



City Council Meeting Agenda

Monday, July 5, 2021 - Via Video Conference

Call to Order: 1:30 PM

1. In Camera Meeting (to last approximately 2 hours)

1.1. Motion to In Camera

1.1.a. Human Resource Matter - FOIP Section 17(4) Disclosure harmful to personal privacy and 24(1)(a) Advice from officials

1.2. Motion to Revert to Open Meeting

2. Minutes

2.1. Confirmation of the Minutes of the June 15, 2021 Regular Council Meeting
(Pages 3 - 9)

2.2. Confirmation of the Minutes of the June 21, 2021 Regular Council Meeting
(Pages 10 - 19)

2.3. Confirmation of the Minutes of the June 22, 2021 Regular Council Meeting
(Pages 20 - 28)

3. Points of Interest

4. Reports

4.1. Central Alberta Women's Emergency Shelter (Land Acquisition) - Correction of Civic Address
(Pages 29 - 30)

4.2. Cancellation of the July 6, 2021 Regular Council Meeting
(Page 31)

5. Bylaws

- 5.1. Land Use Bylaw Amendment 3357/I-2021. Create PSI – Post-Secondary Institution District and Apply to Red Deer Polytechnic Lands
(Pages 32 – 51)

- 5.1.a. Consideration of First Reading of Bylaw 3357/I-2021

- 5.2. Land Use Bylaw Amendment 3357/N-2021. Site Exception to accommodate a outdoor patio in C3 Commercial (Neighbourhood Convenience) District at 6017 – 54 Avenue

- (Pages 52 – 82)

- 5.2.a. Consideration of First Reading of Bylaw 3357/N-2021

6. Adjournment

DATE: July 7, 2021
TO: Lisa Perkins, Acting City Manager
FROM: Jackie Kurylo, Acting City Clerk
SUBJECT: Human Resource Matter

Reference Report:

Code of Conduct C.01.2021 – FOIP 17(4) Disclosure harmful to personal privacy and 24(1)(a) Advice from Officials report dated July 5, 2021.

Resolution:

At the Monday, July 5, 2021 Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer, having considered the In Camera Report from Sage Analytics dated July 5, 2021 hereby accepts the report as information and agrees that the contents of the report will remain confidential as protected under the Freedom of Information and Protection of Privacy Act, Section 17(4) Disclosure harmful to personal privacy and 24(1)(a) Advice from officials.

Report back to Council:

No.

Comments/Further Action:

As outlined in the above resolution.

“Jackie Kurylo”

Jackie Kurylo
Acting City Clerk

c. Legal & Legislative Services Manager



UNAPPROVED - MINUTES

**of the Red Deer City Council Regular Meeting
held on, Tuesday, June 15, 2021
commenced at 1:31 PM**

Present (via teleconference):

Mayor Tara Veer
Councillor Buck Buchanan
Councillor Tanya Handley
Councillor Vesna Higham
Councillor Lawrence Lee
Councillor Frank Wong
Councillor Dianne Wyntjes

Acting City Manager, Tara Lodewyk
General Manager Corporate & Employee Services, Lisa Perkins
General Manager Community Services, Sarah Tittlemore
Acting General Manager Development & Protective Services, Ken McMullen
Legal & Legislative Services Manager, Michelle Baer
Engineering Services Manager, Konrad Dunbar
Government Advocacy & Public Relations Strategist, Darren Kuz

Present: City Clerk, Samantha Rodwell
Corporate Meeting Administrator, Jennifer Hankey
Corporate Meeting Support, Kristen Waddle

Absent: Councillor Michael Dawe
Councillor Ken Johnston



1. IN CAMERA MEETING

1.1. Motion to In Camera

Moved by Councillor Frank Wong, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to enter into a Camera meeting of Council on Tuesday, June 15, 2021 at 1:32 p.m. and hereby agree to exclude the following:

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

to discuss the following:

- Emergency Management Services - Dispatch - FOIP Section 21(1)(a) Disclosure harmful to intergovernmental relations 24(1)(a) Advice from officials and Section 27 Privileged information

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

1.1.a. Emergency Management Services - Dispatch - FOIP Section 21(1)(a) Disclosure harmful to intergovernmental relations, 24(1)(a) Advice from officials and Section 27 Privileged information

The following people were in attendance:

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

Acting City Manager Tara Lodewyk, General Manager Community Services Sarah Tit, General Manager Corporate & Employee Services Lisa Perkins, Acting General Manager Development & Protective Services Ken McMullen, Legal & Legislative Services Mar Michelle Baer, Deputy Chief Emergency Services Chris Kerns, Deputy Chief Emergency Services Tyler Pelke, Government Advocacy & Public Relations Strategist Darren Kur Clerk Samantha Rodwell, Corporate Meeting Administrator Jennifer Hankey, Corporate



Meeting Support Kristen Waddle

1.2. Motion to Revert to Open Meeting

Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Tuesday, June 15, 2021 at 2:42 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 2:42 p.m. and reconvened at 2:50 p.m.

2. REPORTS

2.1.a. Request to Table - Motivating Investment Using City Land

Moved by Councillor Lawrence Lee, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer, having considered the report dated June 15, 2021 re: Request to Table - Motivating Investment Using City Land agrees to lift from the table.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM TABLE CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer, having considered the report dated June 15, 2021 re: Request to Table - Motivating Investment Using City Land agrees to table consideration of Motivating Investment Using City Land to Q3 2021 to allow Administration additional time to prepare a report.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes



MOTION TO TABLE CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer, having considered having considered the report dated June 15, 2021 re: Request to Table - Motivating Investment Using City Land hereby agree to reconsider the lifting from the table.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO RECONSIDER CARRIED

The original motion was then back on the floor.

Moved by Councillor Lawrence Lee, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer, having considered the report dated June 15, 2021 re: Request to Table - Motivating Investment Using City Land agrees to lift from the table.

The motion was then withdrawn.

2.2. Leading Forward - Utility Servicing Policies & Charges Review

Moved by Councillor Buck Buchanan, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered the report Engineering Serviced dated June 15, 2021 re: Leading Forward - Utility Servicing Policies & Charges Review hereby rescinds Council Policy 4308-C Water and Sanitary Services for Redevelopment Projects.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Vesna Higham



Resolved that Council of The City of Red Deer having considered the report Engineering Serviced dated June 15, 2021 re: Leading Forward - Utility Service Policies & Charges Review hereby directs administration to bring back amendments Bylaw 3608/2018 The Utility Bylaw section 30(1) at the next annual review and update.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

3. BYLAWS

3.1. Borrowing Bylaw 3675/2021 - Red Deer Therapeutic Community - Request for Support

Moved by Councillor Frank Wong, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the report Engineering Services and the Mayor's Office dated June 15, 2021 re: Red Deer Therapeutic Community Request for Support hereby agrees to:

- Amend the 2021 Capital Budget to include the project Hwy 2A Water Trunk Servicing Phase #1 at a cost of \$1,500,000 to be funded from the off-site levy program.
- Provide monetary support to the Red Deer Therapeutic Community project in the amount of 50% of the off-site levy fees to be funded from the Operating Reserves Tax Supported with the other 50% of the off-site levy fees to be paid by the Province.
- Provide monetary and staff support to the Red Deer Therapeutic Community project in the amount of \$50,000 for landscaping purpose to be funded through already approved operating dollars.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Dianne Wyntjes

FIRST READING: That Bylaw 3675/2021 (a borrowing bylaw authorizing the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$1,500,000 for the purpose of



financing the Hwy 2A Water Truck Servicing Phase #1 project) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

4. ADD TO THE AGENDA

Moved by Councillor Vesna Higham, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to add consideration of Request to set a Regular Council Meeting to the June 15, 2021 Council Agenda.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO ADD TO THE AGENDA CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered the report Legal & Legislative Services dated June 15, 2021, re: Request to set a Regular Council Meeting hereby agrees that a Regular Council Meeting will be held on Monday, July 12, 2021 at 1:30 p.m. to discuss second and third reading of Borrowing Bylaw 3675/2021 Red Deer Therapeutic Community Project, Hwy 2A Water Trunk Servicing Phase #1.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5. ADDITIONAL AGENDA

5.1. EMS Dispatch Consolidation - Alberta Emergency Dispatch Integrated Working Group (AEDIWG) Update



Council accepted the report for information.

5.2. Ambulance Emergency Dispatch - Advocacy Update

Council accepted the report for information.

6. ADJOURNMENT

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Tuesday, June 15, 2021 Regular Council Meeting of Red Deer City Council at 4:34 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MAYOR

CITY CLERK



UNAPPROVED - MINUTES

**of the Red Deer City Council Regular Meeting
held on, Monday, June 21, 2021
commenced at 1:35 PM**

Present (via teleconference):

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

Acting City Manager, Tara Lodewyk
General Manager Corporate & Employee Services, Lisa Perkins
General Manager Community Services, Sarah Tittlemore
Acting General Manager Development & Protective Services, Ken McMullen
Chief Financial Officer, Ray MacIntosh
Legal & Legislative Services Manager, Michelle Baer
Social Planning Manager, Tricia Hercina
Manager of Planning, Emily Damberger
Safe & Healthy Communities Manager, Kristin Walsh
Safe & Healthy Communities Supervisor, Ryan Veldkamp
Chief of Staff, Brad Koopmans
Government Advocacy & Public Relations Strategist, Darren Kuz

Present: City Clerk, Samantha Rodwell
Appeals Coordinator, Jackie Kurylo
Corporate Meeting Administrator, Jennifer Hankey
Corporate Meeting Support, Kristen Waddle

Absent: Councillor Michael Dawe



1. NATIONAL DAY OF INDIGENOUS PERSONS

In recognition of National Day of Indigenous Persons, Elder John Sinclair opened the meeting with a smudge and prayer. Special guests in attendance included Glen Manyluk, Germain, Lynne Mulder, Matthew Lavergne, Sheralle Graystone, Nadette Agecoutay, and Hazel.

2. REPORTS

2.1. Red Deer Native Friendship Society and The City of Red Deer Asooahum Crossing Joint Steering Committee

Moved by Councillor Frank Wong, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer, having considered the report Corporate & Employee Services dated June 21, 2021 re: Red Deer Native Friendship Society and The City of Red Deer Asooahum Crossing Joint Steering Committee hereby endorses the following:

- Committee interpretation of the jointly agreed-to formula for the disbursement of funds to the RDNFS for the Asooahum Crossing project.
- To provide the Red Deer Native Friendship Society with \$590,000 from operating reserve tax-supported (ORTS) to complete the Clearview Ridge agreement.
- A one-time partnership grant to the Red Deer Native Friendship Society \$140,000, inclusive of the previous Peace Path contribution, from the operating reserve tax-supported (ORTS) to support phase two of the Asooahum Crossing project.

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

MOTION CARRIED

3. IN CAMERA MEETING

3.1. Motion to In Camera

Moved by Councillor Buck Buchanan, seconded by Councillor Lawrence Lee



Resolved that Council of The City of Red Deer hereby agrees to enter into a Camera meeting of Council on Monday, June 21, 2021 at 3:07 p.m. and hereby agree to exclude the following:

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

to discuss the following:

- CHAB Recommendation - FOIP Section 24(1)(a) Advice from officials
- Temporary Shelter - FOIP Section 24(1)(a) Advice from officials
- ATU and CUPE Bargaining Mandate - FOIP Section 23(1)(b) Local public body confidences and 24(1)(a) Advice from officials
- Human Resource Matter - FOIP Section 17(4) Disclosure harmful to personal privacy and 24(1)(a) Advice from officials

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

MOTION CARRIED

Council recessed at 3:08 p.m. and reconvened at 3:15 p.m.

