<ul style="list-style-type: none"> - Generally no real issues with current operation - No opposition to the proposal - Some break ins, sleeping in the cars on the lot, some security, have insurance - Good to help people, Safe Harbour is helping people - Would support
<ul style="list-style-type: none"> - Would be better for the business if the Safe Harbour Society (SHS) services were offered at the Michener centre location, some customers do not like the area - There is a homeless issue downtown - Women and children may be afraid - Should have people using the SHS pay something or do some community service work



Comments
<ul style="list-style-type: none"> - Knows needs to be in place - Have been broken into - Would support the application
<ul style="list-style-type: none"> - Know that there is a need for the service and don't mind - Know that you don't know who it is who is doing break ins or leaving litter - Had a women cause a disturbance in the store however RCMP responded quickly and all was fine - Rather see people have a place inside to stay - No big concerns with additional 6 beds, would support
<ul style="list-style-type: none"> - Would absolutely support 100% - SHS does wonderful work and have been great to work with as a neighbour - Would be willing to attend the public hearing to speak to supporting the application if needed - All businesses have external nuisances that neighbours should accept
<ul style="list-style-type: none"> - Can't know if the people causing problems in the area, litter, crime, needles are clients of Safe Harbour, regardless are issues in the area - Litter issue, have had cars keyed, one break in - The application is a good thing, don't mind
<ul style="list-style-type: none"> - Safety concerns at night, lots of strange people in area walking around, litter issue - Don't think application will be an issue, neutral
<ul style="list-style-type: none"> - Would be good if area had more lighting for security - Understand that people need to get help and require the services of SHS, neutral feelings - Government need to stop Employment Insurance, can't get young people to work, would be good to change their mindset
<ul style="list-style-type: none"> - Area was worse when large part of Cannery Mall was empty, situation much better now, fewer people loitering and less litter - Still have people walking through area, not sure where they are coming from or going to - No issues, neutral
<ul style="list-style-type: none"> - No issues, 6 additional beds would not change anything - Totally fine with application would support - Issues of security and litter are broader downtown issues
<ul style="list-style-type: none"> - Would support, services are needed
<ul style="list-style-type: none"> - No real issues - Few drunk people around
<ul style="list-style-type: none"> - No problems with application - Please make sure have collected comments from tenants
<ul style="list-style-type: none"> - Would support, no issues
<ul style="list-style-type: none"> - Don't feel the additional 6 beds will make any difference - Existing issues of litter, beer bottles



Comments
<ul style="list-style-type: none"> - No concerns with increase - Have noticed an increase this year in vagrancy, vandalism, smoking of drugs in the area - Police do come by regularly - Our building not affected - People hanging around Potter's hands - Would support as long as the continued police present stays in place
<ul style="list-style-type: none"> - Totally against it - Have been at current location for 22 years - Never had a break in prior to Safe Harbour Society being at their current location, prior there were some issues however never had as much litter or crime, has increased tenfold - Now there are needles, garbage, beer bottles, had cars broken into, broken window, panhandlers coming in during office hours, - Against the service being provided at the current location - We don't know for certain who is committing the crimes, causing the litter - Don't believe in dialogue without follow up action, would prefer not to be contacted unless there is specific action being taken
<ul style="list-style-type: none"> - No incidents lately, work for the future improvement, will not dwell on the past - Don't think 6 additional beds will make a difference - People sneaking into vehicles to sleep in, have had an increase in people passing through the yard - Have women and children on site who are sometimes not comfortable - Have found needles, would be interested in receiving training for staff how to safely collect and dispose of needles - Would like to keep open communication with Safe Harbour Society to address any issues in the future - Would call RCMP if a serious issue but have not had anything too serious for the most part - Spoke with landowner, landowner expressed that his comments will echo those of the tenants
<ul style="list-style-type: none"> - Support, services are needed
<ul style="list-style-type: none"> - Don't see that it will cause any additional issues, in fact would likely improve the situation as more people would have a place indoors overnight - Have had a few incidents of people passed out adjacent to building - Appreciate being contacted
<ul style="list-style-type: none"> - Non support - Concerns since new business in building - Have had to put in security for mornings and evenings for majority female staff coming and going - Litter issues, beer bottles, clothing, vomit - Loitering, people sleeping around building



Comments
<ul style="list-style-type: none"> - Have had to turn away potential clients, such as a daycare facility as it is not suitable for area, limits the economic potential - Appreciate the need for the services provided by Safe Harbour Society, understand and support the program - Do not have an issue with how Safe Harbour Society operates, have an issue with the location of the services being provided and the challenge of dealing with the people related to the services
<ul style="list-style-type: none"> - As owner don't care, however would like the tenants to be contacts and their comments considered
<ul style="list-style-type: none"> - Didn't think there was a point in contacting The City to provide comments - Enough is enough, invite City Staff and City Councilors to come and spend a day at 50th Ave and 50th Street, to see the panhandling, people swearing, sleeping in the building - Keep adding all of the social services in one place, it's enough, worse than downtown Calgary - With regards to site owned within 100 m of Safe Harbour Society, issues with litter and people passing through the parking lot
<ul style="list-style-type: none"> - So far not too many problems, few more people in the area - Neutral feeling on application
<ul style="list-style-type: none"> - Sent in a letter addressed to Planning Department and Council by email (attached) <p>Comments following a phone call to landowner after receiving letter:</p> <ul style="list-style-type: none"> - With current City of Red Deer Railyards plans and plans for future residential, situation could become increasingly difficult to deal with when increase residential in area - Safety issue concern with female staff coming and going in the dark - Concern for safety of staff with needles, would be interested in receiving information and tools to be able to safely collect and dispose needles - Feel there is not much police can could, would be better if policed behind the building where most of the issues occur and more frequently - How is the Safe Harbour Society funded? <p>Non support</p>
<ul style="list-style-type: none"> - Will send in comments by Nov 8 if have any



Nov. 5, 2013

The City of Red Deer Planning Department

Attention: Emily Damberger

Re: Safe Harbor application for additional beds

Dear City Planning Department and City Council

Our business, Roll'n Oilfield Industries Ltd. is located 3 lots away from Safe harbor. We have been here in this location for over 30 years and in business in Red Deer since 1977. A few years ago when Safe Harbour originally applied to use their current building there was concerns amongst my staff regarding safety issues. I agreed there could be issues but we were assured there would not be. We recognized the need for such a facility and let my staff know we needed to do our part in the best interests of those who need the use of such a facility and that it needed to go somewhere in Red Deer. Therefor we did not originally oppose the application. In hindsight we should have opposed the original application to be located in this area.

At this point even though we still see the need for the facility we strongly wish it was not in our area and oppose the application to expand. We have had numerous incidents since the facility has been put in place and have needed to contact the RCMP on occasion to help deal with these. There was a fire on the back of our building, fortunately is it all brick all the only damage was the blackness of the fire or smoke to the exterior, we find needles, empty alcohol bottles, empty over the counter liquid bottles, undergarments, and various other items, in the parking lot regularly. It frequently looks like there was some type of party around our building. Female staff is worried coming in and out of the building, even male staff lock all the doors now when working by themselves on weekends as we have had people wander into the building. We no longer leave company vehicles overnight in the parking lot due to fear of break in. One recent example the was on October 29, 2013 there were 5 males who had an amp and electric guitar plugged into our vehicle plug ins having a jam session starting at 6:30am. We were hoping they would leave on their own as it became more daylight, but eventually to avoid any confrontation we shut the power off to those plug ins to get them to leave before the administration staff arrived. There may be people who claim these incidents are unrelated to those staying at Safe Harbour but I can assure you prior to that facility we rarely had similar incidents happen here.

