

# **CITY COUNCIL**

## **AGENDA**

Monday, October 03, 2011 – Council Chambers, City Hall

Call to Order:	1:00 PM
Recess:	5:00 PM to 6:00 PM
Public Hearing(s):	6:00 PM

### **I. MINUTES**

- I.1. Confirmation of the Minutes of the Monday, September 19, 2011 Regular Council Meeting  
(Agenda Pages 1 – 21)
- I.2. Confirmation of the Minutes of the Tuesday, September 20, 2011 Special Council Meeting  
(Agenda Pages 22 – 24)

### **2. POINT OF INTEREST**

### **3. UNFINISHED BUSINESS**

- 3.1. Crime Prevention and Policing Study/Strategy and Policing Model Review - Final Report  
*(Please refer to the July 11, 2011 Council Agenda for a Copy of the Final Report of the Crime Prevention and Policing Study/Strategy and Policing Model Review)*  
(Agenda Pages 25 – 45)
- 3.2. Water Treatment Plant Upgrades Phase 3 Conceptual Design Plan  
(Agenda Pages 46 – 55)
- 3.3. Taylor Drive Concept Plan - 43 Street to Ross Street  
(Agenda Pages 56 – 72)

- 3.4. Bylaw 3473/2011 Descriptive Plan 102 3930 RCMP Site & Water Detention Pond  
Consideration of Three Readings of the Bylaw  
(Agenda Pages 73 – 77)

**4. REPORTS**

- 4.1. Community Housing Advisory Board  
Recommendation for Funding for a Winter Emergency Response Program for Homeless Individuals  
(Agenda Pages 78 – 81)
- 4.2. 2011 Tax Sale  
(Agenda Pages 82 – 86)

**5. BYLAWS**

- 5.1. Land Use Bylaw Amendment 3357/S-2011  
Rezoning of 6702 & 6712 Golden West Avenue (former Travelaire Site)  
From I1 - Industrial (Business Service) to C4 - Commercial (Major Arterial)  
Consideration of First Reading of the Bylaw  
(Agenda Pages 87 – 90)
- 5.2. Utility Bylaw Amendment 3215/B-2011  
Addition of Connection Fee for Rural Developments  
Consideration of Three Readings of the Bylaw  
(Agenda Pages 91 – 99)

**6. PUBLIC HEARINGS**

- 6.1. Bylaw 3472/2011 - 2011 Riverlands Area Redevelopment Plan  
Repeal of Bylaw 3335/2004 - Riverlands Area Redevelopment Plan  
Consideration of Second and Third Readings of the Bylaw  
(Agenda Pages 100 – 177)
- 6.1.a. Riverlands Implementation Plan and Development Design Criteria  
(Agenda Pages 178 – 193)

**7. CORRESPONDENCE**

- 7.1. Clearview Ridge - Signalization At Intersection No. 2  
Melcor Developments Ltd. - Request for All Directional Access  
67th Street and Carleton Avenue

(Agenda Pages 194 – 206)

**8. PETITIONS AND DELEGATIONS**

**9. NOTICES OF MOTION**

**10. ADMINISTRATIVE INQUIRIES**

**11. IN CAMERA MEETING**

- 11.1. Land Matters  
Department: Land & Economic Development & Engineering Services

**12. ADJOURNMENT**



## **U N A P P R O V E D M I N U T E S**

**of the REGULAR MEETING of City Council Regular Meeting  
held on Monday, September 19, 2011  
commenced at 1:05 p.m.**

**Present:**

Mayor Morris Flewwelling  
Councillor Buck Buchanan  
Councillor Paul Harris  
Councillor Cindy Jefferies  
Councillor Lynne Mulder  
Councillor Chris Stephan  
Councillor Tara Veer  
Councillor Frank Wong  
Councillor Dianne Wyntjes

City Manager, Craig Curtis  
Acting Director of Community Services, Greg Scott  
Director of Corporate Services, John Knoch  
Director of Development Services, Paul Goranson  
Director of Planning Services, Paul Meyette  
Legislative & Governance Services Manager (City Clerk), Elaine Vincent  
Deputy City Clerk, Frieda McDougall  
City Solicitor, Don Simpson  
Acting Recreation, Parks & Culture Manager, Kristina Oberg  
Planning Manager, Tara Lodewyk  
Major Projects Planner, Angus Schaffenburg  
City Planner, Jordan Furness  
Social Planning Manager, Scott Cameron  
Financial Services Manager, Dean Krejci  
Program Coordinator – Social Planning, Roxana Nielsen Stewart



## **II. IN CAMERA MEETING**

Moved by Councillor Lynne Mulder, seconded by Councillor Chris Stephan

*Resolved that Council of the City of Red Deer agrees to enter into an In Camera Meeting on September 19, 2011 at 1:05 p.m. and hereby agrees to exclude the following:  
All members of the Media; and  
All members of the Public.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

**MOTION CARRIED**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

*Resolved that Council of the City of Red Deer agrees to revert to an open meeting of Council on Monday, September 19, 2011 at 2:05 p.m.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

**MOTION CARRIED**

## **I. MINUTES**

### **I.I. Confirmation of the Minutes of the Wednesday, August 31, 2011 Special Council Meeting**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Chris Stephan



*Resolved that the Wednesday, August 31, 2011 Red Deer Special Council Meeting Minutes be approved as circulated.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED

## **I.2. Confirmation of the Minutes of the Tuesday, September 6, 2011 Regular Council Meeting**

Moved by Councillor Buck Buchanan, seconded by Councillor Paul Harris

*Resolved that the Monday, September 6, 2011 Red Deer Council Meeting Minutes be approved with the following amendments:*

*Page 4 Point of Interest by Councillor Harris – last sentence to read ‘Councillor Harris also indicated that he has had conversations with downtown business owners who are excited about the improvements being made to the downtown but who are also anxious about the delays and the impacts on their businesses;.’*

*Page 8 correction of the spelling error on Councillor Jefferies name; and*

*Page 4 Point of Interest by Councillor Buchanan which should read ‘Councillor Buck Buchanan shared that he was able to attend the 25<sup>th</sup> Cattleman’s Roundup sponsored by the Red Deer Regional Hospital.’*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED

## **2. POINT OF INTEREST**

On a Point of Interest Councillor Cindy Jefferies shared the celebration at this past weekend’s event at the Kerry Wood Nature Centre at which the TD Trees program



saw 25 volunteers plant over 300 trees in our community.

On a Point of Interest Councillor Buck Buchanan commended the Portraits of Honour display at the Red Deer College this weekend. In particular he spoke to the parade, the presentation by General Rick Hilliar, and the display of 57 flags purchased in support of this event. Councillor Buchanan commended the community for its support of and participation in this event.

Councillor Paul Harris, on a Point of Interest, shared that during his recent attendance at an FCM Board Meeting hard work was undertaken with respect to the Crime Prevention Strategy, renewal of Transportation Infrastructure with the goal of making funds more sustainable, and efforts with respect to the comprehensive trade agreements. Councillor Harris also spoke to Car Free Day being held on September 22nd and encouraged everyone to access free transit that day or to choose to walk or bike. He also encouraged citizens to participate in the Community Walkability event wrap up being held that evening in Executive Place, 11th Floor at 6:30 p.m. Councillor Harris also spoke to his pleasure at attending the Red Deer Association for Bicycle Commuting event this weekend and appreciated the package provided in this group to support and encourage bicycle commuting.

On a Point of Interest Councillor Chris Stephan shared that he had the opportunity to attend the Frisbee Golf Course opening in Kentwood and spoke to the partnership between The City and the Primary Care Network in developing this free recreational amenity.

Councillor Dianne Wyntjes on a Point of Interest spoke to The City's proud and positive relation with the Westerner and was pleased to bring greetings to the volunteers and board on September 8th. Councillor Wyntjes also commented that she was able to extend greetings to the volunteer participants of the Great Canadian Shoreline Cleanup on September 11 and also acknowledged the memorial ceremony held on that date to recognize 911. Councillor Wyntjes reported that the Red Deer River Watershed Alliance has launched an ambassador program to raise the profile of watershed management practices.

On a Point of Interest Councillor Tara Veer shared that she attended the new exhibit, Victory on the Field, at the Alberta Sports Museum. Councillor Veer also had the opportunity to hear the Minister of Immigration speak about immigration in our



community.

On a Point of Interest Councillor Lynne Mulder attended the opening of the renovated Wal-Mart and was also able to attend the United Way kick off luncheon. Councillor Mulder shared that the United Way's goal this year is \$1.96 million.

Mayor Morris Flewwelling, on a Point of Interest, shared that members of Council attended the Gala for the Symphony fundraiser of the Red Deer Symphony.

#### 4. REPORTS

##### **4.3. Red Deer Centennial Steering Committee - Funding Request for \$250,000** **Department: City Manager**

Ms. Sheila Bannerman, Centennial Steering Committee Chair, was in attendance to speak to this item.

Moved by Councillor Tara Veer, seconded by Councillor Lynne Mulder

*Resolved that Council of The City of Red Deer having considered the report from the Corporate Strategist, dated September 6, 2011 and Acting Financial Services Manager, dated August 30, 2011, re: Red Deer Centennial Steering Committee Funding Request for \$250,000, hereby:*

- 1. Agrees to provide an operating grant of \$250,000 split over two years (\$110,000 in January 2012 and the remaining \$140,000 in January 2013). The 2012 operating budget will increase by \$110,000 funded by the Tax Stabilization Reserve. The 2013 operating budget will increase by \$140,000 funded by the Tax Stabilization Reserve.*
- 2. Agrees to transfer \$250,000 from the Capital Project Reserve to the Tax Stabilization Reserve to fund the project.*

IN FAVOUR:

Mayor Morris Flewwelling, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne



Mulder, Councillor Paul Harris, Councillor Tara Veer

OPPOSED: Councillor Buck Buchanan, Councillor Chris Stephan

MOTION CARRIED

B. Buchanan left Council Chambers at 2:43 p.m.

B. Buchanan returned to Council Chambers at 2:44 p.m.

**4.2. Funding Request for Permanent Historical Exhibit at the Red Deer Museum and Art Gallery**

**Department: Recreation Parks & Culture**

Ms. Lorna Johnson, Executive Director of the Red Deer Museum was in attendance to speak to this item.

Moved by Councillor Paul Harris, seconded by Councillor Cindy Jefferies

*Resolved that Council of The City of Red Deer having considered the report from the Acting Recreation, Parks and Culture Manager and Financial Services Manager, dated September 1, 2011, re: Funding Request for Permanent Historical Exhibit at the Red Deer Museum and Art Gallery, hereby approves the project in the amount of \$1,000,000 as part of the 2011 Capital Budget with funding of \$1,000,000 to come from the Capital Projects Reserve.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Paul Harris, Councillor Tara Veer

OPPOSED: Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Lynne Mulder

MOTION CARRIED

Council recessed at 3:42 p.m. and reconvened at 3:50 p.m.



**4.4. Federal Homelessness Partnering Strategy Grant Allocation Changes to Community Plan Priorities and "Re-Profiling" Risks  
Department: Social Planning**

Moved by Councillor Lynne Mulder, seconded by Councillor Frank Wong

*Resolved that Council of The City of Red Deer having considered the report from the Social Planning Manager, dated September 6, 2011, re: Federal Homelessness Partnering Strategy Grant Allocation, Changes to Community Plan Priorities and "Re-profiling" Risks, hereby:*

- 1. Proceeds with the revised budget, as recommended by the Community Housing Advisory Board at its August 31, 2011 meeting, knowing that requests will need to be made to the federal government to reprofile:
  - a) \$78,614 from the fiscal year of 2011-2012 to 2012 – 2013, and*
  - b) \$39,307 from the fiscal year of 2012-2013 to 2013-2014.**
- 2. Authorizes Administration to prepare of a letter to the Government of Canada for the Mayor's signature, outlining the above request.*
- 3. Authorizes Administration to prepare a letter to the local Member of Parliament, for the Mayor's signature, outlining the above request.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED

Council recessed at 5:30 p.m. and reconvened at 6:18 p.m.

Councillor Harris returned to Council Chambers at 6:20 p.m.



## 6. PUBLIC HEARINGS

### 6.1. Elements at River's Edge Development - Housekeeping Items: Part A: Land Use Bylaw Amendment 3357/R-2011 Rezoning to Facilitate Additional Parking Consideration of Second and Third Reading of the Bylaw Part B: Advertising Disposal of Public Park Land Department: Planning Services

Mayor Morris Flewwelling declared open the Public Hearing with respect to Land Use Bylaw Amendment 3357/R-2011 which provides for rezoning of land to facilitate additional parking at the Elements at River's Edge Development. As no one was in attendance to speak for or against the Bylaw amendment, Mayor Flewwelling declared the Public Hearing closed.

Moved by Councillor Chris Stephan, seconded by Councillor Buck Buchanan

*SECOND READING: That Bylaw Elements at River's Edge Development - Housekeeping Items: Part A: Land Use Bylaw Amendment 3357/R-2011 Rezoning to Facilitate Additional Parking .*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED

Moved by Councillor Chris Stephan, seconded by Councillor Buck Buchanan

*THIRD READING: That Bylaw Elements at River's Edge Development - Housekeeping Items: Part A: Land Use Bylaw Amendment 3357/R-2011 Rezoning to Facilitate Additional Parking.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer



## MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Paul Harris

*Resolved that Council of The City of Red Deer having considered the report from the Legislative & Governance Services Department, dated September 13, 2011, re: Land Use Bylaw Amendment 3357/R-2011 – Rezoning to Facilitate Additional Parking, Advertising Disposal of a Public Park Land, hereby reconfirms the May 2, 2011 Council Resolution approving the sale of City owned land adjacent to the pedestrian bridge as follows:*

*“Resolved that Council of The City of Red Deer having considered the report from the Land Services Specialist and Planner, dated April 14, 2011, re: Offer to Purchase a Portion of Surplus Land Adjacent to 5016 – 55 Street for Future Parking, hereby approves the sale and rezoning of 6,566 ft<sup>2</sup> (610 m<sup>2</sup>) more or less, being part of portion of Railway Plan C & E No. 1 subject to the following conditions:*

- 1. The purchase price to be fair market value.*
- 2. Consolidation by plan of survey of the City lands sold with the Developers lands.*
- 3. All costs associated with legal survey and legal subdivision and consolidation to be the responsibility of the Developer.*
- 4. City Council approval for the rezoning of the portion of land be rezoned to DC3 (Direct Control) accordingly.*
- 5. Developer to confirm that there is adequate onsite storm water storage available to accommodate the additional drainage area.*
- 6. Confirmation from ATCO gas that they do not require any portion of the site being offered for sale.*
- 7. Approval from Environmental Services of the storm water collection infrastructure within and adjacent to this proposed land sale including manholes, catch basins, mains, lift station and outfall.*
- 8. City Council approval for the sale of a portion of Railway Plan C & E No. 1 described as:*

*“ALL THAT PORTION OF:*

*RAILWAY PLAN C & E NO. 1*

*RIGHT OF WAY IN TOWNSHIP 38 RANGE 27 WEST OF THE FOURTH MERIDIAN  
COMPRISING PARTS OF:*

<i>(REF. TITLES)</i>	<i>SECTION</i>	<i>HECTARES (ACRES) MORE OR LESS</i>
<i>2120280</i>	<i>SE 5</i>	<i>6.46</i>



2130280	NW 1	3.47
1450280	NE 18	6.76
2140280	SE 19	6.00
86P280	SE 20	6.55
1470280	SW 20	5.66
1510280	SE 30	6.07
2150280	SE 31	0.46

**EXCEPTING THEREOUT:**

SECTION	HECTARES(ACRES)			
MORE OR LESS				
A.	PLAN 9322354 – SUBDIVISION	SE 19	1.002	2.48
B.	PLAN 9422085 – SUBDIVISION	SE 30	2.354	5.82
C.	PLAN 9422419 – SUBDIVISION	SE 19	0.535	1.32
D.	PLAN 9520065 – SUBDIVISION	SW 20	0.963	2.38
E.	PLAN 9523180 – SUBDIVISION	SE 20	0.450	1.11
F.	PLAN 9523190 – SUBDIVISION	SE 20	0.373	0.92
G.	PLAN 9524451 – ROAD	SE 31	0.056	0.138
H.	PLAN 9621702 – SUBDIVISION	SE 31	0.271	0.67
I.	PLAN 9720243 – SUBDIVISION	SW 20	0.652	1.61
J.	PLAN 9824103 – SUBDIVISION	NE 18	0.968	2.39
K.	PLAN 9926287 – SUBDIVISION	SE 20	0.776	1.92
	SW 20	0.066	0.163(INTO ROAD)	
L.	PLAN 0823790 – SUBDIVISION	SE 20	0.568	1.40

EXCEPTING THEREOUT ALL MINES AND MINERALS LYING WITHIN  
SUBDIVISION PLAN \_\_\_\_\_, AND CONTAINING 0.061 HECTARES  
(0.15 ACRES) MORE OR LESS”

9. *Right-of-way Agreement satisfactory to Engineering Services.*

*10. Land Sale Agreement satisfactory to the City Solicitor.*

IN FAVOUR:

Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer



MOTION CARRIED

### 3. UNFINISHED BUSINESS

**3.1. Crime Prevention and Policing Study/Strategy and Policing Model Review - Final Report (Please refer to the July 11, 2011 Council Agenda for a Copy of the Final Report of the Crime Prevention and Policing Study/Strategy and Policing Model Review)  
Directorate: Community Services**

Moved by Councillor Paul Harris, seconded by Councillor Dianne Wyntjes

*Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the Final Draft of the Crime Prevention and Policing Study/Strategy and Policy Model report.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION TO LIFT FROM THE TABLE CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Dianne Wyntjes

*Resolved that Council of The City of Red Deer hereby agrees to table consideration of the Final Draft of the Crime Prevention and Policing Study/Strategy and Policy Model report to the October 3, 2011 meeting of Red Deer City Council.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION TO TABLE CARRIED

**4. REPORTS****4.1. Alto Reste Cemetery Expansion - Land Acquisition**  
**Department: Recreation, Parks & Culture**

Moved by Councillor Lynne Mulder, seconded by Councillor Cindy Jefferies

*Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture Manager and Parks Superintendent, dated September 12, 2011, re: Alto Reste Cemetery Expansion – Land Acquisition, hereby agrees to table consideration of the report to the October 3, 2011 Meeting of Red Deer City Council.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION TO TABLE CARRIED

**4.5. Water Treatment Plant Upgrades Phase 3 Conceptual Design Plan**  
**Department: Environmental Services**

Moved by Councillor Buck Buchanan, seconded by Councillor Tara Veer

*Resolved that Council of The City of Red Deer having considered the report from the Environmental Services Manager, dated September 7, 2011, re: Water Treatment Plant Upgrades, Phase 3 conceptual Design Plan, hereby agrees to table consideration of the report for up to four weeks.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION TO TABLE CARRIED



## 5. BYLAWS

### 5.1. **Bylaw 3473/2011 Descriptive Plan 102 3930 RCMP Site & Water Detention Pond Consideration of Three Readings of the Bylaw** **Department: Land & Economic Development**

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

*Resolved that Council of The City of Red Deer having considered the report from the Land Services Specialist and the Land Coordinator dated August 30, 2011, re: Descriptive Plan 102 3930 RCMP Site & Water Detention Pond Bylaw 3473/2011 hereby agrees to table consideration of the report for up to four weeks.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION TO TABLE CARRIED

## 4. REPORTS

### 4.6. **Intermunicipal Development Plan (IDP): Fourth Annual Review** **Department: Planning Services**

Moved by Councillor Cindy Jefferies, seconded by Councillor Tara Veer

*Resolved that Council of The City of Red Deer having considered the report from the Planning Department, dated September 6, 2011, re: Intermunicipal Development Plan (IDP): Fourth Annual Review, hereby directs City Administration to work with the Administration of Red Deer County to develop amendments on the annexation formula; removal of the IDP expiration date; and identification of interim land uses in the City Growth Area, as well as a review of the Intermunicipal Subdivision and Development Appeal Board (ISDAB) quorum and chairman appointment.*



IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED

**4.4.a. Federal Homelessness Partnering Strategy Grant Allocation - 2011 - 2014**

**Department: Social Planning**

Moved by Councillor Lynne Mulder, seconded by Councillor Tara Veer

*Resolved that Council of The City of Red Deer having considered the report from the Social Planning Manager, dated September 6, 2011, re: Federal Homelessness Partnering Strategy Grant Allocation 2011 – 2014 hereby accepts the recommendations of the Community Housing Advisory Board and provides funding for the following projects through the Homelessness Partnering Strategy Grant:*

Agency and Project Description	October 1, 2011 to Mar 31, 2012	April 1, 2012 to Mar 31, 2013	April 1, 2013 to Mar 31, 2014
<b>City of Red Deer – Administrative Expenses</b>	\$17,346	\$28,596	\$28,596
<b>Central Alberta Women's Outreach Society:</b> <b>The Red Deer Housing Team</b> is a project made up of a Prevention Outreach Intake Worker and two Prevention Case Managers. These staff will assist individuals who cannot access other services, prevent an eviction or receive assistance to be rapidly re-housed. The service is available to all individuals and families regardless of age or ethnicity. This program will dovetail within the program funded through the	\$130,260	\$242,519	\$242,519



Province of Alberta and will offer a centralized intake.			
<b>Red Deer Youth and Volunteer Centre:</b> <b>Youth Connections</b> will provide shelter and outreach support with the goal to reconnect the youth to their family or to establish them within their own housing unit. Target group - youth ages 14 -17.	\$83,924	\$111,133	\$111,133
<b>Total Recommendation:</b>	<b>\$231,530</b>	<b>\$382,248</b>	<b>\$382,248</b>

IN FAVOUR: Councillor Frank Wong, Councillor Lynne Mulder, Councillor Tara Veer

OPPOSED: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Paul Harris

MOTION DEFEATED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

*Resolved that Council of The City of Red Deer having considered the report from the Social Planning Manager dated September 6, 2011, re: Federal Homelessness Partnering Strategy Grant Allocation 2011 – 2014 hereby agrees that, in consultation with both the Aboriginal Community and Service Canada, this item be referred back to the Community Housing Advisory Board to review their recommendations in light of the information that was shared at Council, with recommendations on the proposed funding allocations for funding for 2011-2014 to be brought back for Councils consideration by October 31, 2011.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED



### 3. UNFINISHED BUSINESS

#### 3.2. Fee for Service - Council Policy 6215-C Department: Land & Economic Development

Moved by Councillor Chris Stephan, seconded by Councillor Lynne Mulder

*Resolved that Council of The City of Red Deer having considered the report from the Land Coordinator and Land & Economic Development Manager, dated September 7, 2011, re: Fee for Service – Council Policy 6215-C, hereby:*

- 1. Approves Council Policy 6215-C Fee for Service as presented to Council on Monday, September 19, 2011.*
- 2. Directs Financial Services to increase the Land & Economic Development base budget by \$5,250 in 2011 and \$6,000 each for 2012 and 2013.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED

#### 3.4. Response to Notice of Motion from Councillor Veer Regarding 20th Avenue Intersection Options Department: Engineering Services

Accepted for information.

#### 3.5. Council Request for Information Riverside Light Industrial Area Redevelopment Plan Department: Planning Services



Accepted for information.

### **3.3. Policy Framework for Capital Grants Motion to Re-Table Department: Legislative & Governance Services**

Moved by Councillor Chris Stephan, seconded by Councillor Tara Veer

*Resolved that the Council of the City of Red Deer agrees to lift from the table consideration of the Policy Framework for Capital Grants reports.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

**MOTION TO LIFT FROM THE TABLE CARRIED**

Moved by Councillor Chris Stephan, seconded by Councillor Paul Harris

*Resolved that the Council of the City of Red Deer having considered the report from the Legislative & Governance Services Manager dated September 7, 2011, re: Policy Framework for Capital Grants hereby agrees to table consideration of the report to the February 6, 2012 Council Meeting.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris

OPPOSED: Councillor Tara Veer

**MOTION TO TABLE CARRIED**

## **4. REPORTS**



**4.7. Appointment of Citizen Representatives to the Intermunicipal Subdivision and Development Appeal Board**  
**Department: Legislative & Governance Services**

Moved by Councillor Chris Stephan, seconded by Councillor Buck Buchanan

*Resolved that Council of The City of Red Deer hereby appoints the following to the Intermunicipal Subdivision and Development Appeal Board (ISDAB) for terms to expire as follows:*

<i>Don Sibbald</i>	<i>as Chair, to the Organizational Meeting of 2014</i>
<i>Glen LaBuc</i>	<i>to the Organizational Meeting of 2012.</i>
<i>Ray Kerber</i>	<i>to the Organizational Meeting of 2013.</i>
<i>Ronald Moisey</i>	<i>to the Organizational Meeting of 2014.</i>
<i>Kevin Jackman</i>	<i>as Alternate to the Organizational Meeting of 2013.</i>

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Paul Harris

*Resolved that Council of The City of Red Deer having considered the report from the Legislative & Governance Services Manager, dated September 13, 2011, re: Citizen Representative Appointments to Intermunicipal Subdivision and Development Appeal Board (ISDAB) hereby:*

- 1. Agrees the honorarium and expenses for City Members be the same rate as established by Red Deer County, and*



2. *Authorizes the Red Deer County Manager and City of Red Deer Manager to set the honorarium and expenses for the Chairperson.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED

## 5. BYLAWS

### 5.2. **Traffic Bylaw Amendment 3186/C-2011 Delegation of Authority to City Manager to Approve Exceptions Related to Oversize Loads and Vehicles**

#### **Consideration of Three Readings of the Bylaw**

#### **Department: Inspections & Licensing, Engineering Services and Planning Services**

*FIRST READING: That Bylaw Traffic Bylaw Amendment 3186/C-2011 Delegation of Authority to City Manager to Approve Exceptions Related to Oversize Loads and Vehicles be read a first time.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED

Moved by Councillor Tara Veer, seconded by Councillor Cindy Jefferies

*SECOND READING: That Bylaw Traffic Bylaw Amendment 3186/C-2011 Delegation of Authority to City Manager to Approve Exceptions Related to Oversize Loads and Vehicles be read a second time.*



IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED

Moved by Councillor Chris Stephan, seconded by Councillor Dianne Wyntjes

*Resolved that with the unanimous consent of the Council members present, Bylaw 3186/C-2011 be presented for third reading.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED

Moved by Councillor Tara Veer, seconded by Councillor Cindy Jefferies

*THIRD READING: That Bylaw Traffic Bylaw Amendment 3186/C-2011 Delegation of Authority to City Manager to Approve Exceptions Related to Oversize Loads and Vehicles be read a third time.*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

MOTION CARRIED

## 7. CORRESPONDENCE

There was no Correspondence submitted to this meeting.

**8. PETITIONS AND DELEGATIONS**

There were no Petitions and Delegations to this meeting.

**9. NOTICES OF MOTION**

There were no Notices of Motion submitted to this meeting.

**10. ADMINISTRATIVE INQUIRIES**

There were no Administrative Inquiries submitted to this meeting.

**12. ADJOURNMENT**

Moved by Councillor Chris Stephan, seconded by Councillor Buck Buchanan

*“Resolved that the Monday, September 19, 2011, regular meeting of The City of Red Deer Council be adjourned at 7:26 p.m.”*

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Cindy Jefferies, Councillor Dianne Wyntjes, Councillor Frank Wong, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tara Veer

OPPOSED: Councillor Chris Stephan

MOTION CARRIED

“Morris Flewwelling”

MAYOR

“Elaine Vincent”

CITY CLERK



**UNAPPROVED M I N U T E S**  
**of the SPECIAL MEETING of RED DEER CITY COUNCIL**  
**held on Tuesday, September 20, 2011**  
**in the Crimson Star Room, 2<sup>nd</sup> Floor of City Hall,**  
**commenced at 4:30 p.m.**

**Present:**

Mayor Morris Flewwelling  
Councillor Buck Buchanan  
Councillor Paul Harris  
Councillor Lynne Mulder  
Councillor Chris Stephan  
Councillor Tara Veer  
Councillor Frank Wong  
Councillor Dianne Wyntjes

City Manager, Craig Curtis  
Acting Director of Community Services, Greg Scott  
Director of Corporate Services, John Knoch  
Director of Planning Services, Paul Meyeette  
Deputy City Clerk, Frieda McDougall  
Land Coordinator, Joe D'Onofrio  
Parks Superintendent, Trevor Poth

**Absent:**

Councillor Cindy Jefferies



## REPORTS

### **Alto Reste Cemetery Expansion**

#### **Land Acquisition**

Department: Recreation, Parks & Culture

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tara Veer

**“Resolved** that Council of The City of Red Deer hereby agrees to lift from the table consideration of the report regarding the Alto Reste Cemetery Expansion – Land Acquisition.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

#### **MOTION TO LIFT FROM THE TABLE CARRIED**

Moved by Councillor Lynne Mulder , seconded by Councillor Buck Buchanan

**“Resolved** that Council of The City of Red Deer, having considered the report from the Recreation, Parks & Culture Manager and Parks Superintendent dated September 12, 2011, re : Alto Reste Cemetery Expansion – Land Acquisition, and having received consent to this acquisition from Red Deer County, hereby approves funding from the Capital Projects Reserve for the purpose of acquiring the five acre parcel (approximately) immediately adjacent to and east of the Alto Reste Cemetery, which has been identified in the Alto Reste Cemetery Multicultural Inclusion and Expansion Plan as necessary for cemetery expansion.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

#### **MOTION CARRIED**



## ADJOURNMENT

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

**“Resolved** that the Tuesday, September 20, 2011, Special meeting of The City of Red Deer Council be adjourned at 4:42 p.m.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

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MAYOR

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CITY CLERK



September 27, 2011

## Crime Prevention and Policing Study/Strategy and Policing Model Review - Final Report

Legislative & Governance Services

### Report Summary & Recommendation:

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#### Summary:

The report attached is being brought forward from the Monday, September 19, 2011 Council Meeting

#### Recommendation:

That Council lift from the table consideration of the Final Draft of the Crime Prevention and Policing Study/Strategy and Policing Model.

### City Manager Comments:

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I support the recommendations from the consultant that we maintain the Service Delivery Model through the RCMP as recommended.

The balance of the report is to be used as a planning tool for organizational and committee structure and working with Council and Administration to develop an implementation plan. Depending on the decision of Council at this meeting, I will provide a schedule for bringing forward an implementation plan.

Craig Curtis  
City Manager

### Proposed Resolutions

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**“Resolved** that Council of The City of Red Deer hereby agrees to lift from the table consideration of the Final Draft of the Crime Prevention and Policing Study/Strategy and Policing Model.”

**“Resolved** that Council of The City of Red Deer having considered the report from the Acting Community Services Director, dated September 7, 2011, re: Crime Prevention and Policing Strategic Update and Policing Model Review – Final Report and Recommendations hereby agrees to maintain the Service Delivery Model through the RCMP.”



**“Resolved** that Council of The City of Red Deer having considered the report from the Acting Community Services Director, dated September 7, 2011, re: Crime Prevention and Policing Strategic Update and Policing Model Review – Final Report and Recommendations hereby approves the Strategic Framework (Review Recommendation 1.1) as it provides the foundation for continuing and future crime prevention and policing work in the community.”

**“Resolved** that Council of The City of Red Deer having considered the report from the Acting Community Services Director, dated September 7, 2011, re: Crime Prevention and Policing Strategic Update and Policing Model Review – Final Report and Recommendations hereby adopts the Crime Prevention and Policing Study Strategic Update and Policing Service Model Review, as a planning tool as presented to Council on July 11, 2011.”

**“Resolved** that Council of The City of Red Deer having considered the report from the Acting Community Services Director, dated September 7, 2011, re: Crime Prevention and Policing Strategic Update and Policing Model Review – Final Report and Recommendations hereby:

1. Directs administration to make recommendations regarding the appropriate organizational/design structure and committee structures to support the chosen policing service model and have the City Manager schedule when those recommendations will come back to Council.
2. Directs administration to develop a detailed Crime Prevention and Policing Implementation Plan after the decisions regarding organizational design/structure and committee structure are completed to ensure the correct stakeholders are involved in the process.”



## Report Details

### **Background:**

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At the Monday, July 11, 2011 Council Meeting, the following motion was passed:

"Resolved that Council of the City of Red Deer having considered the report from the Community Services Director, dated June 29, 2011, re: Crime Prevention and Policing Study/Strategy and Policing Model Review - Final Report, hereby agrees to:

1. Review the Final Draft of the Crime Prevention and Policing Study/Strategy and Policing Model and table it to the September 19, 2011 Council Meeting.
2. Refer the Crime Prevention and Policing Study/Strategy and Policing Model to the Crime Prevention Advisory Committee for comment to be brought back to the September 19, 2011 Council Meeting.

At the Monday, September 19, 2011 Council Meeting the following re-tabling motion was passed:

"Resolved that Council of the City of Red Deer hereby agrees to table consideration of the Crime Prevention and Policing Study/Strategy and Policing Model Review - Final Report for up to two weeks to the Monday, October 3, 2011 Council Meeting."

### **Discussion:**

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Letters from the Crime Prevention Advisory Committee are attached along with the report from Administration that was submitted to the Monday, September 19, 2011 Council meeting.



Report Originally Submitted  
to the Monday, September  
19, 2011 Council Meeting

**DATE:** September 7, 2011 Document #1146254

**TO:** Craig Curtis  
City Manager

**FROM:** Greg Scott  
Acting Community Services Director

**SUBJECT:** **Crime Prevention and Policing Strategic Update and Policing Model Review – Final Report and Recommendations**

### **SUMMARY**

The Crime Prevention and Policing Study Strategic Update and Policing Service Model Review has been completed, reviewed by the Crime Prevention Advisory Committee (CPAC) and is again before Council for its consideration.

### **BACKGROUND**

Over the last year the Crime Prevention and Policing Review Steering Committee has been working with perivale + taylor Consulting in the development of the Review. The Terms of Reference identified three parts to the study:

- Part 1: Research and Statistical Analysis
- Part 2: Community Perception and Strategy Development
- Part 3: Policing Service Model Review

On July 11, 2011, perivale and taylor Consulting presented the final report to Council. The following motion was passed by Council:

***“Resolved** that Council of The City of Red Deer having considered the report from the Community Services Director, dated June 29, 2011, re: Crime Prevention and Policing Study/Strategy and Policing Model Review – Final Report, hereby agrees to:*

- 1. Receive the Final Draft of the Crime Prevention and Policing Study/Strategy and Policing Model and table it to the September 19, 2011 Council Meeting.*
- 2. Refer the Crime Prevention and Policing Study/Strategy and Policing Model to the Crime Prevention Advisory Committee for comment to be brought back to the September 19, 2011 Council Meeting.”*

### **DISCUSSION**

The purpose the Crime Prevention and Policing Study Strategic Update Policing Service Model Review is to provide a planning tool for further development of crime prevention and policing initiatives subsequent to the Crime Prevention and Policing report in 2005. The Review also provides an analysis of the various policing service models. Recommendations in the Review will help provide future direction and action regarding crime prevention and policing in Red Deer.

As per Council's resolution the Crime Prevention Advisory Committee (CPAC) met on August 9, 2011 to review the report at which time perivale + taylor Consulting were in attendance to clarify the data

provided in the report and address the committee members' questions. CPAC has provided recommendations from the meeting and are attached.

The Strategic Framework (see Review Summary, Recommendations, and Strategic Framework: pages 28 – 33 and Recommendation 1.1 on page 20) has been developed through consultation with council (two council workshops held March 3 and June 14) and with various stakeholders. The framework outlines the purpose, guiding principles and roles and responsibilities of the various partners. This section of the Review provides the foundation to move forward with the implementation of the plan. By Council's approval of the Strategic Framework it provides clear direction through the establishment of underlying principles as the basis for implementation.

The Review contains 43 recommendations, some broad and others fairly specific. In order to strategically address the recommendations an implementation plan will need to be developed to determine priorities, resources required (financial and human), timelines, and roles and responsibilities and further research required. The plan will be developed by the Community Services Directorate staff and it is anticipated to be completed by the end of the second quarter in 2012. CPAC will be involved in the development of the implementation plan as the committee will be a valuable resource throughout the implementation stage.

In terms of the Policing Service Model, the report indicates that either the RCMP contracted model or a municipal police service can provide the service delivery desired by Council and the Red Deer community. From a business case the Consultants have recommended maintaining the RCMP contracted model with enhancements to the service as identified in the recommendations.

### **FINANCIAL IMPLICATIONS**

In the development of the Implementation Plan priorities and resources will be identified for short and long term initiatives. At this time, and until further work is done on the Implementation Plan, it is unknown what the costs will be.

### **RECOMMENDATION**

That Council

- 1) Decide on the Policing Service Model for the City of Red Deer, and
- 2) Approve the Strategic Framework (Review Recommendation 1.1) as it provides the foundation for continuing and future crime prevention and policing work in the community, and
- 3) Adopt the Crime Prevention and Policing Study Strategic Update and Policing Service Model Review, as a planning tool as presented to Council on July 11<sup>th</sup>, and
- 4) Direct administration to make recommendations regarding the appropriate organizational design/structure and committee structures to support the chosen policing service model and have those recommendations back to Council by November 14<sup>th</sup>, 2011.
- 5) Develop a detailed Crime Prevention and Policing Implementation Plan after the decisions regarding organizational design/structure and committee structure are completed to ensure the correct stakeholders are involved in the process.

Respectfully submitted

Greg Scott  
Acting Community Services Director

## Strategic Framework

### 1 Introduction

A deliverable for Part 1 of the *Review* was the conduct of

*'a workshop with City Council members to provide a foundation for the development of guiding principles for crime prevention and policing in Red Deer for now and into the future, in keeping with The City of Red Deer Strategic Plan, Vision and Direction.'*

The workshop was held at the outset of the *Review*, and through an active, highly participative process, the members of Council provided input to the vision for crime prevention and policing strategies.<sup>14</sup> As mentioned previously in Part 1 of the report, the sources for information in this *Review* have been broad. Following the workshop, additional information was received which added value to the foundation ideas of Council.<sup>15</sup> Throughout the Part 1 data collection process, the Guiding Principles evolved. The consultants suggested in Part 1 that, given the cumulative nature of the data used in the *Review* and the forthcoming public telephone survey and additional data collection activities, it was likely that the Guiding Principles would further evolve.

Following the release of Part 1 of the report to the project Steering Committee and to Council, a workshop was conducted with members of Council and the senior City managers. The draft Guiding Principles were discussed at length and further input was obtained. Since that time, the public telephone survey and the website public input survey have been conducted. Given the breadth and the framework that this document provides to shape crime prevention and policing in Red Deer, it was proposed that the title should be changed to 'Strategic Framework'.

The 'Strategic Framework' developed to date is synthesized from these various perspectives and constructed against a backdrop in Red Deer which exhibits important elements that influence the nature and feasibility of such principles, namely:

- Council in Red Deer is progressive and adopts a broad perspective on oversight and the operation of City functions.
- Members of the senior administration mirror this perspective in thinking strategically.
- A strong foundation has been established in Council and City administration which values the inclusion of all stakeholders in identifying issues which are problematic, in developing prospective resolutions to such problems, and in following through on actions designed to improve the quality of life in the city.
- The police, the social support agencies, local businesses, and members of the community are informed and active supporters of the principles of crime prevention and willing to participate in processes which enhance the quality of life in Red Deer.

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<sup>14</sup> Following the October 2010 Civic election, the three new council members were also individually interviewed and their input sought with respect to the general questions posed to [then] sitting Council in August, 2011.

<sup>15</sup> Interviews, and focus groups were conducted to add to the body of knowledge

- The Government of Alberta is progressive and supportive of local initiatives which encourage crime prevention and improved policing.

## **2 City of Red Deer Strategic Plan**

The City of Red Deer Vision and Mission statements, as outlined in the Strategic Plan, provide the foundation that supports the strategic Framework for crime prevention and policing in the community.

### **2.1 Vision**

- Innovative thinking
- Inspired results
- Vibrant community<sup>16</sup>

### **2.2 Mission**

The City of Red Deer works together to provide leadership and sustainable municipal services for our community.

### **2.3 Goals**

Increase the safety and security of citizens, businesses, and visitors.

### **2.4 Strategies**

- Monitor and evaluate the impacts of federal and provincial changes and take appropriate action for the provision of safety and wellness services;
- Ensure the City is prepared for its role and obligation with respect to crime prevention, policing, and emergency management;
- Engage citizens, organizations, and stakeholders in crime prevention;
- Encourage crime prevention through environmental design (CPTED) principles in the design of our city.

## **3 Crime Prevention and Policing in Red Deer - Strategic Framework**

### **3.1 Purpose**

Through an innovative, coordinated, and strategic approach, ensure a safe and vibrant community, and awareness, for all residents, businesses and visitors to Red Deer, of quality of life initiatives within the City,

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<sup>16</sup> City of Red Deer website, Strategic Plan

### 3.2 Guiding Principles

Red Deer is a safe and caring community where:

- Citizens are personally safe and property is secure and their general perception is one of prevailing safety and security.
- Citizens and business are engaged in activities in their neighborhoods and throughout the city which leads to a strong sense of community ownership.
- A sense of pride is demonstrated through well maintained properties.
- Citizens can interact and enjoy opportunities, spaces and places in the city.
- Citizens' safety concerns do matter and are addressed in an effective and timely manner.
- The community is involved in the development of crime prevention and policing strategies.
- Community agencies and services are in place to address crime and social disorder issues.
- Crime prevention is part of a broad continuum beginning with prevention and moving through to enforcement, where prevention, intervention and law enforcement are available options.
- Individual, city department, organization/agency, and business/private enterprise partnerships are developed and fostered as a proactive part of crime prevention.
- Land use and civic planning of neighborhoods and the community as a whole, considers safety, security, and community involvement as essential elements.

### 3.3 Red Deer's Universal Approach

#### 3.3.1 Governance

The governing authority<sup>17</sup>, within the parameters defined by relevant legislation and policy, provides oversight which ensures clearly defined priorities and outcomes, transparent, and accountable crime prevention, and public safety by:

- Operating within *Municipal Government Act*, *Alberta Police Act* and *Peace Officer Act*.
- Supporting the strategies established by Alberta Solicitor General and Public Security and Justice and the Attorney General.
- Complementing the City of Red Deer Strategic Plan & Council Priorities.
- Managing the *Municipal Police Service Agreement* effectively.
- Providing independent and objective accountability to the community through a governance structure that is understood.
- Ensuring appropriate community and agency reporting processes.
- Being responsible for governance of City services within the community crime prevention continuum.
- Ensuring citizens understand to whom the police are accountable.

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<sup>17</sup> The term 'governing authority' is used to describe the principal organization or position which has primary responsibility to establish and oversee the crime prevention and policing priorities, outcomes and accountability framework. In the current system, Council is the governing authority.

### 3.3.2 Crime Prevention Strategy

The governing authority will establish priorities, outcomes, service levels and the accountability framework on a range of initiatives which support the identification and protection of the broader community and the prevention of crime and disorder in our demographically diverse community. The community partners will respond to the stated priorities, outcomes, service levels and accountability framework by:

- Developing and delivering initiatives in response to identified needs and based upon leading practice principles.
- Incorporating inclusive, timely, cost-effective and community based approaches.
- Being willing to amend objectives or program content to address changing security and safety conditions within the city, subject to annual/periodic assessment of effectiveness and costs.
- Complementing and integrating the community crime prevention continuum.
- Being guided by clearly defined mandates in support of the community crime prevention continuum.
- Developing and implementing mutually-agreed protocols/Memoranda of Understanding (MOUs) to ensure effective coordination.
- Developing strategies to address needs of the diverse and changing demographics and vulnerable sites and persons.

### 3.3.3 Community Crime Prevention Continuum

Community partners act within the parameters defined by relevant legislation, contracts, mandates, and policy. They are accountable to provide well organized, effective, and transparent crime prevention and public safety programs.

Citizen	Community Agencies & Organizations	Business/ Private Enterprise	City Departments <ul style="list-style-type: none"> <li>▪ Leadership</li> <li>▪ Coordination</li> <li>▪ Bylaws</li> </ul>	Bylaw Officers/ Community Peace Officers	Public Police <ul style="list-style-type: none"> <li>▪ Municipal</li> <li>▪ Provincial</li> <li>▪ Federal</li> </ul>
Awareness Support Reporting	Neighbourhood associations Social agencies Community organizations Schools Library	Local businesses Industry Security companies Media	Social Planning Recreation Parks and Culture Inspections and Licensing Transit	Bylaw enforcement Traffic Enforcement	Local police Sheriffs RCMP

The roles/activities of the various partners are described below:

**Citizens**

- Maintain an awareness of crime prevention, community safety programs and approaches to equip each citizen with a level of knowledge that affords self- protection and support for the safety of others.
- Are active agents in crime prevention and community safety.

**Community agencies and organizations**

- Play an active and consultative role in the provision of community safety and security initiatives.
- Are guided by clearly defined mandates as an integral part of the community crime prevention continuum.
- Ensure effective coordination and best use of available community resources where such an arrangement can be established, subject to mutually-agreed protocols/MOUs with the City of Red Deer and other stakeholders.

**Business/Private enterprise**

- Develops and implements strategic approaches and tactical initiatives which are supportive of employee and customer safety and security (and proprietary revenue generation).
- Coordinates such efforts with City and other resources to facilitate a seamless fabric of community safety and security.

**City Departments**

- Plan and operate within the strategic approach of the governing authority, assume responsibility for the prevention of crime for that portion of the City plan which falls within the mandate of the department.
- Develop and implement timely and cost effective strategies and assign responsibility for department crime prevention initiatives which support the overall City approach.
- Periodically assess those crime prevention programs against objectives dovetailing with the City approach to program evaluation.
- Adjust objectives and program content and deliverables (or abandon) to meet changing security and safety conditions within the city.
- Liaise with other civic departments and, where necessary, establish MOU's to facilitate the overall implementation, management and operation of programs.

**Peace Officer & By-law Enforcement**

- Deployed in response to an identified need.
- Deployed based upon clear goals and objectives and measurable outcomes.
- Subject to annual assessment – effectiveness and costs.
- Engaged complementary to, and integrated with, the public police service and the community crime prevention continuum.

**Public Police Service**

- Provides service through a well-defined and understood governance structure, management and assignments that is complementary and responsive to the City's goals, priorities, and objectives
- Is accountable to the community through Council/Police Commission.
- Deploys resources based upon decision making which is evidence-based, intelligence-led, problem-oriented, timely, cost-effective and considers emerging issues.
- Employs dynamic strategic deployment of resources based on a balanced service across the community.
- Is integrated within the community crime prevention continuum.
- Undertakes activities that are founded upon mutually-agreed protocols/Memoranda of Understanding (MOUs), and that define role responsibilities to ensure effective coordination, collaboration, and community partnerships within the community crime prevention continuum.



CRIME PREVENTION ADVISORY COMMITTEE

Date: August 9, 2011

To: City Council

From: Crime Prevention Advisory Committee

Subject: Crime Prevention and Policing Study/Strategy Update and Policing Services Model Review

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At the August 9, 2011 meeting of the Crime Prevention Advisory Committee, the Committee discussed the Crime Prevention and Policing Study Strategic Update and Policing Services Model Review dated June 30, 2011. The motion as set out below was introduced and passed:

**“Resolved** that the Crime Prevention Advisory Committee having reviewed the Crime Prevention and Policing Study Strategic Update and Policing Services Model Review dated June 30, 2011, hereby forwards the Crime Prevention and Policing Study Strategic Update and Policing Services Model Review to Council for approval as a planning tool.”

The above is submitted for Council’s approval.

Respectfully submitted,

A handwritten signature in blue ink that reads 'TerryLee Ropchan'.

TerryLee Ropchan  
Chair, Crime Prevention Advisory Committee

c. C. Lust, Divisional Strategist



CRIME PREVENTION ADVISORY COMMITTEE

Date: August 9, 2011  
To: City Council  
From: Crime Prevention Advisory Committee  
Subject: Red Deer Crime Prevention and Policing Review – Strategic Framework

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At the August 9, 2011 meeting of the Crime Prevention Advisory Committee, the Committee discussed the Red Deer Crime Prevention and Policing Review - Strategic Framework. The motion as set out below was introduced and passed:

**“Resolved** that the Crime Prevention Advisory Committee having accepted as presented the Red Deer Crime Prevention and Policing Review – Strategic Framework hereby forwards the Red Deer Crime Prevention and Policing Review – Strategic Framework as presented to Council for approval.”

The above is submitted for Council’s approval.

Respectfully submitted,

A handwritten signature in blue ink that reads 'TerryLee Ropchan'.

TerryLee Ropchan  
Chair, Crime Prevention Advisory Committee

c. C. Lust, Divisional Strategist



CRIME PREVENTION ADVISORY COMMITTEE

Date: August 9, 2011

To: City Council

From: Crime Prevention Advisory Committee

Subject: Crime Prevention and Policing Study/Strategy Update and Policing Services Model Review – Implementation Plan

At the August 9, 2011 meeting of the Crime Prevention Advisory Committee meeting, the Committee discussed implementation of the Crime Prevention and Policing Study/Strategy Update and Policing Services Model Review. The motion as set out below was introduced and passed:

**“Resolved** that the Crime Prevention Advisory Committee having discussed the Crime Prevention and Policing Study/Strategy Update and Policing Services Model Review, recommends the development of an implementation plan and that the Crime Prevention Advisory Committee take an active role in the development of the plan, and forwards this recommendation to Council for approval.”

The above is submitted for Council's approval.

Respectfully submitted,

A handwritten signature in blue ink that reads 'TerryLee Ropchan'.

TerryLee Ropchan  
Chair, Crime Prevention Advisory Committee

c. C. Lust, Divisional Strategist



CRIME PREVENTION ADVISORY COMMITTEE

Date: August 9, 2011

To: City Council

From: Crime Prevention Advisory Committee

Subject: Crime Prevention and Policing Study Strategy Update and Policing Services Model Review dated June 30, 2011

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At the August 9, 2011 meeting of the Crime Prevention Advisory Committee, the Committee discussed the Crime Prevention and Policing Study Strategy Update and Policing Services Model Review dated June 30, 2011. After discussion the motion as set out below was introduced and passed:

**“Resolved** that the Crime Prevention Advisory Committee having reviewed and discussed the Crime Prevention and Policy Study Strategy Update and Policing Services Model Review dated June 30, 2011, hereby recommends support of the consultant’s recommendations to continue with the RCMP as the policing service model in Red Deer.”

The above is submitted for Council’s consideration.

Respectfully submitted,

A handwritten signature in blue ink that reads 'TerryLee Ropchan'.

TerryLee Ropchan  
Chair, Crime Prevention Advisory Committee

c. C. Lust, Divisional Strategist



Report Originally Submitted to  
the July 11, 2011 Council  
Meeting

**DATE:** June 29, 2011 Document #116033

**TO:** Craig Curtis  
City Manager

**FROM:** Colleen Jensen  
Community Services Director

**SUBJECT:** **Crime Prevention and Policing Study/Strategy and Policing Model Review – Final Report**

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## **PURPOSE**

The Crime Prevention and Policing Study/Strategy and Policing Model Review has been prepared as a planning tool for further development of crime prevention and policing initiatives subsequent to the Crime Prevention and Policing report in 2005. The report also provides an analysis of the various policing service models. Recommendations are made for future direction and action regarding crime prevention and policing in Red Deer.

## **INTRODUCTION**

During the 2010 budget discussions Council approved funding to undertake the update of the Crime Prevention and Policing Strategy as well as a review of various policing models. In March 2010 the project Terms of the Reference were approved and appointments made to the Steering Committee by Council.

The Crime Prevention and Policing Study/Strategy Update and Policing Model Review is divided into three Parts:

- Part 1: Research and Statistical Analysis
- Part 2: Community Perception and Strategy Development
- Part 3: Policing Service Model Review

## **DISCUSSION**

The purpose of the Review is:

### **Part 1: Research and Statistical Analysis**

- I. To undertake detailed research that will provide an accurate picture and clearly articulate the reality of issues related to crime in Red Deer, with a comparison to what is happening in other communities of similar size and a comparison with the benchmark data identified in the first strategy document from 2003 - 2004. The report will further identify and articulate how crime is being responded to in the community by stakeholders including the police, Alberta and Federal Justice, crime prevention agencies and other community agencies.

2. To provide a literature review of leading crime prevention and policing practices from other communities.
3. The 2005 Crime Prevention and Policing in Red Deer report will be used as benchmark data for comparison purposes.

Part 2: Community Perception and Strategy Development

1. To identify clearly, how the community and other stakeholders view the issues as identified in the research from Part 1 and seek ideas on solutions to addressing those issues and crimes, including consideration of how citizens, the community agencies, The City, provincial and federal justice and police should respond.
2. To draw conclusions from Part 1 and the stakeholder feedback in Part 2 and subsequently recommend how the issues should be addressed and by whom, based on the research and leading practices.

Part 3: Policing Service Model Review

1. To provide a comparative costing of policing services currently by the RCMP with other policing models.
2. To identify the pros and cons and effectiveness of various policing models in municipal environments (e.g. RCMP, or other models)
3. Recommend service levels and performance measures.

A Steering Committee was established in March 2010 to guide the process and assist the consultants in the development of the reports and recommendations. In August 2010 *perivale + taylor Consulting Ltd.* was selected and contracted to began the process of gathering data for all three parts of the review. On August 19, 2010, March 3 and June 14, 2011 the consultants met with Council to review the findings to date and facilitated the development of a Strategic Framework as a foundational document for community crime prevention and policing in Red Deer.

The data upon which the Review is based comes from a multiple of sources including, a literature review, crime statistics and policing data analysis, and comparison data with comparator sites along with significant community input.

The community was engaged through a number of different methods including:

- interviews (community organizations, agencies, individuals)
- focus groups
- website survey
- print survey
- telephone survey
- public forum

At the March 7<sup>th</sup> Council meeting *perivale + taylor Consulting Ltd* presented the findings related to Part I: Research and Statistical Analysis.

The consultants, *perivale + taylor Consulting Ltd* will be in attendance at the July 11<sup>th</sup> Council meeting to present the final draft of the report which expands on the findings in Part I and

provides the findings in Part 2 and 3, the Crime Prevention and Policing Strategic Framework as well as the recommendations flowing from the three parts of the *Review*. The Executive Summary/Recommendations and full report are included in the agenda package.

Administration is suggesting that Crime Prevention Advisory Committee (CPAC) have an opportunity for comment once the report has been present to Council.

### **RECOMMENDATION**

That Council

- 1) Receive the Final Draft of the Crime Prevention and Policing Study/Strategy and Policing Model and table it to the September 19<sup>th</sup> Council meeting; and
- 2) Refer the Crime Prevention and Policing Study/Strategy and Policing Model to the Crime Prevention Advisory Committee for comment to be brought back to the September 19<sup>th</sup> Council meeting.

Respectfully submitted

Colleen Jensen  
Community Services Director



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## Q&A BACKGROUNDER

June 29, 2011

### **Review sets out strategies for a community based approach to crime prevention and policing**

#### **1. Why is Red Deer conducting a Crime Prevention and Policing Review?**

Crime is one of those subjects people are naturally concerned about. Everyone wants a safe community and crime prevention is everyone's business. As Red Deer continues to grow, social issues such as crime and the perception of crime are important for our community. The review is a follow up to the Crime Prevention and Policing Strategy completed in 2005 and will help Red Deer determine existing issues and trends as they exist in 2011 and then define what can and should be done to continue to best prevent and address crime in our community.

#### **2. What were the major findings of the crime prevention review?**

Each section of the review produced a detailed report that analyzed our current situation related to crime and crime prevention in Red Deer. Some of the highlights include:

- Red Deer's overall crime rate has decreased almost 20 per cent from 2004.
- Property crime rates decreased 18.7 per cent between 2004 and 2009.
- The violent crime rate decreased 4.71 per cent, although the actual number of violent crimes reported has been trending upwards and is almost 19 per cent higher than in 2004. Red Deer's population has increased 18 per cent in the same time period.
- The five most frequent types of calls from January 2009 to June 2010 were traffic collisions, disturbing the peace, false alarms, theft under \$5,000 and violations of municipal bylaws.
- Red Deerians ranked using and selling illegal drugs, alcohol abuse and poverty as the top 'root causes' of crime.
- Red Deerians feel the city is safe and neighbourhoods are safe; however, there is some anxiety about the downtown area at night.
- Red Deerians are engaged in, and supportive of, crime prevention initiatives in Red Deer.
- A comprehensive community-based model approach to crime prevention is necessary with intervention strategies aimed at each level: primary (reducing opportunities for crime or social disorder), secondary (focus on at-risk individuals, groups, or communities), and tertiary (prevent offenders from re-offending). Red Deer has already undertaken a number of initiatives to work toward an integrated model.
- Crime concerns and the 'root cause of crime' focus primarily on factors such as homelessness, mental health, residential structure and schools, family structure, employment, education, marital status, age proportions and median age contributing to crime which is manifested in crime and social disorder issues such as illegal drug use and alcohol abuse.
- Similar issues and challenges with respect to community safety and security are faced by other similar sized municipalities across the country.
- The need for protocols and Memoranda of Understanding (MOUs) between community organizations and the public police were one of the most common issues brought forward during the review's focus group meetings. The use of such protocols will define roles, responsibilities and expectations and consider resources available.
- We need to continue to ensure an ongoing and functional relationship between community/social agencies and The City division responsible for policing services.