Mayor Tara Veer left the meeting at 3:15 p.m. Deputy Mayor Tanya Handley assumed the Chair at this time.

3.1.a. CHAB Recommendation - FOIP Section 24(1)(a) Advice from officials

The following people were in attendance:

Deputy Mayor Tanya Handley, Councillor Buck Buchanan, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

Acting City Manager Tara Lodewyk, General Manager Community Services Sarah Tit, General Manager Corporate & Employee Services Lisa Perkins, Acting General Manager Development & Protective Services Ken McMullen, Social Planning Manager Tricia H, Manager of Planning Emily Damberger, Safe & Healthy Communities Manager Kristi, Legal & Legislative Services Manager Michelle Baer, Safe & Healthy Communities S, Ryan Veldkamp, Government Advocacy & Public Relations Strategist Darren Kuz, City Cler



Samantha Rodwell, Appeals Coordinator Jackie Kurylo, Corporate Meeting Administration
 Jennifer Hankey, Corporate Meeting Support Kristen Waddle

3.1.b. Temporary Shelter - FOIP Section 24(1)(a) Advice from officials

The following people were in attendance:

Deputy Mayor Tanya Handley, Councillor Buck Buchanan, Councillor Vesna Higham, Councillor
 Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

Acting City Manager Tara Lodewyk, General Manager Community Services Sarah Tit
 General Manager Corporate & Employee Services Lisa Perkins, Acting General Manager
 Development & Protective Services Ken McMullen, Social Planning Manager Tricia H
 Manager of Planning Emily Damberger, Safe & Healthy Communities Manager Kristi
 Legal & Legislative Services Manager Michelle Baer, Safe & Healthy Communities S
 Ryan Veldkamp, Government Advocacy & Public Relations Strategist Darren Kuz, City Clerk
 Samantha Rodwell, Appeals Coordinator Jackie Kurylo, Corporate Meeting Administration
 Jennifer Hankey, Corporate Meeting Support Kristen Waddle

Council recessed at 4:05 p.m. and reconvened at 4:10 p.m.

Mayor Tara Veer returned to the meeting at 4:10 p.m. and assumed the chair.

3.1.c. ATU and CUPE Bargaining Mandate - FOIP Section 23(1)(b) Local public body confidences and 24(1)(a) Advice from officials

The following people were in attendance:

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

Acting City Manager Tara Lodewyk, General Manager Community Services Sarah Tit
 General Manager Corporate & Employee Services Lisa Perkins, Acting General Mana
 Development & Protective Services Ken McMullen, Human Resources Manager Tracy Bruc
 Labour Relations Coordinator Karen McCall, Team Leader Talent and Consulting
 Services Debbie Rowell, City Clerk Samantha Rodwell

3.1.d. Human Resource Matter - FOIP Section 17(4) Disclosure harmful to personal privacy and 24(1)(a) Advice from officials

Mayor Tara Veer declared the potential for a Conflict of Interest left the meeting at 4:32 p
 Deputy Mayor Tanya Handley assumed the chair.

The following people were in attendance:



Deputy Mayor Tanya Handley, Councillor Buck Buchanan, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

General Manager Corporate & Employee Services Lisa Perkins, Acting General Manager, Law & Legislative Services Manager Michelle Baer, City Clerk Samantha Rodwell

Jamie Pytel, Alex Matthews

3.2. Motion to Revert to Open Meeting

Moved by Councillor Lawrence Lee , seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, June 21, 2021 at 5:41 p.m.

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

MOTION CARRIED

Council recessed at 5:41 p.m. and reconvened at 5:49 p.m.

4. MINUTES

4.1. Confirmation of the Minutes of the May 26, 2021 Special Council Meeting

Moved by Councillor Buck Buchanan, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby approves the Minutes of the Tuesday, May 26, 2021 Special Council Meeting as transcribed.

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

MOTION CARRIED



4.2. Confirmation of the Minutes of the June 7, 2021 Regular Council Meeting

Moved by Councillor Tanya Handley, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer hereby approves the Minutes of the Monday, June 7, 2021 Regular Council Meeting as transcribed.

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

MOTION CARRIED

5. MOTION TO TABLE

5.1. ATU and CUPE Bargaining Mandate - FOIP Section 23(1)(b) Local public body confidences and 24(1)(a) Advice from officials

Moved by Councillor Frank Wong, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to table consideration In Camera agenda item ATU and CUPE Bargaining Mandate - FOIP Section 23(1)(b) Local public body confidences and 24(1)(a) Advice from officials to the June 22, 2021 Council Meeting.

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

MOTION CARRIED

6. REPORTS - continued

6.1. Multi-Use Aquatic Facility Site Selection

Moved by Councillor Ken Johnston, seconded by Councillor Lawrence Lee



Resolved that Council of The City of Red Deer, having considered the report Community Services dated June 21, 2021 re: Multi-Use Aquatic Facility Site Selection hereby recommends the site be located at the Michener North Lands when the future Multi-Use Aquatic Facility meets Council’s budget guidelines and existing debt policy, and is placed within the 10 year capital plan.

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong

OPPOSED: Councillor Buck Buchanan, Councillor Dianne Wyntjes

MOTION CARRIED

7. BYLAWS

Councillor Handley declared a conflict of interest due to her involvement in the matter and the meeting at 7:04 p.m.

7.1. Borrowing Bylaw 3672/2021 and Bylaw 3673/2021

7.1.a. Consideration of Second Reading of Borrowing Bylaw 3672/2021

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

SECOND READING: That Bylaw 3672/2021 (a bylaw to authorize Council borrow monies by issuance of debentures in the amount of \$19,000,000 for the purpose of financing the Westerner Park Exhibition Hall project) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

7.1.b. Consideration of Third Reading of Borrowing Bylaw 3672/2021

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

THIRD READING: That Bylaw 3672/2021 be read a third time.



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

7.1.c. Consideration of Second Reading of Borrowing Bylaw 3673/2021

Moved by Councillor Ken Johnston, seconded by Councillor Lawrence Lee

SECOND READING: That Bylaw 3673/2021 (a bylaw to authorize a loan Westerner Exposition Association for the purpose of paying out their existing loan with CIBC and to redefine the Westerner Park Exhibition Hall project in the amount of \$19,000,000 with \$10 million to be repaid over 30 years and \$9 million to be repaid on an ad hoc basis based on the Westerner Exposition Associations annual earnings) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

7.1.d. Consideration of Third Reading of Borrowing Bylaw 3673/2021

Moved by Councillor Ken Johnston, seconded by Councillor Lawrence Lee

THIRD READING: That Bylaw 3673/2021 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Councillor Handley returned to the meeting at 7:20 p.m.

8. BUSINESS ARISING FROM IN CAMERA



8.1. CHAB Recommendation - FOIP Section 24(1)(a) Advice from officials

Moved by Councillor Vesna Higham, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer, having considered the In Camera Report from Safe & Healthy Communities - Housing & Homelessness Support dated June 21, 2021 re: Community Housing Advisory Board (CHAB) Recommendation hereby endorses the recommendation as presented In Camera and agrees that the contents of the report will remain confidential as protected under the Freedom of Information and Protection of Privacy Act, Section 24(1)(a) Advice from officials and that the allocations to be made public following successful negotiation and execution of funding contracts.

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

MOTION CARRIED

9. TEMPORARY EMERGENCY SHELTER AND SUPPORTS NEXT STEPS

Council recessed at 8:46 p.m. and reconvened at 8:55 p.m.

Moved by Councillor Tanya Handley, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered the report Community Services, Safe & Health Communities and Planning Services dated June 2021 re: Temporary Emergency Shelter and Supports Next Steps hereby direct Administration to proceed with legislative process for Council to consider the discretionary use for shelter service currently offered by Safe Harbour Society at 5253 Ave. (Cannery Row) until such time as the permanent shelter is ready for occupation.

IN FAVOUR: Mayor Tara Veer, Councillor Ken Johnston, Councillor Lawrence Lee

OPPOSED: Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION DEFEATED



Moved by Councillor Frank Wong, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the report Community Services, Safe & Health Communities and Planning Services dated June 2021 re: Temporary Emergency Shelter and Supports Next Steps hereby supports in principal the purchase of a site and hereby directs administration to bring back a report exploring purchase options.

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

OPPOSED: Councillor Ken Johnston, Councillor Lawrence Lee

MOTION CARRIED

10. ADJOURNMENT

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, June 2021 Regular Council Meeting of Red Deer City Council at 10:19 p.m.

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

MOTION CARRIED

MAYOR

CITY CLERK



UNAPPROVED - MINUTES

**of the Red Deer City Council Regular Meeting
held on, Tuesday, June 22, 2021
commenced at 1:32 PM**

Present (via teleconference):

Mayor Tara Veer
Councillor Buck Buchanan
Councillor Tanya Handley
Councillor Vesna Higham
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Frank Wong
Councillor Dianne Wyntjes (arrived at 2:23 p.m.)

Acting City Manager, Tara Lodewyk
General Manager Corporate & Employee Services, Lisa Perkins
General Manager Community Services, Sarah Tittimore
Acting General Manager Development & Protective Services, Ken McMullen
Legal & Legislative Services Manager, Michelle Baer
Engineering Services Manager, Konrad Dunbar
Government Advocacy & Public Relations Strategist, Darren Kuz

Present: City Clerk, Samantha Rodwell
Appeals Coordinator, Jackie Kurylo
Corporate Meeting Administrator, Jennifer Hankey
Corporate Meeting Support, Kristen Waddle

Absent: Councillor Michael Dawe



1. MOTION TO ADD TO THE AGENDA

Moved by Councillor Tanya Handley, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to add consideration of In Camera item ATU and CUPE Bargaining Mandate - FOIP Section 23(1)(b) Local public body confidences and 24(1)(a) Advice from officials to the June 22, 2021 Council Agenda.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

2. MOTION TO LIFT FROM TABLE

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of In Camera item ATU and CUPE Bargaining Mandate - FOIP Section 23(1)(b) Local Public body confidences and 24(1)(a) Advice from officials.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

3. IN CAMERA MEETING

3.1. Motion to In Camera

Moved by Councillor Frank Wong, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer hereby agrees to enter into a



Camera meeting of Council on Tuesday, June 22, 2021 at 1:35 p.m. and hereby agree to exclude the following:

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

to discuss the following:

- Land Matter - FOIP Section 23(1)(a) Local public body confidences
- Annexation Exploration - FOIP Section 23(1)(a) Local public body confidences, 24(1)(a) Advice from officials and 25(1)(c) Disclosure harmful to economic and other interests of a public body
- ATU and CUPE Bargaining Mandate - FOIP Section 23(1)(b) Local public body confidences and 24(1)(a) Advice from officials

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong

ABSENT: Councillor Dianne Wyntjes

MOTION CARRIED

3.1.a. Land Matter - FOIP Section 23(1)(a) Local public body confidences

The following people were in attendance:

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

Acting City Manager Tara Lodewyk, General Manager Community Services Sarah Tit, General Manager Corporate & Employee Services Lisa Perkins, Acting General Manager Development & Protective Services Ken McMullen, Legal & Legislative Services Manager Michelle Baer, Manager of Planning Emily Damberger, Land & Economic Development Manager John Sennema, Major Projects Planner David Girardin, Senior Planner Orlando Toews, Government Advocacy & Public Relations Strategist Darren Kuz, City Clerk Samantha Rod, Appeals Coordinator Jackie Kurylo, Corporate Meeting Administrator Jennifer Hankey, Corporate Meeting Support Kristen Waddle

3.1.b. Annexation Exploration - FOIP Section 23(1)(a) Local public body confidences, 24(1)(a) Advice from officials and 25(1)(c) Disclosure harmful to economic and other interests of a public body



body

The following people were in attendance:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor V Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong

Acting City Manager Tara Lodewyk, General Manager Community Services Sarah Tit General Manager Corporate & Employee Services Lisa Perkins, Acting General Mana Development & Protective Services Ken McMullen, Legal & Legislative Services Mar Michelle Baer, Manager of Planning Emily Damberger, Land & Economic Development Mar John SennemaMajor ProjectsPlannerDavid Girardin,SeniorPlannerOrlando Toews, Government Advocacy & Public Relations Strategist Darren Kuz, City Clerk Samantha Rod AppealsCoordinatorJackie Kurylo, CorporateMeetingAdministratoJennifer Hankey, Corporate Meeting Support Kristen Waddle

Councillor Dianne Wyntjes arrived at 2:23 p.m.