Additional beds could lead to more incidents. Again I have no proof of this but it only makes sense as with any loss prevention situation as the number of people increase in a given activity the number of incidents increase. Even at the current number of beds some type of additional security for this neighborhood needs to be in place. The other option would be to consider the practicality of having this facility on the outskirts of Red Deer in an area with limited population. We still understand



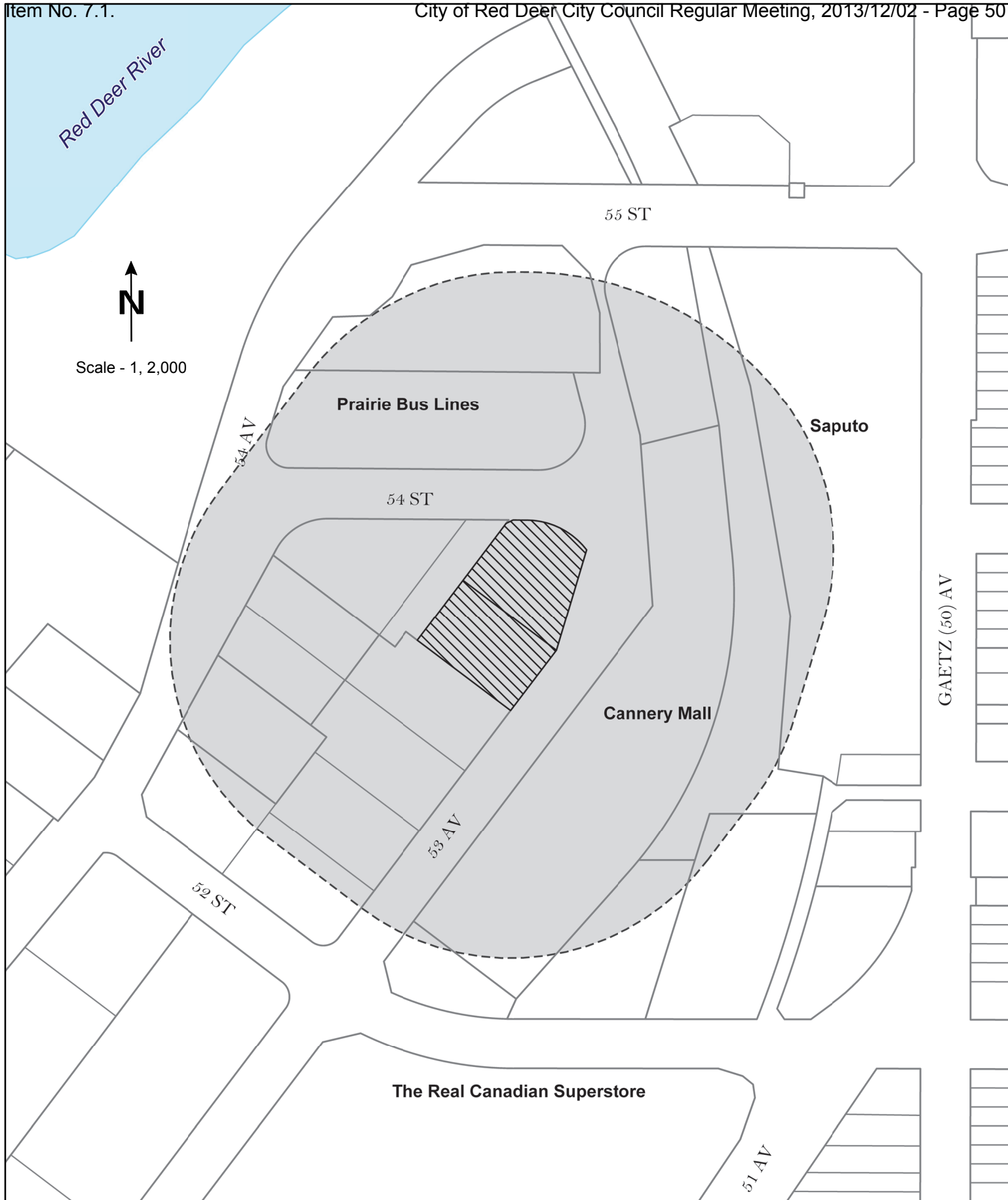
the need for this facility but as the development plans for this area become more residential and having more businesses that cater to the public the situation may become worse for the residents and businesses in the area.

Thank you,

Brad Rowbotham

President

Roll'n Oilfield Industries Ltd.



Safe Harbour 5246 - 53 Avenue



Report Originally Submitted to
the Monday, November 4, 2013
Regular Council Meeting

October 23, 2013

Addition of Six Overnight Shelter Beds at 5246 – 53 Avenue

Land Use Bylaw Amendment 3357/BB-2013

PLANNING DEPARTMENT

Report Summary & Recommendation:

The application is to amend Direct Control District 19 of the Land Use Bylaw for 5246 – 53 Avenue to allow for a maximum 46 bed combined non-medical detoxification centre and overnight shelter. This is an increase of 6 beds from the current number without expanding the building.

There is a demonstrated need for overnight shelter beds for the city's homeless population. The proposal meets the intent of the Municipal Development Plan by providing a social service in an appropriate location. It is recommended that Council adopt amendments to Section 8.19 (1) (a) (ii) of Direct Control District No 19 of the Land Use Bylaw by substituting "46" in place of "40" to permit a 46 bed combined non-medical detoxification centre and overnight shelter as shown in Attachment A.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/BB-2013, amendment to Direct Control District 19 to allow for the addition of six overnight shelter beds at 5246 – 53 Avenue. A Public Hearing would then be held on Monday, December 2, 2013 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Land Use Bylaw Amendment 3357/BB-2013 at this time.



Report Details

Background:

The application is to amend Direct Control District 19 of the Land Use Bylaw for 5246 – 53 Avenue (see location map) to allow for a maximum 46 bed combined non-medical detoxification centre and overnight shelter. The intent is to allow for an additional 6 (six) overnight shelter beds in the current 40 bed facility without expansion of the building. The property at 5246 – 53 Avenue, containing two parcels, was rezoned to a Direct Control District (DC) on December 5, 2005 that allowed, as a permitted use, the 40 bed combined non-medical detoxification centre and overnight shelter.

Safe Harbour's detoxification centre and overnight shelter operate within the existing building structure. The detoxification centre is a non-medical program aimed at adult clients who require an abstinent and supportive environment to stop using drugs or alcohol. They reside voluntarily for a 5-15 day period. Clients who present themselves with acute health issues are referred to community medical services. The overnight shelter program is aimed at intoxicated adults who need overnight shelter and a safe, supportive environment. Intoxicated clients are assigned to a mat or sleeping area and discharged at various times in the morning to pursue work or other day time activities. Once entered, shelter clients may not leave or re-enter the building and loitering before or after shelter operating hours is not allowed.