-more-

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## Q&A BACKGROUNDER

- The average response time for police in Red Deer compared very favourably to other communities.
- The City has eight primary zones for policing. Incidents of crime are distributed across the whole community and the type of crime varies by zone. The downtown has a much higher number of calls; however, most are administrative due to the fact the police station is located in the downtown.
- Criminal code cases per officer are 23% above the Alberta average. This is just one factor in determining the resources required for policing in the community.

### 3. Why did The City undertake a policing model review?

While The City has a good relationship with the RCMP and community survey feedback has been positive, it was felt an assessment of how we conduct business and how we compare to best practices would be helpful in identifying potential improvements for policing in the community. The policing model review looked at the benefits and challenges of different policing models. This was to ensure the needs of the organization and the community are being met.

### 4. What are the major findings for the policing model review?

The review analyzed five different policing models of which only two were deemed feasible in our community – the RCMP contracted services and a municipal police department.

Based on a business case, along with the evidence that no one model stands alone as better than the other in addressing crime, the consultants recommend the continuation of the RCMP contract with some enhancements.

### 5. What are the enhancements?

Some of the enhancements recommended in the report include:

- Explore options for the public to report non-emergency crime and other events.
- Explore enhanced in-vehicle reporting processes and technology.
- Increase the use of community peace officers for designated functions.
- Improved governance reporting structure within The City structure

### 6. What factors were considered when recommending a policing model for Red Deer?

The consultants looked at a number of factors when comparing a municipal police force and RCMP contracted services. Some of the areas compared were:

- Dispatch
- Equipment and uniforms
- Vehicles
- Specialized services
- Human resources
- Recruitment and training
- Union relations
- Support staff
- Insurance
- Legal
- Governance
- Start-up and on-going costs
- Transition time
- Financial administration
- Contractual obligations
- Service response
- Best practices

- more-

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## **Q&A BACKGROUNDER**

### **7. What are the next steps?**

Council will consider the recommendation for the Crime Prevention and Policing Review at the City Council meeting on July 11.

- end -

For more information, please contact:

Colleen Jensen  
Director of Community Services  
The City of Red Deer  
403-342-8115

DM# 1117026

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## Submission Request For Inclusion on a Council Agenda

Requests to include a report on a Council Agenda must be received by 4:30pm on Monday (5 business days) prior to the scheduled meeting.

**PLEASE NOTE:** If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION	
Name of Report Writer:	Christina Lust on behalf of Greg Scott
Department & Telephone Number:	Community Services Division 309-8500
REPORT INFORMATION	
Preferred Date of Agenda:	September 19, 2011
Subject of the Report (provide a brief description)	Crime Prevention and Policing Study/Strategy Update and Policing Service Model Review
Is this Time Sensitive? Why?	Yes. The resolution of Council from the July 11 <sup>th</sup> meeting indicated that the item be addressed at the September 19 <sup>th</sup> Council meeting.
What is the Decision/Action required from Council?	<ul style="list-style-type: none"> <li>- receive the report as a planning document</li> <li>- approved the Strategic Framework</li> <li>- direct administration to develop an implementation plan with the involvement of the Crime Prevention Advisory Committee (CPAC)</li> <li>- council to make a decision on the policing service model</li> </ul>
Please describe Internal/ External Consultation, if any.	<p>CPAC reviewed the report with the consultants at its August 9<sup>th</sup> meeting. The content of the report has been formulated with the input and consultation of a number of stakeholders through various methods including:</p> <ul style="list-style-type: none"> <li>• interviews (community organizations, agencies, individuals)</li> <li>• focus groups</li> <li>• website survey</li> <li>• print survey</li> <li>• telephone survey</li> <li>• public forum</li> </ul>
Is this an In-Camera item?	No
<p>How does the Report link to the Strategic Plan and other existing Plans &amp; Policies?</p> <p>DC 2.2 Ensure The City is prepared for our role and obligation with respect to crime prevention, policing and emergency management and Safety Strategic Theme identified in the new plan.</p>	
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe. N/A	
Are there any financial/budget implications? Please describe. Are there other organizational implications? Please describe.	
Development of the implementation plan and implementation of the <i>Review</i> strategies and recommendations will impact	

the 2012 budget and beyond. The implementation plan will more clearly determine the costs associated with the implementation and timing of various strategies. Other organizational impacts include the assignment of staff (i.e. the Crime Prevention Coordinator as lead and the Divisional Strategist) to the development of the Plan. CPAC will also be involved in assisting with the development of the implementation plan. The completion of the organizational review has been deferred until the outcome of the Policing Service Model Review (Part 3 of the study) has been completed.

Presentation:  
(10 Min Max.)

☐ YES    ☒ NO

### COMMUNITY IMPACT

Should External Stakeholder(s) be advised of the Agenda item?  
(e.i. Community Groups, Businesses, Community Associations)  
If Yes, please provide the Contact Information for the External Stakeholder(s)

☐ YES

☒ NO

External Stakeholder(s) Contact Information:  
(please provide, name, mailing address, telephone number and e-mail address)

### FOR LEGISLATIVE & GOVERNANCE SERVICES USE ONLY

Has this been to CLT / City Manager Briefings/ Committees: MPC, EAC, CPAC (Please circle those that apply)

CLT	City Manager Briefings	Board(s) / Committee(s)
When/describe: _____	When/Describe: _____	When/Describe: _____
_____	_____	_____

Do we need Communications Support?

☐ YES

☐ NO

Please return completed form, along with report and any additional information to Legislative & Governance Services.

**DATE:** October 5, 2011  
**TO:** Greg Scott, Acting Community Services Director  
**FROM:** Elaine Vincent, Legislative & Governance Services Manager  
**SUBJECT:** Crime Prevention and Policing Strategic Updates and Policing Model Review – Final Report and Recommendation

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**Reference Report:**

Acting Community Services Director, dated September 27, 2011.

**Resolution:**

The following resolutions were passed during the Regular Council meeting held on Monday, October 3, 2011:

**“Resolved** that Council of The City of Red Deer having considered the report from the Acting Community Services Director, dated September 7, 2011, re: Crime Prevention and Policing Strategic Update and Policing Model Review – Final Report and Recommendations hereby agrees to maintain the Service Delivery Model through the RCMP.”

**“Resolved** that Council of The City of Red Deer having considered the report from the Acting Community Services Director, dated September 7, 2011, re: Crime Prevention and Policing Strategic Update and Policing Model Review – Final Report and Recommendations hereby agrees to maintain the Service Delivery Model through the RCMP with the understanding that:

1. Service level standards be established along the continuum of enforcement; and
2. Identification of local priorities for prevention and enforcement.”

**“Resolved** that Council of The City of Red Deer having considered the report from the Acting Community Services Director, dated September 7, 2011, re: Crime Prevention and Policing Strategic Update and Policing Model Review – Final Report and Recommendations hereby approves the Strategic Framework (Review Recommendation 1.1) as it provides the foundation for continuing and future crime prevention and policing work in the community.”

**“Resolved** that Council of The City of Red Deer having considered the report from the Acting Community Services Director, dated September 7, 2011, re: Crime Prevention and Policing Strategic Update and Policing Model Review – Final Report and Recommendations hereby adopts the Crime Prevention and Policing Study Strategic Update and Policing Service Model Review, as a planning tool as presented to Council on July 11, 2011.”

.../2

**“Resolved** that Council of The City of Red Deer having considered the report from the Acting Community Services Director, dated September 7, 2011, re: Crime Prevention and Policing Strategic Update and Policing Model Review – Final Report and Recommendations hereby:

1. Directs administration to make recommendations regarding the appropriate organizational/design structure and committee structures to support the chosen policing service model and have the City Manager schedule when those recommendations will come back to Council.
2. Directs administration to develop a detailed Crime Prevention and Policing Implementation Plan after the decisions regarding organizational design/structure and committee structure are completed to ensure the correct stakeholders are involved in the process.”

**Report back to Council:** Yes

**Comments/Further Action:**

The above report has been accepted as a planning tool. Administration is to follow up with the recommendations from Council.



Elaine Vincent  
Legislative & Governance Services Manager

- c     Acting RCMP Superintendent  
        Divisional Strategist, Community Services  
        Crime Prevention Advisory Committee, Chair  
        Corporate Meeting Coordinator

**DATE:** September 22, 2011  
**TO:** Greg Scott, Acting Community Services Director  
**FROM:** Elaine Vincent, Legislative & Governance Services Manager  
**SUBJECT:** Crime Prevention and Policing Strategic Updates and Policing Model Review – Final Report and Recommendation

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**Reference Report:**

Acting Community Services Director, dated September 7, 2011.

**Resolution:**

The following resolution was passed during the Regular Council meeting held on Monday, September 19, 2011:

Resolved that Council of The City of Red Deer hereby agrees to table consideration of the Final Draft of the Crime Prevention and Policing Study/Strategy and Policy Model report to the October 3, 2011 meeting of Red Deer City Council.

**Report back to Council:** Yes

**Comments/Further Action:**

This item will be brought back to the Monday, October 3, 2011 Regular Council Meeting for discussion and recommendations.



Elaine Vincent  
Legislative & Governance Services Manager

- c RCMP Superintendent  
Divisional Strategist, Community Services  
Crime Prevention Advisory Committee, Chair  
Corporate Meeting Coordinator



Legislative & Governance Services

**DATE:** September 7, 2011

**TO:** Craig Curtis, City Manager

**FROM:** Elaine Vincent, Legislative & Governance Services Manager

**SUBJECT:** Crime Prevention and Policing Study/Strategy and Policing Model Review – Final Report

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**History:**

At the Monday, July 11, 2011 Council Meeting, the following motion was passed:

**“Resolved** that Council of The City of Red Deer having considered the report from the Community Services Director, dated June 29, 2011, re: Crime Prevention and Policing Study/Strategy and Policing Model Review – Final Report, hereby agrees to:

1. Receive the Final Draft of the Crime Prevention and Policing Study/Strategy and Policing Model and table it to the September 19, 2011 Council Meeting.
2. Refer the Crime Prevention and Policing Study/Strategy and Policing Model to the Crime Prevention Advisory Committee for comment to be brought back to the September 19, 2011 Council Meeting.”

**Discussion:**

Letters from the Crime Prevention Advisory Committee are attached along with a report from Administration.

**Recommendation:**

- 1) That Council lift from the table consideration of the Final Draft of the Crime Prevention and Policing Study/Strategy and Policing Model.

Elaine Vincent  
Manager

**DATE:** September 7, 2011 Document #1146254

**TO:** Craig Curtis  
City Manager

**FROM:** Greg Scott  
Acting Community Services Director

**SUBJECT:** **Crime Prevention and Policing Strategic Update and Policing Model Review – Final Report and Recommendations**

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**SUMMARY**

The Crime Prevention and Policing Study Strategic Update and Policing Service Model Review has been completed, reviewed by the Crime Prevention Advisory Committee (CPAC) and is again before Council for its consideration.

**BACKGROUND**

Over the last year the Crime Prevention and Policing Review Steering Committee has been working with perivale + taylor Consulting in the development of the Review. The Terms of Reference identified three parts to the study:

- Part 1: Research and Statistical Analysis
- Part 2: Community Perception and Strategy Development
- Part 3: Policing Service Model Review

On July 11, 2011, perivale and taylor Consulting presented the final report to Council. The following motion was passed by Council:

***“Resolved** that Council of The City of Red Deer having considered the report from the Community Services Director, dated June 29, 2011, re: Crime Prevention and Policing Study/Strategy and Policing Model Review – Final Report, hereby agrees to:*

- 1. Receive the Final Draft of the Crime Prevention and Policing Study/Strategy and Policing Model and table it to the September 19, 2011 Council Meeting.*
- 2. Refer the Crime Prevention and Policing Study/Strategy and Policing Model to the Crime Prevention Advisory Committee for comment to be brought back to the September 19, 2011 Council Meeting.”*

**DISCUSSION**

The purpose the Crime Prevention and Policing Study Strategic Update Policing Service Model Review is to provide a planning tool for further development of crime prevention and policing initiatives subsequent to the Crime Prevention and Policing report in 2005. The Review also provides an analysis of the various policing service models. Recommendations in the Review will help provide future direction and action regarding crime prevention and policing in Red Deer.

As per Council's resolution the Crime Prevention Advisory Committee (CPAC) met on August 9, 2011 to review the report at which time perivale + taylor Consulting were in attendance to clarify the data

provided in the report and address the committee members' questions. CPAC has provided recommendations from the meeting and are attached.

The Strategic Framework (see Review Summary, Recommendations, and Strategic Framework: pages 28 – 33 and Recommendation 1.1 on page 20) has been developed through consultation with council (two council workshops held March 3 and June 14) and with various stakeholders. The framework outlines the purpose, guiding principles and roles and responsibilities of the various partners. This section of the Review provides the foundation to move forward with the implementation of the plan. By Council's approval of the Strategic Framework it provides clear direction through the establishment of underlying principles as the basis for implementation.

The Review contains 43 recommendations, some broad and others fairly specific. In order to strategically address the recommendations an implementation plan will need to be developed to determine priorities, resources required (financial and human), timelines, and roles and responsibilities and further research required. The plan will be developed by the Community Services Directorate staff and it is anticipated to be completed by the end of the second quarter in 2012. CPAC will be involved in the development of the implementation plan as the committee will be a valuable resource throughout the implementation stage.

In terms of the Policing Service Model, the report indicates that either the RCMP contracted model or a municipal police service can provide the service delivery desired by Council and the Red Deer community. From a business case the Consultants have recommended maintaining the RCMP contracted model with enhancements to the service as identified in the recommendations.

### **FINANCIAL IMPLICATIONS**

In the development of the Implementation Plan priorities and resources will be identified for short and long term initiatives. At this time, and until further work is done on the Implementation Plan, it is unknown what the costs will be.

### **RECOMMENDATION**

That Council

- 1) Decide on the Policing Service Model for the City of Red Deer, and
- 2) Approve the Strategic Framework (Review Recommendation 1.1) as it provides the foundation for continuing and future crime prevention and policing work in the community, and
- 3) Adopt the Crime Prevention and Policing Study Strategic Update and Policing Service Model Review, as a planning tool as presented to Council on July 11<sup>th</sup>, and
- 4) Direct administration to make recommendations regarding the appropriate organizational design/structure and committee structures to support the chosen policing service model and have those recommendations back to Council by November 14<sup>th</sup>, 2011.
- 5) Develop a detailed Crime Prevention and Policing Implementation Plan after the decisions regarding organizational design/structure and committee structure are completed to ensure the correct stakeholders are involved in the process.

Respectfully submitted

Greg Scott  
Acting Community Services Director

## Strategic Framework

### 1 Introduction

A deliverable for Part 1 of the *Review* was the conduct of

*'a workshop with City Council members to provide a foundation for the development of guiding principles for crime prevention and policing in Red Deer for now and into the future, in keeping with The City of Red Deer Strategic Plan, Vision and Direction.'*

The workshop was held at the outset of the *Review*, and through an active, highly participative process, the members of Council provided input to the vision for crime prevention and policing strategies.<sup>14</sup> As mentioned previously in Part 1 of the report, the sources for information in this *Review* have been broad. Following the workshop, additional information was received which added value to the foundation ideas of Council.<sup>15</sup> Throughout the Part 1 data collection process, the Guiding Principles evolved. The consultants suggested in Part 1 that, given the cumulative nature of the data used in the *Review* and the forthcoming public telephone survey and additional data collection activities, it was likely that the Guiding Principles would further evolve.

Following the release of Part 1 of the report to the project Steering Committee and to Council, a workshop was conducted with members of Council and the senior City managers. The draft Guiding Principles were discussed at length and further input was obtained. Since that time, the public telephone survey and the website public input survey have been conducted. Given the breadth and the framework that this document provides to shape crime prevention and policing in Red Deer, it was proposed that the title should be changed to 'Strategic Framework'.

The 'Strategic Framework' developed to date is synthesized from these various perspectives and constructed against a backdrop in Red Deer which exhibits important elements that influence the nature and feasibility of such principles, namely:

- Council in Red Deer is progressive and adopts a broad perspective on oversight and the operation of City functions.
- Members of the senior administration mirror this perspective in thinking strategically.
- A strong foundation has been established in Council and City administration which values the inclusion of all stakeholders in identifying issues which are problematic, in developing prospective resolutions to such problems, and in following through on actions designed to improve the quality of life in the city.
- The police, the social support agencies, local businesses, and members of the community are informed and active supporters of the principles of crime prevention and willing to participate in processes which enhance the quality of life in Red Deer.

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<sup>14</sup> Following the October 2010 Civic election, the three new council members were also individually interviewed and their input sought with respect to the general questions posed to [then] sitting Council in August, 2011.

<sup>15</sup> Interviews, and focus groups were conducted to add to the body of knowledge

- The Government of Alberta is progressive and supportive of local initiatives which encourage crime prevention and improved policing.

## **2 City of Red Deer Strategic Plan**

The City of Red Deer Vision and Mission statements, as outlined in the Strategic Plan, provide the foundation that supports the strategic Framework for crime prevention and policing in the community.

### **2.1 Vision**

- Innovative thinking
- Inspired results
- Vibrant community<sup>16</sup>

### **2.2 Mission**

The City of Red Deer works together to provide leadership and sustainable municipal services for our community.

### **2.3 Goals**

Increase the safety and security of citizens, businesses, and visitors.

### **2.4 Strategies**

- Monitor and evaluate the impacts of federal and provincial changes and take appropriate action for the provision of safety and wellness services;
- Ensure the City is prepared for its role and obligation with respect to crime prevention, policing, and emergency management;
- Engage citizens, organizations, and stakeholders in crime prevention;
- Encourage crime prevention through environmental design (CPTED) principles in the design of our city.

## **3 Crime Prevention and Policing in Red Deer - Strategic Framework**

### **3.1 Purpose**

Through an innovative, coordinated, and strategic approach, ensure a safe and vibrant community, and awareness, for all residents, businesses and visitors to Red Deer, of quality of life initiatives within the City,

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<sup>16</sup> City of Red Deer website, Strategic Plan

### 3.2 Guiding Principles

Red Deer is a safe and caring community where:

- Citizens are personally safe and property is secure and their general perception is one of prevailing safety and security.
- Citizens and business are engaged in activities in their neighborhoods and throughout the city which leads to a strong sense of community ownership.
- A sense of pride is demonstrated through well maintained properties.
- Citizens can interact and enjoy opportunities, spaces and places in the city.
- Citizens' safety concerns do matter and are addressed in an effective and timely manner.
- The community is involved in the development of crime prevention and policing strategies.
- Community agencies and services are in place to address crime and social disorder issues.
- Crime prevention is part of a broad continuum beginning with prevention and moving through to enforcement, where prevention, intervention and law enforcement are available options.
- Individual, city department, organization/agency, and business/private enterprise partnerships are developed and fostered as a proactive part of crime prevention.
- Land use and civic planning of neighborhoods and the community as a whole, considers safety, security, and community involvement as essential elements.

### 3.3 Red Deer's Universal Approach

#### 3.3.1 Governance

The governing authority<sup>17</sup>, within the parameters defined by relevant legislation and policy, provides oversight which ensures clearly defined priorities and outcomes, transparent, and accountable crime prevention, and public safety by:

- Operating within *Municipal Government Act*, *Alberta Police Act* and *Peace Officer Act*.
- Supporting the strategies established by Alberta Solicitor General and Public Security and Justice and the Attorney General.
- Complementing the City of Red Deer Strategic Plan & Council Priorities.
- Managing the *Municipal Police Service Agreement* effectively.
- Providing independent and objective accountability to the community through a governance structure that is understood.
- Ensuring appropriate community and agency reporting processes.
- Being responsible for governance of City services within the community crime prevention continuum.
- Ensuring citizens understand to whom the police are accountable.

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<sup>17</sup> The term 'governing authority' is used to describe the principal organization or position which has primary responsibility to establish and oversee the crime prevention and policing priorities, outcomes and accountability framework. In the current system, Council is the governing authority.

### 3.3.2 Crime Prevention Strategy

The governing authority will establish priorities, outcomes, service levels and the accountability framework on a range of initiatives which support the identification and protection of the broader community and the prevention of crime and disorder in our demographically diverse community. The community partners will respond to the stated priorities, outcomes, service levels and accountability framework by:

- Developing and delivering initiatives in response to identified needs and based upon leading practice principles.
- Incorporating inclusive, timely, cost-effective and community based approaches.
- Being willing to amend objectives or program content to address changing security and safety conditions within the city, subject to annual/periodic assessment of effectiveness and costs.
- Complementing and integrating the community crime prevention continuum.
- Being guided by clearly defined mandates in support of the community crime prevention continuum.
- Developing and implementing mutually-agreed protocols/Memoranda of Understanding (MOUs) to ensure effective coordination.
- Developing strategies to address needs of the diverse and changing demographics and vulnerable sites and persons.

### 3.3.3 Community Crime Prevention Continuum

Community partners act within the parameters defined by relevant legislation, contracts, mandates, and policy. They are accountable to provide well organized, effective, and transparent crime prevention and public safety programs.

Citizen	Community Agencies & Organizations	Business/ Private Enterprise	City Departments <ul style="list-style-type: none"> <li>▪ Leadership</li> <li>▪ Coordination</li> <li>▪ Bylaws</li> </ul>	Bylaw Officers/ Community Peace Officers	Public Police <ul style="list-style-type: none"> <li>▪ Municipal</li> <li>▪ Provincial</li> <li>▪ Federal</li> </ul>
Awareness Support Reporting	Neighbourhood associations Social agencies Community organizations Schools Library	Local businesses Industry Security companies Media	Social Planning Recreation Parks and Culture Inspections and Licensing Transit	Bylaw enforcement Traffic Enforcement	Local police Sheriffs RCMP

The roles/activities of the various partners are described below:

### **Citizens**

- Maintain an awareness of crime prevention, community safety programs and approaches to equip each citizen with a level of knowledge that affords self- protection and support for the safety of others.
- Are active agents in crime prevention and community safety.

### **Community agencies and organizations**

- Play an active and consultative role in the provision of community safety and security initiatives.
- Are guided by clearly defined mandates as an integral part of the community crime prevention continuum.
- Ensure effective coordination and best use of available community resources where such an arrangement can be established, subject to mutually-agreed protocols/MOUs with the City of Red Deer and other stakeholders.

### **Business/Private enterprise**

- Develops and implements strategic approaches and tactical initiatives which are supportive of employee and customer safety and security (and proprietary revenue generation).
- Coordinates such efforts with City and other resources to facilitate a seamless fabric of community safety and security.

### **City Departments**

- Plan and operate within the strategic approach of the governing authority, assume responsibility for the prevention of crime for that portion of the City plan which falls within the mandate of the department.
- Develop and implement timely and cost effective strategies and assign responsibility for department crime prevention initiatives which support the overall City approach.
- Periodically assess those crime prevention programs against objectives dovetailing with the City approach to program evaluation.
- Adjust objectives and program content and deliverables (or abandon) to meet changing security and safety conditions within the city.
- Liaise with other civic departments and, where necessary, establish MOU's to facilitate the overall implementation, management and operation of programs.

### **Peace Officer & By-law Enforcement**

- Deployed in response to an identified need.
- Deployed based upon clear goals and objectives and measurable outcomes.
- Subject to annual assessment – effectiveness and costs.
- Engaged complementary to, and integrated with, the public police service and the community crime prevention continuum.

### **Public Police Service**

- Provides service through a well-defined and understood governance structure, management and assignments that is complementary and responsive to the City's goals, priorities, and objectives
- Is accountable to the community through Council/Police Commission.
- Deploys resources based upon decision making which is evidence-based, intelligence-led, problem-oriented, timely, cost-effective and considers emerging issues.
- Employs dynamic strategic deployment of resources based on a balanced service across the community.
- Is integrated within the community crime prevention continuum.
- Undertakes activities that are founded upon mutually-agreed protocols/Memoranda of Understanding (MOUs), and that define role responsibilities to ensure effective coordination, collaboration, and community partnerships within the community crime prevention continuum.



CRIME PREVENTION ADVISORY COMMITTEE

Date: August 9, 2011  
To: City Council  
From: Crime Prevention Advisory Committee  
Subject: Crime Prevention and Policing Study/Strategy Update and Policing Services Model Review

---

At the August 9, 2011 meeting of the Crime Prevention Advisory Committee, the Committee discussed the Crime Prevention and Policing Study Strategic Update and Policing Services Model Review dated June 30, 2011. The motion as set out below was introduced and passed:

**“Resolved** that the Crime Prevention Advisory Committee having reviewed the Crime Prevention and Policing Study Strategic Update and Policing Services Model Review dated June 30, 2011, hereby forwards the Crime Prevention and Policing Study Strategic Update and Policing Services Model Review to Council for approval as a planning tool.”

The above is submitted for Council’s approval.

Respectfully submitted,

A handwritten signature in cursive script that reads 'TerryLee Ropchan'.

TerryLee Ropchan  
Chair, Crime Prevention Advisory Committee

c. C. Lust, Divisional Strategist



## CRIME PREVENTION ADVISORY COMMITTEE

Date: August 9, 2011  
To: City Council  
From: Crime Prevention Advisory Committee  
Subject: Red Deer Crime Prevention and Policing Review – Strategic Framework

---

At the August 9, 2011 meeting of the Crime Prevention Advisory Committee, the Committee discussed the Red Deer Crime Prevention and Policing Review - Strategic Framework. The motion as set out below was introduced and passed:

**“Resolved** that the Crime Prevention Advisory Committee having accepted as presented the Red Deer Crime Prevention and Policing Review – Strategic Framework hereby forwards the Red Deer Crime Prevention and Policing Review – Strategic Framework as presented to Council for approval.”

The above is submitted for Council’s approval.

Respectfully submitted,

A handwritten signature in black ink that reads 'TerryLee Ropchan'. The signature is written in a cursive, flowing style.

TerryLee Ropchan  
Chair, Crime Prevention Advisory Committee

c. C. Lust, Divisional Strategist



## CRIME PREVENTION ADVISORY COMMITTEE

Date: August 9, 2011

To: City Council

From: Crime Prevention Advisory Committee

Subject: Crime Prevention and Policing Study/Strategy Update and Policing Services Model Review – Implementation Plan

At the August 9, 2011 meeting of the Crime Prevention Advisory Committee meeting, the Committee discussed implementation of the Crime Prevention and Policing Study/Strategy Update and Policing Services Model Review. The motion as set out below was introduced and passed:

**“Resolved** that the Crime Prevention Advisory Committee having discussed the Crime Prevention and Policing Study/Strategy Update and Policing Services Model Review. recommends the development of an implementation plan and that the Crime Prevention Advisory Committee take an active role in the development of the plan, and forwards this recommendation to Council for approval.”

The above is submitted for Council's approval.

Respectfully submitted,

A handwritten signature in cursive script that reads 'TerryLee Ropchan'.

TerryLee Ropchan  
Chair, Crime Prevention Advisory Committee

c. C. Lust, Divisional Strategist

CRIME PREVENTION ADVISORY COMMITTEE

Date: August 9, 2011

To: City Council

From: Crime Prevention Advisory Committee

Subject: Crime Prevention and Policing Study Strategy Update and Policing Services Model Review dated June 30, 2011

---

At the August 9, 2011 meeting of the Crime Prevention Advisory Committee, the Committee discussed the Crime Prevention and Policing Study Strategy Update and Policing Services Model Review dated June 30, 2011. After discussion the motion as set out below was introduced and passed:

**“Resolved** that the Crime Prevention Advisory Committee having reviewed and discussed the Crime Prevention and Policy Study Strategy Update and Policing Services Model Review dated June 30, 2011, hereby recommends support of the consultant’s recommendations to continue with the RCMP as the policing service model in Red Deer.”

The above is submitted for Council’s consideration.

Respectfully submitted,



TerryLee Ropchan  
Chair, Crime Prevention Advisory Committee

c. C. Lust, Divisional Strategist

**Comments:**

I support the recommendations from the consultant that we maintain the Service Delivery Model through the RCMP as recommended.

The balance of the report is to be used as a planning tool for organizational and committee structure and working with Council and Administration to develop an Implementation Plan.

"Craig Curtis"  
City Manager



September 26, 2011

## Water Treatment Plant Upgrades Phase 3 Conceptual Design Plan

Legislative and Governance Services

### **Report Summary & Recommendation:**

---

#### Summary:

The report attached is being brought forward from the Monday, September 19, 2011 Council meeting.

#### Recommendation:

- I. That Council lift from the table consideration of the Water Treatment Plant Upgrades – Phase 3 Conceptual Design Plan.

### **City Manager Comments:**

---

I support the Water Treatment Plant Upgrades – Phase 3 Conceptual Design Plan which will deal with a number of important upgrades including residuals management and the provision of standby power.

Craig Curtis  
City Manager

### **Proposed Resolution**

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**“Resolved** that Council of The City of Red Deer hereby agrees to lift from the table consideration of the Water Treatment Plant Upgrades – Phase 3 Conceptual Design Plan.”

**“Resolved** that Council of The City of Red Deer having considered the report from the Environmental Services Manager, dated September 7, 2011, re: Water Treatment Plant Upgrades, Phase 3 Conceptual Design Plan, hereby endorses the “Water Treatment Plant Upgrades – Phase 3 Conceptual Design Summary Report” as a planning document to guide future improvements to the plant.”



## Report Details

### **Background:**

---

At the Monday, September 19, 2011 Council Meeting, Council passed the following tabling resolution:

Resolved that Council of The City of Red Deer having considered the report from the Environmental Services Manager, dated September 7, 2011, re: Water Treatment Plant Upgrades, Phase 3 Conceptual Design Plan, hereby agrees to table consideration of the report for up to four weeks.

### **Discussion:**

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The report from administration that was submitted to the September 19, 2011 Council meeting is attached for Council's consideration.



Report Originally Submitted to  
the Monday, September 19,  
2011 Council Meeting

**Date:** September 7, 2011  
**To:** City Manager  
**From:** Environmental Services Manager  
**Subject:** Water Treatment Plant Upgrades  
Phase 3 Conceptual Design Plan

---

A conceptual design plan was recently completed for the Water Treatment Plant by our consultants, Associated Engineering. The Executive Summary is attached, along with a process diagram for the plant. Additional information can be made available from Environmental Services. Budget for the works identified in the report has been approved in prior budget years and is planned to proceed over the next four years. The purpose of this report is to provide City Council with an update and to seek their endorsement of the plan as a guide for future plant improvements.

### **Background**

The City draws water from the Red Deer River and operates a water treatment plant to provide potable water to the City and Regional customers. The first treatment plant (WTP1) was built in the 1950's and is no longer in use, although it does house standby power facilities. The second water treatment plant (WTP2) was built in the early 1980's with a design capacity of 75 million litres per day (75 MLD).

Peak city and region water demands are currently approximately 90 MLD and are projected to increase to 120 MLD in 2020 and 150 MLD in 2030. If future water conservation measures are successful, we are hopeful that these demand targets can be deferred by 5 to 10 years.

In 2001, a Master Plan was prepared for WTP2 which outlined various upgrades necessary to improve safety, operability and reliability of the plant, satisfy new regulatory requirements and increase production capacity. Using the Master Plan as a framework, the City embarked on a phased program of upgrades to WTP2. To date, Phases 1 and 2 of this program have been completed and Phase 3 is underway, which has provided upgrades to the clarification, filtration, pumping and UV disinfection processes of the plant as well as construction of a new water intake structure and screen building.

September 7, 2011

City Manager

Page 2 of 4

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### **Discussion**

The main components of the Phase 3 program yet to be completed are described below.

#### **Office and Laboratory Expansion:**

Office and laboratory space requirements have grown considerably since the plant was constructed in the 1980's. Additional staff have been added to support new treatment systems, increased water production and higher regulatory standards for quality control and testing. Two small building additions and some interior renovations are proposed for WTP2 to expand and improve the control room, laboratory and office/work areas.

The estimated cost of office and laboratory expansion is \$1.5 million. This work is currently under detailed design and is scheduled to be constructed in 2012.

#### **Chemical Systems:**

On-site Sodium Hypochlorite (NaOCl) generation equipment is proposed to be installed to replace the current chlorine gas system as the primary chemical disinfection process. This system uses salt to generate a chlorine solution for disinfection. It will increase the capacity of the disinfection system and eliminate the risk of a potential toxic gas escape, both on-site and in transit.

Powdered Activated Carbon and Potassium Permanganate systems are to be expanded to meet capacity needs. These systems are used to mitigate taste and odour in the raw water, particularly during spring runoff events.

Secondary containment systems are to be improved for the chemical storage vessels, to reduce safety risks and meet current regulations.

The estimated cost of chemical systems improvements is \$7.5 million. Detailed design is expected to be completed by mid-2012 so that construction can be completed by the end of 2013.

#### **Ancillary Systems:**

The raw water and plant heating systems are 30 years old and reaching the end of their useful life. They are proposed to be replaced with more efficient hot water heating systems, including new controls and ventilation heat recovery that will reduce plant operating costs and greenhouse gas emissions.

The existing plant control systems have reached the end of their useful life. Wiring and controls have deteriorated to the point of causing system failures and in some cases,

September 7, 2011

City Manager

Page 3 of 4

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plant shutdowns. Equipment is outdated and replacement parts cannot be purchased. Modern control systems are proposed to replace deteriorating infrastructure and improve system functionality, reliability and redundancy.

Security systems are required to protect the city's water system from accidental and intentional threats of unauthorized access. Security systems are proposed to be modernized by utilizing fencing, cameras and card access for the buildings and gates.

The estimated cost of ancillary systems is \$6.5 million. Detailed design is expected to be completed by mid-2012 so that construction can be completed by the end of 2013.

#### **Residuals Management:**

Surface water treatment processes create "residuals" such as sediment and organics cleaned from the raw water as well as alum and sand used to help separate these materials from the water and chlorine used for disinfection. These residuals are currently discharged to the Red Deer River. Pursuant to new Alberta Environment regulations, a residual management facility (RMF) will be required to capture these materials. The RMF would separate solids from water using clarifiers and centrifuges. The solids would then be transported to a landfill and the water would be de-chlorinated and returned to the river. The RMF is proposed to be built where WTP1 is now located, necessitating the demolition of that facility.

The estimated cost of the residuals management facility is \$35 million. Construction is expected to be done in 2014 and 2015.

#### **Standby Power:**

During a power outage, it is estimated that the city and region water needs could be met for a period of 1 to 2 days depending on water demands and the amount of water storage available at the beginning of the outage (storage levels fluctuate during the day). The current standby power system does not support any water treatment functions and is only large enough to support partial pumping from storage reservoirs at the plant. Furthermore, it will not support future proposed pump upgrades and therefore must be replaced.

The plan provides for a new standby power system that will support the operation of approximately half of the plant treatment capacity as well as half of the plant pumping capacity during an extended power outage. This would extend our ability to provide water to city and regional customers indefinitely, subject to water rationing and other demand restrictions. This improved level of risk management is more consistent with other municipalities in the province.

September 7, 2011  
City Manager  
Page 4 of 4

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The estimated cost of the standby power system is \$4.5 million. Construction is expected to be done in 2014 and 2015.

**Recommendation**

We respectfully recommend that City Council endorse the "Water Treatment Plant Upgrades – Phase 3 Conceptual Design Summary Report" as a planning document to guide future improvements to the plant.

Yours truly,

A handwritten signature in blue ink, appearing to read 'T. Warder', is written over the 'Yours truly,' text.

Tom Warder, P. Eng.  
Environmental Services Manager

**Attachment**

- c. Director of Development Services
- Director of Corporate Services
- Financial Services Manager
- Water Superintendent
- Environmental Planning Superintendent
- Environmental Planning Engineer

## REPORT

### Executive Summary

The City of Red Deer (City) operates a conventional surface water treatment plant (referred to as Water Treatment Plant No. 2 or WTP2) that provides drinking water to the City and Regional customers. WTP2 was built in the early 1980s with a design capacity of 75 ML/d. In 2001, a Master Plan was prepared for WTP2 which outlined various upgrades necessary to improve safety, operability, and reliability of the plant, satisfy new regulatory requirements and increase production capacity. Using the Master Plan as a framework, the City embarked on a phased program of upgrades to WTP2. To date Phases 1 and 2 of this program have been completed. The Phase 3 works will complete the program providing the City a first class water treatment plant with a firm design capacity of 120 ML/d that meets current (2006) regulatory standards and customer demands for the next 10 - 20 years, depending on the success of the City's conservation program.

Phases 1 and 2 of the program provided upgrades and capacity expansion to the water treatment processes - pretreatment, filtration and disinfection - and have established a new firm capacity of 120 ML/d for WTP2. The Phase 3 works includes various chemical system upgrades, ancillary system upgrades and residuals treatment.

The components of the Phase 3 program are:

#### Chemical Feed Systems Upgrades

- On-site Sodium Hypochlorite (NaOCl) Generation - This will replace the current chlorine gas system as the primary chemical disinfection process for WTP2
- Powdered Activated Carbon (PAC) - Expansion of the existing system will increase capacity (providing higher doses at greater water production rates) to help mitigate taste and odour events
- Potassium Permanganate (KMnO<sub>4</sub>) - Renovation and expansion of the existing system, which is used to combat taste and odour events.
- Secondary Containment of Chemicals - Containment of coagulant does not meet the current regulations, and needs to be improved.

#### Residuals Management

- The City has committed to providing treatment of the Plant residuals streams that are currently discharged to the Red Deer River.

#### Ancillary Systems Upgrades

- Raw Water Heating - Replacement of the existing steam plant with a new hot water/steam plant.
- Plant Heating System - The system is now 30 years old and in need of refurbishing/upgrading.
- Standby Power - The current back-up power system will be expanded to allow WTP2 to operate during an extended power outage.



## City of Red Deer

- Control System Upgrades - Upgrades are required to replace deteriorating infrastructure and improve system functionality, reliability and redundancy.
- Security Upgrades - Upgrades are required to improve the level of security at the facility.

### Office/workshop Expansion

- Additional space is required to accommodate staff, an upgraded control room and workshop area.

This report summarizes the development of, discussion on, and agreed concepts for the Phase 3 Upgrades program at the Water Treatment Plant. The concepts described herein have been used to establish a framework, budget and proposed implementation schedule for the program. It discusses implementation issues, including operability, scheduling, budget and cash flow. The estimated capital budget required for the Phase 3 works is \$53 Million. The proposed implementation schedule suggests that these works could be completed before 2016.

Section 1 of this Summary Report provides an introduction to and background information on the Phase 3 Upgrades program for the Water Treatment Plant. It lists the fifteen technical memoranda that were prepared to address specific aspects of the Phase 3 program.

Section 2 establishes the basic design capacity criteria - demands and projected growth - that needed revisiting to determine the potential impacts of further regional growth and the City's conservation program. This discussion establishes a firm capacity of 120 ML/d for the Phase 3 Upgrades, and an ultimate capacity of 150 ML/d for Water Treatment Plant No. 2 (WTP2). Finally, this Section rationalizes the City's decision to retain the Dairy World site for future Water Treatment Plant No. 3 (WTP3), which in turn establishes the need to redevelop the old Water Treatment Plant No. 1 site for a new Residuals Management Facility (RMF).

The following Sections 3, 4 and 5 summarize the specifics of the Phase 3 program; Chemical Feed Systems, Residuals Management Facility, and Ancillary Systems Upgrades respectively. In Section 3, the major component of the Chemical Feed Systems Upgrades is a new sodium hypochlorite on-site generation and feed system, which replaces chlorine gas as the Plant's chemical disinfectant. This system will be located on the ground floor of WTP2, over the existing UV Room.

Section 4 summarizes the rationale for on-site residuals treatment, outlines the design criteria and describes the concept for a Residuals Management Facility (RMF) that will discharge treated effluent to the Red Deer River, and send dewatered solids to the City landfill. The concept includes the option to recycle treated effluent, which may carry a capital cost premium, and would add some complexity to WTP2 operations. The City will discuss recycle with Alberta Environment before making a decision on this option.

Section 5 covers a variety of ancillary systems improvements, retrofits and upgrades to the heating systems, control systems and standby power; plus it also describes expansion of the office/workspace areas. The boiler system and the Plant HVAC systems are reaching the end of their useful life, and need replacing. Maintaining efficient operation of these systems is becoming increasingly onerous and costly.

Similarly, the control system is aging, and much of the wiring is deteriorated to the point of causing control system failures and contingent Plant shut downs. The control room contains outdated equipment that needs replacing. A new system based on modern controls architecture will bring the Plant in line with the upgrades completed in Phases 1 and 2, and proposed for Phase 3.

A risk assessment of the utility power supply showed the system to be very robust. However, the City's water system contains only sufficient storage to meet one, possibly two days of demand. Notwithstanding the reliability of the electrical utility system, the City has decided that, in line with other water utilities, it needs to be able to provide potable water during an extended power outage. A standby power generation system will be provided to support a Plant production rate of approximately 50% design capacity.

WTP2 has no meeting rooms, too few offices, a control room that is too small, and an inadequate lunchroom. To address this, a new office/workspace building will be added to WTP2 adjacent to the north corner. This will also allow the redevelopment of the existing space in WTP2 currently occupied by the control room, offices and lunchroom into a more efficient space.

Finally, Section 6 discusses the implementation and budget for the Phase 3 Upgrades program. The schedule is based on four separate contracts - an approach that addresses the City's resource constraints, and cash flow projections, while meeting a fairly aggressive timeline. The Office/Workspace Contract is scheduled to proceed this year, with construction complete early 2012.

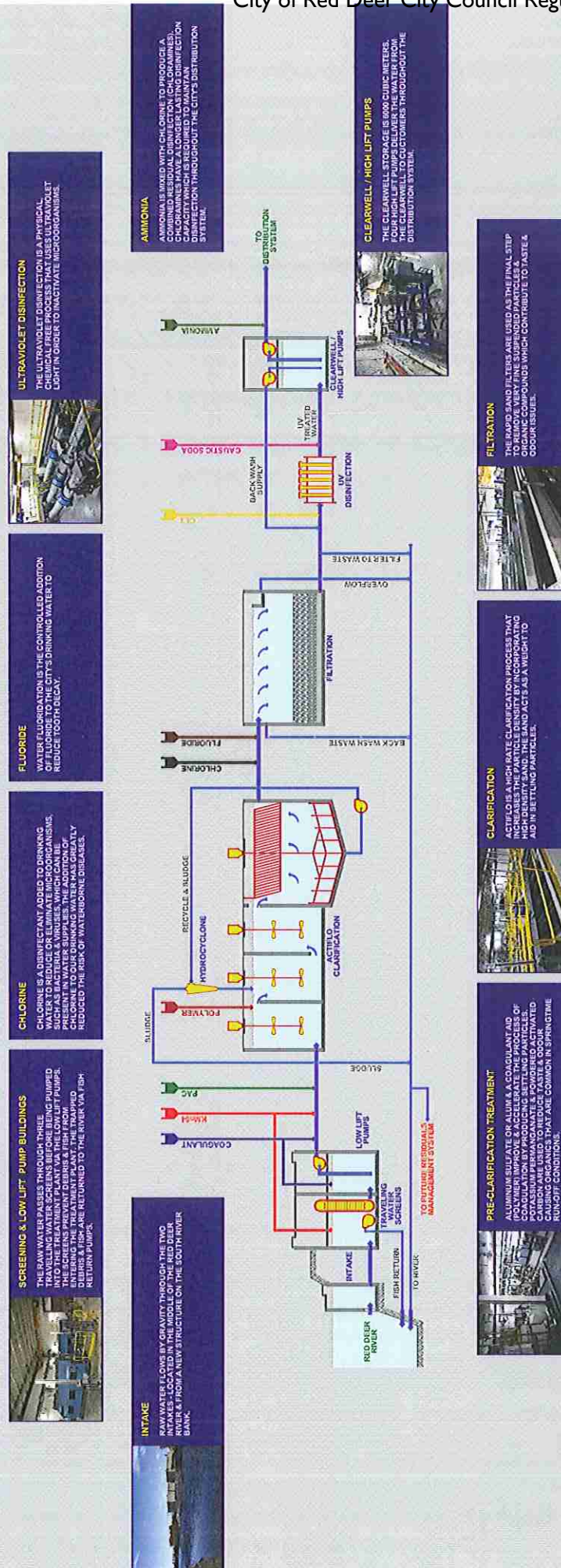
All the required upgrade works inside WTP2 will be combined into one Inside Contract. This will include all chemical feed systems upgrades, boilers and HVAC upgrades, and security improvements. The City may also elect to include the Control System Upgrades in the Inside Contract, or can pursue this work as a stand-alone contract. The Inside Contract work will proceed immediately following award, to be completed during the first quarter of 2013. The Residuals Management Facility (RMF), a new standby power generator system, and landscaping, site fencing and public art will be packaged into an Outside Contract. In the interests of time, the Outside Contract will be preceded by a Site Preparation Contract that will allow demolition and site preparation of the RMF site to proceed while the RMF design is being completed.

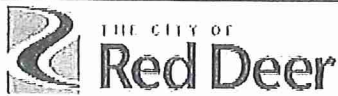
The projected cash flow to meet this schedule and have all work completed before 2016, shows expenditures starting at approximately \$1.6 million this year; \$16 million next year; \$16 million in 2013; \$16.3 million in 2014; and \$4.8 million in 2015.



# THE CITY OF RED DEER - WATER TREATMENT PLANT

## PROCESS DIAGRAM 2011





## Submission Request For Inclusion on a Council Agenda

Requests to include a report on a Council Agenda must be received by 4:30pm two Wednesdays prior to the scheduled Council meeting.

CONTACT INFORMATION			
Name of Report Writer:	Tom Warder		
Department & Telephone Number:	Environmental Services; 8755		
REPORT INFORMATION			
Preferred Date of Agenda:	September 19, 2011 or October 3, 2011		
Subject of the Report (provide a brief description)	Water Treatment Plant – Phase 3 Concept Plan		
Is this Time Sensitive? Why?	Yes; we are proceeding with preliminary design.		
What is the Decision/Action required from Council?	Endorse plan as guide for future construction		
Please describe Internal/ External Consultation, if any.	Primarily with Environmental Services plant and planning staff.		
Is this an In-Camera item?	No		
Is Advertising Required?	No		
How does the Report link to the Strategic Plan and other existing Plans & Policies? Supports a "Healthy Community" by reducing Red Deer's ecological footprint, renewing aging assets and providing water system capacity to support economic growth.			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe. No			
Are there any financial/budget implications? Please describe. Are there other organizational implications? Please describe. Funding has been approved under prior budgets and a borrowing bylaw has been approved.			
Presentation: (10 Min Max.)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Presenter Name and Contact Information: Barry Vallance, Associated Engineering
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
FOR LEGISLATIVE & GOVERNANCE SERVICES USE ONLY			
Has this been to CLT / City Manager Briefings/ Committees: MPC, EAC, CPAC (Please circle those that apply)			
CLT When/describe: _____	City Manager Briefings When/Describe: _____	Board(s) / Committee(s) When/Describe: _____	
Do we need Communications Support?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Governance Services.

**DATE:** October 5, 2011  
**TO:** Tom Warder, Environmental Services Manager  
**FROM:** Elaine Vincent, Legislative & Governance Services Manager  
**SUBJECT:** Water Treatment Plant Upgrades  
Phase 3 Conceptual Design Plan

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**Reference Report:**

Environmental Services Manager, dated September 26, 2011.

**Resolution:**

The following resolution was passed during the regular Council meeting held on Monday, October 3, 2011:

**“Resolved** that Council of The City of Red Deer having considered the report from the Environmental Services Manager, dated September 7, 2011, re: Water Treatment Plant Upgrades, Phase 3 Conceptual Design Plan, hereby endorses the “Water Treatment Plant Upgrades – Phase 3 Conceptual Design Summary Report” as a planning document to guide future improvements to the plant.”

**Report back to Council:** No

**Comments/Further Action:**

The above report has been accepted by Council as a planning document.



Elaine Vincent  
Legislative & Governance Services Manager

- c Director of Development Services
- Director of Corporate Services
- Financial Services Manager
- Water Superintendent
- Environmental Services Manager
- Environmental Planning Engineer

## Christine Kenzie

---

**From:** Tom Warder  
**Sent:** September 22, 2011 3:25 PM  
**To:** Christine Kenzie  
**Cc:** Terry Prince; Paul Goranson  
**Subject:** FW: Water Treatment Plant - Phase 3 Concept Plan - Report to Council

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

Hey Christine,  
Looks like we're good to go on Oct 3

Tom Warder, P. Eng.  
Environmental Services Manager  
City of Red Deer  
tom.warder@reddeer.ca  
403.342.8755

---

**From:** Barry Vallance [mailto:vallanceb@ae.ca]  
**Sent:** September 22, 2011 3:20 PM  
**To:** Tom Warder  
**Subject:** RE: Water Treatment Plant - Phase 3 Concept Plan - Report to Council

...works for me Tom.

Barry

---

**From:** Tom Warder [mailto:Tom.Warder@reddeer.ca]  
**Sent:** Thursday, September 22, 2011 2:57 PM  
**To:** Christine Kenzie  
**Cc:** Barry Vallance; Terry Prince  
**Subject:** RE: Water Treatment Plant - Phase 3 Concept Plan - Report to Council

Yes, I think that will work, as long as Barry is available to come up from Calgary (Barry, please confirm).

Christine, can you get us up early on the agenda so that we aren't delayed too late (Barry will have to drive home after).

Tom Warder, P. Eng.  
Environmental Services Manager  
City of Red Deer  
[tom.warder@reddeer.ca](mailto:tom.warder@reddeer.ca)  
403.342.8755

---

**From:** Christine Kenzie  
**Sent:** September 22, 2011 2:52 PM  
**To:** Tom Warder  
**Subject:** Water Treatment Plant - Phase 3 Concept Plan - Report to Council

This report was tabled at the September 19th Council Meeting for up to 4 weeks. We are planning on

2011/09/22

Linda

(403) 342-8184

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

---

**From:** Christine Kenzie  
**Sent:** August 09, 2011 1:23 PM  
**To:** Linda Rehn  
**Subject:** RE: Council Reports

Do you know if Engineering still wants to come to the City Manager's Briefing Meeting on August 22nd -- to outline the Riverview Local Improvement Plan?

Thanks.

**Christine Kenzie | Corporate Meeting Coordinator**  
Legislative & Governance Services | The City of Red Deer  
D 403.356.8978 | F 403.346.6195  
[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

---

**From:** Linda Rehn  
**Sent:** August 09, 2011 11:25 AM  
**To:** Christine Kenzie  
**Subject:** Council Reports

Hi Christine..

The Local Improvement won't be coming until (tentatively) the Sept 6 Council meeting..  
The Millenium Lane report will be coming to you tomorrow.

Linda  
(403) 342-8184

## Christine Kenzie

---

**To:** Tom Warder  
**Cc:** 'Barry Vallance'; Terry Prince  
**Subject:** RE: Water Treatment Plant - Phase 3 Concept Plan - Report to Council

I'll try and get you on early in the schedule before the Crime Prevention Report discussion.

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

**Christine Kenzie | Corporate Meeting Coordinator**

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

---

**From:** Tom Warder  
**Sent:** September 22, 2011 2:57 PM  
**To:** Christine Kenzie  
**Cc:** 'Barry Vallance'; Terry Prince  
**Subject:** RE: Water Treatment Plant - Phase 3 Concept Plan - Report to Council

Yes, I think that will work, as long as Barry is available to come up from Calgary (Barry, please confirm).  
Christine, can you get us up early on the agenda so that we aren't delayed too late (Barry will have to drive home after).

Tom Warder, P. Eng.  
Environmental Services Manager  
City of Red Deer  
[tom.warder@reddeer.ca](mailto:tom.warder@reddeer.ca)  
403.342.8755

---

**From:** Christine Kenzie  
**Sent:** September 22, 2011 2:52 PM  
**To:** Tom Warder  
**Subject:** Water Treatment Plant - Phase 3 Concept Plan - Report to Council

This report was tabled at the September 19th Council Meeting for up to 4 weeks. We are planning on including this item on the October 3rd Council Agenda.

Does this work for you?

**Christine Kenzie | Corporate Meeting Coordinator**

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)



September 27, 2011

## Taylor Drive Concept Plan – 43 Street to Ross Street

Legislative & Governance Services

### **Report Summary & Recommendation:**

---

#### Summary:

The report attached is being brought forward from the Monday, September 6, 2011 Council Meeting.

#### Recommendation:

That Council lift from the table consideration of the Taylor Drive Concept Plan.

### **City Manager Comments:**

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I support the recommendations of Administration.

Craig Curtis  
City Manager

### **Proposed Resolution**

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"Resolved that Council of the City of Red Deer hereby agrees to lift from the table consideration of the Taylor Drive Concept Plan - 43 Street to Ross Street."

"Resolved that Council of The City of Red Deer having considered the report from the Engineering Services Manager, dated August 22, 2011, re: Taylor Drive Concept Plan – 43 Street to Ross Street, hereby agrees to adopt the Taylor Drive Concept Plan – 43 Street to Ross Street Final Report as a planning document and the basis for moving forward with future improvements to Riverlands' access and Taylor Drive improvements."



## Report Details

### Background:

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At the Monday, September 6, 2011 Council Meeting, Council passed the following tabling resolution:

**“Resolved** that Council of The City of Red Deer having considered the report from the Engineering Services Manager, dated August 22, 2011, re: Taylor Drive Concept Plan – 43 Street to Ross Street, hereby agrees to table the Taylor Drive Concept Plan – 43 Street to Ross Street Final Report until October 3, 2011 pending the adoption of the Riverlands Area Redevelopment Plan.”

### Discussion:

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The 2011 Riverlands Area Redevelopment Plan – Bylaw 3472/2011 is being presented to Council for second and third readings at the October 3, 2011 Council Meeting. If Council approves the 2011 Riverlands Area Redevelopment Plan, then Council may proceed with the adoption of the Taylor Drive Concept Plan as a planning document and as a basis for moving forward with future improvements to Riverland’s Access and Taylor Drive Improvements.



Report Originally Submitted  
to the Monday, September 6,  
2011 Council Meeting

**Date:** August 22, 2011  
**To:** City Manager  
**From:** Engineering Services Manager  
**Re:** **Taylor Drive Concept Plan – 43 Street to Ross Street**

---

Engineering Services has completed the Taylor Drive Concept Plan: 43 Street to Ross Street. Attached is the Executive Summary and figures of the Concept Plan. A detailed copy of the report is available in Engineering if required. The purpose of this memo is to seek Council approval of the Taylor Drive Concept Plan, 43 Street to Ross Street, as a planning document.

**Background:**

In January, 2009, The City of Red Deer adopted the "Progress and Potential – Red Deer's Greater Downtown Action Plan 2008 Update" (GDAP). The GDAP defines a bold and exciting vision that will create a signature place in the heart of Red Deer. In this spirit it states:

*"The perspective of this plan, however, is that the Greater Downtown needs to be positioned as a primary destination in the overall urban development of Red Deer. As such, the Major Continuous Corridor - Taylor Drive - should be seen as leading TO the city centre, not just THROUGH the city centre."*

Along with this bold vision, the GDAP recommended calls for the development of the Riverland's area, and a new Riverland's Area Redevelopment Plan (ARP), which was completed alongside this project. In support of the GDAP and the Riverland's ARP, Taylor Drive needs improvement was initiated. Particular consideration of a planned pedestrian promenade crossing at Alexander Way and that of future traffic flows was given.

In September 2009, The City of Red Deer retained ISL Engineering and Land Services as the Engineering Consultant to develop a conceptual design for Taylor Drive between 43 Street and Ross Street, and any other intersections and / or areas affected by this design.

**Discussion:**

In developing roadway alternatives to improve operations on Taylor Drive, the following key objectives were focused on:

- The Alexander Way Promenade – How could a prominent pedestrian crossing of Taylor Drive be accommodated at this location, and should the new intersection allow greater vehicle access to / from the Riverland's area?

- The existing intersection of Taylor Drive and Ross Street / 49 Street – Is there a way to reconfigure this intersection to accommodate future traffic flows while simultaneously creating a sense of arrival TO the city centre?
- The connectivity between Riverland's and Downtown – Is it possible to create strong connections across Taylor Drive for pedestrians, bicycles and vehicular modes, so that Taylor Drive is seen as a part of downtown and is not an obstacle to this connection?

Several alternatives were considered to accommodate the 25 year forecasted traffic volumes. Of these, the most promising were further evaluated of which the preferred plan was derived. Some of the features of the preferred concept plan are as follows:

- Taylor Drive is realigned to be continuous and will accommodate the highest vehicle flows both now and in the future.
- The major four legged intersection of Taylor Drive and Ross Street / 49 Street is replaced by a system of simpler three legged intersections.
- Alexander Way is an all-turns intersection that will feature a wide pedestrian promenade connecting Riverlands to the downtown with a pedestrian crossing on the south side of the intersection (Exhibit ES5). In addition, the intersection will accommodate significant vehicular traffic making Taylor Drive part of the downtown.
- Additional pedestrian connections are provided at the new 49 Street intersection and along Taylor Drive, allowing better pedestrian access on both sides of Taylor Drive (Exhibit ES6).
- The system of three legged intersections creates a parcel of land at the north end. This parcel aligns with driver sightlines in both directions on Taylor Drive, and will be an ideal location for an iconic art piece to create the sense of arrival TO the city centre (Exhibit ES7) or a small commercial site.

