

CITY COUNCIL

AGENDA

Monday, November 09, 2015 – Council Chambers, City Hall

Call to Order: 2:30 PM
Recess: 5:00 PM to 6:00 PM

1. IN CAMERA MEETING

1.1. Motion to In Camera - Legal Matters (FOIP Section 24 (1)(a))

1.2. Motion to Revert to Open Meeting

2. MINUTES

2.1. Confirmation of the Minutes of the Monday, October 26, 2015 Organizational Council Meeting
(Agenda Pages 1 – 18)

2.2. Confirmation of the Minutes of the Monday, October 26, 2015 Regular Council Meeting
(Agenda Pages 19 – 30)

3. POINT OF INTEREST

4. UNFINISHED BUSINESS

4.1. Supplementary Report: Land Use Bylaw Amendment 3357/F-2015 Proposed Redesignation from C4 Commercial (Major Arterial) to CI Commercial (City Centre) Subject
(Agenda Pages 31 – 58)

4.1.a. Motion to Lift from the Table

4.1.b. Motion to Table

5. REPORTS

- 5.1. Whistleblower Protection and Ethical Standards Program
(Agenda Pages 59 – 62)
- 5.2. Red Deer Regional Airport Runway Extension Grant
(Agenda Pages 63 – 65)
- 5.3. City of Red Deer Ice Facilities Capital Development Strategy
(Agenda Pages 66 – 68)
- 5.4. River Bend Golf and Recreation Area Agreement - Extension
(Agenda Pages 69 – 70)

6. ADJOURNMENT



UNAPPROVED - M I N U T E S

**of the Red Deer City Council Organizational Meeting
held on, Monday, October 26, 2015
commenced at 2:32 P.M.**

PRESENT: Mayor Tara Veer
Councillor Buck Buchanan
Councillor Tanya Handley
Councillor Paul Harris
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Lynne Mulder
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Craig Curtis
Director of Corporate Transformation, Lisa Perkins
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Community Services, Sarah Cockerill
Director of Corporate Services, Paul Goranson
Director of Development Services, Elaine Vincent
Director of Human Resources, Kristy Svoboda
Director of Planning Services, Tara Lodewyk
City Clerk, Frieda McDougall
Deputy City Clerk, Samantha Rodwell
Corporate Meeting Coordinator, Louise Maher



I. IN CAMERA

I.1. Motion to In Camera - Human Resources Matter (FOIP Section 24(1))

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer agrees to enter into an In-Camera meeting of Council on Monday October 26, 2015 at 2:32 p.m. and hereby agrees to exclude the following:

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

to discuss a Human Resources Matter as protected under the Freedom of Information & Protection of Privacy Act, Section 24(1)

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, Councillor Dianne Wyntjes

MOTION CARRIED

Councillor Lynn Mulder left Chambers at 3:33 p.m.

Councillor Dianne Wyntjes left Chambers at 3:33 p.m.

I.2. Motion to Revert to Open Meeting

Moved by Councillor Ken Johnston, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer agrees to enter into an Open meeting of Council on Monday, October 26, 2015 at 3.34 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya



Handley, Councillor Paul Harris, Councillor Ken Johnston,
Councillor Lawrence Lee, Councillor Frank Wong

ABSENT: Councillor Dianne Wyntjes, Councillor Lynne Mulder

MOTION CARRIED

Councillor Lynne Mulders returned to Chambers at 3:35 p.m.

Councillor Dianne Wyntjes returned to Chambers at 3:35 p.m.

2. **REPORTS**

2.1. **2015 - 2016 Seating Arrangements for Councillors**

Council agreed to accept the report for information.

2.2. **Councillor Appointments to Committees**

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby approves the Mayor and Councillor appointments for 2015 – 2016 to various boards, committees, commissions and societies as per Appendix “A”, attached and as presented to Council on Monday, October 26, 2015.

**2015-2016 COUNCIL REPRESENTATION
ON COMMITTEES & SOCIETIES**

Appendix “A”

X = Member

A = Alternate

	Mayor Veer	Councillor Buchanan	Councillor Handley	Councillor Harris	Councillor Johnston	Councillor Lee	Councillor Mulder	Councillor Wong	Councillor Wyntjes
COMMITTEES APPOINTED BY COUNCIL									
Audit Committee (staggered 2 year appointments)					Appointed 2015 to 2017	Appointed 2015 to 2017	Appointed 2015 to 2016		
Community Housing Advisory Board					X				X
Emergency Management Committee	X			X				X	
Environmental Advisory Committee		X			X				
Governance & Policy Committee	X	X	X	X	X	X	X	X	X
Greater Downtown Action Plan Steering Committee		X				X			
Heritage Preservation Committee								X	
Municipal Features Naming Committee				X					
Municipal Planning Commission	X	A			X	X			

**2015-2016 COUNCIL REPRESENTATION
ON COMMITTEES & SOCIETIES**

Appendix “A”

X = Member
A = Alternate

	Mayor Veer	Councillor Buchanan	Councillor Handley	Councillor Harris	Councillor Johnston	Councillor Lee	Councillor Mulder	Councillor Wong	Councillor Wyntjes
Nomination Committee			X					X	X
Public Art Jury Committee				X					
Red Deer Subdivision & Development Appeal Board							X		A
Red Deer Appeal & Review Board							X		A
Red Deer Community Safety Ad Hoc Committee					X				
OTHER BOARDS & ORGANIZATIONS INVOLVING COUNCIL APPOINTMENTS									
Central Alberta Economic Partnership (CAEP)						X			
Central Alberta Regional Trails System Committee (CARTS) Trevor Poth – City Rep			X						
Central Alberta Regional Wastewater Committee				X					

**2015-2016 COUNCIL REPRESENTATION
ON COMMITTEES & SOCIETIES**

Appendix “A”

X = Member

A = Alternate

	Mayor Veer	Councillor Buchanan	Councillor Handley	Councillor Harris	Councillor Johnston	Councillor Lee	Councillor Mulder	Councillor Wong	Councillor Wyntjes
Downtown Business Association of Red Deer							X		
Family & Community Support Services		X					X		
Inter City Forum on Social Policy				X					
Library Board			X						
Parkland Airshed Management Zone (PAMZ)				X					
Piper Creek Foundation								X	
Queen Elizabeth II Scholarship Awards Selection Committee							X		
Red Deer Chamber of Commerce		X		A					
Red Deer College Arts Centre Advisory Committee							X		
Red Deer River Watershed Alliance									X

**2015-2016 COUNCIL REPRESENTATION
ON COMMITTEES & SOCIETIES**

Appendix “A”

X = Member

A = Alternate

	Mayor Veer	Councillor Buchanan	Councillor Handley	Councillor Harris	Councillor Johnston	Councillor Lee	Councillor Mulder	Councillor Wong	Councillor Wyntjes
Red Deer Regional Municipal Users Group (RDRMUG)									X
Regional Waste Management Services Commission Board		A						X	
Urban Aboriginal Voices Society								X	X
Westerner Exposition Board			X			X			
SOCIETIES									
Red Deer Museum Society							X		
River Bend Golf & Recreation Society					X				
Tourism Red Deer				X					
Waskasoo Environmental Education Society (WEES)			X						

**2015-2016 COUNCIL REPRESENTATION
ON COMMITTEES & SOCIETIES**

Appendix “A”

X = Member

A = Alternate

	Mayor Veer	Councillor Buchanan	Councillor Handley	Councillor Harris	Councillor Johnston	Councillor Lee	Councillor Mulder	Councillor Wong	Councillor Wyntjes
MAYOR'S APPOINTMENT									
Red Deer Native Friendship Society Joint Committee – Assoahum	X						X		

City of Red Deer City Council Regular Meeting, 2015/11/09 - Page 8

EXTERNAL APPOINTMENTS FOR AUMA AND FCM BOARD OF DIRECTORS

AUMA Board of Directors/Committees									
FCM Board of Directors/Committees				X					



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

OPPOSED: Councillor Buck Buchanan

MOTION CARRIED

2.3. Deputy Mayor Appointments

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby approves the following Deputy Mayor appointments for November 2015 to December 2016 presented to Council on Monday, October 26, 2015 as follows:

November 2015	Councillor Wong
December 2015	Councillor Wyntjes
January 2016	Councillor Buchanan
February 2016	Councillor Handley
March 2016	Councillor Harris
April 2016	Councillor Johnston
May 2016	Councillor Lee
June 2016	Councillor Mulder
July 2016	Councillor Wong
August 2016	Councillor Wyntjes
September 2016	Councillor Buchanan
October 2016	Councillor Handley
November 2016	Councillor Harris
December 2016	Councillor Johnston

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, Councillor Dianne Wyntjes



MOTION CARRIED

2.4. Citizen Representative Appointments to Committees for 2015/2016

Community Housing Advisory Board

Moved by Councillor Tanya Handley, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Community Housing Advisory Board for the terms to expire as follows:

Roger Goodwin	Citizen Representative (term to expire at the Organizational Meeting of 2017)
David Murphy	Citizen Representative (term to expire at the Organizational Meeting of 2017)

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, Councillor Dianne Wyntjes

MOTION CARRIED

Environmental Advisory Committee

Moved by Councillor Lynne Mulder, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Environmental Advisory Committee for the terms to expire as follows:

Leah Bell	Citizen Representative (term to expire at the Organizational Meeting of 2017)
Scott Dallas	Citizen Representative (term to expire at the Organizational Meeting of 2017)



Dustin Quirk	Citizen Representative (term to expire at the Organizational Meeting of 2017)
Grace Zhang	Citizen Representative (term to expire at the Organizational Meeting of 2017)

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, Councillor Dianne Wyntjes

MOTION CARRIED

Greater Downtown Action Plan Steering Committee

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Greater Downtown Action Plan Steering Committee for the terms to expire as follows:

Eric Tiessen	Citizen Representative (term to expire at the Organizational Meeting of 2016)
Brian Urlacher	Citizen Representative (term to expire at the Organizational Meeting of 2016)
Poshika Dhingra	Youth Representative (term to expire at the Organizational Meeting of 2016)

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, Councillor Dianne Wyntjes

MOTION CARRIED



Heritage Preservation Committee

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Heritage Preservation Committee for the terms to expire as follows:

Mervin Galbraith	Citizen Representative (term to expire at the Organizational Meeting of 2017)
Aman Jhaver	Citizen Representative (term to expire at the Organizational Meeting of 2017)
Fern Lenihan	Citizen Representative (term to expire at the Organizational Meeting of 2017)