Discussion:

The current location for the detoxification centre and overnight shelter for a maximum 40 bed facility was approved on December 5, 2005 and opened July 7, 2007.

The application rationale (see Attachment B) states: *"Safe Harbour feels very strongly that these additional 6 beds are critical to further serve Red Deer's most vulnerable folks whose safety is at risk, especially in winter."*

Information on the application was hand delivered or mailed to all adjoining property owners and tenants within 100m of the current site during the week of October 21, 2013. The 100m referral area is set out in the Land Use Bylaw. During the same period a City of Red Deer employee began contacting all of the land owners and tenants in the area to receive input and facilitate on-going discussions. A report summarizing all community input will be provided to Council prior to any public hearing.



Analysis:

The Municipal Development Plan (MDP) designates this site as “Commercial” as part of Major Downtown Node. Major nodes such as the downtown are to involve mixed use. One of the Objectives of the Greater Downtown is to: “Reinforce the Downtown core as the civic business, administrative, social services and cultural centre of the city.” Policy 11.1 reads:

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

Red Deer’s Greater Downtown Action Plan 2008 Update states:

“The downtowns of all North American cities will continue to be home to many of our vulnerable citizens and this is no different in Red Deer. Good work is being done by dozens of agencies and programs to develop services and resources for citizens with social, personal, financial, or health challenges. In 2008, downtown is appropriately the city’s centre for a wide range of human services.” (Page 88)

The continuation of the Direct Control mechanism to permit the additional 6 overnight shelter beds is appropriate as this is a unique circumstance. The advantages of this approach are:

- The allowable number of beds is clearly outlined in the Land Use Bylaw and any expansion of the number of beds would require City Council approval after a public hearing process;
- There are no other changes proposed to the district

The increased shelter beds should:

- Translate to decreased calls for service to the RCMP relating to those individuals who would be otherwise left out on the street especially during the winter months;



- Reduce the need to place intoxicated individuals in the Detachment cells; and
- Decreased foot traffic as fewer individuals will be turned away.

In conclusion, administration supports the proposed land use bylaw amendment to amend DC 19 to allow as a permitted use a maximum 46 bed combined non-medical detoxification centre and overnight shelter for the following reasons:

- The proposal meets the intent of the Municipal Development Plan by providing a social service in an appropriate location;
- There is a demonstrated need for overnight shelter beds;
- The expansion of by 6 beds or 15 per cent is a relatively small increase and still meets the intent of the district;
- Any expansion above the 46 beds would require a land use bylaw amendment public process; and
- The addition of 6 (six) overnight shelter beds helps to maximize existing organizational and community capacity.

Attachments

Attachment A: Current Direct Control District No. 19 in the Land Use Bylaw Showing Proposed Amendment

Attachment B: Rationale for Amendment Provided by Safe Harbour

Attachment C: Location Map



Attachment A: Current Direct Control District No. 19 in the Land Use Bylaw Showing Proposed Amendment

8.19 Direct Control District No. 19 DC(19) (See Map L15)

General Purpose

This District will allow all of the prescribed uses as listed in the CIA Commercial City (City Centre West) District and allow development of a non-medical detoxification centre and overnight shelter program. For the purpose of this Direct Control District, Council is the Development Authority.

(1) DC(19) Permitted and Discretionary Uses Table

Amendment
proposes a change
from 40 to 46
beds

(a) Permitted Uses	
(i)	All uses listed as permitted in the CIA Commercial (City Centre West) District.
(ii)	Maximum 40 46 bed combined non-medical detoxification centre and overnight shelter.
(b) Discretionary Uses	
(i)	All uses listed as discretionary in the CIA Commercial (City Centre West) District.

(2) Development Standards

- (a)** The existing building is deemed to meet all development standards with the exception of landscape area.
- (b)** Landscape area is to be 15% of site area which is to include perimeter landscaping around the north parking area.
- (c)** Existing metal fence to be removed within 30 days of occupancy.
- (d)** Any development standards listed in this district as well as those as set out in Parts 2, 3 and 5 of the Land Use Bylaw are delegated by Council to the Development Officer.



Land Use Bylaw Amendment Application Rationale

October 15, 2013,

Re: 5246 – 53 Avenue
Red Deer, AB T4N 5K2

Introduction

Safe Harbour Society's goal is to ensure adequate and appropriate shelter beds to serve the community of Red Deer on a year round basis, while acknowledging the Provincial direction to move people to more permanent housing. We agree with the Provincial direction. We also believe that shelters will always be necessary to serve people who are in emergency situations and who are not able to cope in a permanent housing situation yet. Red Deer has not had an adequate number of shelter beds for many years, having had limited increases to serve an ever expanding population since 1998.