In the preferred plan, the Taylor Drive intersections with Ross Street / 49 Street, and Alexander Way operate slightly beyond the normally acceptable levels of service at the 25 year horizon. While the configuration results in slightly increased delays to some specific movements, the overall quality of traffic flow is improved. Thus the benefits in reduced delays to most movements outweigh the increases in delay to some movements.

In addition, the low volume southbound to eastbound left turn movement at the Taylor Drive and Ross Street / 49 Street intersection will be banned, and traffic will need to use alternative routes. Overall, the preferred configuration is more efficient and has better operational performance than what currently exists on Taylor Drive.

### **Consultation:**

Alberta Transportation (AT) has been consulted in preparation of the plan according to the 1988 City of Red Deer Major Continuous Corridor Agreement between the Province and the City. AT has provided acceptance of the proposed changes. AT has also raised concerns that caution needs to be exercised to ensure Taylor Drive capacity needs are accommodated and that adequate operating service levels are maintained. A copy of their correspondence is attached for reference.

The plan was presented to the community in conjunction with the Riverland's ARP on March 29, 2011.

In general, there was support of the Concept Plan. However, given the complexity of issues and significant changes proposed, there have been concerns raised by the community. The following is a summary of the more notable concerns. Detailed comment sheets are appended to the Riverland's Area Redevelopment Report.

- **Increased traffic on Alexander Way between 52 Street and Taylor Drive:**  
*Issue:* Given the proximity of the wading pool and senior's housing located in this area, allowing all turn's access at Alexander Way and Taylor Drive may result in a significant reduction in safety due to pedestrian-auto interaction.  
*Response:* The ARP envisioned the road users of this crossing being those wishing to provide connectivity between two significant areas of the downtown, Historic and Riverlands. This is envisioned as a low speed environment with a heavier weighting placed on the pedestrian space then the auto. The intent is to discourage this link primarily as an auto through fare. This Concept Plan identifies the functionality of this link, but has not attempted to fully address all issues at this location, as the main focus has been Taylor Drive and Riverland's area. This will be a consideration of future detailed planning activities to ensure acceptable safety levels are met through the implementation of other various traffic management or pedestrian management tools.
- **Future median closure at 45 Street and 54 Avenue:**  
*Issue:* Installation of the median will affect traffic circulation and business access.  
*Response:* To meet the vision and desired functionality of Alexander Way and Taylor Drive intersection, the capacity has been restricted and it is expected that 45 Street and Taylor Drive will be the main access into Riverlands. As such, traffic volume anticipated prior to full build out of Riverlands will require an extended dual left turn lane through the intersection. This will limit cross vehicle movements. It is acknowledged that future traffic volumes may change due to a variety of factors. This note was placed on the figures to highlight the potential median. But prior to installation, actual traffic volumes will be observed and changes be subject to further public consultation and support by Council. It should be noted that the ARP also plans a roundabout at 55 Avenue and 45 Street which may accommodate the left turn movements that are being limited at this intersection in the future.
- **Changes to the 54 Avenue access at Ross Street and Taylor Drive intersection.**  
*Issue:* This may affect access to businesses.  
*Response:* To provide all turns access at Alexander Way and Taylor Drive and improve pedestrian crossing of Taylor Drive, capacity improvements to the Ross Street and Taylor Drive intersection is required. Being one of the busier intersections in the City, there were many options explored and the preferred option was found to be most acceptable considering the constraints of the area. Access to future Railyard's area is still maintained through the amended accesses as shown on the preferred plan.

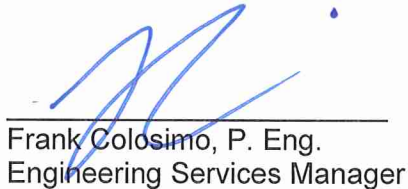
The preferred plan was presented to the June 23, 2011 Greater Downtown Action Plan (GDAP) Steering Committee meeting. Following the discussion, the motion as set out below was introduced and passed:

***Resolved*** that the Greater Downtown Action Plan (Ad Hoc) Steering Committee, having reviewed the Taylor Drive Reconfiguration plan hereby forwards the plan to Council for consideration as a planning document."

**Recommendation:**

The preferred plan supports the GDAP bold vision and the new Riverland's ARP, and facilitates development of the Riverland's area - particularly with the planned pedestrian promenade crossing at Alexander Way.

We respectfully request that Council adopt the Taylor Drive Concept Plan: 43 Street to Ross Street Final Report as a planning document and as the basis for moving forward with future improvements to Riverland's Access and Taylor Drive Improvements.



Frank Colosimo, P. Eng.  
Engineering Services Manager

FC/SA/ldr  
Attach. (Executive Summary Taylor Drive Concept Plan: 43 Street to Ross Street)

- c. Director of Development Services  
Divisional Strategist of Planning

**Government of Alberta ■**

## Transportation

Office of the Infrastructure Manager  
Central Region#401, 4920-51 Street  
Red Deer, Alberta  
Canada T4N 6K8Telephone 403/340-5166  
Fax 403/340-4810

File: 2100-Red Deer

January 11, 2011

Mr. Frank Colosimo  
City of Red Deer  
PO Box 5008  
Red Deer, AB T4N 3T4

Dear Mr. Colosimo:

I have had the opportunity to review ISL's report for the proposed changes to Taylor Drive in the Greater Downtown Action Plan area.

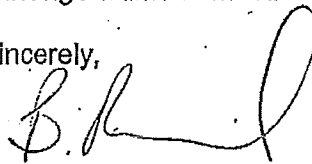
I understand the objectives of the city to accommodate the redevelopment of the Riverlands Area and that compromises have been made to traffic standards to allow for the types of access being envisioned for this area. As a signatory party to the Taylor Drive Agreement, Alberta Transportation must be in agreement with any fundamental changes to the corridor including changes in access.

Alberta Transportation acknowledges that several of the existing turning movements will be improved with the proposed changes. However the reduced intersection spacing resulting from the implementation of an all turns intersection at 48 Street (Alexander Way) is a significant deviation from urban TAC standards given the classification and intended function of Taylor Drive. Alberta Transportation is prepared to allow these changes. However caution needs to be exercised to ensure the current and future traffic demands can be accommodated so as not to degrade the operation of the Taylor Drive corridor to an unacceptable level of service. If the improvements are to be phased, then the capacity and operation needs to be confirmed for each phase with anticipated traffic volumes.

As discussed at our November 26, 2010 meeting, Alberta Transportation is moving forward with plans to make improvements to the Highway 2 corridor to address network traffic as well as the increasing number of intra-city trips. As these improvements may have an effect on city lands, it is our expectation that the City of Red Deer will support these changes given the shift of internal trips from the Taylor Drive corridor to the Highway 2 corridor.

Alberta Transportation has many projects underway and planned in the Red Deer area and would like to extend an invitation to City of Red Deer Council and Administration to review these at a future meeting. It is important that we work together to provide a coordinated effort as we move forward. Please contact me with to arrange a time to meet.

Sincerely,

Brian Reid, P.Eng.  
Infrastructure Manager



## GREATER DOWNTOWN ACTION PLAN (AD HOC) STEERING COMMITTEE

Date: June 23, 2011  
To: City Council  
From: Greater Downtown Action Plan (Ad Hoc) Steering Committee  
Subject: Taylor Drive Reconfiguration

---

At the June 23, 2011 Greater Downtown Action Plan (Ad Hoc) Steering Committee meeting, the Committee discussed the Taylor Drive Reconfiguration plan. The motion as set out below was introduced and passed:

**“Resolved** that the Greater Downtown Action Plan (Ad Hoc) Steering Committee having reviewed the Taylor Drive Reconfiguration plan hereby forwards the plan to Council for consideration as a planning document.”

The above is submitted for Council’s consideration.

Respectfully submitted,

“Shirley Hocken”

Shirley Hocken  
Chair, Greater Downtown Action Plan (Ad Hoc) Steering Committee

c. C. Dyke, Downtown Coordinator and Divisional Strategist



## Executive Summary

The Greater Downtown Action Plan (GDAP) defines a bold and exciting vision that will create a signature place in the heart of Red Deer. In this spirit it states:

"The perspective of this plan, however, is that the Greater Downtown needs to be positioned as a primary destination in the overall urban development of Red Deer. As such, the Major Continuous Corridor (Taylor Drive) should be seen as leading TO the city centre, not just THROUGH the city centre."

Along with this bold vision the GDAP calls for the development of the Riverlands area, and a new Riverlands Area Redevelopment Plan (ARP) which is also underway separately. In support of the GDAP and the Riverlands ARP, Taylor Drive needs improvement, particularly in consideration of a planned pedestrian promenade crossing at Alexander Way (48 Street) and of future traffic flows.

Forecasting traffic volumes 25 years into the future, a number of alternatives for improving Taylor Drive were generated that follow the spirit of the GDAP in terms of providing better service to pedestrians, cyclists, and transit users while minimizing negative impacts to car drivers. The alternatives focused on three key areas:

- The Alexander Way Promenade – How could a prominent pedestrian crossing of Taylor Drive be accommodated at this location, and should the new intersection allow greater vehicle access to/from the Riverlands Area?
- The existing intersection of Taylor Drive and Ross/49 Street – Is there a way to reconfigure this intersection to accommodate future traffic flows while simultaneously creating a sense of arrival TO the city centre?
- The connectivity between Riverlands and Downtown – Is it possible to create strong connections across Taylor Drive for pedestrians, bicycles and vehicular modes, so that Taylor Drive is seen as a part of downtown and is not an obstacle to this connection?

Each alternative was evaluated using traffic engineering software. More promising alternatives were discussed among the Taylor Drive committee; of these the most promising were presented at joint Taylor Drive/Riverlands ARP Committee meetings to identify the merits of each and to further refine the concepts.

The attached alternative (Exhibit ES1) has many characteristics preferred by committee members, and is recommended by the project consultant, ISL Engineering and Land Services Ltd. Even though both the Ross Street / 49 Street and the Alexander Way intersections operate just beyond the normally acceptable levels of service for intersections in Red Deer, this configuration is recommended to start as it is more consistent with the GDAP vision. If traffic operations require improvement, adding another lane for westbound to southbound left turns at the Ross Street / 49 Street intersection, continuing south through Alexander Way with a new right turn bay at Alexander Way, will provide levels of service more closely to the City's criterion.

Key features of the recommended plan are:

- Widening of 43 Street by two lanes is required to accommodate future traffic.
- A median on 45 Street through the 54 Avenue intersection may be required, should left turn queues from Taylor Drive persistently block 54 Avenue. However, it is recommended that the median opening remain to better assess the traffic operation and to allow more flexibility to develop the Riverlands ARP.





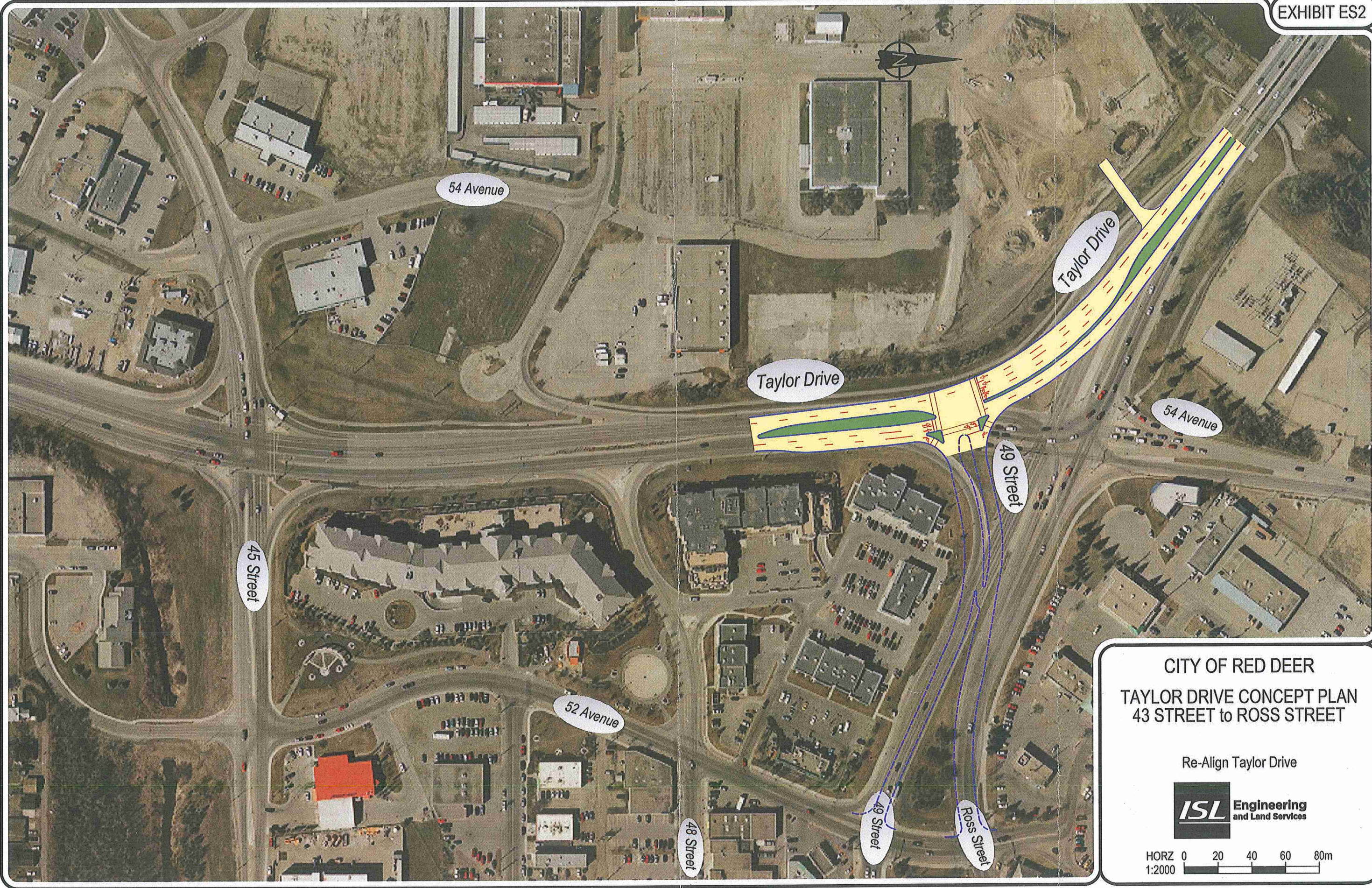
Engineering  
and Land Services

City of Red Deer  
**Taylor Drive Concept Plan: 43 Street to Ross Street**  
**Final Report**

- Taylor Drive is bent to provide a smooth connection and accommodates the highest vehicle flows now and in the future (see Exhibit ES2).
- The major four legged intersection of Taylor Drive and Ross/49 Street is replaced by a system of simpler three legged intersections (see Exhibit ES3). While this system results in a lower quality of traffic flow to some specific movements at the existing four legged intersection, the overall quality of traffic flow is improved. Thus the benefits of reduced delays to most movements outweigh the increased delay to other movements. Specific movements at the existing Taylor Drive – Ross Street intersection that will be detrimentally affected are the north/south through movements to/from 54 Avenue, the eastbound to southbound right turn and the eastbound to northbound left turn. In addition, the low volume (17 vehicles in the PM Peak hour) southbound to eastbound left turn will be banned, and these vehicles will need to use alternative routes.
- Alexander Way is an all-turns access point for Riverlands to accommodate significant future traffic flow to/from Riverlands (see Exhibit ES4).
- Alexander Way features a wide pedestrian promenade connecting Riverlands to the downtown with a pedestrian crossing of Taylor Drive on the south side of the intersection (see Exhibit ES5).
- Additional pedestrian connections are provided at the new 49 Street intersection and along Taylor Drive, allowing significantly better pedestrian access to the existing and proposed land uses on both sides of Taylor Drive (see Exhibit ES6). This is particularly advantageous because the current Taylor Drive – Ross Street intersection does not accommodate connection from Riverlands – Pedestrians must back-track to the Taylor Drive river bridge.
- The system of three legged intersections creates a parcel of land that could be used for other purposes. The southwest corner of this parcel aligns with driver sightlines both northbound on Taylor Drive and southbound on the River bridge, and is be an ideal location for an iconic art piece to create the sense of arrival TO the city centre (see Exhibit ES7).

It is recommended that the attached plan be used as a basis for detailed roadway design and for planning the Riverlands ARP.

EXHIBIT ES2



CITY OF RED DEER  
TAYLOR DRIVE CONCEPT PLAN  
43 STREET TO ROSS STREET

Re-Align Taylor Drive



HORZ 0 20 40 60 80m  
1:2000

EXHIBIT ES3

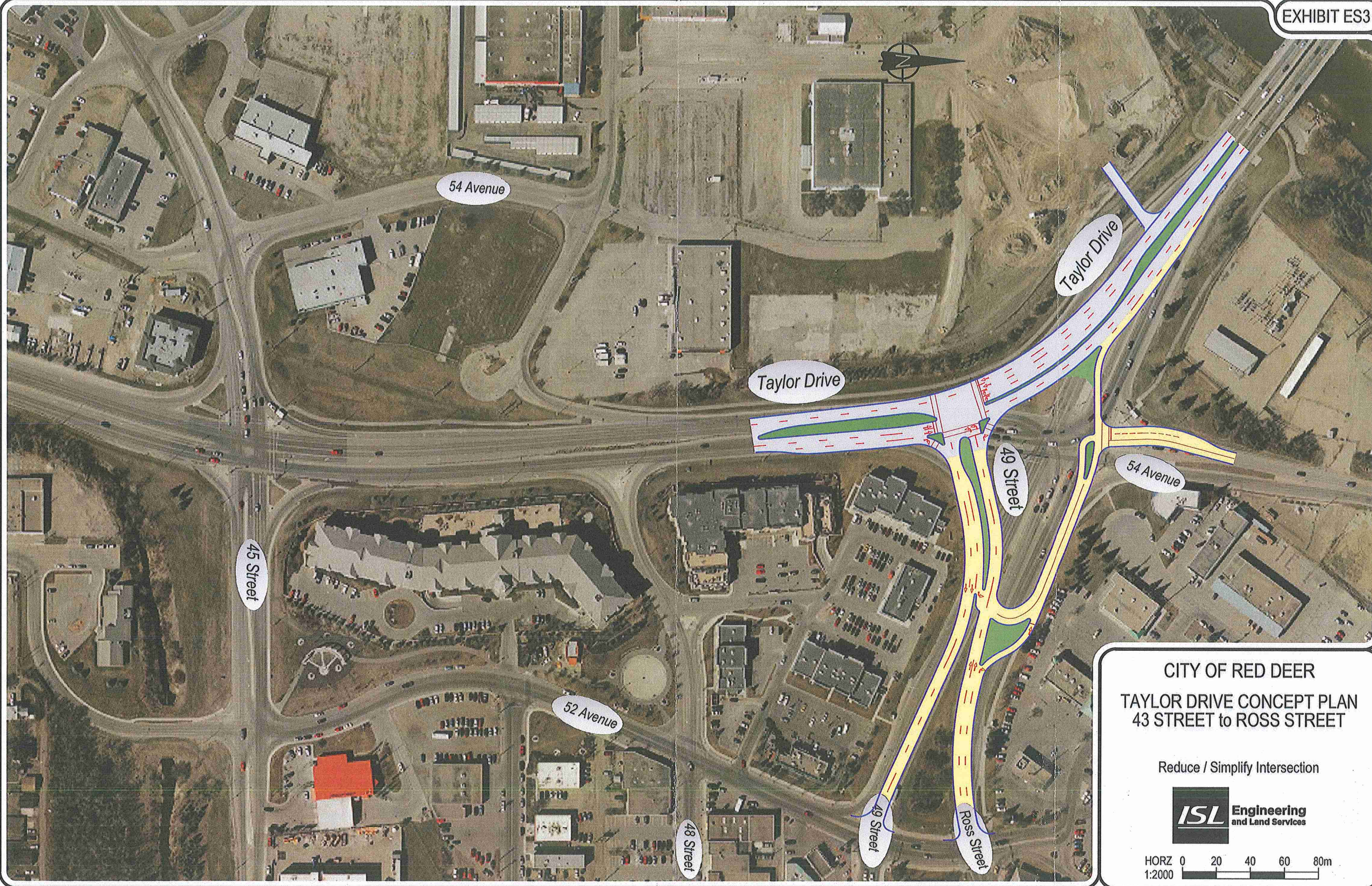


EXHIBIT ES4



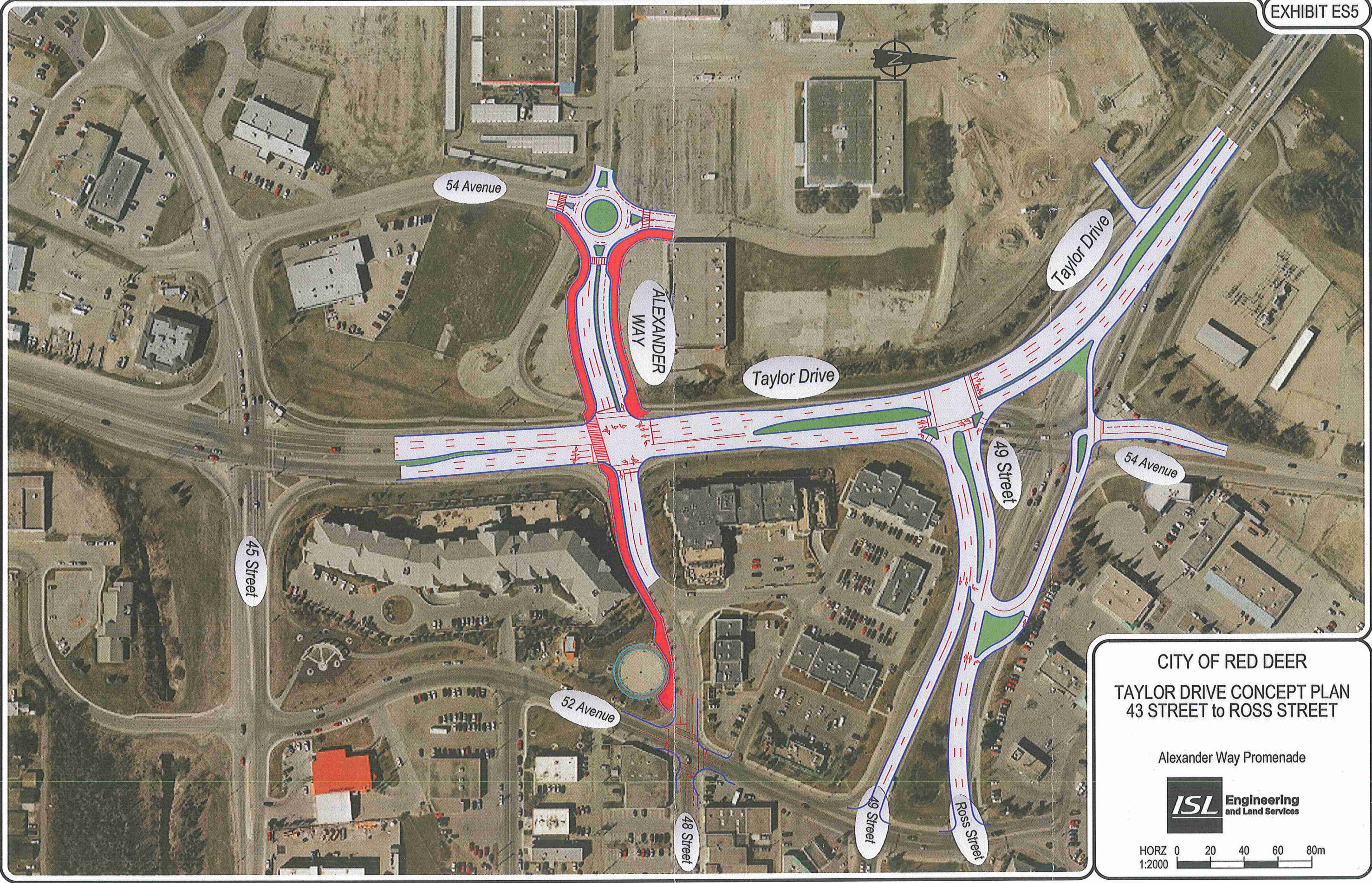
CITY OF RED DEER  
TAYLOR DRIVE CONCEPT PLAN  
43 STREET TO ROSS STREET

Riverlands Access



HORZ 0 20 40 60 80m  
1:2000

EXHIBIT ES5



CITY OF RED DEER  
TAYLOR DRIVE CONCEPT PLAN  
43 STREET to ROSS STREET

Alexander Way Promenade



HORZ 0 20 40 60 80m  
1:2000

EXHIBIT ES6

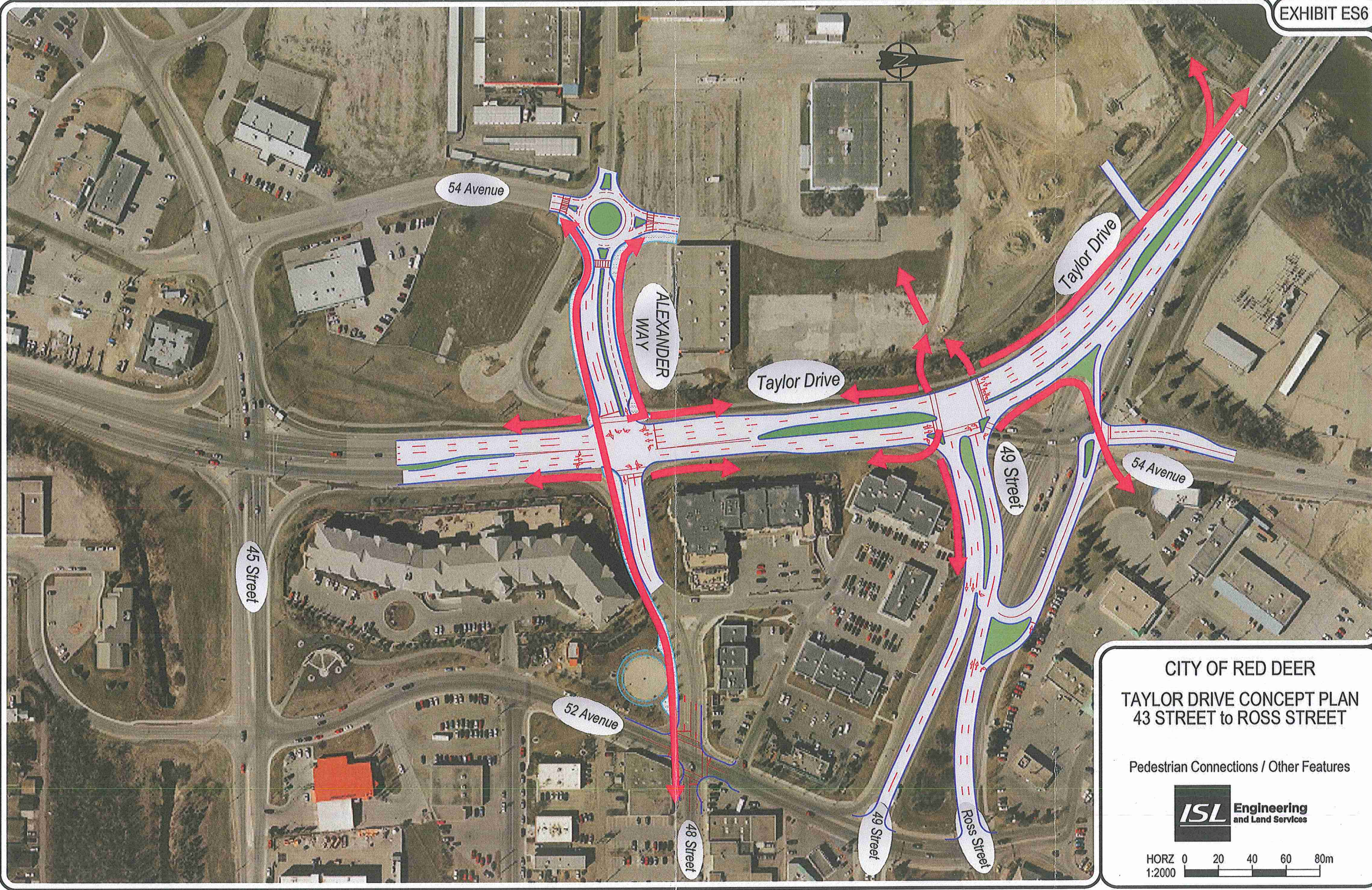


EXHIBIT ES7



**DATE:** October 5, 2011  
**TO:** Frank Colosimo, Engineering Services Manager  
**FROM:** Elaine Vincent, Legislative & Governance Services Manager  
**SUBJECT:** Taylor Drive Concept Plan – 43 Street to Ross Street

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**Reference Reports:**

Engineering Services Manager dated September 9, 2011

**Resolution:**

**“Resolved** that Council of The City of Red Deer having considered the report from the Engineering Services Manager, dated August 22, 2011, re: Taylor Drive Concept Plan – 43 Street to Ross Street, hereby agrees to adopt the Taylor Drive Concept Plan – 43 Street to Ross Street Final Report as a planning tool subject to further detailed design and the elimination of the median at the intersection of 54 Avenue and 45 Street.”

**Report Back to Council:** No

**Comments/Further Action:**

The above report was received as a planning tool. Administration is to follow up with the recommendation from Council.



Elaine Vincent  
Legislative & Governance Services Manager

c: Director of Development Services  
Divisional Strategist, Planning Services



September 26, 2011

## Bylaw 3473/2011 - Descriptive Plan 102 3930

### RCMP Site & Water Detention Pond

Legislative and Governance Services

#### **Report Summary & Recommendation:**

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##### Summary:

The report attached is being brought forward from the Monday, September 19, 2011 Council Meeting.

##### Recommendation:

- I. That Council lift from the table consideration of Bylaw 3473/2011 – Descriptive Plan 102 3930 RCMP Site & Water Detention Pond.

#### **City Manager Comments:**

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I support the recommendation of Administration that Council consider three readings of Bylaw 3473/2011.

Craig Curtis  
City Manager

#### **Proposed Resolution**

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**“Resolved** that Council of The City of Red Deer agrees to lift from the table consideration of Bylaw 3473/2011 – Descriptive Plan 102 3930, RCMP Site and Water Detention Pond.”



## Report Details

### **Background:**

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At the Monday, September 19, 2011 Council Meeting, Council passed the following tabling resolution:

Resolved that Council of The City of Red Deer having considered the report from the Land Services Specialist and the Land Coordinator dated August 30, 2011, re: Descriptive Plan 102 3930 RCMP Site & Water Detention Pond Bylaw 3473/2011 hereby agrees to table consideration from the report for up to four weeks.

### **Discussion:**

---

The report from administration that was submitted to the Monday, September 19, 2011 Council meeting is attached for Council's consideration.



Report Originally Submitted  
to the Monday, September  
19, 2011 Council Meeting

**Date:** August 30, 2011  
**To:** Craig Curtis  
**From:** Wade Martens, Land Services Specialist  
Joe D'Onofrio, Land Coordinator  
**RE:** Descriptive Plan 102 3930 RCMP Site & Water Detention Pond  
Bylaw 3473\2011

---

**Background:**

As part of the development of the new RCMP building site, Lots 14-17 were to be consolidated and a new road plan registered to widen 45<sup>th</sup> Street, along the south boundary of the lots. An error occurred in the registration process, resulting in a PUL lot (Lot 18), a water retention pond, inadvertently being included with the newly consolidated lot.

The two City divisions that oversee the RCMP and Environmental Services would like to correct this mistake.

In consultation with legal, Land Titles and the surveyor who submitted the plan for registration, it has been determined that the most direct way to rectify this is to cancel the plan of subdivision which effected the consolidation, and register a new consolidation plan, without the PUL. (The cancellation will specifically not include the land included in the Road Plan, so that its registration is not affected.)

In order to carry this forward, City Council is required to pass a bylaw directing the cancellation of the registered plan. Consent from all parties with an interest in the land is required; in this case the only party with an interest is the City itself.

**Recommendation:**

That City Council proceeds with first, second and third reading of Bylaw 3473\2011 to:

'Cancel all that portion of Descriptive Plan 102 3930 not contained within Road Plan 102 3931 and revert the aforementioned portion of Plan 102 3930 to its original status'.

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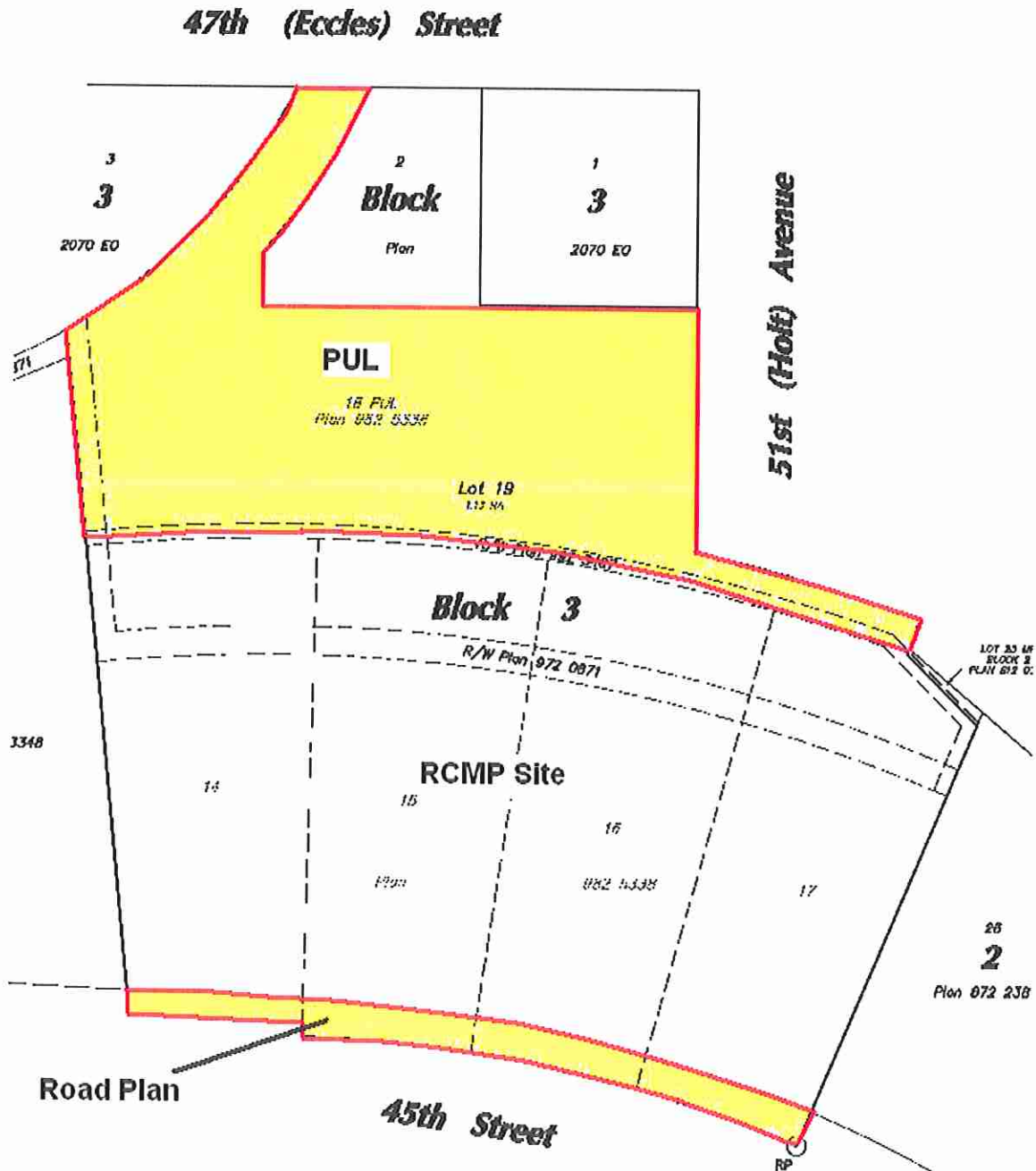
Wade Martens  
Land Services Specialist  
Attach.

---

Joe D'Onofrio  
Land Coordinator

cc. Greg Scott, Acting Director of Community Services  
Paul Goranson, Director of Development Services

## SKETCH



**BYLAW NO. 3473/2011**

Being a Bylaw to cancel a descriptive plan in The City of Red Deer as described herein.

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

1. Council orders that all that portion of Descriptive Plan 102 3930 not contained within Road Plan 102 3931 is cancelled and that the aforementioned portion of Plan 102 3930 shall revert to its original status.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2011.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2011.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2011.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2011.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



## Submission Request For Inclusion on a Council Agenda

Requests to include a report on a Council Agenda must be received by 4:30pm two Wednesdays prior to the scheduled Council meeting.

**PLEASE NOTE:** If reports are not received by two Wednesdays prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

<b>CONTACT INFORMATION</b>			
Name of Report Writer:	Wade Martens		
Department & Telephone Number:	LED 403.356.8891		
<b>REPORT INFORMATION</b>			
Preferred Date of Agenda:	September 19, 2011		
Subject of the Report (provide a brief description)	Descriptive Plan 102 3930 RCMP Site & Water Detention Pond		
Is this Time Sensitive? Why?	Yes, Correct Plan		
What is the Decision/Action required from Council?	Proceed with Bylaw 3473\2011		
Please describe Internal/ External Consultation, if any.	Internal		
Is this an In-Camera item?	No		
Is Advertising Required?	No		
How does the Report link to the Strategic Plan and other existing Plans & Policies?			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe.			
No			
Are there any financial/budget implications? Please describe. Are there other organizational implications? Please describe.			
No			
Presentation: (10 Min Max.)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Presenter Name and Contact Information: Wade Martens, LED, 8891
<b>COMMUNITY IMPACT</b>			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
<b>FOR LEGISLATIVE &amp; GOVERNANCE SERVICES USE ONLY</b>			
Has this been to CLT / City Manager Briefings/ Committees: MPC, EAC, CPAC (Please circle those that apply)			
<b>CLT</b>	<b>City Manager Briefings</b>	<b>Board(s) / Committee(s)</b>	
When/describe: _____	When/Describe: _____	When/Describe: _____	
Do we need Communications Support?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Governance Services.

**DATE:** October 5, 2011

**TO:** Wade Martens, Land Services Specialist  
Joe D'Onofrio, Land Coordinator

**FROM:** Elaine Vincent, Legislative & Governance Services Manager

**SUBJECT:** Descriptive Plan 102 3930 RCMP Site & Water Detention Pond  
Bylaw 3473/2011

---

**Reference Report:**

Land Services Specialist and Land Coordinator, dated August 30, 2011.

**Bylaw Reading:**

Council gave three readings to Bylaw 3473/2011, a bylaw which allows Administration to proceed to cancel the plan of subdivision and register a new consolidation plan.

**Report back to Council:** No

**Comments/Further Action:**

A certified copy of the bylaw is attached for your use.



Elaine Vincent  
Legislative & Governance Services Manager  
/attach

- c     Director of Planning Services  
       Director of Development Services  
       Acting Director of Community Services

**Christine Kenzie**

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

**From:** Wade Martens  
**Sent:** September 12, 2011 2:23 PM  
**To:** Christine Kenzie  
**Subject:** FW: RCMP Lot Consolidation Report - Certified Copy of bylaw  
FYI

*Wade Martens*  
Land Services Specialist  
403.356.8891

---

**From:** Murray Young [mailto:m.young@bemoco.com]  
**Sent:** September 12, 2011 2:21 PM  
**To:** Wade Martens  
**Subject:** RE: RCMP Lot Consolidation Report - Certified Copy of bylaw

Wade, we will require a Certified True copy of the Bylaw.

*Murray Young, ALS*  
*Bemoco Land Surveying Ltd.*  
403-342-2611

---

**From:** Wade Martens [mailto:Wade.Martens@reddeer.ca]  
**Sent:** Monday, September 12, 2011 2:18 PM  
**To:** Murray Young  
**Subject:** FW: RCMP Lot Consolidation Report - Certified Copy of bylaw

Murray, can you please answer Christine's question below for me?

Thanks,

*Wade Martens*  
Land Services Specialist  
403.356.8891

---

Kenzie  
September 12, 2011 2:14 PM

MP Lot Consolidation Report - Revised Copy - Changes Made September 12, 2011

Thanks for making the change Wade.

Question for you. If Council gives three readings to this bylaw, will you require a "Certified" signed copy of the bylaw to submit to land titles? We certify signed copies of Road Closure bylaws --- just wondering

2011/09/12

## Christine Kenzie

---

**From:** Wade Martens  
**Sent:** September 08, 2011 2:21 PM  
**To:** Christine Kenzie  
**Subject:** RCMP Lot Consolidation, Bylaw 3473\2011

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

**Attachments:** 20110908141710586.pdf



2011090814171058  
6.pdf (626 KB)...

Good afternoon Christine,

Attached is the final version of the council report and bylaw for the RCMP Lot Consolidation.

Michelle, has reviewed and put her input into the report and bylaw.

Let me know if there is anything else required for this report as I will bring the originals over this afternoon.

Thanks,

Wade Martens  
Land Services Specialist  
403.356.8891



**DATE:** September 22, 2011

**TO:** Craig Curtis, City Manager

**FROM:** Scott Cameron, Social Planning Manager

**CC:** Dustin Quirk, Community Housing Advisory Board (CHAB) Chair  
Roxana Nielsen Stewart, Program Coordinator – Housing  
Linda Healing, Supervisor, Social Planning Department

**SUBJECT: WINTER EMERGENCY RESPONSE PROGRAM**

---

The Community Housing Advisory Board is making a recommendation to City Council on the allocation of funds that are available through the Province of Alberta's Winter Emergency Response Program.

#### **Background**

The Winter Emergency Response Program provides funding to cover the increased costs of providing additional beds and support services to homeless individuals and families during the winter months. The primary focus of the Winter Emergency Response Program is to increase the number of beds, food, and services provided during the severe winter conditions.

The City of Red Deer issued a Request for Proposals that closed on September 6, 2011. One submission was received through this process, and was considered in the context of the submission criteria by the Community Housing Advisory Board at their meeting on September 14, 2011.

At the September 14<sup>th</sup> meeting, the Community Housing Advisory Board made the following motion.

**“Resolved** that the Community Housing Advisory Board (CHAB) having considered the request from the Safe Harbour Society for Health and Housing regarding the Winter Inn project hereby recommends to City Council approval of funding of \$110,000 from November 1, 2011 – March 31, 2012 for the Safe Harbour Society Winter Emergency Response Program – Winter Inn, and forwards this request to Council for approval.”

**Recommendation**

Administration recommends that City Council accept the recommendation of the Community Housing Advisory Board and provide funding for the Safe Harbour Society Winter Emergency Response Program – Winter Inn, in the amount of \$110,000 from November 1, 2011 – March 31, 2012.

<b>Agency and Project Description</b>	<b>November 1, 2011 to Mar 31, 2012</b>
<p><b>Safe Harbour Society</b> – Winter Emergency Response Program – Winter Inn</p> <p>To offer the Winter Inn Program, Safe Harbour Society will partner with two community churches who will host the program on regular days each week in order to provide consistency of service. Volunteers from each church (and other community churches) often provide food and other basic need items to those accessing the shelter. Safe Harbour Society provide coordination and professional staffing at the programs.</p>	\$110,000
<b>Total Recommendation:</b>	<b>\$110,000</b>

---

Scott Cameron  
Social Planning Manager

**Community Housing Advisory Board**

DATE: September 14, 2011

TO: City Council

FROM: Dustin Quirk, Community Housing Advisory Board Chairperson

SUBJECT: Central Alberta's Safe Harbour Society for Health and Housing – Winter Inn

---

At the September 14, 2011 meeting of the Community Housing Advisory Board (CHAB), the Community Housing Advisory Board reviewed the Request for Proposal from the Safe Harbour Society for Health and Housing - Winter Inn project. After review, the Community Housing Advisory Committee introduced and passed the following motion:

**“Resolved** that the Community Housing Advisory Board having considered the request from the Safe Harbour Society for Health and Housing regarding the Winter Inn project hereby recommends to City Council approval of funding of \$110,000 from November 1, 2011 – March 31, 2012 for the Safe Harbour Society Winter Emergency Response Program – Winter Inn, and forwards this request to Council for approval.”

The above is submitted for Council's consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'D. Quirk'.

Dustin Quirk  
Chairperson, Community Housing Advisory Board

c: Program Coordinator – Social Planning  
Social Planning Supervisor – Resource & Capacity Development

**Comments:**

I support the recommendation of Administration.

“Craig Curtis”  
City Manager



## Submission Request For Inclusion on a Council Agenda

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**PLEASE NOTE:** If reports are not received by two Wednesdays prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:	Roxana Nielsen Stewart		
Department & Telephone Number:	Social Planning 403-309-8592		
REPORT INFORMATION			
Preferred Date of Agenda:	October 3, 2011		
Subject of the Report (provide a brief description)	A recommendation will be coming from CHAB for approval by City Council. The recommendation will relate to the allocation of funds for a Winter Emergency Response program for homeless individuals		
Is this Time Sensitive? Why?	Yes, the program start date in the community is November 1 <sup>st</sup> and the successful applicant would need time to staff the project and prepare.		
What is the Decision/Action required from Council?	Approval of the CHAB recommendation.		
Please describe Internal/ External Consultation, if any.	N/A		
Is this an In-Camera item?	no		
Is Advertising Required?	no		
How does the Report link to the Strategic Plan and other existing Plans & Policies? INN 1.2 – Ensure a balance of current and future services considering financial stability and capacity.			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe.  Legal counsel has not been consulted- there are not outstanding issues.			
Are there any financial/budget implications? Please describe. Are there other organizational implications? Please describe. Funds are in place through the Outreach and Support Services Conditional Grant to support this allocation.			
Presentation: (10 Min Max.)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Presenter Name and Contact Information:
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
FOR LEGISLATIVE & GOVERNANCE SERVICES USE ONLY			
Has this been to CLT / City Manager Briefings/ Committees: MPC, EAC, CPAC (Please circle those that apply)			
<b>CLT</b>	<b>City Manager Briefings</b>	<b>Board(s) / Committee(s)</b>	
When/describe: _____	When/Describe: _____	When/Describe: _____	

Do we need Communications Support?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
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Please return completed form, along with report and any additional information to Legislative & Governance Services.

**DATE:** October 5, 2011

**TO:** Scott Cameron, Social Planning Manager

**FROM:** Elaine Vincent, Legislative & Governance Services Manager

**SUBJECT:** Winter Emergency Response Program

## Reference Report:

Social Planning Manager, dated September 22, 2011.

### Resolution:

**“Resolved** that Council of The City of Red Deer having considered the report from the Social Planning Manager, dated September 22, 2011, Re: Winter Emergency Response Program, hereby accepts the recommendation of the Community Housing Advisory Board to provide funding for the Safe Harbour Society Winter Emergency Response Program – Winter Inn, in the amount of \$110,000 from November 1, 2011 to March 31, 2012.”

Agency and Project Description	November 1, 2011 to Mar 31, 2012
<p><b>Safe Harbour Society</b> – Winter Emergency Response Program – Winter Inn</p> <p>To offer the Winter Inn Program, Safe Harbour Society will partner with two community churches who will host the program on regular days each week in order to provide consistency of service. Volunteers from each church (and other community churches) often provide food and other basic need items to those accessing the shelter. Safe Harbour Society provide coordination and professional staffing at the programs.</p>	<p>\$110,000</p>
<b>Total Recommendation:</b>	<b>\$110,000</b>

.../2

**Report back to Council:** No

**Comments/Further Action:**

Administration is to proceed with the recommendation of Council.



Elaine Vincent  
Legislative & Governance Services Manager

- c:     Director of Corporate Services  
       Financial Services Manager  
       Program Coordinator- Housing  
       Social Planning Supervisor – Community Development  
       Community Housing Advisory Board Chairperson



September 15, 2011

## 2011 Tax Sale:

Revenue and Assessment

### Report Summary & Recommendation:

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Background information on the tax recovery process and the associated public auction properties.

Request Council pass a resolution establishing a reserve bid for each property to be sold and approve the terms and conditions of the sale as required by Section 419 of the MGA.

### City Manager Comments:

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I support the recommendation of Administration.

Craig Curtis  
City Manager

### Proposed Resolution

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**“Resolved** that Council of The City of Red Deer having considered the report from Revenue and Assessment, dated September 15, 2011, re: 2011 Tax Sales, hereby approves proceeding with the tax sale for the properties shown below and subject to the following conditions:

#### Proposed 2011 Tax Sale

Date of Tax Sale: December 16, 2011 at 11:00 a.m. in City Hall

Terms:

Cash sales or sales subject to interim financing only. Purchase price payable by non-refundable deposit equal to 10% of purchase price due on day of the Auction, with the balance of the purchase price due on closing. Payments by cash, bank draft or certified cheque only. Closing dates for all sales will be February 29, 2012, unless otherwise agreed to by the City. Successful bidder agrees to be bound by the Terms and Conditions of the City's Public Sale of Land Agreement, a copy of which will be included in Bidder's Packages on Auction Date and can be obtained after November 10<sup>th</sup>, 2011 from Revenue & Assessment Services. If the successful bidder



fails to complete the transaction the property will be offered to next highest bidder at the price agreed to by the high bidder. Purchase price includes all taxes, fees and charges accrued to Closing Date. Purchaser responsible for payment of all taxes, rates, charges, and fees for the property after Closing. The City of Red Deer may, after the public auction, become the owner of any parcel of land not sold at the Public Auction.

In the event that payment of the arrears of taxes and costs is received by the City prior to the Public Auction the property in question will not be offered for sale. There is no right to pay tax arrears after the property is declared sold.

Roll #	Legal Description	Civic Address	Reserve Bid
343815	UNT 20 Plan 0323607	122 – 18 AVERILL ST	\$225,000.00
910660	LOT 7 BLOCK 7 PLAN 3800 MC	30 SPRINGFIELD AVE	\$240,000.00
1443195	LOT 22 BLOCK 11 PLAN 0325872	890 RAMAGE CR	\$375,000.00
1913535	LOT 5 BLOCK 6 PLAN 0725136	23 ORCHID CRT	\$810,000.00
2041840	UNT 1 PLAN 8421768	113 – 5120 62 ST	\$105,000.00
2041850	UNT 3 PLAN 8421768	111 – 5120 62 ST	\$105,000.00
2041875	UNT 8 PLAN 8421768	104 – 5120 62 ST	\$105,000.00
2041880	UNT 9 PLAN 8421768	105 – 5120 62 ST	\$105,000.00
2041930	UNT 19 PLAN 8421768	119 – 5120 62 ST	\$105,000.00
3219475	UNT 41 PLAN 0726373	222 – 80A KELLOWAY CR	\$150,000.00
3219485	UNT 43 PLAN 0726373	311 – 80A KELLOWAY CR	\$150,000.00
3219490	UNT 44 PLAN 0726373	312 – 80A KELLOWAY CR	\$150,000.00
3219585	UNT 63 PLAN 0726373	322 – 80A KELLOWAY CR	\$150,000.00
3219595	UNT 65 PLAN 0726373	323 – 80A KELLOWAY CR	\$150,000.00



## Report Details

### Background:

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The Municipal Government Act provides municipalities with a process to recover property taxes that remain unpaid beyond the year in which they are due. At the end of this process is the actual tax sale.

Each parcel of land offered for sale at the Public Auction will be subject to a reserve bid. Purchaser will acquire the land free of encumbrances, subject to those exceptions listed in s.423(1) of the Municipal Government Act.

The properties will be sold strictly on an “as is, where is” basis. The City of Red Deer makes no representation and gives no warranty as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the Purchaser.

Following is a question & answer giving some additional background related to tax sales.

## TAX SALE

### What is a tax sale?

A tax sale is the public auction of property for the purpose of collecting property taxes that have remained unpaid for up to four years. The goal of the tax sale is to encourage the registered owner, or any party having an interest in the property, to pay the outstanding taxes.

### When is the tax sale held?

The City of Red Deer will offer the properties for sale, by public auction, in City Hall, Red Deer, Alberta on Friday, December 16, 2011 at 11:00 am.

### When is property eligible for tax sale?

A property is eligible for tax sale when a Tax Recovery Notification has been placed on the property for a full year and tax arrears remain unpaid. Generally speaking this means that four years of taxes are outstanding when the tax sale is contemplated. The timetable is as follows:

- March 29, 2010 – A tax recovery notification is registered at Land Titles Office on properties with two years of tax arrears.
- March 29, 2011 – The tax recovery notification has now been filed with Land Titles Office for one full year. The tax sale proceedings start.
- August, 2011 – The date for the tax sale is set.
- October 3, 2011 - Council sets a reserve bid, which is based on market value, and the terms and conditions that apply to the sale.



- October 31, 2011 – Tax sale is advertised in the Alberta Gazette. Letters are sent to the owners and any parties having an interest in the property.
- December 2, 2011 – Tax sale is advertised in the Red Deer Advocate.
- December 16, 2011 – Tax sale is held, and any properties eligible are offered for sale.

#### **What happens with the revenue from the tax sale?**

The funds are deposited by The City in a separate bank account and disbursed by The City in accordance with sections 427 and 428 of the Municipal Government Act.

#### **Has The City of Red Deer ever sold a property through a tax sale?**

The City has not sold a property at a tax sale for the last 25 years.

#### **What happens if a property does not sell?**

No immediate action is required.

If property does not sell it may be transferred into the name of The City of Red Deer.

#### **Discussion:**

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To begin the tax sale process Section 419 of the Municipal Government Act states:

*"The Council must set:*

- For each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and*
- Any conditions that apply to the sale."*

Following is: the listing of property eligible for tax sale, the suggested reserve bid for each property, and conditions for the sale.

It is our hope that by the time of the tax sale, all tax arrears will have been paid for these properties, thus they would be withdrawn from the sale.

<b>Roll #</b>	<b>Legal Description</b>	<b>Civic Address</b>	<b>Reserve Bid</b>
343815	UNT 20 Plan 0323607	122 – 18 AVERILL ST	\$225,000.00
910660	LOT 7 BLOCK 7 PLAN 3800 MC	30 SPRINGFIELD AVE	\$240,000.00
1443195	LOT 22 BLOCK 11 PLAN 0325872	890 RAMAGE CR	\$375,000.00
1913535	LOT 5 BLOCK 6 PLAN 0725136	23 ORCHID CRT	\$810,000.00
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2041875	UNT 8 PLAN 8421768	104 – 5120 62 ST	\$105,000.00
2041880	UNT 9 PLAN 8421768	105 – 5120 62 ST	\$105,000.00
2041930	UNT 19 PLAN 8421768	119 – 5120 62 ST	\$105,000.00
3219475	UNT 41 PLAN 0726373	222 – 80A KELLOWAY CR	\$150,000.00
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3219585	UNT 63 PLAN 0726373	322 – 80A KELLOWAY CR	\$150,000.00
3219595	UNT 65 PLAN 0726373	323 – 80A KELLOWAY CR	\$150,000.00

### TERMS

Cash sales or sales subject to interim financing only. Purchase price payable by non-refundable deposit equal to 10% of purchase price due on day of the Auction, with the balance of the purchase price due on closing. Payments by cash, bank draft or certified cheque only. Closing dates for all sales will be February 29, 2012, unless otherwise agreed to by the City. Successful bidder agrees to be bound by the Terms and Conditions of the City's Public Sale of Land Agreement, a copy of which will be included in Bidder's Packages on Auction Date and can be obtained after November 10<sup>th</sup>, 2011 from Revenue & Assessment Services. If the successful bidder fails to complete the transaction the property will be offered to next highest bidder at the price agreed to by the high bidder. Purchase price includes all taxes, fees and charges accrued to Closing Date. Purchaser responsible for payment of all taxes, rates, charges, and fees for the property after Closing. The City of Red Deer may, after the public auction, become the owner of any parcel of land not sold at the Public Auction.

In the event that payment of the arrears of taxes and costs is received by the City prior to the Public Auction the property in question will not be offered for sale. There is no right to pay tax arrears after the property is declared sold.

**DATE:** October 5, 2011.  
**TO:** Deb Stott, Controller – Property Taxation  
**FROM:** Elaine Vincent, Legislative & Governance Services Manager  
**SUBJECT:** 2011 Tax Sale

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**Reference Report:**

Controller - Property Taxation dated September 15, 2011.