Council recessed at 2:49 p.m. and reconvened at 3:00 p.m.

**3.1.c. ATU and CUPE Bargaining Mandate - FOIP Section 23(1)(b)
Local public body confidences and 24(1)(a) Advice from officials**

The following people were in attendance:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor V Higham,CouncillorKen Johnston,CouncillorLawrenceLee, CouncillorFrank Wong, Councillor Dianne Wyntjes

Acting City Manager Tara Lodewyk, General Manager Community Services Sarah Tit General Manager Corporate & Employee Services Lisa Perkins, Acting General Mana Development & Protective Services Ken McMullen, Human Resources Manager Tracy Bruc Human Resources Team Leader Talent and Consulting Services Debbie Rowell, City Samantha Rodwell

3.2. Motion to Revert to Open Meeting

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Tuesday, June 22, 2021 at 3:44 p.m.



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

MOTION CARRIED

Council recessed at 3:44 p.m. and reconvened at 3:52 p.m.

4. BUSINESS ARISING FROM IN CAMERA

4.1. Land Matter - FOIP Section 23(1)(a) Local public body confidences

Moved by Councillor Tanya Handley, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer, having considered the In Camera report from City Planning & Growth hereby endorses Option 1 as presented In Camera and agrees that the contents of the report will remain confidential as protected under the Freedom of Information and Protection of Privacy Act, Section 23(1)(a) Local public body confidences.

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

MOTION CARRIED

4.2. Annexation Exploration - FOIP Section 23(1)(a) Local public body confidences, 24(1)(a) Advice from officials and 25(1)(c) Disclosure harmful to economic and other interests of a public body

Moved by Councillor Buck Buchanan, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer, having considered the In Camera Report from City Planning and Growth, dated June 22, 2021 re: Annexation Exploration hereby endorses Option 1 as presented In Camera and agrees that the contents of the report will remain confidential as protected under the Freedom of Information and Protection of Privacy Act, Section 23(1)(a) Local public body confidences, Section 24(1)(a) Advice from officials and Section 25(1)(c) Disclosure harmful to economic and other interests of a public body.

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



Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

4.3. ATU and CUPE Bargaining Mandate - FOIP Section 23(1)(b) Local public body confidences and 24(1)(a) Advice from officials

Moved by Councillor Buck Buchanan, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the In Camera report from Corporate & Employee Services dated June 21, 2021 hereby endorses the recommendations as presented In Camera and agrees that the contents of the report will remain confidential as protected under the Freedom of Information and Protection of Privacy Act, Section 23(1)(b) Local body confidences and Section 24(1)(a) Advice from officials.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong

OPPOSED: Councillor Dianne Wyntjes

MOTION CARRIED

5. REPORTS

5.1. Regional Collaboration Committee: Terms of Reference

Moved by Councillor Lawrence Lee, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer having considered the report from The Regional Collaboration Committee, City of Red Deer and Red Deer County Councils dated June 22, 2021 re: Regional Collaboration Committee: Terms of Reference hereby agrees to approve the Terms of Reference for the Regional Collaboration Committee

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



MOTION CARRIED

6. BYLAWS

6.1. Local Improvement Bylaw 3676/2021

Moved by Councillor Ken Johnston, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer, having considered the report Engineering Services dated June 22 , 2021 re: Proposed Local Improvement — Avenue/43Street Conversionto UndergroundElectricalDistributionhereby recommend approving the Capital Budget amount of \$71,368.20 to come from Electric, Light and Power Capital Reserve.

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

MOTION CARRIED

6.1.a. Consideration of First Reading of Local Improvement Bylaw 3676/2021

Moved by Councillor Frank Wong, seconded by Councillor Vesna Higham

FIRST READING: That Bylaw 3676/2021 (a bylaw to authorize Council to impose a local improvement tax in respect of all lands that direct benefit from the conversion to underground distribution local improvement project 43A Avenue/43 Street) be read a first time.

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

MOTION CARRIED

6.1.b. Consideration of Second Reading of Local Improvement Bylaw



3676/2021

Moved by Councillor Frank Wong, seconded by Councillor Vesna Higham

SECOND READING: That Bylaw 3676/2021 be read a second time.

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

MOTION CARRIED

6.1.c. Permission to go to Third Reading of the Bylaw

Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes

Resolved that with the unanimous consent of Council members present, Bylaw 3676/2021 be presented for third reading.

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

MOTION CARRIED

6.1.d. Consideration of Third Reading of Local Improvement Bylaw 3676/2021

Moved by Councillor Frank Wong, seconded by Councillor Vesna Higham

THIRD READING: That Bylaw 3676/2021 be read a third time.

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

MOTION CARRIED

7. ADJOURNMENT



Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Tuesday, June 22, 2021 Regular Council Meeting of Red Deer City Council at 4:31 p.m.

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

MOTION CARRIED

MAYOR

CITY CLERK



July 5, 2021

Central Alberta Women's Emergency Shelter (Land Acquisition) Correction of Civic Address

Prepared by: Wade Martens, Land Coordinator
Department: Land & Economic Development Department

Report Summary & Recommendation

In the In Camera - Central Alberta Women's Emergency Shelter (Land Acquisition) report there was an error in the civic address for Lots 2-3, Block 48, Plan 6990ET. Administration recommends this error be corrected to ensure that the correct civic address is referred to within the Council Resolution.

Proposed Resolution

Resolved that Council of the City of Red Deer having considered the report from Land & Economic Development Department dated July 5, 2021 re: Central Alberta Women's Emergency Shelter (Land Acquisition) - Correction to Civic Address hereby agrees to reconsider the following resolution from May 25, 2021:

Resolved that Council of the City of Red Deer, having considered the In Camera Report dated May 25, 2021 re: Central Alberta Women's Emergency Shelter (Land Acquisition) hereby directs Administration to enter into a Purchase and Sale Agreement with Central Alberta Women's Emergency Shelter in the amount of \$170,000 for 5312 47 Avenue (Lots 2-3, Block 48, Plan 6990ET).

If the motion to reconsider passes, the original motion would be back on the floor moved by Councilor Frank Wong seconded by Councillor Tanya Handley. The resolution would need to be amended to delete "5312 47 Avenue" and replace it with "5321 47 Avenue".

Background

At the May 25, 2021 Council Meeting the following resolution was passed:

Resolved that Council of the City of Red Deer, having considered the In Camera Report dated May 25, 2021 re: Central Alberta Women's Emergency Shelter (Land Acquisition) hereby directs Administration to enter into a Purchase and Sale Agreement with Central Alberta Women's Emergency Shelter in the amount of \$170,000 for 5312 47 Avenue (Lots 2-3, Block 48, Plan 6990ET).

Within the Central Alberta Women's Emergency Shelter (Land Acquisition) Report there was an error in the Civic Address contained in the report. The address was captured as 5312 47 Avenue and should



have been 5321 47 Avenue. All other land descriptions were correct and accurate. This resolution needs to be reconsidered to ensure the correct Civic Address is captured within the resolution.

DATE: July 7, 2021
TO: Wade Martens, Land Coordinator
FROM: Jackie Kurylo, Acting City Clerk
SUBJECT: Land Matter

Reference Report:

Central Alberta Women's Emergency Shelter (Land Acquisition) Correction of Civic Address from Land & Economic Development dated July 5, 2021.

Resolution:

At the Monday, July 5, 2021 Council Meeting, Council passed the following resolution:

Resolved that Council of the City of Red Deer having considered the report from Land & Economic Development Department dated July 5, 2021 re: Central Alberta Women's Emergency Shelter (Land Acquisition) – Correction to Civic Address hereby agrees to reconsider the following resolution from May 25, 2021:

- Resolved that Council of the City of Red Deer, having considered the In Camera Report dated May 25, 2021 re: Central Alberta Women's Emergency Shelter (Land Acquisition) hereby directs Administration to enter into a Purchase and Sale Agreement with Central Alberta Women's Emergency Shelter in the amount of \$170,000 for 5312 47 Avenue (Lots 2-3, Block 48, Plan 6990ET).

Resolved that Council of the City of Red Deer having considered the report from Land & Economic Development Department dated May 25, 2021 re: Central Alberta Women's Emergency Shelter (Land Acquisition) directs Administration to enter into a Purchase and Sale Agreement with Central Alberta Women's Emergency Shelter in the amount of \$170,000 for 5321 47 Avenue (Lots 2-3, Block 48, Plan 6990ET).

Report back to Council:

No.

Comments/Further Action:

As outlined in the above resolution.

“Jackie Kurylo”

Jackie Kurylo
Acting City Clerk

- c. Acting General Manager Development and Protective Services
Land & Economic Development Manager
Chief Financial Officer



July 5, 2021

Cancellation of July 6, 2021 Council Meeting Date

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

Report Summary & Recommendation

At the June 7, 2021 Regular Council Meeting, City Council passed a resolution setting additional dates to the 2021 Council Meeting schedule. Tuesday, July 6, 2021 was one of those dates.

As there are no items scheduled for the July 6, 2021 meeting, Administration is recommending that Council pass a resolution to cancel the July 6, 2021 Regular Council Meeting. If passed, Administration will ensure notifications occur.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Legal & Legislative Services, dated July 5, 2021 hereby approves the cancellation of the July 6, 2021 Regular Council Meeting.

DATE: July 7, 2021
TO: Jennifer Hankey, Corporate Meeting Administrator
FROM: Jackie Kurylo, Acting City Clerk
SUBJECT: Cancellation of the July 6, 2021 & July 13, 2021 Regular Council Meeting

Reference Report:

Cancellation of July 6, 2021 Council Meeting Date from Legal & Legislative Services report dated July 5, 2021.

Resolution:

At the Monday, July 5, 2021 Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered the report from Legal & Legislative Services, dated July 5, 2021 hereby approves the cancellation of the July 6, 2021 and July 13, 2021 Regular Council Meetings.

Report back to Council:

No.

Comments/Further Action:

As outlined in the above resolution.

“Jackie Kurylo”

Jackie Kurylo
Acting City Clerk



July 5, 2021

Land Use Bylaw 3357/I-2021

Create PSI – Post-Secondary Institution District and Apply to Red Deer Polytechnic lands

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

Report Summary

In response to direction provided by Council, the City Planning and Growth department has drafted a new land use district, *PSI – Post-Secondary Institution District*, to be applied to the Red Deer Polytechnic (RDP) lands (Appendix A). The district was created at the direction of Council and in consultation with Red Deer Polytechnic. The purpose of this district is to provide for the development of post-secondary education uses, related Public and Quasi-Public uses, and support services that demonstrate significant training and applied learning connections to one or more academic programs. The commercial uses in this District are intended to primarily serve and support the campus community.

