

# **CITY COUNCIL**

## **AGENDA**

Monday, May 25, 2015 – Council Chambers, City Hall

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

### **1. IN CAMERA MEETING**

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

1.2. Motion to Revert to Open Meeting

### **2. MINUTES**

2.1. Confirmation of the Minutes of the May 11, 2015 City Council Meeting  
(Agenda Pages 1 – 6)

### **3. POINTS OF INTEREST**

### **4. UNFINISHED BUSINESS**

4.1. Proposed 2014/2015 Development Agreement Fees  
(Agenda Pages 7 – 13)

4.1.a. Motion to Lift from the Table

4.1.b. Motion to Approve 2014 and 2015 Administration Fees

4.1.c. Motion to Approve 2015 Recreation Amenity Fund Rate

4.1.d. Motion to Approve 2015 Area Road Improvement Cost

## **5. REPORTS**

- 5.1. Youth Outreach and Family Reunification Services- endorsement for funding a service provider from the Community Housing Advisory Board  
(Agenda Pages 14 – 17)
- 5.2. Pollinator Parks  
(Agenda Pages 18 – 23)
- 5.3. Cosmetic Pesticide Use - Policy  
(Agenda Pages 24 – 32)
- 5.4. Notice of Intent to Designate as a Municipal Historic Resource  
Willson House – 5011 43 Avenue  
(Agenda Pages 33 – 43)
- 5.5. 2014 Operating Budget Variances  
(Agenda Pages 44 – 51)
- 5.6. 2014 Capital Budget Information Report  
(Agenda Pages 52 – 56)
- 5.7. 2015 Approved Capital Cash Flow Budget  
(Agenda Pages 57 – 59)
- 5.8. 2014 Reserve Report  
(Agenda Pages 60 – 72)
- 5.9. AUMA Resolutions  
(Agenda Pages 73 – 78)

**6. PUBLIC HEARINGS**

- 6.1. Update to Direct Control District No.1 – DC(1)  
Land Use Bylaw Amendment 3357/G-2015

(Agenda Pages 79 – 121)

6.1.a. Consideration of Second Reading of the Bylaw

6.1.b. Consideration of Third Reading of the Bylaw

**7. ADJOURNMENT**



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

**of The Red Deer City Council Regular Meeting  
held on Monday, May 11, 2015  
commenced at 2:30 p.m.**

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

City Manager, Craig Curtis  
Director of Corporate Transformation, Lisa Perkins  
Director of Communications & Strategic Planning, Julia Harvie-Shemko  
Director of Corporate Services, Paul Goranson  
Director of Community Services, Sarah Cockerill  
Director of Development Services, Elaine Vincent  
Acting Director of Human Resources, Tracy Bruce  
Acting Director of Planning Services, Tara Lodewyk  
City Clerk, Frieda McDougall  
Deputy City Clerk, Angie Keibel  
Client Services Support, Katie Newton



## **I. MINUTES**

### **I.1. Confirmation of the Minutes of the April 27, 2015 City Council Meeting**

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby approves the Minutes of the April 27, 2015 City Council Meeting with the following amendments:

- I. Page 15, #5 change "Capital Budget" to "Capital Plan".

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

**MOTION CARRIED**

## **2. REPORTS**

### **2.1. Red Deer Airport Update**

R.J. Steenstra, Chief Executive Officer with Red Deer Airport Authority, was in attendance and provided an update on the Red Deer Airport.

### **2.2. Council Representation on Federation of Canadian Municipalities (FCM)**

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan



Resolved that Council of The City of Red Deer having considered the report from Legislative Services department, dated April 15, 2015 re: Council Representation on the Federation of Canadian Municipalities (FCM), hereby agrees to:

1. Assume all costs related to a campaign for election (to a maximum of \$1,000) on FCM's Board of Directors by Councillor Paul Harris; and
  2. Endorse Councillor Paul Harris to stand for election on FCM's Board of Directors; and
  3. Assume all costs (to a maximum of \$13,000 – including campaign for election costs as indicated above) associated with Councillor Paul Harris attending FCM's Board of Directors meetings;
- to be funded from the tax stabilization reserve.

Prior to consideration of the original resolution, the following amendment was introduced.

Moved by Councillor Lawrence Lee, seconded by Councillor Tanya Handley

Resolved that the name Councillor Paul Harris be replaced with the name Councillor Lawrence Lee as the designate to run for the FCM Board of Directors.

Council recessed at 3:53 p.m. and reconvened at 4:08 p.m.

The amendment was then back on the floor

**IN FAVOUR:** Mayor Tara Veer, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Buck Buchanan, Councillor Paul Harris, Councillor Lynne Mulder

MOTION CARRIED



The original motion as amended, and set out below, was then on the floor

Resolved that Council of The City of Red Deer having considered the report from Legislative Services department, dated April 15, 2015 re: Council Representation on the Federation of Canadian Municipalities (FCM), hereby agrees to:

1. Assume all costs related to a campaign for election (to a maximum of \$1,000) on FCM's Board of Directors by Councillor Lawrence Lee; and
2. Endorse Councillor Lawrence Lee to stand for election on FCM's Board of Directors; and
3. Assume all costs (to a maximum of \$13,000 – including campaign for election costs as indicated above) associated with Councillor Lawrence Lee attending FCM's Board of Directors meetings;

to be funded from the tax stabilization reserve.

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

**OPPOSED:** Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Lynne Mulder, Councillor Frank Wong

MOTION DEFEATED

### 3. **BYLAWS**

#### 3.1 **Proposed 2015 Off-Site Levy Rates Off-Site Levy Bylaw 3549/2015 Consideration of First Reading**

Moved by Councillor Buck Buchanan, seconded by Councillor Frank Wong

**FIRST READING:** That Bylaw 3549/2015 (Off-Site levy bylaw to set 2015 rates) be read a first time.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Dianne



Wyntjes, Councillor Frank Wong, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Paul Harris, Councillor Tanya Handley

MOTION CARRIED

#### 4. **REPORTS - Continued**

##### 4.1. **Proposed 2014/2015 Development Agreement Fees**

Moved by Councillor Paul Harris, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby agrees to table the proposed 2014/2015 Development Agreement Fees report to the May 25, 2015 meeting of Red Deer City Council to allow more time for questions and discussion on the item.

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

MOTION TO TABLE CARRIED

##### 4.2. **30th Avenue - Northland Drive to 67 Street Request to Amend Capital Budget**

Moved by Councillor Frank Wong, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated May 5, 2015, re: 30th Avenue – Northland Drive to 67 Street, Request to Amend Capital Budget, hereby endorses amending the capital budget to include the addition of the water trunk work in the amount of \$1,200,000 to be funded by the Municipal Sustainability Initiative grant.

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



Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

**5. ADJOURNMENT**

Moved by Councillor Ken Johnston, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, May 11, 2015 Regular Council Meeting of Red Deer City Council at 4:44 p.m.

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

MOTION CARRIED

---

MAYOR

---

CITY CLERK



May 13, 2015

## Proposed 2014/2015 Development Agreement Fees

Legislative Services

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

---

#### **Summary:**

The attached report is being brought forward from the Monday, May 11, 2015 Council Meeting.

#### **Recommendation:**

That Council consider lifting from the table consideration of the Proposed 2014/2015 Development Agreement Fees. Also included in the report is information and recommendations on the proposed 2015 Recreation Amenity Fund and revised Area Road Improvement Cost.

### Report Details

#### **Background:**

---

At the Monday, May 11, 2015 Council Meeting, Council tabled consideration of the Proposed 2014/2015 Development Agreement Fees.



Report Originally Submitted  
to the May 11, 2015 City  
Council Meeting

April 23, 2015

## Proposed 2014 / 2015 Development Agreement Fees

Engineering Services  
Recreation, Parks & Culture

### Report Summary & Recommendation:

---

This report provides information and makes a recommendation on the proposed Development Agreement (DA) fees for the 2014 and 2015 development years which are charged to Developers for creating, executing and administering a Development Agreement. No change is proposed to the other DA fees (Survey Network charge, Legal Base Mapping charge) at this time.

The proposed 2014 DA Administration Fee is \$3,000 per hectare.  
The proposed 2015 DA Administration Fee is \$3,100 per hectare.

Also included in this report is information and a recommendation on the proposed 2015 Recreation Amenity Fund proposed to increase to \$17,664 per hectare as well as a revised Area Road Improvement Cost proposed to increase to \$10,745 per hectare.

Engineering Services and Recreation Parks and Culture respectfully recommends the following:

- 1) Council support the proposed rates as outlined in the 2014/2015 Development Agreement Fees report.

### City Manager Comments:

---

I support the recommendation of Administration.

Craig Curtis  
City Manager

### Proposed Resolutions

---

Resolved that Council of The City of Red Deer having considered the report from Engineering Services and Recreation, Parks & Culture, dated April 23, 2015, re: Proposed 2014/2015 Development Agreement Fees, hereby approves the 2014 and 2015 Administration Fees as below:



### Administration Fee

	<b>2014 FEE</b>	<b>2015 FEE</b>
<b>General Administration Fee</b>	\$3,000 / ha	\$3,100 / ha
<b>Minimum Charge</b>	\$3,500 / agreement	\$3,500 agreement
<b>Survey Network Fee</b>	\$50 / ha	\$50 / ha
<b>Legal Base Mapping Fee</b>	\$250 / ha	\$250 / ha

Resolved that Council of The City of Red Deer having considered the report from Engineering Services and Recreation, Parks & Culture, dated April 23, 2015, re: Proposed 2014/2015 Development Agreement Fees, hereby approves the 2015 Recreation Amenity Fund Rate as below:

### Recreation Amenity Fund Rate (RAF)

	<b>2015 FEE</b>
<b>Basic Fee for Development</b>	\$17,664 / ha

Resolved that Council of The City of Red Deer having considered the report from Engineering Services and Recreation, Parks & Culture, dated April 23, 2015, re: Proposed 2014/2015 Development Agreement Fees, hereby approves the 2015 Area Road Improvement Cost as below:

### Area Road Improvement Cost (ARIC)

	<b>2015 FEE</b>
<b>Kingston Drive from Gaetz Avenue to west property line Lot I, Plan 800HW</b>	\$10,745 / ha



## Report Details

### **Background:**

---

The City charges Developers fees through a DA for the development of lands and brief descriptions of these fees are as follows:

- DA Fees cover the cost to prepare, execute and administer DA's, maintain the Survey Network System, and update The City's Legal Base Mapping.
- The Recreation Amenity Fund fee covers the cost of developing standard recreation amenities within neighbourhood park site(s).
- The Area Road Improvement Cost applies to Developers for the recovery of costs for designated Area Improvements constructed, or to be constructed, by either another Developer or The City of Red Deer.

### **Prior Approved Rate**

The last year that Council approved DA fees was in 2011 and the approved fees were:

- Administration fee: \$3,300 per hectare
- Survey Network: \$50 per hectare
- Legal Base Mapping: \$250 per hectare
- Recreation Amenity Fee (base): \$13,936

### **Discussion:**

---

#### **Administration Fee**

In 2015 Council approved its Fees and Charges Policy. While the full impact of this policy has not been applied to these fees, Engineering Services conducted a review of the Administration Fees. This report proposes Administration Fee rate increases for both the 2014 and 2015 development years and is described in the following sections.



### **2014 Proposed Rates**

Administering a DA includes inspecting the inside of sanitary and storm pipes by CCTV video at the time of both construction completion and final acceptance. Until 2014, CCTV work was done by Environmental Services. However, in 2013, ENVS identified that it would be difficult to meet the timelines required by development stakeholders. As a result, Environmental Services proposed that Developers provide their own CCTV videos at the time of construction completion for The City's review and Environmental Services would continue to conduct the CCTV camera inspection at the time of a development's final acceptance. Engineering Services implemented this change to DA administration in 2014.

Administration Fees were reviewed to identify the costs associated with CCTV work as well as other areas of DA administration that were likely being under-recovered compared to the actual costs expended. The review and analysis of actual financial and time entry data of previous development projects determined that several areas of DA administration, including CCTV work, were under-recovered.

The analysis reviewed all tasks associated with DA's such as:

- Review of supporting DA documentation including Servicing Studies, Traffic Impact Assessments, Noise Studies, etc.
- Review of detailed design drawings
- Set up and processing of accounting items for the development
- Daily construction inspection
- Construction Completion Certificate (CCC) and Final Acceptance Certificate (FAC) inspections and certificate processing
- Review of CCTV videos
- Commissioning of water mains
- Review and data entry of as-built drawings, PSAB information, and Building Grade Certificates
- Preparation and issuance of security releases
- Responding to Developer and public inquiries

Removing CCTV work at construction completion and adjusting the cost recovery for other DA administration tasks results in a proposed reduction of the 2014 Administration Fee by 10% from the last Council approved DA Administration Fee. As per standard practice Engineering will prepare amendments for affected 2014 DA's to charge the appropriate DA Administration Fee.



	<b>2013 FEE</b>	<b>PROPOSED 2014 FEE</b>
<b>General Administration Fee</b>	\$3,300 / ha	\$3,000 / ha
Minimum Charge	\$3,500 / agreement	\$3,500 / agreement
<b>Survey Network Fee</b>	\$50 / ha	\$50 / ha
<b>Legal Base Mapping Fee</b>	\$ 250 / ha	\$250 / ha

### **2015 Proposed Rates**

As there was an extensive Administration review in 2014, Engineering Services will not undertake a review of the Administration Fees for 2015. Instead Engineering Services proposes a 4% increase to the 2014 Fees, based on City of Red Deer 2015 Capital Budget guidelines for Non Residential and Engineering Construction inflationary rate.

Using a 4% construction inflation increase, the 2015 Administration Fees is recommended (retroactive to January 1, 2015) to be as shown below:

	<b>2014 FEE</b>	<b>PROPOSED 2015 FEE</b>
<b>General Administration Fee</b>	\$3,000 / ha	\$3,100 / ha
Minimum Charge	\$3,500 / agreement	\$3,500 / agreement
<b>Survey Network Fee</b>	\$50 / ha	\$50 / ha
<b>Legal Base Mapping Fee</b>	\$ 250 / ha	\$250 / ha

### **Recreation Amenity Fund Rate (RAF)**

#### **2015 Proposed Fee**

The Recreation Amenity Fund Fee has increased on average 3.8% per year since the last Council approval in 2011 and since that point it has been approved administratively. A base per hectare rate of \$17,664 per hectare is now proposed, retroactive to January 1, 2015.



The Basic Rate for development of an area has been adjusted from 57 hectares to 52 hectares to account for the removal of Municipal Reserve in DA area calculations; the fee adjustment is calculated based on the current cost of developing the neighbourhood park sites in each residential quarter section (based on 5 hectares of development).

Although not included with this report, Recreation, Parks and Culture have specific rates for each quarter section and those individual quarter section rates are provided in the Development Agreement. For 2015, all development areas have the same rate of \$17,664/ha.

	<b>2014 FEE</b>	<b>PROPOSED</b>
<b>Basic Fee for Development</b>	\$17,040 / ha	\$17,664 / ha

**Area Road Improvement Cost (ARIC)**

The Area Road Improvement Cost (ARIC) is similar to an Endeavor to Recover. The ARIC is paid by a Developer for the use of municipal improvements constructed, or to be constructed, by The City or another developer. The cost is based on the actual or estimated cost of the improvement divided by the total development area that benefits from the improvement. Unlike utility trunks and arterial roadways that are funded by off-site levies and benefit all development areas, the ARIC only benefits specific areas.

In 1999, The City constructed the intersection at Gaetz Avenue and 80<sup>th</sup> Street along with approximately 100m of 80<sup>th</sup> Street west from Gaetz Avenue. At that time a local improvement was initiated against the Kentwood East subdivision and future benefiting development areas. The charge has not been reviewed since 2011 and after completing a financial search in 2014, administration identified that some legal fees were charged against this project resulting in a small increase in addition to an inflation rate, equivalent to the averaged Consumer Price Index for Edmonton / Calgary.

	<b>2011 FEE</b>	<b>PROPOSED 2015 FEE</b>
<b>Kingston Drive from Gaetz Avenue to west property line Lot 1, Plan 800HW</b>	\$10,040 / ha	\$10,745 / ha

**FILE COPY**

**DATE:** May 26, 2015

**TO:** Elaine Vincent, Director of Development Services

**FROM:** Frieda McDougall, Legislative Services Manager

**SUBJECT:** Proposed 2014/2015 Development Agreement Fees  
Motion to Approve 2014 and 2015 Administration Fees  
Motion to Approve 2015 Recreation Amenity Fund Rate  
Motion to Approve 2015 Area Road Improvement Cost

---

**Reference Report:**

Engineering Services Department, dated April 23, 2015

**Resolution:**

At the Monday, May 25, 2015 Regular Council Meeting, Council passed the following resolutions:

Resolved that Council of The City of Red Deer having considered the report from Engineering Services and Recreation, Parks & Culture, dated April 23, 2015, re: Proposed 2014/2015 Development Agreement Fees, hereby approves the 2014 and 2015 Administration Fees as below:

**Administration Fee**

	2014 Fee	2015 Fee
General Administration Fee	\$3,000 / ha	\$3,100 / ha
Minimum Charge	\$3,500 / agreement	\$3,500 / agreement
Survey Network Fee	\$50 / ha	\$50 / ha
Legal Base Mapping Fee	\$250 / ha	\$250 / ha

Resolved that Council of The City of Red Deer having considered the report from Engineering Services and Recreation, Parks & Culture, dated April 23, 2015, re: Proposed 2014/2015 Development Agreement Fees, hereby approves the 2015 Recreation Amenity Fund Rate as below:

**Recreation Amenity Fund Rate (RAF)**

	2015 Fee
Basic Fee for Development	\$17,664 / ha

Resolved that Council of The City of Red Deer having considered the report from Engineering Services and Recreation, Parks & Culture, dated April 23, 2015, re: Proposed 2014/2015 Development Agreement Fees, hereby approves the 2015 Area Road Improvement Cost as below:

**Area Road Improvement Cost (ARIC)**

	2015 Fee
Kingston Drive from Gaetz Avenue to West Property Line Lot I, Plan 800HW	\$10,754 / ha

**Report back to Council: No**



Frieda McDougall  
Manager

- c. Shelley Gagnon, Recreation, Parks and Culture Manager  
Wayne Gustafson, Engineering Services Manager  
Dean Krejci, Financial Services Manager  
Tracey McKinnon, Division Controller  
Karen Yetter, Division Controller



## Community Housing Advisory Board: Recommendation for Youth Outreach and Family Reunification Services Project funding

Social Planning

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

---

The Community Housing Advisory Board (CHAB) is putting forth an endorsement for Council to support funding to McMan Central in the amount of \$185,000 for a Youth Outreach and Family Reunification Services project. The funds for this project will come from the Outreach and Support Services Initiative grant from the Province of Alberta. The project will initially run from July 1, 2015 to June 30, 2016.

Administration supports the endorsement submitted by CHAB.

### **City Manager Comments:**

---

I support the recommendation of Administration.