**Resolution:**

The following resolution was passed during the regular Council meeting held on Monday, October 3, 2011:

**“Resolved** that Council of The City of Red Deer having considered the report from Revenue and Assessment, dated September 15, 2011, re: 2011 Tax Sales, hereby approves proceeding with the tax sale for the properties shown below and subject to the following conditions:

**Proposed 2011 Tax Sale**

Date of Tax Sale: December 16, 2011 at 11:00 a.m. in City Hall

**Terms:**

Cash sales or sales subject to interim financing only. Purchase price payable by non-refundable deposit equal to 10% of purchase price due on day of the Auction, with the balance of the purchase price due on closing. Payments by cash, bank draft or certified cheque only. Closing dates for all sales will be February 29, 2012, unless otherwise agreed to by the City. Successful bidder agrees to be bound by the Terms and Conditions of the City's Public Sale of Land Agreement, a copy of which will be included in Bidder's Packages on Auction Date and can be obtained after November 10<sup>th</sup>, 2011 from Revenue & Assessment Services. If the successful bidder fails to complete the transaction the property will be offered to next highest bidder at the price agreed to by the high bidder. Purchase price includes all taxes, fees and charges accrued to Closing Date. Purchaser responsible for payment of all taxes, rates, charges, and fees for the property after Closing. The City of Red Deer may, after the public auction, become the owner of any parcel of land not sold at the Public Auction.

In the event that payment of the arrears of taxes and costs is received by the City prior to the Public Auction the property in question will not be offered for sale. There is no right to pay tax arrears after the property is declared sold.

.../2

Roll #	Legal Description	Civic Address	Reserve Bid
343815	UNT 20 Plan 0323607	122 – 18 AVERILL ST	\$225,000.00
910660	LOT 7 BLOCK 7 PLAN 3800 MC	30 SPRINGFIELD AVE	\$240,000.00
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3219585	UNT 63 PLAN 0726373	322 – 80A KELLOWAY CR	\$150,000.00
3219595	UNT 65 PLAN 0726373	323 – 80A KELLOWAY CR	\$150,000.00

**Report back to Council:** No

**Comments/Further Action:**

Administration is to proceed with above tax sale to take place in City Hall on Friday, December 16, 2011.



Elaine Vincent  
 Legislative & Governance Services Manager

c Director of Corporate Services  
 Revenue & Assessment Manager  
 Financial Services Manager

Tax Sale, hereby approves proceeding with the tax sale for the properties shown below and subject to the following conditions:

### PROPOSED 2010 TAX SALE

- Date of Tax Sale December 3, 2010, 11:00 A.M. in City Hall
- Terms:
- a) non-refundable deposit equal to 10% of purchase price, by certified cheque on sale date, with the balance of the purchase price due on closing;
  - b) lands will be sold strictly on an “as is, where is” basis
  - c) successful bidders agree to be bound by the terms and conditions of the City’s standard Land Sales Agreement, a copy of which will be included in each bidder’s package.
  - d) The City will withdraw its offer for sale if the tax arrears for the lands are paid in full prior to the auction.

Roll #	Legal Description	Civic Address	Reserve Bid
343040	Lot 4 Block 12 Plan 0324378	112 Arthur Close	\$253,000.00
740550	Lot 6 Block 5 Plan 0323451	270 Webster Dr	\$265,000.00
933045	Unit 47 CDE 9421620	1003 – 4719 33 St	\$133,000.00
1610660	Lot 4 Block 6A Plan 5877HW	4313 Grandview Blvd	\$636,000.00
1630410	Lot 35-38 Block 15 Plan K	4924 52 St	\$500,000.00
1630850	Lot 36-37 Block 32 Plan K	4831 55 St	\$355,000.00
2020610	Lot 12 Block C Plan 5534HW	5819 60 St	\$179,000.00
2920395	Lot 15A Block C Plan 7520261	5840 69 St Dr	\$232,000.00
2920785	Lot 18 Block 2 Plan 7622308	116 Nash St	\$262,000.00
3215210	Lot 27 Block 6 Plan 0122634	58 Keith Close	\$274,000.00

IN FAVOUR:

Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Gail Parks, Councillor Larry Pimm, Councillor Lorna Watkinson-Zimmer, Councillor Frank Wong, Councillor Tara Veer

MOTION CARRIED

Councillor Gail Parks, Councillor Larry Pimm,  
Councillor Lorna Watkinson-Zimmer, Councillor Frank  
Wong, Councillor Tara Veer

MOTION TO TABLE CARRIED

## BYLAWS

### **Bylaw 3454/2010 – to Designate the Routledge Family Residence at 4736 – 56 Street a Municipal Historic Resource under the Alberta Historical Resources Act**

Division: Planning Services

Department: Parkland Community Planning Services

Moved by Councillor Gail Parks, seconded by Councillor Lorna Watkinson-Zimmer

**“Resolved** that Council of the City of Red Deer hereby agrees to table consideration of the report from Parkland Community Planning Services, dated September 10, 2010 Re: Bylaw 3454/2010 – Designation of Routledge Family Residence at 4736 – 56 Street a Municipal Historic Resource and Land Use Bylaw Amendment 3357/W-2010 to the Monday, October 4, 2010 Council Meeting to provide for the property owner to be in attendance during consideration of this item.”

IN FAVOUR:

Mayor Morris Flewelling, Councillor Buck Buchanan,  
Councillor Cindy Jefferies, Councillor Lynne Mulder,  
Councillor Gail Parks, Councillor Larry Pimm,  
Councillor Lorna Watkinson-Zimmer, Councillor Frank  
Wong, Councillor Tara Veer

MOTION TO TABLE CARRIED

## REPORT

### **2010 Tax Sale**

Division: Corporate Services

Department: Assessment & Taxation

Moved by Councillor Lorna Watkinson-Zimmer, seconded by Councillor Lynne Mulder

**“Resolved** that Council of the City of Red Deer having considered the report from the Controller – Property Taxation, dated September 10, 2010, re: 2010

## Christine Kenzie

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**To:** Kathy Stewart  
**Subject:** RE: Oct 3 council meeting

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**Attachments:** DMPROD-#1006023-v2-July\_2010  
\_Submission\_Request\_for\_Inclusion\_on\_a\_Council\_Agenda.DOC



DMPROD-#100602  
3-v2-July\_2010\_S...

You should fill out one of these forms ----- or, if your department is getting trained on the e-agenda - workflow -- you can submit the report through workflow for the October 3rd

**Christine Kenzie | Corporate Meeting Coordinator**

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

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**From:** Kathy Stewart  
**Sent:** September 06, 2011 9:24 AM  
**To:** Christine Kenzie  
**Subject:** FW: Oct 3 council meeting

Hi Christine:

Just wanted to give you a heads up that we will be submitting for Council approval, the 2011 tax recovery sale (conditions & reserve bids) for inclusion on the Oct 3 agenda.

Thanks

*Kathy Stewart, CFCP*  
*Tax Collections Officer*  
Revenue & Assessment Services  
The City of Red Deer  
P: 403-342-8118  
F: 403-342-8199



September 07, 2011

## Rezoning of 6702 & 6712 Golden West Av (former Travelaire Site)

Planning

### **Report Summary & Recommendation:**

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An application to amend the Land use district of 6702 & 6712 Golden West Ave has been received from Group 2 Architecture on behalf of the registered owner of the properties, Canadian Urban Ventures GP No. 1 Inc. They are applying to rezone 3.307 ha of the above noted properties from I1 – Industrial (Business Service) to C4 – Commercial (Major Arterial).

The application was referred to City Departments and landowners within 100 m of the site. As no objections to the rezoning were received and the proposal conforms to the *Municipal Development Plan* and the relevant regulations of the above noted districts staff support the proposal and recommend that Council approve first reading of Bylaw 3357 / S-2011

### **City Manager Comments:**

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I support the recommendation of Administration that Council give First Reading to Land Use Bylaw Amendment 3357/S-2011 – Rezoning of 6702 and 6712 Golden West Avenue (Former Travelaire Site). A Public Hearing would be held on Monday, October 31, 2011 at 6:00 P.M. during Council's regular meeting.

Craig Curtis  
City Manager



## Report Details

### Background:

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An application was received to amend the *Land Use Bylaw* as follows:

- Rezone 3.307 ha (8.17 ac) of 6702 & 6712 Golden West Ave from I1 – Industrial (Business Service) to C4 – Commercial (Major Arterial)

The application was received from Group 2 Architecture who is acting on behalf of the property owners Canadian Urban Ventures GP No. 1 Inc.

The intent of the application is to allow for redevelopment of the site which previously contained the Trélavie factory. All but one of the existing buildings has been removed. The one building remaining will stand on the only portion of the site that will remain zoned I1.

The adjacent and nearby properties have a mixture of I1 and C4 zoning.

The applicant has also applied to subdivide the site, conditional the rezoning being successful, to create two C4 lots and one I1 lot.

The *Municipal Development Plan* identifies the site for a mixture of I1 and C4 uses. There are no other plans applicable to the site.

The rezoned property would meet the applicable regulations of the *Land Use Bylaw*. 67<sup>th</sup> Street and Johnstone Drive which bound the site are major arterial roads.

### Discussion:

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The application was circulated to all applicable City departments and landowners within 100 metres of the site, as required by the *Land Use Bylaw*. No objections were received from City Departments. One area landowner sent a letter in support of the rezoning. Another landowner expressed concern about access to the site from Johnstone Drive. Site access is a development issue and will be reviewed during the development permit process. All landowners within 100 metres of the site are referred for comment on the site plan as part of this process.

### Analysis:

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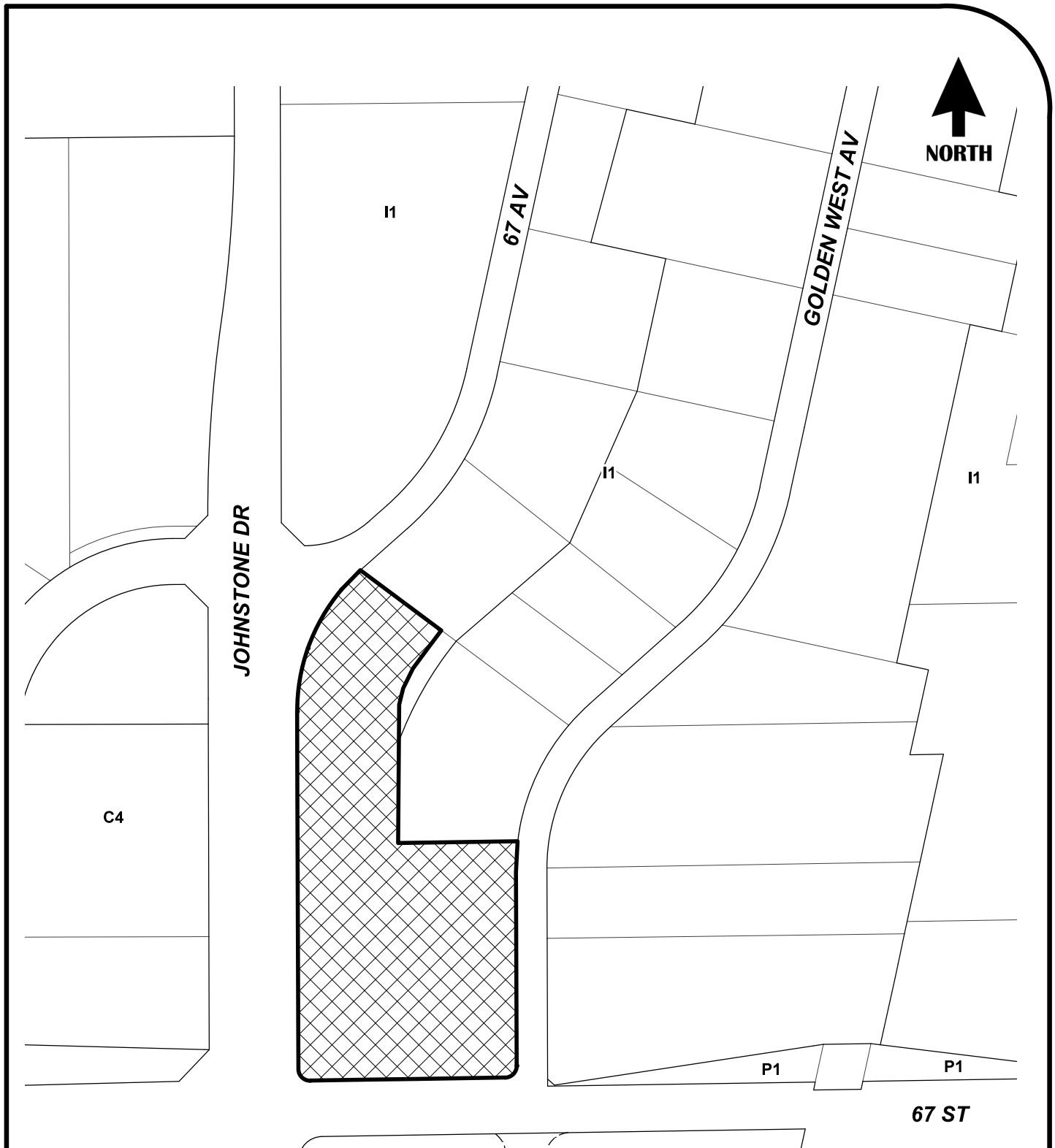
The proposed application is supported by Planning based on the following:

- Conforms to the *Municipal Development Plan*
- Meets the C4 regulations of the *Land Use Bylaw*
- No objections related to the rezoning received from City Departments or landowners within 100 m
- Facilitates redevelopment of a site that is currently largely vacant and within a “Major Entry Area” as identified in the *Land Use Bylaw*

## CITY CLERK



# *Proposed Amendment to Land Use Bylaw 3357/2006*



**Change District from:**



I1 to C4

**Affected District:**

I1 - Industrial (Business Service) District  
C4 - Commercial (Major Arterial) District

**Proposed Amendment**

Map: **13 / 2011**

Bylaw: **3357 / S-2011**

Date: **Sept 8, 2011**

## LEGISLATIVE &amp; GOVERNANCE SERVICES

October 4, 2011

Mr. R.J. Murdoch  
Group 2 Architects  
200, 4706 – 48 Avenue  
Red Deer, AB T4N 6J4

Dear Mr. Murdoch:

**Re: Land Use Bylaw Amendment 3357/S-2011  
Rezoning of 6702 and 6723 Golden West Avenue**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/S-2011* at the City of Red Deer's Council meeting held Monday, October 3, 2011. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/S-2011 provides for the rezoning of approximately 3.307 hectares (8.17 acres) of land located at 6702 and 6712 Golden West Avenue from I1- Industrial (Business Service) District to C4 – Commercial (Major Arterial) District. This is to facilitate the redevelopment of the site which previously contained the Travelaire factory, into two C4 lots and one I1 lot.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, October 31, 2011 at 6:00 p.m. in Council Chambers during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800.00. If you are not in agreement with paying this cost, please notify me by **10:00 A.M. on Tuesday, October 11, 2011**. If you have any questions or require additional information, please contact me at 403.342.8132.

Sincerely,



Christine Kenzie  
Corporate Meeting Coordinator  
/attach.

cc: J. Furness, Planning Services

## BYLAW NO. 3357/S-2011

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

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

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

1. The land shown in black in the sketch attached as Schedule A to this bylaw is rezoned from I1 - Industrial (Business Service) District to C4 – Commercial (Major Arterial) District
2. The “Land Use District Maps J17 and J18” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 13/2011 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 3<sup>rd</sup> day of October 2011.

READ A SECOND TIME IN OPEN COUNCIL this day of 2011.

READ A THIRD TIME IN OPEN COUNCIL this day of 2011.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2011.

---

MAYOR

---

CITY CLERK



**Change District from:**



I1 to C4

**Affected District:**

I1 - Industrial (Business Service) District  
C4 - Commercial (Major Arterial) District

**Proposed Amendment**

Map: **13 / 2011**

Bylaw: **3357 / S-2011**

Date: **Sept 8, 2011**

**DATE:** October 5, 2011  
**TO:** Jordan Furness, Planner  
**FROM:** Elaine Vincent, Legislative & Governance Services Manager  
**SUBJECT:** Rezoning of 6702 & 6712 Golden West Avenue (former Travelaire Site) – Land Use Bylaw Amendment 3357/S-2011

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**Reference Report:**

Planner dated September 7, 2011

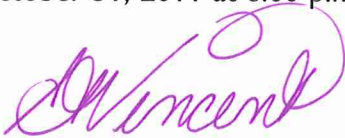
**Bylaw Reading:**

Land Use Bylaw Amendment 3357/S-2011 received first reading. A copy of the bylaw is attached.

**Report back to Council:** Yes

**Comments/Further Action:**

This office will proceed with the advertising for the Public Hearing to be held on Monday, October 31, 2011 at 6:00 p.m. during Council's regular meeting.



Elaine Vincent  
Legislative & Governance Services Manager  
/attach

c Director of Planning Services  
Planning Services Manager  
Corporate Meeting Coordinator

## Christine Kenzie

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**To:** Jordan Furness

**Subject:** RE: bylaw number

You can use Map 13/2011 for this rezoning.

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

**Christine Kenzie | Corporate Meeting Coordinator**  
Legislative & Governance Services | The City of Red Deer  
D 403.356.8978 | F 403.346.6195  
[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

---

**From:** Jordan Furness  
**Sent:** September 06, 2011 11:06 AM  
**To:** Christine Kenzie  
**Subject:** RE: bylaw number

sorry, yes I need a map number as well. It is a property that the owners would like to change from I1 to C4

**Jordan Furness** RPP, MCIP  
Planner  
Planning Department  
City of Red Deer

ph. 403-406-8701  
fx. 403-342-8200  
[www.reddeer.ca](http://www.reddeer.ca)

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**From:** Christine Kenzie  
**Sent:** September 06, 2011 11:04 AM  
**To:** Jordan Furness  
**Subject:** RE: bylaw number

You can use LUB 3357/S-2011 for this rezoning. You didn't mention if you need a map number as well?

**Christine Kenzie | Corporate Meeting Coordinator**  
Legislative & Governance Services | The City of Red Deer  
D 403.356.8978 | F 403.346.6195  
[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

---

**From:** Jordan Furness  
**Sent:** September 06, 2011 10:08 AM

2011/09/06

**To:** Christine Kenzie  
**Subject:** RE: bylaw number

Group 2 Architecture is acting on behalf of the developer  
contact: RJ Murdoch / [rj@group2.ca](mailto:rj@group2.ca) / 403-341-2426 / 200, 4706 48th Ave, Red Deer, AB T4N 6J4

**Jordan Furness** RPP, MCIP  
Planner  
Planning Department  
City of Red Deer

ph. 403-406-8701  
fx. 403-342-8200  
[www.reddeer.ca](http://www.reddeer.ca)

---

**From:** Christine Kenzie  
**Sent:** September 06, 2011 10:04 AM  
**To:** Jordan Furness  
**Subject:** RE: bylaw number

I can give you a LUB Bylaw number --- can you advise if a developer is involved, and if so provide contact information for the advertising of the bylaw. You would submit the bylaw as an attachment to your report if you are using the workflow.

**Christine Kenzie | Corporate Meeting Coordinator**  
Legislative & Governance Services | The City of Red Deer  
D 403.356.8978 | F 403.346.6195  
[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

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**From:** Jordan Furness  
**Sent:** September 06, 2011 8:59 AM  
**To:** Christine Kenzie  
**Subject:** bylaw number

Hi Christine,  
I have an application to rezone the former travelaire site (6702&6712 Golden West Av) I am working in the esire website but it looks like I still need to acquire a bylaw number. Are you continuing to provide that under the new system? I would like to get it on the Sep 19 Council meeting so am planning to submit the report tomorrow. Circulation comments are due today.

Thanks,

**Jordan Furness** RPP, MCIP  
Planner  
Planning Department  
City of Red Deer

2011/09/06



**Date:** September 23, 2011

**To:** City Manager

**From:** Engineering Services Manager

**Re:** **Proposed Amendment to Utility Bylaw 3215/98**  
**Utility Bylaw Amendment 3215/B-2011**  
**Addition of Connection Fee for Rural Developments**

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This report is being submitted to amend the Utility Bylaw by introducing a service connection fee that will facilitate the provision of municipal services (water and sanitary) to annexed rural developments. This fee will ensure equitable treatment of all utility customers, including those in rural developments who have been annexed into the City and desire municipal services.

### **Background**

Through recent annexations, rural developments have been incorporated into the City boundary. As part of the 2005 Annexation, College Park and Queens Business Park (formerly part of Burnt Lake Area) were annexed, and in 2009 Phase I annexation included Chiles Industrial Subdivision, Riverview Park and Central Park. In the proposed Phase II annexation area there are a number of similar areas including Linn Valley, Burnt Lake Business Park, Woodland Hills, Canyon Heights, Forest Green Estates and Blindman Industrial. Figure 1 displays the potential rural developments that will be affected by annexation.

Some property owners when annexed into the City request the provision of municipal services. The current practice of providing municipal service to existing developments is through the Local Improvement process. This process is utilized because the servicing benefits a specific area of the City, not the whole City, and the lot owners have never paid for complete municipal services.

Three rural development areas have expressed interest in extending municipal services into their areas. One rural industrial development, the Sullivan Quarter Section (Burnt Lake Industrial Park), has formally petitioned The City for the installation of municipal services as a Local Improvement project. The Local Improvement plan is currently being prepared. Two other rural residential developments, College Park and Riverside Drive, have expressed interest.

As part of preparing the Local Improvement plan, the detailed costs of providing municipal services is determined. Typical costs can include the following: land costs, all capital costs including the installing of utility mains, service stubs to property lines and rehabilitation of roads, cost of repaying any endeavors for infrastructure and proportionate costs of trunk installation through off-site levies.

These are permitted costs as outlined in the Municipal Government Act (MGA) (S. 395)2). However, an off-site levy cannot always be charged for the following reasons:

1. The imposition and payment of an off-site levy is to occur at the time of development or subdivision,
2. An off-site levy may be imposed only once in respect to land that is being developed or subdivided,
3. There is no clear authority to include the costs of off-site levies or previous capital costs spent expanding the utility trunk system as part of a Local Improvement.

### Issues

The MGA permits the imposition of an off-site to pay for all or part of the capital cost for the expansion of water, sanitary sewage facilities, storm sewer drainage facilities or new or expanded roads. Current City practice is to impose off-site levies at the time of development. The levies are calculated as a reasonable estimate of the cost to extend trunks and roadways to developments in the City.

In recent annexations, there are areas such as the Sullivan Quarter Section (Burnt Lake Industrial Park) that have previously paid off-site levies under County development authority. The off-site levies imposed by the County were for roads and storm and did not include sanitary or water, but the ability to charge off-site levies a second time is not available.

As part of the petitions for Local Improvements, there is no subdivision occurring nor is there a development permit sought out by land owners. Even if the petitioners have not paid off-site levies there is no ability to impose it.

Without applying some form of off-site levies, an inequality would occur between each rural development as well as with new urban developments in the City. The following points are examples of the inequalities:

- **Existing rural developments vs new green field developments:** to support new development in the City, all off-site trunk improvements are front ended by the Off-site Reserves. In turn, the developer would be required to pay his proportionate share of trunks via the off-site levies imposed. Compare this to the Sullivan Quarter Section (Burnt Lake Industrial Park) where full cost of the trunk improvements

would be borne by the petitioners including any over sizing or routing for future development.

- **Between existing rural developments where trunk services are close to the boundary of some rural developments and not to others.** The rural developments adjacent to existing trunks would not be required to front end the cost of trunk services and not required to pay for previous investments made by the Off-site Reserve. Rural developments remote from existing trunks would have to pay the full cost to extend. As an example, trunk services are adjacent to the boundaries of College Park and Riverview Park and capacity has been reserved in the trunks. This is not the case for the Sullivan Quarter Section, where an investment of approximately \$4.0M is required to extend trunks.

### Analysis

The MGA (S.34) requires that the City, upon request of a land owner, supply municipal services to a parcel of land when utility services are adjacent. However, it is subject to any terms, costs, or charges established by Council. Therefore, it is proposed that Bylaw No. 3215/98, The Utility Bylaw, be amended to allow for a service connection fee to be charged to the owner of land in respect to which no off-site levy for water or wastewater has been paid to The City of Red Deer. The proposed Bylaw amendment is attached.

Discussions with College Park Home Owner Association indicates the understanding of the need for off-site levies, but question the appropriateness of charging based on 100% of land area. When determining charges, they feel the following must be considered: the age of neighborhood which predates off-site levies; that demand from one larger rural acreage is similar to that of a larger urban R1 lot; and the fact that homeowners are not developers and a staged approach be considered. The Association even suggested a nominal 0.25 Acre charge be appropriate as a connection fee basis.

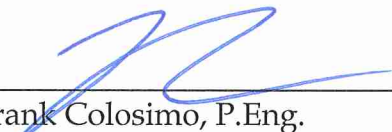
The Bylaw amendment does propose an equivalent based connection charge and a staged treatment to residential parcels, and ensures equitable treatment to utility customers.

In developing the connection charge, a review of other large lot R1's in the City was undertaken. The larger R1 lots in Westlake, that front Cronquist Drive, was considered to be representative (see Figure 2), and the connection fee was based on their 0.12 ha / lot average size.

If the lots are subdivided and further services are requested, the balance of land area would become owing at the current off-site levy rate. Some rural development owners may choose to subdivide their lots.

**Recommendation**

Engineering Services recommends The City Council proceed with three readings of the Utility Bylaw 3215/B-2011.

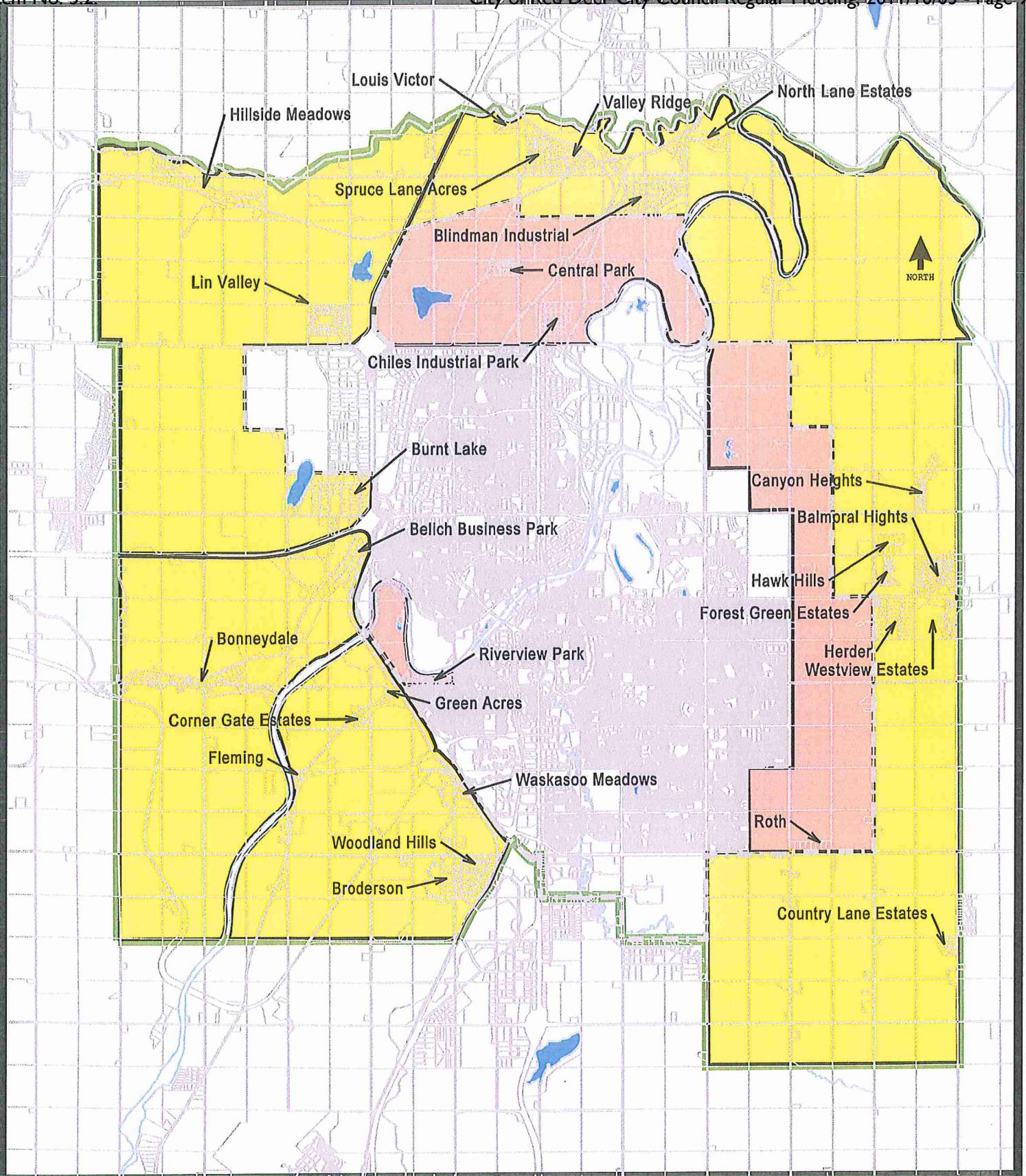
  

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Frank Colosimo, P.Eng.  
Engineering Services Manager

FC/ldr  
Attach.

- c.     Director of Development Services  
          Environmental Services Manager  
          Municipal Engineer  
          Internship Engineer  
          City Solicitor



## LEGEND

- Phase 1
- Phase 2
- Intermunicipal Development Plan City Growth Area



FIGURE 1

## PROPOSED ANNEXATION PHASING

Scale : NTS

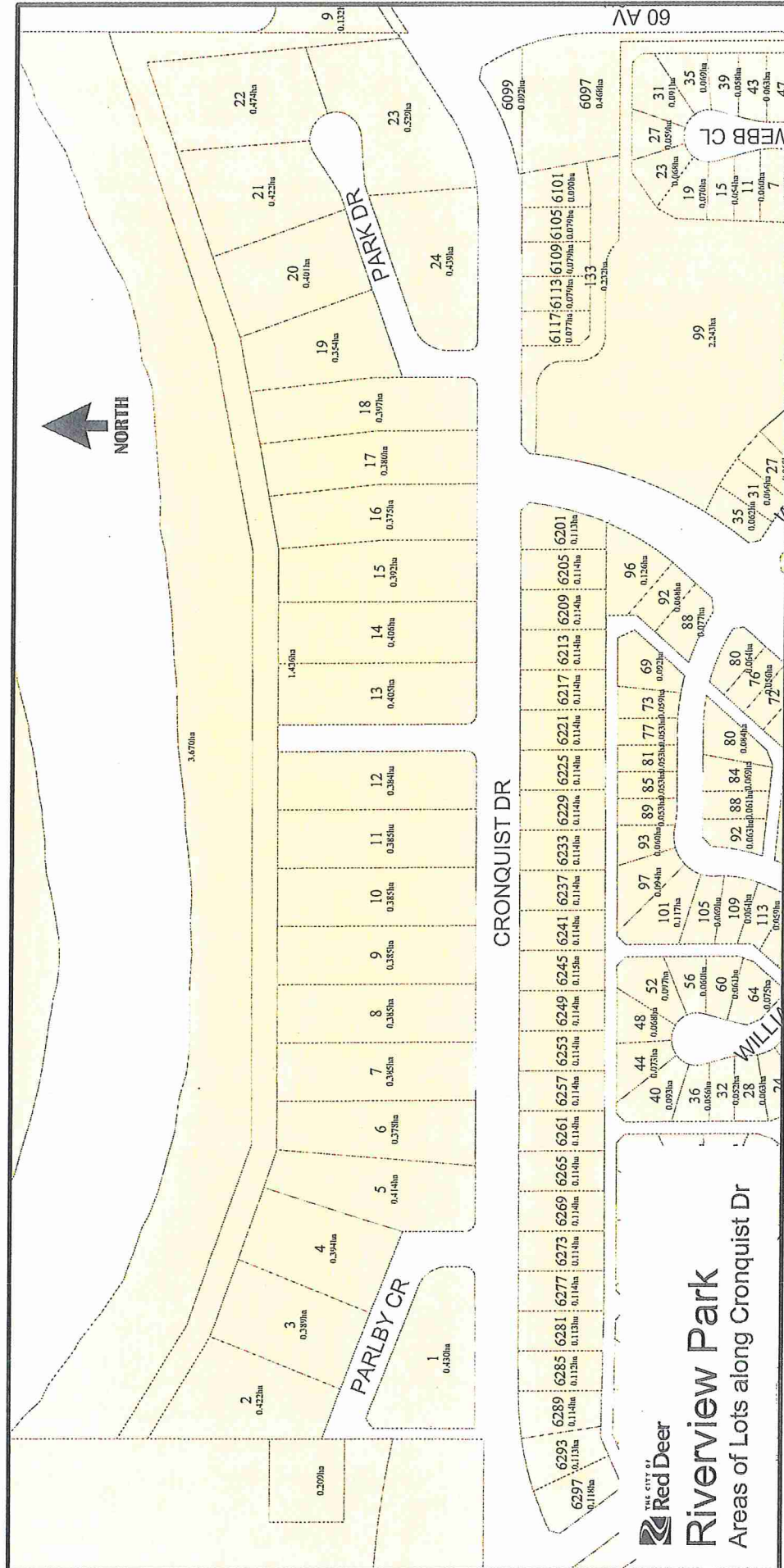


Figure 2

**BYLAW NO. 3215/B - 2011**

Being a Bylaw to amend Bylaw No. 3215/98, The Utility Bylaw of the City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended as follows:

1. Section 43 is renumbered to 43(a) and new sub-sections 43(b) and 43(c) are added as follows:
  - “(b) The owner of a parcel of land in respect of which no Offsite Levy for Water or Wastewater has been paid to The City, shall, in addition to the fees otherwise specified in this Bylaw, pay a connection fee as follows:
    - (i) in the case of a residential parcel, a fee in an amount equal to the current per hectare Offsite Levy charge for Water and Wastewater service, multiplied by the actual area of the parcel or 0.12 ha, whichever is less.
    - (ii) where such a residential parcel is subsequently subdivided and a new Water or Wastewater service connection is required for the subdivided parcel, the owner shall pay a separate connection fee for each parcel subdivided, in an amount equal to the current per hectare Offsite Levy charge for Water and Wastewater service, multiplied by the actual area of the unsubdivided parcel less the area set out in sub-section (i) above;
    - (iii) in the case of a multi-family or non-residential parcel, a fee in an amount equal to the current per hectare Offsite Levy charge for Water and Wastewater service, calculated on the area of the parcel in question.
  - (c) The connection fee specified in subsection (b) above shall not apply to any parcel in respect of which The City has otherwise received or made arrangements to receive payment of an equivalent amount.”
2. Section 92(6)(6.2) is renumbered as section 92(6)(6.4) and new sub-sections (6.2) and (6.3) are added as follows:
  - “(6.2) The owner of a parcel of land in respect of which no Offsite Levy for Water or Wastewater has been paid to The City, shall, in addition to the fees otherwise specified in this Bylaw, pay a connection fee at the time of opening the utility account as follows:

- (a) in the case of a residential parcel, a fee in an amount equal to the current per hectare Offsite Levy charge for Water and Wastewater service, multiplied by the actual area of the parcel or 0.12 ha, whichever is less.
  - (b) where such a residential parcel is subsequently subdivided and a new Water or Wastewater service connection is required for the subdivided parcel, the owner shall pay a separate connection fee for each subdivided parcel, in an amount equal to the current per hectare Offsite Levy charge for Water and Wastewater service, multiplied by the actual area of the unsubdivided parcel less the area set out in subsection (i) above;
  - (c) in the case of a multi-family or non-residential parcel, a fee in an amount equal to the current per hectare Offsite Levy charge for Water and Wastewater service, calculated on the area of the parcel in question.
- (6.3) The connection fee specified in subsection (6.2) above shall not apply to any parcel in respect of which The City has otherwise received or made arrangements to receive payment of an equivalent amount.”

READ A FIRST TIME IN OPEN COUNCIL this	day of	2011.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2011.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2011.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2011.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**Comments:**

I support the recommendation of Administration that Council give three readings to Utility Bylaw Amendment 3215/B-2011.

“Craig Curtis”  
City Manager

**DATE:** October 5, 2011  
**TO:** Frank Colosimo, Engineering Services Manager  
**FROM:** Elaine Vincent, Legislative & Governance Services Manager  
**SUBJECT:** Proposed Amendment to Utility Bylaw 3215/98  
Utility Bylaw Amendment 3215/B-2011  
Addition of Connection Fee for Rural Developments

---

**Reference Report:**

Engineering Services Manager, dated September 23, 2011.

**Bylaw Reading:**

Utility Bylaw Amendment 3215/B-2011 received first and second reading. A copy of the bylaw is attached. Prior to Third Reading the following resolution was passed:

“**Resolved** that Council of The City of Red Deer hereby recommends this item be forwarded to the Council Governance and Policy Committee for further consideration and direction.”

**Report back to Council:** Yes

**Comments/Further Action:**

This item will be put on a Council Governance and Policy Committee meeting in the near future.



Elaine Vincent  
Legislative & Governance Services Manager  
/attach

c: Corporate Meeting Coordinator  
Council Committees Coordinator

## BYLAW NO. 3215/B - 2011

Being a Bylaw to amend Bylaw No. 3215/98, The Utility Bylaw of the City of Red Deer.

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

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  - (b) where such a residential parcel is subsequently subdivided and a new Water or Wastewater service connection is required for the subdivided parcel, the owner shall pay a separate connection fee for each subdivided parcel, in an amount equal to the current per hectare Offsite Levy charge for Water and Wastewater service, multiplied by the actual area of the unsubdivided parcel less the area set out in subsection (i) above;
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- (6.3) The connection fee specified in subsection (6.2) above shall not apply to any parcel in respect of which The City has otherwise received or made arrangements to receive payment of an equivalent amount."

READ A FIRST TIME IN OPEN COUNCIL this	day of	2011.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2011.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2011.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2011.

---

MAYOR

---

CITY CLERK



September 27, 2011

## Bylaw 3472/2011 – 2011 Riverlands Area Redevelopment Plan

### Riverlands Implementation Plan and Development Design Criteria

Legislative & Governance Services

#### **Report Summary & Recommendation:**

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##### Summary:

The report attached is being brought forward from the Monday, September 6, 2011 Council Meeting.

##### Recommendation:

1. That Council consider giving second and third readings to Bylaw 3472/2011 – 2011 Riverlands Area Redevelopment Plan.
2. That Council lift from the table consideration of the adoption of the Riverlands Implementation Plan and Development Design Criteria as a planning tool.

#### **City Manager Comments:**

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Administration will meet with the landowners who have submitted letters regarding this item and will provide an update at the October 3, 2011 Council Meeting.

Craig Curtis  
City Manager

#### **Proposed Resolution**

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**“Resolved** that Council of The City of Red Deer hereby lifts from the table consideration of the Riverlands Implementation Plan and Development Design Criteria.”



## Report Details

### Background:

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At the Monday, September 6, 2011 Council Meeting, Council gave first reading to Bylaw 3472/2011 the 2011 Riverlands Area Redevelopment Plan.

The 2011 Riverlands Area Redevelopment Plan provides a planning framework to provide a special mixed-use district in the heart of the city. The Plan incorporates new ideas for a major civic gathering space and arts and cultural activities and provides for improved pedestrian and vehicular connections between Riverlands and the rest of Greater Downtown.

### Public Consultation Process

A Public Hearing has been advertised for Bylaw 3472/2011 – 2011 Riverlands Area Redevelopment Plan to be held on Monday, October 3, 2011 at 6:00 P.M. during Council's regular meeting. Advertisements were placed in the Red Deer Advocate on September 16 and September 23, 2011. The owners of the properties adjacent to the site were notified by letter of the Public Hearing.

The following resolution was also passed at the Monday, September 6, 2011 Council meeting:

**“Resolved** that Council of The City of Red Deer having considered the report from the Greater Downtown Coordinator, dated August 22, 2011, re: Riverlands Area Redevelopment Plan, agrees to table adoption of the Riverlands Implementation Plan and Development Design Criteria as a planning tool until such time that Bylaw 3472/2011- 2011 Riverlands Area Redevelopment Plan receives final reading.”

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**LETTERS RECEIVED**

**FROM THE PUBLIC**

**RE:**

**BYLAW 3472/2011**

**2011 RIVERLANDS AREA  
REDEVELOPMENT PLAN**

September 23, 2011

The City of Red Deer  
Box 5008  
Red Deer, AB T4N 3T4

**Attention: City Council**

Dear Sir/Madam:

**Re: Bylaw 3472/2011  
2011 Riverlands Area  
Redevelopment Plan**

We the undersigned have reviewed the proposed 2011 Riverlands Area Redevelopment Plan.

We would like to have this letter included on the agenda for the public hearing on Monday, October 3, 2011.

The undersigned being tenants, business operators, employees and owners of specific property located in the Riverlands area provide the following objection and recommendations:

The proposal closes 54 Avenue at 45 Street with a meridian or barrier.

This meridian does not allow flow of traffic on 54 Avenue South or North to existing businesses nor does it allow left turns at the intersection of 54 Avenue at 45 Street.

There are already lights at the intersection and traffic North and South is steady at this time while will increase with further development. Limiting the access to the area South of 45 Street causes the businesses currently in the area limited access.

The left turn into Riverlands Gate building on 54<sup>th</sup> Avenue should also be allowed.

Opening the flow of traffic on 54 Avenue will take the pressure off the traffic circle at 45 Street and 55 Avenue and take the pressure off Taylor and 43 Street intersections. More access to this business area is required not less.

The further development of land along Taylor Drive south of 45 Street will place further traffic stress on 43 Street intersection and the traffic circle at 45 Street and 55 Avenue.

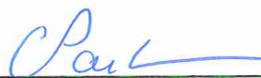
Limiting access from the East, North or South to this area being developed would not be in the best interest of businesses or future development. The traffic now into Riverlands Gate, the Lynn Centre Mall, Central Alberta Medical Imaging Services Building is steady. It makes no sense to reduce the access from three down to two, with increased traffic in the area and further development in the area to be completed in the near future.

Again, the meridian at 45 Street and 54 Avenue should be left open for traffic flow North and South and the left turn should continue to be allowed. The left turn into Riverlands Gate building from 54 Avenue should be permitted.



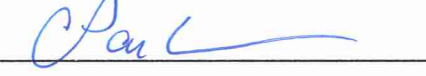










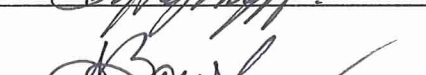

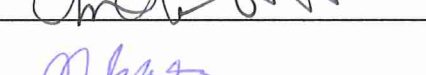
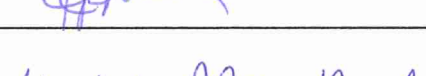
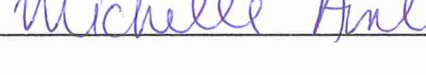
Sincerely,

ProVerus LLP Chartered Accountants  
#200, 4327-54 Avenue  
Red Deer, AB T4N 4L9  
(403)346-4400

Per



-2-

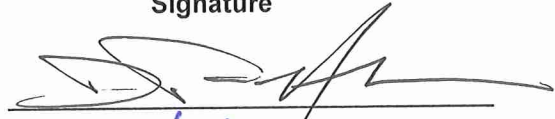
Print Name	Signature
David Aldous	
Scott Cannam	
Cindy Parker	
MIKE STEVENS	
SHEENA HOWLE	
JAMES PENNY	
Tamara Mutemwa	
Mandy Dunbar	
JOHN KENNIS	
Greg Beaton	
Carissa Notland	
CAULF BEGUMISIT	
Tanya Dmytryshyn	
Erin Bousfield	
Andrea Smith	
Jenn Johner	
Michelle Amlin	
SUNREAL PROPERTY MANAGEMENT LTD	

-3-

Print Name

Signature

Darcy Poettcker



Howard Mix

H.M.

Wendy McCulloch

W.McCulloch

~~R. Bradford~~ R. BRADFORD

R. Bradford

Ed Turgeon

Ed Turgeon

Print Name

Signature


Anna Thomsen



Jason Cragg



HUSNARA RIAZ



Shane Gates



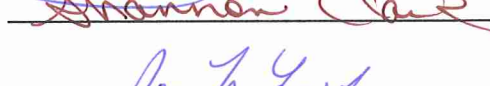
Boudreau McQuinn



Shannon Clark



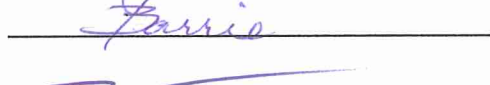
Jon McLeod



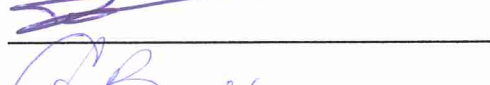
Janice Barrie



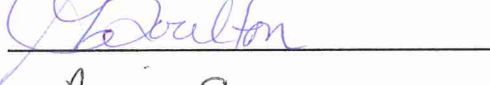
Liam Bannan



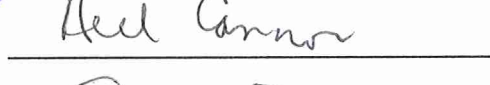
Boulton



NEIL CANNON



Sandra Duncan



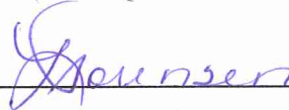
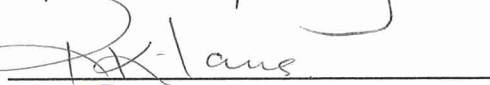
Darlene Henley



Rhonda Klaus



Hindsay Sorenson.



The Quarry Condominium  
(Condominium Corporation No. 0123834)  
5590 45 St  
Red Deer Alberta

RECEIVED  
Assessment Review Board  
Time: 8:35  
Date: Sept. 27  
By: AR

September 26, 2011

The City of Red Deer  
Legislative and Governance Services  
4914 48 Ave  
Red Deer Alberta

Dear Sir:


Re: Bylaw 3472/2011  
Riverlands Area Redevelopment Plan

The Quarry Condominium would like the following concerns to be submitted and recorded by City Council for the October 3, 2011 Public Hearing regarding the above quoted bylaw.

The Condo Association concerns are:

1. The high density and commercial buildings be limited to five stories, as previously stated.
2. Loss of green space park immediately adjacent to The Quarry, new plan mailed to residents' show the existing green space, color coded to high density residential (underground parking).
3. The new plan shows 45 street to be a major street, which will carry traffic in both directions. The Quarry residents were previously told that 45 St in front of our building would be local traffic only. There would be a barrier turning traffic around at the City of Red Deer building currently named as Environmental Services – 5590 47 St.
4. The removal or relocation of the High Voltage Power Lines.

Yours truly



Dianne Farion  
President

The Quarry Condominium Association



Report Originally Submitted  
to the Monday, September  
6, 2011 Council Meeting

## Planning Services

**DATE:** August 22, 2011  
**TO:** City Manager  
**FROM:** Greater Downtown Coordinator  
**SUBJECT:** Riverlands Area Redevelopment Plan

---

### **Background:**

In 2009, The City of Red Deer Council adopted the “Progress and Potential – Red Deer’s Greater Downtown Action Plan 2008 Update” (GDAP). The GDAP defines a bold and exciting vision that will create a signature place in the heart of Red Deer. The Greater Downtown Action Plan outlined a vision for the Riverlands District as:

*“A special mixed-use district in the heart of the city – a residential district for those who want to be close to the river and the city centre, a cultural activity area and a meeting / gathering area for visitors as well as citizens of Red Deer.”*

With this vision in mind, an area development plan was initiated for the district. John Hull Architects were hired as consultants for the project.

### **Plan Development:**

In development of the plan the consultant built on earlier planning processes and the substantial public input provided through various means over the last ten years. This consultation included a very successful consultation process for the Greater Downtown Action Plan which had significant public input.

An internal steering committee of eight members was established including the City Manager and Director of Planning Services. The consultant worked closely with the committee in establishing early direction and provided comments to each draft plan brought forward to administration.

Plan objectives were established by the consultant and steering committee as follows:

- Present a clear vision for Riverlands redevelopment
- Incorporate new ideas for the major civic gathering space and arts and cultural facilities
- Provide for improved pedestrian and vehicular connections between Riverlands and the rest of Greater Downtown
- Outline a phased implementation program with strategic public investments to attract private development
- Refine the development design criteria to ensure quality development

As one of the primary objectives of the plan was to improve pedestrian and vehicular connections between Riverlands and the rest of Greater Downtown, consultation has occurred in tandem with the Taylor Drive Concept Plan which is also coming before Council as a concept plan on September 6, 2011.

The draft Riverlands ARP was supported by the Greater Downtown Action Plan Ad Hoc Committee and a resolution was provided to move forward to public consultation.

On March 29, 2011 a public open house was held in the Riverlands District for community members to consider the draft ARP as well as the Taylor Drive Concept Plan. This public open house was very well attended and overall comments were very positive regarding the direction presented in the ARP.

After consideration of public feedback and an internal review, the final draft of the Riverlands ARP was presented to the June 23, 2011 Greater Downtown Action Plan (GDAP) Steering Committee meeting. Following the discussion, the following resolution was provided:

**“Resolved** that the Greater Downtown Action Plan (Ad Hoc) Steering Committee, having reviewed the Riverlands Area Redevelopment Plan hereby forwards the plan to Council for consideration.”

**Summary:**

The Riverlands Area Redevelopment meets the vision of the Greater Downtown Action Plan and provides both an innovative and flexible approach to guide development in the Riverlands District.

**Recommendation:**

It is recommended that City Council proceed with first reading of Bylaw 3472/2011 to adopt the *2011 Riverlands Area Redevelopment Plan*. This bylaw will repeal Bylaw 3335/2004.

It is further recommended that City Council table the adoption of the *Riverlands Implementation Plan and Development Design Criteria* as a planning tool for four weeks or until such time that the *2011 Riverlands Area Redevelopment Plan* receives final reading.

---

Charity Dyke  
Greater Downtown Coordinator

Attach. (Riverlands Area Redevelopment Plan & Riverlands Implementation Plan and Development Design Criteria)

- c. Director of Planning Services  
Planning Department Manager



## GREATER DOWNTOWN ACTION PLAN (AD HOC) STEERING COMMITTEE

Date: June 23, 2011

To: City Council

From: Greater Downtown Action Plan (Ad Hoc) Steering Committee

Subject: Riverlands Area Redevelopment Plan

---

At the June 23, 2011 Greater Downtown Action Plan (Ad Hoc) Steering Committee meeting, the Committee discussed the June 17, 2011 Riverlands Area Redevelopment Plan. The motion as set out below was introduced and passed:

**“Resolved** that the Greater Downtown Action Plan (Ad Hoc) Steering Committee having reviewed and discussed the June 17, 2011 Riverlands Area Redevelopment Plan report, hereby accepts the report as presented with changes and forwards the report to Council for approval.”

The above is submitted for Council’s approval.

Respectfully submitted,

“Shirley Hocken”

Shirley Hocken  
Chair, Greater Downtown Action Plan (Ad Hoc) Steering Committee

c. C. Dyke, Downtown Coordinator and Divisional Strategist

**BYLAW NO. 3472/2011**

Being a bylaw to adopt the *Riverlands Area Redevelopment Plan* as a bylaw of the City of Red Deer

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

1. The *Riverlands Area Redevelopment Plan* attached as Appendix 'A' is hereby adopted.
2. The area described in "Map 8: Plan Area" set out in the *Riverlands Area Redevelopment Plan* is hereby designated as a redevelopment area to be known as "*Riverlands*".
3. Bylaw No. 3335/2004 is repealed.
4. This Bylaw shall come into effect on the date of its passage.

READ A FIRST TIME IN OPEN COUNCIL this 6<sup>th</sup> day of September 2011.

READ A SECOND TIME IN OPEN COUNCIL this day of 2011.

READ A THIRD TIME IN OPEN COUNCIL this day of 2011.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2011.

---

MAYOR

---

CITY CLERK

Appendix "A"

# 2011 Riverlands Area Redevelopment Plan

*Implementing the vision . . .*



**URBAN PLANS** Consulting



Final Report September 6, 2011  
BYLAW NO. **3472/2011**

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****ACKNOWLEDGEMENTS****RIVERLANDS ARP STEERING COMMITTEE**

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Ed Morris	City of Red Deer, Greater Downtown Coordinator (Sept to Dec. 2009)

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Daren Blair, M.E. Des	Intern Architect, John Hull Architect

## RIVERLANDS AREA REDEVELOPMENT PLAN

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## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

### 1.0 INTRODUCTION

#### 1.1 PURPOSE AND OBJECTIVES

The purpose of this Plan is to guide the future growth and redevelopment of the Riverlands area of Downtown Red Deer.

The vision for the redevelopment of Riverlands as a vibrant mixed-use community was first presented in the *2000 Red Deer Greater Downtown Action Plan*. Following up on that Plan, the *2004 Riverlands Area Redevelopment Plan (ARP)* was prepared, providing further detail on specific design elements, land use, zoning and implementation strategies.

Riverlands development concepts were refined further in the report – *“Progress and Potential: Red Deer’s Greater Downtown Action Plan 2008 Update”*. Following adoption of that Plan in 2009, the City of Red Deer initiated a process to update the *2004 Riverlands ARP* to reflect these refinements.

The *2011 Riverlands ARP* builds on these earlier planning processes and the substantial public input provided through various means over the last 10 years. This Plan:

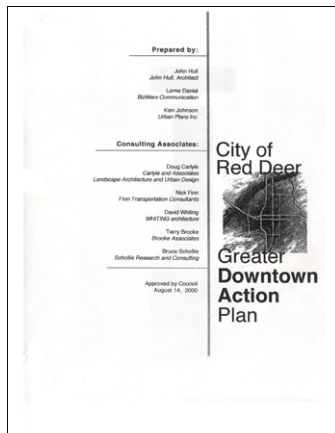
- presents a clear vision for Riverlands redevelopment
- incorporates new ideas for the major civic gathering space and arts and cultural facilities
- provides for improved pedestrian and vehicular connections between Riverlands and the rest of Greater Downtown
- outlines a phased implementation program with strategic public investments to attract private development,
- refines the development design criteria to ensure quality development.



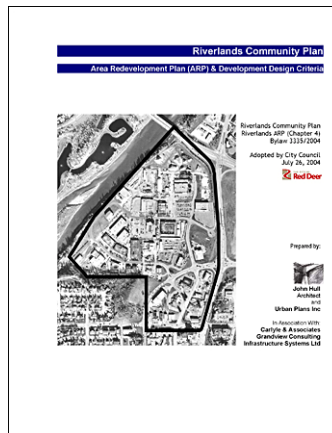
“...a vibrant mixed-use community...”



Public display for the 2004 Riverlands ARP



2000 Greater Downtown Action Plan (GDAP)



2004 Riverlands ARP



2008 GDAP Update

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****1.2 PLAN AREA**

The Riverlands area is primarily a light industrial / commercial area in the southwestern sector of the Greater Downtown area. The area includes the site of the former City Public Works Yards, Cronquist Business Park, Inland Cement, Carnival Cinemas, the former UFA property, the Old Brew Plaza, and several other commercial businesses. This 37 hectare area occupies a strategic location, directly west of the downtown commercial core, on the bank of the Red Deer River.

The Plan Area is defined by the Red Deer River on the west, Taylor Drive on the north and east and the West Park neighbourhood on the south. *Map 1: Aerial View/ Existing Development* shows the existing development in the planning area and *Map 2: Existing Legal* shows the legal property lines of the properties in the area. The two-block area south of 43 Street was added to the Riverlands Plan Area through this update process.