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, Councillor Dianne Wyntjes

MOTION CARRIED

Intermunicipal Subdivision & Development Appeal Board

Moved by Councillor Lynne Mulder, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Intermunicipal Subdivision & Development Appeal Board for the terms to expire as follows:

Ray Kerber	Citizen Representative (term to expire at the Organizational Meeting of 2017)
Glen LaBuc	Citizen Representative (term to expire at the Organizational Meeting of 2017)



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, Councillor Dianne Wyntjes

MOTION CARRIED

Library Board

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Library Board for the terms to expire as follows:

Vanessa Gilbertson	Citizen Representative (term to expire at the Organizational Meeting of 2018)
Colleen Nederlof	Citizen Representative (term to expire at the Organizational Meeting of 2018)

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, Councillor Dianne Wyntjes

MOTION CARRIED

Municipal Features Naming Committee

Moved by Councillor Lynne Mulder, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Municipal Features Naming Committee for the terms to expire as follows:

Judy Clark	Citizen Representative (term to expire at the Organizational Meeting of 2017)
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Jasmine Nelson	Citizen Representative (term to expire at the Organizational Meeting of 2017)
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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, Councillor Dianne Wyntjes

MOTION CARRIED

Municipal Planning Commission

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Municipal Planning Commission for the terms to expire as follows:

Melissa Delaronde	Citizen Representative (term to expire at the Organizational Meeting of 2017)
Jodeen Swan	Citizen Representative (term to expire at the Organizational Meeting of 2017)

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, Councillor Dianne Wyntjes

MOTION CARRIED

Red Deer & District Family & Community Support Services Board

Moved by Councillor Tanya Handley, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby appoints the following to serve



on the Red Deer & District Family & Community Support Services Board for the terms to expire as follows:

Valdene Callin	Citizen Representative (term to expire at the Organizational Meeting of 2017)
Lauren Dawson	Citizen Representative (term to expire at the Organizational Meeting of 2017)

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, Councillor Dianne Wyntjes

MOTION CARRIED

Red Deer Appeal and Review Board/Red Deer Subdivision & Development Appeal Board

Moved by Councillor Ken Johnston, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Red Deer Appeal & Review Board / Red Deer Subdivision & Development Appeal Board for the terms to expire as follows:

Karen Howley	Citizen Representative (term to expire at the Organizational Meeting of 2017)
Petra Kitteringham	Citizen Representative (term to expire at the Organizational Meeting of 2017)
Garfield Marks	Citizen Representative (term to expire at the Organizational Meeting of 2017)

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, Councillor Dianne Wyntjes

MOTION CARRIED

Red Deer Community Safety Ad Hoc Committee

Moved by Councillor Lynne Mulder, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Red Deer Community Safety Ad Hoc Committee for the terms to expire as follows:

Frank Yakimchuk	Citizen Representative (term to expire at the Organizational Meeting of 2016)
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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, Councillor Dianne Wyntjes

MOTION CARRIED

Red Deer Regional Airport Board

Moved by Councillor Dianne Wyntjes, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Red Deer Regional Airport Authority Board for the terms to expire as follows:

William Buterman	Citizen Representative (term to expire at the Organizational Meeting of 2019)
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Archana Chaudhary	Citizen Representative (term to expire at the Organizational Meeting of 2017)
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Marc Jerry	Citizen Representative
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(term to expire at the Organizational Meeting of 2019)

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, Councillor Dianne Wyntjes

MOTION CARRIED

River Bend Golf and Recreation Society

Moved by Councillor Lawrence Lee, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the River Bend Golf and Recreation Society for the terms to expire as follows:

Andrew Hutchins	Citizen Representative (term to expire at the Organizational Meeting of 2018)
Ray Lewchuk	Citizen Representative (term to expire at the Organizational Meeting of 2017)
Randy McConnell	Citizen Representative (term to expire at the Organizational Meeting of 2017)
Don Moore	Citizen Representative (term to expire at the Organizational Meeting of 2018)
Robert Opoku	Citizen Representative (term to expire at the Organizational Meeting of 2018)
Linda Rowe	Citizen Representative (term to expire at the Organizational Meeting of 2016)
Don Young	Citizen Representative (term to expire at the Organizational Meeting of 2016)



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, Councillor Dianne Wyntjes

MOTION CARRIED

3. ADJOURNMENT

The Monday, October 26, 2015 Organizational Council Meeting of Red Deer City Council adjourned at 3:47 p.m.

MAYOR

CITY CLERK



UNAPPROVED - M I N U T E S

**of the Red Deer City Council Regular Meeting
held on, Monday, October 26, 2015
commenced at 3:55 P.M.**

PRESENT: Mayor Tara Veer
Councillor Buck Buchanan
Councillor Tanya Handley
Councillor Paul Harris
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Lynne Mulder (left at 5:19 p.m.)
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Craig Curtis
Director of Corporate Transformation, Lisa Perkins
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Community Services, Sarah Cockerill
Director of Corporate Services, Paul Goranson
Director of Development Services, Elaine Vincent
Director of Human Resources, Kristy Svoboda
Director of Planning Services, Tara Lodewyk
City Clerk, Frieda McDougall
Deputy City Clerk, Samantha Rodwell
Corporate Meeting Coordinator, Louise Maher
Culture Superintendent, Tara O'Donnell
Engineering Services Manager, Wayne Gustafson
Senior Planner, Jolene Tejkl
Inspections and Licensing Manager, Erin Stuart
Planner, Dayna Facca



I. MINUTES

I.1. Confirmation of the Minutes of the Tuesday, October 13, 2015 Regular Council Meeting

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby approves the Minutes of the October 13, 2015 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, Councillor Dianne Wyntjes

MOTION CARRIED

2. REPORTS

2.1. Culture Fee for Service Program - Recommended Changes

Moved by Councillor Paul Harris, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the report from Recreation, Parks and Culture dated October 2, 2015 re: Culture Fee for Service Program – Recommended Changes, hereby approves the following Guiding Principles for the administration of the Culture Community Development Fund:

1. Effectiveness: Involvement in culture has been shown to have a direct effect on individuals, families, neighbourhoods and the broader community. The program will introduce and link outcomes to culture initiatives.
2. Responsiveness: Quality culture services demand flexibility and responsiveness to ensure that opportunities are seized and the creative process is encouraged. The program will accommodate this characteristic.



3. **Maximized funding:** Culture service providers can strengthen partnerships, increase participation and provide more opportunities when available funding is maximized. The program will encourage applicants to use the funding to leverage and seek additional support from other sources including sponsors, donors, other levels of government, as well as fund-raising and volunteer effort.
4. **Fairness:** Communities benefit from strong, trusting relationships which are built on the principle of fairness. Culture service providers will benefit from a clear and transparent application process, complete with an opportunity for appeal through an informed body associated with the program.
5. **Stability:** Service providers are positioned for greater success when they have the confidence and stability associated with multi-year funding. Planning is enhanced and grant-seeking time is reduced. The program will offer an opportunity for such stability.
6. **Accountability:** Due diligence is required to ensure program funds are invested wisely and consistently in high quality services. The program will have easily understood, periodic, and appropriate reporting requirements.
7. **Capacity Building:** Through the program, learning opportunities may be supported leading to enhancement of the talent and skill pool within the community.
8. **Respect:** The program will acknowledge and support the direction provided through community-based documents such as the 2008 Community Culture Vision and the 2001 Culture Master Plan.
9. **Clarity:** Affiliates to the program will have a clear sense of purpose for the grant, an understanding of the value of the program, and a comprehension of the important contribution culture makes within the community.

And further endorses the following Outcomes that will guide the approval of funding:

- I. **Community Cohesion and Engagement:** cultural opportunities that encourage thriving and attractive neighbourhoods (including the downtown) where people



gather to create strong personal, family, neighbourhood and community connections, a sense of belonging and high quality of life.

2. Educational Opportunity and Attainment: access to quality and diverse learning opportunities in culture (including visual, performing and the literary arts) throughout our lives.
3. Equitable Services and Access: fair and equitable access to neighbourhoods and community assets and services such as museums, art galleries, festivals and concerts.
4. Health, Safety and Well-Being: lead healthy and dignified lives with basic physical, mental, emotional, and spiritual needs consistently met through the offerings in culture and the value in bringing people together through culture opportunities. Due to this, we live, learn, work and play in a safe and secure community.
5. Social and Cultural Diversity: respect and celebrate the diverse perspectives and backgrounds of all. Culture activities are provided to a wide variety of people including those facing challenges such as isolated seniors, young people or families with lone parents.
6. Heritage: value heritage activities that celebrate our unique identities. Heritage includes honouring the traditions we keep, the languages we speak, the music we play, the books we read, the tools we use, and the buildings we live in and use.
7. Economic Value: support a creative economy that expands talent and leads us to more people gaining new skills through culture. This expansion builds attractive places to live, work and visit.

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, Councillor Dianne Wyntjes



MOTION CARRIED

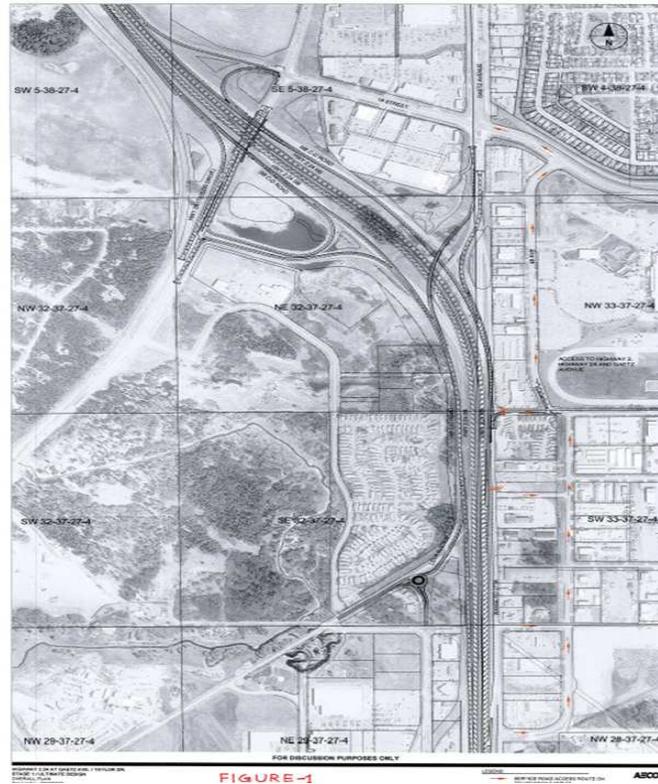
2.2. Alberta Transportation - Highway 2/QEII Improvements - Highway 2 and Gaetz Avenue Interchange

Mr. Andy Hudson, Construction Manager with Alberta Transportation was in attendance and responded to questions.