Craig Curtis  
City Manager

### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer having considered the report from Social Planning re: Community Housing Advisory Board: Recommendation for Youth Outreach and Family Reunification Services Project funding, hereby endorses the Community Housing Advisory Board's recommendation to support funding to McMan Central in the amount of \$185,000 for a Youth Outreach and Family Reunification Services project to run initially from July 1, 2015 to June 30, 2016.



## Report Details

### **Background:**

---

CHAB, on behalf of City Council currently oversees two grant programs; the Outreach and Support Services Initiative (OSSI) grant from the Province of Alberta and the Homelessness Partnering Strategy (HPS) grant from the Government of Canada. Both grants support individuals who are experiencing homelessness with the goal of assisting those individuals into stable housing. Each grant has slightly different mandated outcomes and reporting structures.

CHAB takes into account the criteria of each grant and the direction outlined in *EveryOne's Home: Red Deer's Five Year Plan to End Homelessness* as well as the Provincial documents: *A Plan for Alberta- Ending Homelessness in 10 Years* and specifically, in this case, *Supporting Healthy and Successful Transitions to Adulthood: A Plan to Prevent and Reduce Youth Homelessness* when submitting endorsements to Council.

Consistent with local and provincial plans to end homelessness, CHAB has recognized the importance of supporting projects focused on youth (ages 16 to 24). After consulting with the Red Deer Youth Homelessness Strategy Group, Child and Family Services and other stakeholders as to the priority needs in the community to support a "system of care" for vulnerable youth, CHAB issued an RFP on March 12, 2015 for Youth Outreach and Family Reunification Services. The RFP highlighted 3 focus areas for the Services as well as expected outcomes:

The three service focus areas:

1. Case management services geared toward family reunification.
2. Connection to community support and multi-system collaboration.
3. Connection to housing options and supports.

The following **outcomes** are expected:

1. Increased housing stability for youth through family reunification and connection to housing options and supports.
2. Prevention of youth homelessness through education and enhanced family supports.
3. Increased resiliency in homeless youth and youth at risk of becoming homeless.
4. Healthy transitions to adulthood.



CHAB reviewed the proponent's proposals and had an opportunity to ask questions of the proponents in a face to face meeting on April 29, 2015 before supporting this endorsement.

### **Discussion:**

---

This project supports the concepts and direction as outlined in the Provincial document *Supporting Healthy and Successful Transitions to Adulthood: A Plan to Prevent and Reduce Youth Homelessness*. The Provincial government is supportive of funds being used for projects that focus on vulnerable youth from the Outreach and Support Services Initiative (OSSI) grant.

The community was consulted and gave direction on the design of this project, that feedback was included in the design of the RFP.

The project supports objectives and strategies under Goals # 3 and 4 of *Everyone's Home: Red Deer's Five Year Plan to End Homelessness 2014-2018*.

### **Analysis:**

---

The proposal submitted by McMan described a project that would cover the three areas of services and how they plan on achieving the desired outcomes as outlined within the RFP. The Province of Alberta increased the OSSI grant in 2014-2015 to support projects focused on vulnerable youth.



**COMMUNITY HOUSING ADVISORY BOARD**

**DATE:** April 29, 2015  
**TO:** City Council  
**FROM:** Community Housing Advisory Board  
**SUBJECT:** Youth Outreach & Family Reunification Street Program

---

At the April 29, 2015 meeting of the Community Housing Advisory Board, the Board reviewed the Request for Proposal from McMan Youth, Family and Community Services Association.

The motion as set out below was introduced and passed:

Resolved that the Community Housing Advisory Board, having considered the Request for Proposal from McMan Youth Family & Community Services Association, hereby endorses funding in the amount of \$185,000 to McMan Youth Family & Community Services Association for the Youth Outreach and Family Reunification Street Program, and forwards this to Council for consideration.

The above is submitted for Council's consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Dustin Lendvay'. The signature is stylized and cursive.

Dustin Lendvay  
Chair, Community Housing Advisory Board

c: Roxana Nielsen Stewart, Social Planning Supervisor, Community Development  
Janell Bunbury, Program Coordinator, Social Planning

**DATE:** May 26, 2015  
**TO:** Scott Cameron, Social Planning Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Youth Outreach and Family Reunification Services –  
Endorsement for Funding a Service Provider from the  
Community Housing Advisory Board

---

**Reference Report:**

Social Planning Department, report not dated.

**Resolution:**

At the Monday, May 25, 2015 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from Social Planning re: Community Housing Advisory Board: Recommendation for Youth Outreach and Family Reunification Services Project funding, hereby endorses the Community Housing Advisory Board's recommendation to support funding to McMan Central in the amount of \$185,000 for a Youth Outreach and Family Reunification Services project to run initially from July 1, 2015 to June 30, 2016.

**Report back to Council:** No



Frieda McDougall  
Manager

- c. Sarah Cockerill, Director of Community Services  
Dean Krejci, Financial Services Manager  
Tracey McKinnon, Division Controller  
Roxanna Nielsen-Stewart, Social Planning Supervisor – Community Development



May 8, 2015

## Pollinator Parks

RECREATION, PARKS AND CULTURE DEPARTMENT

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

---

The dedication of pollinator parks will provide opportunities to: preserve and enhance pollinator habitat; celebrate the successful initiatives that protect pollinator species within Red Deer's park system; and to educate the public as to the importance of protecting pollinators.

It is recommended that the following spaces be dedicated and promoted as Pollinator Parks:

- City Hall Park
- Snell Gardens
- Bower Ponds
- Maskepetoon Park

### **City Manager's Comments**

---

I strongly endorse this initiative and support the recommendation of Administration.

Craig Curtis  
City Manager

### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks and Culture department dated May 8, 2015 re: Pollinator Parks and the resolution from the Governance and Policy Committee dated May 4, 2015 hereby endorses the dedication and promotion of: (a) City Hall Park, (b) Snell Gardens, (c) Bower Ponds, and, (d) Maskepetoon Park as Pollinator Parks.



## Report Details

### Background:

On March 17, 2014, City Council passed the following resolution regarding Pollinator Protection:

*“THEREFORE BE IT RESOLVED that The City of Red Deer Parks department explore the inclusion of dedicated pollinator parks for the purposes of creating pollinator habitats within existing or future City parks to be designated, and to help raise awareness in the community about the long term importance of the pollinator population, and*

*BE IT FURTHER RESOLVED that the Council of The City of Red Deer refer to the Governance and Policy Committee the exploration of the elimination of neonicotinoids and related pesticides, that are known to have adverse effects on the health of the pollinator populations, to be considered in the pesticide reduction report coming to back to Governance and Policy Committee, and*

*That The City of Red Deer request that AUMA and FCM include the protection of pollinators in their discussions and advocacy efforts at their committees on the environment”*

On May 4, 2015 the Governance and Policy Committee passed the following resolution:

*“RESOLVED that the Governance & Policy Committee having considered the report from the Recreation, Parks & Culture department dated April 28, 2015 hereby endorses the dedication and promotion as Pollinator Parks: City Hall Park, Snell Gardens, Bower Ponds, and Maskepetoon Park, and requests this be referred to Council for consideration.”*

The Recreation, Park and Culture Department utilized the seven “Principles to Guide Parks Service Levels and Permitted Uses” endorsed by the Governance and Policy Committee on May 4, 2015 to evaluate the preferred locations for dedicated pollinator parks. These principles include:

- Principle 1: Environmental/ Ecological Protection – We are the stewards of the sensitive ecosystems that are the backbone of the park system and the habitat for wildlife, birds and pollinators.  
*“Park development, service levels and use shall ensure the protection of sensitive site ecology in order to preserve areas for future generations.”*



- Principle 2: Natural and Heritage Resources and Special Places – We are the stewards of protecting our history and the strong relationships that our citizens have related to serenity and reflection within many of our parks.  
*“Parks development, service levels and use shall only enhance our appreciation of natural and heritage resources as well as special places in our community.”*
- Principle 3: Existing Infrastructure and Site Capacity – We must plan for and protect the site amenities and infrastructure that are installed for the enjoyment of the community.  
*“Park service levels and use may guide future amenity designs but shall preserve and retain the existing site infrastructure.”*
- Principle 4: Adjacent Land Uses – We must respect our neighbours and compliment adjacent land uses through both park design and appropriate use.  
*“Park development, service levels and use shall not be significantly detrimental to park neighbours and adjacent land uses.”*
- Principle 5: Public Access and Spontaneous Use: Our parks operate as a key link in alternative mobility, spontaneous recreation, and community activity.  
*“Park service levels and use shall preserve and retain connectivity through the Waskasoo Park.”*
- Principle 6: Existing Design and Function: Parks are designed to serve specific uses and meet the community’s needs and expectations.  
*“Park service levels and use shall preserve and retain the intentional design and function of park.”*
- Principle 7: Innovation and Change: Parks and park uses are ever-evolving. Through site redesign and redevelopment, parklands will need to evolve to meet the community needs and expectations.  
*“As the opportunity arises, park designs, service levels, and use shall be reviewed to explore possible innovations or changes that would enhance appropriate park experiences for the community.”*

Because of the complexity and flexibility related to the evolution of park use, Administration will apply these principles when determining appropriate park development, service levels and usage. Consideration will also be given to the recovery and resiliency of the park, as well as frequency and impact of intended use.



## **Discussion:**

---

The City is supportive of integrating pollinator protection into the park system. These considerations link with many of the seven 'Principles to Guide Parks Service Levels and Permitted Uses' including:

- Principle 1: “Environmental and Ecological Protection” - All work around pollinator habitat protection and enhancement supports the overall environmental and ecological goals of the Parks section. Dedicated pollinator parks strongly support this principle.
- Principle 2: “Natural and Heritage Resources and Special Places” – The addition of interpretation and education regarding pollinators will enhance the community’s appreciation of land preservation and design. In addition, focus will be placed on ornamental and serenity gardens of The City which are special places for our citizens.
- Principle 7: “Innovation and Change” - This principle is the foundation for making positive change within the park. Pollinator protection is a relatively new ecological goal and was not historically considered as a major theme of planning and interpretation. This change is valuable and supports this and other principles,

The protection of pollinators, and the resulting recommendations for pollinator park dedication sites, relies on four key considerations: (i) habitat protection and enhancement, (ii) provision of pollen sources, (iii) pesticide limitations, and (iv) public education/ interpretation.

The dedication of pollinator parks will provide opportunities to: preserve and enhance pollinator habitat; celebrate the successful initiatives that protect pollinator species within Red Deer’s park system; and to educate the public as to the importance of protecting pollinators.

## **Analysis:**

---

Considering the principles to guide parks service levels and permitted uses, a number of parks were assessed for their fit as pollinator parks. Four sites stood out and having excellent opportunity for becoming dedicated pollinator parks.

- City Hall Park – Red Deer’s premier ornamental gardens, which includes 37,000 annuals planted with an amazing variety of colors and patterns. The sheer volume of flowers and the pesticide free operation of City Hall Park makes this a prime location for a dedicated pollinator park,
- Snell Gardens – Nestled on the banks of the Red Deer River, just up the bank from the Janet Cook Arbor sits a rock retaining wall including the Snell Gardens. The proximity of pollen sources to the river and native forest



pollinator habitat as well as exposure to 51 Ave southbound makes this lesser known park node an ideal location for a dedicated pollinator park,

- Bower Ponds – With the addition of the serenity gardens, a native wetland, high public use and combined grasslands, Bower Ponds is a perfect location for a dedicated pollinator park,
- Maskepetoon Park – This park was designed and developed with ecological protection in mind. The park hosts a number of unique ecosystems including a fen and wetland complexes. Although not known as a flowering park, key pollinators including bats, birds, moths, native bees, and other insects use the park as a major habitat zone. This important natural habitat area makes Maskepetoon a wonderful location to celebrate pollinators.

To protect pollinators and to raise awareness regarding the importance of pollinator parks, Administration will:

- Preserve and enhance the pollinator habitat
- Install interpretative signage and promote on the City's website
- Work with community partners to provide public education opportunities

### **Recommendation:**

---

It is recommended that City Council having considered the report from the Recreation, Parks and Culture department dated May 8, 2015 and the resolution from the Governance and Policy Committee dated May 4, 2015 hereby:

- Supports the dedication and promotion of: (a) City Hall Park, (b) Snell Gardens, (c) Bower Ponds, and, (d) Maskepetoon Park as Dedicated Pollinator Parks.



**Governance & Policy Committee  
Decision – May 4, 2015**

**DATE:** May 4, 2015  
**TO:** City Council  
**FROM:** Councillor Lawrence Lee, Chair, Governance & Policy Committee  
**SUBJECT:** Cosmetic Pesticide Use

---

**Decisions:**

At the May 4, 2015 meeting of the Governance & Policy Committee, the Committee discussed the Principles to Guide Park Services Levels and Permitted Uses, and the Cosmetic Pesticide Use reports.

After discussion, the following motions were introduced and passed:

Resolved that the Governance & Policy Committee, having considered the report from the Recreation, Parks & Culture department dated April 28, 2015, hereby endorses the dedication and promotion as Pollinator Parks: City Hall Park, Snell Gardens, Bower Ponds and Maskepetoon Park, and requests this be referred to Council for consideration.

Resolved that the Governance & Policy Committee, having considered the report from the Recreation, Parks & Culture department dated April 28, 2015, hereby endorses the Council Executive Limitation Policy: Cosmetic Pesticide Use as amended to insert item c “within arterial roadways”, and renumber the remainder of Item I, and requests this be referred to Council for consideration.

A handwritten signature in blue ink that reads 'Lawrence Lee'.

Councillor Lawrence Lee  
Chair, Governance & Policy Committee

c: Sarah Cockerill, Director of Community Services  
Shelley Gagnon, Recreation, Parks & Culture Manager  
Trevor Poth, Parks Superintendent

**DATE:** May 26, 2015  
**TO:** Shelley Gagnon, Recreation, Parks and Culture Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Pollinator Parks

---

**Reference Report:**

Recreation, Parks and Culture Department, dated May 8, 2015.

**Resolution:**

At the Monday, May 25, 2015 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks and Culture department dated May 8, 2015 re: Pollinator Parks and the resolution from the Governance and Policy Committee dated May 4, 2015 hereby endorses the dedication and promotion of: (a) City Hall Park, (b) Snell Gardens, (c) Bower Ponds, and, (d) Maskepetoon Park as Pollinator Parks.

**Report back to Council:** No



Frieda McDougall  
Manager

- c. Sarah Cockerill, Director of Community Services  
Trevor Poth, Parks Superintendent



May 8, 2015

## Cosmetic Pesticide Use

RECREATION, PARKS AND CULTURE DEPARTMENT

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

---

This report introduces the Executive Limitation Policy 'Cosmetic Pesticide Use' which will apply to parks and public lands directly operated by the City of Red Deer.

Administration recommends that Council approves the Executive Limitation Policy: Cosmetic Pesticide Use.

### **City Manager Comments:**

---

I support the policy as recommended by the Governance and Policy Committee subject to the inclusion of the wording '*and boulevards along arterial roadways*' at paragraph 1(c).

Craig Curtis  
City Manager

### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer, having considered the report from Recreation, Parks and Culture dated May 8, 2015 re: Cosmetic Pesticide Use and the resolution from the Governance and Policy Committee dated May 4, 2015 hereby approves the Executive Limitation Policy: Cosmetic Pesticide Use.



## Report Details

### **Background:**

---

City administration provided the Governance and Policy Committee with a report and presentation regarding pesticide use on March 11, 2014. The Governance and Policy Committee Passed the following resolution:

*“Resolved that the Governance and Policy Committee, having considered the report from Recreation, Parks and Culture dated March 7, 2014 re pesticides, hereby requests administration bring forward a plan that considers the guidelines in the Environmental Master Plan regarding non-organic pesticide reduction to achieve the following:*

- 1. Revert to the previous practice of no applications of non-organic pesticides on school sites and playground areas.*
- 2. Explore weed control policies including reduction or elimination of non-organic pesticides on a site selective basis in the following categories:*
  - Regional parks and park nodes,*
  - Environmentally sensitive areas,*
  - Neighbourhood central parks,*
  - Sports fields*
- 3. Continue to research and test organic alternatives to inform future treatment practices.”*

On May 4, 2015, a subsequent report and presentation were provided to the Governance and Policy Committee and the following resolution was adopted:

*“Resolved that the Governance & Policy Committee having considered the report from the Recreation, Parks & Culture department dated April 28, 2015 hereby endorses the Council Executive Limitation Policy: Cosmetic Pesticide Use, and recommends that it be forwarded for Council’s consideration.”*

“Pesticide” is an umbrella term that includes: herbicides, insecticides, fungicides, fumigants, and vertebrate toxicants. A large number of city services rely on the use of pesticides to protect ecosystems, landscapes, infrastructure, park development, and public enjoyment of our outdoor spaces. The primary services which rely on the use of pesticides include: shrub bed vegetation control, concrete and hard surface vegetation control, green space development preparation, dandelion control, stump killing, clover control, thistle control, mosquito control, wasp and hornet nest control, tree pest control, aggregate trail vegetation control, shale ball diamond vegetation control, noxious, and prohibited noxious weed control.

Pesticide use across our organization is generally managed within the Parks section of the RPC department. The Parks section manages weeds and pests using an



Integrated Pest Management (IPM) program which has been developed in-house by our Ecological Services Coordinator and Ecological Services staff. This plan uses a systematic approach to managing detrimental organisms in landscaped and natural systems at tolerable levels. IPM begins with prioritizing which pests require control, identifies realistic control expectations and tolerable damage levels, and provides the least disruptive method of control. IPM is important because it allows for the adoption of new environmentally friendly products and control methods to help foster the health and wellness of our city. The goal of IPM is to balance the use of chemical pesticides with mechanical, cultural, and biological controls to benefit the environment, sensitive ecosystems, and public health.

Over the past decade, there have been increased public concerns expressed to The City regarding the selection and use of pesticides on City maintained lands. The two primary concerns commonly expressed to administration are regarding the potential human and pet health impacts of broadleaf herbicides and the impacts on pollinator populations of using a neonicotinoid class of insecticide. Because The City does not use any neonicotinoid classes of insecticides, this report will focus on herbicide use. A number of provinces and municipalities in eastern Canada have adopted 'cosmetic pesticide restrictions and/or bans' for both private land and for public lands. "Cosmetic" refers to pesticides used for nonessential or aesthetic (visually pleasing) purposes.

### **Discussion:**

---

The Environmental Master Plan (EMP) has been a guiding document in The City's pesticide reduction strategy. Prior to the adoption of this plan, The City of Red Deer had already reduced our per acre, corporate, use of pesticides by 75% over a 25 year term. The EMP called for a further per acre reduction of pesticides of 10% between 2010 and 2035. The Recreation, Parks and Culture department supports this strategy and had developed a gradual pesticide reduction strategy to attain this goal. Herbicide use makes up the largest portion of pesticide use with the following allocation:

- 50% for shrub bed weed control,
- 25% for turf weed control,
- 18% for hard surface and aggregate weed control,
- 5% for park space development and renovations,
- 2% for noxious and prohibited noxious weed control.