*Taylor Drive / Ross Street Intersection looking South*



*Old Brew Plaza*



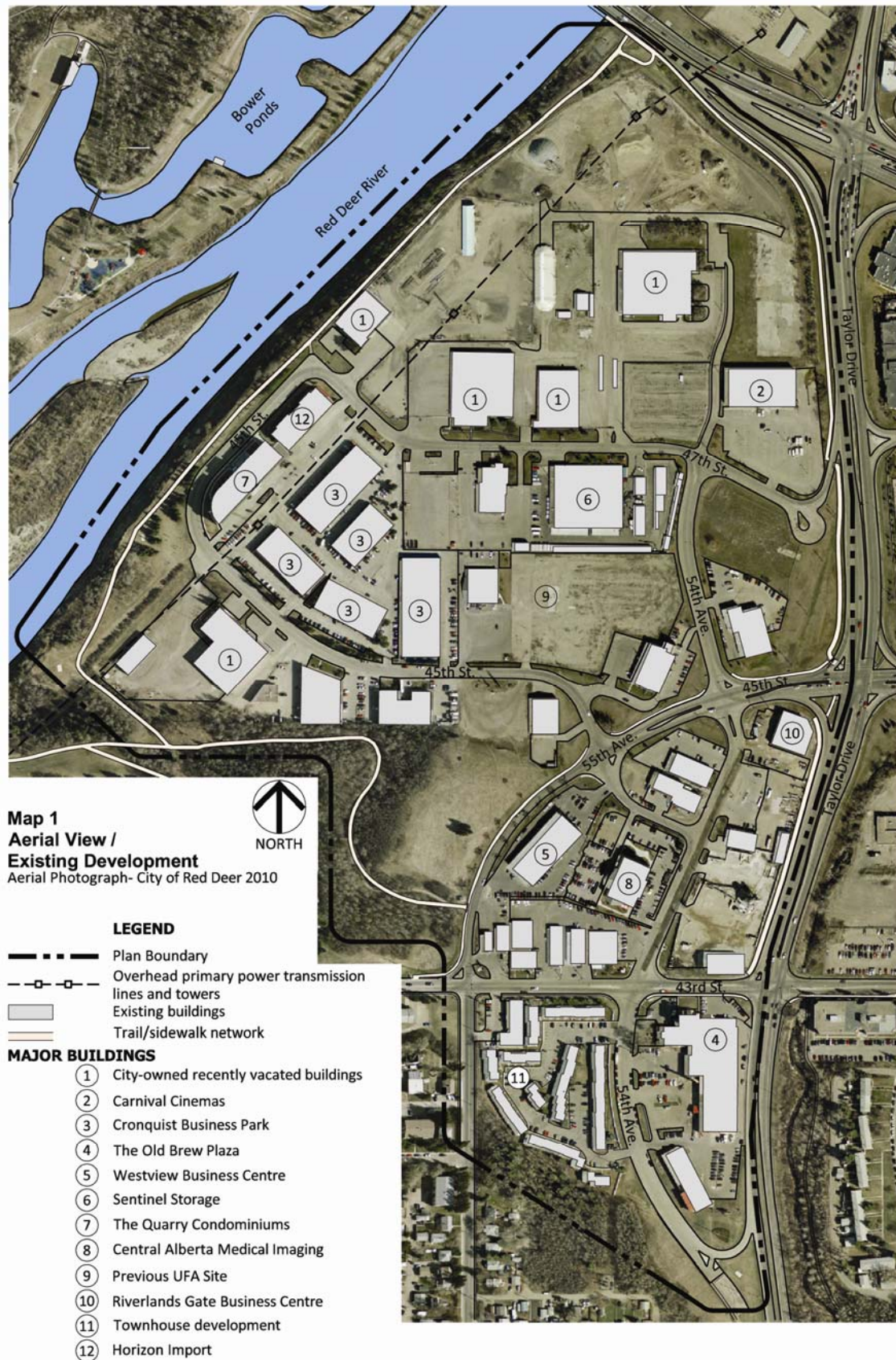
*Cronquist Business Park*

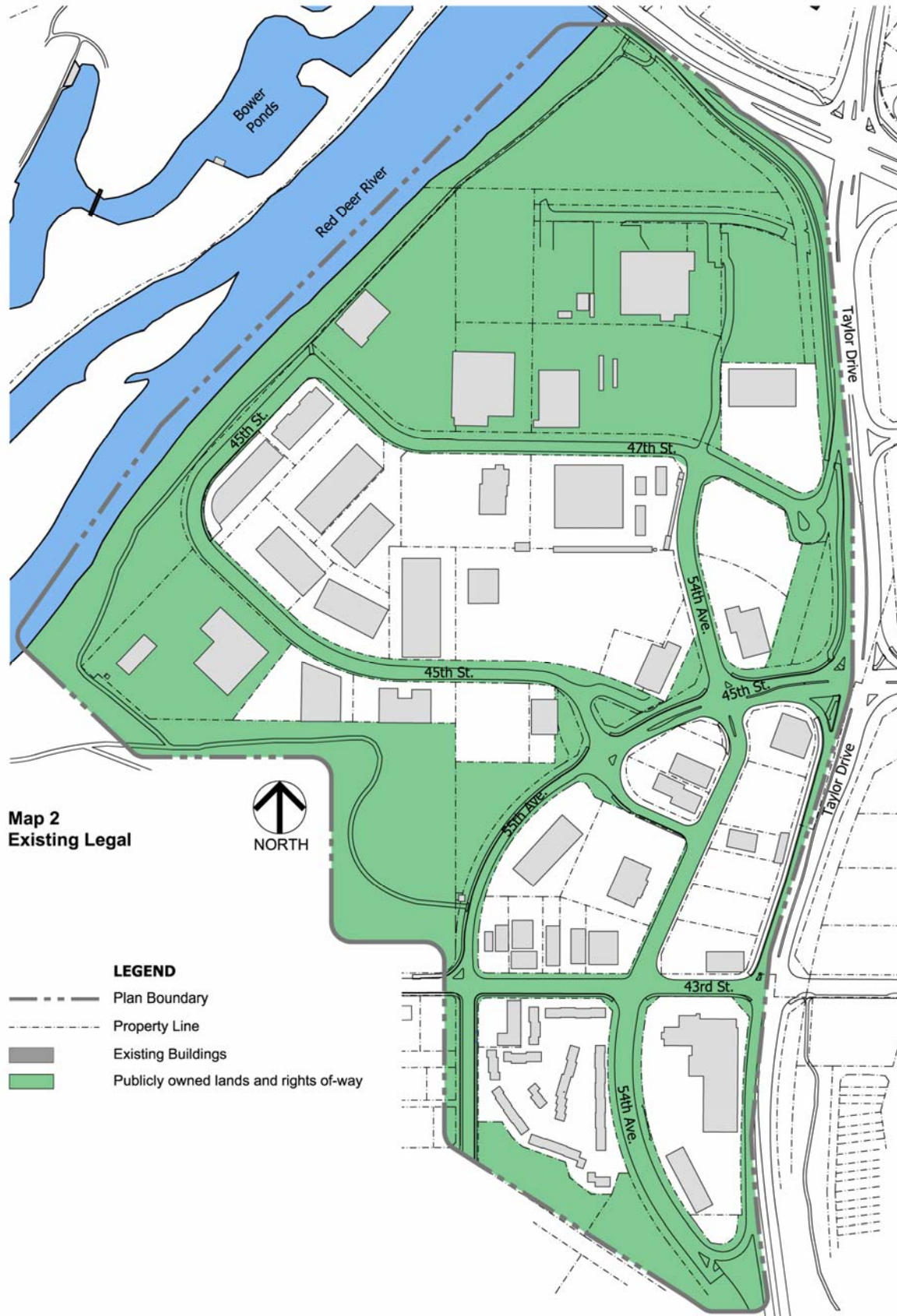


*Carnival Cinemas*



*Riverlands aerial view 2001 from the Southwest. Photo by Waite Air Photos Inc.*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

### 1.3 MANDATE AND ALIGNMENT WITH OTHER PLANS

The *Riverlands Area Redevelopment Plan (ARP)* is a statutory plan, as defined by the Alberta Municipal Government Act. The ARP is to be adopted by City Council by Bylaw.

The mandate to update the *Riverlands ARP* stems from Recommendation 1 in the 2008 *Greater Downtown Action Plan*, which states:

*“... adopt the GDAP 2008 Update as a concept plan; initiate new Area Redevelopment Plans for Riverlands and Railyards.”*

The *Riverlands ARP* is consistent with the *Red Deer Municipal Development Plan*, the overriding statutory planning document governing land use and development in the city as a whole. It is also consistent with the *Community Culture Vision (2010)* and the 2009 – 2011 *City of Red Deer Strategic Plan*, amongst several other key City documents.

The City's *Strategic Plan* is clear in its strong support for downtown redevelopment initiatives. One of its key objectives is to “Identify and enhance downtown as the vital core to the identity of Red Deer.”, with a related strategy being to “Continue to follow through on top priorities in the Greater Downtown Action Plan”.

The ARP calls for development that will respect the following key goal statements contained in the *Strategic Plan*:

#### Be Strategic

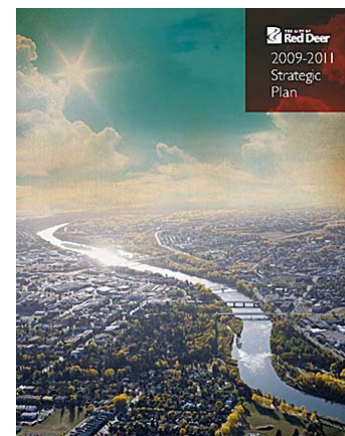
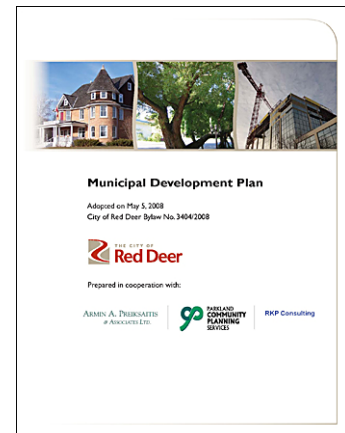
- **Sustainability** – strive for economic, environmental, cultural, social and governance sustainability.
- **Leadership** – decisions will focus on strategic priorities.

#### Be Excellent

- **Spirit to make it happen** – implementing the project will be an exciting, creative process, fostering growth and leadership in the City's workforce.
- **Collaborate** – encourage positive connections, mutual reliance and excellence.
- **Innovate** – the process will create several opportunities for the improved vitality of central Red Deer.

#### Be Authentic

- **Distinctive character** – create a strong sense of place and reflect the priorities of future area residents.
- **A walkable community** – adopt planning principles that support a variety of transportation options.
- **Community relationships** – foster social interaction, community pride and citizen involvement.



*GDAP 2000 - A downtown focus group session on arts and culture*

## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

### 1.4 PLAN UPDATE FRAMEWORK

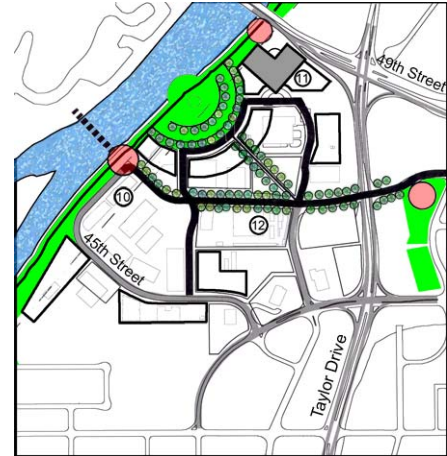
The process to prepare this plan was initiated by the Greater Downtown Action Plan Steering Committee that has been actively pursuing the priority initiatives contained in the 2008 GDAP. The terms of reference called for a multi-disciplinary team to update the 2004 Riverlands ARP, with direction to:

- refine the main concepts, policies, land use regulations and design criteria to reflect refinements articulated in the 2008 GDAP;
- update the overall land use concept for the area;
- review the nature and design of Alexander Way (48 Street) at Taylor Drive, to accommodate an at-grade pedestrian crossing and all turns vehicular access. This component was to be done in conjunction with the concurrent “Taylor Drive Traffic Analysis and Concept Plans” study being undertaken by ISL Engineering.
- provide more detail on the internal roadway system in terms of traffic flows, the design of street cross sections, pedestrian accommodation and street side development;
- provide recommendations respecting the amount and style of parking required for proposed new facilities, including: outdoor and indoor public gathering spaces, a Convention Centre, a Visitor / Citizen Activity Centre, Public Market and Arts Studio Complex and a future performing arts centre; and
- review the options for relocating / burying the existing high-voltage overhead power line.

In addition to the above issues addressed through the ARP Update, the process also involved a review of the implementation strategy and recommendations respecting the phasing of development, possible City sponsored catalyst projects and potential financing strategies.

The process to develop the plan was guided by the Riverlands ARP Steering Committee that met on a regular basis from the outset of the project.

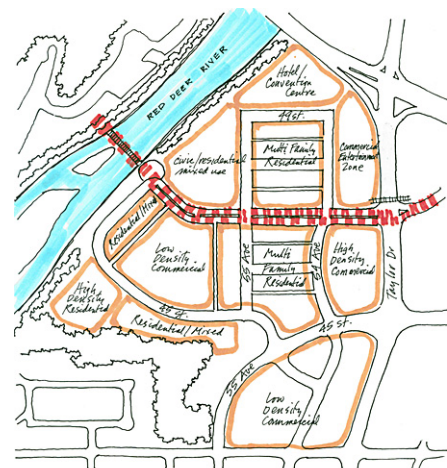
The ARP Steering Committee was made up of representatives of several City departments. Refer to the Acknowledgement page i for additional details.



*Sketch illustrates concepts proposed in the 2000 GDAP*



*Model of proposed Riverlands development as shown in the 2004 Riverlands ARP (looking west down Alexander Way).*



*Overall Land Use proposal: 2004 Riverlands ARP*

## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

The process, which began in September 2009, was put on hold from January to September 2010, awaiting the results of the Taylor Drive Traffic Analysis Study. The project started up again in the fall of 2010 and carried on into 2011.

A public open house was held on March 29, 2011 to view the draft Riverlands ARP. The Riverlands ARP was presented to The GDAP Steering Committee in June 2011, and following their recommendations was submitted to City Council for their consideration and adoption. The public process culminated with a Public Hearing to provide the public the opportunity to present their comments on the final Plan.



*March 2011 Open House*



*Article from Red Deer Express April 20, 2003, Riverlands ARP public open house*



*Public discussions and input for the 2008 GDAP*



*Artist rendering: MVH Urban Planning & Design Inc. (2008)*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

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**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****2.0 BACKGROUND****2.1 HISTORY**

Riverlands' known history dates back to the late 1800's when it existed as a natural area on the western edge of the settlement of Red Deer.

The area began to change in 1891 when Henry Reinholt built a sandstone quarry adjacent to the river, immediately south of where Taylor Bridge now stands. The quarry was the first commercial-scale quarry in the region. Sandstone from the quarry was used in the construction of several of Red Deer's prominent buildings over the years.

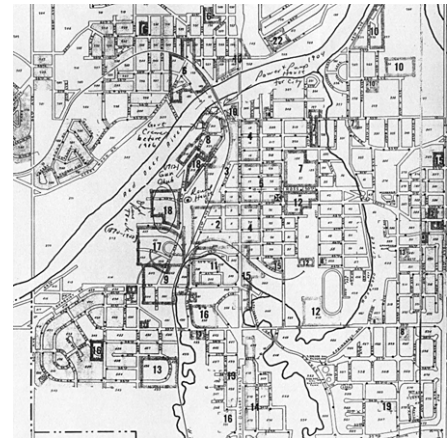
Most of the land around the quarry was in farmland for a number of decades. The area was generally known as Reinholt Landing during these years.

The second significant change in the area occurred when the CP railway line and central yards were built on the eastern edge of the area in the 1910's. The area remained as a mixture of farmland and light industrial use for a number of years, being relatively cut off from the rest of the Downtown by the railway yards.

It was not until the 1950's that the area was opened up somewhat by the construction of a roadway system, with 54 Avenue running north-south along the western side of the CP rail line. Spur lines were built to the west of the railway tracks to serve the small industrial storage yards and facilities. It was at this time that the City's Public Works Yards, referred to as the West Yards, started to move into the area.

In the early 1960's the area was further subdivided and extended westward. Several industrial and commercial operations with large storage yards occupied the area during this period. Cronquist Business Park was established in the 1970's and the area began to fill out as new commercial office buildings were constructed in the area.

Major changes were again initiated in the 1980's when the CP railway tracks were removed and the area became more connected to the Downtown through the extension of Ross Street to the west and the construction of Taylor Drive and Taylor Bridge on the area's boundaries.



*Fire Plan Map of Red Deer, 1948, North at top.*



*CP Railyards looking South 1948  
Photo courtesy of Red Deer and District Archives,  
W.Trimble photographer*



*Downtown Red Deer looking south east, September 1980.  
Photo courtesy of Red Deer and District Archives,  
John Roberts photographer*

## **2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

### **2.2 EXISTING CONDITIONS**

#### **2.2.1 General Character / Land Use**

Riverlands is situated in a prime central Red Deer location (see *Map 3: Downtown Area Context*). It is located within the Downtown, immediately west of the Downtown's Central Business District. The area is bordered on two sides by natural amenities, the river on the west and a forested escarpment on the south. Taylor Drive forms its northern and eastern boundaries.

The West Park residential neighbourhood lies above the escarpment on its southern boundary, while the Railyards commercial-industrial area is situated across Taylor Drive, to the north.

At present, Riverlands is a low-density commercial-industrial area consisting primarily of commercial office and industrial enterprises, warehouse operations, merchandise sales businesses, professional offices and storage facilities. Much of the area was built out in the 1960's and 1970's. About 300 residents currently live in Riverlands, primarily in two developments (the townhousing north of 43 Street and The Quarry condominiums along the river).

There is extensive parking provided throughout this commercial business park area. There are no sidewalks along the roadways within the northern part of the area. While some of the buildings have grass boulevards or landscaping in front, there are no pedestrian amenities or parks within the area. For the most part, the only facilities for pedestrians or cyclists occur along the edges of the area - Waskasoo Park trail at the river's edge and the sidewalk/bike trail adjacent to Taylor Drive.

The former public works yards with their industrial structures and large piles of sand used to provide a landmark as you entered the Downtown from the west. In 2009, the City relocated their Civic yards and Electric, Light and Power operations to a new location. This created two large City-owned sites available for redevelopment in Riverlands. They include the large 9.5 hectare site north of 47 Street and the E.L. and P. site – a 1.6 hectare site at the river's edge in the southwest corner of the area.



*View of Bower Ponds from Riverlands*



*Cronquist Business Park*



*Waskasoo Park Trail*



*Former City of Red Deer Civic yards*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

**Map 3**  
**Downtown Area Context**

**LEGEND**

- Plan Boundary
- Alexander Way

## **2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

Both vacant City-owned sites border the Red Deer River, directly across from Bower Ponds. The larger Civic yards site in particular has the potential to develop into an outstanding downtown civic/commercial/mixed-use gathering place.

At the west end of Riverlands, overlooking the river, are two residential condominium buildings, each containing some ground floor commercial uses. These residential developments are unusual for Red Deer, given their location within a primarily commercial-industrial area. In one respect they are an indication of things to come, as the intent of the Riverlands ARP is to facilitate conversion of the area from a mainly commercial-industrial area to a predominantly residential-commercial mixed-use area.

Development along the eastern edge of Riverlands (between Taylor Drive and 54 Avenue), and in the area south of 45 Street is characterized by a variety of commercial and light industrial buildings, mostly low scale buildings, along with a number of vacant lands. Prominent amongst the commercial buildings just off Taylor Drive are a number of entertainment facilities, including the Carnival Cinemas, the Old Brew Plaza and the Matchbox Theatre.

Taylor Drive, which borders Riverlands on the north and east, currently represents a physical barrier to the merging of Riverlands with the rest of Downtown. The need to improve both pedestrian and vehicular access into the area has been a longstanding public concern. The “Taylor Drive Corridor” study and the Riverlands ARP update were prepared through an integrated, collaborative process over 2009 – 2011, to help resolve the land use / transportation issues and ensure strong pedestrian and vehicular connections will be established between Riverlands and the downtown core.

In terms of an overall land use breakdown of Riverlands, the most predominant land use is commercial (*see Map 4: Existing Land Use*). However, in the north part of Riverlands, Vacant Land is now most predominant, with six large sites awaiting redevelopment – the former public works yards, vacated E.L. and P. property and four large vacant private properties.

As mentioned above, there are two residential properties in the north portion of Riverlands and one townhousing development in the south part of the area. The open space lands in the area, along the river, below the escarpment on the south and along Taylor Drive, are all in passive recreation use, with trails running throughout.



*Former City of Red Deer Electric, Light and Power site*



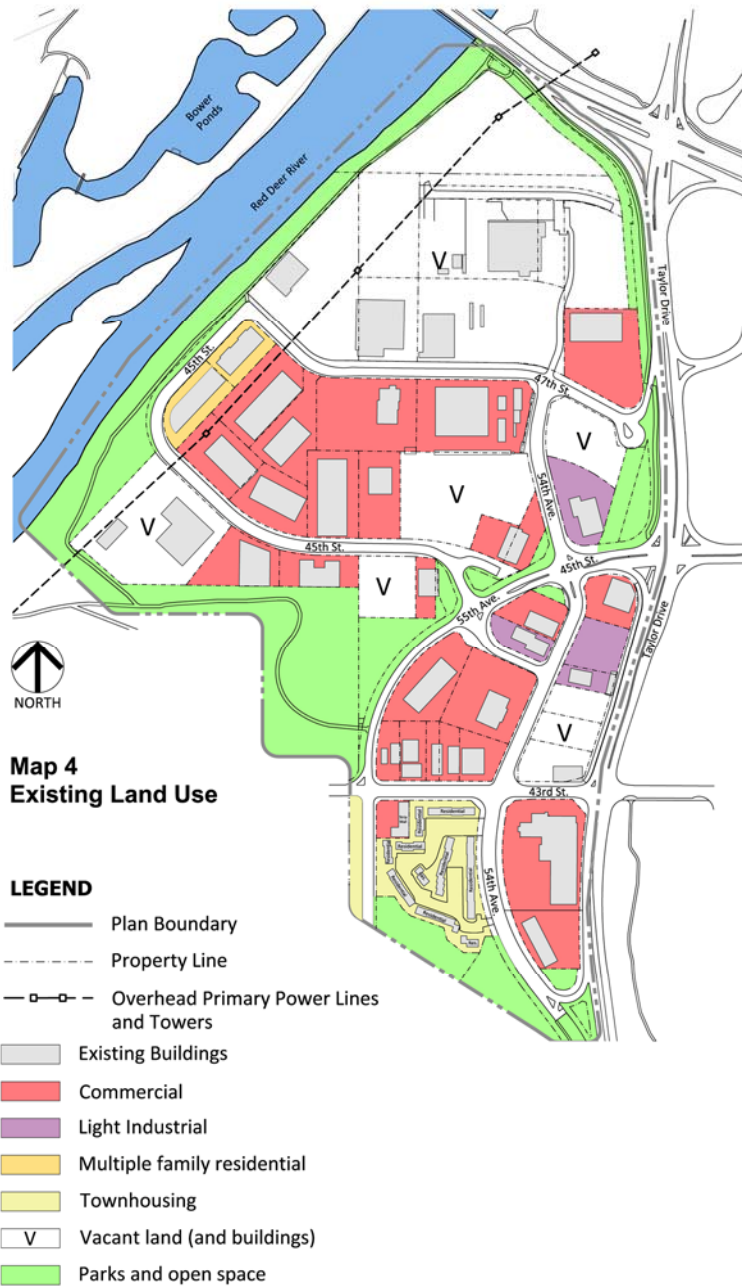
*Former City of Red Deer Environmental Services site*



*Former City of Red Deer Transportation Services site*



*Primary power line right-of-way*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

*View across the river showing the south end of the small island.*



*View of the escarpment southwest of Riverlands area*

### 2.2.2 Natural Features

One look at an air photo of Riverlands and surrounding area demonstrates how little natural area remains within the built up portion of Riverlands. However, it also shows that the area is blessed with an exceptional natural setting, with a forested escarpment on its southern edge, the Red Deer River along its western boundary and Bower Ponds recreational area directly across the river.



*Portion of Waskasoo Park Trail at 45 Street facing North*

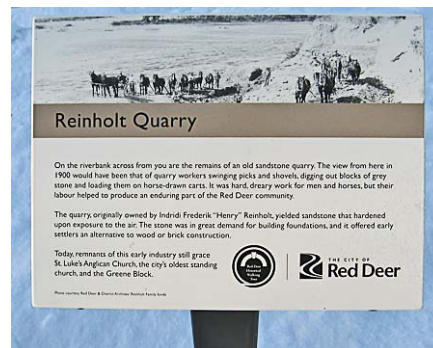
## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

Riverlands is situated on the plateau approximately 12 meters above the Red Deer River. Most of the indigenous vegetation has been stripped from the central part of the area over the years due to quarrying, farming and industrial development.

There has been some erosion of the south bank of the river over the years. While this is not anticipated to negatively affect proposed future development, the City will undertake *The Red Deer River Embankment Study* in 2011 to ensure appropriate development at the top of the bank. This will take on extra importance since the Riverlands redevelopment plan concept calls for a bridge across the river at 47 Street and sections of the riverside area to be redeveloped with residential or commercial buildings and part of a major civic “gathering place”.

The landscaped berm along Taylor Drive is an attractive feature for the area that acts as a good natural buffer between the area and the traffic on Taylor Drive. Several of the businesses have upgraded landscaping in front of their businesses. Some of the other landscaping assets in the area include the boulevard tree planting along 55 Ave, the row of trees at 45 Street and the river’s edge and a stand of mature trees on the east side of the former Public Works yards building.

As a result of the significant grade difference between the Riverlands side of the river and the Bower Ponds side, there are impressive views from Riverlands across the Red Deer River as well as north and south along the river.



*Heritage plaque at Reinholt Quarry site*



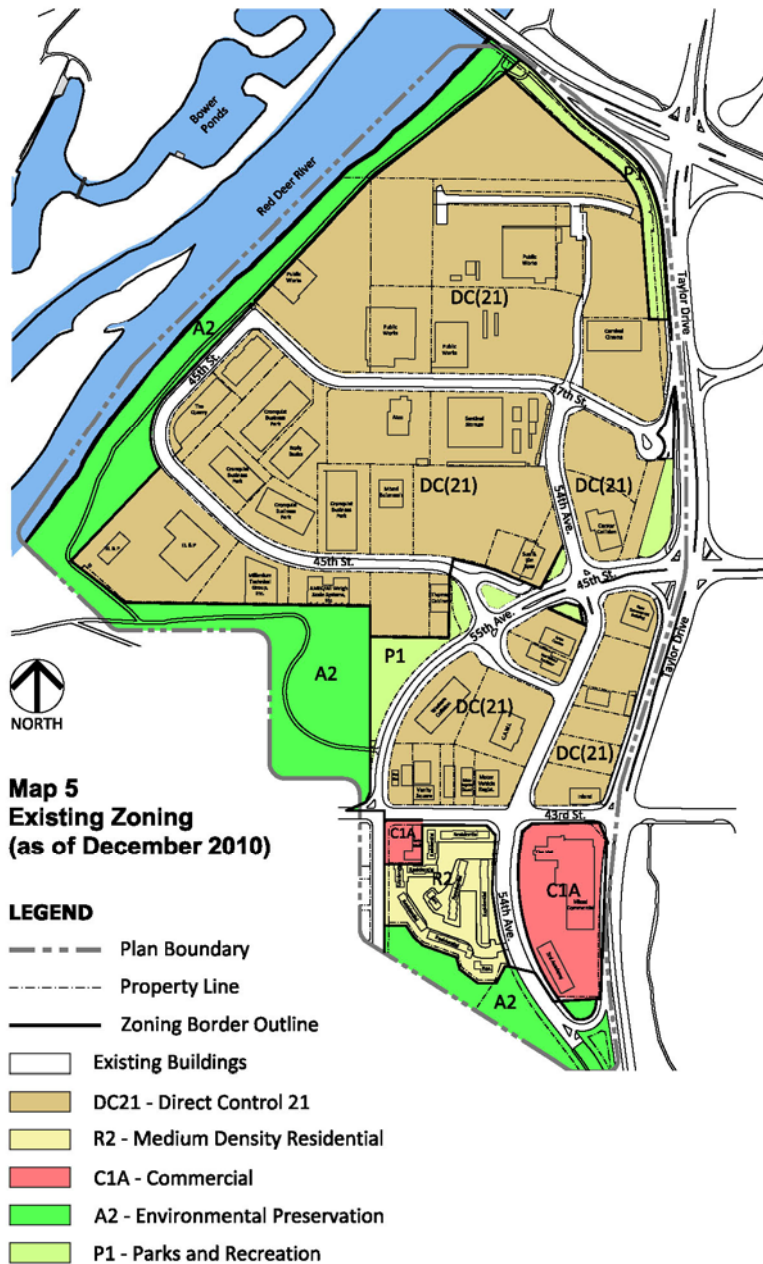
*View from Bower Ponds to Riverlands*

## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

### 2.2.3 Zoning

The entire Riverlands area north of 43 Street, other than the open space areas, is zoned Direct Control District No. 21 DC(21). See *Map 5: Existing Zoning*.

The General Purpose of the DC(21) District is to "...assist with the development of Riverlands as a sustainable, healthy, mixed use community, with a blend of residential and retail commercial uses and a significant civic and open space area with a pedestrian friendly focus."



## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

The DC(21) District allows a wide range of permitted and discretionary uses, including commercial, residential, institutional, recreation, open space and uses. Most of these uses fall under the discretionary category.

Some of the more pertinent regulations within the District are:

- the minimum building height is 2 storeys and the maximum is 5 storeys;
- for residential development, the maximum lot coverage is 80%;
- there is no front yard minimum for buildings;
- parking requirements are subject to sections 3.1 and 3.2 of the Land Use Bylaw, (the same for all of Red Deer except for the Downtown C1 District); and
- two locations have been identified for potential high density use, requiring Council approval if they exceed 5 storeys in height.

The General Design Purpose provisions of the DC(21) District state that “The Approving Authority may impose...such standards as are reasonably necessary to ensure that the development will create the character of the envisioned Riverlands neighbourhood...” and that development is to “be consistent with the Riverlands Area Redevelopment Plan and Guidelines”.

The DC(21) Site Development provisions state that “All development standards, site plan, site access, 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 Approval Authority.”

The open space areas are zoned A2 – Environmental Preservation and P1 – Parks and Recreation. Two commercial sites south of 43 Street are zoned C1A – Commercial (City Centre West) District and one townhousing site is zoned R2 – Medium Density Residential.

Currently, a Riverlands Development Committee exists to review all development applications occurring within the Riverlands area, to ensure development is compatible with the Riverlands ARP. The committee is comprised of representatives from Inspection and Licensing, Land and Economic Development, Engineering and Recreation, Parks and Culture.



*A recent example of an urban housing form in Red Deer*



*Central Alberta Medical Imaging*



*Old Brew Plaza*

## **2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

### **2.2.4 Pedestrian Circulation**

There are several pedestrian trails and sidewalks bordering the area. A riverside trail, part of the Waskasoo trail system, runs along the western boundary and under Taylor Drive bridge, while a series of connected trails runs along the escarpment to the south. The sidewalks along the northern and eastern boundaries are also part of the area's trail system. The existing bicycle paths follow the pedestrian trails and sidewalks that encircle the area.

While there are sidewalks on one side of 43 and 45 Streets as they pass through Riverlands, for the most part, other than small, intermittent sections, there are no sidewalks within the core of the Riverlands area.

Pedestrian access to Riverlands from the Downtown is limited to intersection crossings at 43 and 45 Streets.

Direct pedestrian access from the Downtown to the core of Riverlands is severely limited. Pedestrians cannot connect to the area from the Downtown directly from the north or the northeast.

The Alexander Way pedestrian route currently dead-ends at Taylor Drive, with a median fence barring any pedestrian crossing at this point.

The Ross Street / Taylor Drive intersection currently restricts pedestrian crossings in three of the four possible directions – they may only cross going east-west on the north side of the intersection. To access Riverlands from this point, pedestrians must walk approximately 300 meters westward to the riverside trail and cross under the Taylor Drive bridge.



*View from Alexander way towards Riverlands (across Taylor Drive)*



*No Pedestrian crossing of Taylor Drive at Alexander Way*



*Restricted pedestrian connections at Ross Street/ Taylor Drive intersection*



*Part of the City's extensive Waskasoo Park Trail network*

## **2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

### **2.2.5 Transportation and Parking**

Vehicle access into the northern part of Riverlands is limited to Taylor Drive, southbound access only, at 47 Street, and two all turns access points from 45 Street. This part of Riverlands is served by the 45/47 Street loop road system that acts as a collector road for the area.

The southern part of Riverlands has good access from all directions, with 43 Street, 45 Street providing direct east-west connections to Taylor Drive and 55 Avenue.

The area is served by Transit Route #50, which loops through the area on 45<sup>th</sup> and 47<sup>th</sup> Streets and by Route #3, which operates in both directions on 54<sup>th</sup> Avenue south of 45<sup>th</sup> Street.

Since the area was planned and developed as an auto-oriented, low density commercial-industrial area, there is adequate parking in the area. In addition to the parking provided off-street adjacent to the commercial and industrial buildings, there is on-street parking allowed throughout the area.

### **2.2.6 Utilities**

The area is well serviced by utilities, with water, sewer, gas and electricity services following the old grid roadway system (see *Map 6: Existing Utilities*). While the utilities fulfill the needs of existing development, a servicing study will have to be undertaken to determine if changes in location, expansion or upgrading of these utilities will be required to accommodate the proposed development.

There is a major overhead electrical power transmission line passing through the western edge of the area. From a redevelopment and aesthetics perspective, this transmission line is a major constraint to development opportunities in the area.

The potential of the City's major redevelopment sites along the river are especially impacted by the overhead lines. The City of Red Deer has initiated a process (expected to take approximately two to three years) to seek approval and investigate financial support to relocate or bury the line.

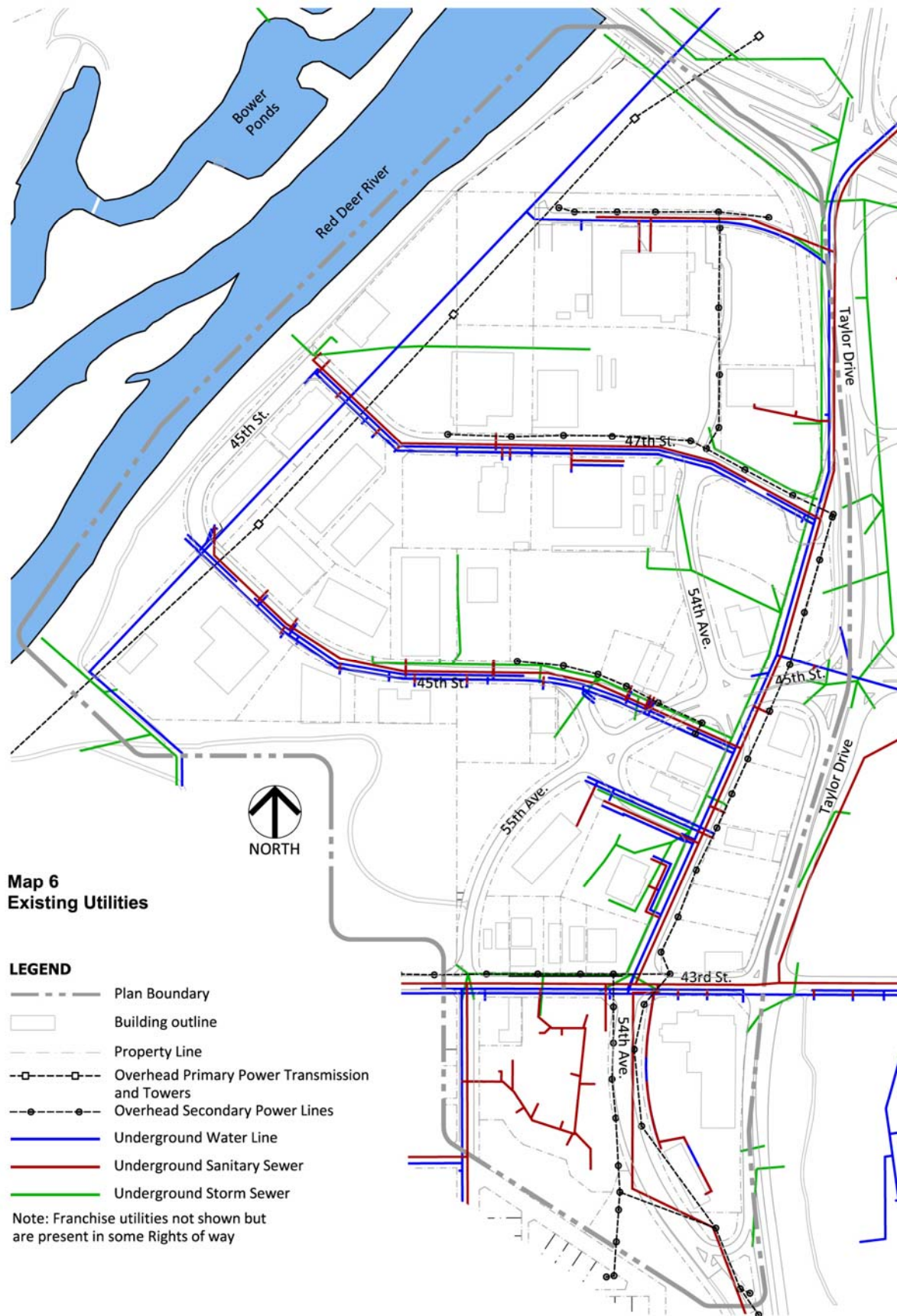
Existing overhead secondary distribution power lines through Riverlands will need to be buried where they are impacted by the new public roadway construction.



*Transit stop on Route #50 in Riverlands*



*The transmission line which cuts through the area parallel to the riverside trail system, would have to be relocated, removed or buried to accommodate the redevelopment plan for the area.*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

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## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

### 3.0 VISION AND DEVELOPMENT CONCEPT

This chapter presents a vision and development concept for the future development of Riverlands. It outlines a series of principles that will be used to guide the redevelopment process.

#### 3.1 VISION OF RIVERLANDS

The vision for Riverlands starts with the recognition that the City of Red Deer owns an outstanding piece of real estate within this area and that it has a once-in-a-lifetime opportunity to direct the development of a model downtown riverfront community.

The vision of the future Riverlands has evolved, consistently since the first Greater Downtown Action Plan public forums were held over ten years ago.

The planning process for Riverlands must be consistent with the Vision statement contained in the City of Red Deer's Strategic Plan – this Vision encourages us to promote:

- ***Innovative Thinking***
- ***Inspired Results***
- ***Vibrant Community***

Today, the Riverlands Vision may be described as follows:

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

*Rather than the traditional suburban expansion that has serviced most of Red Deer’s recent growth, Riverlands will be developed using proven urban design principles that call for a new urban form for an older part of Red Deer. Riverlands will become the first truly ‘Smart Growth’ mixed-use, high density, urban, neighbourhood in the city.*

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

*Significant water features (following on those already successfully constructed in downtown), will continue as a major public initiative through Riverlands.*

*The western leg of the long-envisioned east-west continuous pedestrian link across downtown will be achieved through the innovative redesign of the Taylor Drive intersections.*

*Alexander Way will be Riverland’s Main Street, with bike lanes integrated into its generous public realm. The*



Riverlands western border, overlooking the Red Deer River



Artist's rendering of a main street in an urban, mixed-use neighbourhood



A lively commercial street, with emphasis on the pedestrian

## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

*design of the streets, the civic areas and neighbourhood retail shops create a wide range of special places for residents, employees and visitors.*

*Central to the Riverlands vision is the construction of an iconic building as part of a great civic open space zone north of Alexander Way. The building and open spaces will be unique to Red Deer, drawing visitors and citizens year round to a wide variety of activities, programs and services.*

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



*Artist's rendering of an iconic building with a diverse mix of indoor and outdoor community and commercial spaces*

### 3.2 GUIDING PRINCIPLES

The planning principles of this ARP update are rooted in the 2000 Greater Downtown Action Plan and the 2004 Riverlands ARP.

Those principles, and the vision for downtown's future described in the 2008 GDAP Update, form the framework for this ARP.

#### Great Streets

**Principle:** Provide lively streets – great streets with multiple types of use, and with people interacting amidst bustling stores, offices, shops, restaurants, public buildings and open spaces. These 'complete streets' should place a greater emphasis on the needs of pedestrians, bicycle and transit users as compared to typical suburban streets.

#### The Vision:

- **the streets are social spaces**, not simply places for travel and thus vehicle speeds are lower as compared to typical streets
- **a high standard of public realm improvements** on all streets, with street furniture and other public amenities facilitating social interaction
- **a central pedestrian spine** anchoring the community – Alexander Way
- **a variety of street types** – neighbourhood scale streets with an attractive, walkable, tree-lined character
- **individual entrances at street level** for all residential buildings

#### Great Places

**Principle:** Design buildings, outdoor spaces, and informal spaces to enhance positive interaction among residents and visitors. The great spaces of Riverlands should be a first choice for community gatherings. The intent of this objective is closely

*...the thriving core of our city, downtown aspires to be a place of:*

- **Great Streets**
- **Great Places**
- **Great Connections**
- **Vitality**
- **Authenticity**
- **Sustainability**

*From the 2008 GDAP Update: Progress and Potential.*



*The street as a social space (downtown Helsinki)*



*A neighbourhood street shared by vehicles and people*

## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

aligned with the *Community Culture Vision's* concept of providing "Agora Spaces".<sup>1</sup>

### The Vision:

- **a great civic space** – a gathering place for special civic events, sporting activities, festivals, and simple relaxation
- **a major hotel/convention centre** embracing the river on one side and the great civic space on the other
- **the 'Spirit of the River Plaza'** – a feature plaza promontory for river viewing where Alexander Way meets the bridge
- **a series of water features** designed to reinforce the connection to the river, to provide animation, sound and character to the outdoor spaces

### Great Connections

**Principle:** Connect Riverlands through attractive natural and constructed pathways, to the Downtown core, Waskasoo Park Trails and districts outside the core.

### The Vision:

- **a strong connection to the Downtown core** through a new at-grade pedestrian and vehicular all-turns crossing at Taylor Drive and Alexander Way (47/48 Street)
- **improved pedestrian access at the Taylor/Ross intersection**, with pedestrian crossings in all directions
- **viewpoints, and connections down to the river** via a 'Riverwalk Promenade'
- **an iconic pedestrian bridge** across the Red Deer River to Bower Ponds
- **upgraded Waskasoo Park riverside trails**, providing pedestrian and bike connections to all points in central Red Deer

### Vitality

**Principle:** Build a neighbourhood that is a place for all citizens, with a wide variety of buildings, facilities and indoor and outdoor amenities – a place of innovation, new ideas, and exploration.

### The Vision:

- **a compact, mixed-use urban neighbourhood** attractive to varied demographic groups
- **a variety of civic/cultural facilities** such as a public market, an arts studio complex, a signature community / visitor centre and possibly a performing arts centre
- **active storefronts and sidewalk patios** on commercial streets, promoting activity day and night
- **public art throughout the community**, possibly including an



*The Forks development in downtown Winnipeg has a great, flexible civic space, used year round for a wide variety of celebrations and events*



*Waterfront plaza in Port Alberni, B.C. with a three-storey viewpoint overlooking the water.*



*A new pedestrian bridge to Bower Ponds from Alexander Way would make for a strong connection to the downtown and be an asset to the entire Waskasoo Park Trail System*

<sup>1</sup> Agora Space is defined in the Community Culture Vision as follows: *Agora Space will ideally include busy, public, informal, and unstructured gathering places for social interaction. Their purpose will be to reflect Red Deer's authentic nature and personality. Visitors and citizens will be provided with the richness and diversity of urban living and with real opportunities to interact, dine, relax, listen to music, read, breathe, converse, and grow as a community.*

## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

- extension of the Ghost sculpture program
- **phased, strategic redevelopment**, with early success projects

### Authenticity

**Principle:** Celebrate the fact that Red Deer originated at its river crossings; Respond to the history that is embedded in the layout, the buildings and natural areas in Riverlands.

#### The Vision:

- **the plan “works with” the existing buildings** in the former City Yards, properly respecting the industrial history and character of the area
- **historic interpretive features** will enhance learning about the Red Deer River, farming, the Reinholt Quarry, Red Deer’s first village cemetery, the railway and the City’s West Yards



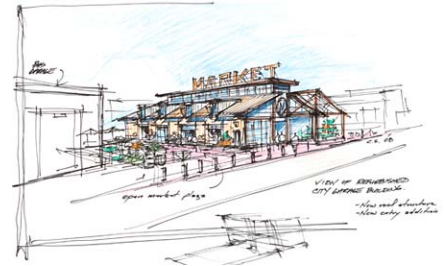
*Public art, such as exists along Alexander Way, is seen as being an important part of the vision for the future of Riverlands*

### Sustainability

**Principle:** With its existing natural and built infrastructure, Riverlands is inherently sustainable. Higher density and lower per-capita resource use can be achieved through Smart Growth development.

#### The Vision:

- **an important City demonstration project** – with much of the area in City ownership, the City has a unique opportunity to demonstrate its commitment to high standards of environmental, social, economic and physical planning principles
- **the City will encourage sustainable buildings** through development design criteria and ‘green’ development standards, such as the LEED® (Leadership in Energy and Environmental Design) program.
- **the City will strive to develop a sustainable community** in accordance with LEED-ND principles<sup>2</sup>
- **development partnerships will be promoted**, to accomplish public-private ventures and to help ensure increased private involvement and financial feasibility



*Artist’s rendering of an all season market in a converted Bus Barns building*



*Landscaping decisions contribute to the creation of a sustainable community*

<sup>2</sup> Key LEED-ND (LEED for Neighbourhood Development) principles include:

- smart location and linkages
- neighbourhood pattern and design
- green infrastructure and buildings
- innovation and design process

## **2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

### **3.3 GENERAL DEVELOPMENT CONCEPT**

This section describes the proposed General Development Concept for Riverlands. The development concept is based on the Vision Statement and Guiding Principles described above. The vision calls for the development of outstanding open spaces and public realm improvements throughout the area, with a special focus along the river's edge.

Medium to high density residential and commercial redevelopment is envisioned, and this development would be integrated with a range of civic and cultural uses and facilities. As a theme of Riverlands development, a series of water features (designed for year round use) would be a key design feature of the public open space system.

Implementation of the development concept described below is dependent on the City's planning and construction of roads, sidewalks, water features, trails and utility services. Development of the lands closest to the river (as shown in the development concept) is dependent on the relocation and/or burial of the existing overhead transmission line.

The General Development Concept is based on the Vision and Guiding Principles outlined above. Chapter 4.0 of this Plan outlines the Policies and Key Actions required to guide the development.

***Map 7: General Development Concept provides the highlights of the development concept, showing how Riverlands may look 15 – 20 years in the future.***

**A narrative explaining conceptual opportunities and dynamics of the various Riverlands properties on an area-by-area basis follows Map 7.**

Other maps that support the development concept appear in the following chapter – Chapter 4.0 Policies and Key Actions. They include:

- *Map 8: Proposed Land Use,*
- *Map 9: Proposed Pedestrian Network,*
- *Map 10: Proposed Bike Network,*
- *Map 12: Proposed Transportation Concept, and*
- *Map 13: Proposed Zoning*

These maps illustrate inter-related concepts and are to be read together as a guide for the redevelopment of the area.

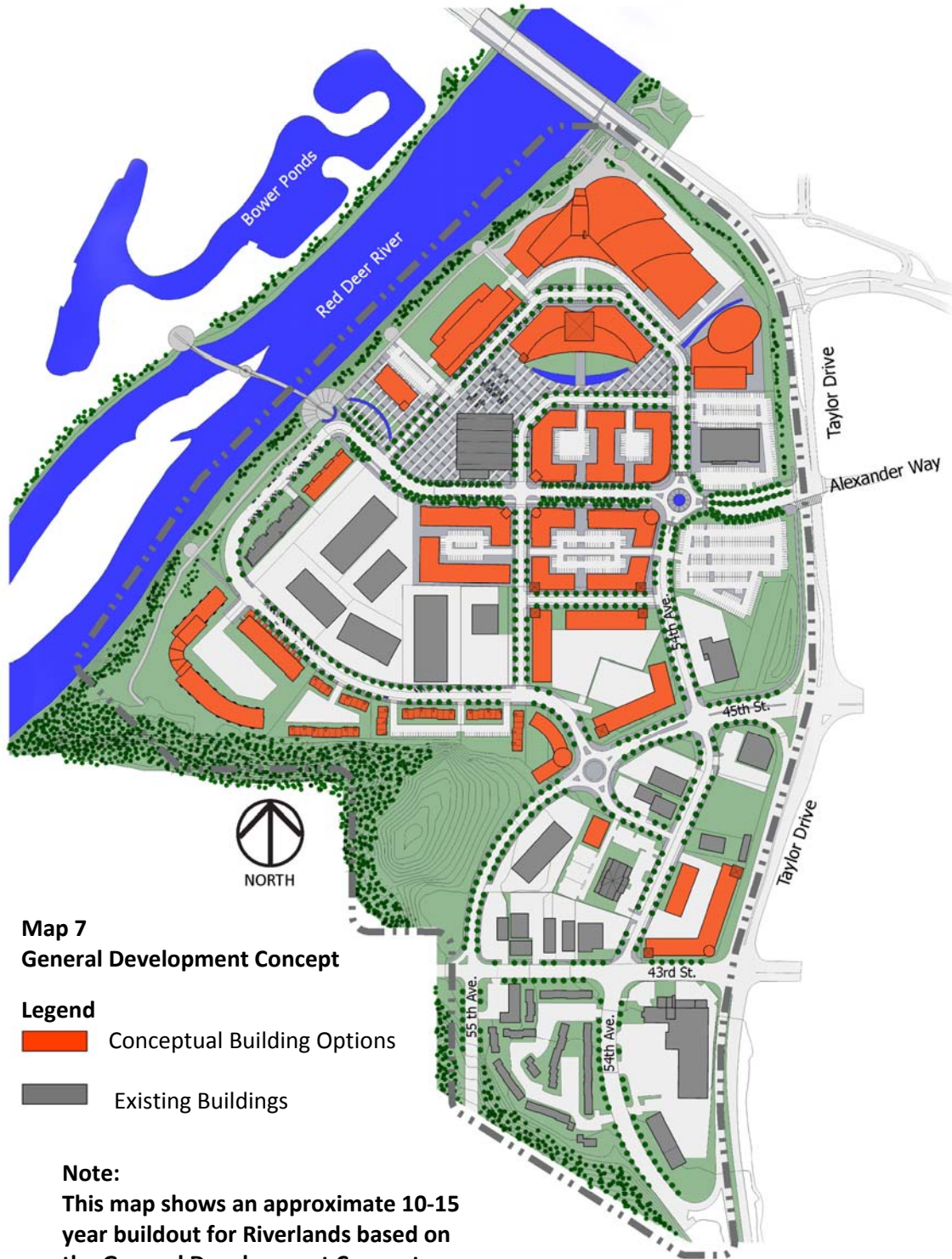


*The development concept calls for a high standard of public realm improvements on all Riverlands streets. Residential buildings are to have units at street level with individual entrances.*



*The Forks at Winnipeg has great outdoor spaces in use the year round*



**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****Area 1. High Density Residential**

The City's E.L.& P. site is expanded to the west once the power lines are buried. This prime riverfront parcel is a catalyst property envisioned as a quality, high-density residential project.

**Area 2. Riverfront Residential Mixed-Use**

At the south end of this area is the four-storey Quarry condominium, constructed in 2000. The main floor is a combination of residential and commercial uses. The building was the first in Riverlands to have underground parking. On the north end of this site sits a two-storey residential/commercial property. In the medium to long term it is expected that this property will be redeveloped to a higher level of density and use.

**Area 3. River's Edge Promenade**

The existing portion of the Waskasoo Park Trail System through Riverlands will be upgraded, transitioning from the naturalized trail system to take on a more urban character in four distinct zones. The design shows the following potential features:

**Riverside Amphitheatre:** a broad staircase down to a dock and sitting area on the water.

**Riverwalk North:** an enhanced pedestrian and biking trail with cantilevered viewpoints, seating, feature lighting, art displays and links into Riverlands.

**Spirit of the River Plaza:** a major public gathering area featuring a water feature, the landing of the bridge to Bower Ponds, gardens, seating and performance space.

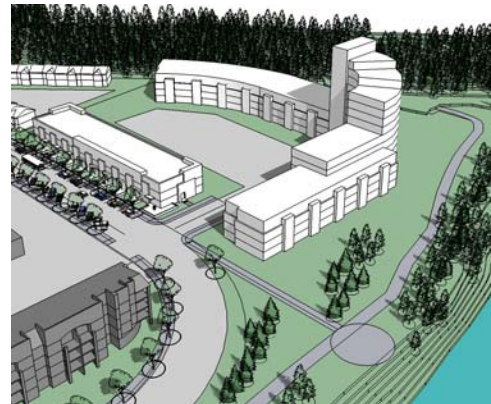
**Riverwalk South:** the existing pedestrian/bike trail will be upgraded, retaining most of the existing landscaping, and include new seating, lighting, guardrails and river lookouts.

**Area 4. Riverfront Mixed Use**

Located adjacent to the Spirit of the River Plaza, this property could offer an early development opportunity with its existing street access and services. It is envisioned as a medium to high density commercial/mixed use development. Opportunities may exist to integrate this area with Area 5.

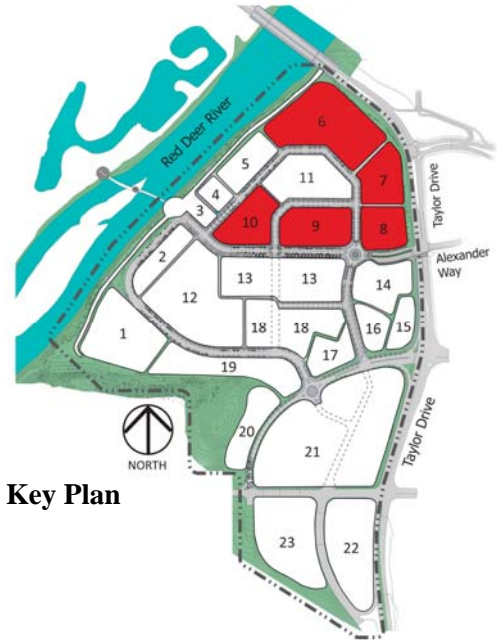
**Area 5. Riverfront Residential Mixed-Use**

This prime riverfront property will be developed once it has gained street access. It is envisioned as a medium to high density residential/mixed use development, with ground floor commercial/retail. The upper storeys will be residential.

**Key Plan***Area 1: EL&P site from Northwest**Area 2: Southwest Overview*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****Area 6. Hotel / Convention Centre and Public Parkade**

This location is ideal for a new urban hotel and convention centre. There are opportunities to joint venture with the City to extend some shared functions into adjacent Areas 7 and 11. The site would include a major parkade to serve the hotel/convention centre development. In order to achieve economies of scale in providing parking for the various public uses in Riverlands, the parkade could also provide a significant number of public parking spaces for those attending special events in the adjacent central public open space, the community visitor centre and/or arts and cultural facilities. This concept could be explored through a joint venture between the City and the convention centre developers.

**Key Plan****Area 7. “Flex” Mixed Use site: Cultural /Commercial and/or High Density Residential**

In the long term, this “flex” site is earmarked as a possible location for a public cultural facility such as a performing arts centre, art gallery or concert hall. There are potential synergies here with the adjacent convention centre and civic developments. Depending on the market and future City needs, an option would be to develop the site as a mixed-use commercial/high density residential site.

**Area 8. Carnival Cinemas**

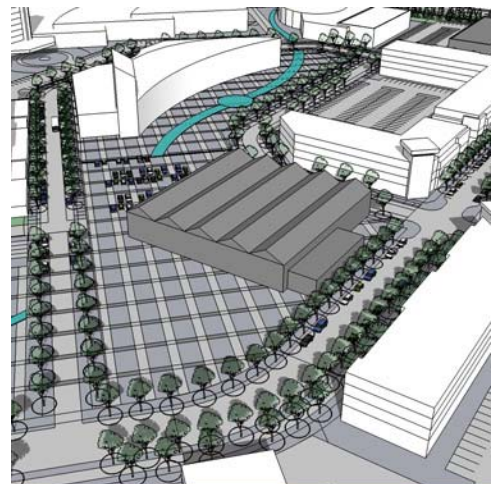
It is anticipated that the Carnival Cinemas will remain here for the next several years. It is possible that a more intensified entertainment complex, including a cinema, may be built on the site over the longer term, building off the synergies resulting from development of the hotel/convention centre and cultural facilities in the area. With the reconfiguration of Alexander Way, a new parking solution to accommodate development on the site will be required.

**Area 9. Residential with Ground Floor Commercial on Alexander Way**

The City-owned property along Alexander Way is developed early as residential above ground floor commercial/retail, forming the north side of a central shopping zone on Alexander Way.

**Area 10. “Flex” site: Public Market/Open Space Area**

Part of the central public area of Riverlands, this property is full of opportunity. This parcel links the river plaza with the major central open space/building site (Area 11). The existing buildings of the former City Yards provide opportunities for adaptive reuse as a year round public market, a mixed-use commercial/residential development,

**Area 9: Alexander Way at the traffic circle, looking West****Area 10: Southwest Overview**

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

artists' facilities, an adventure playground, or an indoor/outdoor recreation facility.

### **Area 11. Central Open Space Area / Major Community Visitor Centre**

This area is another of the key, linked parcels that makes up the central public open space area of Riverlands. In the longer term, this site offers the opportunity for the development of an iconic destination project. It is a synergistic fit with the hotel/convention centre as well as the development of Area 7.

### **Area 12. Cronquist Business Park**

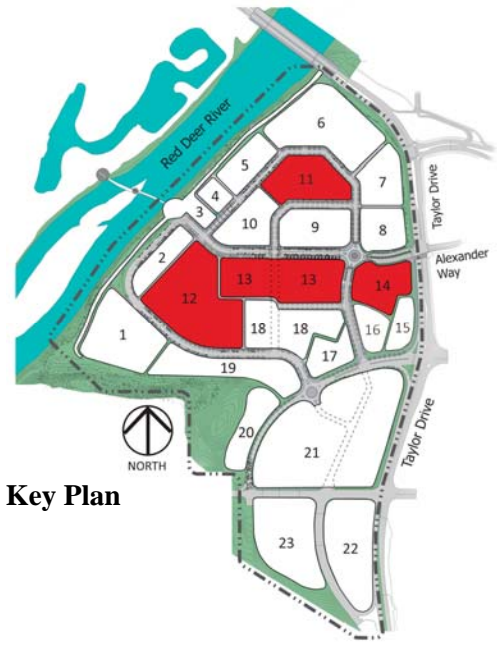
The five properties which make up the Cronquist Business Park (a single storey commercial development built in the 70's) have recently been converted to commercial condominiums. They make up a thriving collection of offices, retail, service and light industrial uses. They are generally well maintained and have a very low vacancy rate. With multiple titles, it is hard to predict how this area will evolve over the long term. Cronquist Business Park is considered an asset to Riverlands as it now stands, and the wide variety of uses should be encouraged. Opportunities may exist for the addition of second floors as adjacent land values and densities increase. An upgraded roadway along the western edge (under the current power line right-of-way) could be developed to help define the edges of the area, and provide structure to future development.