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated October 13, 2015 re: Alberta Transportation (AT) – Highway 2/QEII Improvements – Highway 2 and Gaetz Avenue Interchange, hereby endorses Figure 1 and Figure 2 as set out below and is subject to the following conditions:

1. Space allocation for an entry sign. The Province has indicated a collaborative design approach is acceptable and that costs for the entrance feature would be included in the project.
2. Alberta Transportation is to provide enhanced advanced signage along the corridor indicating entry points into the city of Red Deer at different points.
3. Alberta Transportation to resolve any lane exit functionality issues which may arise in the future.
4. Alberta Transportation to be responsible for public consultation processes to include: pre-construction and construction process, communication with affected parties and communication with the community at large.
5. That Alberta Transportation confirm that the plans for the interchange include provision for a wide span over Taylor Drive/Highway 2A corridor which would provide for integration with the current sidewalk and trail system.





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

OPPOSED: Councillor Buck Buchanan

MOTION CARRIED

Council recessed at 5:19 p.m. and reconvened at 6:02 p.m.

3. PUBLIC HEARINGS

3.1. Land Use Bylaw Amendment 3357/Q-2015 - Amendments to Support Process Changes

Mayor Tara Veer declared open the Public Hearing for Land Use Bylaw Amendment 3357/Q-2015, an amendment to provide transparency and consistency in the Development Permit application process. 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 Frank Wong, seconded by Councillor Buck Buchanan

SECOND READING: That Bylaw 3357/Q-2015 (a Land Use Bylaw amendment to provide transparency and consistency in the Development Permit application process) 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 Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Lynne Mulder

MOTION CARRIED



Moved by Councillor Frank Wong, seconded by Councillor Buck Buchanan

THIRD READING: That Land Use Bylaw Amendment 3357/Q-2015 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 Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Lynne Mulder

MOTION CARRIED

3.2. Land Use Bylaw Amendment 3357/W-2015 - Amendment to remove all references to safety code related items

Mayor Tara Veer declared open the Public Hearing for Land Use Bylaw Amendment 3357/W-2015, an amendment to remove all references to safety code related items, including all regulations specific to Occupancy Permits in the Land Use Bylaw. 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 Lawrence Lee, seconded by Councillor Buck Buchanan

SECOND READING: That Bylaw 3357/W-2015 (a Land Use Bylaw amendment to remove all references to safety codes related items, including all regulations specific to Occupancy Permits in the Land Use Bylaw) 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 Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Lynne Mulder

MOTION CARRIED



Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

THIRD READING: That Land Use Bylaw Amendment 3357/W-2015 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 Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Lynne Mulder

MOTION CARRIED

4. BYLAWS

4.1 Safety Codes Permit Bylaw 3551/2015

Moved by Councillor Buck Buchanan, seconded by Councillor Lawrence Lee

SECOND READING: That Bylaw 3551/2015 (a Safety Codes Permit bylaw to establish the application procedure and fees for permits issued or any other material or service provided pursuant to the Safety Codes Act) 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 Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Lynne Mulder

MOTION CARRIED



Moved by Councillor Buck Buchanan, seconded by Councillor Lawrence Lee

THIRD READING: That Safety Codes Permit Bylaw 3551/2015 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 Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Lynne Mulder

MOTION CARRIED

4.2 Development Permit Fee Bylaw 3555/2015

Moved by Councillor Dianne Wyntjes, seconded by Councillor Paul Harris

SECOND READING: That Bylaw 3555/2015,(a Development Permit Fee bylaw to capture the fees associated with land use related permits) 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 Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Lynne Mulder

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Paul Harris

THIRD READING: That Development Permit Fee Bylaw 3555/2015 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 Frank Wong, Councillor



11

City Council Regular Meeting Minutes –
UNAPPROVED - Monday, October 26, 2015

Dianne Wyntjes

ABSENT: Councillor Lynne Mulder

MOTION CARRIED

4.3 Repeal of Council Policies 6103-C, 6104-C and 6117-C

Moved by Councillor Lawrence Lee, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer having considered the report from Inspections and Licensing dated September 15, 2015 re: Safety Codes Permit Bylaw hereby repeals the following council policies:

1. Council Policy No. 6103 – C (Inspections of Single Family Dwellings Duplexes and Multifamily Buildings);
2. Council Policy No. 6104 – C (Propane Installations); and
3. Council Policy No. 6117 – C (Permit Fees).

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

ABSENT: Councillor Lynne Mulder

MOTION CARRIED

Councillor Buck Buchanan left Chambers at 6:39 p.m. and returned at 6:41 p.m.

4.4. Queens Business Park NE & SE 35-38-28-W4 Industrial Area Structure Plan Consideration of First Reading of the Bylaw

Moved by Councillor Paul Harris, seconded by Councillor Ken Johnston

FIRST READING: That Bylaw 3540/2015, (a proposed Queens Business Park NE 35 & SE 35 Industrial Area Structure Plan), 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 Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Lynne Mulder

MOTION CARRIED

6. ADJOURNMENT

Moved by Councillor Tanya Handley, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, October 26, 2015 Regular Council Meeting of Red Deer City Council at 6:45 p.m.

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

ABSENT: Councillor Lynne Mulder

MOTION CARRIED

MAYOR

CITY CLERK



October 28, 2015

Land Use Bylaw Amendment 3357/F-2015

Proposed Redesignation from

C4 Commercial (Major Arterial) to CI Commercial (City Centre)

Planning Department

Report Summary & Recommendation:

Administration is requesting that City Council table the application for a further four weeks until December 7, 2015. The City would like to extend the deadline for response to the letter and questionnaire and then allow time for data analysis.

City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of Bylaw 3357/F-2015, a Land Use Bylaw Amendment to redesignate land from C4 Commercial (Major Arterial) District to CI Commercial (City Centre) District, at 4311-49 Avenue, Lot 1A, Block 44, Plan 8121177.

Resolved that Council of The City of Red Deer hereby agrees to table consideration of Bylaw 3357/F-2015, a Land Use Bylaw Amendment to redesignate land from C4 Commercial (Major Arterial) District to CI Commercial (City Centre) District, at 4311-49 Avenue, Lot 1A, Block 44, Plan 8121177 for a further period of four weeks until December 7, 2015 to extend the deadline for public response and allow Administration time for data analysis.



Report Originally Submitted to
the September 14, 2015 City
Council Meeting

September 8, 2015

Land Use Bylaw Amendment 3357/F-2015

Proposed Redesignation from

C4 Commercial (Major Arterial) to CI Commercial (City Centre)

Planning Department

Report Summary & Recommendation:

The Planning Department has received an application for a Land Use Bylaw (LUB) amendment to redesignate land from C4 Commercial (Major Arterial) District to CI Commercial (City Centre) District, at 4311 49 Avenue, Lot 1A, Block 44, Plan 812 1177 within the Municipal Development Plan (MDP) Greater Downtown area and the Greater Downtown Action Plan (GDAP) South Downtown area.

The applicant is requesting redesignation for greater redevelopment options. The existing use is a hotel. The landowner plans to brand the hotel as part of a hotel franchise. The potential franchise desires the change to the CI district. Future interior renovations would also occur.

The proposed amendment could further The City's intent of Greater Downtown (MDP) policies, and GDAP recommendations of high-density, mixed-use, quality development, by allowing the underutilized C4 site to be developed with CI higher intensified uses. CI Commercial (City Centre) district supports Greater Downtown MDP policies and GDAP recommendations by providing a larger variety of uses and CI design criteria. The majority of the Greater Downtown area is zoned CI Commercial (City Centre).

There were no concerns from City Departments, however several concerns from adjacent landowners have been received (see attached Appendix D). An open house was held with area residents on August 4, 2014 to provide clarity of the application.

The site currently has a site exception allowing for a Dynamic Sign as a discretionary use on the C4 site. As part of this amendment, the site exception will be amended appropriately so that a Dynamic Sign continues to be a discretionary use on the site.

Planning staff recommend that Council give first reading to Land Use Bylaw Amendment No. 3357/F-2015.



City Manager Comments:

I support the recommendation of Administration. If first reading of Land Use Bylaw 3357/F-2015 is given, a Public Hearing would then be advertised for two consecutive weeks to be held on Tuesday, October 13, 2015 at 6:00 pm during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Land Use Bylaw Amendment 3357/F-2015 at this time.



Report Details

Background:

The Glossary of Terms of the MDP defines the Greater Downtown as that area outlined in the GDAP (Figure 1). The site proposed for rezoning lies within mixed use commercial downtown area (Figure 2) of the Municipal Development Plan (MDP) and within boundaries of the Greater Downtown Action Plan (GDAP) South Downtown. The site is within the Business Revitalization Zone (Figure 3).

Figure 1 – GDAP

Figure 2 – MDP

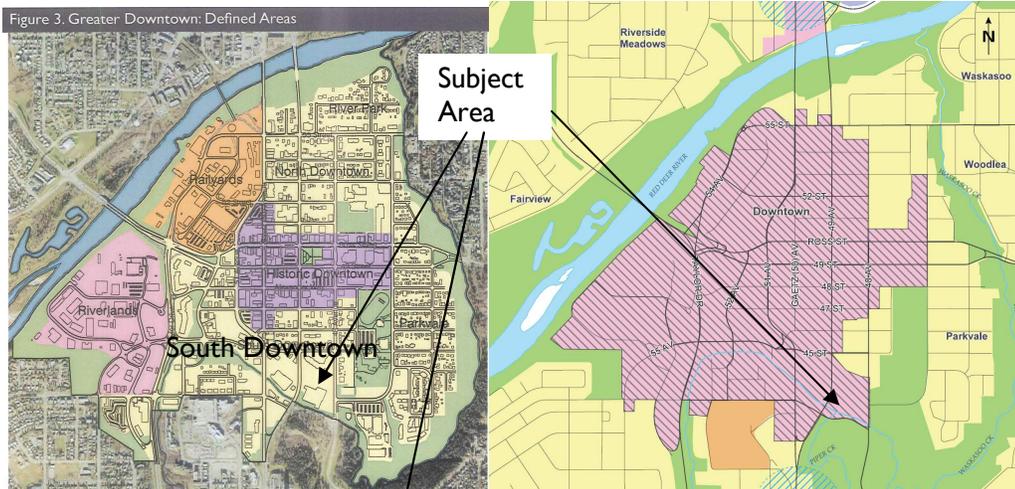


Figure 3 – Business Revitalization Zone

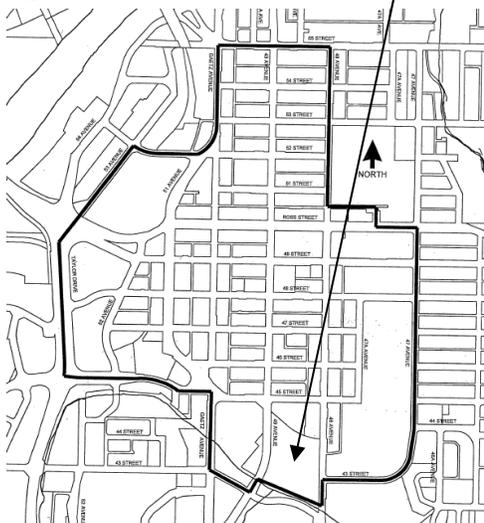




Figure 4 – CI Commercial



The majority of properties within Greater Downtown Area are CI Commercial (City Centre) District (Figure 3). CI Commercial City Centre District general purpose states an intent to act as the main office area for the city and provide a wide range of commercial, institutional, cultural and residential development. The CI district provides for a variety of higher intensity mixed use development with CI design criteria, see Appendix A for CI Commercial District details. Properties zoned C-I in the Downtown have been that since at least 1960.