A growing number of pesticides are available which are identified as "organic pesticides" or "natural pesticides". These product titles have the potential to mislead purchasers into believing that the product is less harmful to the environment and to people than a synthetic pesticide. Because all pesticides are intended to reduce pest



populations, careful screening of the products toxicology is needed prior to selecting the use of a specific product. A large number of “organic” pesticide products have very high toxicology levels when application quantity, dissipation rates, and product concentration are considered.

The Parks section has been involved in dozens of pilot projects and trials of low toxicity and non-synthetic pesticides for over two decades. Product trials have generally focused on dandelion, clover, thistle and noxious weed control. Some of the controls attempted include: thermal controls, corn meal gluten, soy bean, sodium chloride, horticultural vinegar, and mustard seed extract. Unfortunately, none of the pilot projects have demonstrated an adequate control of these common weeds. In addition to pilots completed within the city, Parks is involved in ongoing discussions with a large number of municipalities and educational institutions through the Alberta Recreation and Parks Association. These municipalities and institutions share the challenges of our community and none have identified a viable non-chemical alternative herbicide use. That being said, Parks will continue to pilot and trial new products as they become available.

The management of high quality turf on sports fields presents specific challenges related to pesticide use. Soccer, football and baseball, softball, and slow pitch user groups rely on turf grass for traction and for consistent surfaces for playing. Weed growth can compromise the safety of athletes (slips and trips) and impact the overall playability of fields. Performance fields, such as Great Chief Park, the New High School Site, and Edgar Athletic Park and Class “A” fields host regional, provincial, and national tournaments and require higher service levels. Player safety, surface playability, the rental of fields, and the economic benefits from sport tourism must all be considered as part of implementing pesticide restrictions.

Changes in service levels with a focus on enhancing turf health and resiliency, as well as increasing mowing frequency can be effective in limiting weed spread. Weeds will continue to grow, however, the length of time it will take for the weeds to begin to overtake the turf will be extended. Methods of increasing turf resilience includes: irrigation, aeration, fertilization, power raking, topdressing and over-seeding. Current core service levels for turf maintenance include annual aeration and fertilization. In 2013 City Council approved \$20,000 for enhanced turf health initiatives which provided for increased service level of top dressing on approximately 0.75% of the 1500 acres of turf grass within the city.

With limited effective non-chemical herbicide alternatives and the high cost of increased service levels, The City is faced with the decision of finding a balance between weed populations and pesticide use.

Administration will however, continue to research and pilot alternative weed control methods and bring forward increased service level requests when



appropriate to do so. When examining services levels related to the use of pesticides, Administration will also take into consideration the “Principles to Guide Park Service Levels and Permitted Uses”.

### **Analysis:**

Because of the cross-corporate impacts of pesticide reduction, Administration recommends that a policy on Cosmetic Pesticide Use be documented in the form of an Executive Limitation Policy.

Administration has reviewed the implications of implementing a full cosmetic pesticide “ban” on City operated land, however, in the absence of effective and reasonable alternative weed controls, is recommending a cosmetic pesticide use policy which would support the continued reduction of pesticide use, the enhanced protection of public and ecosystem health, as well as the continued maintenance of our public spaces.

To develop the policy, the following was taken into consideration:

- (a) meeting legislative requirements (Weed, Pest, and Pesticide use legislation),
- (b) protecting hard surface infrastructure,
- (c) maintaining current standards of insect control,
- (d) protecting the health of outdoor tree and shrub beds,
- (e) protecting our urban forest from pests and disease,
- (f) preparing sites and vegetation for green space development,
- (g) protecting the health and wellness of sport field users, and
- (h) enhancing the direct and indirect economic benefits of outdoor sports field tourism.

A proposed Cosmetic Pesticide Use Executive Limitation Policy is attached to this report. The key deliverables of this policy include:

- I. Pesticide allocation for the control of nuisance weeds such as dandelions and clover be directed to Arterial Roadways and Performance and Class ‘A’ sports fields:
  - a. Because of our commitment to protect youth from exposure to pesticides, and with many class ‘A’ sports fields being located on parcels of land which include playgrounds and/or schools, it is recommended that no spraying take place on any field located within 30 meters of a school or playground and that all school spraying take place during school summer / vacations.



2. That Administration continues to research and pilot alternative weed control. Options would be brought forward through the budget process for consideration.
3. That Administration continues to meet the pesticide reduction goals set out in the Environmental Master Plan.

Administration will continue to work with other municipalities and turf grass educational institutes to assess the effectiveness of low toxicity and non-synthetic pesticides recognizing that the goal of The City would be to transition all possible pest control methods to safer and more environmentally friendly products. In the interim, The City will continue to use pesticides with the lowest levels of toxicity and concentrations to protect the health of residents while managing pest populations. This program evolution is consistent with Integrated Pest Management and is foundational within the parks operation.

Further, Administration will explore working with Environmental Services, our community partners and contracted agencies to work towards a shared approach and awareness related to the use of pesticides on City owned land.

**Recommendation:**

---

Administration recommends that Council approve the Executive Limitation Policy: Cosmetic Pesticide Use.



**Governance & Policy Committee  
Decision – May 4, 2015**

**DATE:** May 4, 2015  
**TO:** City Council  
**FROM:** Councillor Lawrence Lee, Chair, Governance & Policy Committee  
**SUBJECT:** Cosmetic Pesticide Use

---

**Decisions:**

At the May 4, 2015 meeting of the Governance & Policy Committee, the Committee discussed the Principles to Guide Park Services Levels and Permitted Uses, and the Cosmetic Pesticide Use reports.

After discussion, the following motions were introduced and passed:

Resolved that the Governance & Policy Committee, having considered the report from the Recreation, Parks & Culture department dated April 28, 2015, hereby endorses the dedication and promotion as Pollinator Parks: City Hall Park, Snell Gardens, Bower Ponds and Maskepetoon Park, and requests this be referred to Council for consideration.

Resolved that the Governance & Policy Committee, having considered the report from the Recreation, Parks & Culture department dated April 28, 2015, hereby endorses the Council Executive Limitation Policy: Cosmetic Pesticide Use as amended to insert item c “within arterial roadways”, and renumber the remainder of Item I, and requests this be referred to Council for consideration.

A handwritten signature in blue ink that reads 'Lawrence Lee'.

Councillor Lawrence Lee  
Chair, Governance & Policy Committee

c: Sarah Cockerill, Director of Community Services  
Shelley Gagnon, Recreation, Parks & Culture Manager  
Trevor Poth, Parks Superintendent

	<b>Council Policy</b>	
	<b>Pending - Cosmetic Pesticide Use City Maintained Parks and Public Land</b>	
	Policy Type:	EXECUTIVE LIMITATION
		EL-C-##

Within the context of the City's Integrated Pest Management (IPM) practices, the City Manager will not allow for the use of pesticides on land owned and/or maintained by The City, except where necessary, in accordance with this policy.

The City Manager will not:

- 1) Allow pesticides to be used to control nuisance weeds except:
  - a) Within Performance Sports Fields;
  - b) Within Class A Sports Fields and no closer than 30 meters from a play structure or school;
  - c) Within arterial roadways;
  - d) Noxious and prohibited noxious weeds as identified in the Provincial Weed Control Act;
  - e) In mulched tree wells and shrub beds;
  - f) On concrete, aggregate, asphalt or similar surfaces;
  - g) To control rodents; and
  - h) To control nuisance insects.
- 2) Adopt pest management practises that rely on the use of pesticides, without also ensuring the City continues to actively investigate and test methods of weed control that do not rely on pesticides.
- 3) Allow the City to be in contravention of pesticide reduction goals outlined in the Environmental Master Plan.
- 4) Allow the use of pesticides containing neonicotinoids, thereby safeguarding pollinator species.
- 5) Allow the use of pesticides that have not been approved for safe use by Health Canada.

#### **References/Links**

- 1) The City of Red Deer – Weed Control Bylaw 2584
- 2) Province of Alberta – Weed Control Act and Regulations
- 3) Province of Alberta – Agriculture Pest Act and Regulations
- 4) Province of Alberta – Environmental Protection and Enhancement Act and Regulations
- 5) Government of Canada – Pest Control Products Act and Regulations

	<b>Council Policy</b>	
	Pending - Cosmetic Pesticide Use City Maintained Parks and Public Land	
	Policy Type:	EXECUTIVE LIMITATION
		EL-C-##

**Definitions:**

- 1) Pesticide: An umbrella term that includes: herbicides, insecticides, fungicides, fumigants, and vertebrate toxicants.
- 2) Cosmetic Pesticides: Pesticides used for nonessential or aesthetic purposes.
- 3) Nuisance Weeds: This includes any weed species that are not explicitly listed under the Alberta Weed Control Regulation.
- 4) Neonicotinoid: A class of insecticides that share a common mode of action that affects the central nervous system of insects, resulting in paralysis and death.

**Document History**

Policy Adopted	
----------------	--

**DATE:** May 26, 2015  
**TO:** Shelley Gagnon, Recreation, Parks and Culture Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Cosmetic Pesticide Use

---

**Reference Report:**

Recreation, Parks and Culture Department, dated May 8, 2015

**Resolution:**

At the Monday, May 25, 2015 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer, having considered the report from Recreation, Parks and Culture dated May 8, 2015 re: Cosmetic Pesticide Use and the resolution from the Governance and Policy Committee dated May 4, 2015 hereby approves the Executive Limitation Policy: Cosmetic Pesticide Use as amended by deleting the current paragraph I(c) and replacing it with the following:  
I(c) Within boulevards along arterial roadways.

**Report back to Council:** No



Frieda McDougall  
Manager

- c. Sarah Cockerill, Director of Community Services  
Trevor Poth, Parks Superintendent  
Rob Lewis, Policy Analyst



May 11, 2015

## Notice of Intent to Designate as a Municipal Historic Resource

### Willson House – 5011 43 Avenue

Planning Department

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

---

The City of Red Deer received a request from the land owners to designate the Willson House at 5011 – 43 Avenue (Lot 8, Block 6, Plan 5470HW) as a municipal historic resource. The residence is privately owned by Mark and Patty Marback.

The signed application for designation is attached as well as the Statement of Significance (SOS) summarizing why this site is historically valuable to the community.

Based on the historic significance of the property, the Planning department is recommending support of the Notice of Intent to Designate request.

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

---

I support the designation as proposed.

Craig Curtis  
City Manager

#### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer having considered the report from the Planning Department dated May 11, 2015 re: Notice of Intent to Designate as a Municipal Resource, Willson House – 5011, 43 Avenue hereby endorses the issuance of a Notice of Intent for the Willson House (formerly Grandview Lodge) at 5011 43 Avenue, to designate this property as a Municipal Historic Resource under the Alberta Historical Resources Act.



## Report Details

### **Background:**

---

Municipalities are provided with the authority to designate sites as Municipal Historic Resources in section 26(2) of the *Alberta Historical Resources Act*.

The first step in the designation process, as described in the Act, is for City Council to authorize a notice of intent to designate this site. The Notice of Intent is served on the registered owner of the property. A Notice of Intent for the property has been approved by the City Solicitor and is attached to this report. The Notice of Intent is advertised in the Red Deer Advocate.

Once 60 days have elapsed from the date of serving the notice, Council can pass a bylaw to designate the site. At the same time the designation bylaw is passed, this site will be moved from the HS-Historical Significance Overlay District to the HP-Historical Preservation Overlay District in the *Land Use Bylaw*.

It should be noted that for 120 days from the date the Notice of Intent to designate is served this site is protected as if it were a Municipal Historic Resource. Any application to destroy, disturb, alter, restore or repair would have to be approved by Council or a designate.

### **Discussion:**

---

The Willson House will be a historically significant addition to The City of Red Deer's municipally designated buildings. The residence is located on 43<sup>rd</sup> Avenue in the Michener Hill neighbourhood. Constructed in 1911, the one hundred and four year old house meets heritage designation criteria by being one of the oldest houses in Red Deer and an example of moderate Queen Anne design influences.

The Heritage Preservation Committee, a committee of Council, supports the designation of this site as a Municipal Historic Resource under the *Alberta Historical Resources Act*. The Heritage Preservation Committee has provided a resolution which is attached as Appendix A. The Heritage Sites Advisory Committee, an administrative committee responsible for heritage, also supports this application for designation.



Willson House 2009

**Recommendation:**

---

That City Council pass a resolution to authorize a Notice of Intent, for the Willson House (formerly Grandview Lodge) at 5011 43 Avenue, to designate it as a Municipal Historic Resource under the *Alberta Historical Resources Act*.

Appendix A – The Heritage Preservation Committee Resolution

Appendix B – Notice of Intention to Designate

Appendix C – Statement of Significance

Appendix D – Application to Designate as a Municipal Historic Resource



## Appendix A

### HERITAGE PRESERVATION COMMITTEE

Date: December 11, 2014  
To: City Council  
From: Heritage Preservation Committee  
Subject: Municipal Historic Resource Designation Request at 5011 43 Avenue

---

At the December 11, 2014 meeting of the Heritage Preservation Committee, the Committee discussed the municipal historic resource designation request and name change for the property located at 5011 43 Avenue. The following resolution was introduced and passed:

Resolved that the Heritage Preservation Committee, having considered the report dated December 8, 2014 on the property located at 5011 43<sup>rd</sup> Avenue, and presented by Administration, hereby endorses the request to designate as a Municipal Historic Resource, the property located at 5011 43<sup>rd</sup> Avenue and identified as HS-24 – Grandview Lodge, in the Land Use Bylaw, and further that the site be renamed to Willson House, based on the historical significance, and forwards this to Council for consideration.

The above is submitted for Council's consideration.

Respectfully submitted,

Shirley Hocken  
Chair, Heritage Preservation Committee

- c. Randa Wheaton, Senior Planner  
Janet Pennington, Heritage Community Development Coordinator



Please consult the Heritage Community Development Coordinator at 403-309-6270 before completing this form.

APPLICATION TO DESIGNATE AS A MUNICIPAL HISTORIC RESOURCE			
<b>HISTORIC RESOURCE INFORMATION</b>			
Name of Historic Resource (e.g. City Hall Park, Black House): Grandview Lodge (The City is doing further research on the correct name for the house)			
Address of Historic Resource: 5011 – 43 Ave, Red Deer, AB, T4N 3C9			
Date of Construction:	Type of Resource, (e.g. house, apartment, college, commercial building, park, school, learning centre, etc. :		
Legal Description of Resource	Plan: 5470HW	Block: 6	Lot Number(s): 8
If the resource sits in a larger legal holding, of which portions are not relevant, provide a description of the boundaries.			
<b>APPLICANT INFORMATION</b>			
Name of Applicant(s) MARK & PATTY MARBACK			
Address of Applicant(s) 5011 - 43rd AVE, RED DEER, AB T4N 3C9			
Phone Number		Email address:	
<b>APPLICANT SIGNATURE</b>			
Applicant(s) signature:   Patty Marback   Mark Marback	I (We) <u>Mark &amp; Patty Marback</u> request the designation of the said property as a Municipal Historic Resource in accordance with The City of Red Deer's bylaws, policies and regulations. Owner's signature(s):  (Patty)  (Mark) Date: February 24/14		
<b>Please attach:</b>			
1. A photocopy of the current certificate of title. 2. A legal survey of the building and site to be designated. (The survey must be prepared by an Alberta Land Surveyor and must, if possible be no more than five years old from the date of this application). The survey must reflect the existing conditions on the site. 3. A copy of the City of Red Deer property tax notice showing that taxes and levies have been paid for the year prior to this application.			

ADDITIONAL INFORMATION	
Has this building or site been designated by the Government of Alberta as a:	
Registered Historic Resource	Yes: _____ No: <b>XXX</b> If so, when? _____
Provincial Historic Resource	Yes: _____ No: <b>XXX</b> If so, when? _____
PRESENT CONDITION OF PROPOSED RESOURCE	
Roof	
Exterior	Requires Painting - some of <sup>the</sup> cladding and wood siding needs repair
Doors and Windows	
Foundation/Structural	Outside Storm windows
Interior	Restore period fireplace to working order.
Other	
PHOTOGRAPHS OF HISTORIC RESOURCE	
Please provide colour photographs of the property or site taken within one year of this application - where possible provide a digital image on a CD or DVD:	
1. A minimum of four exterior photos including one of each side of the property	
2. A minimum of two exterior photos showing the property in relation to the adjoining properties or area	
3. Any historic images of the building or site	
The digital images will be retained by The City of Red Deer	
SUBMITTING THIS APPLICATION	
Please forward your completed Application to Designate and supporting documents to:	
Heritage Community Development Coordinator Culture Services, City of Red Deer Box 5008, Red Deer, Alberta, T4N 3T4	
<b>If you have any questions about completing this application, please contact the Heritage Community Development Coordinator by phone at 403-309-6270, or by email at heritage.reddeer.ca.</b>	
The personal information on this form is protected under the authority of the City of Red Deer and is protected by the Alberta Freedom of Information and Protection of Privacy Act. The information will be used to process the application to designate a property as a municipal historic resource. If you have any questions about this collection, please contact Communications & Strategic Planning, The City of Red Deer, 4914 - 48 Avenue, Red Deer, AB, T4N 3T4 or phone (403)-342-8147.	

DM #1441773



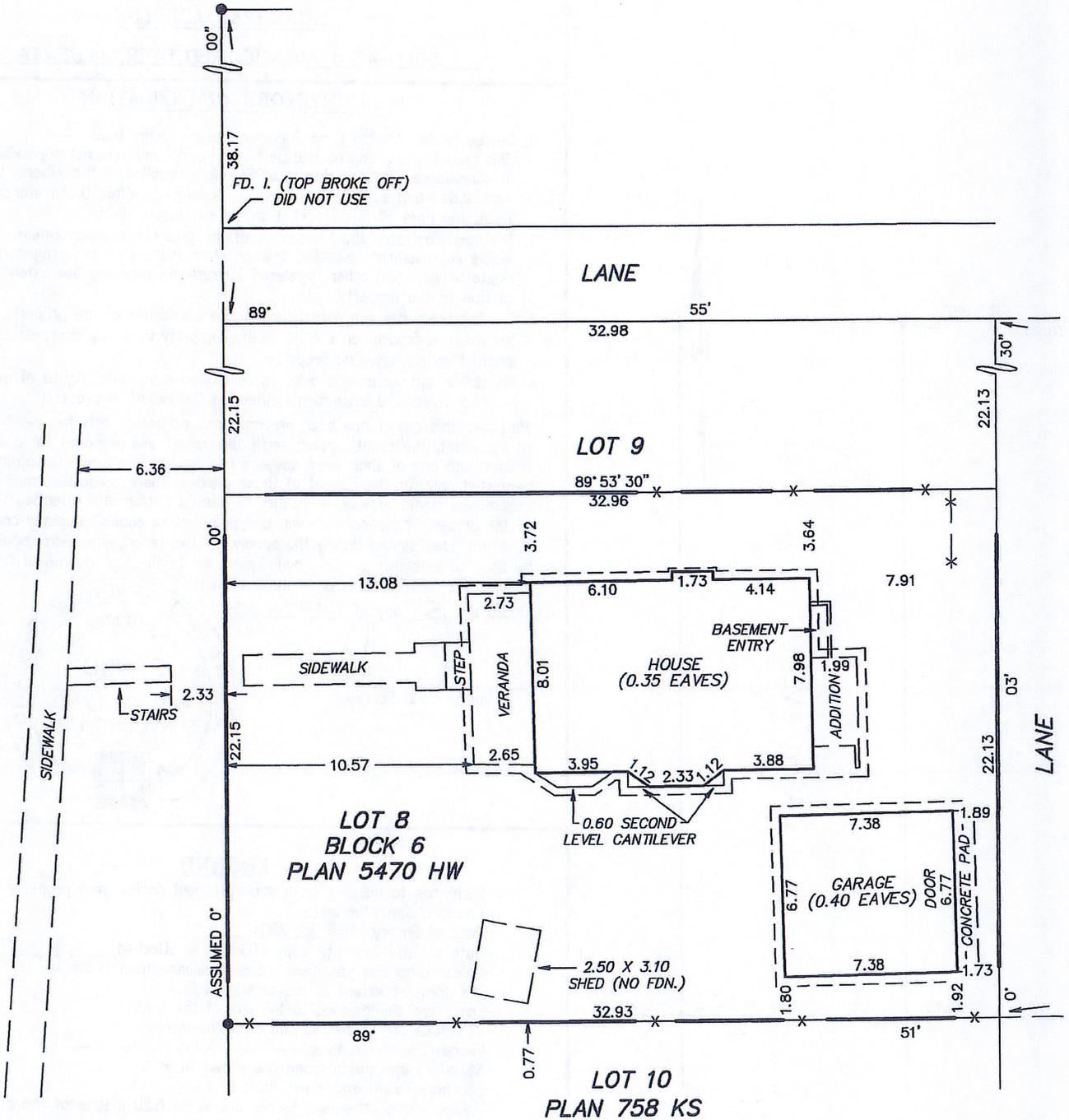
**NOTE:** Location of detached garage approved as per the decision of the Development Officer on May 12, 2004.