### **Area 13. Residential with Ground Floor Commercial on Alexander Way**

New zoning and substantial public realm / streetscape improvements encourage the privately owned property along the south side of Alexander Way to develop as mixed use with residential on the upper floors and commercial/retail at street level. Development facing the new street running north-south through the middle of this area and along the southern boundary of this area would be medium density residential, with all buildings having individual entrances at street level. The process, and cost sharing formula, to develop the roadway network through Area 13 (as well as Area 18) needs to be determined. This will be established through the Riverlands implementation program, with the City's Development Group being responsible for managing the process.

### **Area 14. Public Parking Lot**

This property is partially City-owned and has a heavy concentration of underground services. With the purchase or long-term lease of the adjacent former bulk fuel lot, it is



**Key Plan**



*Area 12: Southwest Overview*



*Area 13: Northeast Overview*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

shown developed as a carefully designed surface public parking lot, accommodating replacement parking for the Carnival Theatre (lost to the realignment of Alexander Way), as well as additional parking for Riverlands. A structured parkade, possibly with commercial at street level on Alexander Way, could be built on this site if future needs warranted and it was deemed to be economically feasible.

**Area 15. Existing Retention Pond**

This grassed property currently serves as a storm water retention pond for Taylor Drive, the need for which will be evaluated by the City in the context of overall area utility upgrades. A major utility corridor runs along its western edge, currently limiting potential building development. Should this change, the area could be consolidated with adjacent area 16.

**Area 16. Commercial: Potential Redevelopment site**

Currently a single storey light industrial property, this property has great potential as Riverlands develops, and will evolve over time to a higher density commercial development.

**Area 17. Commercial: Potential Redevelopment site**

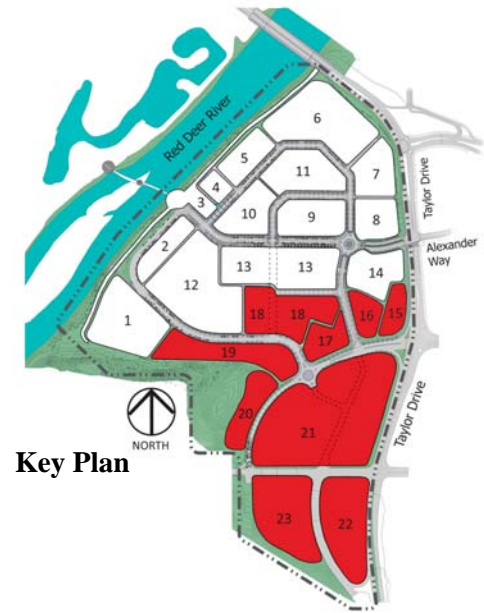
This property, currently comprising two commercial businesses, has the potential to expand in the future into the adjacent irregularly shaped public properties along 45 Street for better development opportunities.

**Area 18. Medium Density Residential with some Commercial uses**

This large, privately owned property was the previous site of the UFA yard. It is seen as being developed as a medium to high-density residential site, with opportunities for some discretionary integrated commercial uses. All residential buildings in this area will have individual entrances at street level. New north-south and east-west roads will be required, in accordance with this Plan's General Development Concept, in order for this Area (along with Area 13) to be fully developed. This roadway development work will be done through the Riverlands implementation program (see Area 13 above).

**Area 19. Medium Density Residential and/or Town housing**

This land along the north base of the escarpment would be ideal for medium density live/work family housing or town housing.

**Key Plan***Area 19: West Overview*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****Area 20. Open Space / Potential Overflow Parking**

This grassed public parkland is to remain, but a small portion of the area could be reconfigured to accommodate overflow parking for Riverlands events.

**Area 21. Commercial Mixed-Use Area**

This block of properties south of 45 Street is an evolving low-density, mixed use area – an area with an interesting range of retail, health service, and light industrial operations. The recently completed Riverlands Gate project at the junction of 45 St and Taylor Drive continues the scale of other recent successful commercial developments in Riverlands. This area should be encouraged to develop towards higher density, street defined, mixed-use projects over the years. A major property (the Inland Cement plant along Taylor Drive north of 43 Street) is expected to become available in the very new future.



*Area 21: Southeast Overview*

**Area 22. Old Brew Plaza Mixed Use**

This property at the south end of Riverlands is home to the unique and historic Old Brew Plaza (with its offices, restaurant, theatre, and pub) as well as a private school. The property is considered a successful example of Riverlands character: urban, unique, and flourishing. Enhanced pedestrian linkage will be developed from the Brew Plaza along 54 Avenue north to Alexander Way.

**Area 23. Medium Density Residential: Potential Redevelopment site**

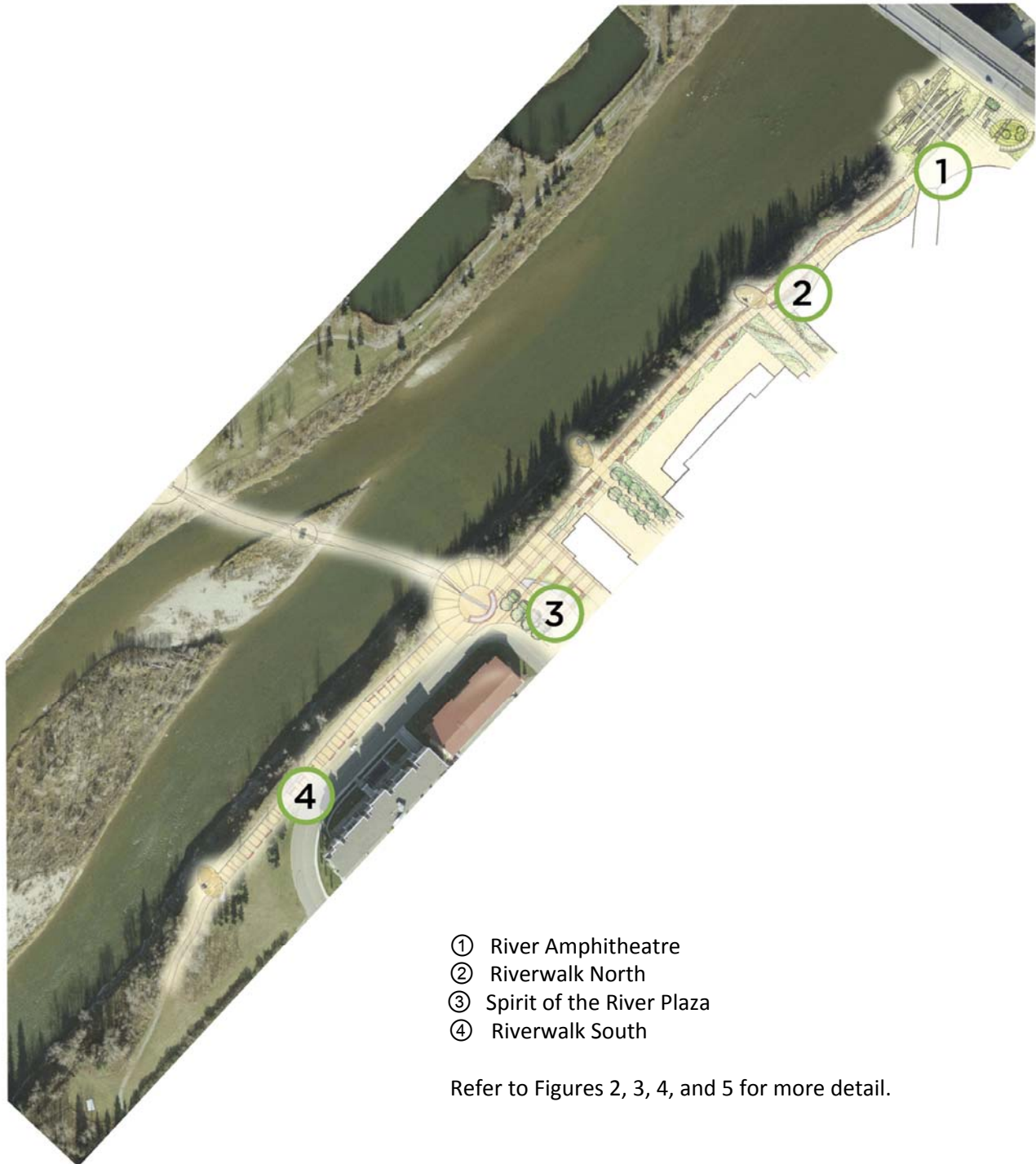
On this property, an existing row housing development sits at the base of the escarpment and is bordered on its northwest by a retail strip mall. Long term increase in density will likely occur as Riverlands develops.



**General Development Concept  
Conceptual 10-15 year build-out**

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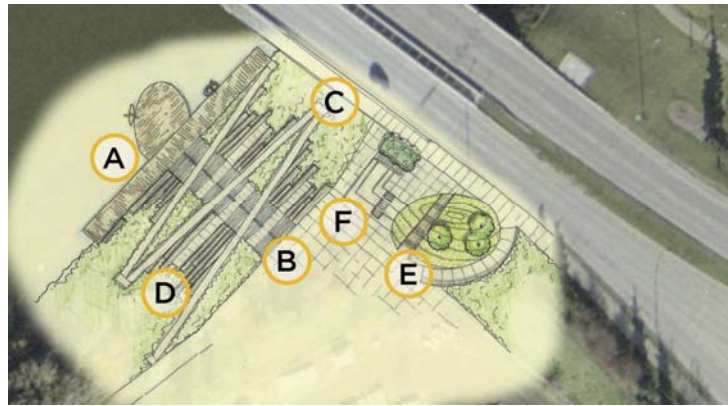
**Figure 1:**  
**Overall River's Edge Design Concept**



**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

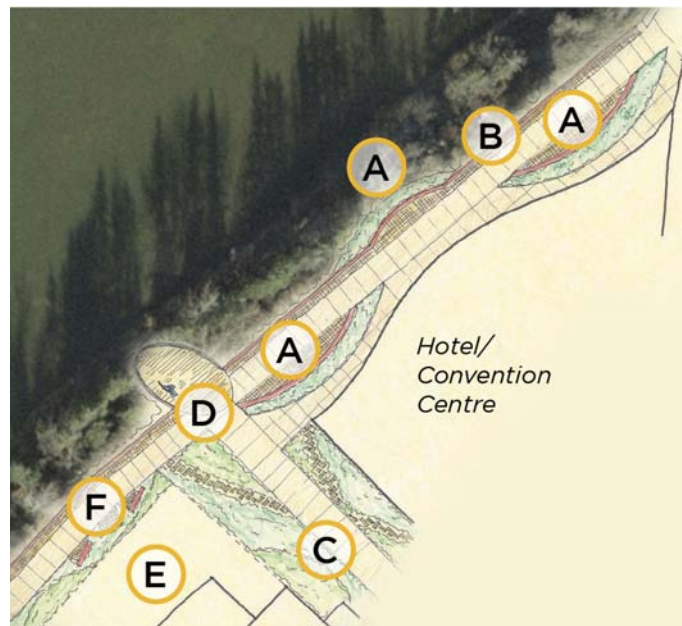
**Figure 2:**  
**River Amphitheatre Design Concepts**

- Ⓐ Dock and boat launch
- Ⓑ Broad staircase from hotel plaza to dock
- Ⓒ Sloped walk providing full accessibility to water's edge
- Ⓓ Amphitheatre seating
- Ⓔ Landscape Feature:
  - Grassed mound with tree planting
  - Sloped walk from sidewalk down to hotel plaza
  - Stairs bisecting mound
- Ⓕ Stairs and amphitheatre seating from sidewalk down to hotel plaza



**Figure 3:**  
**Riverwalk North Design Concepts**

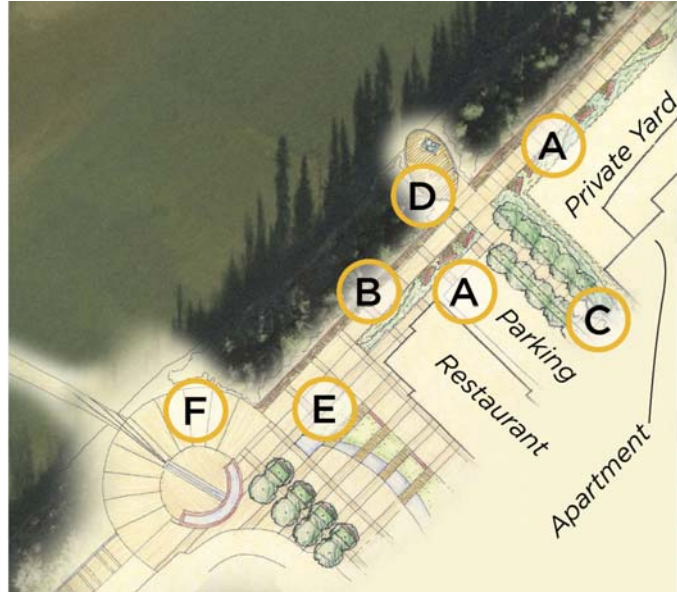
- Ⓐ Landscape pockets with seating wall and distinct paving
- Ⓑ Seating wall along promenade edge separating promenade from forested river bank
- Ⓒ Multi-way access from street
  - Planting, path, lighting and artwork
- Ⓓ Lookout cantilevered over riverbanks
  - Potential art display location
- Ⓔ Apartment yard
- Ⓕ Seating nodes in planting



**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

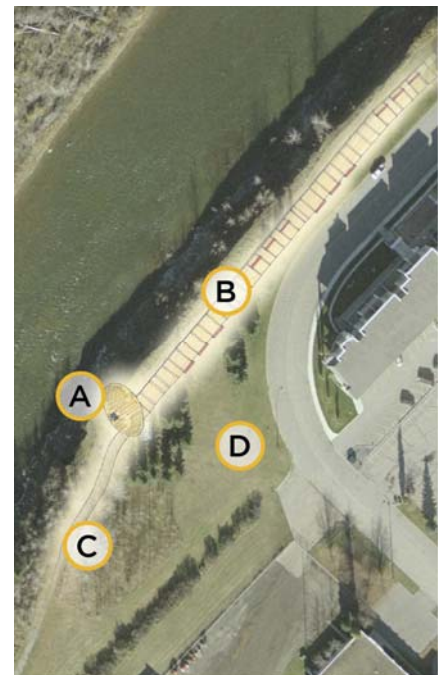
**Figure 4:**  
**Spirit of the River Plaza Design Concepts**

- Ⓐ Seating nodes with ornamental planting creating screen to private residential yards
- Ⓑ Seating wall separating promenade from forested river bank
- Ⓒ Multi-way access from street
  - Planting, lighting, vehicular access to parking
- Ⓓ Lookout cantilevered over riverbank
  - Potential art display location
- Ⓔ “Spirit of the River Plaza”
  - Seating walls
  - Sloped Lawns
  - Water feature with “bridge walks”
  - Open space from performance/ vendors
- Ⓕ Pedestrian bridge across the river to Bower Ponds



**Figure 5:**  
**Riverwalk South Design Concepts**

- Ⓐ Lookout cantilevered over riverbank
- Ⓑ Promenade with seating and guardrail
- Ⓒ Existing trail
- Ⓓ Retain existing planting where possible



**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

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**Figure 6: Water Features: Precedent Images**

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

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## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

### 4.0 POLICIES AND KEY ACTIONS

This chapter contains the policies, development intent, design concepts, strategies and recommended actions that will guide the development of Riverlands over the next 20 years or so. It describes the land use, zoning and general development framework necessary to create a vibrant, comprehensively planned mixed-use urban community. It also contains a series of concept maps, diagrams and precedent images that further describe the intent of the planning policies.

The policies are organized under the following headings:

- 4.1 Residential Development and a Sense of Community
- 4.2 Commercial Development, Arts, Culture, Entertainment and Recreation
- 4.3 The Public Realm
- 4.4 Transportation and Parking
- 4.5 Utility Improvements
- 4.6 Sustainable Development
- 4.7 Proposed Zoning

#### 4.1 RESIDENTIAL DEVELOPMENT AND A SENSE OF COMMUNITY

##### Policies

##### 1.1 Residential Growth Target

Promote a 20-year residential growth target for Riverlands, with the objective being to achieve a residential population of 2,500 by 2031. Achieve the growth target by maintaining medium to high densities for residential development, expediting development of City owned lands and actively encouraging redevelopment of private lands.

##### 1.2 Medium and High Density Housing

Develop residential land use in accordance with *Map 8: Proposed Land Use*. Provide for a range of multi-family housing types in Riverlands. The majority of the area will be zoned to allow medium density housing, with a height limit of 4.5 storeys. Higher density housing will be permitted on: the property previously occupied by City of Red Deer Electric, Light and Power, the riverfront residential mixed-use site in the former City Yards property, and in the area adjacent to the hotel/convention centre site between Taylor Drive and 54 Avenue. The height limit for high-density residential sites will be subject to the approval of the Development Authority.



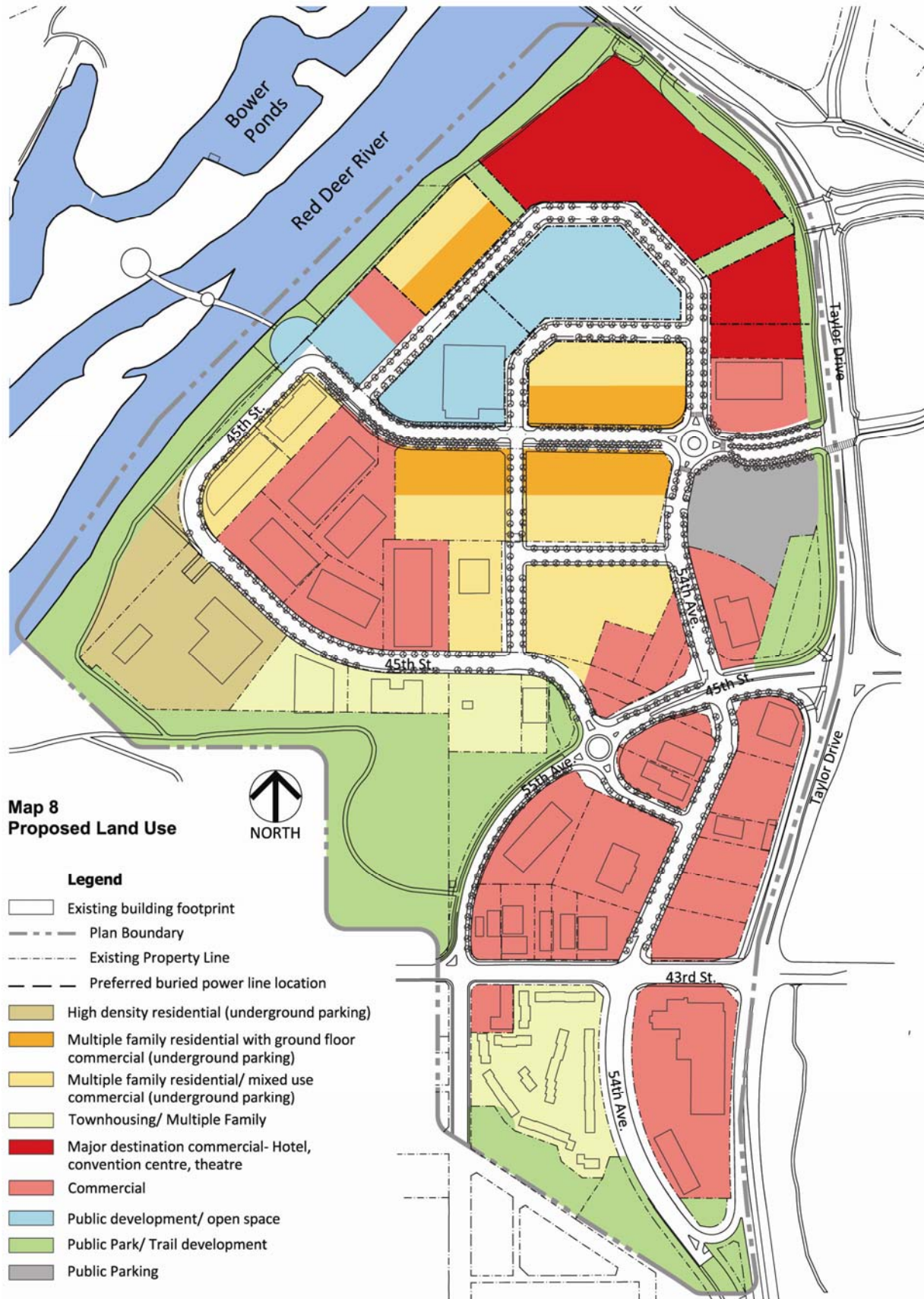
*"...a vibrant, comprehensively planned mixed-use urban community."*



*A bright future for Riverlands...*



*An award-winning mixed-use residential development in Vancouver*

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**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****1.3 Housing Choice for a Complete Community**

Support social and economic diversity and the creation of a complete community by strongly encouraging the development of a range of housing forms throughout Riverlands. Provide for a mix of high end, middle income and affordable housing, different unit types, sizes and ownership forms.



*"...a range of housing forms throughout Riverlands... a mix of high end, middle income and affordable housing..."*

**1.4 Student Housing**

Explore the feasibility of developing affordable student housing in Riverlands by working with Red Deer College and other Red Deer area educational institutions; support public-private partnerships where market and student housing units are combined.

**1.5 Affordable Housing**

Incorporate affordable housing criteria into the process of selling City owned land; for example, explore the possibility of requiring developers to designate a percentage of the units in a project as affordable housing.

**1.6 Live-Work Housing**

Work with community groups to explore the possibility of establishing co-operative housing and live-work housing. As one example, consider developing artists' live-work housing in association with arts and cultural organizations.



*A quiet mini-park within a residential area*

**1.7 Amenities in Residential Developments**

Ensure developers of multi-family residential projects provide amenity areas within their developments, in order to contribute to a livable community environment. (see Policy 7.6 below).

**1.8 A Child Friendly Community**

Explore a number of initiatives that would make Riverlands a child friendly community, one that responds to the needs of children and young people and their families. Undertake an assessment with respect to children's needs, and facilitate the development of facilities and spaces to meet those needs at an early stage in the redevelopment process. Consider developing a child focused play area as one of the first public amenities to be constructed in a location central to the neighborhood.



*Family oriented street events*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****1.9 Senior Friendly Environment**

Support the creation of a senior friendly environment in Riverlands by promoting active living for seniors.

Encourage the development of:

- fitness and recreational programs for seniors,
- seniors' facilities (e.g a seniors' drop-in centre), and
- amenities aimed at seniors (e.g. benches along well travelled streets).

**1.10 Interim Use of City Owned Buildings and Lands for Special Events and Uses**

Sponsor and encourage a variety of public events and activities in the area from the outset of the redevelopment process to create a vibrant atmosphere in Riverlands; explore how existing City owned buildings and open spaces could be used for short term, possibly temporary facilities and events such as a Farmer's Market (summer and winter), community gardens, skating rink, incubator spaces/galleries/studios, outdoor festival, sports activities and so forth.

**1.11 Universal Access Guidelines**

Encourage Universal Design in new construction to help ensure universal access to housing for seniors and persons with disabilities. Consider developing Universal Access guidelines that list elements that must be included in a minimum of 10% of the units in all multiple family developments.

**1.12 Crime Prevention Through Environmental Design**

Crime Prevention Through Environmental Design (CPTED) guidelines will be used in the design of public open spaces and pedestrian routes in Riverlands to help ensure public safety. Support building design guidelines that put 'eyes on the street' and result in a safer neighbourhood environment. Undertake a CPTED analysis of all public and private projects, including open space improvements and building developments.

**4.2 COMMERCIAL DEVELOPMENT, ARTS, CULTURE, ENTERTAINMENT AND RECREATION****Policies****2.1 Variety of Commercial Development Forms**

Develop commercial retail and commercial office uses in accordance with *Map 8: Proposed Land Use*. Provide for a mix of retail and office, auto-oriented and pedestrian-oriented commercial development of



*A community for families, people of all ages*



*Public markets are common in former industrial buildings*



*A rich mix of commercial, arts, culture, entertainment and recreation uses*

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different densities, styles and types.

**2.2 Central Shopping Street**

Encourage the development of a pedestrian-oriented shopping zone as the key component of a 'Main Street' environment along Alexander Way in central Riverlands. Ground floor commercial will be mandatory for residential developments along this section of Alexander Way. As part of the commercial mix, encourage the development of locally oriented commercial businesses to promote social interaction and provide for convenience shopping for local area residents.



*A pedestrian-oriented shopping zone is planned for Riverlands' Main Street – Alexander Way*

**2.3 Redevelopment of Low Density Commercial Office Uses**

Encourage redevelopment of the low density commercial office uses in the existing Cronquist Business Park area, promoting redevelopment to medium density office, medium density residential, or mixed residential / commercial uses.

**2.4 A Great Outdoor Space**

Develop a significant public open space and culture hub at the river's edge. This site will provide three distinct but integrated features that will connect it to the Red Deer River, to Bower Ponds and to the entire Waskasoo Park system:

- the Riverwalk Promenade – an enhanced riverside trail system, with hard edged viewpoints and a pedestrian connection down to the water's edge
- the Signature pedestrian bridge will connect the area to Bower Ponds, and
- the Spirit of the River Plaza will be an outstanding civic space that will serve as a multi-functional gathering place for civic events, celebrations and cultural activities. A series of water features will start in this space and will extend into the Riverlands neighbourhood and beyond.



*Example of a new high quality commercial office building in Helena Montana*

**2.5 Arts and Cultural Facilities**

Accommodate a range of arts and cultural uses in the Riverlands area through the adaptive reuse of buildings, (e.g. the bus barns), accommodation in mixed-use developments, and/or the construction of new cultural buildings. Consider accommodating facilities such as an arts studio complex, art galleries and a performing arts centre.



*A mix of arts and cultural facilities could be accommodated in different forms – adaptive reuse, new buildings, open spaces etc*

**2.6 A Landmark Hotel/Convention Centre**

Provide for a landmark hotel/convention centre

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development at the north end of the Plan area, addressing the great community open space and public facilities on one side and the river on the other. The complex would include other commercial facilities, including restaurants, bars and retail shops. A parking garage would also be part of the complex, to help meet the needs of special events visitors and those people visiting adjacent open spaces and facilities.

The hotel/convention centre facility could be of a size similar to the existing Capri Centre (approx. 6,200 sq.m.) or larger. However, the possible style and scale of the complex should be explored through a Request For Proposals (RFP) process as part of the implementation program.



*Landmark hotel/convention centre*

### **2.7 Options for Publicly Owned Land**

The final build out of the former City Yards will evolve with time and need. Options exist for their development. For example, the area between the hotel/convention centre site and Carnival Cinemas is an area that could develop as a mixed-use complex consisting of one or more of the following uses: arts and cultural (e.g. performing arts centre), commercial (office, retail or entertainment) and high density residential. For sites such as this, the City will undertake additional research, feasibility studies and proposal calls, as necessary, to determine the appropriate development mix for the site. These studies will be done as part of the Riverlands ARP implementation program (see Implementation Action 1 in Chapter 5.0 Implementation Strategy).

### **2.8 Parks, Open Spaces and Recreation**

Develop a parks and open space system encompassing a new major riverside public space, a cultural hub area, upgraded riverside trails, landscaped treed boulevards, and broad sidewalks throughout the area. The open space system will provide for a variety of passive and possibly some active recreational experiences. Encourage the development of publically accessible open spaces on private commercial or residential lands.



*Indoor and outdoor recreation facilities could include small pocket parks, a skating rink, sand volleyball courts, basketball courts...the list goes on...*

### **2.9 Active Recreation Space and Facilities**

Consider developing active outdoor and indoor recreation facilities, in a compact form of development, within the Riverlands parks and open space system to accommodate activities such as skating, volleyball, basketball, tennis, a spray park and/or other recreational pursuit or facility.

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****4.3 THE PUBLIC REALM****Policies****3.1 Investment in the Public Environment**

Invest in improvements to the public open spaces, streets and sidewalks of Riverlands to ensure the public environment is built to a standard appropriate to attract the desired density and quality of development. Construct amenities that encourage livability, social interaction, interesting spaces and a distinctive urban neighbourhood environment.



*Investment in a high quality public realm will attract quality development*

**3.2 Streets as Public Spaces**

Design streets in Riverlands as public spaces that have a strong sense of enclosure and identity. Implement designs that support social interaction and a wide range of activities. Design the streets and open spaces as a network of pedestrian-friendly routes that support and encourage walking as a primary mode of circulation in Riverlands.

**3.3 Generous Sidewalks and Boulevards**

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



*Spontaneous entertainment happens on friendly streets*

**3.4 A Variety of Walking and Cycling Experiences**

Develop and implement a pedestrian network that provides a variety of walking experiences, in both the natural and urban environments. Develop the riverside trail system in the area as a natural trail with parts of it being a hard-edged promenade with viewpoints and pedestrian connections to the water's edge.

**3.5 Pedestrian Network Improvements**

Develop a pedestrian network as shown on *Map 9: Proposed Pedestrian Network* and ensure a high standard of improvements on all streets. Improvements will include sidewalks, street trees, street furniture, pedestrian oriented lighting and parking on both sides as rights-of-way allow. The main network improvements are:

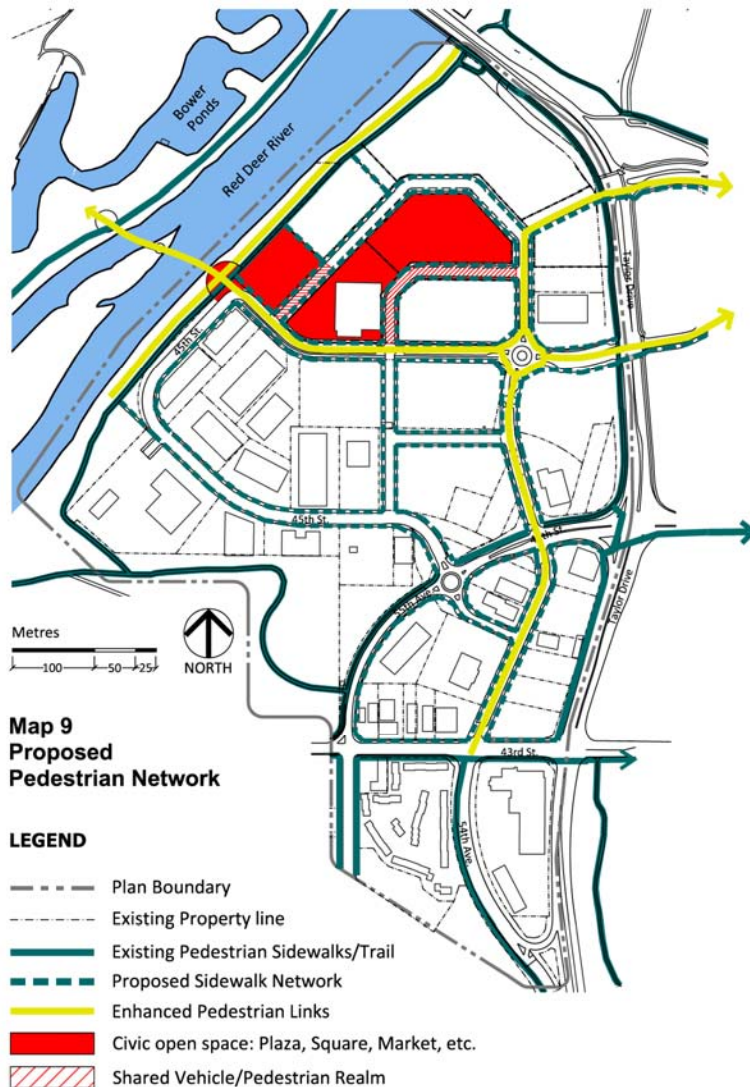
- a new pedestrian crossing at Alexander Way and Taylor Drive, with significant gateway and landscaping features



*Wide sidewalk with flexible spaces for sidewalk cafes*

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- major upgrades to Alexander Way, creating a “Great Street” for Riverlands’ main street;
- new connections from the Waskasoo trails to the interior of Riverlands
- new neighbourhood streets and civic area streets with sidewalks, street trees, street furniture, pedestrian oriented lighting and parking on both sides
- upgraded existing road rights-of-way throughout Riverlands, with continuous sidewalks, street trees, boulevards, pedestrian street lighting and parking on both sides and
- shared vehicle/pedestrian zones adjacent to the central open space area, with roadways featuring different textures, colours and pedestrian friendly curb designs.
- significant upgrades to the riverside trail system, with viewpoints, connections down to the river, a riverside plaza and an iconic pedestrian bridge across the river.

*New neighbourhood streets*

FINAL REPORT – September 6, 2011

*Streets with residential buildings having ground floor entrances**Continuous sidewalks are “job one” to create a walkable community*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****3.6 New Bicycle Connections to the City's Network**

Develop new connections to the City's bicycle network, as shown on *Map 10: Proposed Bike Network*. The proposed new routes include:

- a two-way segregated bike route along Alexander way,
- a route along 55 Avenue, between 43 Street and 54 Avenue, to the 'Hard Surface Trail System', and
- a bike/pedestrian trail along the south side of Ross Street, connecting to 54 Avenue in Riverlands.



*A complete bike route system has various types of routes, including: mixed pedestrian/bike trails through natural areas, on-street routes, one-way or two-way segregated routes, etc.*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****3.7 Public Art**

Locate public art in prominent locations and throughout Riverlands – possibilities include sculpture (e.g. an extension of the Ghost sculpture program), historical markers (e.g. Reinholt Quarry, CP Railyards), water/ice art sculpture, wall murals/billboards, etc. Encourage private businesses to display artwork, sculpture and flowers on storefronts, sidewalks and in building foyers.

**3.8 Water (and Ice) Features**

Develop a significant network of water features as a major public art initiative, with elements of the network extending through Riverlands and beyond. The water features should be designed to be functional year round, where possible – some parts of the network could be converted to a skating rink or ice sculpture, for example. The series of water features will reinforce the downtown's connection to the river, providing animation, sound and character to the public realm of Riverlands.



*Water features running through an area are a form of public art*

**3.9 Gateways into Riverlands**

Special gateway features will be constructed at the major roadway and pedestrian entrances into Riverlands. Gateway locations include the pedestrian connections at the northeast and northwest corners of Riverlands, the Alexander Way /Taylor Drive intersection, the 45 Street and Taylor intersection and the roundabout at 45 Street and 55 Avenue.



*Streetscape amenities focused on a key intersection*

**3.10 Coordination of Street Furniture**

Develop a coordinated street furniture plan for Riverlands to harmonize the design, form, materials and placement of street furniture so that it enhances the safety, beauty and accessibility of public spaces. Street furniture locations in Riverlands will be provided in a manner that groups street furniture strategically, focusing on locations of high pedestrian activity such as intersections, bus stops, open spaces and entries to major commercial and residential developments.

**3.11 Continuity of Street Tree Planting**

There is to be a continuity of boulevard tree planting and other landscaping along every street in Riverlands. Vary the species of boulevard trees and landscaping treatments throughout the area to provide identity to the different neighbourhood zones and street types. Ensure tree installations incorporate best practices in soil systems, aeration systems, irrigation and drainage.



*Varied landscaping treatments provide identity to different neighbourhood zones*

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### **3.12 Common Theme and Uniform Colors**

A common theme for Riverlands streetscaping items will be reflected in the design, style, uniform color and use of materials for benches, waste/recycle containers, light and traffic light standards, wayfinding signs and other related street furniture. The design theme for Alexander Way that is used within the downtown core should be carried through for the stretch of Alexander Way that extends through Riverlands.

### **3.13 Distinctive Street Signs for Riverlands**

Street signs in Riverlands will be distinctive new signs unique to the area.

### **3.14 Pedestrian Oriented Lighting**

Pedestrian oriented lighting, similar to that in existence in the downtown core, will be provided throughout the area, in accordance with a detailed street lighting concept and the phasing of redevelopment. Lighting to be pedestrian-scaled, possibly solar powered LED street lighting, achieving LEED standard for energy use and light scatter.

## **4.4 TRANSPORTATION AND PARKING**

### **Policies**

#### **4.1 New Comprehensive Neighbourhood Road System**

Establish a new comprehensive neighbourhood roadway system for Riverlands that balances the needs of all users: pedestrians, private vehicles, service vehicles, public transit and bicycles. The scale and quality of the roadway system will be a critical component in establishing the vision of Riverlands as a culturally based, mixed used residential neighbourhood in the heart of Red Deer.

The proposed road layout design is described on *Map 11: Transportation Concept* and referenced to related cross sectional drawings and descriptions. The new road network is based on a combination of the following:

- All streets shall have continuous pedestrian realms on both sides.
- Where possible existing road rights-of-way will be reused.
- New roads will be located, where possible, over existing or upgraded utility lines,
- New roads that are shown located on private property are to be negotiated as required with the owners and will be built as public streets.



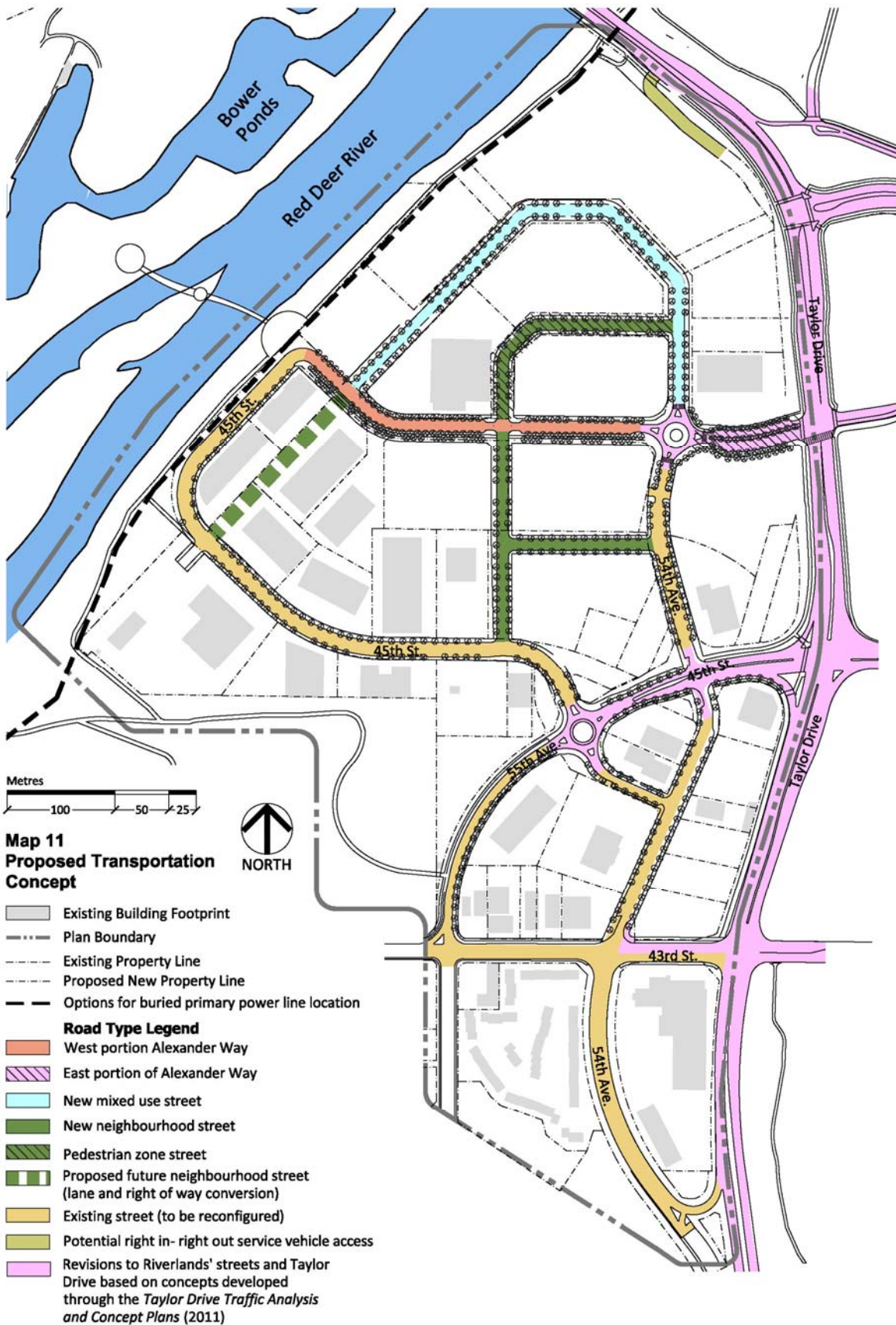
*An example of a good system of wayfinding in downtown Helena*



*Pedestrian oriented lighting can take many different forms*



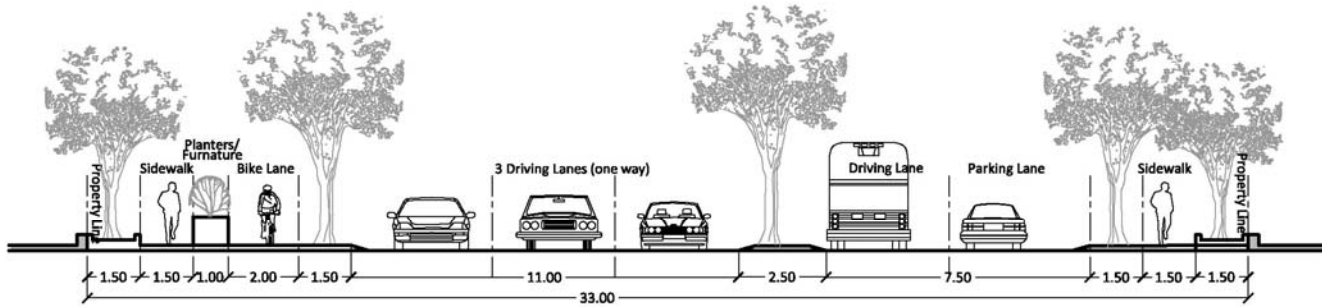
*Angle parking fits into a pleasant pedestrian-oriented streetscape*

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**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****PROPOSED ROAD CROSS-SECTIONS (REFERENCE MAP 11 FOR LOCATION)**

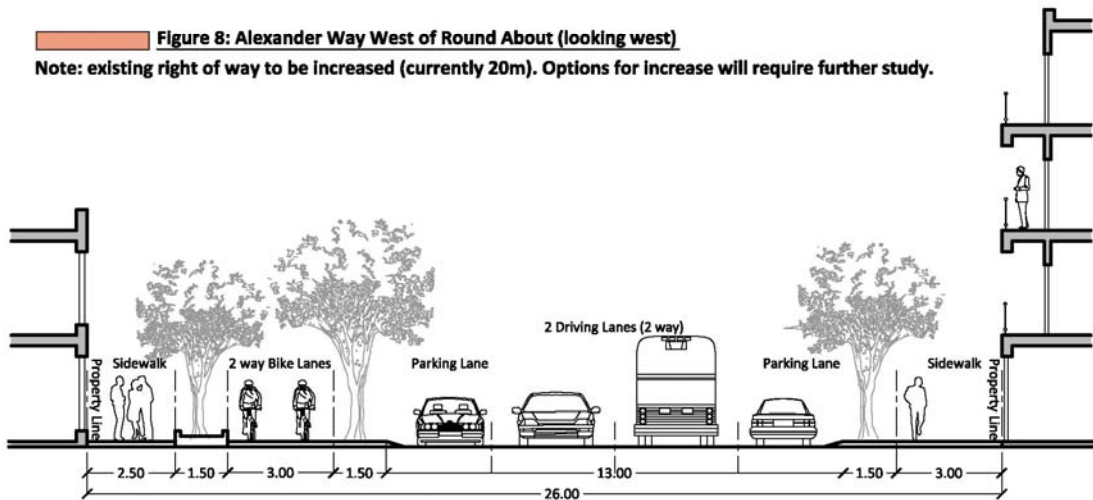
Road cross-sections are conceptual and displayed with associated dimensions to convey the principles of this document. Actual cross-sections and right of way requirements will be determined at the time of servicing study and development.

**Figure 7: Alexander Way East of Round About (looking west)**



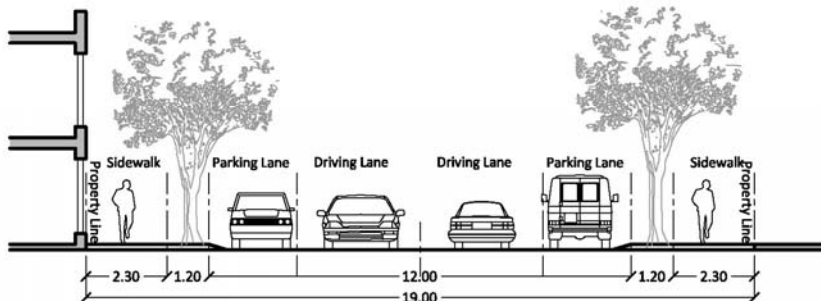
**Figure 8: Alexander Way West of Round About (looking west)**

Note: existing right of way to be increased (currently 20m). Options for increase will require further study.



**Figure 9: Main Civic Loop**

Main access and circulation loop through the north part of Riverlands

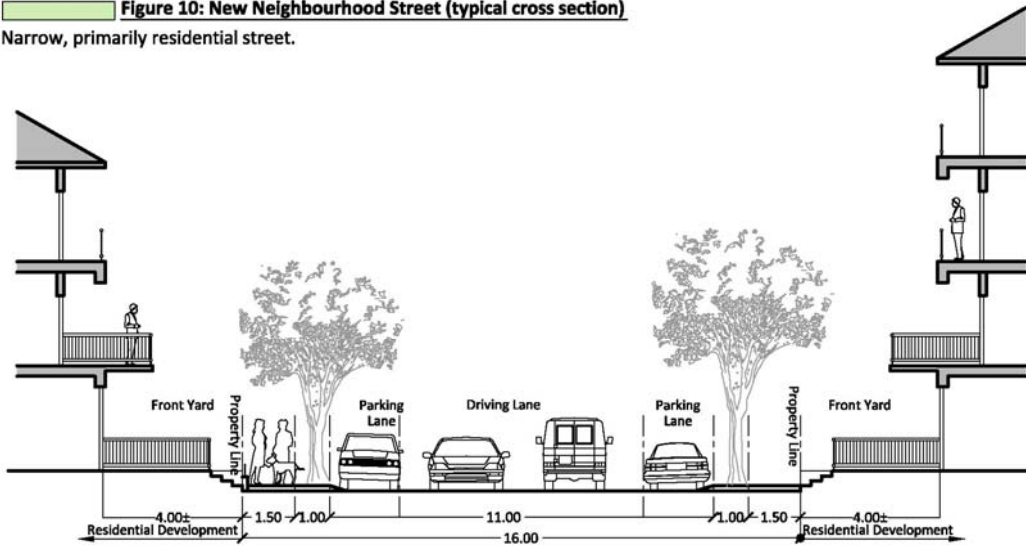


**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****PROPOSED ROAD CROSS-SECTIONS (REFERENCE MAP 11 FOR LOCATION)**

Road cross-sections are conceptual and displayed with associated dimensions to convey the principles of this document. Actual cross-sections and right of way requirements will be determined at the time of servicing study and development

**Figure 10: New Neighbourhood Street (typical cross section)**

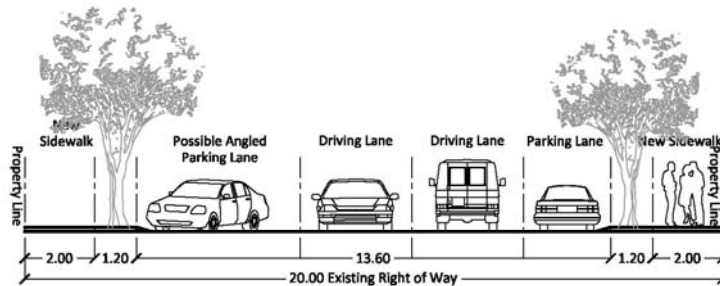
Narrow, primarily residential street.



**Figure 11: Existing Streets Reconfigured**

Existing roadways reconfigured to provide sidewalks on both sides, parking on both sides, and boulevards/ plantings zones as widths allow. Angle parking to be considered if roadway allows.

Cross section shown is 45 Street at Cronquist Business Park, looking west. Sections at other locations will vary with existing conditions.



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### **4.2 Slower Speed Limits**

Designate slower operating speeds as compared to typical streets, to respect the compact, higher density form of development and help establish the pedestrian oriented, walkable character of Riverlands. Adopt slow speed limits that can encourage eye contact between drivers, cyclists and pedestrians. Use road design to encourage slow speeds – keep signs and paint markings to minimum.

### **4.3 Operational Design of the Road System**

While the carriageway and sidewalk dimensions will vary depending on street type and capacity, common design elements and operational design specifications of Riverlands roadways will include:

#### **Roadways**

- slow speed limits (30 – 40 km/hr, depending on location).
- traffic flow in two directions
- parking on both sides of each street, either angled or parallel
- minimal pedestrian travel distance at all intersections incorporating bulbing as appropriate.
- travel lane widths to be a minimum 3.3 meters on main roads (bus routes) and 3.0 meters on minor roads.
- all corner radii designed to reduce pedestrian travel distance while allowing larger vehicles to maneuver at very slow speeds. Given the lower speeds, larger vehicles can use oncoming lanes to make turns at minor intersections.
- a variety of appropriate curb designs to be considered, such as no curbs or v-gutters in some locations, to invite sharing of the road space by pedestrians during special events.
- differing textures and colours for road surfaces to be considered, to highlight major pedestrian crossings, corridors and shared vehicle/pedestrian zones.
- bio-swaes or rain gardens in road rights-of-way could be constructed in some areas to reduce storm water impact and to create attractive green space.

#### **Sidewalks and Boulevards**

- minimum 1.5 meter clear sidewalk width
- minimum 1.2 meters wide planting and street furniture boulevard zones
- major specimen tree planting along both sides of all streets, generally spaced approximately every 6 – 12 meters, depending upon final design and



*Traffic calming occurs where road systems are designed with an emphasis on pedestrian needs*



*Granville Island is an excellent example of a pedestrian-oriented traffic environment*



*We've come a long way...*

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species selection.

- pedestrian walkways across roadways to be well defined visually. Some roadways may be shared pedestrian zones.
- changeable art to be allowed in public rights-of-way, including banners over streets or sculptures at roadsides.
- sidewalk cafes to be permitted where appropriate
- parking zones to be well defined visually. Adjacent parking facilities to be integrated into the pedestrian environment, using a variety of screening mechanisms



*Creative landscaping*

#### **4.4 Private Lanes, Service Access and Pedestrian Circulation**

Encourage private developments on large lots to provide well designed internal laneways to allow servicing, parking areas and key pedestrian linkages.

#### **4.5 Transit Service**

Adopt transit service according to the needs of the Riverlands area and increase service as population increases warrant.



*Transit shelter in the middle of a two-way road*

#### **4.6 Design and Integration of Parking Lots and Parkades**

Ensure surface parking lots and parking structures (both private and public) are designed to integrate with the Riverlands pedestrian environment. Designs should incorporate high quality, pedestrian scale streetwall facades and possibly screening mechanisms such as the use of public art, landscaping, lighting, etc.

#### **4.7 Public Parking for Riverlands**

Adopt a comprehensive strategy for the provision of public parking for Riverlands, in consideration of the multiplicity of public facilities and open spaces in the area.

Public parking will be provided through:

- on-street parking spaces on both sides of all streets, both parallel parking and angle parking spaces. Approximately 625 public, metered spaces (similar to the current downtown system) could be provided on the roadways in Riverlands.
- the construction of a public parking lot on a site at the entrance to Riverlands – on the south side of Alexander Way, immediately west of Taylor Drive. If future needs warranted, a structured parkade,



*Public parking sensitively integrated on a side street*

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possibly with commercial uses at ground level, could be built here.

- the Hotel/Convention centre parkade providing space for several hundred cars in a parkade structure, with the numbers dependent upon the size of the facility. The City may consider a cost sharing arrangement with the hotel developer to increase the amount of parking at the time of construction in anticipation of the possible cultural/recreation facility development south of the hotel.
- smaller surface lots in various locations, especially in the vicinity of the civic facilities and open spaces in the northern portion of Riverlands. The City could use a strategy whereby they create temporary parking lots in the early phases of development to test different parking arrangements.
- joint use arrangements for evening use of private at-grade parking (such as that around the Cronquist buildings) for use of evening public events.
- if necessary, a small overflow parking lot for special peak load events could be provided on the park area below the escarpment on the west side of 55 Avenue.



*A well-landscaped surface parking lot makes a huge difference to the feel of an area*



*The City of Red Deer has a very good system of public parking facilities in its downtown, responsive to the needs of business, residents and visitors alike.*

#### **4.8 Parking Assessment**

Parking requirements need to be considered as part of the zoning changes to Riverlands. It will be necessary to determine how many parking spaces will be required for the range of public uses planned, what types of parking facilities should be constructed and where should they be built.

The public parking needs should be met through using a phased development plan and a combination of public and private initiatives.

#### **4.9 Replacement Parking as a Result of Alexander Way Re-alignment**

Negotiate with Carnival Cinemas to address parking lost with the reconfiguration of Taylor Drive/Alexander Way intersection.



*Car co-operative systems can result in reduced parking requirements*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****4.10 Reduced Parking Requirements for Private**

The current parking requirements of the Land Use Bylaw should be evaluated with the view to reducing the requirements given the new form of compact urban development to be achieved in Riverlands (see Policy 7.7). A combination of at-grade and underground parking will be provided by private sector developments to handle their individual requirements.



*sensitively into the public realm*

**4.5 UTILITY IMPROVEMENTS****Policies****5.1 Investment in Utilities Infrastructure**

Ensure the utilities systems (water, gas, power sanitary sewer and storm sewer) serving the Riverlands area are maintained, upgraded and relocated where necessary to accommodate growth envisioned for the area. Conduct a study on overall utility upgrading needs for Riverlands. Upgrade these systems in an environmentally sensitive manner, while supporting compact, efficient development.

**5.2 Relocation of High Voltage Power Lines**

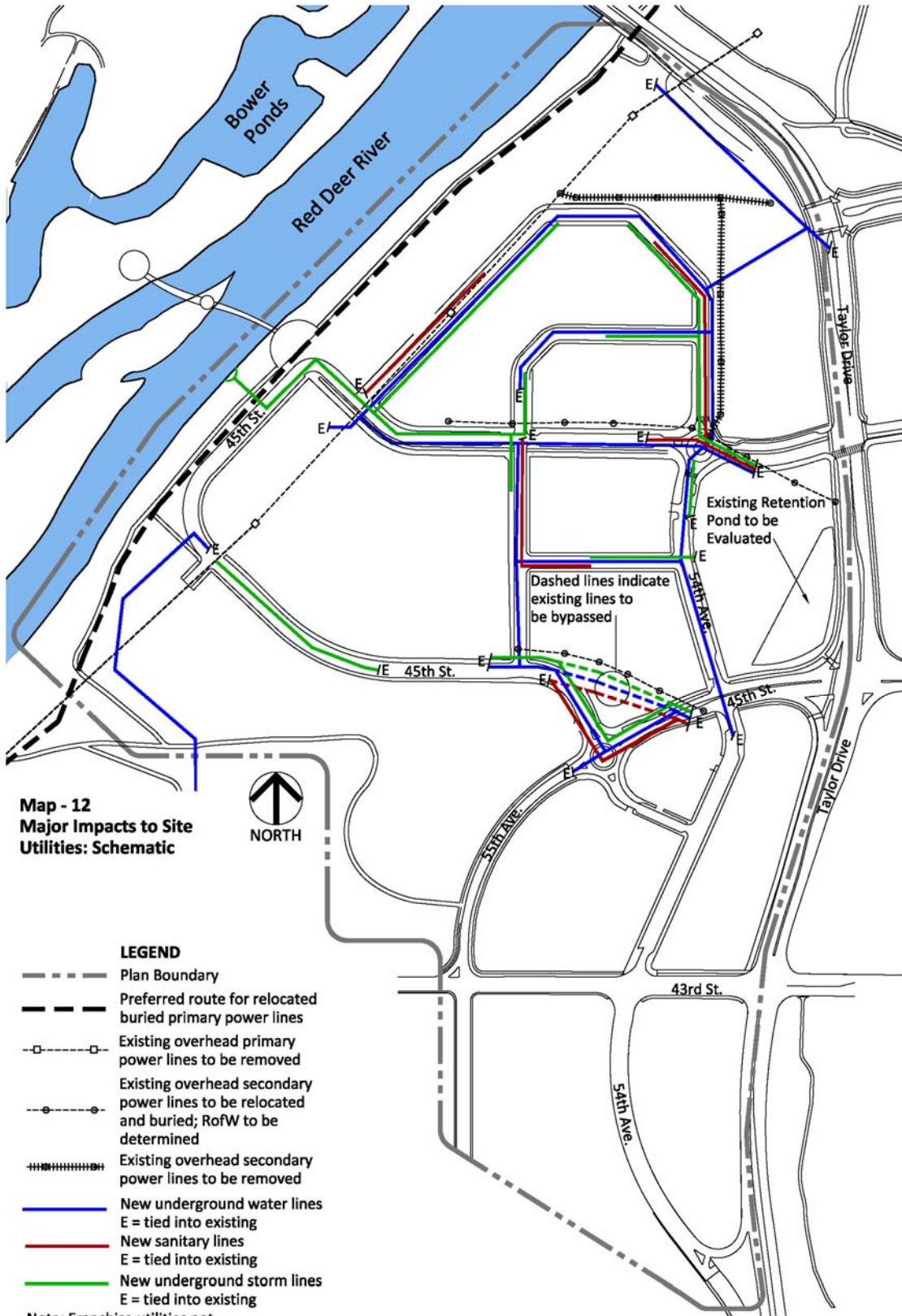
Invest in relocating or burying the high voltage overhead power line either outside the area or underground through Riverlands. If the decision is to bury the power line underground through Riverlands, the preferred alignment is as shown on *Map 11: Proposed Transportation Concept*.