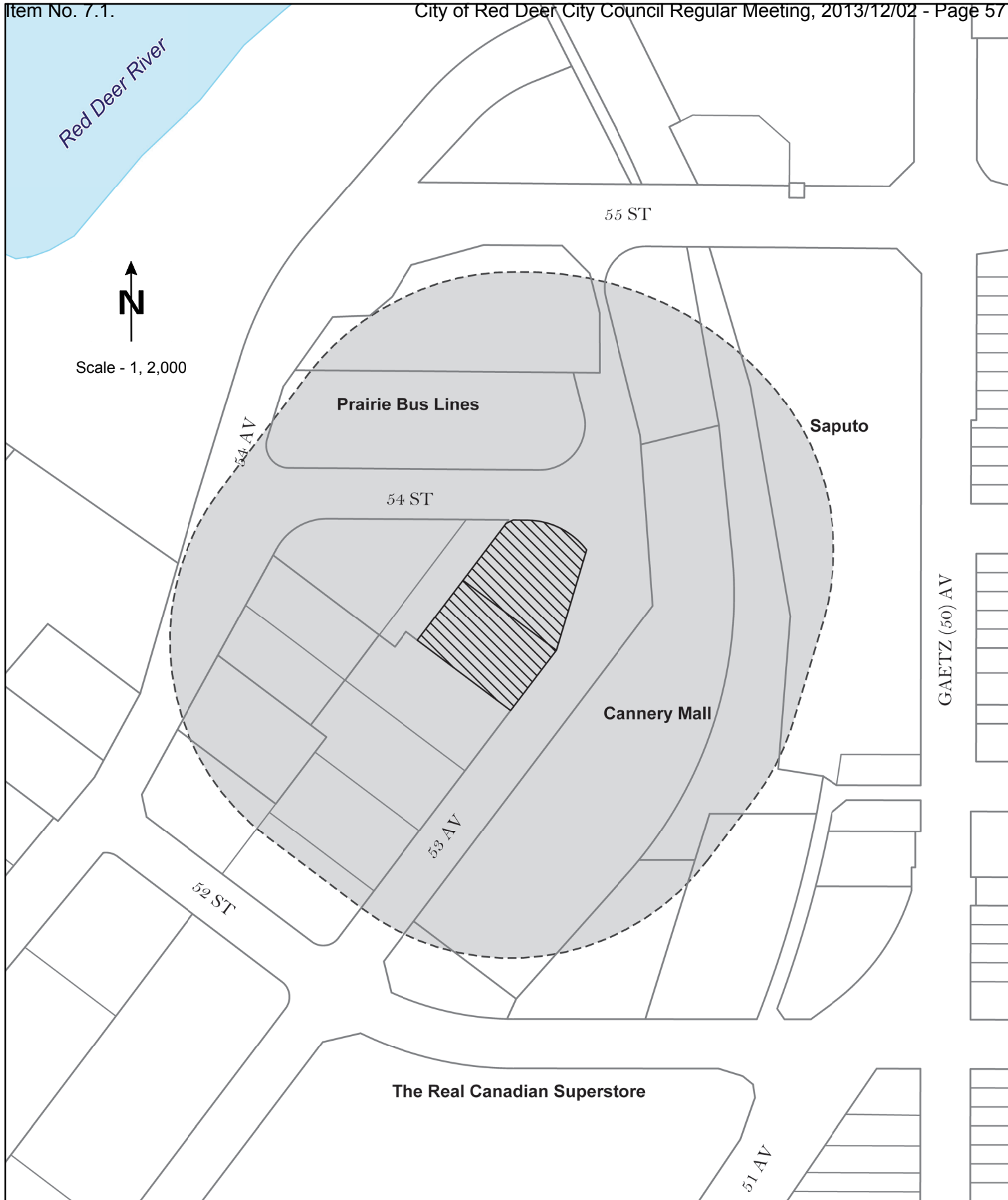
Current Situation

In our effort to have adequate and appropriate shelter beds year round for our guests, we have looked at options and worked proactively on solutions.

In the Mats program (5246 – 53 Avenue) for people under the influence, based on fire code, we could increase our capacity from 20 to 26 beds; however, this requires Council approval. Safe Harbour feels very strongly that these additional 6 beds are critical to further serve Red Deer's most vulnerable folks whose safety is at risk, especially in the winter. Given our statistics, it is likely that a further 6 beds will not meet all the need but it is the maximum that could be provided with the space available. We also know that these most vulnerable people significantly impact the community. Simply within the City of Red Deer's Community Services Division, both the Social Planning Department and RCMP/Peace Officers continuously deal with issues arising from those on the street who are under the influence of drugs or alcohol. Additionally, the Emergency Services Department, other City departments and the hospital also are impacted.

Where to from here

Safe Harbour Society is making a formal application to City Council to amend the direct control land use bylaw in order to increase the Mats and Detox program capacity (5246 – 53 Avenue) from 40 to 46, with 26 of the spaces being used for Mats. We cannot emphasize enough the need for these additional 6 beds to move us down the path of having adequate and appropriate shelter beds in Red Deer year round, while working on moving people into more permanent housing. Timing is of the essence particularly because we are heading into the winter months and we do not have adequate space in the community to shelter these most vulnerable folks.



Safe Harbour 5246 - 53 Avenue

BYLAW NO. 3357/BB-2013

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

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

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

- 1. Section 8.19 (1) (a) (ii) of Direct Control District No 19 is amended by deleting the number “40” and replacing it with the number “46” with the subsection now reading: “Maximum 46 bed combined non-medical detoxification centre and overnight shelter.”

READ A FIRST TIME IN OPEN COUNCIL this 4th day of November 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK



Q&A BACKGROUNDER

October 31, 2013

Overnight shelter applies for more beds

The City of Red Deer received an application from Safe Harbour Society to amend Direct Control District 19 of the Land Use Bylaw to allow an additional six overnight shelter beds in their current downtown facility, located at 5246 53 Avenue.

1. What is Safe Harbour Society?

Central Alberta's Safe Harbour Society for Health and Housing was formed on April 11, 2007. This unique agency is the result of the amalgamation of three non-for-profit agencies: the Safe Harbour Society (detox and overnight shelter for individuals who are high or intoxicated), the Red Deer Residential Society (transitional housing units), and the Central Alberta Housing Society (homeless shelter and transitional housing). Safe Harbour Society's goal is to ensure adequate and appropriate shelter beds to serve the community of Red Deer on a year-round basis.

2. How will the application change the way the facility currently operates?

Currently, Safe Harbour Society operates a combined non-medical detoxification centre and overnight shelter with a maximum of 40 beds at 5246 53 Avenue. Twenty of those beds are designated for the Mat program, an overnight shelter for adults who are under the influence of substances. The other 20 beds are designated for long term clients as part of the detox program. If approved, the amendment would increase the Mat program's capacity from 20 to 26.

3. What is a Land Use Bylaw amendment?

The facility is currently zoned as Direct Control District 19 which means that the combined non-medical detoxification centre and overnight shelter has very specific regulation under the Land Use Bylaw. Any changes to the Land Use Bylaw must be approved by City Council. More information about the Land Use Bylaw amendment process is available at www.reddeer.ca.

4. Why is Safe Harbour Society only requesting an additional six beds?

Twenty six is the maximum number of beds allowed in the Mat program as per the maximum occupancy load; that is, the maximum number of persons entitled to be in the space at any one time.

5. Should neighbouring businesses be concerned about these changes?

Safe Harbour Society feels strongly that these additional six beds are critical to serving Red Deer's most vulnerable people whose safety is at risk, especially in the winter months. There will not be any changes to the services provided by Safe Harbour. The City will have on-going conversations with neighbouring landlords and tenants about any issues that might exist from a community perspective.

6. What happens next?

City Council will consider first reading of the bylaw amendment at the Monday, November 4 Council meeting. If Council gives first reading, the amendment will come before Council again on Monday, December 2 for consideration of second and third reading. At that time, a public hearing will be held and all residents will have the opportunity to review and comment on the amendment.



Q&A BACKGROUNDER

7. How can I give feedback on the amendment?

A representative from The City of Red Deer will meet one-on-one with landowners and tenants in the area to get feedback about the proposed amendment. Following this, all residents will have the opportunity to review and comment on the amendment at the public hearing in December. More information about the public hearing will be available in the coming weeks.

- end -

For more information, please contact:

Tara Lodewyk
Manager of Planning
The City of Red Deer
403-406-8708

or

Communications & Strategic Planning
The City of Red Deer
403-342-8147

FILE COPY



Council Decision – December 2, 2013

DATE: December 5, 2013
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/BB-2013 – Addition of Six Overnight Shelter Beds at 5246-53 Avenue

Reference:

Legislative Services Department, dated November 18, 2013 and Planning Services Department, dated November 13, 2013

Bylaw Reading:

At the Monday, December 2, 2013 Regular Council meeting, Council gave second and third reading to Land Use Bylaw Amendment 3357/BB-2013 – an amendment to Direct Control District 19 to allow for an additional six overnight shelter beds (maximum of 46 combined non-medical detoxification centre and overnight shelter). A copy of the bylaw is attached.

Resolution:

Resolved that Council of The City of Red Deer, having considered second and third reading of Land Use Bylaw Amendment 3357/BB-2013 re: Addition of Six Overnight Shelter Beds at 5246 53 Avenue hereby approves the development of a combined non-medical detoxification center and overnight shelter located at 5246 53 Avenue, with a maximum of 46 beds.