**NOTE:** City endorsement does not apply to the location of the shed.

*SURVEY 2004*

43rd AVENUE



This is to certify accordance with the setback, rec City of Red Deer

# Alberta Land Surveyor's Real Property Report

## LEGAL DESCRIPTION

Lot(s) 8 Block 6 Plan 5470 HW

### CLIENT

GARRY & WENDY KOPECK

### MUNICIPAL ADDRESS

5011-43rd AVENUE, RED DEER, ALBERTA

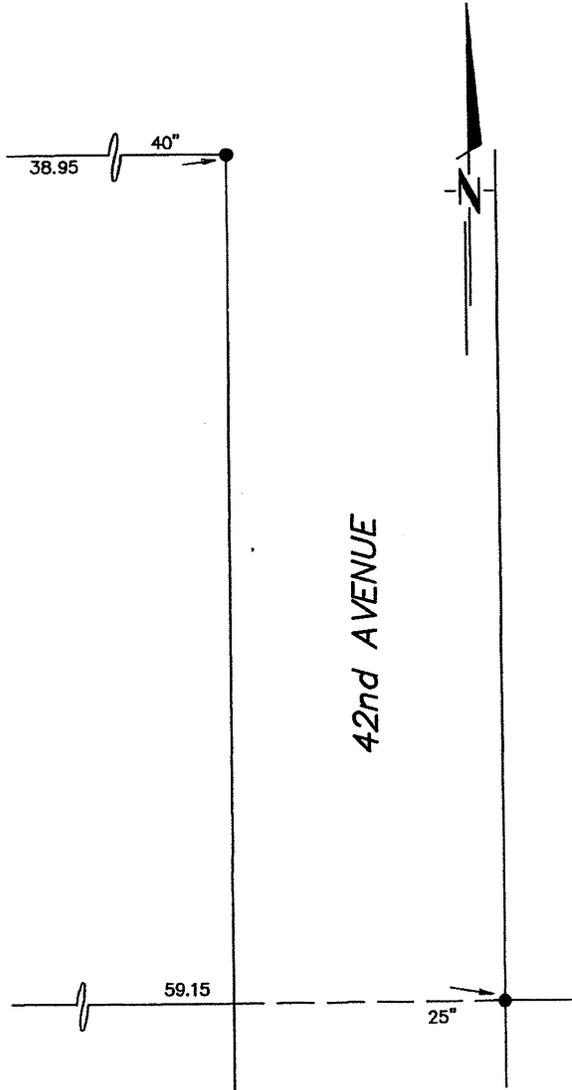
## SURVEYORS CERTIFICATION

- I, George Smith, Alberta Land Surveyor, hereby certify that:  
This report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyor's Association and supplements thereto. Accordingly within those standards as of the date of this report, I am of the opinion that:
1. The plan illustrates the boundaries of the property, the permanent visible improvements situated thereon (the "improvements"), registered easements, rights of way, and other registered instruments affecting the extent of title to the property.
  2. The improvements are entirely within the boundaries of the property.
  3. No visible encroachments exist on the property from any improvements situated on an adjoining property.
  4. No visible encroachments exist on registered easements, rights of way or other registered instruments affecting the extent of property.

Purpose: This report has been prepared and performed only for the benefit of the client, the client's purchaser (if this report was prepared to facilitate a sale) and any of their legal advisors and lenders/mortgagees. Copying is permitted only for the benefit of those parties. Where applicable, registered easements, rights of way, and other registered instruments affecting the extent of the property have been shown. Unless otherwise shown, property corner markers have not been placed during the survey for this report. The plan should not be used to establish property boundaries due to the high degree of risk of the user making an error in measurement.

Dated this 5 day of May 2004.

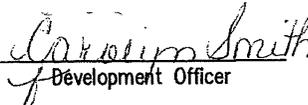
  
Alberta Land Surveyor



## LEGEND

- Distances to building corners are at right angles from property lines, unless shown otherwise.
- Date of Survey: April 30, 2004
- Date of Title Search (A copy of which is attached) April 26, 2004
- Unless otherwise specified, the dimensions shown relate to the greatest extent of the exterior walls.
- Eaves are dimensioned to the line of the fascia
- Distances are in metres and decimals thereof.
- Fences are shown thus: — × — × — × —
- Statutory iron posts found are shown thus: ●
- Iron bars found are shown thus: ◆
- Unless shown otherwise, fences are within 0.20 metres of the property line
- Area referred to bounded thus: —————

If the building(s) shown on this plan is/are located in adjacent plan, the location of the said building(s) complies with 1 and sideyard requirements of the Land Use Bylaws of the

 Seal  
Development Officer

© GEORGE SMITH, A.L.S., 2004

Drawn By: CS Chk'd DV

Date: May 5, 2004

Scale: 1 : 250

File No.: C-263-04

Bemoco Land Surveying Ltd.  
21,7895-49th Avenue  
Red Deer, Alberta

**Appendix B**

NOTICE OF INTENTION TO DESIGNATE  
WILLSON HOUSE  
A MUNICIPAL HISTORIC RESOURCE

HISTORICAL RESOURCES ACT  
RSA 2000, Ch. H-6, Section 26

TO: *Mark Marback*  
*Patty Marback*  
*5011 43 Avenue*  
*Red Deer, Alberta*  
*T4N 3C9*

TAKE NOTICE that the City of Red Deer intends to pass a bylaw, at a time at least 60 days following the date of serving this Notice, to designate the following site containing the original 1911 building known as the Willson House as a Municipal Historic Resource under the provisions of section 26 of the Historical Resources Act:

Lot 8, Block 6, Plan 5470HW, excepting thereout all mines and minerals  
(5011 43 Avenue, Red Deer, Alberta)

THE EFFECT of this bylaw will be to prohibit future alterations, renovations repairs, restoration or demolition unless approved by the City, as specified in section 26(6) of the Act. (For additional information refer to the Act.)

FURTHER TAKE NOTICE that the City intends to appoint the Development Officer of the City of Red Deer as its appointee for all purposes under the provisions of section 26 (6) of the Act (approving any alteration, restoration or repairs of the Historic Resource).

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

CITY OF RED DEER

Per: \_\_\_\_\_  
City Clerk

*Statement of Significance***Appendix C****Willson House (formerly Willson House)****5011 43<sup>rd</sup> Avenue****Description of the Historic Place**

Willson House is a two-storey residence with a front-facing gable roof, return eaves, and a full-width open front porch. It is clad in clapboard siding and has alternating bands of diamond, square and fish-scale wooden shingles in the gable ends. It is located on a residential street in Red Deer's neighbourhood of Michener Hill.

**Heritage Value**

Willson House is significant for its association with the theme of early residential development in Red Deer, as well as for its moderate Queen Anne design influences.

In the first years of the twentieth century Red Deer experienced astounding growth. Lucrative railroad deals drew businesses and residents to the town, and the resulting growth encouraged the construction of many residential and commercial buildings. Several new residential areas were established during this time, including Michener Hill, in 1905. This home was built by Loveland and Miller in 1911 for brothers Ernest and Arthur Willson at a cost of \$3500. The Willsons were relatives of the Michener family, who lived across the road. Willson House was part of Red Deer's early residential development and serves as an important historical touchstone, reminding local residents of Red Deer's optimism and growth prior to the First World War.

Willson House is significant for its moderate Queen Anne design influences. Queen Anne design elements of this residence include the intersecting gable roof with patterned wooden shingles in the gable ends, the chamfered corner, and the full-width open front porch with classically inspired square columns. Other elements that contribute to this home's overall design include the return eaves and the decoratively corbelled brick chimney. The large wooden fire escape on the east façade remains from when the home

*Statement of Significance*

was used as a private nursing home which was known at different times as Grandview Lodge and Grandview Villa.

**Character Defining Elements**

The character defining elements as expressed in the form, massing, and materials of the 1911 two and one-half storey Willson House include:

- § The front-facing gable roof with return eaves
- § The clapboard siding, corner boards and trim board beneath the eaves
- § The alternating bands of diamond, square and fish-scale wooden shingles in the gable ends
- § The full-width, open front porch with hipped roof and square pillars
- § The chamfered right front corner of the structure
- § The corbelled brick chimney
- § The pattern, style and construction of all wooden windows
- § The original wood details and finishes in the interior

**DATE:** May 26, 2015  
**TO:** Angus Schaffenburg, Acting Planning Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Notice of Intent to Designate as a Municipal Historic Resource  
– Willson House – 5011 43 Avenue

---

**Reference Report:**

Planning Department, dated May 11, 2015

**Resolution:**

At the Monday, May 25, 2015 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered the report from the Planning Department dated May 11, 2015 re: Notice of Intent to Designate as a Municipal Resource, Willson House – 5011, 43 Avenue hereby endorses the issuance of a Notice of Intent for the Willson House (formerly Grandview Lodge) at 5011 43 Avenue, to designate this property as a Municipal Historic Resource under the Alberta Historical Resources Act.

**Report back to Council:** Yes

**Comments/Further Action:**

Following advertising of the Notice of Intent a bylaw enabling this designation will need to be brought forward for Council's consideration.



Frieda McDougall  
Manager

- c. Tara Lodewyk, Director of Planning Services  
Randa Wheaton, Senior Planner



May 7, 2015

## 2014 Operating Budget Variances

Financial Services

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

---

Section 208 (1) (k) of the Municipal Government Act requires that “the actual revenues and expenditures of the municipality compared with the estimates in the operating or capital budget approved by Council are reported to Council as often as Council directs”. The Operating Budget Policy #5321 states in the guidelines “operating budget variances will be reported to Council on an annual basis.” Budgets and actual amounts are reported in the City’s published financial statements.

#### **Recommendation:**

No action required, submitted for information.

### **City Manager Comments:**

---

I support the recommendation of the Audit Committee that this report be submitted for Council’s information only.

Craig Curtis  
City Manager

## Report Details

### **Background:**

---

Section 208 (1) (k) of the Municipal Government Act requires that “the actual revenues and expenditures of the municipality compared with the estimates in the operating or capital budget approved by Council are reported to Council as often as Council directs”. The Operating Budget Policy #5321 states in the guidelines “operating budget variances will be reported to Council on an annual basis.” Budgets and actual amounts are reported in the City’s published financial statements.

This report only deals with operating results for City operations so the numbers are different from the published financial statements. For example the published financial statements include controlled agencies that are consolidated.



### Discussion:

An analysis of significant operating budget variances is shown below:

(in \$ '000)

	2014 Actual (Surplus) / Deficit	2014 Budget (Surplus) / Deficit	2014 Variance Amount (favourable)/ unfavourable	2013 Variance Amount
Tax Supported Operations	(6,507)	107	\$(6,614)	\$(8,461)
Utility Operations	(28,640)	(24,500)	\$(4,140)	\$(5,008)
Business Enterprises	(3,176)	(17,062)	\$13,886	\$(16,338)
<b>Total</b>	<b>(38,323)</b>	<b>(41,455)</b>	<b>\$3,132</b>	<b>\$(29,807)</b>



### Tax Supported Operations (in \$ '000)

We budgeted for an overall deficit of \$0.1 Million with \$0.1 Million transferred from reserves to balance the budget to \$0. The actual surplus was \$6.5 Million with \$6.5 Million transferred to reserves. The variance is the difference between the budget and the actuals and is \$6.6 Million favourable.

Department	Explanation	2014 Actual (Surplus)/ Deficit	2014 Budget (Surplus)/ Deficit	2014 Variance Amount (favourable)/ unfavourable	2013 Variance Amount
General	Gain on sale of investment, personnel provision savings, increased Atco Gas franchise fees & municipal consent and access fees, WCB surplus refunded, less benefit costs, offset by vacancy factor, and increased debenture payments	(143,256)	(139,274)	(3,982)	(3,953)
Police	RCMP contract surplus offset by less fine revenue	21,803	23,778	(1,975)	(489)
Inspections & Licensing	Increased revenue	1,344	2,132	(788)	(539)
Emergency Services	Increased ambulance billings; salary vacancies, offset by retroactive IAFF payout larger than provision, and increased overtime	17,658	18,351	(693)	(1,187)
Transit	Salary vacancies and increased advertising revenues	12,400	12,963	(563)	(921)
Public Works	Increased Snow & Ice Control costs	14,384	11,545	2,839	1,065
All other (18 departments)	Miscellaneous net cost savings	69,160	70,612	(1,452)	(2,436)
	<b>Totals (favourable)/unfavourable</b>	<b>(6,507)</b>	<b>107</b>	<b>\$(6,614) Note 1</b>	<b>\$(8,461)</b>

**Note 1:** Out of the \$6.6 M favourable variance, \$7.3M of tax supported operations was transferred to the Operating Reserve - Tax Supported at the end of 2014 and will be used to fund the 2015 operating budget carry forward items of \$1.1M and one-time operating budget items of \$1.8M; \$0.5 M miscellaneous to/from reserve transfers; offset by \$1.2 M less transferred to the Debt Repayment Reserve than forecasted



In the report salary vacancies are mentioned in some of the departmental variance explanations. Salary vacancies refer to:

- For new positions, the lag time from when a position is expected to be filled and when it is actually filled
- When turnover occurs the time between when the position is vacated and when a replacement is hired
- Probation pay rate for new employees where budget is based on full rate
- For exempt staff when a senior person is being replaced by a person lower on the salary grid (exempt staff pay grid rates are based on the full year even though the change may occur during the year)
- Staff on sick plan

Salary vacancies (salaries) totaled approximately \$2.75 Million favourable. If you include all salary related variances (retroactive IAFF payout, overtime, shift differential, and benefits) they total 0.5 Million favourable.

**What are some of the larger components of the \$6.6 Million favourable variance?**

- RCMP contract surplus - \$2.3 Million favourable
- Ambulance contract change order (one-time) and final settlement - \$1.8 Million favourable
- Gain on sale of Asset Backed Commercial Paper investment - \$1.6 Million favourable
- Atco Gas franchise fees and Municipal Consent & Access fees - \$0.9 Million favourable
- Salary related variances - \$0.5 Million favourable
- Expenditures for programs/initiatives approved in 2014 and not completed by the end of 2014 - \$0.9 Million favourable
- Permit, recreation, and transit revenues - \$1.2 Million favourable
- Snow & Ice costs - \$3.4 Million unfavourable
- Tax and offsites principal and interest payments - \$0.9 Million unfavourable
- External legal costs - \$0.5 Million unfavourable
- Police fine revenue shortfall - \$0.5 Million unfavourable
- Remaining variance - \$2.7 Million favourable



### Utility Operations (in \$ '000)

We budgeted for an overall surplus of \$24.5 Million with \$24.5 Million transferred to reserves to balance the budget to \$0. The actual surplus was \$28.6 Million with \$28.6 Million transferred to reserves. The variance is the difference between the budget and the actuals and is \$4.1 Million favourable.

Department	Explanation	2014 Actual (Surplus) / Deficit	2014 Budget (Surplus) / Deficit	2014 Variance Amount (favourable) / unfavourable	2013 Variance Amount
Electric Utility	Transmission cost savings, less debenture payments, offset by Fortis Line relocation non-capital costs	(8,938)	(7,166)	(1,772)	(3,269)
Solid Waste Utility	Landfill revenue increase and increased landfill post closure costs	(3,499)	(2,132)	(1,367)	(649)
Wastewater Utility	Less Biosolids application costs	(8,088)	(7,543)	(545)	(500)
Water Utility	Less debenture payments offset by less regional revenue	(8,115)	(7,659)	(456)	(590)
	<b>Totals (favourable)/unfavourable</b>	<b>(28,640)</b>	<b>(24,500)</b>	<b>\$(4,140)</b> Note 2	<b>\$(5,008)</b>

#### **Note 2:**

Each of the Utility surpluses or deficits was transferred to their respective reserve in 2014. The reserve balances are used to fund utility capital projects and provide working capital funds.

Salary vacancies totaled approximately \$0.6 Million favourable.

#### **What are the components of the \$4.1 Million favourable variance?**

- Debenture payments - \$1.6 Million favourable
- EL&P transmission cost savings- \$1.2 Million favourable
- Solid Waste landfill revenue - \$1.0 Million favourable
- Salary related variances - \$0.6 Million favourable
- Landfill post closure costs - \$0.6 Million favourable
- Offset by remaining variances – \$0.9 Million unfavourable



### **Business Enterprises (in \$ '000)**

We budgeted for an overall surplus of \$17.1 Million with \$17.1 Million transferred from reserves to balance the budget to \$0. The actual surplus was \$3.2 Million with \$3.2 Million transferred to reserves. The variance is the difference between the budget and the actuals and is \$13.9 Million unfavourable.

<b>Department</b>	<b>Explanation</b>	<b>2014 Actual (Surplus) / Deficit</b>	<b>2014 Budget (Surplus) / Deficit</b>	<b>2014 Variance Amount (favourable) / unfavourable</b>	<b>2013 Variance Amount</b>
Subdivision Fund	Reduced revenue from land sales as timing of Timberlands, Queens, and Garden Heights pushed out; environmental liability accrued; offset by delays in servicing Riverlands and Timberlands; and less debenture costs	0	(11,801)	11,801	(17,816)
Fleet Operations	Increased repair costs for higher repair frequency, increased parts costs, offset by increased rental revenue	(4,272)	(5,532)	1,260	1,321
Parking Fund	Environmental liability accrued offset by reduced revenue	1,096	271	825	157
	<b>Totals (favourable)/unfavourable</b>	<b>(3,176)</b>	<b>(17,062)</b>	<b>\$13,886</b> Note 3	<b>\$(16,338)</b>

#### **Note 3:**

Each of the Business Enterprise surpluses or deficits was transferred to their respective stabilization reserve.