 CI Commercial City Centre

The property is located at 4311 49 Ave, and is currently operating as the Red Deer Lodge Hotel and Conference Centre. The building was constructed in 1976 and has had several renovations through the years. The property currently has a site exception allowing for a Dynamic Sign as a discretionary use on the C4 site.

The parcel is bound by an escarpment and flood fringe area to the south, commercial to the west, high density residential to the north, and residential and recreation uses to the east.



Figure 5 Subject Area – Red Deer Lodge
4311 49 Avenue



Adjacent uses and districts include:

- West:
 - Commercial City Centre (C1) – Merchandise Sales (Safeway), Phil's Restaurant, Office Buildings (Red Deer Eye Care and Port O-Call Centre), Commercial Service Facility (real estate office)
- North:
 - Residential – Multiple Family (R3) – Multi-storey apartments
- East:
 - Residential – Multiple Family (R3) – Multi-storey apartments, single detached dwellings
 - Parks and Recreation (P1) – Rotary Recreation Park, Red Deer Skatepark, Red Deer arena
- South:
 - Parks and Recreation (P1) - Treed escarpment area, flood fringe area, identified as a constraint in LUB.

The property is currently zoned C4 (see Appendix C for C4 District details). Present day Land Use Bylaw 3357, C1 district lists a hotel as a permitted use. The existing building conforms to the Land Use Bylaw regulations for both C4 and C1 Commercial Districts.

There are two existing City utility rights of way (ROW) running east west through the property located through the existing parking lot. One is directly south of the north property line, the other is further south running east-west through the existing parking lot.



Figure 6 Location of Utility Rights of Ways



Average 10.5 m utility ROW
(directly adjacent to north
property line)

Average 7.0 m utility ROW
(approximately 43.0 m from
north property line)

Both ROW's prevent the building
or planting of items on the ROW

Discussion:

The proposed site lies within the mixed use commercial downtown area (Figure 2) of the Municipal Development Plan (MDP) and within the boundaries of the Greater Downtown Action Plan (GDAP) South Downtown area (Figure 3).

Statutory plan policy (MDP) and non-statutory planning tool (Strategic Direction, GDAP and City of Red Deer Economic Development Strategy) details and guidance for the site is as follows:

- Strategic Direction:
 - Economy – supporting downtown redevelopment and underutilized sites, potential for mixed use
 - Design – Livable, well designed high density
- Municipal Development Plan:
 - 3.2 (3) - Ensure the efficient use of land for urban purposes by encouraging integration of uses, increased densities and innovative citizens.
 - 5.18 Infill Development – The City should support infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes.



- 7.2 Promoting Downtown as a Central Focal Point – The City shall support the ongoing redevelopment and revitalization of the Greater Downtown and encourage high quality urban design that emphasizes and reinforces the importance of the downtown to the overall urban fabric of Red Deer.
- 11.0 Greater Downtown – all policies, see attached Appendix B
 - § Role of Downtown
 - § Implementation of GDAP
 - § Location of Office Development
 - § Infill and Intensification Opportunities
 - § Downtown Housing Strategy
 - § Mixed Use Development
 - § Downtown Access
- 12.4 Location of Office Development – The City shall continue to promote Greater Downtown as the primary location for office space, including actively encouraging other orders of government to regard Greater Downtown as the focus of their activities.
- 12.10 Revitalization of Older Commercial Centres – The City should encourage the revitalization and adaptive reuse of underutilized or vacant commercial centres for future mixed use developments.
- Greater Downtown Action Plan:
 - Discusses stimulating high density development in the downtown core (South Downtown, Historic Downtown, North Downtown) while respecting sustainable development principles and meeting high architectural and urban design standards.
- 2013 City of Red Deer Economic Development Strategy:
 - Desired outcomes stated:
 - § Explore retail redevelopment options for Gaetz Ave., especially downtown
 - Downtown revitalization:
 - § Most office space downtown
 - § Increase of residents downtown
 - § GDAP carried out
 - § Higher density development
 - § More rental apartments



- Suggested action to take to achieve downtown revitalization is through rezoning.

The majority of properties within the Greater Downtown area are zoned CI (Figure 3). A similar rezoning application was approved by City Council in 1996 (Tim Horton's and Super 8 Hotel) and again in 2014 (Traveller's Inn). The properties were rezoned from C4 to CI. The rezoning rationale was to allow a high density residential use and a greater variety of uses at a higher density with CI design criteria.

Redevelopment of the site would be subject to CI district uses and regulations including the CI design criteria (See Appendix A). The existing hotel use is a permitted use in the CI District. The CI District allows more permitted and discretionary uses than in C4.

Consultation:

The application was referred to city departments, and adjacent landowners within 100 metres of the lot. No concerns were raised by city departments; however several comments were received by adjacent landowners (see Appendix D). 24 letters in total were submitted with an additional informal petition signed by 119 residents of the Sierra Grand condos. City administration did attend a Condo Board meeting, with the majority of residents in attendance, in January 2015 for a question and answer session in relation to the application. In addition, an open house was held for area residents with members of City administration and the owner's agent present. The purpose of the open house was to clarify the parameters of the application and to answer any questions the public might have. Overall there were 37 people that attended the open house. 3 letters of concern were submitted following the open house. A summary of adjacent landowner comments are found below.

Comment	City's Response
Rezoning will lead to a decrease in property values.	With no change in development proposed it is difficult to determine the value on peripheral properties based on a new development. However, in all cases the market will dictate value by what investors are willing to pay for properties.
The developer has not provided enough information – what are the future plans	At this point in time the developer has not identified any plans for future re-development. The landowner plans to



<p>for the site?</p>	<p>brand the hotel as part of a hotel franchise. The potential franchise desires the change to the CI district. Future interior renovations would also occur.</p>
<p>No height restrictions could lead to large buildings developed blocking current views and restricting sunlight into suites.</p>	<p>The Development Authority has discretion in reviewing height based on the buildings impact on surrounding properties and the streetscape. Applications may be approved, approved with conditions, or refused. Buildings greater than four storeys must be considered by the Municipal Planning Commission. The 10.5m and 7.0m utility ROW's also prevent buildings from being constructed along the north property line which would alleviate some concerns of blocking views and restricted sunlight into suites.</p>
<p>Going from C4 to CI is the worst zoning for any adjacent property owner.</p>	<p>The C4 district allows for many of the same uses as CI. Additional discretionary uses include: assisted living facility, commercial entertainment facility, institutional service facility, home occupation, multiple family building, late night club, and temporary care facility. Setbacks and building height also differ from that of C4 district. Setbacks are listed as a minimum and building height is at the discretion of the Development Authority based on the impact to surrounding properties. The CI district also has design standards that are of a higher quality than what you would see in the C4 district.</p>
<p>Concerns with allowing future drinking establishments.</p>	<p>Drinking establishments are a discretionary use in both CI and C4 and are therefore at the discretion of the Development Authority. In determining the approval of such use the Development Authority must consider whether or not the proposed development meets the intent of the</p>



	Land Use Bylaw and how surrounding uses will be impacted.
<p>Development Related Concerns:</p> <ul style="list-style-type: none"> • Loss of peaceful and tranquil living environment • Increase in pedestrian and vehicular traffic • Increase in noise from additional CI uses • Increase in commercial clientele volume • Increase in dust from new developments • Increase in people on site will increase people use Sierra parking lot • Construction obstructions and site lines 	<p>Considerations of how developments will impact existing uses are considered through the development permit process. The Development Authority has the ability to add conditions to a development permit where appropriate.</p>
<p>Future building proximity [to Sierra Grand Condos] and setbacks</p>	<p>CI setbacks are less than those in the C4 District. The intent of development in the CI District is to mirror the setbacks of downtown development as historically built. The utility ROW's also prevent buildings from being constructed along the north property line and into some parts of the parking lot.</p>
<p>Evening activity and users (safety, drug activity, graffiti, vandalism, intoxicated individuals, break-ins, disruptions)</p>	<p>The Development Authority is unable to base a decision on the possible users. However, complaints and/or concerns of graffiti, noise, and fighting are all enforced under the City's Community Standards Bylaw and can be reported to Bylaw Enforcement at (403) 343-5575. Non-urgent concerns regarding vandalism, theft, break-ins can be report to the RCMP Complain Line at (403) 343-5575. All urgent concerns requiring police, fire or ambulance service should contact 911.</p>

Analysis:



The proposed redesignation from C4 to CI would further assist The City of Red Deer's Municipal Development Plan policy intent and recommendations for the South Downtown within the Greater Downtown Action Plan for more intensive development. Red Deer's Economic Development Strategy recommends implementing downtown revitalization through zoning changes. The CI proposed district is well suited to enable MDP, GDAP and Economic Development Strategy vision for high-density, mixed use, quality development.

CI City Centre District would implement The City's MDP Greater Downtown vision and the applicant's desire for increased redevelopment potential. CI provides a greater variety of uses at a higher density with CI design criteria; compared to the more limited C4 Major Arterial District. CI uses include office and residential development potential, both uses desired and envisioned by the MDP, and the Economic Development Strategy. Any redevelopment would be subject to all of the CI regulations.