Report back to Council: No

Comments/Further Action:

This office will amend the Land Use Bylaw and distribute copies in due course.

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

Frieda McDougall
Manager
/attach.

c: Director of Planning Services
Angus Schaffenburg, Major Projects Planner
Client Services Support – Legislative Services
Corporate Meeting Coordinator

DM 1442951

LEGISLATIVE SERVICES

December 5, 2013

Kath Hoffman
Safe Harbour
5246-53 Avenue
Red Deer, AB T4N 5K2

Dear Kath:

Thank you for your presentation to Red Deer City Council. Council gave second and third readings Land Use Bylaw Amendment 3357/BB-2013 re: Addition of Six Overnight Shelter Beds at 5246 53 Avenue hereby approves the development of a combined non-medical detoxification center and overnight shelter located at 5246 53 Avenue, with a maximum of 46 beds. Also, the following resolution was passed during the Regular Council meeting held on Monday, December 2, 2013:

Resolved that Council of The City of Red Deer, having considered second and third reading of Land Use Bylaw Amendment 3357/BB-2013 re: Addition of Six Overnight Shelter Beds at 5246 53 Avenue hereby approves the development of a combined non-medical detoxification center and overnight shelter located at 5246 53 Avenue, with a maximum of 46 beds.

If you have any questions or concerns, please feel free to contact Angus Schaffenburg, Major Projects Planner at 403-406-8700.

Sincerely,



Frieda McDougall
Legislative Services Manager

c: Angus Schaffenburg, Major Projects Planner

**ADDITION OF SIX OVERNIGHT SHELTER BEDS
AT 5246 – 53 AVENUE
LAND USE BYLAW AMENDMENT 3357/BB-2013**

DESCRIPTION: Land Use Bylaw Amendment 3357/BB-2013 provides for the amendment to Direct Control District 19 for 5246 – 53 Avenue to allow for a maximum 46 bed combined non-medical detoxification centre and overnight shelter – an increase of 6 beds from the current number without expanding the building.

FIRST READING: November 4, 2013

FIRST PUBLICATION: November 15, 2013

SECOND PUBLICATION: November 22, 2013

PUBLIC HEARING & SECOND READING: December 2.13

THIRD READING: December 2.13

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐ **Yes**

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF:

ACTUAL COST OF ADVERTISING:

\$ 228.92 X 2

TOTAL:

CITY OF RED DEER

Social Planning
Dept.

\$ 457.84

MAP PREPARATION:

\$ _____

TOTAL COST:

\$ _____

LESS DEPOSIT RECEIVED:

\$ _____

AMOUNT OWING/ (REFUND):

\$ _____

INVOICE NO.:

JE

BATCH NO.:

1372249

(Advertising Revenue to 180.5901)

850.1381

Christine Kenzie

From: Angus Schaffenburg
Sent: October 15, 2013 11:00 AM
To: Christine Kenzie
Cc: Scott Cameron
Subject: RE: Bylaw Number for Safe Harbour

Please bill Social Planning at this time for the ads. They will talk to Safe Harbour about the costs.

From: Christine Kenzie
Sent: October 15, 2013 8:34 AM
To: Angus Schaffenburg
Cc: Scott Cameron
Subject: RE: Bylaw Number for Safe Harbour

You can use **Land Use Bylaw Amendment 3357/BB-2013** and **Map #26/2013** for the Safe Harbour rezoning from DC 40 to 46. Let me know if you don't need the map.

Let me know who will be responsible for advertising costs.

Thanks.

Christine Kenzie | Corporate Meeting Coordinator
Legislative Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Angus Schaffenburg
Sent: October 15, 2013 8:29 AM
To: Christine Kenzie
Cc: Scott Cameron
Subject: RE: Bylaw Number for Safe Harbour

We would charge Safe Harbour but I will confirm with Scott.

From: Christine Kenzie
Sent: October 15, 2013 8:28 AM
To: Angus Schaffenburg
Subject: RE: Bylaw Number for Safe Harbour

there a developer with this request who would be charged the advertising costs?

Christine Kenzie | Corporate Meeting Coordinator
Legislative Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Angus Schaffenburg
Sent: October 15, 2013 8:25 AM
To: Christine Kenzie
Subject: Bylaw Number for Safe Harbour

It would be a land Use Bylaw Amendment to change the DC from 40 to 46.

Angus Schaffenburg, RPP, MCIP
Major Projects Planner, Planning Department
The City of Red Deer
City Hall, 4914-48 Avenue, Red Deer
phone: 403-309-8545 fax: 403-342-8200
Mail to: Box 5008, Red Deer, AB T4N 3T4
Email: angus.schaffenburg@reddeer.ca

**Addition of Six Overnight Shelter Beds at 5246 – 53 Avenue
Land Use Bylaw Amendment 3357/BB-2013**

City Council is considering amending the Land Use Bylaw, an amendment to Section 8.19 of Direct Control District 19 to allow for a maximum 46 bed combined non-medical detoxification centre and overnight shelter. This is an increase of 6 beds from the current number of 40 beds and can be accomplished without expanding the building. Direct Control District 19 encompasses the properties at 5246 (building) and 5256 (parking) 53 Avenue.

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, December 2, 2013** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, November 22, 2013**. You may also submit your letter at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates: November 15, 2013 and November 22, 2013)



LEGISLATIVE SERVICES

November 5, 2013

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2», «Owner_Address_3»
«Owner_Address_4_»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3357/BB-2013
Addition of Six Overnight Shelter Beds at 5246 – 53 Avenue
Your property at «Owner_Address_5_»

Red Deer City Council is considering amending the Land Use Bylaw, Section 19 to allow for a maximum 46 bed combined non-medical detoxification centre and overnight shelter. This is an increase of 6 beds from the current number of 40 beds and can be accomplished without expanding the building. Direct Control District 19 encompasses the properties at 5246 (building) and 5256 (parking) - 53 Avenue.