#### **What are the components of the \$13.9 Million unfavourable variance?**

- Reduced revenue from land sales as timing of Timberlands, Queens, and Garden Heights pushed out offset by delays in servicing Riverlands and Timberlands - \$13.0 Million unfavourable
- Subdivision environmental liability - \$2.1 Million unfavourable
- Fleet repair and parts costs - \$1.5 Million unfavourable
- Parking environmental liability- \$0.5 Million unfavourable
- Offset by: Subdivision debenture costs - \$3.3 Million favourable
- Remaining variances – \$0.1 Million unfavourable



**Analysis:**

**Recommendation:**

No action required, submitted for information.



AUDIT COMMITTEE

DATE: May 12, 2015  
TO: City Council  
FROM: Audit Committee  
SUBJECT: 2014 Operating Budget Variance Report

---

At the May 12, 2015 meeting of the Audit Committee, the Audit Committee discussed the 2014 Operating Budget Variance Report. The following motion was introduced and passed:

Resolved that the Audit Committee, having considered the 2014 Operating Budget Variance Report dated May 7, 2015 and presented by Administration, hereby receives the report for information, and forwards this to open Council for information.

The above is submitted for Council's information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Johnston', is written over a faint, illegible typed name.

Councillor Ken Johnston  
Chair, Audit Committee

c: Michelle Andrew, Corporate Controller  
Dean Krejci, Chief Financial Officer

**FILE COPY**

**DATE:** May 26, 2015  
**TO:** Dean Krejci, Financial Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** 2014 Operating Budget Variances

---

**Reference Report:**

Financial Services, dated May 7, 2015

This Report was submitted for Council's information. No further action is required.

**Report back to Council:** No



Frieda McDougall  
Manager

- c. Paul Goranson, Director of Corporate Services  
Lorianne Marshall, Corporate Controller



MAY 25, 2015

## 2014 Capital Budget Information Report

Financial Services

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

---

The report contains information on 2014 capital budget changes and on capital projects that were closed in 2014. The report is divided into several categories based on Municipal Government Act requirements and Council Policy requirements.

It is recommended that City Council accepts the report for informational purposes.

### **City Manager Comments:**

---

I support the recommendation of the Audit Committee that this report be presented for Council's information only.

Craig Curtis  
City Manager

## Report Details

### **Background:**

---

Section 208 (1) (k) of the Municipal Government Act requires that "actual revenues and expenditures of the municipality compared with ... the operating or capital budget approved by Council are reported to Council as often as Council directs".

In November of 2010 Council approved the Capital Budget Policy #5320-C, Capital Budget Contingency Policy #5320.02-C, and Capital Budget Funding Policy #5320.03-C which have further reporting requirements.

Budgets and actual amounts are also reported in the City's published financial statements.



## Information:

### **MUNICIPAL GOVERNMENT ACT REQUIREMENTS**

The Municipal Government Act requires a report to Council that compares actual expenditures to the capital budget.

The Capital Project change in cash flow is summarized in Table 1:

**TABLE 1 – APPROVED CASH FLOW FOR INCOMPLETE PROJECTS** (in \$ thousands)

<b>CAPITAL PROJECT CASH FLOW</b>	<b>APPROVED CASH FLOW</b>	<b>ACTUAL CASH FLOW</b>	<b>VARIANCE</b>	<b>% OF COMPLETION</b>
Balance Dec 31, 2013	\$1,067,957	\$690,357	\$377,600	64.64%
Capital Transfers Correction	(1,523)		(1,523)	
Reverse Prior Future Cash Flow	(47,592)	(47,592)	0	
2014 Cash Flow	190,488	122,142	68,346	64.12%
<b>SUBTOTAL</b>	<b>\$1,209,330</b>	<b>\$764,907</b>	<b>\$444,423</b>	
Future Cash Flow	58,935	58,935	0	
Completed and Closed Projects	(52,197)	(45,250)	(6,947)	
<b>Balance Dec 31, 2014</b>	<b>\$1,216,068</b>	<b>\$778,592</b>	<b>\$437,476</b>	<b>64.02%</b>

Details of projects that were fully funded and closed in 2014 are provided in Table 2:

**TABLE 2 – COMPLETE AND CLOSED PROJECTS** (in \$ thousands)

<b>DESCRIPTION</b>	<b># of projects closed</b>	<b>Approved Budget</b>	<b>Actual Expenditures</b>	<b>Variance (favourable) / unfavourable</b>
Project Cancellation	0	\$0	\$0	\$(0)
Four Year Completion	16	8,962	7,524	(1,438)
Other Completed Projects – Customer / Developer Funded	8	10,607	9,702	(905)
Other Completed Projects – Reserve / Grant / Other Source Funded	56	32,628	28,024	(4,604)
<b>TOTALS</b>	<b>88</b>	<b>\$52,197</b>	<b>\$45,250</b>	<b>\$(6,947)</b>

There are no projects that were closed in 2014 and require additional funding.



### **CAPITAL BUDGET POLICY REQUIREMENTS**

Council has authorized the City Manager to do the following as part of the Capital Budget Polices:

- a) Approve new projects that were not previously identified to a maximum cost of \$50,000 per project, subject to the availability of funds. Approve new projects, where the total cost of all of the approved new projects, does not exceed the maximum \$200,000 limit.
- b) Approve cost and funding transfers between capital projects provided the project providing the funding is more than 75% expended, both projects have the same funding source, and the amount requested is not more than \$50,000.

**TABLE 3 – CITY MANAGER APPROVALS** (in \$ thousands)

<b>DESCRIPTION</b>	<b># of projects</b>	<b>Funding Source</b>	<b>Amount</b>
Unbudgeted (New) Capital Projects – Contingency Fund	2	Capital Projects Reserve	\$76.5
Transfers between Capital Projects	6	Reserves, Offsites and Grants	\$116.9

Section 5.d. of Capital Budget Funding Policy 5320.03-C allows funding source changes with the capital budget provided the funding change is the result of information which makes a different funding source more feasible.

**TABLE 4 – FUNDING SOURCE CHANGES** (in \$ thousands)

<b>DESCRIPTION</b>	<b># of projects</b>	<b>Funding Source</b>	<b>Amount</b>
Funding Source Change	2	Capital Projects Reserve to Long Term Debt-Tax Supported	\$3,200
		Federal Gas Tax Fund to Municipal Sustainability Initiative	\$895

Policy 5320.03-C Section 4 refers to capital projects that have not been completed within four years of the last budgeted expenditure. Table 5 provides details of the number of projects that fell within this section and the planned year of completion.

**TABLE 5 – 4 YEAR COMPLETION**

<b>DESCRIPTION</b>	<b># of projects</b>	<b>2014 Closure</b>	<b>2015 Closure</b>	<b>2016+ Closure</b>
0% – 25 % Expended	16	4	11	1
26% - 50% Expended	3	0	1	2
51+% Expended	31	12	13	6



### APPENDIX I

The total of the projects that are currently uncompleted (this total may include closed jobs within the project) are summarized in Table 6:

**TABLE 6 – APPROVED BUDGET FOR INCOMPLETE PROJECTS**

(in \$ thousands)

<b>CAPITAL PROJECTS</b>		<b>APPROVED BUDGET</b>
Total of Uncompleted Projects as of December 2013		\$1,067,957
Capital Budget Transfers Correction		(1,523)
Initial 2014 Capital Budget Approvals	\$102,688	
Additional Current Year Approvals	106,770	
Transfer from Capital Budget to Inventory	0	
Transfer from Operating Budget to Capital Budget	686	
Transfer from Capital Budget to Operating Budget	(8,313)	
Revised 2014 Capital Budget	201,831	201,831
2014 Completed and Closed Projects		(52,197)
<b>Total of Uncompleted Projects as of December 2014</b>		<b>\$1,216,068</b>



AUDIT COMMITTEE

DATE: May 12, 2015  
TO: City Council  
FROM: Audit Committee  
SUBJECT: 2014 Capital Projects Budget Report

---

At the May 12, 2015 meeting of the Audit Committee, the Audit Committee discussed the 2014 Capital Projects Budget Report. The following motion was introduced and passed:

Resolved that the Audit Committee, having considered the 2014 Capital Projects Budget Report presented by Administration, hereby receives the report for information, and forwards this to open Council for information.

The above is submitted for Council's information.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Johnston", is written over the printed name and title of the signatory.

Councillor Ken Johnston  
Chair, Audit Committee

c: Michelle Andrew, Corporate Controller  
Dean Krejci, Chief Financial Officer

**DATE:** May 26, 2015  
**TO:** Dean Krejci, Financial Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** 2014 Capital Budget Information Report

---

**Reference Report:**

Financial Services, dated May 25, 2015

This Report was submitted for Council's information. No further action is required.

**Report back to Council:** No



Frieda McDougall  
Manager

- c. Paul Goranson, Director of Corporate Services  
Lorianne Marshall, Corporate Controller



MAY 25, 2015

## 2015 Approved Capital Cash Flow Budget

Financial Services

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

---

Council adopted the 2015 Interim Capital Cash Flow Budget on November 24<sup>th</sup>, 2014 which flowed from the adoption of the 2015 Capital Project Budget. The 2015 Approved Capital Cash Flow Budget will incorporate the revised estimated cash flows of previously approved capital projects.

It is recommended that City Council adopts the 2015 Approved Capital Cash Flow Budget.

### **City Manager Comments:**

---

I support the recommendation of the Audit Committee.

Craig Curtis  
City Manager

### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated May 25, 2015, re: 2015 Approved Capital Cash Flow Budget, hereby endorses the 2015 Approved Capital Cash Flow Budget as presented.



## Report Details

### Background:

Section 245 of the Municipal Government Act requires that 'Each council must adopt a capital budget for each calendar year.' The audited financial statements requirement is that the approved capital budget reflects the estimated cash flow for the year.

Council adopted the 2015 Capital Project Budget and the 2015 Capital Cash Flow Budget on November 24<sup>th</sup>, 2014 based on new capital requirements. To meet the needs of the audited financial statements the 2015 Approved Capital Cash Flow Budget will incorporate the revised estimated cash flows of previously approved capital requirements.

### Discussion:

Financial Statement Presentation of the 2015 Approved Capital Cash Flow Budget is summarized in the following table:

(in \$ thousands)

	2015 Capital Cash Flow Budget (new projects)	2015 Capital Cash Flow Budget (new projects) - Adjustments	2015 Capital Cash Flow Budget (outstanding projects)	2015 Approved Capital Cash Flow Budget
Capital Government Transfers	30,365	(8,824)	32,675	54,216
Developer & Customer Contributions	8,196	(309)	7,510	15,397
Sale of Capital Assets	180	(198)		(18)
<b>TOTAL REVENUE</b>	<b>38,741</b>	<b>(9,331)</b>	<b>40,185</b>	<b>69,595</b>
Revenue	38,741	(9,331)	40,185	69,595
Debt Issued	40,074	(27,616)	13,452	25,910
Other Revenue	31			31
Transfers from Operating	920	(79)	149	990
Transfers from Reserves	58,800	(13,920)	54,360	99,240
<b>TOTAL ACQUISITION OF ASSETS</b>	<b>138,566</b>	<b>(50,946)</b>	<b>108,145</b>	<b>195,765</b>

The approved 2015 capital and operating budgets will be consolidated in the 2015 financial statements.



AUDIT COMMITTEE

DATE: May 12, 2015  
TO: City Council  
FROM: Audit Committee  
SUBJECT: 2015 Capital Cash Flow Budget Report

---

At the May 12, 2015 meeting of the Audit Committee, the Audit Committee discussed the 2015 Capital Cash Flow Budget Report. The following motion was introduced and passed:

Resolved that the Audit Committee, having considered the 2015 Cash Flow Budget Report dated April 27, 2015 and presented by Administration, hereby receives the report for information, and forwards this to open Council for consideration.

The above is submitted for Council's consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Johnston', is written over a faint, larger version of the signature.

Councillor Ken Johnston  
Chair, Audit Committee

c: Michelle Andrew, Corporate Controller  
Dean Krejci, Chief Financial Officer

**DATE:** May 26, 2015  
**TO:** Dean Krejci, Financial Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** 2015 Approved Capital Cash Flow Budget

---

**Reference Report:**

Financial Services, dated April 15, 2015

**Resolution:**

At the Monday, May 25, 2015 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated May 25, 2015, re: 2015 Approved Capital Cash Flow Budget, hereby endorses the 2015 Approved Capital Cash Flow Budget as presented.

**Report back to Council:** No



Frieda McDougall  
Manager

- c. Paul Goranson, Director of Corporate Services  
Lorianne Marshall, Corporate Controller



May 12, 2015

## 2014 Reserve Report to Council

Financial Services

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

---

This report provides City Council with details of reserves for the year ended 2014. Details include: the City's tax supported and self supported operating and capital reserves.

#### **Recommendation:**

That Council of the City of Red Deer having considered the annual reserves report from the Financial Services department, dated May 7, 2015 hereby approves a transfer in the amount of \$2 million for 2015 from the Operating Reserve – Tax Supported to the Debt Repayment Reserve.

### **City Manager Comments:**

---

I support the recommendation of the Audit Committee.

Craig Curtis  
City Manager

### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated May 12, 2015 re: 2014 Reserve Report to Council, hereby endorses a transfer in the amount of \$2 million for 2015 from the Operating Reserve – Tax Supported to the Debt Repayment Reserve.



## Report Details

### Background:

This report provides City Council with details of reserves for the year ended 2014.

Reserves are an important financing and risk management tool and, just as individuals set aside funds for unexpected expenses or large ticket items, the City also needs to save. Reserves are used for numerous reasons, such as to have funds available in case of emergency or unexpected events, to provide cash for operations prior to receipt of property tax revenues, to provide cash for infrastructure construction and replacement and to maximize investment earnings.

An adequate reserve balance for operations / rate stabilization purposes as set out in the Utility Policy is 45 days of operations. A target has not been set for tax supported operations. It is not sufficient to consider the current balance in a reserve when determining if the reserve is adequate. The future requirements on the reserve, future funding, and past commitments also need to be considered.

Reserves are established for specific purposes. Before using the reserve for any other purpose, the impact on the business operation(s) that created the reserve and the sustainability of the reserve must be considered. It is extremely risky to use reserves for funding expenditures of a continuing nature. The concern is if reserves are used for funding continuing expenditures then another source of funding, such as increased property taxes, must be found when the reserves become depleted. Reserves are intended to be established at the discretion of Council.

The MGA requires that Council approve the amounts transferred to/from reserves. Compliance with the MGA is achieved through the budget and ad hoc Council Resolutions. The current reserve policy doesn't require an annual reserves report. However the next step of reserve policy work will likely recommend an annual report.

### Discussion:

Reserves are summarized in Table 1 and Figure 2:

**TABLE 1 – RESERVE BALANCES**

	(in \$ '000)	
Balances	2014	2013
<b>Tax supported</b>		
Operating	\$ 38,880	\$ 29,994
Capital *	30,898	33,958
Subtotal	<b>69,778</b>	<b>63,952</b>
<b>Self supported</b>		
Operating	10,710	35,683
Capital *	134,785	122,193
Subtotal	<b>145,495</b>	<b>157,876</b>
<b>Total Reserves</b>	<b>\$215,273</b>	<b>\$221,828</b>



\*Reserves balances in 2013 for tax and self supported capital have been restated to conform to reserve consolidation recommendations as approved by Council on July 7, 2014 (see Appendix I for Council Resolution)

**FIGURE 2 – OPERATING COMPARED TO CAPITAL RESERVES**

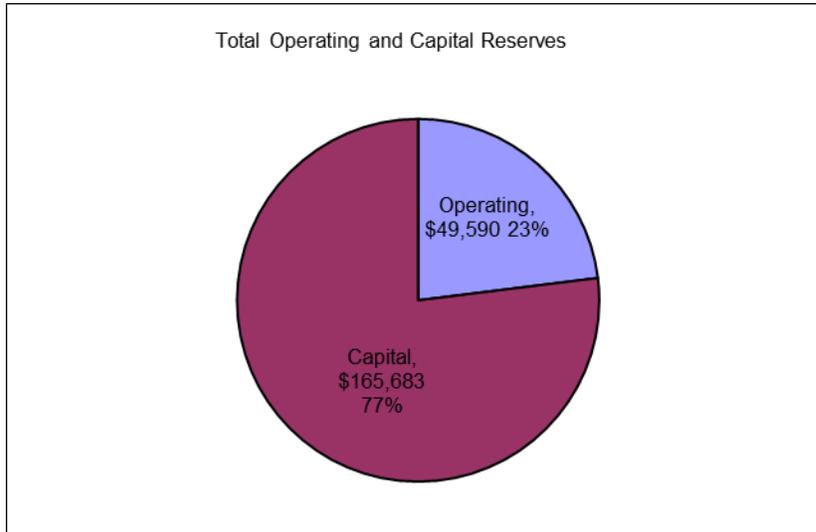
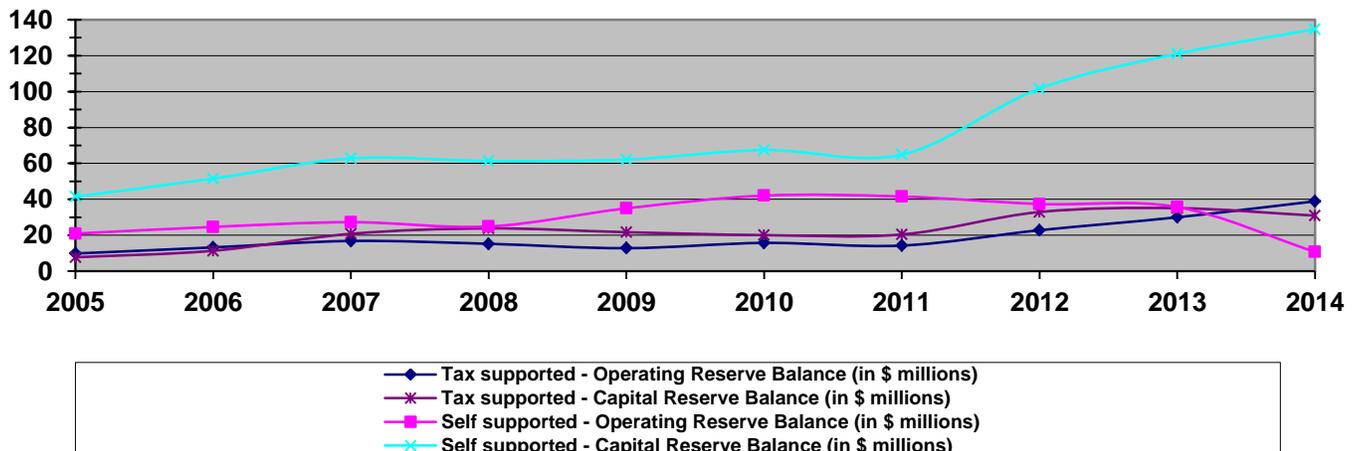


Figure 3 shows the historical balance of our reserves for the period 2005 – 2014. In 2007 there was a large increase in capital reserves due to delayed capital projects and large special dividends. In 2012 there was a large increase to capital reserves in anticipation of significant utility capital expenditures and splitting out utility capital reserves from operating reserves. In 2014 there is large increase in self supported capital reserves and a large decrease in self supported operating reserves because the utilities have adjusted their operating reserves to equal 45 days of working capital at the end of 2014 rather than the beginning of 2015.