The existing hotel use is a permitted use in the CI District. The surrounding lands uses include CI commercial, R3 residential and PI parks and recreation.

City Council approved similar rezoning applications in 1996 and 2014 encouraging increased density in the downtown area.

The majority of concerns submitted by adjacent landowners related to future development permit applications. Development permit applications are reviewed by the Development Authority, and in the case of discretionary uses they are referred to adjacent landowners for comment. The Development Authority has the ability to approve the permit with or without conditions, or refuse the application based on their discretion (for discretionary uses). It is the City's practice to take any discretionary use permit applications, receiving concerns from the public, to the Municipal Planning Commission for their decision.

The site currently has a site exception allowing for a Dynamic Sign as a discretionary use on the C4 site. As part of this amendment, the site exception will be amended appropriately so that a Dynamic Sign continues to be a discretionary use on the site.

The application was been presented to the Greater Downtown Action Plan steering committee in February 2015 and was endorsed by the committee at the same meeting.



Appendix A: CI Commercial (City Centre) District

5.1 CI Commercial (City Centre) District



General Purpose

This district is located in the central area of the city with excellent road access, access to transit and a good pedestrian environment. In accordance with the Area Redevelopment Plan, this district is intended to act as the main office area for the city and provide a wide range of commercial, institutional, cultural and residential development. Generally, the land uses are to serve the city and region as a whole.

CI Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial recreation facility.
(ii)	Commercial service facility.
(iii)	Dwelling units above the ground floor.
(iv)	Hotel or motel
(v)	Restaurant
(vi)	Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery.
(vii)	Office.
(viii)	Service and repair of goods traded in the CI district, excluding motor vehicles.
(ix)	Signs (subject to section 3.3 and 3.4):
(1)	a-board signs,
(2)	awning and canopy signs,
(3)	under canopy signs,
(4)	fascia signs,
(5)	free standing signs,
(6)	neighbourhood identification signs,
(7)	projecting sign, and
(8)	existing billboards.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	¹ Assisted living facility
(iv)	Commercial entertainment facility.

¹ 3357/C-2007



- (v) Dangerous goods occupancy.
 - (vi) Detached dwellings and their accessory buildings existing legally at the time of adoption of this Bylaw.
 - (vii) Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
 - (viii) Drinking establishment (adult entertainment permitted and subject to section 5.7(8)).
- (b) Discretionary Uses *continued***

- (ix) Funeral home
- (x) Home occupations subject to section 4.7 (8).
- (xi) Hostel.
- (xii) ²Institutional service facility
- (xiii) Motor vehicle service and repair, including the sale of fuel but excluding the service or repair of agricultural or industrial motor vehicles or machinery.
- (xiv) ³Multiple Family Building, excluding ground floor dwelling units within the downtown core as outlined in section 7.11 Figure 18.
- (xv) Late night club subject to section 5.7(7).
- (xvi) Parking lot/parking structure.
Signs (subject to section 3.3 and 3.4):
 - (1) painted wall signs and,
 - (2) wall signs.
- (xvii) ⁴Temporary care facility
- (xviii) Transportation, communication or utility facility.
- (xix) ⁵Outdoor display or sale of goods.
- (xx) ⁶Gaming or Gambling Establishment subject to section 5.7 (1) (f)
- (xxi) ⁷Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).

CI Commercial (City Centre) Regulations

(a) Table 5.1 CI Regulations

Regulations	Requirements
Floor Area	Commercial – Nil

² 3357/C-2007

³ 3357/V-2008

⁴ 3357/C-2007

⁵ 3357/E-2006

⁶ 3357/J-2007

⁷ 3357/Z-2009



Regulations	Requirements
	Residential Minimum - dwelling units 37 m ² Residential Maximum – three times site area
Building Height Maximum	⁸ The Development Authority shall have discretion in reviewing height based on the buildings impact on surrounding properties and the streetscape. For development greater than four storeys, the Development Authority shall be the Municipal Planning Commission.
Front Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 Residential – 7.5 m or as required by the Commission
Side Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 unless the side yard abuts a lane, in which case it shall be 1.5 m Residential – as required by the Commission
Rear Yard Minimum	Commercial – 1.5 m, subject to sections 5.7(2) & 3.19 Residential – as required by the Commission
Landscaped Area	Commercial – nil Residential – 15 % unless otherwise required by the Commission
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	278.0 m ²
Frontage Minimum	7.5 m

- (b) CI district is subject to any applicable commercial regulations listed within section 5.7.
- (c) The Development Authority will consider the lot configuration as well as the standards in corresponding residential districts when evaluating the site plan for a residential development in the CI District.
- (d) The following development design criteria apply to all CI Commercial lands located south of the Red Deer River:
- (i) Building Fronts – All Buildings:
- (I) Street facing elevations shall be parallel to the street. In the case of corner lots or parcels with multiple

⁸ 3357/X-2014



street frontages, a minimum of two street facing elevations shall be parallel to the street.

- (2) Minimum building height shall be 8.5 m from grade to the cornice (eave) line.
 - (3) Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.
 - (4) No street frontage building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows, to provide visual variety and interest.
 - (5) Where lanes exist, access to on-site parking and for loading and delivery zones shall be provided from the lane.
 - (6) No parking is permitted between a building elevation and a street, except: in the case of parcels with street frontage on 3 sides, parking may be allowed on one side; and in the case of parcels with street frontage on 4 sides, parking may be allowed on 2 sides.
 - (7) Existing boulevard areas and sidewalk trees are to be preserved and may not be removed for new developments, including driveways.
 - (8) Fencing along the street fronts of vacant sites, construction sites and around garbage compounds, will be subject to the approval of the Development Authority.
- (e) ¹Notwithstanding anything in this bylaw, the following uses are not permitted on the ground floor of any building in the downtown core area of the CI district as identified in section 7.11 Figure 18:
- a. Dwelling Units
 - b. The residential component of a building associated with any other permitted or discretionary use in the CI district.



(ii) Building Fronts - Commercial Buildings:

- (1)** All building front development criteria listed in subsection (i) also apply to commercial buildings.
- (2)** On the side facing a street, buildings shall be constructed:
 - (a)** to the property line,
 - (b)** to the setback line from the property line provided for in Section 5.7(2) (a) (i), or
 - (c)** to the setback provided by the Development Authority to allow for an amenity to the pedestrian environment under Section 5.7(2) (a) (ii).
- (3)** In the case of parcels with frontage on 3 or more streets, at least 2 of the building elevations shall be built to the standards set out in subparagraph (ii) above.
- (4)** A building on a corner lot shall be constructed so that parking on the site is not visible from any street front.
- (5)** Street level elevations shall replicate the historic pattern of store front modules of 7.5 to 10.0 m wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage.
- (6)** The ground floor of any street facing building elevation shall contain a minimum of 50% windows.
- (7)** Display windows shall be provided adjacent to each retail front entrance.
- (8)** The minimum ground floor height shall be 3.6 m.
- (9)** As a minimum, overhead weather protection shall be provided for pedestrians along building fronts at each building entrance.

¹ 3357/V-2008



- (10) Building cantilevers and attached awnings and canopies shall not project more than 3.0 m from any front building face.
- (11) Front entrances shall be angled and recessed 0.9 to 1.5 m from the building face.

(iii) Building Fronts - Residential Buildings:

- (1) All building front development criteria listed in subsection (i) also apply to residential buildings
- (2) Each main floor dwelling unit fronting a street shall have a private front yard and individual direct front entry access from the sidewalk.
- (3) The main floor shall not be located higher than 1.5 m above the grade of the front sidewalk.
- (4) Retaining walls, railings, fences or hedges located in the minimum front yard shall not exceed 1.0 m in height unless of an open design.
- (5) Architectural design elements such as balconies, verandas, canopies and window projections shall be incorporated into front building faces.
- (6) Trees of a minimum 60 mm caliper (deciduous) or minimum 2.5 m height (coniferous) shall be planted in the front yard at one tree per 7.5 m of lot frontage.

Heritage Buildings

- (a) For the purpose of this section, heritage buildings and properties are only those listed in sections 7.5 and 7.6 of the Land Use Bylaw that are located within the CI Commercial District.
- (b) ¹Deleted
- (c) The Development Officer shall as part of their normal circulation process, refer any development proposal within the boundary of any Main Street Programme, or a property abutting the Main Street Programme boundary, to the Main Street Local Advisory Board for comment.

¹ 3357/Q-2007



- (d) Where a proposed development affecting a heritage property, or a property abutting a heritage property, is to be forwarded to the Municipal Planning Commission for a decision, or is the subject of an appeal before the Subdivision Development Appeal Board, the Development Officer shall notify The Heritage Preservation Committee and any Main Street Local Advisory Board of the time and date at which the development will be considered.

Gaetz-Ross Heritage Area

- (a) The Gaetz-Ross Heritage area is defined as all those parcels of land fronting onto Gaetz Avenue from 48 Street north to, and including, the Hamilton Block (5211 Gaetz Avenue) and, all those parcels fronting onto Ross Street between, and including, the former CP Railway Station and the Old Court House Professional Centre building (4838 Ross Street).
- (b) All building front development criteria listed in subsections (i) to (iii) also apply to all developments in the Gaetz-Ross Heritage area.
- (c) Any portion of a new building higher than two storeys at the front building face shall be stepped back a minimum of 1.2 m from the front building façade of the lower two storeys. A second storey cornice line shall be architecturally accentuated.

Setbacks

- (a) The minimum rear yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.
- (b) The minimum side yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.



Appendix B: Municipal Development Plan

Glossary of Terms:

Greater Downtown The area in the approximate centre of Red Deer, bounded by the Red Deer River on the west and north, Waskasoo Creek on the east and the escarpment on the south as shown on Map 2 of the Greater Downtown Action Plan.

11.0 GREATER DOWNTOWN

Greater Downtown Red Deer functions as the business, administrative and cultural centre of Red Deer. It is a mixed use area that includes commercial, industrial and residential uses. A significant amount of Red Deer's total number of jobs is located within this area along with many services. Greater Downtown is an important element of Red Deer's image in the eyes of residents, investors and visitors. Its vitality and health is a reflection on the city as a whole. Diversity, intense development and linkages to other parts of the community are key elements in revitalizing and maintaining a strong and vibrant city core. Continuing efforts and support are needed to make Red Deer's Greater Downtown a source of pride and major focal point of community activity.

Goal: Continued growth and intensification of Greater Downtown Red Deer as an active, mixed use centre that acts as a focal point for the community and is an inclusive and attractive place to shop, work, live and play.