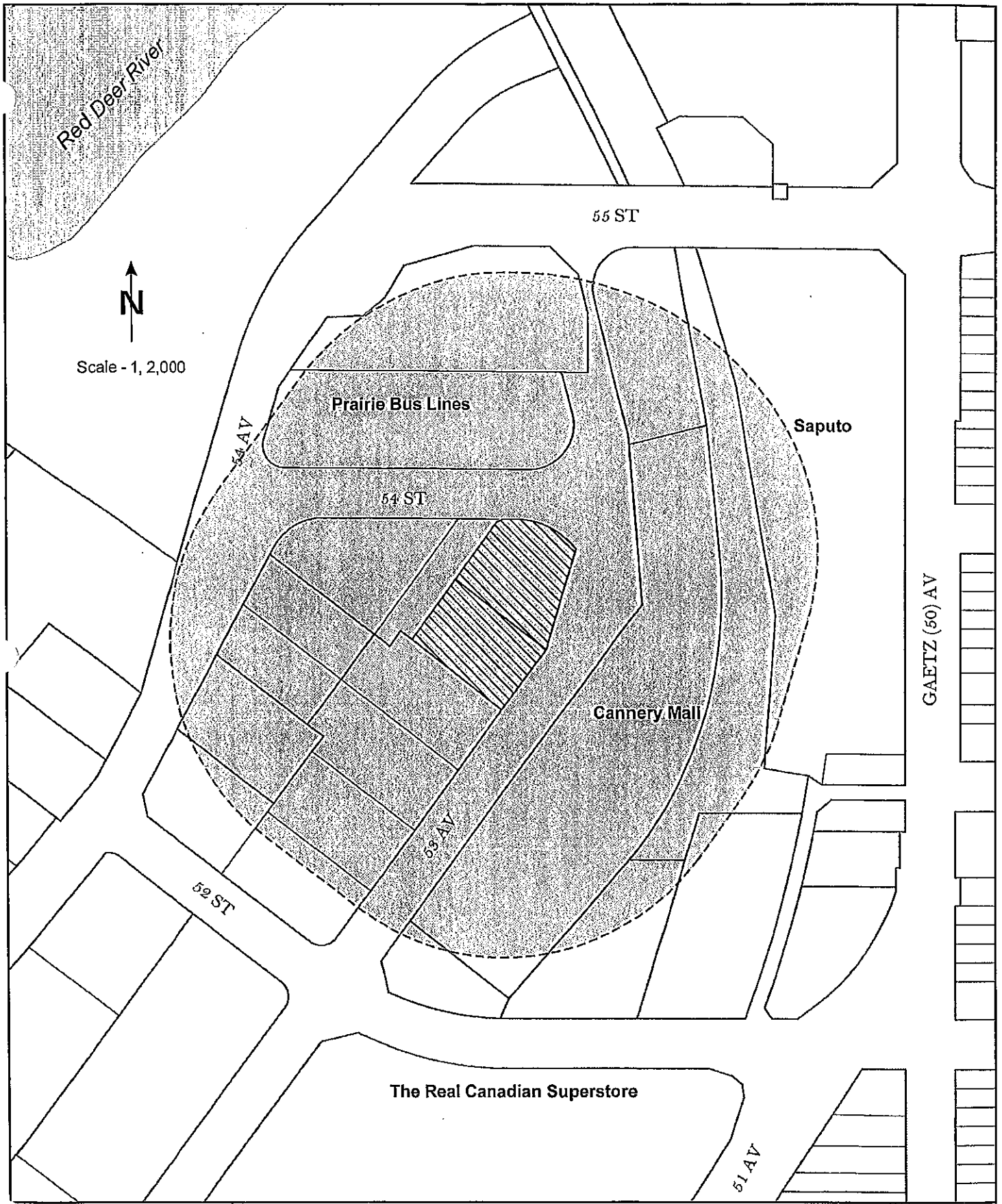
As a property owner in the area of the proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, December 2, 2013** at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you would like a letter included on the Council agenda it must be submitted to our office by **Friday, November 22, 2013**. You may also submit your letter at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative Services at 403.342.8132.

Yours truly,

Frieda McDougall
Legislative Services Manager

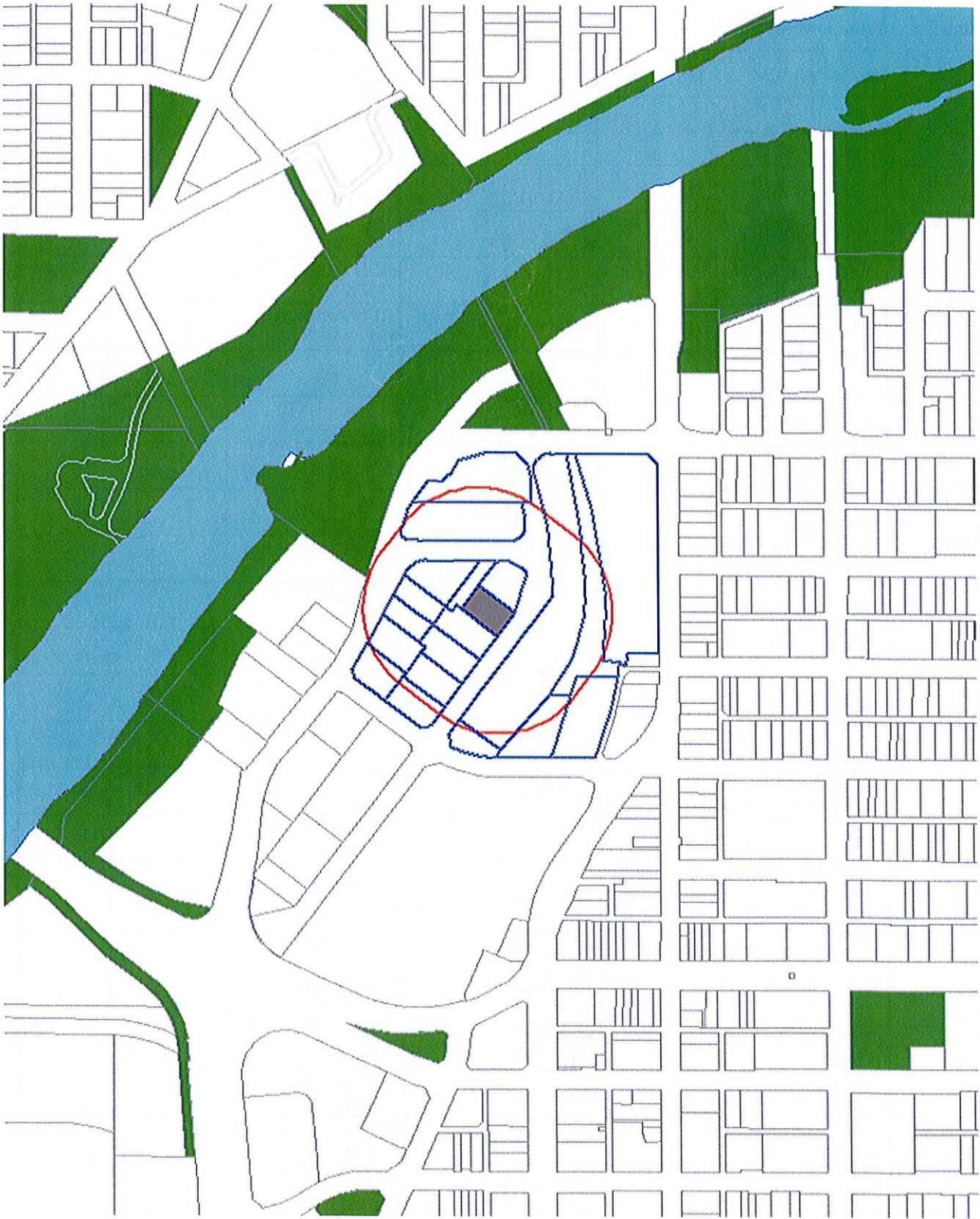
attach.