Administration recommends Council give First Reading to Bylaw 3357/I-2021.

Proposed Resolution

That Bylaw 3557/I-2021 be read a first time.

If first reading is given, this bylaw will be advertised with a Public Hearing to be held on Tuesday, August 24, 2021.

Rationale for Recommendation

- 1. The proposed PSI district is tailored to accommodate the development of post-secondary and other related uses on the Red Deer Polytechnic Lands.** The Red Deer Polytechnic lands are currently zoned *PS – Public Service (Institutional or Government) District*, which is applied to a number of sites throughout the city, such as school sites and public facilities. The proposed PSI district is tailored to the specific needs of Red Deer Polytechnic as it evolves as a polytechnic post-secondary institution.

2. **The proposed PSI district provides more flexibility for potential uses.** The proposed district prepares Red Deer Polytechnic for a growing and viable future as a key educational institute within the region.
3. **The PSI District is a balance of uses that support future growth and sustainability.** The PSI district is intended to provide for Red Deer Polytechnic's expanding post-secondary educational uses along with other support uses aimed at the campus community.

Discussion & Analysis

Background

The Red Deer Polytechnic lands currently contain a number of buildings and uses (Appendix B). At the centre of the Polytechnic is the main grouping of interconnected buildings that contain learning spaces, facility and administration spaces, the library, the performance arts centre and some student residences. Around this are standalone buildings include a number of student residences, the Bethany College Side facilities, and the Gary W. Harris Canada Games Centre.

The RDP lands are zoned *PS – Public Service (Institutional or Government) District* (Appendix C). The PS district is also applied to a broad range of other public use sites including the Westerner grounds, the hospital, recreation sites such as the Collicutt and Dawe Centres, and all school sites. The PS district's catch all approach and its limited commercial support uses is not a good fit for Red Deer Polytechnic as it prepares to grow and evolve as a polytechnic institution.

On July 9, 2018, after adopting Bylaw 3357/S-2018 to amend the *PS – Public Service (Institutional or Government) District*, Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered Land Use Bylaw Amendment 3357/S-2018 hereby directs Administration to bring back planning recommendations in 2019 of a future district to accommodate the evolution of the Red Deer College to a University.

The timeline was extended by Red Deer Polytechnic and City Administration due to the Covid 19 pandemic in 2020.

Administration has worked collaboratively with Red Deer Polytechnic to prepare a new land use district specifically for the Polytechnic lands.

Other Municipalities

Under the *Post-Secondary Learning Act* some institutions, specifically comprehensive academic and research universities, are not subject to Part 17 of the *Municipal Government Act* and all bylaws under that Part, including Land Use Bylaws, do not apply to them. This includes, among others, the University of Alberta, University of Calgary, and the University of Lethbridge.

However, all other post-secondary institutions, including Red Deer Polytechnic, are subject to the MGA in regard to land use. A review of other land use bylaws in Alberta indicates that municipalities that have post-secondary institutions typically accommodate some commercial uses, and these uses are to primarily serve the post-secondary institution.

Financial Considerations

Financial aspects, such as lease revenues and property taxes, are not part of administration's land use planning considerations when preparing an amendment to the Land Use Bylaw. However, Council may take financial aspects into consideration in its decision making.

The proposed amendment may have financial impacts for The City as most land uses, including commercial type uses, on RDP lands are exempt from property taxes. Therefore, commercial uses that pay property taxes when located in a commercial land use district are exempt if located on post-secondary institution land.

The proposed PSI district includes size limits for certain non-academic uses. This ensures that these uses remain in an ancillary support role relative to academic uses. Given the size of the RDP population, particularly that portion living on campus, it is anticipated that most commercial uses will not grow to these limits, at least not in the short to medium term. Accordingly, administration anticipates the impact on property tax revenue would be relatively low and occur gradually over time as RDP grows. Based on assessment values of other commercial development in the south end of Red Deer administration estimates The City would forego approximately \$5.23/square foot of floor space in potential annual property tax revenue for commercial development on campus.

Analysis

Post-secondary institutions do not exist in isolation; there is two way interaction between the institution and the broader community on educational, recreational, and cultural levels. At the same time the RDP campus is geographically large and in some ways may function as a community within the larger community. It has a large daytime population in the thousands, but only a relatively small population, in the hundreds, actually living on campus.

The proposed PSI district's General Purpose statement explains the essence of the district and illustrates how it is more tailored to the Polytechnic's unique situation than the PS district:

The purpose of this District is to provide for the development of post-secondary education uses, related Public and Quasi-Public uses, and support services that demonstrate significant training and applied learning connection to one or more academic programs. The commercial uses in this District are intended to primarily serve and support the campus community.

The primary academic uses are listed in the Permitted Use category and the Discretionary Uses list includes secondary uses that support those primary uses and the RDP population. Those

secondary uses that are situated within a Post-Secondary Institution building are permitted uses; however, if located in free standing buildings, they are considered to be discretionary uses. This allows the Development Authority more control over their siting and development standards.

In turn, these factors may influence the nature and scale of commercial goods and services that wish to locate on campus. Administration speculates that most commercial uses would cater to the daytime convenience needs of the people on campus. This may include restaurants, convenience retail goods, personal and health care; and these would be at a scale that reflects the size and nature of the customer base. As most of the RDP's population lives off-campus, that group would likely seek most other goods and services off campus. Therefore, given the proximity of the campus to existing commercial areas in the south end of the city, and the relatively small population living on campus, it is anticipated that the actual scale of on campus commercial development will be relatively small. Correspondingly, The City's potential loss of property tax revenue should also be relatively low. These revenue losses are offset by the positive impacts, economic and otherwise, the Polytechnic has on the city as the Polytechnic grows and evolves in the future.

Comparison of PS district uses and new PSI uses

Appendix D contains a side by side listing of the permitted and discretionary uses in the existing PS and proposed PSI districts. This table shows that the PS district is primarily focused on a range of public uses, such as recreational and community uses, but has limited commercial uses. The PSI district is focused on post-secondary uses along with commercial recreation, entertainment and service uses that serve the RDP community.

Dialogue

In addition to internal consultation with relevant city departments, administration sent the draft bylaw in March 2021 to 43 landowners within 100 metres of the subject land for review. No written comments were received.

Throughout the process administration has met with RDP representatives numerous times to discuss and prepare the proposed PSI district; RDP is in agreement with the proposed bylaw.

Appendices

Appendix A – Bylaw 3357/I-2021

Appendix B – Red Deer Polytechnic Lands

Appendix C – PS – Public Service (Institutional or Government) District

Appendix D – Comparison of PS and PSI Uses

Appendix A

Bylaw 3357 / I - 2021

BYLAW NO. 3357 / I - 2021

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

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

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

1. Section 1.3 Definitions is amended by the addition of the following definitions in the applicable alphabetical order:

Public Recreational Facility means a recreational facility operated primarily by a Post-Secondary Institution for a Post-Secondary Institution.

Service Organization means a nonprofit or not-for-profit organization related to a Post-Secondary Institution's programs, or serving its students, faculty or staff.

2. Section 1.4, Establishment of Districts, subsection (1), is amended by the addition of the following after PS Public Service (Institutional or Governmental) District:

PSI Post-Secondary Institution District

3. Part Seven: Overlay and Other Districts and Regulations, is amended by deleting the following from section 7.4 PS Public Service (Institutional or Governmental) District:

(a) In the General Purpose statement, deleting the following text:

The specific general purpose for Lot 1, Block 1, Plan 012 0303 and the remainder of Section 5, Township 38, Range 27, West of the 4th Meridian (known as Red Deer College) is to provide an area for the use and Development of land for the purposes of public education and other public services and facilities in accordance with an overall site plan that demonstrate a significant training and applied learning connection to one or more academic programs.

(b) In section 1(b) Discretionary Uses, deleting subsection (iii) in its entirety.

4. Part Seven: Overlay and Other Districts and Regulations, is amended by the addition of following district after section 7.4:

7.4.1 PSI Post-Secondary Institution District

General Purpose

The purpose of this District is to provide for the development of post-secondary education uses, related Public and Quasi-Public uses, and support services that demonstrate significant training and applied learning connection to one or more academic programs. The commercial uses in this District are intended to primarily serve and support the campus community.

1. PSI Permitted and Discretionary Uses Table

<p>(1) Permitted Uses</p> <ul style="list-style-type: none"> (a) Accessory Building (b) Building Sign (c) Post-Secondary Institution
<p>(2) The following uses are Permitted Uses only if located within a Post-Secondary Institution Building, otherwise the following are Discretionary Uses:</p> <ul style="list-style-type: none"> (a) Commercial Entertainment Facility (b) Commercial Service Facility (c) Day Care Facility (d) Health and Medical Services (e) Merchandise Sales (excluding Cannabis Retail Sales) (f) Public Recreational Facility (g) Restaurant (h) Service Organization (i) Student Residence
<p>(3) Discretionary Uses</p> <ul style="list-style-type: none"> (a) Alternate/Renewable Energy Facility (b) Assisted Living Facility (c) Commercial Recreational Facility (d) Drinking Establishment (Adult Entertainment prohibited) located within an Post-Secondary Institution Building (e) Dynamic Fascia Sign (f) Dynamic Freestanding Sign (g) Electronic Message Fascia Sign (h) Electronic Message Freestanding Sign (i) Freestanding Sign (j) Parking lot/parking structure (k) Temporary Care Facility

2. Site Development

- (1) All development standards, Site Plan, Site accesses, the relationship between Buildings, Structures, and open space, the architectural treatment of any Building, the provision and architecture of Landscaped Areas, and the parking layout, shall be subject to approval by the Development Authority.
- (2) The following maximum total Floor Areas in this district apply to the following uses:

Use	Maximum Total Area
Public Recreational Facility	500,000 sq. ft. (46,452 m ²)
Commercial Service Facility	10,000 sq. ft. (929 m ²)
Day Care Facility	10,000 sq. ft. (929 m ²)
Health and Medical Services Health and Medical Services that have a programmatic link to a Post-Secondary Institution	20,000 sq. ft. (1,858 m ²) Additional 55,000 sq. ft. (5,110 m ²)
Merchandise Sales (excluding Cannabis Retail Sales)	150,000 sq. ft. (9,290 m ²)
Restaurant	50,000 sq. ft. (4,645 m ²)
Service Organization	50,000 sq. ft. (4,645 m ²)
Commercial Entertainment Facility	80,000 sq. ft. (7,432 m ²)

- (3) PSI - Post-Secondary Institution District Regulations.

Floor Area	Unless noted above, as determined by the Development Authority
Site Coverage	As determined by the Development Authority
Building Height Maximum	As determined by the Development Authority
Minimum setback from Street	9.0 m
Minimum setback from Taylor Drive	9.0 m
Minimum setback from QEII Highway right-of-way	40.0 m
Landscaped Area	As determined by the Development Authority
Parking	Subject to Section 3.1 and 3.2
Loading Spaces	Subject to Section 3.7

3. Design Criteria

- (1) The principles of Crime Prevention Through Environmental Design (CPTED) shall be applied to all Developments.
- (2) Building Design
 - (a) Building elevations fronting onto Streets should have a strong presence and an inviting interface with sidewalks and walkways.
 - (b) Buildings fronting internal streets should, in the opinion of the Development Authority, have an inviting interface and be positioned close to the sidewalk.