Objectives:

- (a) Continue to implement The City of Red Deer Greater Downtown Action Plan, the Riverlands Area Redevelopment Plan, and the Riverlands Community Plan;
- (b) Reinforce the Downtown core as the civic business, administrative, social services and cultural centre of the city;
- (c) Continue to promote and encourage higher-density residential development in or near the downtown;



- (d) Revitalize and maintain an active downtown by promoting diversity, intensity and linked development; and
- (e) Develop and implement strong economic development strategies to support business retention and the attraction of new businesses.

Policies:

- | | |
|---|---|
| 11.1 Role of Downtown | The City shall support the ongoing redevelopment and revitalization of the Greater Downtown as the centre and heart of the city and region and as a unique mixed use area for administrative, civic, retail, office, residential, institutional, and cultural and entertainment facilities. In acting on this policy, The City acknowledges that Greater Downtown provides opportunities to accommodate a variety of social and cultural services and facilities that can serve the needs of the community and provision should be made to accommodate such activities in suitable locations. |
| 11.2 Implementation of City of Red Deer Greater Downtown Action Plan | The City shall encourage investment and attract residents and tourists by marketing the Greater Downtown as the heart of Red Deer and continuing to implement The City of Red Deer Greater Downtown Action Plan. |
| 11.3 Location of Office Development | The City shall continue to promote Greater Downtown Red Deer as the primary location for office space, subject to policy 12.6, including actively encouraging other orders of government to regard Greater Downtown as the focus of their activities. |
| 11.4 Infill and Intensification Opportunities | The City shall continue to promote opportunities for infill and intensification within the Greater Downtown in order to facilitate a mixed use and compact urban form; utilize existing infrastructure efficiently and increase the range of services and amenities available to workers, residents and visitors in the Greater Downtown area. |
| 11.5 Downtown Housing Strategy | The City shall support the development of higher density housing in or near the Greater Downtown |



area, including the conversion of commercial and industrial uses to residential uses where appropriate. As part of this strategy, services that meet the day-to-day needs of residents (e.g. grocery stores) and support more intense residential use shall be promoted in the Greater Downtown area.

11.6 Promoting a Safe Environment

The City shall promote a safe and inviting environment in Greater Downtown using a variety of techniques including; Crime Prevention Through Environmental Design (CPTED); and joint action plans involving businesses and social and law enforcement agencies.

11.7 Riverfront Development

The City shall support better integration of development and pedestrian access to the Red Deer River's edge in Greater Downtown.

11.8 Business Revitalization Zone

The City shall continue to work with, and support, the Business Revitalization Zone to:

- promote the zone as a mixed use area;
- improve and maintain public parking;
- improve, beautify and maintain property in the zone;
- promote the Greater Downtown as a unique shopping experience through the development of effective marketing techniques; and
- develop strong economic development strategies to support business retention and the attraction of new businesses.



**11.9 Mixed Use
Development –
Nature of
Residential
Environment**

The City shall encourage mixed use development in the Greater Downtown area that includes complementary land uses such as community, cultural, recreational, entertainment, public uses and residential. In acting on this policy, The City and residents shall recognize that residential uses in the Greater Downtown area may be subjected to more noise and traffic than is typically considered acceptable in a predominantly residential area, and that this is one of the trade-offs associated with creating residential opportunities in the downtown area.

**11.10 Downtown
Access**

The City shall plan for, and provide multiple means of, moving through and within Greater Downtown and provide multiple means of accessing Greater Downtown from the rest of the city using walking, cycling, public transit and private vehicles.



Appendix C: C4 Commercial (Major Arterial) District

C4 Commercial (Major Arterial) District

C4

General Purpose

The general purpose of this District is to facilitate the development of the primary location for trade and service related to automotive transportation and the automobile traveller, and other commercial land uses which are built at low densities, in planned centres, generally, to serve the city and the region, as a whole.

I. C4 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial recreation facility.
(ii)	Commercial service facility.
(iii)	Merchandise sales and/or rental (minimum floor area for a building or a comprehensively designed group of buildings – 929.0 m ² (there is no minimum floor area for the units within the building(s))).
(iv)	Restaurant.
(v)	Service and repair of goods traded in the C4 District.
(vi)	Signs (subject to section 3.3 and 3.4):
1)	awning and canopy signs,
2)	fascia signs,
3)	free standing signs
4)	projecting signs,
5)	painted wall signs, and
6)	existing billboards.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	Dangerous goods occupancy.
(iv)	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(v)	Drinking establishment (adult entertainment permitted and subject to section 5.7(8)).
(vi)	Funeral Home.
(vii)	¹ Health and Medical Services

¹ 3357E/2011



<p>(viii) Hotel, motel or hostel.</p> <p>(ix) Merchandise sales and/or rental (no minimum floor area for a building or a unit within the building).</p> <p>(x) ¹Outdoor display or sale of goods.</p>
<p>(b) Discretionary Uses <i>continued</i></p>
<p>(xi) Signs (subject to section 3.3 and 3.4):</p> <p>(I) billboard signs except on sites fronting:</p> <p>(a) Gaetz Avenue and Taylor Drive between 28th Street and the southern boundary of the city,</p> <p>(b) Gaetz Avenue between 77th Street and the northern boundary of the city,</p> <p>(c) 67th Street between 59th Avenue and the western boundary of the city, and</p> <p>(d) 19th Street between Gaetz Avenue and Taylor Drive.</p> <p>(xii) Transportation, communication or utility facility.</p> <p>(xiii) Warehouse.</p> <p>(xiv) ²Outdoor storage.</p> <p>(xv) ³Gaming or Gambling Establishment subject to section 5.7 (I) (g)</p>

C4 Commercial (Major Arterial) District Regulations

(a) Table 5.6 C4 Regulations

Regulations	Requirements
Floor Area	One third of site area
Building Height Maximum	Three storeys
Front Yard Minimum	15.0 m
Side Yard Minimum	Nil, when there is a constructed lane 3.8 m on one side when there is no constructed lane 3.0 m when it abuts a street
Rear Yard Minimum	3.0 m
Landscaped Area Minimum	40% of minimum front yard, however, if it is determined by the Development Authority that landscaping is required elsewhere on the site, then 15 % of the site area may be required to be provided
Parking	Subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one

¹ 3357/E-2006

² 3357/E-2006

³ 3357/J-2007



Regulations	Requirements
	per building, subject to section 5.7(3)
Site Area	Minimum 1393 m ² Maximum 4.0 ha
Frontage	Minimum 30.0 m

(b) C4 District is subject to any applicable commercial regulations listed within section 5.7.

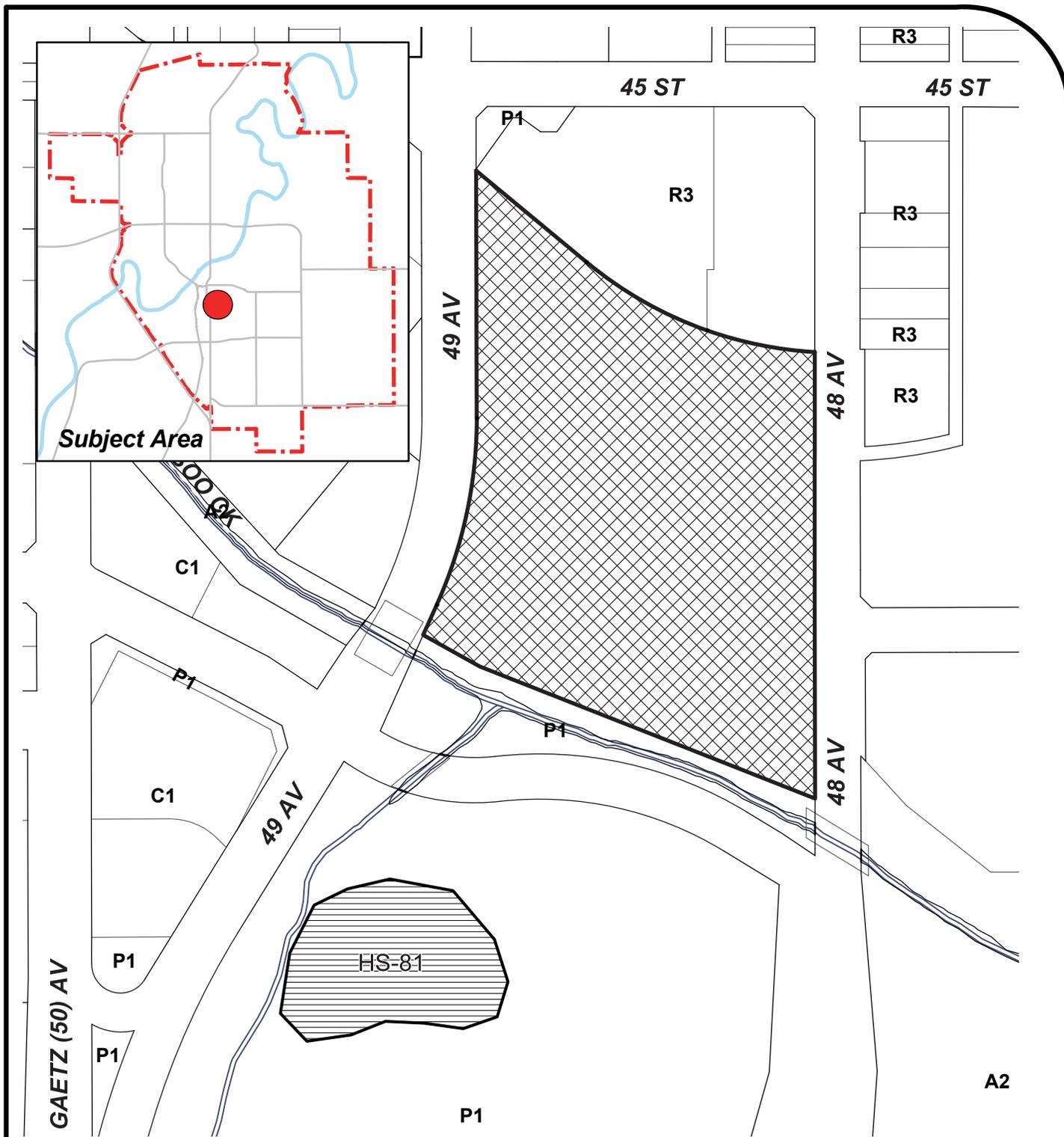
C4 Commercial (Major Arterial) Site Development

(a) The relationship of the use to adjacent residential areas will be a factor in considering the size, site plan and architectural treatment of the building.