Safe Harbour 5246 - 53 Avenue



100 metre Notification Area



 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around 53 AV 5246

Letters DM#

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
5209 55 ST	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
4 5108 52 ST	PHO THUY DUONG VIETNAMESE RESTAURANT LTD	5108 52 ST	RED DEER, AB T4N 6Y4		
1 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
3 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
1 5108 52 ST	HITCHCOCK MANAGEMENT SERVICES INC	1 - 5108 52 ST	RED DEER, AB T4N 6Y4		
2 5230 53 AV	1143509 ALBERTA LTD	9-7619 50 AVE	RED DEER, AB T4P 1M6		
5128 52 ST					
5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
5256 53 AV	CENTRAL ALBERTA'S SAFE HARBOUR SOCIETY FOR	HEALTH & HOUSING	5246 53 AVE	RED DEER, AB T4N 5K2	
9 5108 52 ST	1442280 ALBERTA LTD	1570 CHURCH AVE	WINNIPEG, MB R2X 1G8		
1 5116 52 ST	1514553 ALBERTA LTD	140-37411 WASKASOO AVE	RED DEER, AB T4S 1Y2		
2 5116 52 ST	81666 ALBERTA LTD	RR 4 LCD 1	RED DEER, AB T4N 5E4		
4 5128 52 ST	MANNING ENTERPRISES LTD	4TH FLR, 4943 50 ST	RED DEER, AB T4N 1Y1		
102 5233 54 AV	77445 ALBERTA LTD	BOX 4 SITE 3 RR 2	LACOMBE, AB T4L 2N2		
5315 54 ST	PACIFIC WESTERN TRANSPORTATION LTD	1857 CENTRE AVE SE	CALGARY, AB T2E 6L3		
6 5108 52 ST	AROMATIC MASSAGE AND SKINCARE STUDIO LTD	65 AINSWORTH CR	RED DEER, AB T4R 3A9		
5201 54 AV	509132 ALBERTA LTD	4928 53 AV	RED DEER, AB T4N 5J9		
5 5108 52 ST	PHO THUY DUONG VIETNAMESE RESTAURANT LTD	5108 52 ST	RED DEER, AB T4N 6Y4		
5 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
6 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
5246 53 AV	CENTRAL ALBERTA'S SAFE HARBOUR SOCIETY FOR	HEALTH & HOUSING	5246 53 AVE	RED DEER, AB T4N 5K2	
5311 53 AV	F & H RESIDENTIAL & ASSESSMENT SERVICES LTD	300-4825 47 ST	RED DEER, AB T4N 1R3		
L101 5208 53 AV	ROLL'N OILFIELD INDUSTRIES LTD	5208 53 AVE APT 503	RED DEER, AB T4N 5K2		
B 5215 54 AV	G & L HOLDINGS INC	5215 54 AV	RED DEER, AB T4N 5K5		
8 5108 52 ST	1442280 ALBERTA LTD	1570 CHURCH AVE	WINNIPEG, MB R2X 1G8		
1 5128 52 ST	SNELL & OSLUND SURVEYS (1979) LTD	1 5128 52 ST	RED DEER, AB T4N 6Y4		
202 5208	ROLL'N OILFIELD		RED DEER, AB		

53 AV	INDUSTRIES LTD	5208 53 AVE APT 503	T4N 5K2		
5202 53 AV	POTTER'S HANDS MINISTRIES SOCIETY	BOX 27093	RED DEER, AB T4N 6X8		
2 5108 52 ST	VIETNAM FOODS LTD	312 WEBSTER DRIVE	RED DEER, AB T4N 1A6		
7 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
C 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
D 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
5310 54 ST	PACIFIC WESTERN TRANSPORTATION LTD	1857 CENTRE AVE SE	CALGARY, AB T2E 6L3		
L102 5208 53 AV	ROLL'N OILFIELD INDUSTRIES LTD	5208 53 AVE APT 503	RED DEER, AB T4N 5K2		
101 5233 54 AV	77445 ALBERTA LTD	BOX 4 SITE 3 RR 2	LACOMBE, AB T4L 2N2		
2 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
5410 50 AV	ALIMENTS SAPUTO LIMITEE/SAPUTO FOODS LIMITED	6869 METROPOLITAN BLVD E	ST-LEONARD, QC H1P 1X8		
4 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
201 5208 53 AV	ROLL'N OILFIELD INDUSTRIES LTD	5208 53 AVE APT 503	RED DEER, AB T4N 5K2		
5108 52 ST					
5450 53 AV	PACIFIC WESTERN TRANSPORTATION LTD	1857 CENTRE AVE SE	CALGARY, AB T2E 6L3		
5230 53 AV	1143509 ALBERTA LTD	9-7619 50 AVE	RED DEER, AB T4P 1M6		
7 5108 52 ST	1442280 ALBERTA LTD	1570 CHURCH AVE	WINNIPEG, MB R2X 1G8		
3 5116 52 ST	563765 ALBERTA INC	4 5116 52 ST	RED DEER, AB T4N 6Y4		
4 5116 52 ST					
5237 54 AV	77445 ALBERTA LTD	BOX 4 SITE 3 RR 2	LACOMBE, AB T4L 2N2		
F 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
1 5230 53 AV	1143509 ALBERTA LTD	9-7619 50 AVE	RED DEER, AB T4P 1M6		
5233 54 AV	77445 ALBERTA LTD	BOX 4 SITE 3 RR 2	LACOMBE, AB T4L 2N2		
A 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
G 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
305 5208 53 AV	ROLL'N OILFIELD INDUSTRIES LTD	5208 53 AVE APT 503	RED DEER, AB T4N 5K2		
E 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
5208 53 AV	ROLL'N OILFIELD INDUSTRIES LTD	5208 53 AVE APT 503	RED DEER, AB T4N 5K2		
	DARREN T. POHL				

5 5116 52 ST	PROFESSIONAL CORPORATION	5 5116 52 ST	RED DEER, AB T4N 6Y4		
2 5128 52 ST	MANNING ENTERPRISES LTD	4TH FLR, 4943 50 ST	RED DEER, AB T4N 1Y1		
5116 52 ST					
A 5215 54 AV	NATALINO & RITA MORIN	SITE 5 BOX 11 RR 4	LACOMBE, AB T4L 2N4		
3 5128 52 ST	MANNING ENTERPRISES LTD	4TH FLR, 4943 50 ST	RED DEER, AB T4N 1Y1		
5238 53 AV	F & H RESIDENTIAL & ASSESSMENT SERVICES LTD	300-4825 47 ST	RED DEER, AB T4N 1R3		
3 5108 52 ST	ANDRZEJ & MARIANNA TYSZKIEWICZ	20 ADDISON CLOSE	RED DEER, AB T4R 3B1		
B 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		