**FIGURE 3 – TOTAL RESERVES 10 YEAR HISTORY**





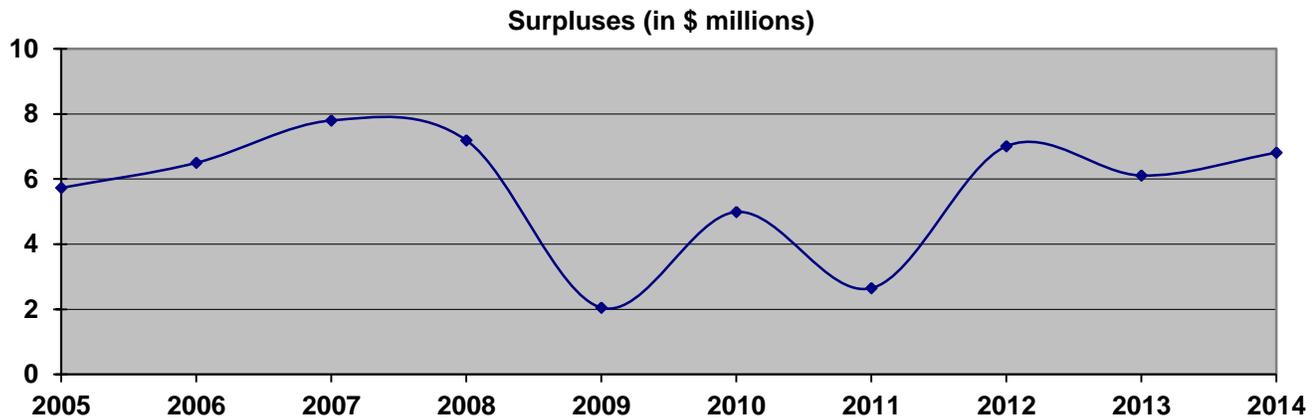
### **TAX SUPPORTED - OPERATING RESERVES**

**TABLE 4 – TAX SUPPORTED – OPERATING RESERVES**  
(in \$ '000)

	<b>2014</b>	<b>2013</b>
Operating Reserve - Tax Supported	\$ 24,441	\$ 14,625
Debt Repayment Reserve	12,642	11,685
Finance a Specific Purpose (4 after 2014 consolidation)	1,797	3,684
<b>Total Tax supported – Operating Reserves</b>	<b>\$38,880</b>	<b>\$29,994</b>

**Operating Reserve - Tax Supported** - The 2014 year-end balance is \$24.4 million. In order to keep the reserve sustainable, carry forwards have been restricted starting in 2009. Financial Services will continue to monitor the reserve for sustainability. There is no sustainable source of funding and annual operating surpluses are relied upon. Figure 5 shows the surpluses in the last 10 years.

**FIGURE 5 – TAX SUPPORTED SURPLUSES TRANSFERRED TO THE OPERATING RESERVE - TAX SUPPORTED**



**Purpose:** For emergencies, user rate stabilization/working capital, and funding initiatives (such as one-time items and carry forwards). Table 6 provides a summary of the 2014 transactions.

**TABLE 6 – OPERATING RESERVE - TAX SUPPORTED RECONCILIATION**

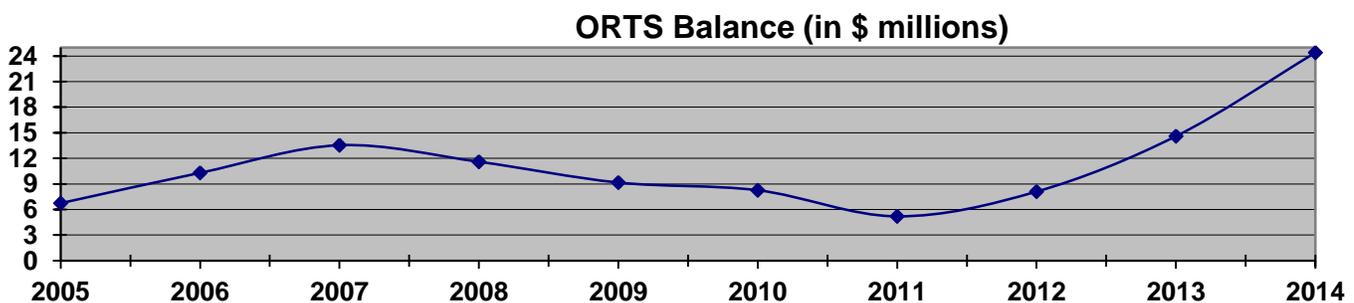
	(in \$ '000)
<b>2014 Opening Balance</b>	<b>14,625</b>
Less: One Time budget Items (2014)	(2,087)
Less: Other	(530)
Add: Transfer from Debt Repayment Reserve (January 9/14 Council Resolution)	2,000
Add: Reserves consolidation as approved by Council	1,418
Add: Emergency Services Contract (November 10/14 Council Resolution)	2,200
Add: Final year-end surplus	6,815
<b>2014 Closing Balance</b>	<b>24,441</b>



This reserve is used to fund 2015 one time budget items of \$3.2M. Figure 7 shows the Operating Reserve Tax Supported balances in the last 10 years.

The balance in the Operating Reserve Tax Supported is considered to be sufficient so the \$2 Million transfer from the Debt Repayment Reserve is not required. Administration is recommending that Council approve a \$2 Million transfer from the Operating Reserve Tax Supported to the Debt Repayment Reserve.

FIGURE 7 – OPERATING RESERVE - TAX SUPPORTED (ORTS) 10 YEAR HISTORY



**Debt Repayment Reserve** - The 2014 year-end balance is \$12.6 million. The annual transfer from the operating budget is the only sustainable source of funding.

**Purpose:** For tax supported debt repayments and to provide a stable source of funding for capital projects. Table 8 provides a summary of the 2014 transactions.

TABLE 8 – DEBT REPAYMENT RESERVE RECONCILIATION

(in \$ '000)

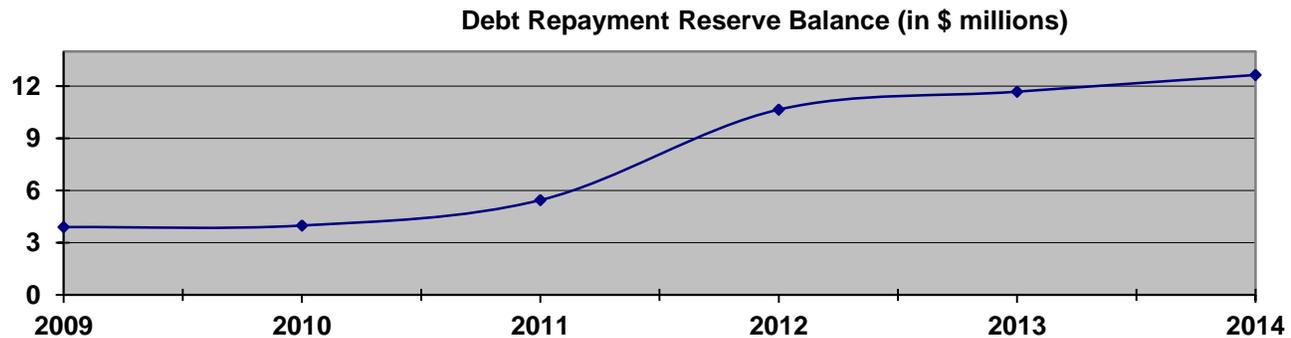
<b>2014 Opening Balance</b>	<b>11,685</b>
Less: Principal and interest repayments	(6,123)
Less: Transfer to Operating Reserve – Tax Supported (January 9/14 Council Resolution)	(2,000)
Add: Total Debt Provision	8,400
Add: Expired debentures	631
Add: Other	49
<b>2014 Closing Balance</b>	<b>12,642</b>

This reserve will be used to fund 2015 principal and interest payments of \$5.7 M, the 2015 Charters of \$0.2 M, and \$16 M approved to be transferred to the Capital Projects Reserve.



Figure 9 shows the Debt Repayment reserve balances in the last 6 years (the reserve was created in 2009).

FIGURE 9 – DEBT REPAYMENT RESERVE 6 YEAR HISTORY



**Finance a Specific Purpose Reserves (Operating)** – There are a few finance a specific purpose operating reserves that total approximately \$1.8 million:

**Purpose:** See below in Table 10 under details for the purpose of each reserve

TABLE 10 – FINANCE A SPECIFIC PURPOSE RESERVES

(in \$ '000)

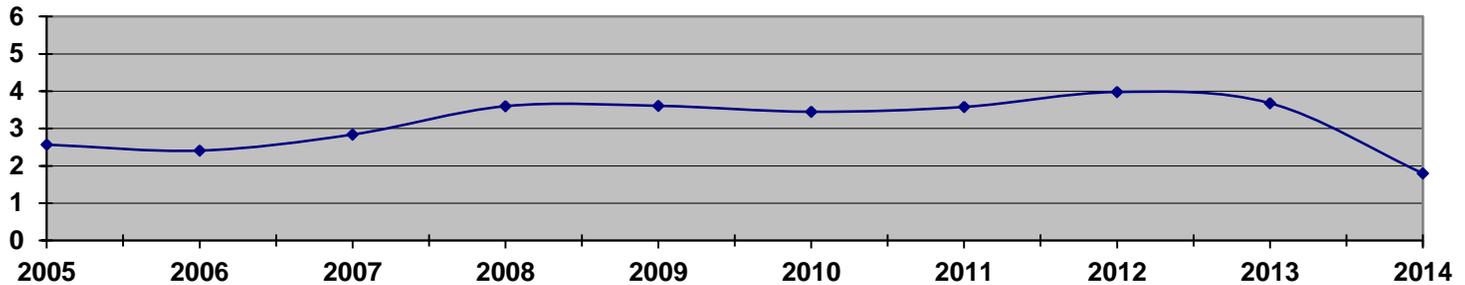
Description	Details	2014 Balance	2013 Balance
Perpetual Care	Interest earned in this reserve is used to fund maintenance of the City's cemeteries, indefinitely	1,456	1,392
Red Deer Heritage Fund	Eligible projects must serve the purpose of preservation, interpretation, and restoration of historical buildings, structures, and sites that are approved by the Waskasoo Museum Foundation and City Council	328	319
Public Art	To fund internal public art projects and used to match external community group funding for public art projects	13	0
Other (consolidated in 2014)	Various Reserves	0	1,973
<b>Total Finance a Specific Purpose Operating Reserves</b>		<b>1,797</b>	<b>3,684</b>



Figure 11 shows the Finance a Specific Purpose Operating Reserve balances in the last 10 years.

**FIGURE 11 – FINANCE A SPECIFIC PURPOSE OPERATING RESERVES 10 YEAR HISTORY**

**Finance a Specific Purpose Operating Reserves Balances (in \$ millions)**



**TAX SUPPORTED - CAPITAL RESERVES**

**TABLE 12 – TAX SUPPORTED – CAPITAL RESERVES**

(in \$ '000)

	2014	2013
Capital Projects Reserve	\$25,033	\$25,056
Other Tax supported Capital Reserves (2 after 2014 consolidation)	5,865	8,902
<b>Total Tax supported – Capital Reserves</b>	<b>\$30,898</b>	<b>\$33,958</b>

**Capital Projects Reserve (CPR)** The 2014 year-end balance is \$25.0 million. The annual transfer from the operating budget is the only sustainable source of funding. Projects are deferred or funded from alternate sources in order to keep the reserve sustainable.

**Purpose:** This help pay for tax-supported capital projects. The following chart provides a summary of the 2014 transactions. Table 13 provides a summary of the 2014 transactions.

**TABLE 13 – CAPITAL PROJECT RESERVE RECONCILIATION**

(in \$ ' 000)

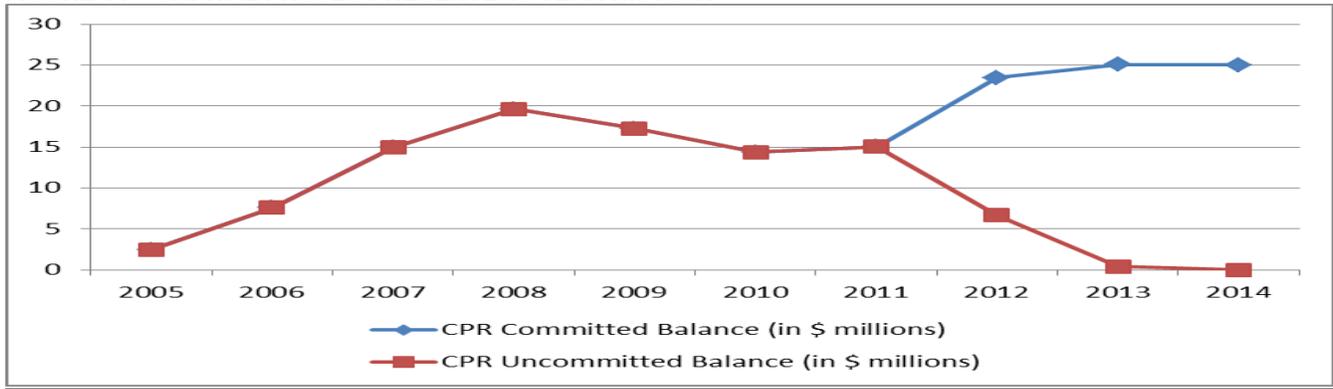
<b>2014 Opening Balance</b>	<b>25,056</b>
Add: Funding from operating	4,121
Add: Interest allocation	803
Add: Capital project funding returned	1,368
Add: Reserves consolidation as approved by Council	3,700
Less: Funding disbursements	(9,314)
Less: Other	(701)
<b>2014 Closing Balance</b>	<b>25,033</b>

Of the \$25.0 million, \$25.0 million is committed for approved capital projects expenditures.



Figure 14 shows the CPR committed and uncommitted balances (we only started keeping separate track in 2012) in the last 10 years.

**FIGURE 14 – CAPITAL PROJECT RESERVE 10 YEAR HISTORY**



**Other Tax supported Capital Reserves** – The 2014 closing balance for other capital reserves is \$5.9 million

**Purpose:** See Table 15 under details for the purpose of each reserve

**TABLE 15 – OTHER TAX SUPPORTED CAPITAL RESERVES**

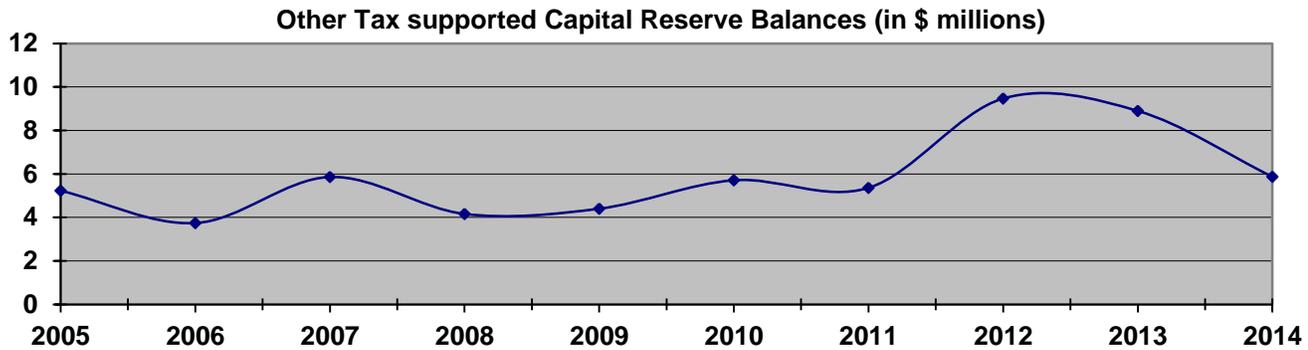
(in \$ '000)

Description	Details	2014 Balance	2013 Balance
Municipal Reserve - Land	To purchase new parkland	5,450	4,824
Old Court House	This reserve is intended for future development of community arts programming and facilities	415	415
Other (consolidated in 2014)	Various Reserves	0	3,663
<b>Total Other Capital Reserves</b>		<b>5,865</b>	<b>8,902</b>



Figure 16 shows the Other Tax supported Capital Reserves balances in the last 10 years.

**FIGURE 16 – OTHER TAX SUPPORTED CAPITAL RESERVES 10 YEAR HISTORY**



**SELF SUPPORTED - OPERATING RESERVES**

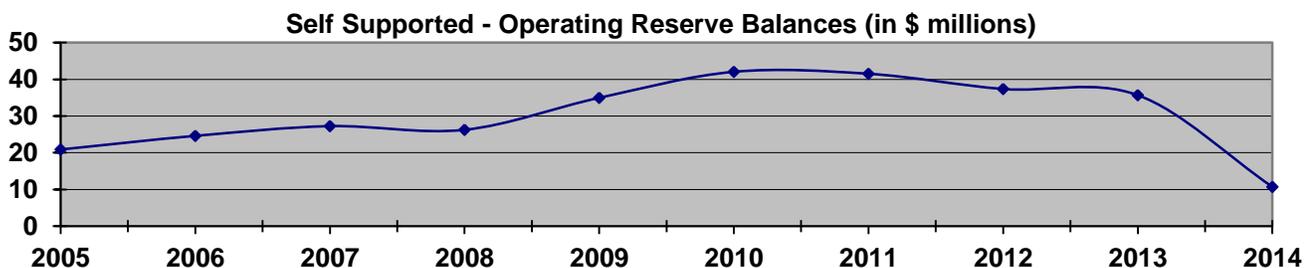
The 2014 closing balance for utilities and self-funding business enterprises is \$10.7 million as detailed in Table 17. The reserves were split into operating and capital reserves in 2012 as required by the Utility Policy. In 2014 there is a large decrease in self supported operating reserves because the utilities have adjusted their operating reserves to equal 45 days of working capital at the end of 2014 rather than the beginning of 2015. In previous years the adjustment was done at the beginning of the next year. Each utility is in compliance with the 45 days of working capital component of the utility policy.

**TABLE 17 – SELF SUPPORTED – OPERATING RESERVES**

Description	Purpose	2014 Balance	2013 Balance
EL&P Utility	Working capital	\$ 4,933	\$ 11,208
Water Utility	Working Capital	1,433	8,415
Wastewater Utility	Working Capital	1,287	8,973
Solid Waste Utility	Working Capital	1,212	1,868
Landfill Reserve	Working Capital	476	4,139
Parking	Used to stabilize rates and fund parking related capital projects	1,369	1,080
<b>Total Self Supported – Operating Reserves</b>		<b>\$ 10,710</b>	<b>\$ 35,683</b>

Figure 18 shows the Self Supported - Operating Reserves balances in the last 10 years (2005 – 2013 balances include both operating and capital reserves).