Schedule A



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:



C4(w) to C1 - Commercial (City Centre) District

Affected District and Exception:

C4 - Commercial (Major Arterial) District
(w) - Land Use Bylaw Exception

Proposed Amendment

Map: 8 / 2015

Bylaw: 3357 / F-2015

Date: Feb. 3, 2015

DATE: November 12, 2015
TO: Christi Fidek, Senior Planner
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/F-2015

Reference Report:

Planning Department, dated October 28, 2015

Resolution:

At the Monday November 9, 2015 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer hereby agrees to table consideration of Bylaw 3357/F-2015, a Land Use Bylaw Amendment to redesignate land from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District, at 4311-49 Avenue, Lot 1A, Block 44, Plan 8121177 for a further period of four weeks until December 7, 2015 to extend the deadline for public response and allow Administration time for data analysis.

Report back to Council: Yes. A report is to be brought back to the December 7, 2015 regular meeting of City Council.



Frieda McDougall
Manager

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



October 27, 2015

Whistleblower Implementation Report

Human Resources

Report Summary & Recommendation:

This report provides Administration's recommended approach in support of Council's Ethical Behaviour policy (EL-A-2.4) which ensures the City organization is operated with an internal code of conduct and a mechanism for the reporting of alleged or suspected improper activities without fear of reprisal. The recommended enhancements will parallel other public sector efforts to provide improved accountability and transparency and will support Council as it strives for excellence in the service provided to City residents.

Administration is asking Council to endorse the following:

1. Administration recommends building on and enhancing our existing practices, using Public Interest Disclosure Act concepts, without the need to "opt in" to the provincial legislation. This would require Council rescinding its September 16, 2013 resolution.
2. Introduce 3rd party confidential ethics hotline for staff (additional mechanism for reporting alleged improper activities) at an annual subscription cost of up to \$15K with the option to:
 - Approve funds now, or wait for 2016 budget
 - Potentially expand its use in the future based on further work by the Audit Committee
3. Provide annual disclosure report to Audit Committee.

City Manager Comments:

As administration has developed the necessary enhancements to existing City practices (including an Ethics Policy and Whistleblower Protection), I support the recommendation of Administration and recommend that:

- a) Council rescind the September 16, 2013 resolution
- b) The request for funding of a 3rd party confidential ethics hotline be brought forward for Council's consideration in conjunction with the 2016 operating budget
- c) That administration report to the Audit Committee annually on the whistleblower and ethical standards program.

Craig Curtis
City Manager



Proposed Resolution

Resolved that Council of The City of Red Deer, having considered the report from Human Resources dated October 27, 2015 re: Whistleblower Implementation Report hereby endorses the following:

- a) Council rescind the September 16, 2013 resolution as follows:

“that Council of The City of Red Deer, having considered the report from the Corporate Services Division, dated September 9, 2013 re: Audit Committee Terms of Reference Review, hereby agrees to ‘opt in’ as an entity under the Provincial Whistleblower Protection Act and further that Administration be directed to prepare an implementation report for review of the Audit Committee.”
- b) The request for funding of a 3rd party confidential ethics hotline be brought forward for Council’s consideration in conjunction with the 2016 operating budget
- c) That administration report to the Audit Committee annually on the whistleblower and ethical standards program.



Report Details

Background:

June 1, 2013 the Public Interest Disclosure (Whistleblower Protection) Act came into effect in Alberta. Though the legislation applied to the Alberta Public Service, provincial agencies and public entities (e.g. school boards, hospitals), it was recommended by the Provincial Government that Municipalities use this information to construct a policy structure to ensure local practices and procedures were in alignment with the Act and/or potentially “opt in” to the Act as an entity.

September 16, 2013 Council resolved:

“...that Council of The City of Red Deer, having considered the report from the Corporate Services Division, dated September 9, 2013, re: Audit Committee Terms of Reference Review, hereby agrees to ‘opt in’ as an entity under the Provincial Whistleblower Protection Act and further that Administration be directed to prepare an implementation report for review of the Audit Committee...”

In response to the Council Resolution, Administration discussed possible options to fulfill the requirement to ‘opt in’ as an entity under the Provincial Whistleblower Protection Act. Part of this consultative process included investigating what was in place in other Alberta municipalities. None of the municipalities contacted were choosing to “opt in” and to date no municipalities in Alberta have. Instead, municipalities either stayed with their current processes or improved their processes using PIDA concepts. The municipalities were satisfied with having their own processes, did not want to add another layer of complexity, and/or did not see the necessity to grant oversight to another organization (i.e. the Province or its Public Interest Commissioner) by opting in.

In August 2015, Administration provided an implementation recommendation report to the Audit Committee that contained recommended enhancements to existing City practices (including a Revamped Ethics Policy and Whistleblower Protection) while rescinding The City’s need to “opt in” to the PIDA legislation. The following resolution was reached by the Audit Committee:

“... that the Audit Committee, having considered the report from the Human Resources Department on a corporate procedure for whistleblower protection and ethical standards, hereby recommends to City Council:

- That City Council rescind its previous direction on whistleblower protection contained in its resolution of September 16, 2013;
- That City Council authorizes Administration to proceed with the recommended staff whistleblower protection and ethical standards program, as the first step in an overall process;
- That the Audit Committee continues to work on policy for whistleblower protection and external standards as it relates to Council and the public; and forwards this to Council for consideration.



AUDIT COMMITTEE

DATE: August 17, 2015
TO: City Council
FROM: Audit Committee
SUBJECT: Whistleblower Protection and Ethical Standards Program

At the August 17, 2015 meeting of the Audit Committee, the Audit Committee discussed Whistleblower Protection and Ethical Standards Program. The following motion was introduced and passed:

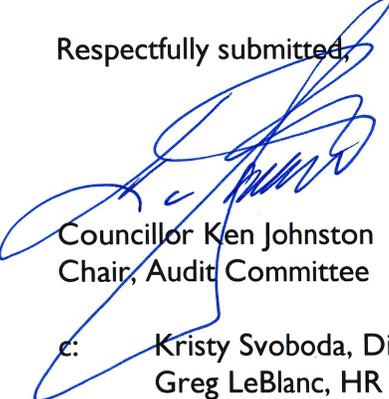
Resolved that the Audit Committee, having considered the report from the Human Resources Department on a corporate procedure for whistleblower protection and ethical standards, hereby recommends to City Council:

- That City Council rescind its previous direction on whistleblower protection contained in its resolution of September 16, 2013;
- That City Council authorizes Administration to proceed with the recommended staff whistleblower protection and ethical standards program, as the first step in an overall process;
- That the Audit Committee continues to work on policy for whistleblower protection and external standards as it relates to Council and the public;

and forwards this to Council for consideration.

The above is submitted for Council's information.

Respectfully submitted,



Councillor Ken Johnston
Chair, Audit Committee

c: Kristy Svoboda, Director of Human Resources
Greg LeBlanc, HR Team Leader Programs
Rob Lewis, Policy Analyst
Michelle Andrew, Corporate Controller

DATE: November 12, 2015
TO: Greg LeBlanc, HR Team Leader - Programs
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Whistleblower Implementation Report

Reference Report:

Human Resources, dated October 27, 2015

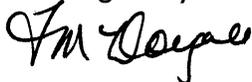
Resolution:

At the Monday November 9, 2015 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer, having considered the report from Human Resources dated October 27, 2015 re: Whistleblower Implementation Report hereby agrees that:

- a) Council rescind the September 16, 2013 resolution as follows:
“that Council of The City of Red Deer, having considered the report from the Corporate Services Division, dated September 9, 2013 re: Audit Committee Terms of Reference Review, hereby agrees to ‘opt in’ as an entity under the Provincial Whistleblower Protection Act and further that Administration be directed to prepare an implementation report for review of the Audit Committee.”
- b) The request for funding of a 3rd party confidential ethics hotline be brought forward for Council’s consideration in conjunction with the 2016 operating budget;
- c) The administration report to the Audit Committee and Council annually on the whistleblower and ethical standards program; and
- d) Following one year of the implementation of a 3rd party confidential ethics hotline, a report on this process be brought back to Council.

Report back to Council: Yes. A report is to be brought back for Council’s information following one year of the implementation of the 3rd party hotline.



Frieda McDougall
Manager

- c. Director of Human Resources
Audit Committee Chair
Corporate Meeting Coordinator



October 19, 2015

Red Deer Regional Airport Runway Extension Grant

Financial Services

Report Summary & Recommendation:

The Provincial Government has announced a grant for the airport runway extension project. The grant of \$6 million will be paid in equal instalments over the next 3 years. The City will also be providing bridge funding as the project will be completed in 2016. Changes to the 2016 – 2018 Operating Budgets are required.

It is recommended that Council:

1. Approve 2016 Operating Budget changes including a grant payment of \$6 million, grant revenue of \$2 million and a transfer from the Operating Reserve – Tax Supported reserve of \$4 million, all on a one time basis.
2. Approve 2017 Operating Budget changes including grant revenue of \$2 million and a transfer to the Operating Reserve – Tax Supported reserve, both on a one time basis.
3. Approve 2018 Operating Budget changes including grant revenue of \$2 million and a transfer to the Operating Reserve – Tax Supported reserve, both on a one time basis.
4. Approval subject to an agreement being reached between the City of Red Deer and the Red Deer Airport Authority to the satisfaction of the City Manager.

City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer, having considered the report from Financial Services dated October 19, 2015 re: Red Deer Regional Airport Runway Extension Grant hereby approves the following:

1. 2016 Operating Budget changes including a grant payment of \$6 million, grant revenue of \$2 million and a transfer from the Operating Reserve – Tax Supported reserve of \$4 million, all on a one time basis.
2. 2017 Operating Budget changes including grant revenue of \$2 million and a transfer to the Operating Reserve – Tax Supported reserve, both on a one time basis.
3. 2018 Operating Budget changes including grant revenue of \$2 million and a transfer to the Operating Reserve – Tax Supported reserve, both on a one time basis.



4. Approval subject to an agreement being reached between the City of Red Deer and the Red Deer Airport Authority to the satisfaction of the City Manager.

Report Details

Background:

The runway extension project is expected to cost \$9.5 million. Council approved an contribution of \$1.75 million to this project as part of the 2015 Capital Budget process. Red Deer County also approved a contribution of \$1.75 million as part of their 2015 budget process.

On October 13, 2015 the Provincial Government announced a \$6 million grant for the extension of the main runway at the Red Deer Regional Airport. The grant will be received by the City of Red Deer over a three year period in equal instalments. The City will then turn the grant over to the Red Deer Regional Airport Authority. As the project will be completed in 2016 there will be a need to provide interim financing to the Airport Authority to bridge the timing gap.