- to internal streets and walkways unless additional space is required for such things as an art display, water feature, or other amenity.
- (c) Ground floor elevations facing an internal street should contain transparent glass windows that allow visibility of activity from the street into the Building.
 - (d) Building walls facing public or internal streets should be articulated at approximately 6 – 8 m intervals containing varied design elements such as entrances, windows, vertical accents, setbacks, canopies, projections and roof lines.
 - (e) As a minimum, overhead weather protection should be provided for pedestrians along Building fronts at each major Building entrance.
 - (f) Developments should create variety, character, and visual interest by incorporating a variety of Building and architectural styles.
- (3) Green Technology
- (a) Developments are encouraged to be designed with green technologies and materials that reduce energy, waste and conserve water (i.e. green roofs, solar energy systems, district energy, etc.).
- (4) Parking and Pedestrian Linkages
- (a) All parking lots containing more than 200 parking spaces should be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.
 - (b) Pedestrian walkways for parking lots containing more than 200 parking spaces should be a minimum of 1.2 m in width and should be oriented to ensure safe and efficient pedestrian traffic flow.
 - (c) Opportunities for walkway linkages with adjacent properties should be provided.
- (5) Landscaping
- (a) High quality hard and soft landscaping elements should be provided including trees and shrubs that add value throughout all seasons.
- (6) Traffic
- (a) Development proposals may, at the discretion of the Development Authority, be required to include Traffic Impact Assessment studies.
5. Land Use District Maps K10, K11, L11, J12, K12, and L12, contained in “Schedule A” of Land Use Bylaw, are amended in accordance with Map 7/2021 attached hereto and for part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of , 2021.

READ A SECOND TIME IN OPEN COUNCIL this day of , 2021.

READ A THIRD TIME IN OPEN COUNCIL this day of , 2021.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , 2021.

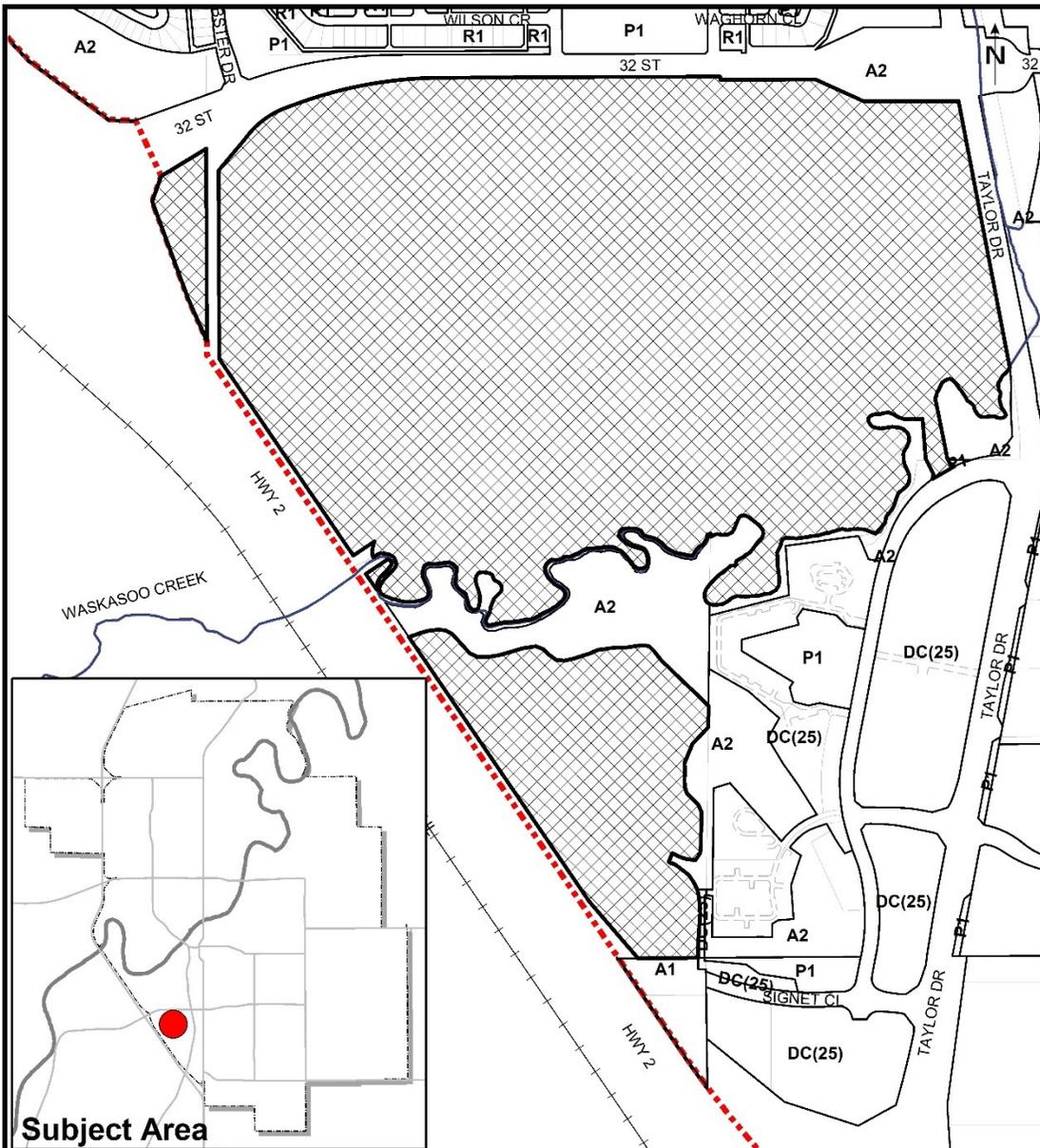
MAYOR

CITY CLERK

Schedule "A"



Proposed Amendment to Land Use Bylaw 3357/2006



Change District:

 PS to PSI - Post-Secondary Institution District

Proposed Amendment

Map: 7 / 2021

Bylaw: 3357 / I-2021

Date: Feb. 12, 2021

Appendix B

Red Deer Polytechnic Lands

Red Deer Polytechnic Lands



Appendix C

PS - Public Service (Institutional or Government) District

7.4 PS Public Service (Institutional or Government) District

PS

¹General Purpose

The general purpose of this District is to provide land for those uses that are Public and Quasi-Public in nature.

The specific general purpose for Lot 1, Block 1, Plan 012 0303 and the remainder of Section 5, Township 38, Range 27, West of the 4th Meridian (known as Red Deer College) is to provide an area for the use and Development of land for the purposes of public education and other public services and facilities in accordance with an overall site plan that demonstrate a significant training and applied learning connection to one or more academic programs.

1. PS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any use for National Defence purposes which does not prejudice the character or value of the surrounding property.
(ii)	At the Westerner Exposition Site situate upon the following lands namely Lot 5, Block 1, Plan 882 2274, and Plan 615 L.Z, the holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto, agricultural, animal, machinery, automotive shows, rodeos, circuses, concerts, racing and sporting events, the rental of facilities for banquets, weddings, meetings and events.
(iii)	² Building Sign
(iv)	³ Freestanding Sign
(v)	Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.
(vi)	⁴ DELETED
(b) Discretionary Uses	
(i)	⁵ Assisted living facility.
(ii)	At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882-2274, and Plan 615 L.Z.:
(1)	any use similar to the uses permitted at the Westerner site,
(2)	any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use.
(3)	Gaming establishment.

¹ 3357/S-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/A-2017, 3357/B-2018

⁵ 3357/C-2007

<p>(iii)</p> <p>(1)</p> <p>(2)</p> <p>(3)</p> <p>(iv)</p> <p>(v)</p> <p>(vi)</p> <p>(vii)</p> <p>(viii)</p> <p>(ix)</p> <p>(x)</p> <p>(xi)</p> <p>(xii)</p> <p>(xiii)</p> <p>(xiv)</p> <p>(xv)</p> <p>(xvi)</p> <p>(xvii)</p> <p>(xviii)</p> <p>(xix)</p> <p>(xx)</p> <p>(xxi)</p>	<p>⁶At Lot 1, Block 1, Plan 012 0303 and the remainder of Section 5, Township 38, Range 27, West of the 4th Meridian (known as Red Deer College):</p> <p>Sports therapy services within the Gary W. Harris Canada Games Centre / Centre des Jeux du Canada Gary W. Harris;</p> <p>Family counselling and support services; and</p> <p>Residence, nursing home, research facility, diagnostic services, work placement services, and/or technical or administrative support related to the education of students at Red Deer College</p> <p>Concession booths for the sale of food or beverages to members and guests of a group approved under this table.</p> <p>Campground.</p> <p>Day care facilities.</p> <p>⁷Dynamic Fascia Sign on Sites over 17.1 hectares in size;</p> <p>⁸Dynamic Freestanding Sign on Sites over 17.1 hectares in size;</p> <p>⁹Electronic Message Fascia Sign; and</p> <p>¹⁰Electronic Message Freestanding Sign.</p> <p>¹¹DELETED</p> <p>¹²DELETED</p> <p>¹³Institutional service facility</p> <p>Offices for community oriented groups which have recreation as part of their programs.</p> <p>Parking ancillary to any permitted or discretionary use.</p> <p>Private clubs or organizations.</p> <p>¹⁴Retail sales of goods, excluding Cannabis Retail Sales, required in connection with a use approved under this table.</p> <p>¹⁵Temporary care facility.</p> <p>Utilities.</p> <p>¹⁶Deleted.</p> <p>¹⁷Accessory Building, subject to Section 3.5 Accessory Building Regulations.</p>
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2. PS Public Service (Institutional or Government) District Regulations

(a) Table 7.3 PS Regulations

Regulations	Requirements
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⁶ 3357/S-2018
⁷ 3357/B-2018
⁸ 3357/B-2018
⁹ 3357/B-2018
¹⁰ 3357/B-2018
¹¹ 3357/G-2016, 3357/B-2018
¹² 3357/B-2018
¹³ 3357/C-2007
¹⁴ 3357/L-2018
¹⁵ 3357/C-2007
¹⁶ 3357/I-2009 and 3357/F-2011
¹⁷ 3357/A-2017

Regulations	Requirements
Floor Area Minimum	Not applicable, except for a unit in assisted living residence or retirement home 23.0 m ²
Front Yard Minimum	Subject to Commission approval
Side Yard Minimum	Subject to Commission approval
Rear Yard Minimum	Subject to Commission approval
Landscaped Area	Subject to Commission approval
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to Commission approval

3. Site Development

- (a) Within the PS Public Service District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