*Some changes to the utility systems serving Riverlands will be required as the redevelopment process advances*

**5.3 Sequential Phasing of Utility Improvements**

Establish a phasing strategy whereby utility improvements are phased sequentially to support the build-out of the Riverlands area, avoiding the need to construct all upgrades at the outset.

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### 4.6 SUSTAINABLE DEVELOPMENT

#### Policies

##### 6.1 Red Deer River Embankment Study

Prepare a slope elevation study of the riverbank along Riverlands' western edge to ensure appropriate development at the top of the bank. The study will need to take into account the Riverlands ARP proposals for: the possible relocation of the high-voltage power lines; construction of a bridge across the river at 47 Street; and, the redevelopment of sections of the riverside area as residential, commercial and civic open space uses.



*A slope stabilization study will help determine how to accommodate appropriate development at the top of the bank*

##### 6.2 Green Energy Efficient Buildings

Develop and apply green energy efficient building standards for new development in Riverlands, especially for development on lands currently owned by the City of Red Deer.

##### 6.3 Storm Water Management

Reduce the volume and rate of stormwater runoff from buildings using on-lot controlled storage and low impact development features such as permeable surfaces, green roofs and bioswales. Retain rainfall and storm water runoff on-site and provide for the infiltration of stormwater into absorbent landscapes where possible. Investigate the feasibility of reusing captured stormwater for irrigating landscaped areas.



*Sustainable development to improve our environment for future generations*

##### 6.4 Integrate Stormwater Retention into Central Public Open Space Design

As part of the *Utilities Servicing Study*, consider integrating low impact stormwater features into the design of the central public open space in Riverlands. Features could include a district-wide retention facility with architectural elements such as channels and cascading fountains.

##### 6.5 A District Heating System for Riverlands

Undertake research into a district heating system for new development in Riverlands; consider a variety of approaches, including the construction of one or more district heating plants/systems if economically feasible. The district heating system may be able to combine cooling needed for burying the electric power lines with heating of nearby buildings.



*Creative integration of stormwater management into the urban environment*

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### **4.7 PROPOSED ZONING**

The recommended zoning framework for Riverlands is intended to achieve the land use and design vision as articulated in other parts of this Plan. In order to understand the principles upon which the zoning recommendations are made, it is necessary to reference:

- Section 3.3 General Development Concept (including the area-by-area narrative of land use and development intent),
- Section 4.1 Residential Development and a Sense of Community (in particular, *Policy 1.2: Medium and High Density Housing*, and *Map 8 Proposed Land Use*),
- Section 4.2 Commercial Development, Arts, Culture, Entertainment and Recreation, and
- Section 6.2 Key Built Form Principles.



*A well-designed, walkable streetscape environment can be the result of good planning, careful zoning and sensitive design guidelines*

### **Policies**

#### **7.1 Zoning Changes to Follow ARP Completion**

Zoning in the Riverlands area will be regulated under the *City of Red Deer Land Use Bylaw*, in accordance with the policies and principles of the Riverlands ARP. The Land Use Bylaw will be amended following adoption of this Plan and a new system of zoning will come into effect at that time. See *Map 12: Proposed Zoning* for the recommended zoning framework.

#### **7.2 New, Unique Land Use Districts for Riverlands**

A new Land Use District for residential, commercial, public and parks and open space uses should be established for Riverlands, given the objective of creating a new, compact, “Smart Growth” form of development in Downtown Red Deer. The Districts, as shown on *Map 13: Proposed Zoning*, are:

- Residential Mixed Use (residential as principle use)
- Commercial Mixed Use (commercial as principle use)
- Medium Density Residential
- Parks and Recreation
- Public and Quasi-public

It is recommended that the zoning regulations for Riverlands be set up in a similar manner to the DC(25) District, the Direct Control zoning adopted for the Southpointe Junction Neighbourhood Area Structure Plan. Under this approach, Riverlands would be divided up into a series of Areas so that specific regulations may



*The Dockside Green project in Victoria has won many awards for its excellence in comprehensive planning, architecture and sustainable design.*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

be tailored to achieve the intended use and design requirements of each specific Area.

Regulations and design guidelines would be customized for each specific Area, with regard to:

- the general purpose of the Commercial Mixed Use, Residential Mixed Use, Medium Density Residential, Parks and Recreation and public/ open space uses
- permitted and discretionary uses
- general regulations, including floor area, building height maximum, landscaped area; minimum, parking, loading spaces minimum, and site area minimum
- signage regulations
- site development
- setbacks and
- regulations for the secondary use and relationship between uses in a mixed use development.



*Artist's rendering of a lively, mixed-use pedestrian environment*

The intent of the new zoning will be to ensure development complies with the Vision, Development Concept, Policies and Development Design Criteria of the Riverlands ARP. The zoning will assist with the development of Riverlands as a sustainable, mixed use community, with a unique blend of commercial, cultural and residential uses and a significant system of trails, parks and open space.

### **7.3 Rezone Commercial Land to Commercial Mixed Use (CMU)**

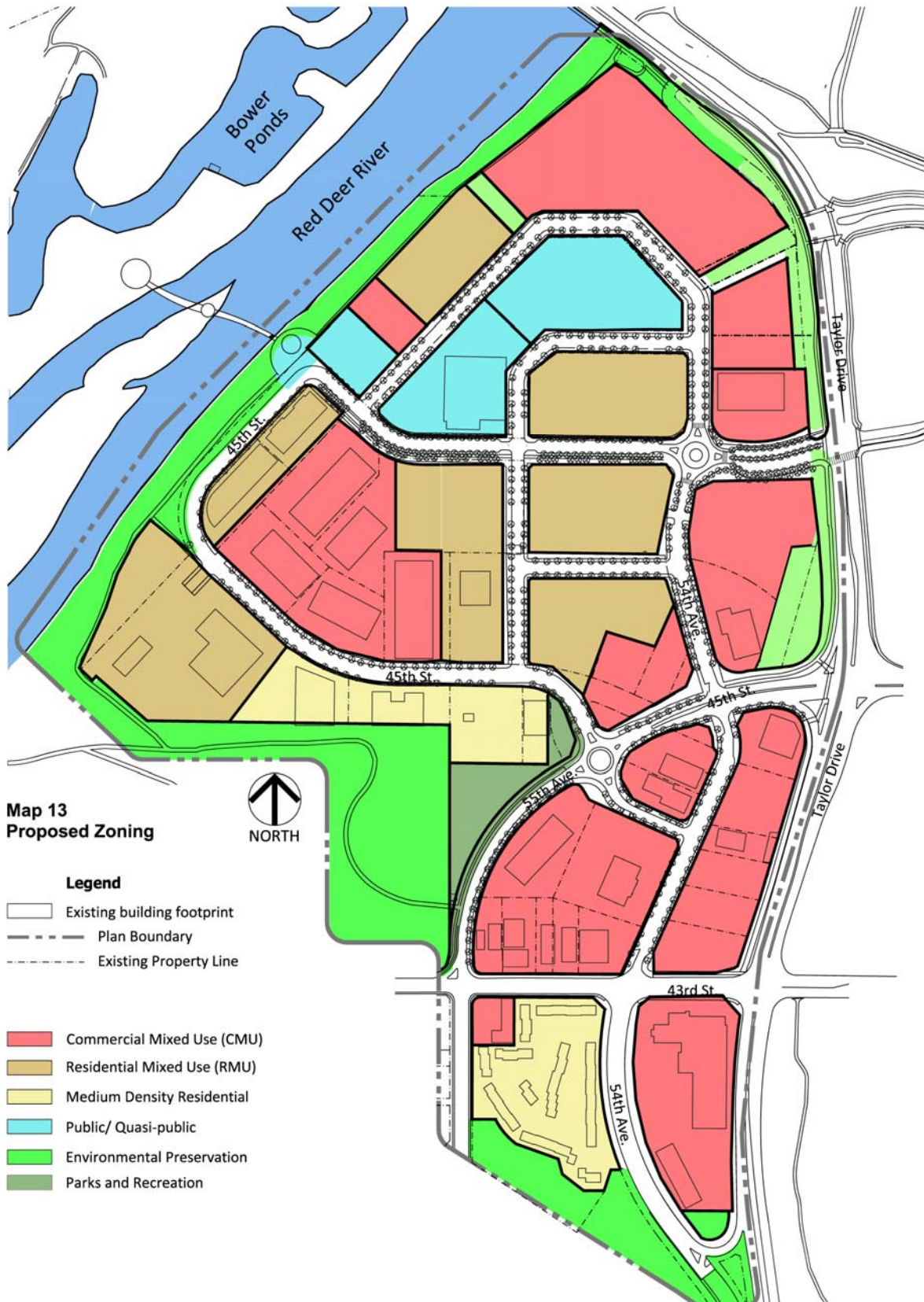
Commercial lands north of 45 Street are currently zoned DC(21) Direct Control District No. 21, while the two areas south of 45 Street are zoned C1A Commercial (City Centre West). It is recommended that the commercial lands in Riverlands be rezoned as Commercial Mixed Use.

The general intent of this zone will be to facilitate the development of a unique area of mixed land uses, providing for medium density commercial, institutional, cultural and light industrial uses, while providing for residential uses above grade. This district will be distinct from, and include higher standards of development than, the C1 District.

Commercial land use will be the principle use in this zone. There will be more commercial uses listed as permitted uses, and other uses, such as residential and institutional uses will be seen as being secondary or discretionary uses.



*A colourful commercial street*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****7.4 Rezone Residential Land to Residential Mixed Use (RMU) and Medium Density Residential**

Residential lands north of 45 Street are currently zoned DC(21) Direct Control District No. 21, while there is one residential area south of 45 Street zoned R2 – Medium Density Residential. It is recommended that the residential lands in Riverlands be rezoned as Residential Mixed Use and Medium Density Residential.

**RMU Zone**

The general intent of the RMU zone will be to facilitate the development of a unique area of mixed land uses in a compact “Smart Growth” form of development. The zone will provide for medium to high density residential development and mixed use residential / commercial developments, with residential uses above grade.

Residential land use will be the principle use in this zone. There will be more residential uses listed as permitted uses, and other uses, such as commercial and institutional uses will be seen as being secondary or discretionary uses.

Where commercial uses are provided within a mixed-use development, these uses shall be designed and developed in a manner sensitive to the street environment and adjacent residential areas.

While parking requirements for development in this zone will be less than typical medium density residential zones, parking shall be provided primarily underground. (See Policy 7.7 below for explanation of reduced parking requirements.)

**Medium Density Zone**

The general intent of this zone will be to provide a medium density residential area with a mixture of housing types and residential accommodation compatible with the policies and principles of the Riverlands ARP. The zone will be similar in many ways to the R2 District but with higher standards of development than that District. Parking requirements will be less than the R2 District and may be provided at grade or underground. (See Policy 7.7 below for explanation of reduced parking requirements.)



*Residential use will be the principle use in the RMU Residential Mixed Use zone. Other uses may be combined with residential, but will be secondary, or discretionary uses.*



*Urban areas with a mix of land uses are generally more dynamic and livable than areas with segregated uses.*

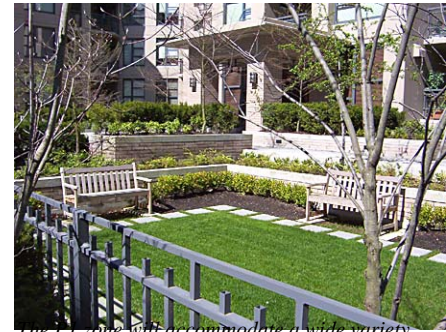


*The Medium density zone will be similar to the existing R2 zone but will have higher standards of design guidelines*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****7.5 Rezone Parks, Recreation Public/ Quasi-public use lands**

Rezone lands to be developed for parks, recreation and public/ quasi-public uses within the City owned property north of 47 Street currently zoned DC(21) Direct Control District No. 21 to appropriate districts.

The general intent of the zones will be to provide land for parks and recreation areas and public/ quasi-public facilities, with a variety of uses and functions (including the sale or lease to private operations) consistent with the Vision, Development Concept, Policies and Development Design Criteria of the Riverlands ARP.



*The P1 zone will accommodate a wide variety of parks and recreation spaces and facilities*

**7.6 Amenity Areas within Residential Developments**

Provide for requirement for indoor and outdoor amenity areas within all residential developments, using Section 4.7 (1) (f). of the City of Red Deer Land Use Bylaw as a guide for developing these requirements when developing new zoning provisions.

**7.7 Reduce Parking Requirements for Riverlands**

The parking requirements for Riverlands should generally be less than the current parking requirements of the Land Use Bylaw, given the intent to develop the area as a compact, mixed-use area. The following points provide the justification to reduce Riverlands' parking requirements:

- the area's city centre location
- mixed uses in close proximity allowing for more pedestrian trips
- close proximity to bus stops
- the potential for live/work residential
- a connected and walkable pedestrian realm
- extensive on-street parking
- the provision of public parking lots and parkade spaces
- alternatives to individual car ownership (for example, car sharing programs where several users have access to the same car, stored within easy walking distance of their home or workplace); car share programs could be either contained to residential unit or business, or open to a wider public
- the potential for shared parking agreements, given the different parking use times associated with different land uses (e.g. commercial office and residential uses)
- extensive bicycle parking.



*The Riverlands ARP provides for a number of possible parking opportunities for the public: parallel and angle on-street, surface lots and multi-purpose parkades*



*Public parking signs clearly mark where to park*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

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**Set Parking Requirements for Commercial Uses**

It is recommended that the parking requirements for commercial uses within the CMU and RMU zones be the same as the C1 Commercial (City Centre) zone and subject to 3.1 and 3.2 of the Land Use Bylaw.

**Allow Parking Requirements for Residential Uses**

It is recommended that the parking requirements for residential uses within the CMU and RMU zones be less than the requirement for other residential uses in other zones in Red Deer due to the compact form of development. The recommendation is for the parking requirement to be one parking space per residential unit as per the New Urbanism SmartCode\*.

**7.8 Amend Land Use Bylaw to Incorporate New Design Guidelines for New Zones**

It is recommended that the Land Use Bylaw be amended to incorporate new design guidelines for the Riverlands area, based on the development design criteria as presented in this Area Redevelopment Plan.

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\* The parking requirements as set out in the New Urbanism SmartCode are designed to encourage compact development and walkable neighbourhoods. The SmartCode, developed by Duany, Plater Zyberk & Company, has been used by cities across North America since 2003. The SmartCode calls for reductions in requirements for medium and high density residential developments where parking requirements are reduced to 1 parking space per unit, as opposed to tying the requirement to the number of bedrooms per housing unit.

**2011 Riverlands Implementation Plan  
and Development Design Criteria  
- A Planning Tool -**



**URBAN PLANS Consulting**

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

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**5.0 IMPLEMENTATION PROGRAM**

The implementation of the Riverlands ARP will require substantial co-operation between various civic departments, community and cultural groups and private sector landowners, individuals and organizations.

This chapter outlines a community-based implementation program in which the City of Red Deer would establish a special development group within the administration to manage the project, and to work with all stakeholders to realize this most important city-building project.

The chapter also provides an overview of a number of key actions and catalyst projects that should be considered as possible first steps in the implementation process. And finally, it outlines a suggested phasing concept for the redevelopment effort.

**Objective**

*To establish an implementation program for the Riverlands redevelopment project that ensures the project is managed with a high standard of quality control, public input, design review, cost effectiveness and accountability. To strive for excellence in the quality of the built environment in Riverlands.*

**5.1 IMPLEMENTATION STRATEGY****Creating a Special Development Group****Implementation Action 1:**

It is recommended that the City take a pro-active role in the redevelopment of Riverlands. This will involve establishing a special Development Group within the City Administration to provide the overall management of the redevelopment project. The City should begin by researching other successful public or quasi-public redevelopment models in Canada (e.g. Centre in the Park (Sherwood Park), Bow Valley Centre (Calgary), Village at Griesbach (Edmonton), Garrison Woods (Calgary) and UniverCity (Simon Fraser University)).

**Some of the responsibilities of the Development Group would be to:**

1. prepare a Business Plan and Long Term (10-20 Year) Financial Plan
2. prepare, maintain and provide regular reports to Council on the project management schedule and budget

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

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3. undertake public involvement activities
4. conduct and/or hire consultants to undertake strategic and detailed design, engineering, financial, marketing and communication studies
5. oversee all additional studies
6. acquire strategic properties
7. undertake environmental assessments of lands and environmental mitigation
8. manage the disposition of lands through partnership/sales/lease agreements, etc.
9. conduct tendering processes, design competitions, proposal calls
10. manage the land development process

**A Comprehensive Development Strategy****Implementation Action 2:**

It is recommended that the Development Group undertake the redevelopment project through a comprehensive strategy that builds upon the policies, development intent, design concepts, strategies and recommended actions contained in the Riverlands ARP.

**Development Group Accountability****Implementation Action 3:**

It is recommended that project team keep City Council apprised of progress on the project through regular reports, key milestones and through seeking ratification of private and public sector proposals for the development of land parcels.

**Sequential Phasing of Infrastructure Improvements and Development****Implementation Action 4:**

It is recommended that the Development Group establish a phasing strategy whereby infrastructure and utility improvements are implemented sequentially, to support the build-out of the area. This is to be based on a multi-year business plan that includes identification of funding sources and key and catalyst projects.

**Community Involvement in the Redevelopment Process****Implementation Action 5:**

It is recommended that the Development Group provide for the ongoing input of representatives from the design professions, the development industry, the arts and cultural community and the Red Deer community-at-large in the redevelopment process. In the early stages of the redevelopment process, the Development Group should establish the public participation process and have it ratified by City Council.

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

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**Provincial and Federal Funding Possibilities****Implementation Action 6:**

It is recommended that the Development Group seek funding for the Riverlands redevelopment project from provincial and federal government programs which provide funds for infrastructure, cultural and environmental projects. (e.g. the province's Community Revitalization Levy program, and federal government programs such as the Infrastructure Canada – Alberta Program and the Municipal Sustainability Initiative) .

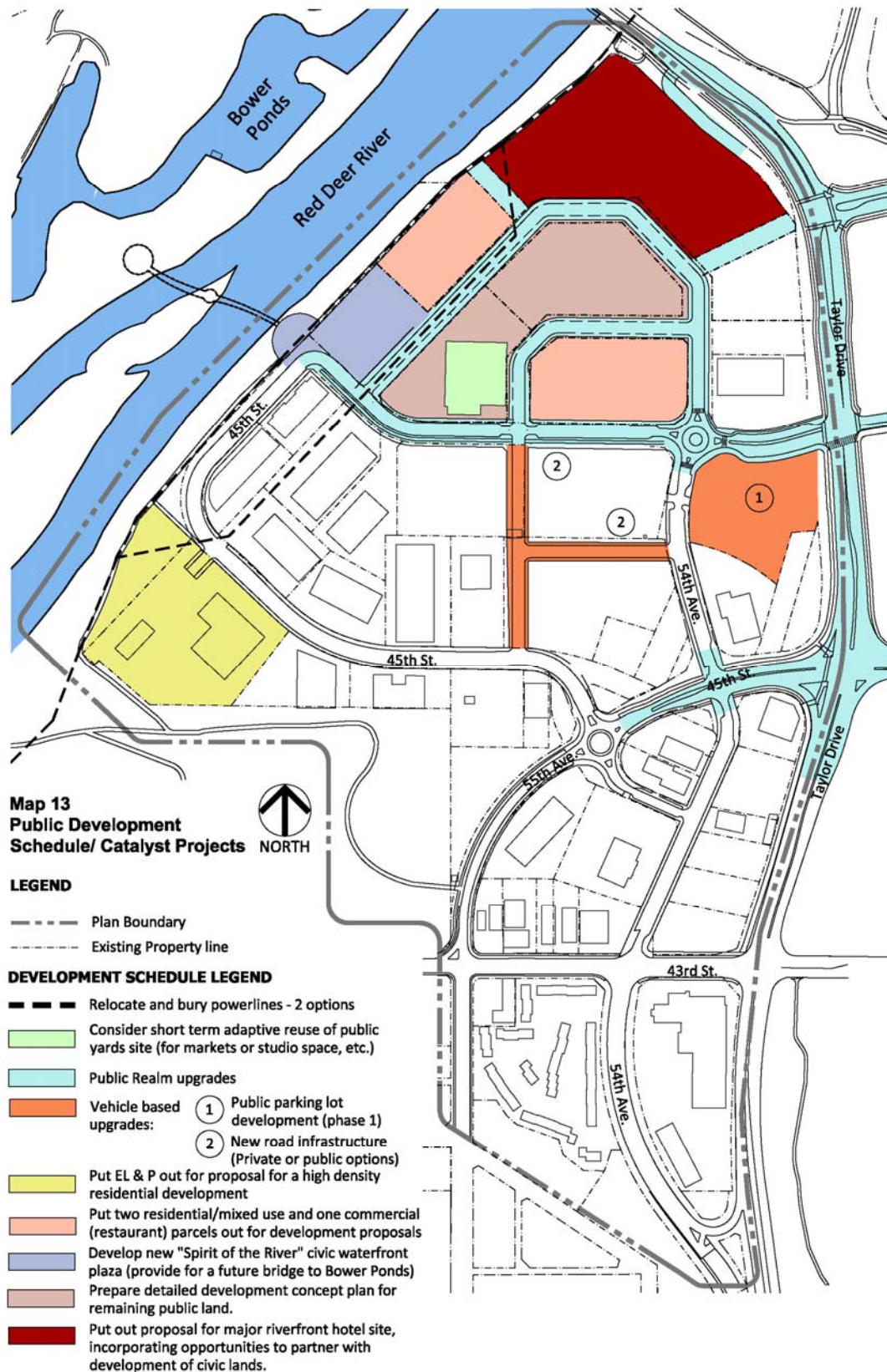
**5.2 POTENTIAL CATALYST PROJECTS AND PHASING STRATEGY**

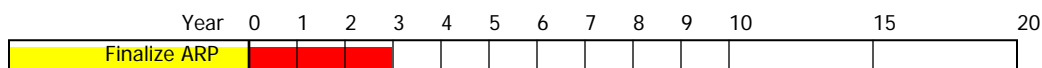
The redevelopment of Riverlands will require a strategic approach to the implementation of a number of public and private initiatives. The creation of this implementation program will be one of the first tasks of a Development Group in initiating the redevelopment process.

A number of key actions and catalyst projects required to implement the redevelopment project have been identified through the preparation of the Riverlands ARP. The following map – *Map 14: Public Development Schedule / Catalyst Projects* – provides an overview, a general summary of some of the most obvious first steps in initiating the public-private redevelopment process.

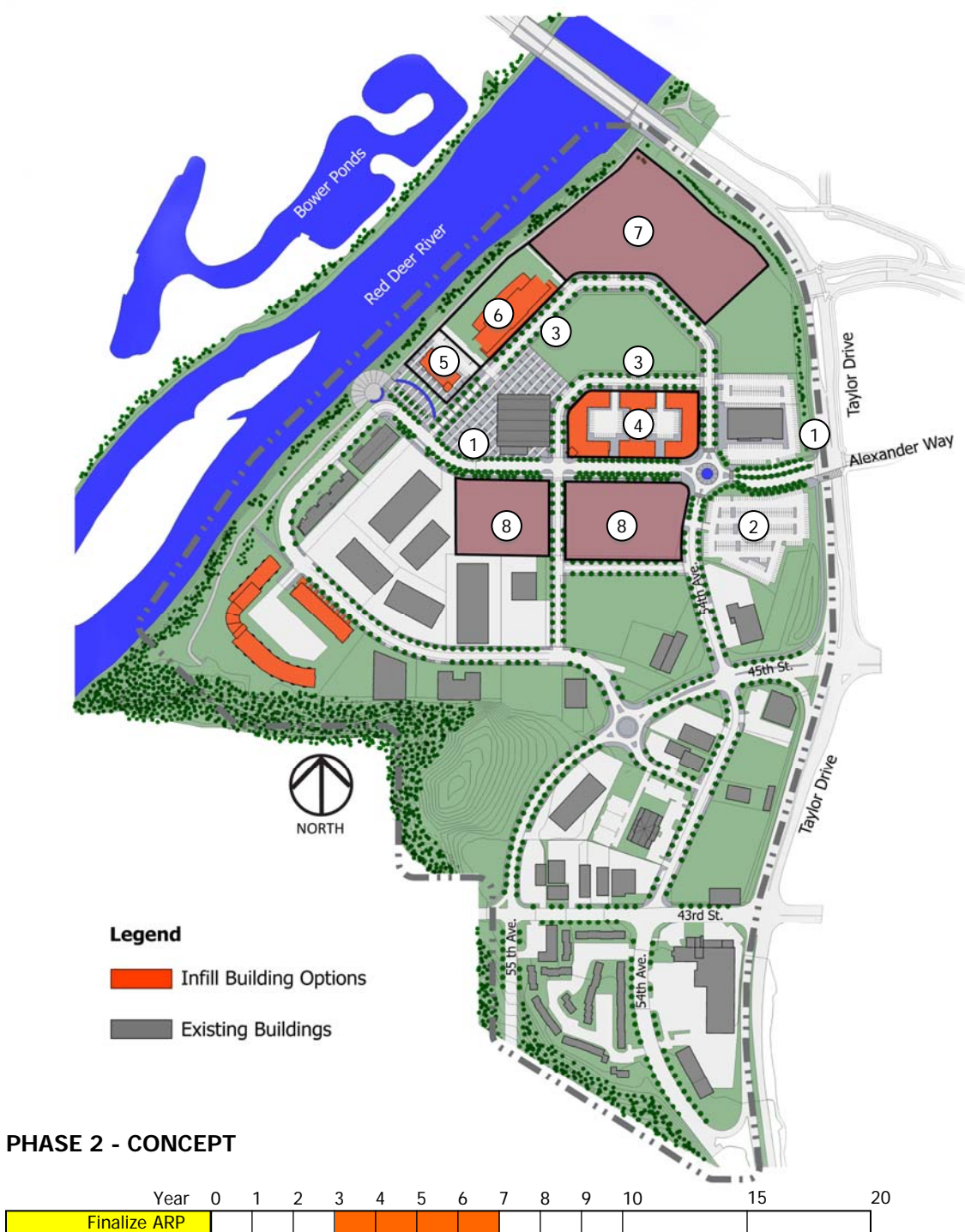
The catalyst projects identified on the map are suggestions only, but the map can be viewed as a point of departure for the redevelopment effort – it clearly illustrates the enormity of the challenges as well as the opportunity.

While it is premature to decide on a definitive phasing strategy, *Figures 12 through 15*, following *Map 14*, provide a general phasing concept for the redevelopment of the area.

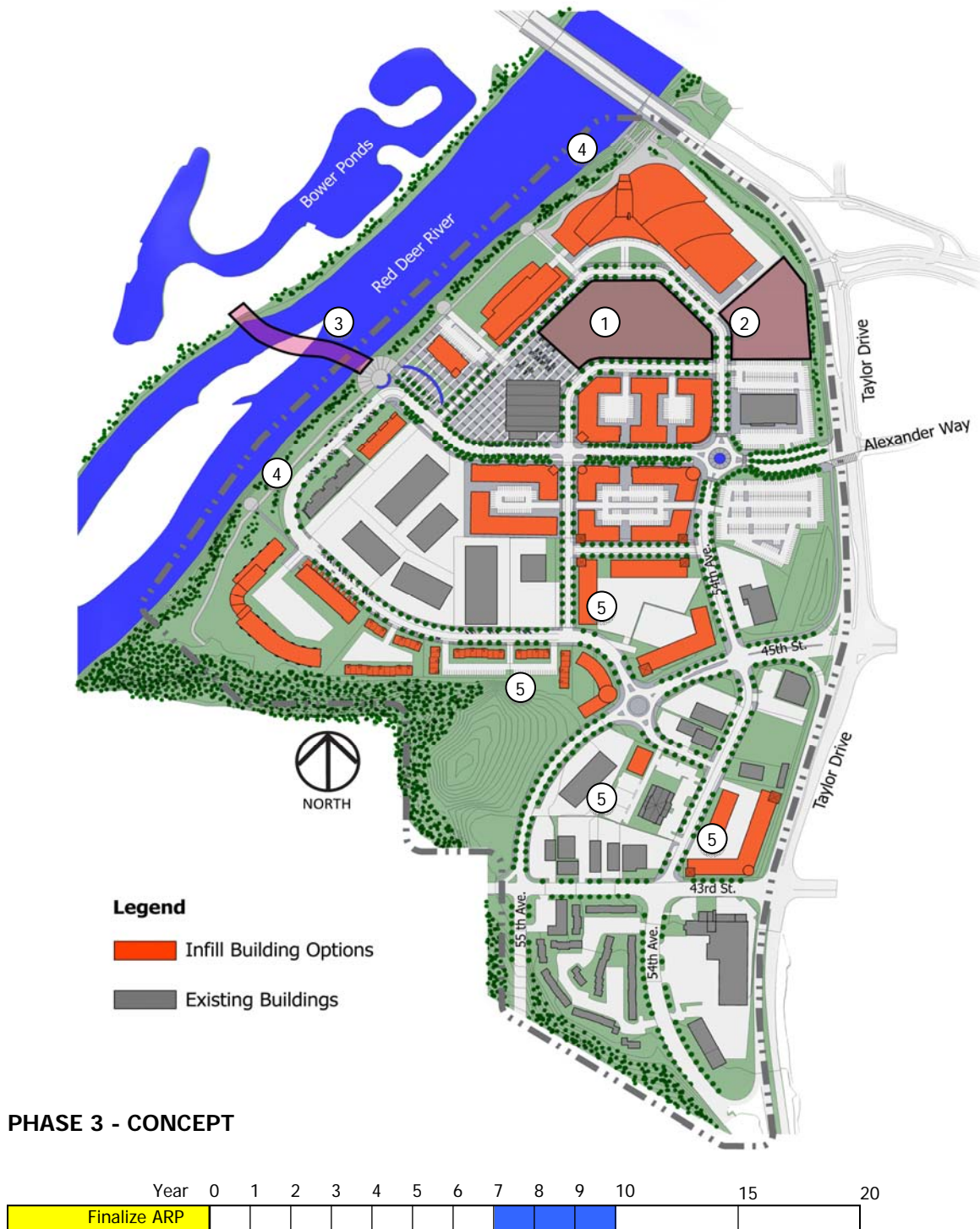
**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN****PHASE 1 - CONCEPT**

- ① Relocate/ bury overhead high voltage power line.
- ② Issue RFP for high density residential project on EL & P site.
- ③ Explore and develop public market or other uses for existing city owned buildings.
- ④ Plan for revisions to Taylor Drive intersections and related upgrades to internal Riverlands roads.
- ④ Plan and develop new and upgraded utilities and services required for future development.
- ⑤ Develop strategies for establishing new parking and road ways.
- ⑥ Clean up and develop short term uses for vacated yards and buildings (adventure playground, playing fields, etc.)

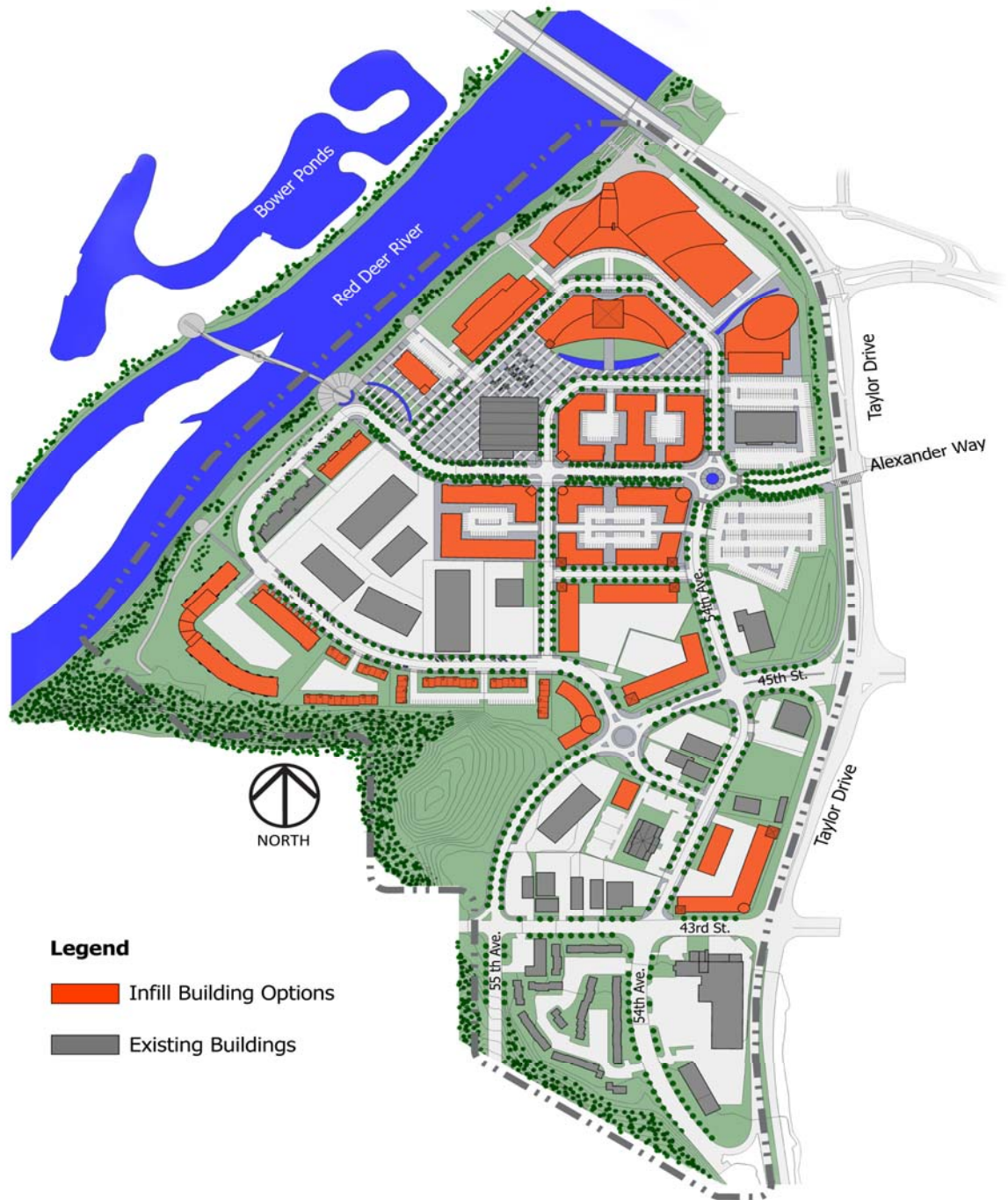
**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

- ① Complete Alexander Way upgrades and Taylor Drive upgrades.
- ② Construct new parking area.
- ③ Construct new roadways (and services) north of Alexander Way.
- ④ Issue development RFP for Alexander Way signature property.
- ⑤ Issue development RFP for riverfront commercial / mixed use site.
- ⑥ Issue development RFP for new residential / mixed use river front property.
- ⑦ Issue development RFP for a new hotel and convention centre.
- ⑧ Review development options for private property south of Alexander Way.

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

- ① Plan for development of: program for iconic civic facility, water features, public plaza and winter garden.
- ② Establish vision and development direction for remaining public property.
- ③ Plan for new bridge to Bower Ponds.
- ④ Complete all river's edge upgrades – bike trails, plazas, lookouts and access to water.
- ⑤ Monitor private sector densification to comply with Riverlands vision.

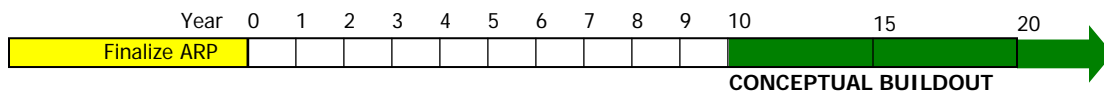
**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**



**Legend**

- Infill Building Options
- Existing Buildings

**PHASE 4 - CONCEPT**



## 2011 RIVERLANDS AREA REDEVELOPMENT PLAN

### 6.0 DEVELOPMENT DESIGN CRITERIA

*The purpose of this section is to provide broad-brush architectural and urban design criteria for Riverlands- a new downtown mixed-use neighbourhood in Red Deer.*

*While this ARP's vision of Riverlands proposes an urban form which is new for Red Deer, it is based on successful, tested urban design principles. The result of commitment to design will be a vibrant, diverse, safe and sustainable neighbourhood in downtown Red Deer.*

*The guidelines below address building developments generally. Additional public realm guidelines and direction (streets, sidewalks, boulevards, trails, plazas etc) are addressed in the Transportation Framework (Section 4) of the ARP.*



"... the synergy of a well designed public and private realm..."

### 6.1 GENERAL:

#### 1.1 The Street Interface

The physical relationship of buildings with the street is critical in establishing the overall character of the neighbourhood.

## **2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

In a mixed-use, dense urban environment, the building should have a strong presence along its property line and an inviting interface with the public realm's sidewalk and street.

Conversely, to help establish a walkable urban neighbourhood, the public realm is required to provide a well-designed pedestrian environment. Controlled traffic, tight intersections, on-street parking, landscaped boulevards, continuous sidewalks, street lighting, public signage and furniture- all will be required as part of the new Riverlands infrastructure.



*A strong retail street interface.*

### **1.2 Design Excellence**

Development proposals shall require the involvement of a design professional, which may include one or more of an architect, urban planner or landscape architect.

These Design Criteria do not advocate for a themed approach to the look of the area. The principles of sound urban and architectural design are well established and create variety, character, comfortable scale and visual interest without being limited to one style.



*A classic, colourful mixed-use streetscape.*

### **1.3 Land Use Bylaw**

Recent land use documents implemented by the City of Red Deer show detailed block-by-block site criteria. This is a good and recommended approach for Riverlands.

### **1.4 Safety**

Principles of Crime Prevention through Environmental Design shall be applied to all development in Riverlands.

## **6.2 KEY BUILT-FORM PRINCIPLES:**

### **6.2.1 Commercial/Mixed-use Development:**

- 6.2.1.1 The front yard setback of the commercial/retail building face at grade from the property line adjacent to streets shall not exceed 1.2 metres. A deeper setback may be approved for a width not exceeding 5 metres if it can be shown that it is required (for such things as an eating patio, major private art display, water feature or other amenity). The rear yard setbacks shall be flexible and as required to allow for on-site parking and servicing. The side yards shall be 0m, unless it can be shown that a setback is required.



*Medium density row housing*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

6.2.1.2 Developers shall consider planning opportunities to promote pedestrian linkages with adjacent properties.

6.2.1.3 Corner buildings, where possible, should extend their building face along each street, and provide special architectural treatment to the transitional corner itself.

6.2.1.4 The commercial building face adjacent to a public sidewalk shall be articulated within the front yard setback at approximately 6-8 metre intervals.



*Special architectural corner treatment*

6.2.1.5 Residential floors included above the commercial street level may be set back from the commercial level face. As many residential units as possible shall view the street.

6.2.1.6 All businesses or stores shall have their own clearly identifiable street level entry.

6.2.1.7 Clear, untinted, glass windows shall face the sidewalk for at least 50% of the wall length.

6.2.1.8 Parking is to be located underground or on-surface as described in this ARP. On-surface parking will be paved and located behind the building in carefully designed, landscaped lots with defined, integrated pedestrian connections to adjacent sidewalks and trails. No on-surface parking will be permitted in front of the building.



*An architectural commercial street face*

6.2.1.9 For large properties in Riverlands, to assist in establishing a fine-grained urban character, internal private laneways are encouraged as part of the design to allow servicing, access to parking, as well as key pedestrian linkages.

6.2.1.10 Signage shall comply with the signage requirements of the land use bylaw for the C1 District.

6.2.1.11 Material selection and finishes of all building components, including fences, walkways, walls, roofs, windows, doors, railings, stairs and ramps shall be durable and of high standard.

6.2.1.12 The use of a wide range of exterior colours is encouraged.



*A street defined main floor commercial with stepped residential floors above*

## 6.2.2 Residential Development:

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

6.2.2.1 Residential development shall be set back from the front property line no more than 6 metres and no less than 3.6 metres. Sideyards shall not exceed 1.5 metres. Rear yard setbacks shall be flexible and as required to allow for required on-site parking and servicing.

6.2.2.2 A requirement for underground parking will be included in the land use bylaw on some properties in Riverlands.

6.2.2.3 The main floor elevation of residential development shall not be more than 1.2 metres above the sidewalk level, as described in this ARP.

6.2.2.4 Each ground floor unit shall have its own access from the street through a private front yard or courtyard. Each street-facing unit on higher floors shall have its own balcony with glass or picket railing.

6.2.2.5 Each ground floor unit shall have a private, landscaped, front yard. Fencing may be used to provide security, but shall be visually solid for no more than 3 feet above the sidewalk level.

6.2.2.6 Garages for lower density residential developments must be accessed from the rear of the development. Ramps to underground parking may be accessed from the street although the preference would be from the rear or side of the building.

6.2.2.7 No on-site parking will be allowed in the front yard of a residential unit.

6.2.2.8 Material selection and finishes of all building components, including fences, walkways, walls, roofs, windows, doors, railings, stairs and ramps shall be durable and of high standard.

6.2.2.9 The use of a wide range of exterior colours is encouraged.

**6.2.3 Special Developments:**

6.2.3.1 Some properties within Riverlands, because of their size, location or other characteristic, have special development potential. These include the Hotel/Convention Centre site, the EL+P site, and the Civic Building sites on the old City Yards. These sites will support a wide range of architectural design, site planning, and massing. Proposals for these properties must be reviewed individually for overall conformance to the intent of the Riverlands vision.



*A neighbourhood street*



*Medium density urban residential with private front yard*



*Point and podium development: a possibility for the EL+P site.*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

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**6.2.4 Design Review:**

The design guidelines above may not address all the features of all submissions. In order to assist those charged with reviewing and commenting on proposals, it is important that the City have in place a design review process to work with the developer's design team in achieving the goals of the ARP.



*“... an iconic civic building for Red Deer...”*

**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

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**2011 RIVERLANDS AREA REDEVELOPMENT PLAN**

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**APPENDICES****Appendix 1 – Studies and Research to Advance the Implementation Process****List of Studies and research identified in the ARP as being required to advance implementation of the Plan**

1. Red Deer River Embankment Study
2. New Zoning for City Council adoption (including an assessment of parking requirements)
3. Primary Transmission Power Line Relocation Study
4. Analysis of future utility and service requirements
5. Detailed Internal Roadway System Design (Alexander Way, new neighbourhood streets, main civic loop, etc.)
6. Detailed Public Realm Design (river's edge, public open space, trails and connections, parks and recreation components, water features, etc.)
7. Housing Goals and Objectives Study (seniors, assisted, affordable, student housing, etc.)
8. Sustainable Development Objectives Study (District Heating Feasibility, incorporation of low impact development stormwater features, etc)

LEGISLATIVE & GOVERNANCE SERVICES

October 5, 2011

Ms. Dianne Farion  
President  
The Quarry Condominium Association  
5590 45 Street  
Red Deer, AB T4N 7C4

Dear Ms. Farion,

**Re:    *The City of Red Deer – Council Decision***  
      *Bylaw 3472/2011 – 2011 Riverlands Area Redevelopment Plan*

At the Monday, October 3, 2011 Red Deer City Council Meeting, Council passed the following resolutions:

**“Resolved** that Council of The City of Red Deer having considered the report from the Greater Downtown Coordinator, dated October 3, 2011, re: Riverlands Area Redevelopment Plan, agrees to amend Bylaw 3472-2011 the 2011 Riverlands Area Redevelopment Plan as follows to eliminate the median at the intersection of 54 Avenue and 45 Street as shown on:

Map 8 – Page 38

Map 8 - Page 38, dual zoned property change to orange - MFR / mixed use commercial / underground parking Map

Map 9 – Page 44

Map 10 – Page 45

Map 11 – Page 48

Map 12 – Page 55

Map 13 – Page 59

Map 13 – Page 66 (and rename to Map 14)

and that any future consideration of a median is subject to further study, public consultation and consideration by Council.”

.../2

Council Decision - Ms. Dianne Farion  
Page Two

**“Resolved** that Council of The City of Red Deer having considered the report from the Greater Downtown Coordinator, dated August 22, 2011, re: Riverlands Area Redevelopment Plan, agrees to adopt the Riverlands Implementation Plan and Development Design Criteria as a planning tool.”

Council also gave second and third reading to Bylaw 3472/2011 – 2011 Riverlands Area Redevelopment Plan. If you have any further questions regarding this item please contact Ms. Charity Dyke, Greater Downtown Coordinator directly at 403.309-8598.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elaine Vincent', with a large, stylized flourish at the end.

Elaine Vincent  
Manager

c      Director of Planning Services  
         Planning Services Manager

**DATE:** October 5, 2011  
**TO:** Charity Dyke, Greater Downtown Coordinator  
**FROM:** Elaine Vincent, Legislative & Governance Services Manager  
**SUBJECT:** Bylaw 3472/2011 – 2011 Riverlands Area Redevelopment Plan and Riverlands Implementation Plan and Development Design Criteria

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**Reference Report:**

Greater Downtown Coordinator dated August 22, 2011.

**Resolution:**

The following resolutions were passed during the regular Council meeting held on Monday, October 3, 2011:

“**Resolved** that Council of The City of Red Deer having considered the report from the Greater Downtown Coordinator, dated October 3, 2011, re: Riverlands Area Redevelopment Plan, agrees to amend Bylaw 3472-2011 the 2011 Riverlands Area Redevelopment Plan as follows to eliminate the median at the intersection of 54 Avenue and 45 Street as shown on:

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Map 10 – Page 45

Map 11 – Page 48

Map 12 – Page 55

Map 13 – Page 59

Map 13 – Page 66 (and rename to Map 14)

and that any future consideration of a median is subject to further study, public consultation and consideration by Council.”

**Bylaw Reading:**

Bylaw 3472/2011 – Riverlands Area Redevelopment Plan, as amended, received second and third reading. A copy of the bylaw will be distributed in due course.

**Subsequent Resolution:**

“**Resolved** that Council of The City of Red Deer having considered the report from the Greater Downtown Coordinator, dated August 22, 2011, re: Riverlands Area Redevelopment Plan, agrees to adopt the Riverlands Implementation Plan and Development Design Criteria as a planning tool.”

.../2

**Report back to Council:** Yes

**Comments/Further Action:**

This office will follow up with the distribution of the updated 2011 Riverlands Area Redevelopment Plan, Bylaw 3472/2011 in due course. Administration is to follow up with the additional recommendations of Council.



Elaine Vincent  
Legislative & Governance Services Manager  
/attach

- c:     Development Services Director  
        Corporate Services Director  
        Community Services Director  
        Planning Services Director  
        Planning Services Manager  
        Engineering Services Manager  
        Financial Services Manager  
        Corporate Meeting Coordinator (x2)



## Planning Services

**DATE:** October 3, 2011  
**TO:** City Manager  
**FROM:** Greater Downtown Coordinator  
**SUBJECT:** Riverlands Area Redevelopment Plan

---

ORIGINAL  
REPORT  
- RIVERLANDS  
- HANDED OUT AT  
MEETING.

### Background:

In 2009, The City of Red Deer Council adopted the "Progress and Potential – Red Deer's Greater Downtown Action Plan 2008 Update" (GDAP). The GDAP defines a bold and exciting vision that will create a signature place in the heart of Red Deer. The Greater Downtown Action Plan outlined a vision for the Riverlands District as:

*"A special mixed-use district in the heart of the city – a residential district for those who want to be close to the river and the city centre, a cultural activity area and a meeting / gathering area for visitors as well as citizens of Red Deer."*

With this vision in mind, an area development plan was initiated for the district. John Hull Architects were hired as consultants for the project.

The 2011 Riverlands ARP came before Council on September 6 for first reading.

### Public Comment:

Since the Riverlands Area Redevelopment Plan received first reading on September 6, 2011 administration received two public submissions to be brought forward to the public hearing on October 3, 2011.

### ***Submission signed from ProVerus LLP Chartered Accountants***

The Greater Downtown Coordinator and the Manager of Engineering Services engaged individuals that signed the letter to Council dated September 23, 2011. The meeting occurred on September 29, 2011 and nine representatives were present.

At this meeting, the meridian at 45 Street was discussed and a solution was provided to those attending and general agreement was received. This solution is provided in the form of a resolution at the conclusion of this report.

In addition, the pedestrian crossing at Alexander Way was discussed as a barrier to moving traffic due to conflict between pedestrians crossing and the turning lights. A raised pedestrian crossing was identified by those attending as an option for crossing. Administration clarified that adequate crossing time will be provided for pedestrians crossing and vehicle turning patterns.

The crossing at Alexander Way is a significant enhancement for pedestrians, vehicles and other modes of transportation such as bicycles. This enhancement meets the vision of providing complete streets with a balance for all users. It is the best solution from the perspective of accessibility, providing a vibrant street experience and bringing people and vehicles together for continued driver awareness and pedestrian safety.

With the option of the resolution to remove the meridian and agreement that the option of a pedestrian overpass be brought forward, those in attendance offered their agreement to the ARP.

***Submission signed from Quarry Condominium***

The Greater Downtown Coordinator spoke with Dianne Farion, President of the Quarry Condominium Association on September 30, 2011.

It was confirmed that the residents of the Quarry are in support of the burial of the entire length of the transmission line through Riverlands.

Discussion occurred related to the height of the EL&P site. All sites in the 2011 ARP are identified for a maximum of 5 stories with the exception of the EL&P site and the convention centre site which are identified for high density and urban development. These sites were identified the same way in the 2004 ARP and approved zoning.

Identification of restricting traffic and parking in front of the Quarry building was discussed during visioning for the Greater Downtown Action Plan, however due to the transmission line, existing infrastructure and traffic needs assessment, it was identified in the 2004 ARP, the 2008 Greater Downtown Action Plan and the 2011 ARP as a through road for traffic.

The President was thankful for the clarification of information but was not able to speak on behalf of her membership during the conversation but would be in attendance at the public hearing on October 3, 2011.

**Summary:**

The Riverlands Area Redevelopment meets the vision of the Greater Downtown Action Plan and provides both an innovative and flexible approach to guide development in the Riverlands District.

The vision of the Riverlands Area Redevelopment has been progressive. Building first on the original Greater Downtown Action Plan of 2000 and the Riverlands Area Redevelopment Plan of 2004, the community reviewed and renewed that early vision in the Greater Downtown Action Plan of 2008. Based on this progressive development of the vision for the Greater Downtown and Riverlands, with additional public feedback, the 2011 Riverlands ARP clearly articulates a district with an emphasis on culture that fosters both formal and informal gatherings for our community and visitors.

**Recommendation:**

It is recommended that City Council approve the following resolution to remove the meridian at 45 Street as identified in the Riverlands Area Redevelopment Plan and proceed with second and third reading of Bylaw 3472/2011 to adopt the *2011 Riverlands Area Redevelopment Plan*. This bylaw will repeal Bylaw 3335/2004.

***Resolution:***

The 2011 Riverlands Area Redevelopment Plan is approved subject to the elimination of the median at the intersection of 54 Avenue and 45 Street as show on:

Map 8 – Page 38

Map 9 – Page 44

Map 10 – Page 45

Map 11 – Page 48

Map 12 – Page 55

Map 13 – Page 59

Map 13 – Page 66 (and rename to Map 14),

and that any future consideration of a median is subject to further study, public consultation and consideration by Council.

It is further recommended that City Council adopt the *Riverlands Implementation Plan and Development Design Criteria* as a planning tool.

---

Charity Dyke  
Greater Downtown Coordinator

Attach. (Riverlands Area Redevelopment Plan & Riverlands Implementation Plan and Development Design Criteria)

- c. Director of Planning Services  
Planning Department Manager

## STATEMENT OF REPRESENTATIVE OF PETITIONERS

Pursuant to Section 224(4) of the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto:

I, Scott Cannan, of the City of Red Deer, in the Province of Alberta, state that I am one of the Petitioners whose name appears on the attached Petition and that I represent the Petitioners and am the person to whom the municipality may direct any inquiries with regard to the Petition.

Dated at the City of Red Deer, Alberta,  
this 26 day of September,  
2011.

Scott Cannan  
Name of Representative

[Signature]  
Signature of Representative

Address: 5533-45 Ave

Red Deer, AB T4N 3L7

CHRISTINE KENZIE  
Name of Witness

[Signature]  
Signature of Witness

Address: \_\_\_\_\_

Red Deer, AB \_\_\_\_\_

*Sept 2, 2011*

**Christine Kenzie**

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**To:** Charity Dyke

**Subject:** September 7 2011 - 2011 Riverlands Area Redevelopment Plan Bylaw 3472/2011 - Ad

**Attachments:** 1146662 - September 7 2011 - 2011 Riverlands Area Redevelopment Plan Bylaw 3472/2011 - Ad  
- 1.DOC; Riverlands ARP Proposed Land Use Map.pdf

I have attached a draft of an ad for the Riverlands ARP. (That needs to go out if the Riverlands ARP gets first reading on September 6th.) Please review and let me know if you have any suggestions/changes. I have also attached a map to use in the ad. This map will not show up very well. Do you have another map that can be used? Also are you OK with your phone number in the ad for people to call for more info?

We will also do up a letter to send to residents in the area - based on the ad.

Let me know your comments. I need to get the ad ready no later than September 12th.

Thanks Charity.

**Christine Kenzie | Corporate Meeting Coordinator**

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

## Christine Kenzie

---

**From:** Charity Dyke  
**Sent:** October 03, 2011 11:51 AM  
**To:** Christine Kenzie  
**Cc:** Joyce Boon; Frank Colosimo  
**Subject:** Report

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

**Attachments:** report.DOC

Christine,

Here is the report with associated resolution. Also, I am including the resolution for Taylor Drive.



report.DOC (78 KB)

Resolution for Taylor Drive:

The Taylor Drive Concept Plan is approved as a planning tool subject to further detailed design and the elimination of the median at the intersection of 54 Avenue and 45 Street.

### Charity Dyke

Downtown Coordinator & Divisional Strategist  
Planning Services Division  
The City of Red Deer  
P:403-309-8598  
F:403-342-8269  
[charity.dyke@reddeer.ca](mailto:charity.dyke@reddeer.ca)  
[www.reddeer.ca](http://www.reddeer.ca)

**RIVERLANDS AREA REDEVELOPMENT PLAN  
BYLAW 3472/2011**

**DESCRIPTION:** Plan to revise the Riverlands Area - City's west downtown area.

FIRST READING: September 6, 2011

FIRST PUBLICATION: September 16, 2011

SECOND PUBLICATION: September 23, 2011

PUBLIC HEARING & SECOND READING: October 3, 2011

THIRD READING: \_\_\_\_\_

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ ☒ NO

DEPOSIT: YES ☐ \$ \_\_\_\_\_ NO ☒

**COST OF ADVERTISING RESPONSIBILITY OF:** City of Red Deer

ACTUAL COST OF ADVERTISING:

\$ \_\_\_\_\_ X 2 TOTAL: \$ \_\_\_\_\_

MAP PREPARATION: \$ \_\_\_\_\_

TOTAL COST: \$ \_\_\_\_\_

LESS DEPOSIT RECEIVED: \$ \_\_\_\_\_

AMOUNT OWING/ (REFUND): \$ \_\_\_\_\_

INVOICE NO.: \_\_\_\_\_

BATCH NO.: \_\_\_\_\_

(Advertising Revenue to 180.5901)



BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

D.M. #1146689

LEGISLATIVE & GOVERNANCE SERVICES

DATE

NAME

ADDRESS

RED DEER AB T4N 3T4

Dear Sir/Madam:

**Re: Bylaw 3472/2011  
2011 Riverlands Area Redevelopment Plan**

Red Deer City Council proposes to pass Bylaw 3472/2011, the 2011 Riverlands Area Redevelopment Plan which provides a planning framework to provide a special mixed-use district in the heart of the city, a residential district for those who want to be close to the river and city centre, a cultural activity area and a meeting/gathering area for visitors as well as citizens of Red Deer. The Plan incorporates new ideas for a major civic gathering space and arts and cultural activities and provides for improved pedestrian and vehicular connections between Riverlands and the rest of Greater Downtown. Riverlands is located in the city's west greater downtown area.