Discussion:

The Municipal Government Act (MGA) states that a municipality may only make an expenditure that is included in a budget or otherwise authorized by Council. As well the estimated amount of expenditures and revenues must be included in a budget. This will require changes to the 2016 – 2018 Operating Budgets to comply with the MGA.

Analysis:

The 2016 Operating Budget needs to be amended to show \$6 million of grant expenditure to the Airport Authority and \$2 million of grant revenue from the Provincial Government. Both of these changes would be done on a one time basis so there would be a \$4 million transfer from the Operating Reserve – Tax Supported reserve to balance the budget.

The 2017 & 2018 Operating Budgets each need to be amended to show \$2 million of grant revenue from the Provincial Government. This change would be done on a one time basis so there would be a \$2 million transfer to the Operating Reserve – Tax Supported reserve to balance the budget.

With the provision of the bridge funding in 2016 and 2017 there will be less cash in the Operating Reserve – Tax Supported to invest. The estimated maximum loss of interest income is \$80,000 for the period 2016 – 2018. The actual amount of the loss will depend on timing of grant payments from the Provincial Government and timing of the grant payment to the Airport Authority.

**Risks**

The Provincial Government has indicated in their grant letter that the requested grant amounts for 2016-17 and 2017-18 will be reviewed following the approval of the respective annual provincial budgets. The grants may also be conditional upon confirmation that reporting requirements were met for the prior years' funds. If the grants were not received then the bridge funding provided by the Operating Reserve – Tax Supported reserve would not be repaid.

DATE: November 12, 2015
TO: Dean Krejci, Chief Financial Officer
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Red Deer Regional Airport Runway Extension Grant

Reference Report:

Financial Services, dated October 19, 2015.

Resolution:

At the Monday November 9, 2015 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer, having considered the report from Financial Services dated October 19, 2015 re: Red Deer Regional Airport Runway Extension Grant hereby approves the following:

1. 2016 Operating Budget changes including a grant payment of \$6 million, grant revenue of \$2 million and a transfer from the Operating Reserve – Tax Supported reserve of \$4 million, all on a one time basis.
2. 2017 Operating Budget changes including grant revenue of \$2 million and a transfer to the Operating Reserve – Tax Supported reserve, both on a one time basis.
3. 2018 Operating Budget changes including grant revenue of \$2 million and a transfer to the Operating Reserve – Tax Supported reserve, both on a one time basis.
4. Approval subject to an agreement being reached between the City of Red Deer and the Red Deer Airport Authority to the satisfaction of the City Manager.

Report back to Council: No



Frieda McDougall
Manager

- c. Director of Corporate Services
Director of Planning Services
Land & Economic Development Manager



October 23, 2015

City of Red Deer Ice Facilities Capital Development Strategy

RECREATION, PARKS & CULTURE

Report Summary & Recommendation:

The City of Red Deer's 2015-2018 Strategic Direction identifies the planning of great spaces and places for community living as a priority. Arenas and outdoor ice surfaces deliver benefits that enhance the quality of life in Red Deer, reduce sedentary behaviours and provide growth and development opportunities across all age groups. Arenas and outdoor ice surfaces provide essential spaces and places where people connect and engage with their community.

There is an immediate need for a long term plan to provide a strategic and comprehensive framework to ensure ice facility capital priorities are identified and long term investments are effective.

Administration is recommending that Council authorize the Recreation, Parks and Culture Department to conduct an Ice Facilities Capital Development Strategy. The funding for this Strategy, \$75,000 one-time, would come from the Operating Reserve – Tax Supported and is an increase to the 2015 Operating Budget.

City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer, having considered the report from Recreation, Parks & Culture dated October 23, 2015 re: City of Red Deer Ice Facilities Capital Development Strategy hereby approves one time funding in the amount of \$75,000.00 to come from the Operating Budget – Tax Supported and is an increase to the 2015 Operating Budget, to allow the Recreation, Parks & Culture Department conduct an Ice Facilities Capital Development Strategy.



Report Details

Background:

The City of Red Deer's 2015-2018 Strategic Direction identifies the planning of great spaces and places for community living as a priority. The provision of these spaces along with the programs and services provided contribute to sport tourism opportunities and economic activity.

Arenas and outdoor ice surfaces deliver benefits that enhance the quality of life in Red Deer, reduce sedentary behaviours and provide growth and development opportunities across all age groups. Arenas and outdoor ice surfaces provide essential spaces and places where communities gather, build relationships, meet friends and have fun. Further, The City's ice facilities (both indoor and outdoor) allow for the provision of direct department program and service delivery as well as support community-based organizations that deliver recreation and leisure programs and services through rental of City facilities.

The 1991 Community Services Master Plan and the 2008 Community Asset Needs Assessment (CANA) provided an inventory and condition assessment of the recreation, parks and culture physical assets owned by The City. Red Deer has experienced significant change and substantial growth since these plans were completed including; shifting social, economic and demographic trends; the 2019 Canada Winter Games impact on capital investment priorities; changing recreation and leisure participation patterns and expectations; assessments highlighting emerging issues in our aging facilities; and the 2014 Community Amenities Spaces and Places initiative which further informed the situation.

The City currently operates 6 indoor ice arenas, 36 outdoor boarded natural ice surfaces, 35 snow bank rinks, 3 natural skating ponds, and an outdoor long track speed skating oval. One additional indoor ice arena is operated by The Westerner and another ice arena is currently being constructed by Red Deer College.

The City is contributing capital funding for the construction of an additional indoor ice arena at Red Deer College opening in 2018. This ice surface will be made available to the public thereby increasing the city's ice capacity. In The City's current 10 year capital plan, the G.H. Dawe Community Centre has been earmarked to twin the arena in 2025+.

Discussion:

Since the decision to decommission and rebuild the Red Deer Arena, administration has been approached by community user groups inquiring as to the possibility of twinning this arena. At this point, there is insufficient data available to determine critical needs for the provision of ice facilities both now and into the future.

Although the development of a Recreation Master Plan to provide a comprehensive long-term strategy for public recreation and culture facilities is planned as part of the Community Amenities Charter, an immediate strategy to assess the need, timing and location of additional ice facilities in Red Deer is required.



Administration is recommending the approval of funding for an Ice Facilities Capital Development Strategy. This Strategy would provide a comprehensive framework to ensure ice facility related capital priorities are appropriately identified and long term investments in facilities is effective. The goal of the Strategy would be to deliver:

- A plan to upgrade, expand maintain or change existing ice facilities;
- A process to be followed for ice facilities identified for change;
- A plan for new ice facilities and leisure ice surfaces;
- A plan to identify any changes to levels or services or amenities currently being provided at ice facilities; and
- Financial Considerations.

The timing of this Strategy is critical due to the opportunity to influence the design of the Red Deer Arena for the future as well as address the community's desire for an additional arena ice surface.

The Strategy will consider the following:

- City of Red Deer Policy context (i.e. literature review)
- Demographic analysis and population forecasts
- Geographic locations of existing ice facilities
- Current state of ice facilities
- Existing capacity of ice both within the city as well as the region
- Existing use in of ice in relation to capacity of use
- The effect of out of town use
- Ice facility trends as well as trends in ice use
- Financial viability of ice facilities operations
- Alternative ice facilities

The intent is also to consult with our neighbour municipalities to identify: the ice capacity, use and demand within their municipality; plans to increase their inventory in the provision of indoor ice arenas over the next ten years; use of their indoor ice surfaces by out of town users; and the collective impact of these strategies and long term plans. The Community Engagement Strategy will be determined using the Dialogue Toolkit.

Analysis:

Administration is recommending that Council authorize the Recreation, Parks and Culture Department to conduct an Ice Facilities Capital Development Strategy. The funding for this Strategy, \$75,000 one-time, would come from the Operating Reserve – Tax Supported and is an increase to the 2015 Operating Budget.

DATE: November 12, 2015
TO: Shelley Gagnon, Recreation, Parks & Culture Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: City of Red Deer Ice Facilities Capital Development

Reference Report:

Recreation, Parks & Culture, dated October 23, 2015.

Resolution:

At the Monday November 9, 2015 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer, having considered the report from Recreation, Parks & Culture dated October 23, 2015 re: City of Red Deer Ice Facilities Capital Development Strategy hereby approves one time funding in the amount of \$75,000.00 to come from the Operating Budget – Tax Supported and is an increase to the 2015 Operating Budget, to allow the Recreation, Parks & Culture Department conduct an Ice Facilities Capital Development Strategy within the 2014 Community Amenities Consultation report.

Report back to Council: No



Frieda McDougall
Manager

- c. Chief Financial Officer
Director of Community Services
Director of Corporate Services



November 9, 2015

River Bend Golf and Recreation Area Agreement – Extension

RECREATION, PARKS & CULTURE

Report Summary & Recommendation:

The River Bend Golf and Recreation area is owned by The City and the operation is managed through an agreement with the not-for-profit River Bend Golf and Recreation Society (RBGRS).

Administration is requesting that the current agreement with the RBGRS be extended until December 31, 2016.

City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Recreation, Parks & Culture dated November 9, 2015 re: River Bend Golf and Recreation Area Agreement – Extension hereby approves the extension of the agreement with River Bend Golf and Recreation Society until December 31, 2016.



Report Details

Background:

The River Bend Golf and Recreation area is owned by The City and the operation is managed through an agreement with the not-for-profit River Bend Golf and Recreation Society (RBGRS).

Discussion:

The current agreement expires December 31, 2015. Administration and the RBGRS have been working together to develop a new agreement beginning in 2016.

Analysis:

Administration is requesting that the current agreement with the RBGRS is extended until December 31, 2016.

DATE: November 12, 2015
TO: Shelley Gagnon, Recreation, Parks & Culture Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: River Bend Golf and Recreation Area Agreement - Extension

Reference Report:

Recreation, Parks & Culture, dated November 9, 2015.

Resolution:

At the Monday November 9, 2015 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer, having considered the report from Recreation, Parks & Culture dated November 9, 2015 re: River Bend Golf and Recreation Area Agreement – Extension hereby agrees that;

1. The City of Red Deer extend the agreement with River Bend Golf and Recreation Society until December 31, 2016; and
2. The 2016 operating budget is increased for the necessary funds for the operating agreement extension, to be funded from the Operating Reserve – Tax Supported.

Report back to Council: No



Frieda McDougall
Manager

- c. Director of Community Services
Director of Corporate Services
Chief Financial Officer