Appendix D

Comparison of PS and PSI Uses

Comparison of PS and PSI Uses

PS Permitted Uses	PSI Permitted Uses
<p>(i) Any use for National Defence purposes which does not prejudice the character or value of the surrounding property.</p> <p>(ii) At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882 2274, and Plan 615 L.Z, the holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto, agricultural, animal machinery, automotive shows, rodeos, circuses, concerts, racing and sporting events, the rental of facilities for banquets, wedding meetings and events.</p> <p>(iii) Building Sign</p> <p>(iv) Freestanding Sign</p> <p>(v) Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.</p>	<p>(a) Accessory Building</p> <p>(b) Building Sign</p> <p>(c) Post-Secondary Institution</p> <p>The following uses are Permitted Uses only if located within a Post-Secondary Institution Building, otherwise the following are Discretionary Uses:</p> <p>(a) Commercial Entertainment Facility</p> <p>(b) Commercial Service Facility</p> <p>(c) Day Care Facility</p> <p>(d) Health and Medical Services</p> <p>(e) Merchandise Sales (excluding Cannabis Retail Sales)</p> <p>(f) Public Recreational Facility</p> <p>(g) Restaurant</p> <p>(h) Service Organization</p> <p>(i) Student Residence</p>
PS Discretionary Uses	PSI Discretionary Uses
<p>(i) Assisted living facility.</p> <p>(ii) At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882-2274, and Plan 615 L.Z.:</p> <p>(1) any use similar to the uses permitted at the Westerner site,</p> <p>(2) any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use.</p> <p>(3) Gaming establishment.</p> <p>(iii) At Lot 1, Block 1, Plan 012 0303 and the remainder of Section 5, Township 38, Range 27, West of the Meridian (known as Red Deer College):</p> <p>(1) Sports therapy services within the Gary W. Harris Canada Games Centre / Centre des Jeux du Canada Gary W. Harris;</p> <p>(2) Family counselling and support services; and</p> <p>(3) Residence, nursing home, research facility, diagnostic services, work placement services, and/or technical or administrative support related to the education of students at Red Deer College</p>	<p>(a) Alternate/Renewable Energy Facility</p> <p>(b) Assisted Living Facility</p> <p>(c) Commercial Recreational Facility</p> <p>(d) Drinking Establishment (Adult Entertainment prohibited) located within an Post-Secondary Institution Building</p> <p>(e) Dynamic Fascia Sign</p> <p>(f) Dynamic Freestanding Sign</p> <p>(g) Electronic Message Fascia Sign</p> <p>(h) Electronic Message Freestanding Sign</p> <p>(i) Freestanding Sign</p> <p>(j) Parking lot/parking structure</p> <p>(k) Temporary Care Facility</p>

<ul style="list-style-type: none"> (iv) Concession booths for the sale of food or beverages to members and guests of a group approved under this table. (v) Campground. (vi) Day care facilities. (vii) Dynamic Fascia Sign on Sites over 17.1 hectares in size; (viii) Dynamic Freestanding Sign on Sites over 17.1 hectares in size; (ix) Electronic Message Fascia Sign; and (x) Electronic Message Freestanding Sign. (xi) DELETED (xii) DELETED (xiii) Institutional service facility (xiv) Offices for community oriented groups which have recreation as part of their programs. (xv) Parking ancillary to any permitted or discretionary use. (xvi) Private clubs or organizations. (xvii) Retail sales of goods, excluding Cannabis Retail Sales, required in connection with a use approved under this table. (xviii) Temporary care facility. (xix) Utilities. (xx) Deleted. (xxi) Accessory Building, subject to Section 3.5 Accessory Building Regulations 	
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DATE: July 7, 2021
TO: Orlando Toews, Senior Planner
FROM: Jackie Kurylo, Acting City Clerk
SUBJECT: Land Use Bylaw Amendment 3357/I-2021

Reference Report:

Land Use Bylaw 3357/I-2021. Create PSI – Post Secondary Institution and Apply to Red Deer Polytechnic land from City Planning and Growth dated July 5, 2021.

Resolution:

At the Monday July 5, 2021 Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer hereby agrees to table consideration of first reading of Land Use Bylaw Amendment 3357/I-2021 up to 2 months.

Report back to Council:

Yes.

Comments/Further Action:

As outlined in the above resolution.

“Jackie Kurylo”

Jackie Kurylo
Acting City Clerk

- c. Acting General Manager Development and Protective Services
Manager of Planning
Corporate Meeting Administrator



July 5, 2021

Land Use Bylaw Amendment 3357/N-2021 Site Exception to allow a Drinking Establishment in C3 Commercial (Neighbourhood Convenience) District at 6017 – 54 Avenue

Prepared by: Matthew Goebel, Planner
Department: City Planning & Growth Department

Report Summary & Recommendation

Administration has received an application from Cheers Pub in Riverside Meadows for a site exception to accommodate an outdoor patio.

Cheers Pub has operated as a Drinking Establishment since 1987. An amendment is required to allow a Drinking Establishment in C3 Commercial (Neighbourhood Convenience) District. The amendment would allow Cheers Pub to permanently expand the Drinking Establishment through the creation of an outdoor patio.

Administration recommends that Council proceed with first reading of Land Use Bylaw 3357/N-2021.

Proposed Resolution

Bylaw 3357/N-2021 be read a first time.

If first reading is given, this bylaw will be advertised for two consecutive weeks with a Public Hearing to be held on Monday, July 19, 2021.

Rationale for Recommendation

- 1. Responds to the pressures of the current public health crisis.**
As a result of current COVID-19 pandemic health restrictions, options for indoor service are limited. An outdoor patio will allow the business to expand future serving options once current restrictions are lifted.
- 2. Historically, limited concern from the surrounding community.**

A review of Inspections & Licensing records indicates that no complaints or concerns have been submitted to Administration regarding Cheers Pub in the past.

3. Aligns with City plans and policies, and current development trends.

The site exception is consistent with policies found in the Municipal Development Plan (MDP) and Riverside Meadows Area Redevelopment Plan (ARP). Commercial development in mature neighbourhoods supports the efficient utilization of existing infrastructure. Other municipalities in Alberta allow Drinking Establishments as permitted or discretionary uses within comparable zones.

Discussion and Analysis

Background

The applicant, Cheers Pub, operates a legal non-conforming Drinking Establishment and is located in the northern portion of the Riverside Meadows neighbourhood at the northeast corner of 54 Avenue and 60 Street.

As a legal non-conforming use, Cheers Pub is unable to expand or alter the business. Cheers Pub has operated as a Drinking Establishment since 1987 and is located in C3 Commercial (Neighbourhood Convenience) District. This district does not list Drinking Establishment as a permitted or discretionary use.

The amendment request will enable the applicant to apply for an outdoor patio development permit at the front of the business in the existing parking lot associated with the business.

Surrounding properties to the east, south, and west are a mix of C3 Commercial and DC (13). DC (13) allows a blend of small scale commercial and residential uses including live-work developments. A2 Environmental Preservation District is to the north (See Appendix A).

In 2021, Cheers Pub applied for a development permit through the Seasonal Patio Program for an outdoor patio as an addition to the Drinking Establishment and began construction on an outdoor patio. Cheers Patio has repositioned to operate as a Restaurant temporarily on the patio. A Restaurant is a Discretionary Use in the C3 Commercial (Neighbourhood Convenience) District. In order to allow permanent expansion of the Drinking Establishment at this site, a site exception must be obtained by Cheers Pub.

Analysis

No formal complaints have been submitted to the Inspections & Licensing department regarding Cheers Pub since starting operations.

Options for indoor service have previously been limited as a result of the pandemic. A patio will allow the business to remain flexible in the event of any potential future changes to indoor service.

The application is compliant with the Municipal Development Plan, and other applicable plans (See Appendix B).

Commercial development in mature neighbourhoods supports the efficient utilization of existing infrastructure. Maintaining the economic viability of existing businesses in mature neighbourhoods provides commercial options for nearby residents.

Other municipalities in Alberta allow Drinking Establishments as permitted or discretionary uses within comparable zones (See Appendix C):

- The City of Medicine Hat allows Bars as a discretionary use in Neighbourhood Commercial District (C-N)
- The City of Lethbridge allows Entertainment Establishments as a discretionary use in C-N Neighbourhood Commercial
- The City of Grande Prairie allows Drinking Establishment, Minor as a permitted use in Local Commercial District – CL

Dialogue

The application was circulated to various City departments for review. All comments have been incorporated into the proposed bylaw.

An information package was sent to landowners within 100 m of the site. In total 82 letters were mailed. The following table summarizes feedback from six written responses received. Administration provided responses to each comment as they were received by email or phone conversation (See Appendix D).

Summarized Landowner Comments	Administration Response
Concerned that the outdoor patio would increase the amount of noise experienced by nearby residents.	The Community Standards Bylaw can be enforced for noise complaints, and conditions and/or patio permit conditions. There is an existing condition for the Restaurant patio limiting operating hours to between 10:00 am and 9:00 pm.
Concerned with the potential for increased traffic and speeding in the surrounding area.	Administration believes that potential traffic increases in the area as a result of the outdoor patio will be minimal as Cheers Pub is not the only commercial property in the surrounding area. Administration has captured feedback on speeding concerns in the area for further review.
Concerned with rough sleeper camps to the north of Cheers Pub and people experiencing homelessness in the surrounding area. Concerned with proximity to The Mustard	This is a challenging issue with many sources and processes to report for clean up are in place. The solution for this issue is complex

Seed. Concerned with the potential for increased crime in the area.	and will not be found through consideration of this site exception application.
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Appendices

Appendix A – Location and Land Use Maps

Appendix B – Relevant City Policies and Objectives

Appendix C – Dialogue

BYLAW NO. 3357/2021

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

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

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

1. Add the following as a new subsection to Section 8.22 1. (a):
 - (iv) Drinking Establishment at Lot 1-6, Block 21, Plan 7604S (6017 54 Avenue).
2. The "Land Use District Map L16" contained in "Schedule A" of the Land Use Bylaw are hereby amended in accordance with Map 11/2021 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2021.

READ A SECOND TIME IN OPEN COUNCIL this day of 2021.

READ A THIRD TIME IN OPEN COUNCIL this day of 2021.

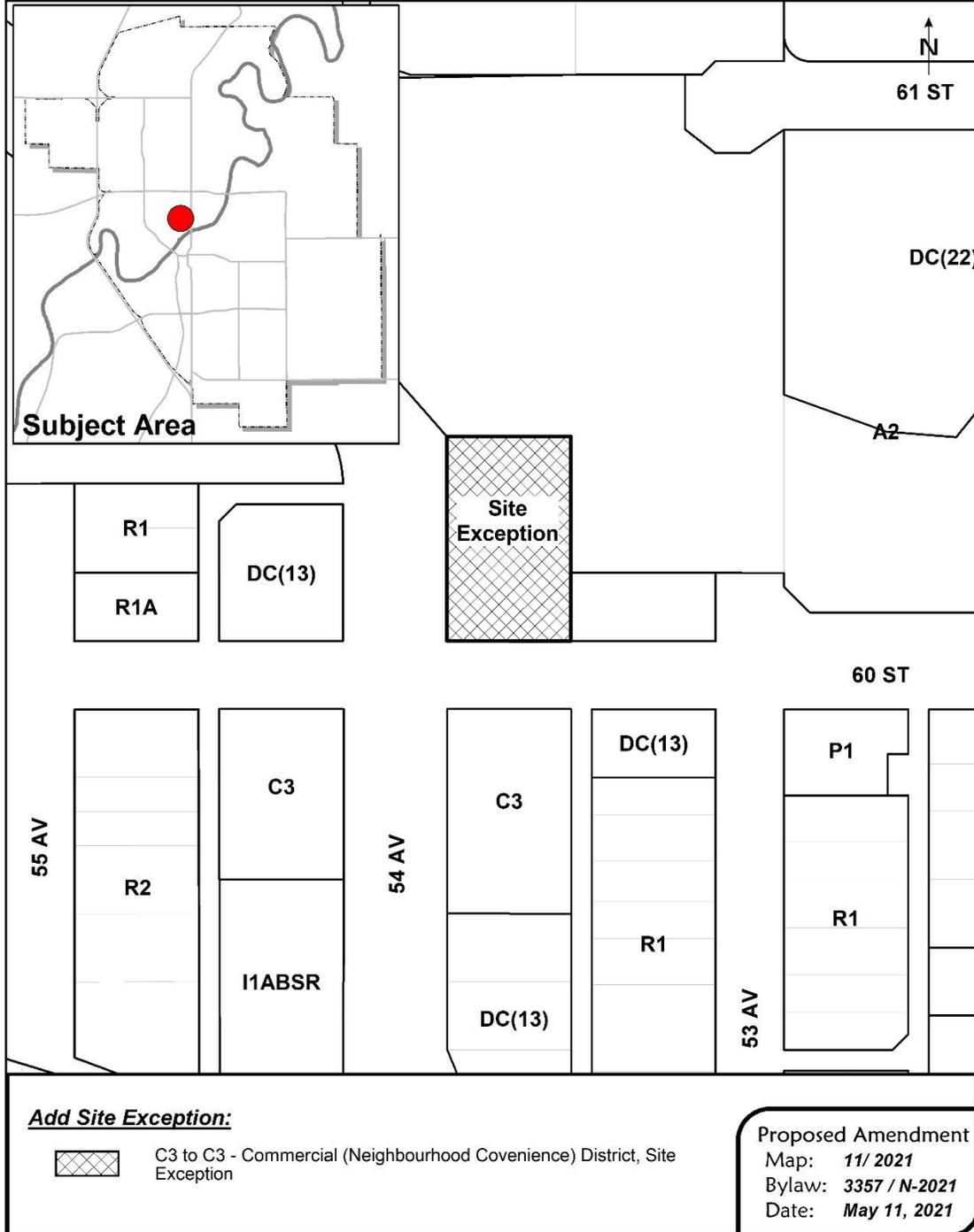
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2021.