As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative & Governance Services, 2nd Floor of City Hall or for more information contact the Greater Downtown Coordinator at 403-309-8598. A copy of the Riverlands Area Redevelopment Plan is also available online at [www.reddeer.ca/downtownplan](http://www.reddeer.ca/downtownplan).

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, October 3, 2011 at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, September 27, 2011. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Governance Services at 403.342.8132.

Yours truly,

Elaine Vincent  
Legislative & Governance Services Manager

attach.

2004  
FILE  
Version

July 7, 2004

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»

Dear Sir/Madam:

**Re: Riverlands Area Redevelopment Plan  
Bylaw 3335/-2004**

---

Council of the City of Red Deer is considering a change to the Land Use Bylaw that controls the use and development of land and buildings in the city. As a property owner in the Riverlands area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Bylaw 3335/2004** to adopt the Riverlands Area Redevelopment Plan which provides a planning framework to rejuvenate and redevelop the existing industrial and commercial areas into a vibrant mixed use commercial and residential area containing a significant focus on public amenity areas. Riverlands is located in the City's west downtown area. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, July 26, 2004** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, July 20, 2004**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,



Kelly Kloss  
Manager, Legislative & Administrative Services, w/encl.

**RIVERLANDS AREA REDEVELOPMENT PLAN**  
**Bylaw 3335/2004**

Red Deer City Council proposes to pass bylaw **3335/2004** to adopt the **Riverlands Area Redevelopment Plan** which provides a planning framework to rejuvenate and redevelop the existing industrial and commercial areas into a vibrant mixed use commercial and residential area containing a significant focus on public amenity areas. Riverlands is located in the City's west downtown area. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact Nancy Hackett, City Planner at Parkland Community Planning Services 343-3394.

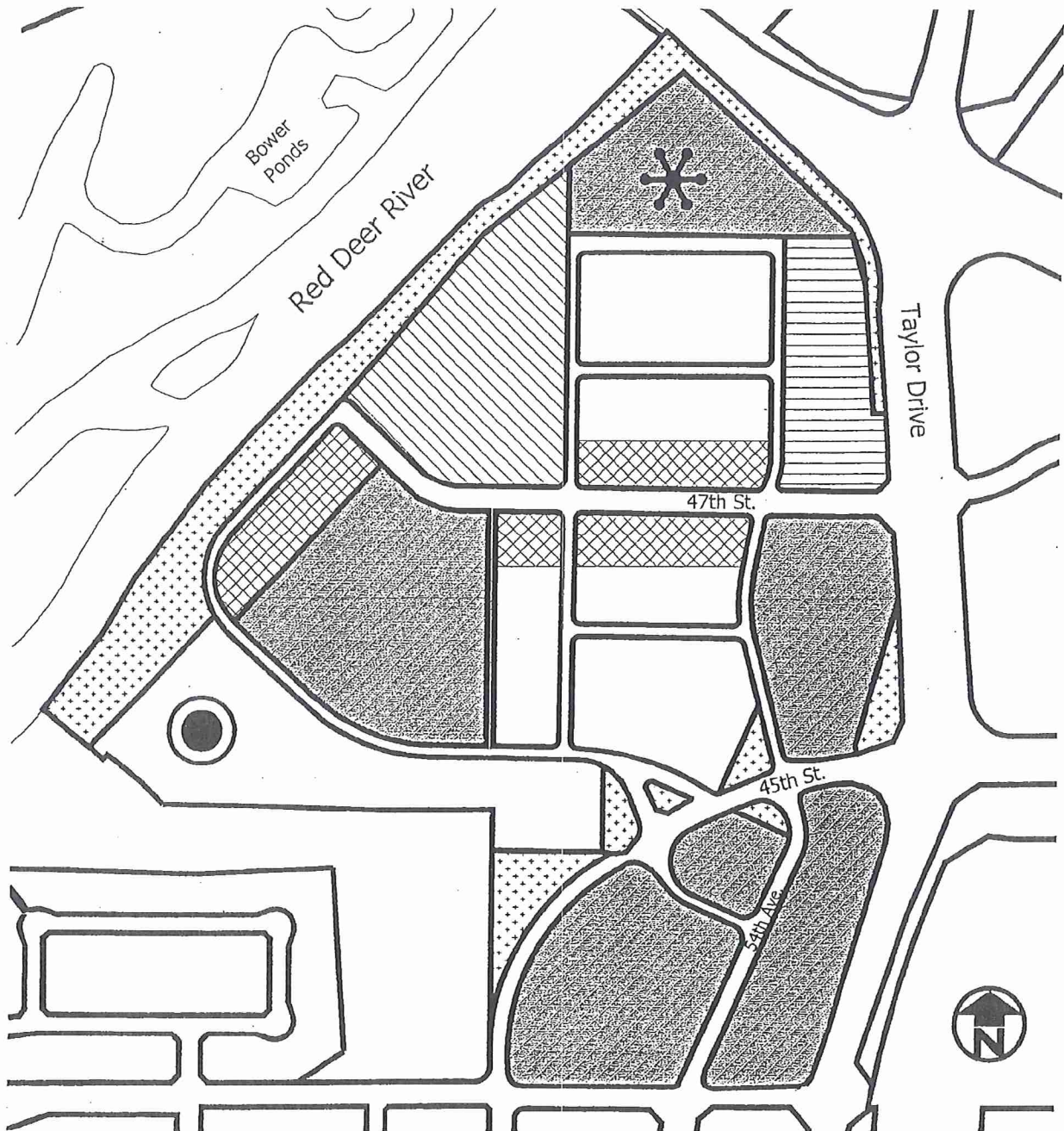
**"Map"**

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Monday, July 26, 2004** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, July 20, 2004**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: July 9 & 16, 2004)

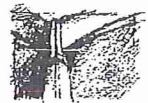
MAP 8 PROPOSED LAND USE

SCALE 1:5000



LEGEND

- |   |                                   |   |
|---|-----------------------------------|---|
| Medium Density Residential<br>(could include ground floor commercial) | Ground Floor Commercial           | Possible High Density Commercial/ Residential/ Mixed Use  |
| Commercial  | Open Space                        | Mixed Use/ Civic Space<br>(partnership development combining cultural services, public outdoor spaces and other civic uses with residential and commercial) |
| Commercial Entertainment Zone   | Possible Hotel/ Convention Centre |   |



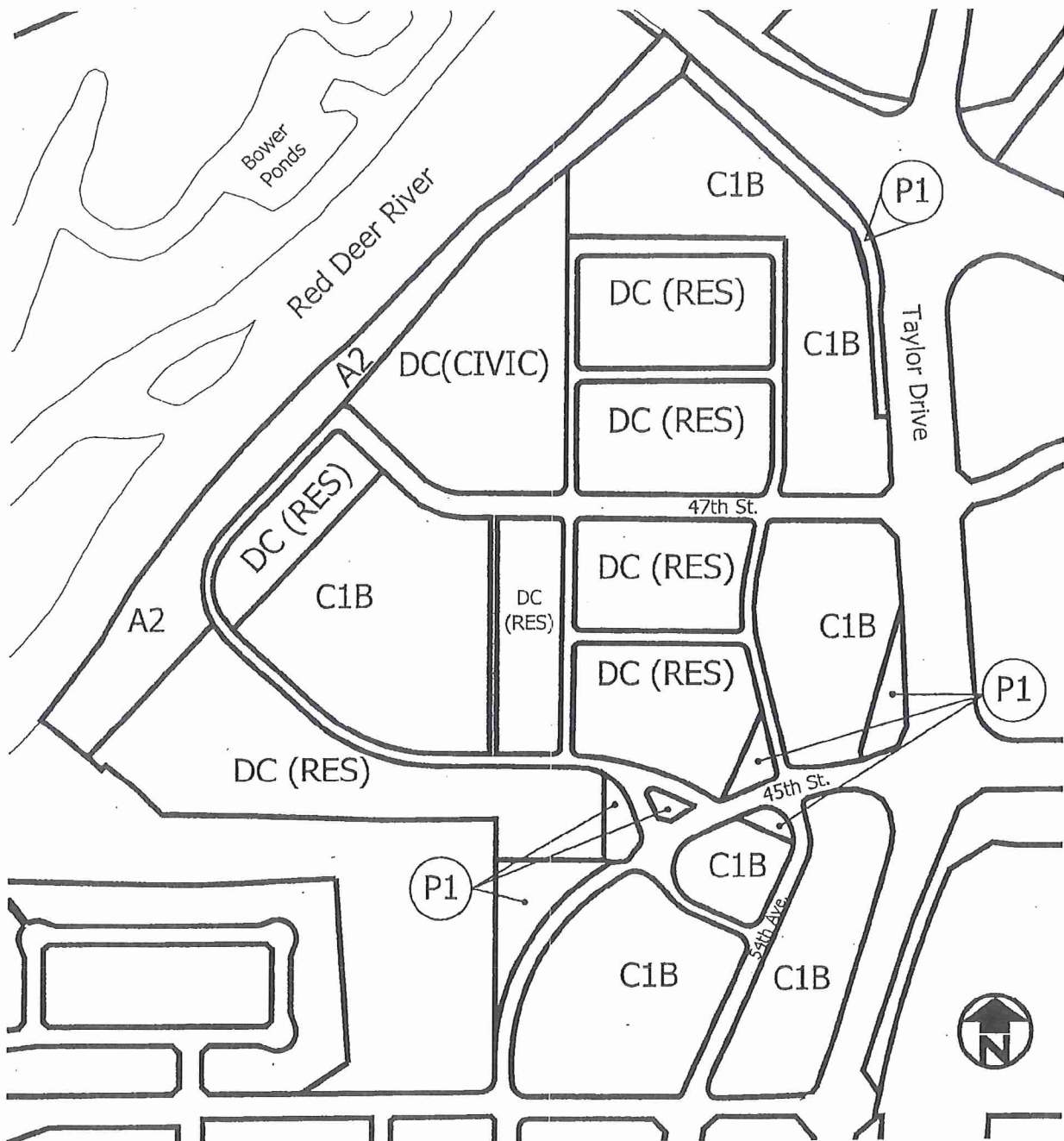
John Hull Architect  
and Urban Plans Inc

In Association With:  
Carlyle & Associates  
Grandview Consulting  
Infrastructure Systems Ltd

RIVERLANDS AREA REDEVELOPMENT PLAN

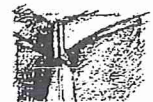
MAP 9 PROPOSED ZONING

SCALE 1:5000



LEGEND

- ZONE A2: Environmental Preservation  
ZONE C1B: Commercial (Riverlands)  
ZONE DC (RES): Residential  
ZONE DC (CIVIC): Mixed Use Public/ Private development  
ZONE P1: Parks and Recreation



John Hull Architect  
and Urban Plans Inc

In Association With:  
Carlyle & Associates  
Grandview Consulting  
Infrastructure Systems Ltd



August 17, 2011

City of Red Deer  
Legislative & Governance Services  
2nd Floor, City Hall  
4914 - 48 Avenue (Box 5008)  
Red Deer, AB  
T4N 3T4

**Attention: Mayor Morris Flewwelling**

**Re: All directional access 67<sup>th</sup> Street & Carleton Avenue.**

Melcor Developments has been working with the City Engineering Department since May of 2010 to determine the most effective access to the Clearview market Square project in Clearview Ridge. We are formally requesting that the City of Red Deer consider the approval of an all directional, controlled intersection at 67<sup>th</sup> Street and Carleton Avenue to help achieve our goal of efficient access and egress to the commercial shopping centre. The concern for Melcor as development managers for this project, is that without this intersection all the commercial traffic that enters the site from either Carleton Avenue or Carrington Drive will need to exit at Carrington Drive on the east at 30<sup>th</sup> Avenue or cut through the residential and exit on Carrington Drive to the west at 67<sup>th</sup> Street. Westbound commercial traffic exiting the subdivision at the Carrington and 67<sup>th</sup> street intersection will be forced to pass through a school zone in addition to the residential area.

The engineering department requested a traffic study on the area. The results of the study recommended that an all directional access be approved and for safety reasons this intersection would have lights controlling the traffic flow. It has been the feeling of the engineering department that there should not be all directional access at the intersection of Carleton Avenue and 67<sup>th</sup> Street. Engineering have approved a left in off of 67<sup>th</sup> Street onto Carleton Avenue but not a left out. This does not provide the efficient access for the commercial or residential traffic and could result in a safety concern for the residents who live south and west of 67<sup>th</sup> Street and 30<sup>th</sup> Avenue. Melcor was requested by engineering at the planning stage of Clearview Ridge to narrow Carrington Drive on the west of the intersection of Carleton Avenue to provide traffic calming and discourage commercial traffic from using this route. This seems to contradict their position of not allowing all directional access onto 67<sup>th</sup> Street.

*Integrity in Real Estate since 1923*

900, 10310 Jasper Avenue, Edmonton, Alberta T5J 1Y8 • 780.423.6931 fx 780.426.1796 • melcor.ca

The City Engineering Department has expressed concerns about Melcor's request for this intersection. Their preference was to have Council review and make to decision to allow it to proceed. We would ask Council to undertake a review and consider the approval of our request for an enhanced intersection at 67<sup>th</sup> street and Carelton Avenue. Melcor would undertake to complete the design and construction for the fall of 2011 or spring of 2012 at the latest.

Please feel free to contact myself or Guy Pelletier in our Red Deer office for additional background information on our request. We would be happy to meet with you to answer any questions that you may have.

Yours truly,

**MELCOR DEVELOPMENTS LTD.**



Jesse Rudge  
Development Manager  
Property Development Division  
Direct (780) 945-4653  
[jrudge@melcor.ca](mailto:jrudge@melcor.ca)



April 13, 2011

Mr. Jesse Rudge  
**MELCOR DEVELOPMENTS LTD.**  
900, 10310 Jasper Avenue  
Edmonton, Alberta  
T5J 1Y8

Dear Sir:

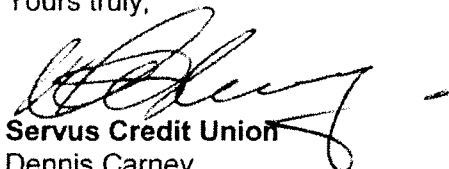
**RE: CLEARVIEW MARKET SQUARE – RED DEER, ALBERTA – SITE ACCESS/EGRESS**

Our organization has recently been informed that the City of Red Deer is contemplating not installing an all directional lighted intersection at the North West corner of 67<sup>th</sup> Street & Carleton Avenue. It is our understanding that the City is now proposing that the access/egress at this portion of the site be a right in / right out only. It is our opinion that this will impede the access and egress at the northern portion of this development which will have negative consequences for both customers and retailers at the site.

As a future Tenant of this development, we are concerned about the implications of not having an all directional lighted intersection in this location and strongly urge that the City of Red Deer reconsider this decision. In evaluating prospective real estate locations our organization puts a strong emphasis on access and egress to ensure our business is conveniently and safely reached by our customer base. 67<sup>th</sup> Street will become a significant traffic arterial and a right in / right out access point will not be adequate in ensuring a smooth traffic flow at the northern portion of this development.

We appreciate your making us aware of this recent development and ask that you please communicate our concerns to the City of Red Deer.

Yours truly,

  
**Servus Credit Union**  
Dennis Carney  
Sr. Manager Properties South

**For**

Lyle Treiber  
Vice President Corporate Services





**Canada Trust**

**TD Canada Trust**  
Retail Real Estate  
P.O. Box 10001, Pacific Centre  
700 West Georgia Street, 4<sup>th</sup> Floor  
Vancouver, British Columbia V7Y 1A2  
F: 604 654 5555

Thursday, April 14, 2011

**MELCOR DEVELOPMENTS LTD.**

900 – 10310 Jasper Avenue  
Edmonton, AB T5J 1Y8

Attention: Mr. Jesse Rudge  
Fax: (780) 426-1796

Dear Mr Rudge

**RE: TD Canada Trust – Clearview Market Square, Red Deer**

We have been informed that the City of Red Deer is giving consideration to only providing a right in/right out at the intersection of 67<sup>th</sup> Street and Carlton Avenue versus an all directional street light at this intersection. We believe that this would adversely impact our business by restricting the ease of ingress/egress for our customers.

As you can appreciate, our site selection process has many variables and considerations of which access and egress for our customers is of paramount importance. It is all about convenience and if a site does not provide a safe, convenient access and egress it impacts our customers and has negative implications for our business.

We feel very strongly about this potential problem and trust that you will work with the City of Red Deer to resolve the matter.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Richard Averill', written over a series of horizontal lines.

Richard Averill  
Manager Leasing & Acquisitions  
Phone: (604) 654-3354  
E-mail: [richard.averill@td.com](mailto:richard.averill@td.com)

c.c. Roy Rolheiser (780) 424-5815





April 26, 2011

Mr. Jesse Rudge  
**MELCOR DEVELOPMENTS LTD.**  
900, 10310 Jasper Avenue  
Edmonton, Alberta  
T5J 1Y8

Shell Canada Products  
400 - 4th Avenue S.W.  
P.O. Box 100, Station M  
Calgary, Alberta T2P 2H5  
Tel (403) 691-3111  
Internet [www.shell.ca](http://www.shell.ca)

Dear Sir:

**RE: CLEARVIEW MARKET SQUARE – RED DEER, ALBERTA – SITE ACCESS/EGRESS**

I was recently provided a copy of the letter dated 10 March 2011 from the City of Red Deer Engineering Services to Mr. Guy Pelletier of Melcor Developments. The letter outlines the City's plan to provide access to Clearview Market Square. After reviewing the letter, I have concerns about the two proposed northern access points.

As currently proposed, the two intersections would force west-bound 67<sup>th</sup> Street commercial traffic to exit through the residential neighborhood to the west of Clearview Market Square. In addition, the current proposal will not allow sufficient commercial access and egress from 67<sup>th</sup> Street to the northern part of the development.

When deciding on new locations, one of Shell's major considerations is safe and convenient site access. After reviewing the City's letter, I am concerned that the current access points proposed by the City are neither safe nor adequate for the amount of commercial traffic along Charleton Avenue. To rectify these concerns, I would propose that Intersection 1 (67<sup>th</sup> Street and Clearview Ridge) should be a right-in/right-out only, and that Intersection 2 (67<sup>th</sup> Street and Charleton Avenue) should be a fully-lit, all-access intersection.

Thank you for making us aware of this recent development; we trust that you will communicate our concerns to the City of Red Deer.

Yours truly,

A handwritten signature in black ink, appearing to be 'Seamus Brennan', written over a printed name.

Seamus Brennan



**Date:** September 23, 2011

**To:** City Manager

**From:** Transportation Engineer  
Engineering Services Manager

**Re:** Clearview Ridge – Signalization at Intersection #2

---

On August 17, 2011, Melcor Developments Ltd. (Melcor) submitted a letter to Mayor Morris Flewwelling requesting that an additional signalized access to the Clearview Ridge Development be considered on 67 Street.

Engineering Services has been consistent in its messaging to Melcor regarding this matter; however, Melcor is unsatisfied and has chosen to elevate their concerns to the Mayor and Council.

This report is to provide background information to Council related to Melcor's request and a recommendation from Engineering Services for Council's consideration.

#### **A. BACKGROUND**

In early 2010, Melcor approached The City proposing to further develop the Clearview Ridge subdivision with commercial and multi-family residential phases.

Build-out of these phases was originally not expected until after improvements to the 67 Street / 30 Avenue corridor were made as part of the North Highway Connector (NHC) project. This is reflected in the Clearview North NASP, which was adopted by Council on July 3, 2007. The Development Concept from the NASP (attached) shows that the existing curve at the junction of 67 Street / 30 Avenue will ultimately be removed and that the mixed used commercial site will be built in this area.

Given that the NHC project has been delayed and improvements to 67 Street / 30 Avenue are currently not expected to be complete until 2017, Engineering Services required that Melcor provide an updated TIA to identify the interim traffic measures needed along the corridor to support the development until the roadway is reconfigured.

Engineering Services has been actively working with Melcor and their engineering consultant (the consultant) since early 2010 regarding the TIA update for the Clearview Ridge Development.

To date, Engineering Services has agreed to three all-turns signalized accesses to the Clearview Ridge Development (intersections 1, 4 and 5 on attached Figure 1), as well as a right-in / right-out / left-in access (intersection 2).

#### **B. EXISTING CONDITIONS**

Clearview Ridge is bounded by 67 Street to the north and 30 Avenue to the east. 67 Street and 30 Avenue are classified as divided arterial roadways and are part of The City's high / wide load route. The primary function of arterial roadways is to carry large volumes of all types of traffic moving at posted speed limits of 60 km/hr to 70 km/hr depending on location. These roadways are intended to convey the major traffic flows between different areas of the city. The City's Design Guidelines, which are based on national guidelines published by the Transportation Association of Canada (TAC), require that signalized intersections on arterial roadways be spaced no closer than 400m and preferably spaced at 800m. Referring to Figure 1, all intersections meet this spacing except intersections 2 and 3 and intersections 3 and 4 which are roughly 200m – 300m each.

Figure 1 shows the current road configuration of the 67 Street / 30 Avenue corridor as well as the future 4-way intersection at the corner of 67 Street / 30 Avenue. Intersections that are (or will be) constructed along the corridor are numbered 1 to 5. Intersections 3 and 5 are currently signalized and it has been agreed with Melcor that intersections 1 and 4 are to be signalized to provide adequate access to developments in the area.

Due to the delay of the NHC construction, and the associated improvements to 67 Street / 30 Avenue intersection, signalization of intersection 4 is being permitted. Engineering considers this a reasonable interim situation that will balance the needs of providing all turns access and pedestrian crossing to Clearview Ridge Commercial site and Timberlands to that of ensuring efficient movement of vehicles along the major corridor.

Once the NHC improvements are constructed, the signals at intersection 3 will be removed and shifted to the new 4-leg intersection at the corner of 67 Street / 30 Avenue. At that time, intersection 2 could be signalized as the reconfiguration will provide the minimum 400 m spacing between all signalized intersections on the corridor.

#### **C. STANDARD PRACTICE FOR SIGNAL INSTALLATION**

As the road authority, The City is responsible to provide safe and efficient transportation corridors for all road users at all times.

It is the practice of Engineering Services to install signals on arterial roadways when warranted and not in advance of their need. While access to neighbouring

developments is considered when evaluating the need for signals, many other factors are considered such as:

- Computer modeling of traffic flows
- Results of the TAC Signal Warrant Analysis procedure
  - The City uses the TAC Signal Warrant procedure when considering the need for signals because it uses the average of six hours of peak traffic, which is a more realistic evaluation than the peak hour (AM or PM) analysis.
- Geometric conditions (including signal spacing)
- Progression of traffic along arterial roadways
- Field evaluation of existing traffic conditions
- Public requests

Engineering Services is cognizant of public perceptions and acceptance of signalized intersections on arterial roadways and recognizes that installing signals before they are needed results in driver frustration and inefficient traffic movement.

#### **D. ANALYSIS OF INTERSECTIONS**

It has been Melcor's desire throughout the TIA update process to have intersection 2 accepted as an all-turns signalized intersection for the interim condition. Consequently, the consultant has analyzed a number of different intersection scenarios along the corridor since early 2010. Some of these scenarios consider intersection 2 signalized while others consider intersection 2 a right-in / right-out or a right-in / right-out/ left-in access.

Engineering Services requested that Melcor evaluate an all-turns access at intersection 2 to determine if this configuration would be safe without signals. The consultant confirmed that an all-turns access at intersection 2 requires signals for safe traffic movement due to sightline constraints.

In reviewing the scenarios, and to maintain the integrity of the 67 Street / 30 Avenue corridor, Engineering Services does not support an all-turns signalized access at intersection 2 in the interim for the following reasons:

- The proposed number of signals does not meet either the national or City of Red Deer guidelines for signal spacing on a divided arterial roadway.
- The TAC Traffic Signal Warrant evaluation indicates that signalization of intersection 2 is not needed now nor in the immediate future.
- Progression of traffic along this arterial corridor would not likely be properly coordinated with signalized intersections spaced so closely.

- While signalization at intersection 2 has previously been recommended by the consultant based on peak hour demands only, citizens will need to live with this configuration in the non-peak hours.
- Installing signals at intersection 2 is a temporary measure to bridge the gap between now and 2017 when improvements to 67 Street / 30 Avenue are expected to be complete as part of the NHC project.

The Clearview Ridge development will have a high level of access with three all-turns, fully signalized accesses at Intersections 1, 4 and 5, and a right-in / right-out / left-in at Intersection 2. More specifically, the commercial parcel will be accessible to northbound and eastbound traffic via all turns, fully signalized intersections at locations 1 and 4 and will be further accessible by this traffic via a right-in / right-out / left-in at Intersection 2. Engineering Services maintains that an all-turns signalized configuration at intersection 2 will provide a higher level of access to the development, at the expense of the transportation corridor.

Engineering Services supports a right-in / right-out / left-in access at intersection 2 for the interim condition as a reasonable and balanced approach to provide access to the development and maintain the integrity of the corridor.

#### **E. COMMUNICATIONS**

Through numerous phone calls, emails, technical responses, letters and meetings, Engineering Services has communicated the above rationale to Melcor and their consultant. Throughout the process, Engineering Services has been consistent in not supporting an all-turns signalized access at intersection 2 and has repeatedly communicated this to Melcor. Correspondence related to this is available with Engineering Services.

Engineering Services has worked with Melcor throughout the process to facilitate development of their subdivision and have allowed them to proceed with their phases of development during the TIA update process. We have also worked with Melcor to explore access options beyond a signalized intersection including low cost solutions such as a right-in / right-out or a right-in / right-out / left-in and more costly options such as relocating intersection 3. The consultant has confirmed that a right-in / right-out / left-in access is a viable access solution based on traffic engineering principles.

Furthermore, Engineering Services had discussed the options that, should the observed onsite conditions at intersection 2 meet the minimum requirements of signal warrants prior to 2017, a signal could be installed prior to the NHC improvements occurring.

**F. RECOMMENDATION**

Engineering Services recommends that Council approve one (1) of the following recommendations:

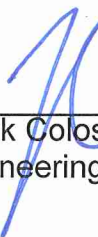
1. Intersection 2 be approved as a right-in / right-out / left-in access until the improvements to the 67 Street / 30 Avenue corridor are constructed.  
Further review of the need of signalization could be included in the city wide Traffic Signal Warrant Study,

OR

2. Intersection 2 be approved as an all-turns signalized intersection that can be implemented by Melcor immediately.



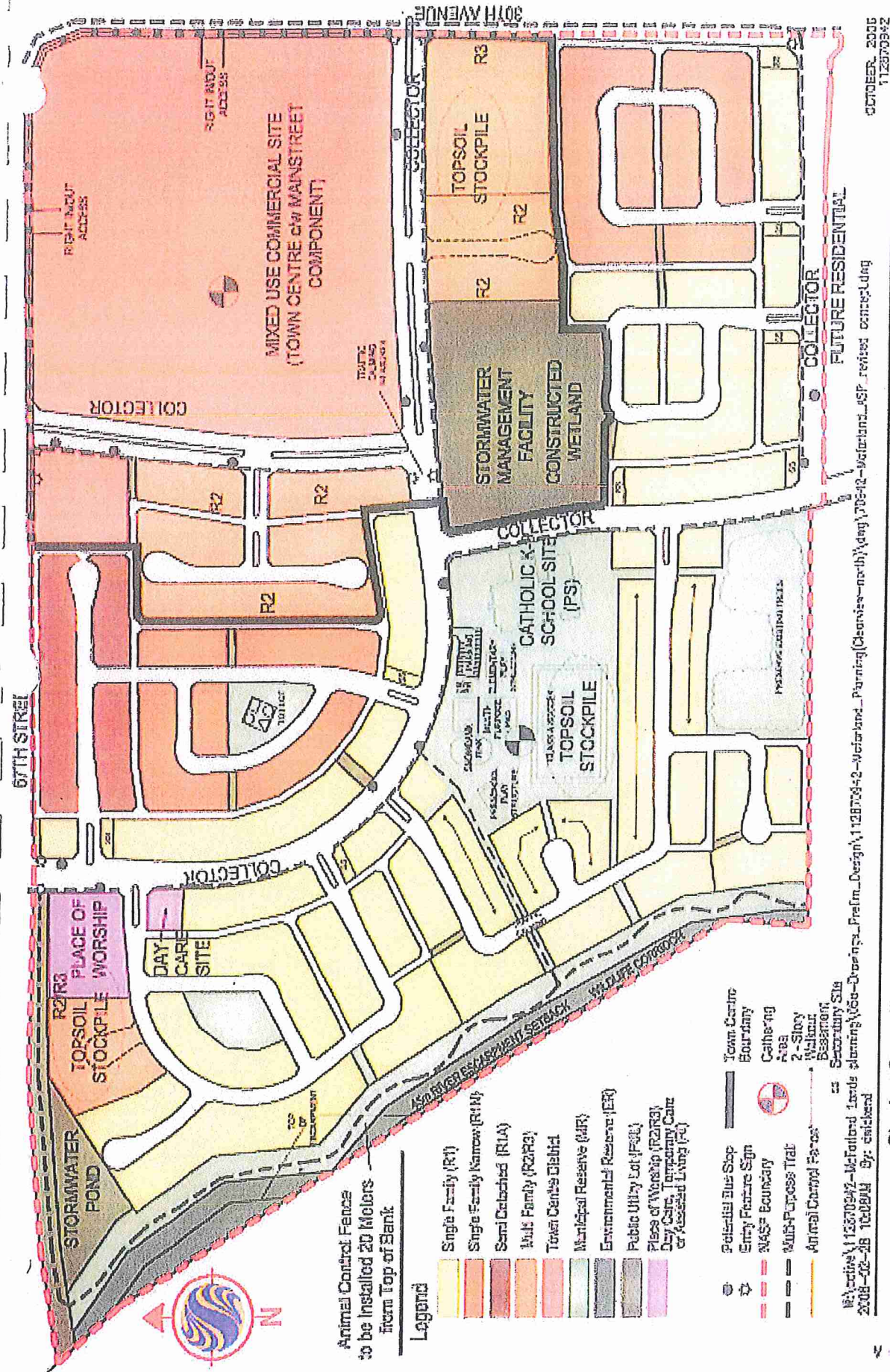
Michael Williston, P.Eng., P.E.  
Transportation Engineer



Frank Colosimo, P.Eng.  
Engineering Services Manager

MW/ldr  
Attachments

- c. Director of Development Services  
Director of Planning Services  
Traffic Engineer  
Melcor Developments Ltd. – Jesse Rudge (Edmonton)  
Guy Pelletier (Red Deer)

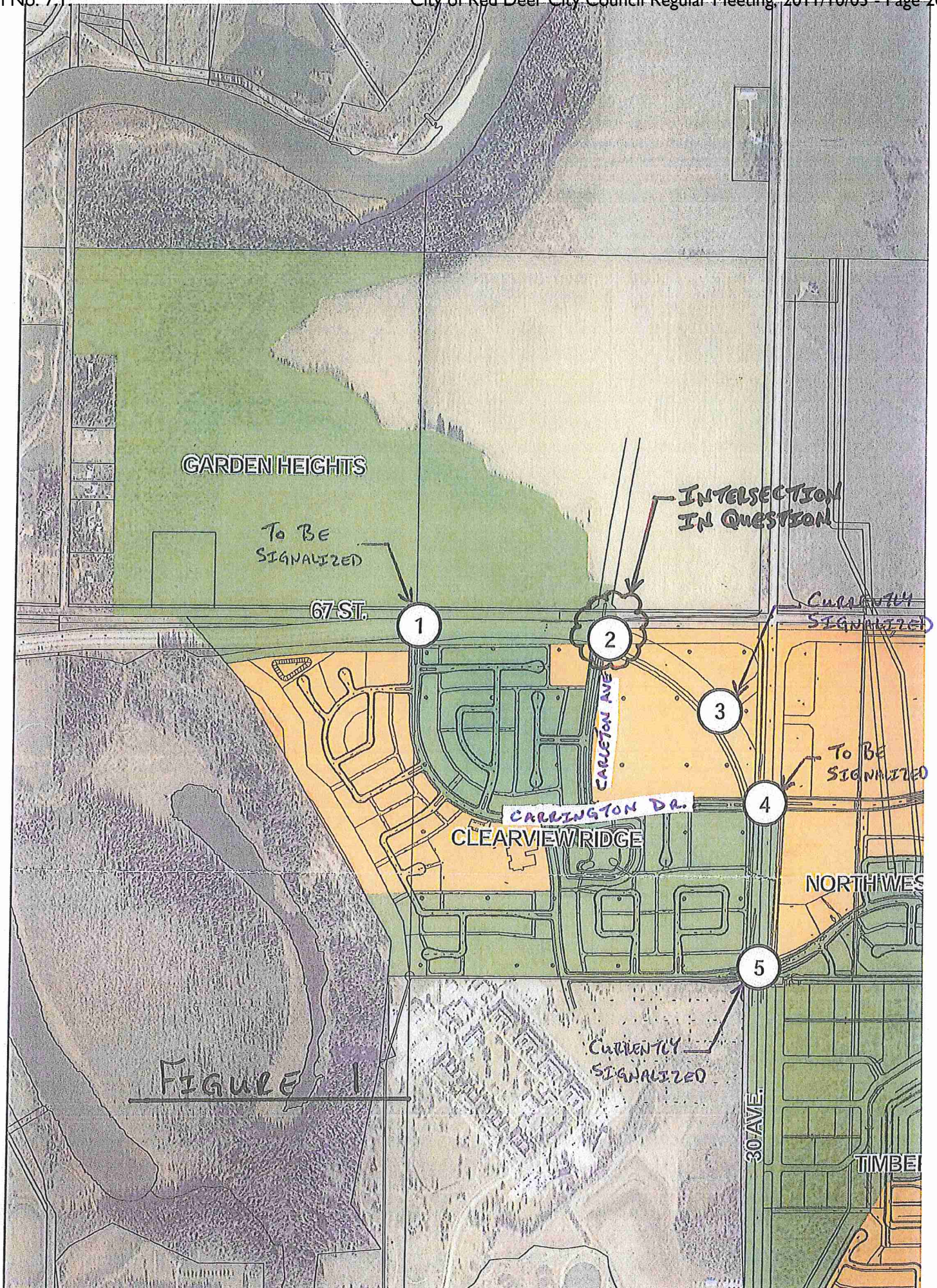


ORIGINAL SHEET - ANSI A

**Stantec Consulting Ltd.**  
 600, 4808 Ross Street  
 Red Deer AB Canada  
 T4N 1X5  
 Tel. 403.341.3320  
 Fax. 403.342.0869  
 www.stantec.com



**Stantec**



**Comments:**

Both options presented have some disadvantages. A full turn sequence at the intersection at location No. 2 may disrupt traffic flow to some degree on 67<sup>th</sup> Street. Alternatively, those making a left turn at location No. 2 would be forced through a residential area to exit at location No. 1.

On balance, I recommend Option No. 2.

“Craig Curtis”  
City Manager

## LEGISLATIVE &amp; GOVERNANCE SERVICES

October 5, 2011

Mr. Jesse Rudge  
Development Manager  
Property Development Division  
Melcor Developments Ltd.  
900, 10310 Jasper Avenue  
Edmonton, AB T5J 1Y8

Dear Mr. Rudge,

**Re: City of Red Deer – Council Decision**  
**Clearview Market Square – Signalization at Intersection #2**

At the Monday, October 3, 2011 Red Deer City Council Meeting, Council passed the following resolution:

“Resolved that Council of The City of Red Deer having considered the letter from Melcor Developments Ltd., dated August 17, 2011 and the report from the Transportation Engineer and Engineering Services Manager, dated September 23, 2011, re: Clearview Ridge – Signalization at Intersection #2 – 67<sup>th</sup> Street and Carleton Avenue, hereby agrees that Intersection #2 be approved as an all-turns signalized intersection that can be implemented by Melcor immediately.”

If you have any further questions regarding this item please contact the Mr. Frank Colosimo, Engineering Services Manager directly at 403.342.8158.

Sincerely,



Elaine Vincent  
Manager

c Mr. Guy Pelletier, Melcor Developments Ltd., Red Deer  
Director of Development Services  
Director of Planning Services  
Engineering Services Manager

**DATE:** October 5, 2011

**TO:** Michael Williston, Transportation Engineer  
Frank Colosimo, Engineering Services Manager

**FROM:** Elaine Vincent, Legislative & Governance Services Manager

**SUBJECT:** Clearview Ridge – Signalization at Intersection No. 2  
Melcor Developments Ltd. - Request for all directional access – 67  
Street and Carleton Avenue

---

**Reference Report:**

Transportation Engineer and Engineering Services Manager, dated September 23, 2011.

**Resolution:**

The following resolution was passed during the regular Council meeting held on Monday, October 3, 2011:

“**Resolved** that Council of The City of Red Deer having considered the letter from Melcor Developments Ltd., dated August 17, 2011 and the report from the Transportation Engineer and Engineering Services Manager, dated September 23, 2011, re: Clearview Ridge – Signalization at Intersection #2 – 67<sup>th</sup> Street and Carleton Avenue, hereby agrees that Intersection #2 be approved as an all-turns signalized intersection that can be implemented by Melcor immediately.”

**Report back to Council:** No

**Comments/Further Action:**

At the approval of Council, the developer is to follow up with the all-turns signalized intersection, effective immediately.



Elaine Vincent  
Legislative & Governance Services Manager

c Director of Development Services  
Director of Planning Services  
Traffic Engineer

Christine Kenzie

---

**From:** Elaine Vincent  
**Sent:** September 13, 2011 1:02 PM  
**To:** Christine Kenzie  
**Subject:** FW: Reminder re Comments on Letter from Melcor  
fyi

*Elaine Vincent*  
Manager, Legislative and Governance Services  
The City of Red Deer  
Phone: 403-342-8134  
Fax: 403-346-6195  
elaine.vincent@reddeer.ca

---

**From:** Paul Goranson  
**Sent:** Tuesday, September 13, 2011 1:01 PM  
**To:** Elaine Vincent; Frank Colosimo  
**Cc:** Linda Rehn  
**Subject:** RE: Reminder re Comments on Letter from Melcor

yes, we should do that, I assumed that there was one with this.

Frank, pls have drafted up.

thx

Paul A. Goranson, P.Eng., MBA  
Director of Development Services

403-342-8162  
paul.goranson@reddeer.ca

---

**From:** Elaine Vincent  
**Sent:** September 13, 2011 10:38 AM  
**To:** Elaine Vincent; Paul Goranson; Frank Colosimo  
**Subject:** RE: Reminder re Comments on Letter from Melcor

I managed to get this deferred to the October 3rd Council meeting.... Is it possible for you to prepare an administrative response to the letter for the Council agenda....

Thanks....

Elaine

*Elaine Vincent*  
Manager, Legislative and Governance Services  
The City of Red Deer  
Phone: 403-342-8134  
Fax: 403-346-6195  
elaine.vincent@reddeer.ca

---

**From:** Elaine Vincent  
**Sent:** Tuesday, September 13, 2011 8:17 AM  
**To:** Paul Goranson; Frank Colosimo  
**Subject:** FW: Reminder re Comments on Letter from Melcor

This letter was sent to all members of Council....I am trying to determine if this is in fact a 'policy' decision of council or not... so need your help in framing the request... I don't want to let Council make the

2011/09/13

decision unless they examine the policy first... as we were away we asked Don to look into it however it provided no real assistance...

Can you please review and let me know.... It is difficult as politically a commitment was made to have this on the council agenda for Sept 19....

*Elaine Vincent*

Manager, Legislative and Governance Services  
The City of Red Deer  
Phone: 403-342-8134  
Fax: 403-346-6195  
[elaine.vincent@reddeer.ca](mailto:elaine.vincent@reddeer.ca)

---

**From:** Christine Kenzie  
**Sent:** Tuesday, September 13, 2011 7:53 AM  
**To:** Elaine Vincent  
**Subject:** FW: Reminder re Comments on Letter from Melcor

Here are Don's comments re Melcor Letter. I will make copies to distribute for today's Council Agenda review.

**Christine Kenzie | Corporate Meeting Coordinator**  
Legislative & Governance Services | The City of Red Deer  
D 403.356.8978 | F 403.346.6195  
[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

---

**From:** Don Simpson [<mailto:dsimpson@chapmanriebeek.com>]  
**Sent:** September 12, 2011 5:53 PM  
**To:** Christine Kenzie  
**Subject:** Re: Reminder re Comments on Letter from Melcor

On 12/09/11 11:44 AM, "Christine Kenzie" <[Christine.Kenzie@reddeer.ca](mailto:Christine.Kenzie@reddeer.ca)> wrote:

Just a reminder that we will need your comments on the letter from Melcor prior to Agenda Review with the Mayor and City Manager, (By 9:00 A.M. tomorrow).

Thanks.

**Christine Kenzie | Corporate Meeting Coordinator**  
Legislative & Governance Services  
<[http://www.reddeer.ca/City+Government/City+Services+and+Departments/Legislative+and+Administrative+Services/default.htm](mailto:http://www.reddeer.ca/City+Government/City+Services+and+Departments/Legislative+and+Administrative+Services/default.htm)>  
| The City of Red Deer <<http://www.reddeer.ca>>  
D 403.356.8978 | F 403.346.6195  
[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

---

This e-mail is intended for the original recipient(s) only. If you have received it in error, please advise the sender and delete this message.

Don Simpson  
Chapman Riebeek LLP  
Barristers and Solicitors  
300, 4808 Ross Street  
Red Deer, AB T4N 1X5  
Tel: (403) 346-6603  
CELL: 403-352-5433  
Fax: (403) 340-1280

---

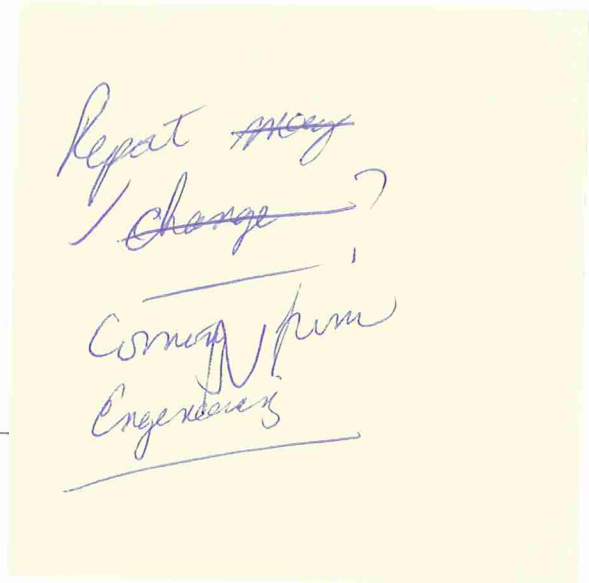
2011/09/13

**Christine Kenzie**

**From:** Frieda McDougall  
**Sent:** September 14, 2011 8:38 AM  
**To:** 'jrudge@melcor.ca'  
**Cc:** Christine Kenzie  
**Subject:** FW: Red Deer - 67th Street - Clearview

Hi Jesse. Council is in receipt of your request and will be considering this item at its meeting of October 3. Just prior to that date, Christine Kenzie, Corporate Meeting Coordinator, will be in touch with you with respect to an approximate time for this item. Thanks.

Frieda McDougall  
Deputy City Clerk  
Legislative & Governance Services  
Phone: 403-342-8136 Fax: 403-346-6195  
Email: [frieda.mcdougall@reddeer.ca](mailto:frieda.mcdougall@reddeer.ca)



**From:** Jesse Rudge [<mailto:jrudge@melcor.ca>]  
**Sent:** September 12, 2011 2:15 PM  
**To:** MayorMailbox  
**Subject:** Red Deer - 67th Street - Clearview

Mayor Flewwelling,

I am just following up on a letter that I sent the members of council on August 17<sup>th</sup>, 2011. As we are starting to turning over the site to Tenants they are pressing me to find out about the all directional access. Can you please let me know what council has decided and if there is a need for me to present at an upcoming council meeting?

Regards,

Jesse Rudge  
Development Manager | Property Development Division  
Phone: 780-945-4653

[www.melcor.ca](http://www.melcor.ca)  
Melcor Developments Ltd.  
*Integrity in Real Estate Since 1923*

Christine Kenzie

---

**From:** Linda Rehn  
**Sent:** September 27, 2011 1:28 PM  
**To:** Christine Kenzie  
**Cc:** 'jrudge@melcor.ca'; 'Guy Pelletier'; Frank Colosimo  
**Subject:** FW: Letter to Council - October 3

**Attachments:** Access Letter Backups.PDF

Christine... for your inclusion with the Council package. Tks.

Linda  
(403) 342-8184

---

**From:** Jesse Rudge [mailto:jrudge@melcor.ca]  
**Sent:** September 27, 2011 12:00 PM  
**To:** Linda Rehn; Guy Pelletier  
**Cc:** Frank Colosimo  
**Subject:** RE: Letter to Council - October 3

Linda,

Thank you for providing this information. We will be at the meeting to answer any questions from any of the council members present. One piece of back up that should be included in the material given to the members of council would be the attached letters that are from retailers who have leased and purchased within the Clearview Market Square.

Regards,

Jesse Rudge  
Development Manager | Property Development Division  
Phone: 780-945-4653

[www.melcor.ca](http://www.melcor.ca)  
Melcor Developments Ltd.  
*Integrity in Real Estate Since 1923*

---

**From:** Linda Rehn [mailto:Linda.Rehn@reddeer.ca]  
**Sent:** Tuesday, September 27, 2011 10:38 AM  
**To:** Guy Pelletier; Jesse Rudge  
**Cc:** Frank Colosimo  
**Subject:** Letter to Council - October 3

Linda Rehn  
Administrative Assistant  
Engineering Services  
The City of Red Deer  
(403) 342-8184

2011/09/27

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**CHAPMAN RIEBEEK LLP**  
Barristers & Solicitors

NICK P. W. RIEBEEK\*  
LORNE E. GODDARD, Q.C.  
SUZANNE M. ALEXANDER-SMITH  
RENÉE E. SHORT

DONALD J. SIMPSON\*  
NANCY A. BERGSTROM\*  
MICHELLE A. BAER

GARY W. WANLESS\*  
GAYLENE D. BOBB\*  
JENNIFER L. CARVER  
VICTORIA E. FOSTER\*\*

\*Denotes Professional Corporation  
\*\*Denotes Student-at-Law

Your file:  
Our file:

September 12, 2011

**City of Red Deer**  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

**Attention: Elaine Vincent, Legislative and Governance Services Manager**

**Re: Melcor Request for all-turns Intersection at 67 Street and Carleton Avenue**

Dear Ms. Vincent:

This letter is in response to your request for comments on Melcor's request dated August 17, 2011 that Council consider an all-turns access at the intersection of 67 Street and Carleton Avenue in Clearview North. I understand that Engineering is prepared to support a right-in, right-out intersection, but Melcor wants a 4-way intersection with traffic signals.

I am not satisfied that I have been able to pinpoint all relevant material. I have also not been able to discuss this issue with Engineering as the relevant personnel are away at a conference.

**Discussion**

From a legal point of view, the City has the "direction, control and management of all roads within the municipality" (MGA s. 18). Accordingly the City certainly has the authority to make the appropriate decision regarding the intersection design. Of course, decisions on roadway and intersection design are normally made by the Engineering Department who would usually consider the type of roadway (arterial or not), the proximity of other intersections, the integration of the road design with the City's overall transportation plan, the provisions of any applicable Uniform Traffic Standards, and the recommendations of relevant traffic studies. Normally one would expect Council to follow Engineering advice so as not to undermine the ability of the Engineering Department to deal with Developers.

I had anticipated that there might be some standards in place in the City which would give guidance on this issue. Perhaps Council would have delegated the authority to establish road and intersection designs to the City Manager or Engineering Department. However, I have briefly checked a number of sources without being able to locate a definitive guide. If the City has an

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300, 4808 Ross Street Red Deer, Alberta T4N 1X5

Telephone: (403) 346-6603

Fax: (403) 340-1280

Email: [info@chapmanriebeek.com](mailto:info@chapmanriebeek.com)

established policy regarding intersection design and when a 4-way signalized intersection should be established, then presumably that policy should be followed in this case. If an intersection at this location would be contrary to the policy, then Council should first modify any relevant policy before giving direction on this particular intersection.

Some of the sources of information I have considered are:

1. **Land Use Bylaw:** specifies that “vehicular access to lots from public roadways must conform to Engineering Standards” (see s. 4.7 (7)(a) Residential and s. 6.4(5) for Industrial). But this applies only to individual lots, not intersections.
2. **The City of Red Deer Cost Shareable Arterial Roadway Transportation System Bylaw 3221/99** defines 30<sup>th</sup> Avenue and 67 Street as an *arterial roadway*, but does not define the standards applicable to arterial roadways. If such standards exist, those standards should be considered in making a decision on this intersection.
3. **Council Policy 4314** provides that traffic signals will be installed in accordance with the Manual on Uniform Traffic Control Devices of Canada. This policy speaks to the type of signals that should be used but does not comment on the design of the intersection.
4. **Neighbourhood Planning Guidelines and Standards:** appears to set out broad requirements for roads within neighbourhoods, but does not address major arterial roads or entrances into neighbourhoods.

#### **Other Relevant Considerations**

Some other documents that may be considered with respect to this issue include the Transportation Master Plan, applicable Engineering Standards and the Contract with Alberta Transportation. (This road is a connector for Highway 11, so the Province may have an interest in this issue and I believe we have a pertinent contract.)

#### **Conclusion**

I have not been able to confirm whether there is any City policy, bylaw or agreement which may affect the placing of a full intersection as requested by Melcor. Council is bound to follow its own bylaws and policies and accordingly I would recommend that all relevant policies be identified before this issue is presented to Council.

Yours truly,

**CHAPMAN RIEBEEK LLP**

*“D. J. Simpson”*

Per:

\_\_\_\_\_  
**DONALD J. SIMPSON**

## Christine Kenzie

---

**From:** Frieda McDougall  
**Sent:** September 12, 2011 4:35 PM  
**To:** Christine Kenzie  
**Subject:** FW: Red Deer - 67th Street - Clearview  
Can't remember the direction on this....

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Frieda McDougall  
Deputy City Clerk  
Legislative & Governance Services  
Phone: 403-342-8136 Fax: 403-346-6195  
Email: [frieda.mcdougall@reddeer.ca](mailto:frieda.mcdougall@reddeer.ca)

---

**From:** MayorMailbox  
**Sent:** September 12, 2011 4:18 PM  
**To:** Elaine Vincent; Frieda McDougall  
**Subject:** FW: Red Deer - 67th Street - Clearview

Donna Hamel  
Office of the Mayor & City Manager  
The City of Red Deer  
Box 5008, Red Deer, AB T4N 3T4  
403.342.8362 Fax: 403.342.8365

---

**From:** Jesse Rudge [<mailto:jrudge@melcor.ca>]  
**Sent:** September 12, 2011 2:15 PM  
**To:** MayorMailbox  
**Subject:** Red Deer - 67th Street - Clearview

Mayor Flewwelling,

I am just following up on a letter that I sent the members of council on August 17<sup>th</sup>, 2011. As we are starting to turning over the site to Tenants they are pressing me to find out about the all directional access. Can you please let me know what council has decided and if there is a need for me to present at an upcoming council meeting?

Regards,

2011/09/12

**Christine Kenzie**

*- Sept 1/2014*

**To:** Don Simpson; Michelle Baer  
**Subject:** Letter from Melcor to Council Re Directional Access

**Attachments:** August 17 2011 Letter from Melcor to Council Re Directional Access.pdf



August 17 2011  
Letter from Mel...

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

Attached is the letter from Melcor discussed at today's Council agenda review meeting. You were to provide comments re this item --- prior to agenda review with Morris & Craig on September 13th (9 AM).

Thanks.

**Christine Kenzie | Corporate Meeting Coordinator**  
Legislative & Governance Services | The City of Red Deer  
D 403.356.8978 | F 403.346.6195  
[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

Aug 30/2011 →

## Christine Kenzie

---

**To:** Frank Colosimo  
**Cc:** Linda Rehn; Melanie Brawn  
**Subject:** FW: August 17 2011 Letter from Melcor To Members of Council Re All Directional Access - 67th Street & Carleton Avenue

**Attachments:** August 17 2011 Letter from Melcor Re Directional Access.pdf

Craig reviewed the attached letter from Melcor during the Council agenda review meeting this morning. He is asking that a report from Engineering be prepared to respond to Melcor's letter to be included on the Monday, September 19th Council Agenda.

I would need the report by Wednesday, September 7, 2011,

Thanks.

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

**Christine Kenzie | Corporate Meeting Coordinator**  
Legislative & Governance Services | The City of Red Deer  
D 403.356.8978 | F 403.346.6195  
[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

---

**From:** Christine Kenzie  
**Sent:** August 22, 2011 11:24 AM  
**To:** Frank Colosimo  
**Cc:** Melanie Brawn; Frieda McDougall; Linda Rehn  
**Subject:** August 17 2011 Letter from Melcor To Members of Council Re All Directional Access - 67th Street & Carleton Avenue



August 17 2011  
Letter from Mel...

The attached letter was sent to all members of Council from Melcor regarding all directional access - 67th Street & Carleton Avenue. They are asking Council to do a review and consider Melcor's request for an enhanced intersection at 67 Street & Carleton Avenue.

Please provide your comments by **Monday, August 29th** -- regarding this request - should this come to Council. This item will be reviewed at the Agenda Review meeting with the Mayor and City Manager on Tuesday, August 30th.

Thanks.

**Christine Kenzie | Corporate Meeting Coordinator**  
Legislative & Governance Services | The City of Red Deer  
D 403.356.8978 | F 403.346.6195  
[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

## Christine Kenzie

---

**From:** Christine Kenzie  
**Sent:** August 22, 2011 11:24 AM  
**To:** Frank Colosimo  
**Cc:** Melanie Brawn; Frieda McDougall; Linda Rehn  
**Subject:** August 17 2011 Letter from Melcor To Members of Council Re All Directional Access - 67th Street & Carleton Avenue

**Attachments:** August 17 2011 Letter from Melcor Re Directional Access.pdf



August 17 2011  
Letter from Mel...

The attached letter was sent to all members of Council from Melcor regarding all directional access - 67th Street & Carleton Avenue. They are asking Council to do a review and consider Melcor's request for an enhanced intersection at 67 Street & Carleton Avenue.

Please provide your comments by **Monday, August 29th** -- regarding this request - should this come to Council. This item will be reviewed at the Agenda Review meeting with the Mayor and City Manager on Tuesday, August 30th.

Thanks.

**Christine Kenzie | Corporate Meeting Coordinator**

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

**DATE:** October 5, 2011  
**TO:** Frank Colosimo, Engineering Services Manager  
**FROM:** Elaine Vincent, Legislative & Governance Services Manager  
**SUBJECT:** Notice of Motion – Councillor Cindy Jefferies  
Traffic Bylaw 3186/97 – School Bus flashing lights

---

The following Notice of Motion was presented during the regular Council meeting held on Monday, October 3, 2011:

**Notice of Motion**

**Whereas** City of Red Deer Traffic Bylaw 3186/97 prohibits the activation of flashing red lights or stop arms of a school bus on any highway where such highway has been constructed with curbs and gutters; and

**Whereas** the Province of Alberta, Traffic Safety Act, enables a municipality to make bylaws to regulate school bus flashing lights within their jurisdictions but requires the activation of flashing red lights or stop arms of a school bus on Alberta highways and in rural areas; and

**Whereas** Alberta Transportation has regulations indicating that motorists must stop when lights are flashing in order to allow children to board the bus safely; and

**Whereas** some citizens have expressed concerns for the safety of their children and feel safety would be enhanced through the activation of flashing red lights or stop arms of a school bus;

**Therefore be it Resolved** that The City of Red Deer review its prohibition of the activation of flashing red lights or stop arms of a school bus within The City in light of citizen concerns and consider revising Bylaw 3186/97 to permit their use within City limits; and

**Further be it Resolved** that administration provide a report to Council, by November 14, 2011 in response to this request.

.../2

**Report back to Council:** Yes

**Comments/Further Action:**

This Notice of Motion will be brought forward to the October 17, 2011 Regular Council Meeting for consideration. If Council approves this Notice of Motion then we would submit the report your department has already prepared to the October 31 or November 14 Council meeting for Council's information.



Elaine Vincent  
Legislative & Governance Services Manager

- c Councillor Cindy Jefferies  
Director of Planning Services  
Director of Development Services  
Corporate Meeting Coordinator

September 29, 2011

## **Monday's City Council meeting starts at 1 p.m. In Camera**

(Red Deer, Alberta) –The Red Deer City Council meeting on Monday, October 3 will start at 1 p.m. This meeting will begin with an In Camera session and is expected to last until 1:30 p.m. The Regular Council Meeting will resume after the In Camera portion has ended.

Agendas can be found at [www.reddeer.ca/citycouncil](http://www.reddeer.ca/citycouncil) or picked up at Legislative & Governance Services, second floor of City Hall.

- end -

For more information, please contact:

Legislative & Governance Services  
The City of Red Deer  
403-342-8132