Parcel Address	Prime Owner Name	Owner Address 1	Owner Address 2
1 5230 53 AV	1143509 ALBERTA LTD	9-7619 50 AVE	RED DEER
5230 53 AV	1143509 ALBERTA LTD	9-7619 50 AVE	RED DEER
2 5230 53 AV	1143509 ALBERTA LTD	9-7619 50 AVE	RED DEER
7 5108 52 ST	1442280 ALBERTA LTD	1570 CHURCH AVE	WINNIPEG
8 5108 52 ST	1442280 ALBERTA LTD	1570 CHURCH AVE	WINNIPEG
9 5108 52 ST	1442280 ALBERTA LTD	1570 CHURCH AVE	WINNIPEG
1 5116 52 ST	1514553 ALBERTA LTD	140-37411 WASKASOO AVE	RED DEER
5201 54 AV	509132 ALBERTA LTD	4928 53 AV	RED DEER
B 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
E 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
G 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
A 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
F 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
4 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
2 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
D 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
C 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
7 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
6 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
5 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
3 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
1 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
5209 55 ST	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER
3 5116 52 ST	563765 ALBERTA INC	4 5116 52 ST	RED DEER
5233 54 AV	77445 ALBERTA LTD	BOX 4 SITE 3 RR 2	LACOMBE
5237 54 AV	77445 ALBERTA LTD	BOX 4 SITE 3 RR 2	LACOMBE
101 5233 54 AV	77445 ALBERTA LTD	BOX 4 SITE 3 RR 2	LACOMBE
102 5233 54 AV	77445 ALBERTA LTD	BOX 4 SITE 3 RR 2	LACOMBE
2 5116 52 ST	81666 ALBERTA LTD	RR 4 LCD 1	RED DEER
5410 50 AV	ALIMENTS SAPUTO LIMITEE/SAPUTO FOODS LIMITED	6869 METROPOLITAN BLVD E	ST-LEONARD
3 5108 52 ST	ANDRZEJ & MARIANNA TYSZKIEWICZ	20 ADDISON CLOSE	RED DEER
6 5108 52 ST	AROMATIC MASSAGE AND SKINCARE STUDIO LTD	65 AINSWORTH CR	RED DEER

5246 53 AV	CENTRAL ALBERTA'S SAFE HARBOUR SOCIETY FOR	HEALTH & HOUSING	5246 53 AVE
5256 53 AV	CENTRAL ALBERTA'S SAFE HARBOUR SOCIETY FOR	HEALTH & HOUSING	5246 53 AVE
5 5116 52 ST	DARREN T. POHL PROFESSIONAL CORPORATION	5 5116 52 ST	RED DEER
5238 53 AV	F & H RESIDENTIAL & ASSESSMENT SERVICES LTD	300-4825 47 ST	RED DEER
5311 53 AV	F & H RESIDENTIAL & ASSESSMENT SERVICES LTD	300-4825 47 ST	RED DEER
B 5215 54 AV	G & L HOLDINGS INC	5215 54 AV	RED DEER
1 5108 52 ST	HITCHCOCK MANAGEMENT SERVICES INC	1 - 5108 52 ST	RED DEER
3 5128 52 ST	MANNING ENTERPRISES LTD	4TH FLR	4943 50 ST
2 5128 52 ST	MANNING ENTERPRISES LTD	4TH FLR	4943 50 ST
4 5128 52 ST	MANNING ENTERPRISES LTD	4TH FLR	4943 50 ST
A 5215 54 AV	NATALINO & RITA MORIN	SITE 5 BOX 11 RR 4	LACOMBE
5450 53 AV	PACIFIC WESTERN TRANSPORTATION LTD	1857 CENTRE AVE SE	CALGARY
5310 54 ST	PACIFIC WESTERN TRANSPORTATION LTD	1857 CENTRE AVE SE	CALGARY
5315 54 ST	PACIFIC WESTERN TRANSPORTATION LTD	1857 CENTRE AVE SE	CALGARY
5 5108 52 ST	PHO THUY DUONG VIETNAMESE RESTAURANT LTD	5108 52 ST	RED DEER
4 5108 52 ST	PHO THUY DUONG VIETNAMESE RESTAURANT LTD	5108 52 ST	RED DEER
5202 53 AV	POTTER'S HANDS MINISTRIES SOCIETY	BOX 27093	RED DEER
5208 53 AV	ROLL'N OILFIELD INDUSTRIES LTD	5208 53 AVE APT 503	RED DEER
305 5208 53 AV	ROLL'N OILFIELD INDUSTRIES LTD	5208 53 AVE APT 503	RED DEER
201 5208 53 AV	ROLL'N OILFIELD INDUSTRIES LTD	5208 53 AVE APT 503	RED DEER
1102 5208 53 AV	ROLL'N OILFIELD INDUSTRIES LTD	5208 53 AVE APT 503	RED DEER
202 5208 53 AV	ROLL'N OILFIELD INDUSTRIES LTD	5208 53 AVE APT 503	RED DEER
1101 5208 53 AV	ROLL'N OILFIELD INDUSTRIES LTD	5208 53 AVE APT 503	RED DEER
1 5128 52 ST	SNELL & OSLUND SURVEYS (1979) LTD	1 5128 52 ST	RED DEER
2 5108 52 ST	VIETNAM FOODS LTD	312 WEBSTER DRIVE	RED DEER

Owner Address 3

AB T4P 1M6
AB T4P 1M6
AB T4P 1M6
MB R2X 1G8
MB R2X 1G8
MB R2X 1G8
AB T4S 1Y2
AB T4N 5J9
BC V6C 1V5
BC V6C 1V5
BC V6C 1V5
BC V6C 1V5
BC V6C 1V5
BC V6C 1V5
BC V6C 1V5
BC V6C 1V5
BC V6C 1V5
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BC V6C 1V5
BC V6C 1V5
BC V6C 1V5
BC V6C 1V5
BC V6C 1V5
BC V6C 1V5
AB T4N 6Y4
AB T4L 2N2
AB T4L 2N2
AB T4L 2N2
AB T4L 2N2
AB T4N 5E4
QC H1P 1X8
AB T4R 3B1
AB T4R 3A9

RED DEER

RED DEER

AB T4N 6Y4

AB T4N 1R3

AB T4N 1R3

AB T4N 5K5

AB T4N 6Y4

RED DEER

RED DEER

RED DEER

AB T4L 2N4

AB T2E 6L3

AB T2E 6L3

AB T2E 6L3

AB T4N 6Y4

AB T4N 6Y4

AB T4N 6X8

AB T4N 5K2

AB T4N 5K2

AB T4N 5K2

AB T4N 5K2

AB T4N 5K2

AB T4N 6Y4

AB T4N 1A6

FILE COPY



Council Decision – December 2, 2013

DATE: December 5, 2013
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/N-2013
Addition of Site Exception for 3702 – 50 Avenue

Reference:

Planning Services Department, dated October 31, 2013

Bylaw Reading:

At the Monday, December 2, 2013 Regular Council meeting, Council gave first reading to Land Use Bylaw Amendment 3357/N-2013 – an amendment to add a site exception at 3702 – 50 Avenue to permit specific commercial uses to operate within the existing structure of the building while maintaining the current R2 Residential (Medium Density) zoning.

Report back to Council: Yes

Comments/Further Action:

This office will advertise for a Public Hearing for Land Use Bylaw Amendment 3357/N-2013 to be held on Monday, December 16, 2013 at 6:00 p.m. during Council's regular meeting.

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

Frieda McDougall
Manager

c: Director of Planning Services
Dayna Nebozenko, Planner
Client Services Support – Legislative Services
Corporate Meeting Coordinator

A yellow sticky note with handwritten text in black ink. It says '? not on agenda.' with a question mark above the text.

?
not on
agenda.