MAYOR

CITY CLERK

Schedule "A"

 **Red Deer** Proposed Amendment to Land Use Bylaw 3357/2006



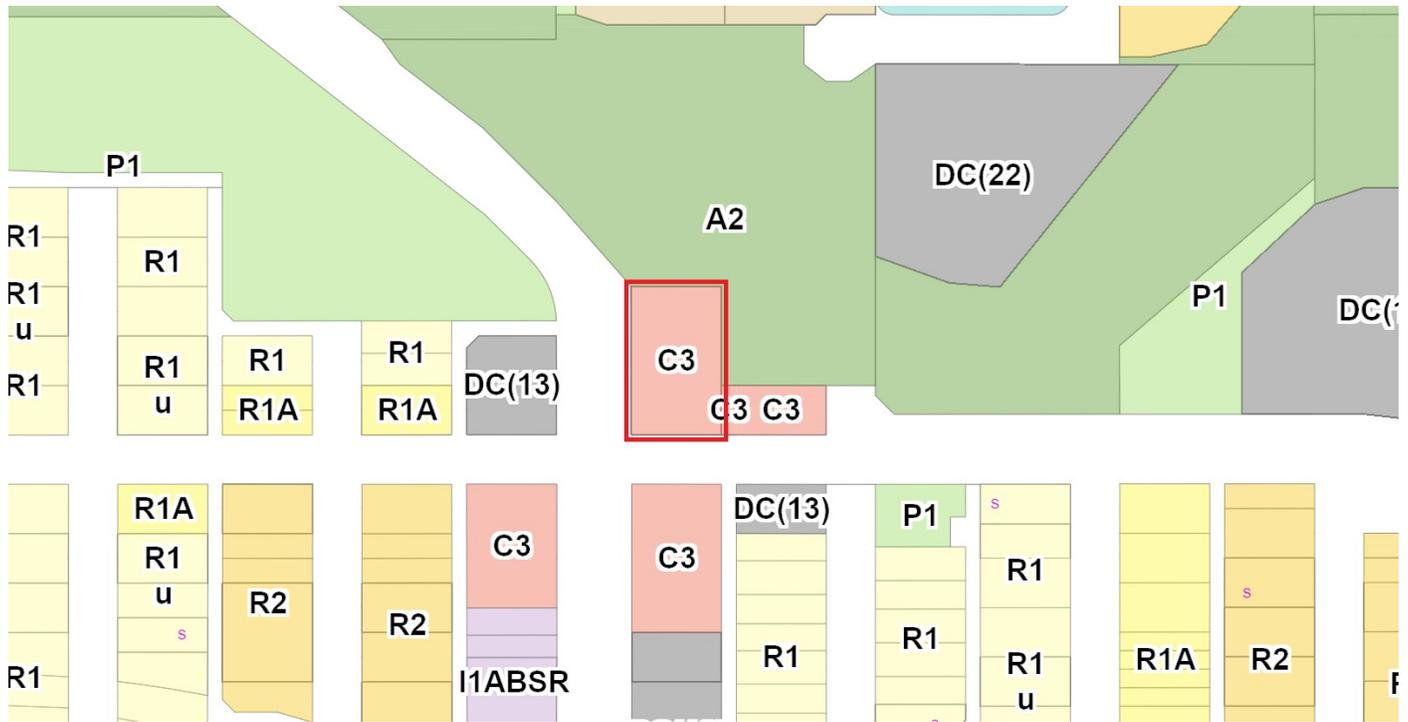
APPENDIX A

Location and Land Use Maps

Location Map - Subject Site Outlined in Red



Land Use Map - Subject Site Outlined in Red



APPENDIX B

Relevant City Policies

Municipal Development Plan (MDP)

6.2 Creating a Positive Business Environment

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

10.9 Infill and Intensification in Established Neighbourhoods

Intensification shall be encouraged in established neighbourhoods through residential and mixed use infill projects where there is adequate capacity in major municipal infrastructure and in accordance with the infill guidelines referred to in Policy 10.10, unless otherwise determined through an approved area structure plan or area redevelopment plan.

12.7 Location of District and Neighbourhood Convenience Commercial Sites

The City should support the development of neighbourhood convenience commercial sites in select locations on major arterial and collector streets. Care shall be taken to choose sites which will minimize land use conflicts with nearby residential properties by at the same time, provide convenient access to neighbourhood patrons.

Northwest Major Area Structure Plan (MASP)

Objectives

- 1) Encourage the integration of a variety of residential and commercial uses that are well designed and compatible with the neighbourhood.
- 3) Encourage the enhancement of all properties.

Riverside Meadows Area Redevelopment Plan (ARP)

Objectives

- 1) Encourage the integration of a variety of residential and commercial uses that are well designed and compatible with the neighbourhood.

APPENDIX C

Dialogue

Applicant Rationale

Matthew please see brief statement on why a patio should remain for Cheers Pub

Cheers Pub has been in the same location Red deer since 1985

- Since Covid hit our business has been hit hard
- When temporary patios were being granted we took advantage only for a short time and it was a tremendous help to keep us afloat and the response and culture around the pub area we noticed a definite change for the better
- Many business in Red Deer have patios and Cheers should be granted permanent patio status as the area need further development and thus far has had a positive impact for the area of riverside.
- Not ever any noise complaints directed at Cheers pub
- No extra traffic complaints
- Patio gives the area an eyes on approach having notice less undesirable activity
- It adds a sense of neighbourhood in the small business core we have
- We have had many people stop in to say what a great job we have done from customer and just neighbourhood residents walking by
- Adds a sense of security to the area with an eyes on approach
- We have had less foot traffic in behind the bar in the trees area because I believe and others believe that because the patio is there people are taking notice

Regards

Derrick Felix

[REDACTED]
[REDACTED]



CITY PLANNING & GROWTH DEPARTMENT

Date: May 12, 2021

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

To: Landowners within 100 m of 6017 54 Avenue (Lot 1-6, Block 21, Plan 7604S)

Re: A site exception to allow a Drinking Establishment in C3 Commercial (Neighbourhood Convenience) District, Cheers Pub.

Why have you received this letter?

You are being notified of a proposed amendment to the Land Use Bylaw (Bylaw 3357/N-2021). As part of the City's overall evaluation process, landowners within 100 metres of the site are provided with an opportunity to review and comment on the proposed amendment. As you are a landowner within 100 metres of the subject site, you are invited to review and provide comments on the proposed amendments by **Wednesday, June 2, 2021**.

What is being proposed?

The City Planning & Growth Department has received an application to amend the Land Use Bylaw at 6017 54 Avenue (Lot 1-6, Block 21, Plan 7604S) to allow a Drinking Establishment in C3 Commercial (Neighbourhood Convenience) District, the current site of Cheers Pub.

Cheers Pub is currently a legal non-conforming drinking establishment. This site exception would bring Cheers Pub into conformance with the Land Use Bylaw (LUB) of The City of Red Deer and allow the business to construct an outdoor patio on site.

A location map, land use map, and the C3 land use district are attached to this referral package for context.

Do I have to provide comments?

It is optional to provide comments. If you would like to submit comments, please do so by **4:30 PM, Wednesday, June 2, 2021**. Methods for submitting comments are outlined in the attached comment sheet.

What will happen if I submit comments?

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



CITY PLANNING & GROWTH DEPARTMENT

What is the next step for this amendment?

It is anticipated that the proposed bylaw will be presented to Council for consideration in the coming months. If Council gives First Reading to the proposed amending bylaw, Council must hold a Public Hearing prior to considering Second and Third Reading (adoption) of the proposed bylaw. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within 100-metres of the site will also receive written notification of the Public Hearing. The Public Hearing is an opportunity for the public to speak directly to Council about any concerns they may have with the proposed bylaw.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Goebel', with a long horizontal line extending to the right.

Matthew Goebel, Planner
(403) 406 - 8702
matthew.goebel@reddeer.ca



CITY PLANNING & GROWTH DEPARTMENT

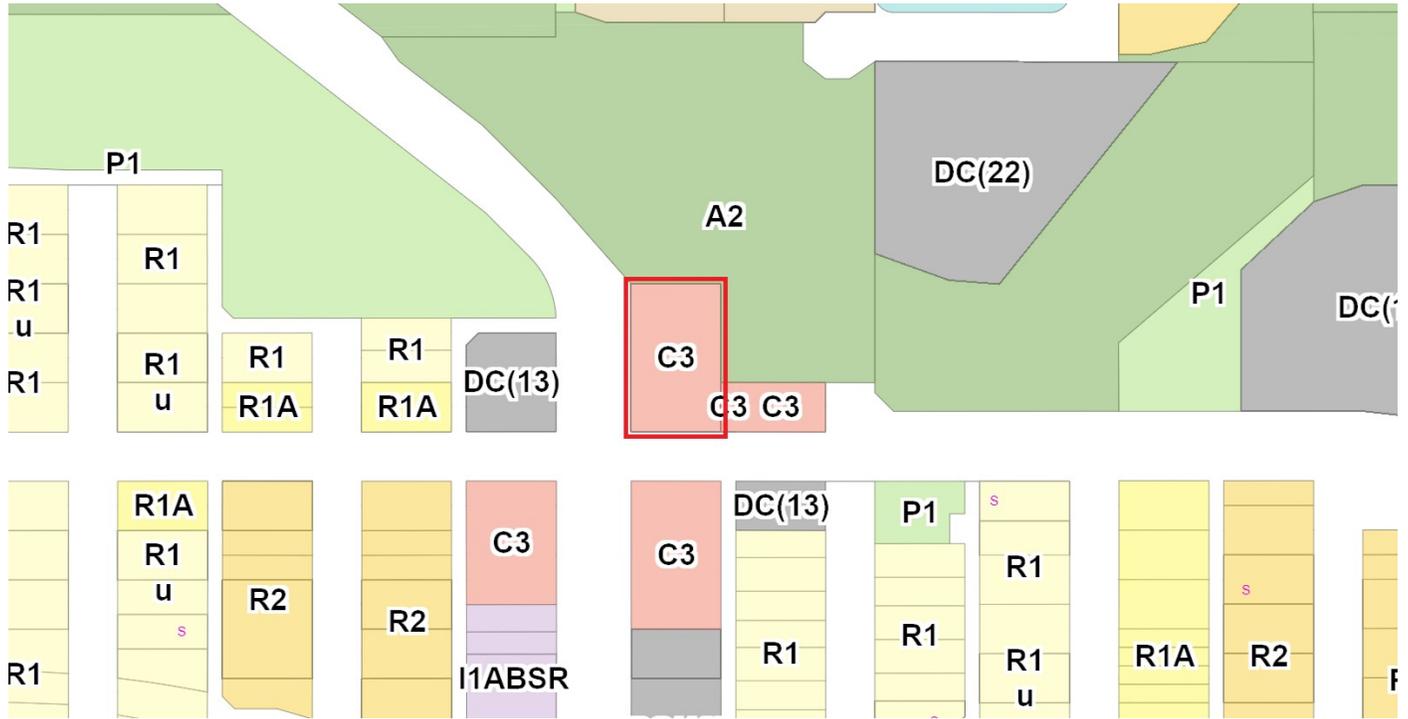
Location Map - Subject Site Outlined in Red





CITY PLANNING & GROWTH DEPARTMENT

Land Use Map - Subject Site Outlined in Red





CITY PLANNING & GROWTH DEPARTMENT

City of Red Deer Land Use Bylaw 3357/2006

5.5 C3 Commercial (Neighbourhood Convenience) District

General Purpose



The general purpose of this district is to facilitate the development of local convenience trade centres, which may also include the provision of services, dwelling units and medical offices as secondary functions. The uses in this district are primarily intended to serve residents within a one kilometre radius (the “adjoining neighbourhood”). However, uses that serve residents beyond the adjoining neighbourhood may be allowed on a discretionary basis subject to the conditions set out in section 5.5(1)(b).

1. C3 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign.
(ii)	² Merchandise Sales and/or Rentals servicing the neighbourhood only; excluding all uses where the primary focus is adult oriented merchandise and/or entertainment, motor vehicles, fuel and liquor, beer or wine sales
(iii)	Service and repair of goods traded in the C3 District, (serving the neighbourhood only).
(iv)	³ DELETED
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use (serving the neighbourhood only and subject to section 3.5).
(iii)	Commercial service facility (serving the neighbourhood only).
(iv)	Dangerous goods occupancy, where required, in association with a dry cleaning business.
(v)	Dwelling unit above the ground floor.
(vi)	⁴ Freestanding Sign.
(vii)	Restaurant.
(viii)	Home occupations subject to section 4.7 (8).
(ix)	Motor vehicle service, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery (serving the neighbourhood only)

¹ 3357/B-2018

² 3357/L-2018, 3357/L-2020

³ 3357/B-2018

⁴ 3357/B-2018



CITY PLANNING & GROWTH DEPARTMENT

City of Red Deer Land Use Bylaw 3357/2006

(b) Discretionary Uses - continued	
(x)	Notwithstanding the restriction in section 5.5 (1) which confines uses to those serving the neighbourhood only, a use which serves residents beyond the adjoining neighbourhood may be allowed provided that the use: <ol style="list-style-type: none"> (1) is otherwise listed in section 5.5 (1); will not result in excess traffic or parking demand, and (2) will operate during business hours compatible with the business hours of other businesses on the site; will not, in the opinion of the Development Authority, result in excessive noise or vagrancy or otherwise adversely affect the amenities of the neighbourhood.
(xi)	¹ Office – (serving the neighbourhood only).
(xii)	² DELETED
(xiii)	Transportation, communication or utility facility (serving the neighbourhood only).
(xiv)	³ Show Home or Raffle Home.
(xv)	⁴ Health and Medical Services

2. C3 Commercial (Neighbourhood Convenience) Regulations

(a) Table 5.5 C3 Regulations

Regulations	Requirements
Floor Area	Dwelling Units Minimum – 55.0 m ² Local Convenience Centres Maximum – one third of site area ⁵ Office area Maximum – 930m ²
Building Height Maximum	One storey, not exceeding 6.0 m, unless the approval allows dwelling units above the ground floor, in which case a second storey is allowed
Front Yard Minimum	6.0 m
Side Yard Minimum	1.5 m, unless the side yard abuts a residential parcel, in which case it shall be 3.0 m
Rear Yard Minimum	3.0 m, unless the rear yard abuts a lane, in which case it may be reduced to 1.5 m
Landscaped Area Minimum	15% of site area
Parking	Commercial - 5.1 spaces for every 93.0 m ² of gross leasable floor area, subject to section 3.1 and 3.2 Residential – subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one, which may be used as a parking space, subject to approval by the Development Authority
Site Area	Minimum 378.0 m ²

¹ 3357/I-2020² 3357/B-2018³ 3357/T-2015⁴ 3357/I-2020⁵ 3357/I-2020



CITY PLANNING & GROWTH DEPARTMENT

City of Red Deer Land Use Bylaw 3357/2006

Regulations	Requirements
	Maximum 4047.0 m ²
Frontage:	Minimum 7.5 m

(b) C3 District is subject to any regulations listed within section 5.7.



CITY PLANNING & GROWTH DEPARTMENT

Comment Sheet

**We invite you to provide feedback regarding the proposed Land Use Bylaw amendment.
Your feedback is important to us.**

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

Land Use Bylaw Amendment:	Bylaw 3357/N-2021 Site exception at 6017 54 Avenue (Lot 1-6, Block 21, Plan 7604S) to allow a Drinking Establishment in C3 Commercial (Neighbourhood Convenience) District, Cheers Pub
Planner:	Matthew Goebel
Please provide comments by 4:30 PM, Wednesday, June 2, 2021.	

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments



CITY PLANNING & GROWTH DEPARTMENT

External Referral Responses

Thank you for the opportunity to provide feedback regarding the Cheers Pub construction of an outdoor patio.

We have only one concern about the noise level of music and loud patrons affecting the quiet of our homes. Otherwise we see no problem with the construction of the patio.

Bonnie Jean Brown

[REDACTED]
Red Deer, AB T4N 6N5

Sent from my iPad



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Land Use Bylaw Amendment:	Bylaw 3357/N-2021 Site exception at 6017 54 Avenue (Lot 1-6, Block 21, Plan 76045) to allow a Drinking Establishment in C3 Commercial (Neighbourhood Convenience) District, Cheers Pub
Planner:	Matthew Goebel
Please provide comments by 4:30 PM, Wednesday, June 2, 2021.	

Contact Information
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PLEASE PRINT

Name: ALLEN RICHARDS

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

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

General Comments

- The neighborhood selected for this establishment is basically a low income one.
- It would be across the street from a charity organization that caters to the homeless and street people by providing meals to them & other comforts. These people the proposed business could influence.
- This type of business has the potential to draw the criminal element & dangerous substance abusers.



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I don't know any other residential area in the city of Red Deer where this type of business is located as such was even considered.

We don't need to build potential high crime hangouts in residential neighbourhoods close to schools and playgrounds & parks.

Low income citizens have every right to feel safe in their districts as other people who can afford to live away from the downtown core.

I am definitely opposed to this change to this application in the best interests of Red Deer city.

Yours truly

A. Richards

Comment sheets may be submitted using the following options:

- Mail: The City of Red Deer, Planning Department, Attention: Matthew Goebel, Box 5008, Red Deer, AB, T4N 3T4
- Email: matthew.goebel@reddeer.ca

Thank you for your input!



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Name: Duane & Linda Linklater

Mailing Address: [Redacted] RED DEER Postal Code: [Redacted]

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

General Comments

We moved to this area of the city to enjoy
the local amenities within walking distance.
Cheers Pub is one of the attractions. It
has been established for longer than this building
existed. These are difficult times and
we have no objection to the patio addition.
We have existing laws about noise, vagrancy



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is another issue, but that is an issue for all.

I wish there was a solution to homelessness other than hard love but that's not for Cheers Pub to resolve.

We hope to see Cheers Pub survive the Pandemic.

Duane, LINDA HINKLATER

[Redacted address line]

Red Deer, AB

[Redacted address line]

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Thank you for your input!



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MY WIFE + I LIVE ON THE SOUTH WEST SIDE
OF THE VIEWS OF ST JOSEPH CONDOMINIUMS
AND WE SUFFER THE EXTREME NOISE COMING
FROM THE PATRONS OF THE CHEERS BAR, ESPECIALLY
AFTER CLOSING. THE SCREECHING OF TIRES, MOTORS
BEING REVED TOO HIGH + SPEEDING OF LOUD MOTORS.
WE THINK IT WOULD BE A MISTAKE TO ALLOW
THIS TO GET LARGER. WE ALSO SUFFER THE
LOUD SWEARING FROM THE PEOPLE WHO SLEEP
ILLEGALLY IN BUSH JUST TO THE EAST + NORTH
OF CHEERS WHICH THE CITY COUNCIL + POLICE
SEEM TO IGNORE. PLEASE DON'T LET THIS GO
THROUGH. WE JUST RECENTLY HAD A FIRE IN
SAID BUSH AREA AT 8.00 P.M. IF THIS HAD
HAPPENED IN THE EARLY A.M. PEOPLE COULD HAVE
BEEN HURT NOT TO MENTION THE DAMAGE TO
OUR BUILDING + CARS PARKED ON THE STREET.
LOSE THIS BUILDING AND YOU COULD LOSE
\$150,000.00 IN TAXES.

SINCERELY

C. COUSENS

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Contact Information

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PLEASE PRINT

Name: Jacob Petty

Mailing Address: [Redacted] Postal Code: [Redacted]

Phone #: [Redacted] E-mail Address: _____

General Comments

At present There is a lot of noise from
vehicles especially at night. A drinking
establishment would have increased Traffic late
after closing. An increase in Traffic's noise
would be very undesirable for persons living
Just above this establishment.



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PLEASE PRINT

Name: Chelsey Laughlin

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

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

General Comments

we dont have any real objections to the patio, they
did a nice job. We wonder about noise though?
will they adhere to noise bylaws (7-11pm). It is
noisy. Especially on the patio we had noticed
when it was open. This is no way a complaint
against Cheers, it is a bar, it is loud.
We notice it but it isnt often disruptive. We



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did notice increased noise with the patio open.
It has ~~been~~ not been disruptive yet but with
restrictions ^{they} were closed early anyhow. Our
issue would be noise levels after the bylaw
times. Would they be serving and allowing people
on the patio until ^{bar} close? Would the patio only
be open certain hours?

Chris & Chelsey
Loughlin.

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- Email: matthew.goebel@reddeer.ca

Thank you for your input!

DATE: July 7, 2021
TO: Matthew Goebel, Planner
FROM: Jackie Kurylo, Acting City Clerk
SUBJECT: Land Use Bylaw Amendment 3357/N-2021

Reference Report:

Land Use Bylaw Amendment 3357/N-2021 Site Exception to allow a Drinking Establishment in C3 Commercial (Neighbourhood Convenience) District at 6017 - 54 Avenue from City Planning and Growth report dated July 5, 2021.

Bylaws:

At the Monday, July 5, 2021 Regular Council Meeting, Council gave first reading to following Bylaw:

Bylaw 3357/N-2021 an amendment to the land use bylaw for a site exception to accommodate an outdoor patio in C3 Commercial (Neighbourhood Convenience) District at 6017-54 Avenue.

Report back to Council:

Yes.

Comments/Further Action:

As outlined in the above resolution.

“Jackie Kurylo”

Jackie Kurylo
Acting City Clerk

- c. Acting General Manager Development and Protective Services
Manager of Planning
Corporate Meeting Administrator