**FIGURE 18 – SELF SUPPORTED – OPERATING RESERVES 10 YEAR HISTORY**





### **SELF SUPPORTED - CAPITAL RESERVES**

**TABLE 19 – SELF SUPPORTED – CAPITAL RESERVES**

(in \$ '000)

	<b>2014</b>	<b>2013</b>
Utilities Capital Reserves	\$ 44,263	\$ 23,162
Other Capital Reserves	40,157	44,697
Land Development Reserve	50,365	54,334
<b>Total Self supported – Capital Reserves</b>	<b>\$134,785</b>	<b>\$122,193</b>

**Utilities Capital Reserves** – The 2014 closing balance for utilities is \$44.3 million as detailed in Table 20. In 2014 there is large increase in self supported capital reserves because the utilities have adjusted their operating reserves to equal 45 days of working capital at the end of 2014 rather than the beginning of 2015.

**Purpose:** To be used to finance major capital projects in those utilities

**TABLE 20 – UTILITIES CAPITAL RESERVES**

(in \$ '000)

<b>Description</b>	<b>Purpose</b>	<b>2014 Balance</b>	<b>2013 Balance</b>
EL & P Capital	Future Capital	16,601	6,359
Water Utility Capital	Future Capital	7,951	9,154
Wastewater Utility Capital	Future Capital	4,882	571
Garbage Collection Utility Capital	Future Capital	480	13
Recycling Utility Capital	Future Capital	295	13
Landfill Reserve Capital	Future Capital	14,054	7,052
<b>Total Utilities Capital Reserves</b>		<b>44,263</b>	<b>23,162</b>

**Other Self supported Capital Reserves** – The 2014 closing balance for other self supported capital reserves is \$40.2 million

**Purpose:** See Table 21 under details for the purpose of each reserve

**TABLE 21 – OTHER SELF SUPPORTED CAPITAL RESERVES**

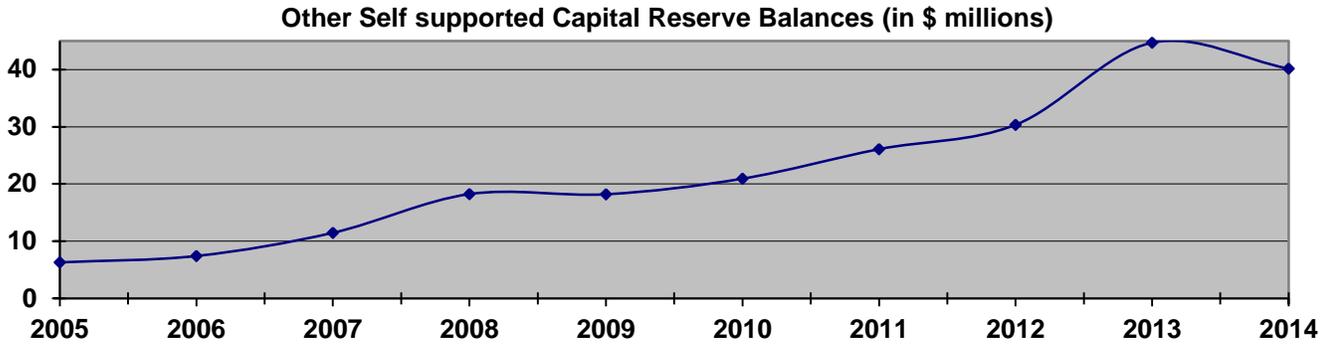
(in \$ '000)

<b>Description</b>	<b>Details</b>	<b>2014 Balance</b>	<b>2013 Balance</b>
Equipment Fund	For the purchase of: a.) fuelling; b.) growth and replacement fleet equipment; c.) growth and replacement radio equipment	27,499	25,377
Various Offsite Levies	To fund future capital projects that are needed to extend City infrastructure to new development areas	12,658	19,320
<b>Total Self supported - Other Capital Reserves</b>		<b>40,157</b>	<b>44,697</b>



Figure 22 shows the Other Self supported Capital Reserves balances in the last 10 years.

**FIGURE 22 – OTHER SELF SUPPORTED CAPITAL RESERVES 10 YEAR HISTORY**

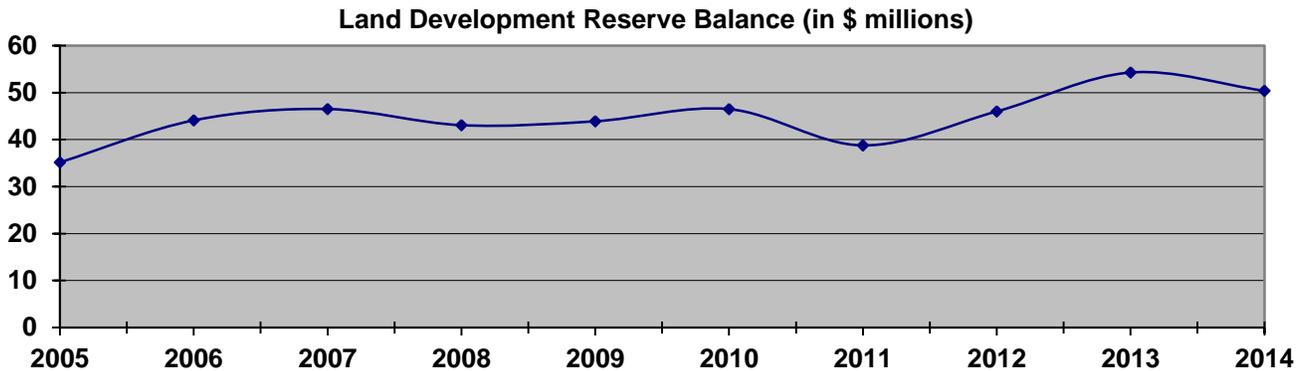


**Land Development Reserve** – The 2014 closing balance of this reserve is \$50.4 million. Of the \$50.4 million ending balance, \$40.1 million is invested in land holdings.

**Purpose:** Used to purchase raw land and to finance subdivision development.

Figure 23 shows the Land Development Reserve balances in the last 10 years.

**FIGURE 23 – LAND DEVELOPMENT RESERVES 10 YEAR HISTORY**





## Analysis:

### **Recommendation:**

That Council of the City of Red Deer having considered the annual reserves report from the Financial Services department, dated May 7, 2015 hereby approves a transfer in the amount of \$2 million for 2015 from the Operating Reserve – Tax Supported to the Debt Repayment Reserve.

## Appendix I – July 7, 2014 Council Resolution on the Reserves Consolidation

### 4.2. [Reserves Consolidation Report](#)

Moved by Councillor Lynne Mulder, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer, having considered the report from Financial Services, dated June 27, 2014 re: Reserves Consolidation hereby approves the following:

1. The reserve consolidation as described in Table I
2. Approve the purpose statements for each recommended reserve as described in Table I
3. Retain the Red Deer Heritage fund as both operating and capital
4. Split both the Parking and Land Development reserves into operating and capital reserves like the utility reserves
5. Change the name of the Tax Stabilization Reserve (TSR) to the “Operating Reserve – Tax Supported”
6. Eliminate the Downtown Revitalization Reserve policy and associated funding
7. Maintain the emergency reserve, user rate stabilization reserve/working capital, and funding initiatives categories until further analysis is done with the financial sustainability work
8. Have a separate reserve for tax supported reserves for both capital asset growth and replacement
9. Not split Fleet reserves into tax and self-supported components

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong

MOTION CARRIED



AUDIT COMMITTEE

DATE: May 12, 2015  
TO: City Council  
FROM: Audit Committee  
SUBJECT: 2014 Reserve Report

---

At the May 12, 2015 meeting of the Audit Committee, the Audit Committee discussed the 2014 Reserve Report. The following motion was introduced and passed:

Resolved that the Audit Committee, having considered the 2014 Reserve Report for the year ended December 31, 2014, dated May 7, 2015 and presented by Administration, hereby endorses a transfer in the amount of \$2 million for 2015 from the Operating Reserve – Tax Supported to the Debt Repayment Reserve, and forwards this to Council for consideration.

The above is submitted for Council's consideration.

Sincerely,

Councillor Ken Johnston  
Chair, Audit Committee

c: Michelle Andrew, Corporate Controller  
Dean Krejci, Chief Financial Officer

**DATE:** May 26, 2015  
**TO:** Dean Krejci, Financial Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** 2014 Reserve Report to Council

---

**Reference Report:**

Financial Services, dated May 12, 2015

**Resolution:**

At the Monday, May 25, 2015 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated May 12, 2015 re: 2014 Reserve Report to Council, hereby endorses a transfer in the amount of \$2 million for 2015 from the Operating Reserve – Tax Supported to the Debt Repayment Reserve.

**Report back to Council: No**



Frieda McDougall  
Manager

- c. Paul Goranson, Director of Corporate Services  
Lorianne Marshall, Corporate Controller



May 12, 2014

## AUMA Resolutions

LEGISLATIVE SERVICES

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

---

Each year, municipalities are invited to contribute resolutions that strive to address a topic of concern to municipalities throughout the Province for consideration by the Alberta Urban Municipalities Association (AUMA) membership. Resolutions that are adopted inform and direct AUMA's activities.

As a result of Council and administrative input, resolutions have been prepared for Council's consideration and possible submission to the AUMA.

### **City Manager Comments:**

---

Council's direction is requested.

Craig Curtis  
City Manager

### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated May 12, 2015 re: AUMA Resolutions hereby agrees that Council forward to the Alberta Urban Municipalities Association (AUMA) the following resolutions:

1. New Building Canada Fund
2. Homelessness Response

### **Background:**

---

The Alberta Urban Municipalities Association (AUMA) was founded in 1905 and represents Alberta's 284 urban municipalities including cities, towns, villages, summer villages, and specialized municipalities, as well as Associate and Affiliate members. The AUMA represents and advocates the interests of all members to both the provincial and federal governments as well as other provincial and federal organizations.

Each year, municipalities are invited to contribute resolutions that strive to address a topic of concern to municipalities throughout the Province for consideration by the AUMA membership. Resolutions that are adopted inform and direct AUMA's activities.



Past resolution submitted by The City of Red Deer include:

2014:

- Alberta 211
- Alternative and Renewable Energy Framework
- Contaminants in Water
- FCSS Funding
- Mandatory Vehicles Emissions Testing
- Pollinator Protection
- School Site Infrastructure
- Provision of High School Sites

2013:

- Increasing the Reporting Threshold for Non-Injury Collisions
- Provincial Recycling Programs
- Reducing Greenhouse Gas Emissions from Power Generation

2011:

- Alberta Seniors Specialized Transportation
- High Speed Rail Corridor
- Integration of Land Use and Water Planning
- Landfill Set Back process
- Off-Site Levies
- Regional Trail Linkages Outside of Trans Canada Trail Network
- Regulated Recyclables
- Vehicle Noise Attenuation

2010:

- Alberta Housing Act and Seniors
- Alberta 211

2009:

- Child Care Spaces within Temporary Buildings on School Sites

**Discussion:**

---

Attached are appendices reflecting topics which Council and the Corporate Leadership Team have identified for consideration of resolution development. The topics are:

1. New Building Canada Fund
2. Homelessness Response



## **Appendix I New Building Canada Fund**

Whereas the Federal Government announced in 2014 the New Build Canada Fund (NBCF) which is a 10-year infrastructure program based on matching grant program with three components: the national infrastructure component (NIC), the provincial territorial component (PTIC) and the provincial territorial component small communities fund (PTIC –SCF):

- the National and Regional Projects (NIC and PTIC): \$9 billion for projects that are nationally and regionally significant, and are predominantly medium and large scale in nature, and
- Small Communities Fund: \$1 billion for projects in communities under 100,000 residents, designed to ensure that small communities have access to significant funding in support of economic prosperity, and

Whereas in Alberta, the Government of Alberta's approach is to leverage funds already committed in its current capital plan to determine what municipal projects would be eligible for provincial matching funding under the NIC or PTIC components; in this process the Government of Alberta has determined that certain projects, like regional airports, are not eligible, and

Whereas the decision to use the Government of Alberta's capital plan as the approved list of projects for provincial matching funds for the NBCF NIC/PTIC components was not made in consultation with municipalities, and

Whereas Municipalities contribute to national and regional health and prosperity and should be able to access all components of the program in partnership with their provincial governments, and

Whereas limiting the provincial matching funds to small scale projects under the PTIC-SCF does not recognize the diverse infrastructure needs of all municipalities of all sizes and the required investments range from small to large scale projects, and

Whereas municipalities are responsible for 60% of the infrastructure that supports economic growth and long term prosperity of our communities and our country and thus should be equal partners at the table in allocating the federal funds that support infrastructure;

Therefore be it resolved that in recognition of the responsibility municipalities have for the majority of infrastructure and in support of the goals of the federal program, that the Alberta Urban Municipalities Association urge the Government of Alberta:

- Honour the intent of the program to facilitate the necessary building of municipal infrastructure in communities across Canada and create a program



eligibility list for the New Build Canada Fund that is based on municipal priorities and not the list of capital projects for the provincial government.

- Provide provincial matching funds to projects that meet the federal government criteria and are successful through the application process.

### **Background**

- The New Build Canada Plan was unveiled in 2014 and was the result of a successful advocacy effort from the Federation of Canadian Municipalities (FCM).
- The New Building Canada Plan will support infrastructure projects that foster economic growth, job creation and long-term prosperity
- Assuming that projects in communities under 100,000 are not medium or large does not take into account mid-sized cities and those that act as regional service hubs such as Red Deer and our infrastructure needs that are medium and large scale in nature.
- In other provinces regional airports did receive funding from their provincial governments.
- The majority of the funding under NBCF is towards the NIC and the PTIC with a small portion going to the SCF. Municipalities should be given greater (or equal) access to all funds.
- Limiting municipalities to the SCF does not recognize that municipalities have regional and national impact on growth and prosperity. It also does not recognize that projects in communities under 100,000 may be medium and large scale projects.
- The federal government considers regional airports as eligible category under the program. The provincial government should respect that criteria and provide the complimentary and matching financial support.



## **Appendix 2 Homelessness Response**

Whereas The Province of Alberta has *A Plan for Alberta* to end homelessness in 10 years, and

Whereas Alberta's plan to end homelessness is grounded in the philosophy of rapid re-housing using a *housing first* approach, and

Whereas Alberta is recognized nationally and internationally for its collaborative, inter-governmental and inter-agency approach in delivering supports and services for Alberta's homeless population, and

Whereas the *housing first* approach is proving to be an effective and efficient method of supporting homeless Albertans, and

Whereas Alberta's local communities are on the front lines of homelessness, and

Whereas the *housing first* approach is still leaving some Albertans without supports due to their complex needs, and

Whereas enhanced assertive approaches are required to address the immediate and long-term needs of homeless Albertans declining access to *housing first* supports, and

Whereas additional emergency response supports are necessary to address front line issues continuing to play out on the streets of Alberta communities,

Therefore be it resolved that the Alberta Urban Municipalities Association urge that the Province of Alberta:

- continue to work collaboratively with local communities and organizations toward long-term strategies, and
- focus additional resources and strategies toward enhanced assertive supports for people declining access to *housing first* supports, and
- target additional resources for emergency response strategies, including day supports, necessary to address the needs of Albertan's entrenched in street homelessness

### **Background**

- In October, 2014, the 7 Cities on Housing & Homelessness conducted the first ever provincial Point-in-Time Homeless Count. The 2014 Alberta Point-in-Time Homeless Count enumerated 6,663 individuals experiencing homelessness



across seven cities. Out of this a total of 1,266 representing 19% were enumerated during the street count.

- While Provincial programs and services play a major role in preventing and reducing homelessness, there still exist some gaps in terms of emergency response to those with complex needs who remain on the streets or face barriers to remain housed. A significant number of those experiencing homelessness have very substantial and complex needs that require appropriate onsite social and health supports in housing first programs. This level of support is not available consistently, increasing their risk of returning into homelessness.
- There is a need to provide emergency response to these individuals and families to relieve the immediate pressures on emergency components of the overall system of care. This needs to be done without taking away from dedicated, long term permanent housing funds that are still needed in addition to improved emergency response such as day shelters and long term shelter stays.
- This is in alignment with *A Plan for Alberta* through the housing first philosophy which indicates that investments are focused on three key areas:
  - 1) Rapid re-housing of homeless Albertans, moving them from streets and shelters into permanent housing.
  - 2) Providing client-centered supports to re-housed clients, helping them obtain the assistance they need to restore their stability and maintain their housing.
  - 3) Preventing homelessness through emergency assistance and by providing adequate and accessible government programs and services to Albertans.

**DATE:** May 26, 2015  
**TO:** Angie Keibel, Deputy City Clerk  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** AUMA Resolutions

---

**Reference Report:**  
Legislative Services, dated May 12, 2015

**Resolution:**  
At the Monday, May 25, 2015 Regular Council Meeting, Council passed the following resolutions:

Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated May 12, 2015 re: AUMA Resolutions hereby agrees to forward to the Alberta Urban Municipalities Association (AUMA) the following resolution:

#### **New Building Canada Fund**

Whereas the Federal Government announced in 2014 the New Build Canada Fund (NBCF) which is a 10-year infrastructure program based on matching grant program with three components: the national infrastructure component (NIC), the provincial territorial component (PTIC) and the provincial territorial component small communities fund (PTIC –SCF):

- The National and Regional Projects (NIC and PTIC): \$9 billion for projects that are nationally and regionally significant, and are predominantly medium and large scale in nature, and
- Small Communities Fund: \$1 billion for projects in communities under 100,000 residents, designed to ensure that small communities have access to significant funding in support of economic prosperity, and

Whereas in Alberta, the Government of Alberta's approach is to leverage funds already committed in its current capital plan to determine what municipal projects would be eligible for provincial matching funding under the NIC or PTIC components; in this process the Government of Alberta has determined that certain projects, like regional airports, are not eligible, and

Whereas the decision to use the Government of Alberta's capital plan as the approved list of projects for provincial matching funds for the NBCF NIC/PTIC components was not made in consultation with municipalities, and

Whereas Municipalities contribute to national and regional health and prosperity and should be able to access all components of the program in partnership with their provincial governments, and

Whereas limiting the provincial matching funds to small scale projects under the PTIC-SCF does not recognize the diverse infrastructure needs of all municipalities of all sizes and the required investments range from small to large scale projects, and

Whereas municipalities are responsible for 60% of the infrastructure that supports economic growth and long term prosperity of our communities and our country and thus should be equal partners at the table in allocating the federal funds that support infrastructure;

Therefore be it resolved that in recognition of the responsibility municipalities have for the majority of infrastructure and in support of the goals of the federal program, that the Alberta Urban Municipalities Association urge the Government of Alberta:

- Honour the intent of the program to facilitate the necessary building of municipal infrastructure in communities across Canada and create a program eligibility list for the New Build Canada Fund that is based on municipal priorities and not the list of capital projects for the provincial government.
- Provide provincial matching funds to projects that meet the federal government criteria and are successful through the application process.

Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated May 12, 2015 re: AUMA Resolutions hereby agrees to forward to the Alberta Urban Municipalities Association (AUMA) the following resolution:

### **Homelessness Response**

Whereas The Province of Alberta has A Plan for Alberta to end homelessness in 10 years, and

Whereas Alberta's plan to end homelessness is grounded in the philosophy of rapid re-housing using a housing first approach, and

Whereas Alberta is recognized nationally and internationally for its collaborative, inter-governmental and inter-agency approach in delivering supports and services for Alberta's homeless population, and

Whereas the housing first approach is proving to be an effective and efficient method of supporting homeless Albertans, and

Whereas Alberta's local communities are on the front lines of homelessness, and

Whereas the housing first approach is still leaving some Albertans without supports due to their complex needs, and

Whereas enhanced assertive approaches are required to address the immediate and long-term needs of homeless Albertans declining access to housing first supports, and

Whereas additional emergency response supports are necessary to address front line issues continuing to play out on the streets of Alberta communities,

Therefore be it resolved that the Alberta Urban Municipalities Association urge that the Province of Alberta:

- Continue to work collaboratively with local communities and organizations toward long-term strategies, and
- Focus additional resources and strategies toward enhanced assertive supports for people declining access to housing first supports, and
- Target additional resources for emergency response strategies, including day supports, necessary to address the needs of Albertan's entrenched in street homelessness

**Report back to Council: No**



Frieda McDougall  
Manager



May 13, 2015

Update to Direct Control District No. 1 – DC(1)

Land Use Bylaw Amendment 3357/G-2015

Consideration of Second and Third Readings

Legislative Services

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

---

Summary:

The attached report is being brought forward from the Monday, April 13, 2015 Council Meeting.

### **Recommendation:**

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/G-2015, a bylaw that proposes various amendments to Direct Control District No. 1 – DC(1).

### Report Details

#### **Background:**

---

At the Monday, April 13, 2015 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/G-2015.

In accordance with Section 606 of the Municipal Government Act, these bylaws are required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on May 1, 2015 and May 8, 2015. No comments were received. A Public Hearing will be held on Monday, May 25, 2015 at 6:00 p.m. during Council's regular meeting. Letters were sent to the owners of properties in the affected area.



Report Originally Submitted  
to the April 13, 2015 City  
Council Meeting

March 26, 2015

## Update to Direct Control District No.1 – DC(1)

### Land Use Bylaw Amendment 3357/G-2015

Planning Department

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

---

An application has been received by the Planning department to amend the *Land Use Bylaw 3357/2006* to include a *Commercial Service Facility* as a use in *Direct Control District No. 1 – DC(1)*.

A *Commercial Service Facility* allows uses such as:

- Services related to the care and appearance of the body,
- Cleaning and repair of personal effects,
- Care of small animals, or
- Financial or insurance services outlet, real estate agency, travel agency, commercial school or day care.

In reviewing the application, the Planning department comprehensively examined the DC(1) district to determine if additional amendments should be considered. This approach was taken because the DC(1) district has been in place for many years, the last formal review of the district was completed in 1994, and the area is currently experiencing a shift from single tenant to multi-tenant occupants. The applicant was supportive of this approach.

Bylaw 3357/G-2015 proposes various amendments to *Direct Control District No. 1 – DC(1)*. The amendments include updating the DC(1) district to reflect the current *Land Use Bylaw* and statutory policies, as well as adding development regulations.

The Planning department supports Bylaw 3357/G-2015 and recommends Council approval.

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

---

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/G-2015. If first reading of this bylaw is approved, this bylaw will be brought for consideration of second and third readings at the May 25, 2015 meeting of City Council.

Craig Curtis  
City Manager



## Proposed Resolution

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

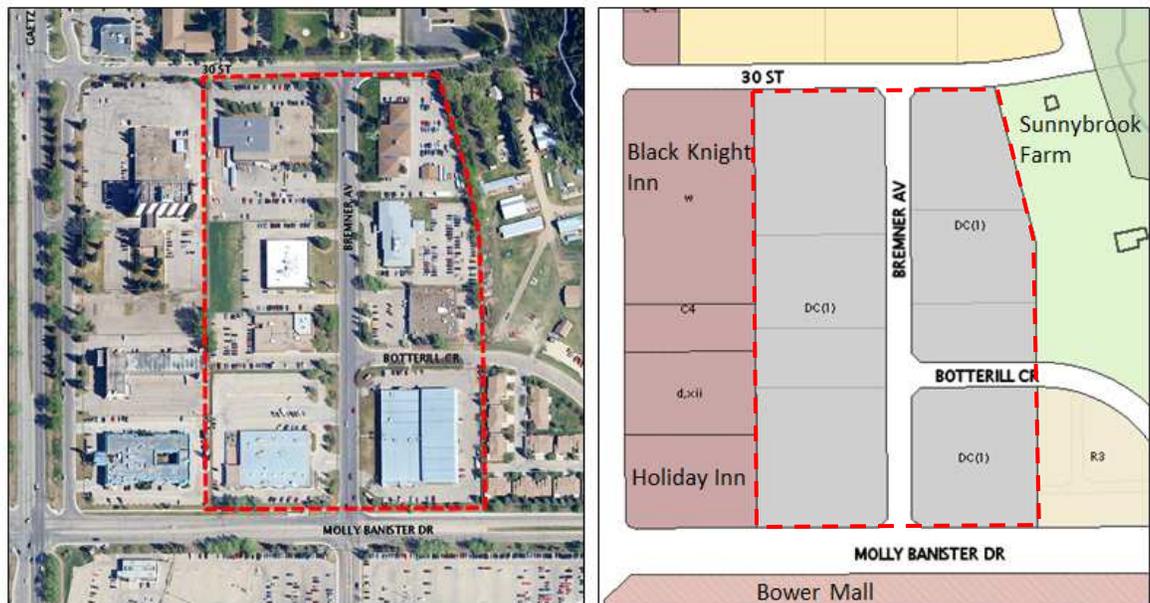
## Report Details

### Background:

The DC(1) district came in effect in 1980 when it replaced the *Special Uses (SU)* designation of the previous *Land Use Bylaw*. The purpose of the DC(1) district was to:

- Provide an inventory of land for special light industrial or commercial uses which did not seem to be adequately accommodated by other land use districts. Special development was determined by the quality of peculiarity or distinguishing characteristics.
- Protect the large single tenant buildings and the unique development regulations. Unique development regulations being large landscaped front yards and restricted parking to the rear or side yard.

The DC(1) district applies to eight properties along Bremner Avenue.



From 1980 to 1994, the DC(1) district did not specify any permitted or discretionary uses. Instead, uses were approved through land sale agreements. The Municipal Planning Commission was responsible for determining the side yards, the landscaping, the parking amount and parking layout, the egress and ingress, the building heights, and the architectural treatments.



In 1994, Council directed the Red Deer Regional Planning Commission (RDRPC) to review the future uses within the DC(1) district and prepare a report for Council. The RDRPC report is attached to the Council agenda as Appendix One. Council considered the report and directed RDRPC to prepare a land use bylaw amendment incorporating the recommendations outlined in the report.

In October 1994, Council approved Bylaw 2672/W-94. The bylaw included permitted and discretionary uses, and development regulations, for *Direct Control District No. 1 – DC(1)*.

Since the district was adopted, various uses have been approved and denied along Bremner Avenue. A summary of the chronology of uses can be found in Appendix Two of the Council agenda. The approved uses vary from office, media production, merchandise sales, commercial recreation, to institutional. Typically, users of Bremner Avenue were single tenant occupants. Over the years, a shift from single tenant to multi-tenant occupants has occurred. No significant redevelopment has occurred and lot sizes have not changed.

On December 10, 2014, an application was received to amend the DC(1) district to include a *Commercial Service Facility* as a use. A *Commercial Service Facility* is defined as a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include:

- (a) services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, tanning salon or fitness centre,
- (b) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet,
- (c) care of small animals such as a small animal veterinary clinic or dog grooming salon, or
- (d) financial or insurance services outlet, real estate agency, travel agency, commercial school or day care but does not include Office, Funeral Home, or Crematorium.”

The applicants rationale for the amendment is that the DC(1) area contains a variety of uses and, given its proximity to Gaetz Avenue and Bower Mall, has become more commercial in nature. The applicant also explained that some of the existing uses along Bremner Avenue, such as the insurance outlets, could be considered *Commercial Service Facility* uses.

## **Discussion:**

---

The Planning department has reviewed the application, to amend the DC(1) district to include a *Commercial Service Facility*, and determined that this is a suitable amendment. The Planning department supports the application because many of the existing uses along Bremner Avenue are considered *Commercial Service Facility* uses under today's *Land Use Bylaw*. A summary of the existing uses is provided below. Attached to the Council agenda as Appendix Three is a map showing the location each business and their classification under today's *Land Use Bylaw*. Another supporting consideration is the fact that the DC(1) district already lists uses which fall under the *Commercial Service Facility* definition, examples being *Financial Services* and *Commercial School*.



Existing Use	Use as Described in Today's Land Use Bylaw
Red Deer Advocate	Media Production
Big 105 Radio	Media Production
Wawanesa	Commercial Service Facility
Ing & McKee	Commercial Service Facility
Newalta	Office
Royal Canadian Legion	
Molly B Lounge	Drinking Establishment
Gord's First Line Sports	Merchandise Sales
Nail Salon & Spa	Commercial Service Facility
Academy of Learning	Institutional Service Facility or Trade/Commercial School
Alberta Motors Association	Commercial Service Facility
Alberta Health Services	Institutional Service Facility
Trail Appliance	Merchandise Sales
Sims Furniture	Merchandise Sales
Outcast Society Paintball	Commercial Recreation

Therefore, based on the information above, the Planning department supports the proposal to amend the DC(1) district to include a *Commercial Service Facility* as a use. The Planning department has chosen to make it a discretionary use because some of the uses listed under a *Commercial Service Facility*, such as the laundry outlet or small animal's clinic, may impact adjacent uses. By listing a *Commercial Service Facility* as a discretionary use, it allows the Development Authority to review each application to determine that it will be compatible with surrounding uses.

In addition to considering the proposed amendment to add a *Commercial Service Facility* to the DC(1) district, the Planning department chose to comprehensively examine the DC(1) district. This approach was taken because the DC(1) district has been in place for many years, the last formal review of the district was completed in 1994, and the area is currently experiencing a shift from single tenant to multi-tenant occupants. An overall review also ensures that the DC(1) district aligns with the current *Land Use Bylaw* and statutory policies.

In undertaking a comprehensive review of the DC(1) district, various opportunities were identified to update the district to align with the *Land Use Bylaw* and the *Municipal Development Plan (MDP)*. A summary of the proposed updates are outlined below. Appendix Four of the Council agenda highlights the proposed additions and deletions to the DC(1) district. Policies in the MDP that were considered include:



### **12.8 Gaetz Avenue and 67 Street Commercial Corridors**

*In the areas shown on the Generalized Land Use Concept map as a major urban corridor, opportunities for intensification of land use, mixed use development and improvements to make these corridors more pedestrian friendly and transit oriented should be promoted and encouraged.*

### **12.10 Revitalization of Older Commercial Centres**

*The City should encourage the revitalization and adaptive reuse of underutilized or vacant commercial centres for future mixed use developments.*

These policies were applied because the MDP Generalized Land Use Concept identifies the DC(1) area as a mix of commercial and residential land uses as well as a major urban corridor. The DC(1) area has the potential for intensification, revitalization, and adaptive reuse because the area is composed of buildings built between 1976-1987, none of which have been significantly renovated since their construction, and large lots ranging in size from 0.489 ha to 1.26 ha. The DC(1) area has the potential to become a mixed use area because market trends are shifting from single tenant to multi-tenant buildings.

<b>Proposed Change: General</b>	<b>Rationale</b>
Add: <i>General Purpose Statement</i>	Clarifies intent of the district to reflect the unique development regulations and the shift in uses along Bremner Avenue. Most land use districts in the <i>Land Use Bylaw</i> include a general purpose statement.

<b>Proposed Change: Permitted Uses</b>	<b>Rationale</b>
Add Permitted Use: <i>Accessory building</i>	Typically, when a land use district lists <i>Multiple Family Building</i> as a use, it also lists <i>Accessory Buildings</i> . This is to accommodate storage sheds that are associated with these developments. The Planning department is proposing to amend the DC(1) district to include <i>Multiple Family Building</i> .
Delete Permitted Use: <i>Any similar use that is approved by Council</i>	This expression is very general and open to interpretation. It is not a use that is listed under any other land use district. By removing this expression, and including specific land uses, clarity is increased.
Delete Permitted Use: <i>Financial services</i>	This use has been consolidated into the definition of a <i>Commercial Service Facility</i> . The Planning department is proposing to amend the DC(1) district to include a <i>Commercial Service Facility</i> .
Delete Permitted Use: <i>Trade/commercial</i>	This use ( <i>Commercial School</i> ) has been consolidated into the definition of a <i>Commercial Service Facility</i> . The Planning department is proposing to amend the DC(1) district to include a <i>Commercial</i>



<p><i>school</i></p>	<p><i>Service Facility.</i> However, the Planning department is not proposing to retain a <i>Trade School</i> as a use in the DC(I) district. A trade school is not an appropriate use for this area as the majority of the uses in area are commercial in nature. Trade schools are to be accommodated in light industrial areas.</p>
<p>Delete Permitted Use: <i>Media and related production services</i> and replace with: <i>Transportation, Communication or Utility Facility</i></p>	<p><i>Media and Related Production Services</i> is not a defined use under the <i>Land Use Bylaw</i>. It will be replaced with <i>Transportation, Communication, or Utility Facility</i>. This use includes telephone, radio or television production.</p>
<p>Delete Permitted Use: <i>Office</i>  Moved <i>Office</i> to Discretionary Use Table  <i>Restricted Office</i> to only be allowed in existing buildings along <i>Bremner Avenue</i></p>	<p>The MDP includes policies encouraging the location of offices in the downtown or in town centres. Attached to the Council package as Appendix Six is the applicable MDP office policies..  The DC(I) district is not located within the downtown or a town centre; however, the DC(I) district has included <i>Office</i> as a use prior to the specific office policies being implemented into the MDP in 2008.  To align with policy, and accommodate the current offices along <i>Bremner Avenue</i>, the Planning department is proposing to make <i>Office</i> a discretionary use that is only allowed within the existing buildings along <i>Bremner Avenue</i>. This will restrict offices, as defined in the <i>Land Use Bylaw</i>, from being allowed in any new building. This proposal would transition the area to become less office oriented.</p>
<p>Add Permitted Use: <i>Rental of items, excluding all motor vehicles, machinery, and fuel.</i></p>	<p>Typically, when a land use district lists <i>Merchandise Sales</i>, it also lists <i>Rental of Items</i> as a use. This is because these two uses serve a similar function. The Planning department is proposing to limit the type of rental items to restrict nonconforming uses.</p>
<p>Add Existing Business: <i>Royal Canadian Legion</i></p>	<p>Listing the <i>Royal Canadian Legion</i> as a use because it serves multiple functions and is not clearly defined under another land use.</p>
<p>Add Existing Business: <i>Red Deer Advocate</i></p>	<p>Listing the <i>Red Deer Advocate</i> as a use because it is a combination of <i>Office</i> and <i>Manufacturing/Distribution</i>. This operation is not accommodated under another land use.</p>

<b>Proposed Change: Discretionary Uses</b>	<b>Rationale</b>
<p>Add Discretionary Use: <i>Commercial</i></p>	<p>Many of the existing uses along <i>Bremner Avenue</i> are considered <i>Commercial Service Facility</i> uses. The DC(I) district already lists uses which fall under the <i>Commercial Service Facility</i> definition. In recent</p>



<i>service facility</i>	years, Council has approved a <i>Commercial Service Facility</i> use (ex. nail salon and spa, 2009). The area is transitioning to include more multi-tenant buildings. This use will increase the opportunities for mixed use development and provide an additional tenant option for vacant or underutilized buildings along Bremner Avenue. The MDP includes policies encouraging the revitalization and adaptive reuse of underutilized or vacant commercial centres.
Add Discretionary Use: <i>Assisted living facility</i>	The MDP includes policies encouraging intensification and mixed use development along major urban corridors. The DC(1) area is identified as a major urban corridor. The area also consists of large lots which could accommodate this use. This type of use does not generate much traffic and it will fit with the surrounding uses. For example, Sunnybrook Farm and the adjacent residential.
Add Discretionary Use: <i>Multiple family building</i>	The MDP includes policies encouraging intensification and mixed use development along major urban corridors. There have also been requests for residential development in the nearby area, for example the Travelodge Hotel in 2013 which was approved by Council. There is existing multi-family to the north and southeast. The DC(1) area consists of large lots to accommodate residential development and there are various amenities nearby for residents.
Add Discretionary Use: <i>Dwelling units above the ground floor</i>	The MDP includes policies encouraging intensification and mixed use development along major urban corridors. This use will provide another opportunity to introduce residential into the area.
Add Discretionary Use: <i>Health and medical services</i>	This use complements existing surrounding uses (ex. Red Deer Community Health Centre) and residential development, and will complement future uses if the DC(1) area was to redevelop to include residential uses and an assisted living facility. Council has also approved similar uses in the past (ex. Therapeutic Health and Fitness facility, 1992).
Add Discretionary Use: <i>Commercial entertainment facility</i>	The MDP includes policies encouraging mixed use development along major urban corridors. The area consists of large lots with ample parking space.

<b>Proposed Change: Regulations</b>	<b>Rationale</b>
Add Free Standing Sign Regulations: <i>Only one sign may be allowed for the purpose of identifying the said centre and the tenants collectively.</i> <i>Maximum sign area 12 m<sup>2</sup>. Maximum sign height 10 m.</i>	Although the DC(1) district indicates that a freestanding sign is a permitted use, Section 3.4 of the <i>Land Use Bylaw</i> does not include sign regulations for direct control districts. This update will align the DC(1) sign regulations with sign regulations in Section 3.4 while accommodating the existing free standing signs along Bremner Avenue.



Delete Site Area Minimum and replaced with: <i>As approved by the Development Authority to meet intent of the district.</i>	Most of the lots along Bremner Avenue are smaller than 1.26 ha. A minimum site area hasn't been included because it may inhibit some developments. Instead, the minimum site area shall be determined at the development permit stage.
Add Maximum Building Height: <i>Maximum of 3 storeys.</i>	Most of the land use districts surrounding Bremner Avenue allow a maximum building height of 3 storeys. The MDP identifies the DC(1) area as a major urban corridor. The area has the potential for redevelopment and intensification.
Delete the Commission as the approving authority and replaced with: <i>Development Authority</i>	Allows a Development Officer to exercise their discretion and approve applications that conform to the <i>Land Use Bylaw</i> . Complex applications would be referred to the Municipal Planning Commission for review and approval.
Add Site Development Regulations: <i>Regulations 3(a)-(h)</i>	To guide future development or redevelopment. The added regulations were based from the C1 and C5 land use districts.

The proposed updates to add land uses aligns with the MDP because it will encourage a mix of commercial, residential, office, and institutional development in the DC(1) area. The increased development opportunities may also encourage the adaptive reuse of buildings and potentially increased density to support transit ridership. The updates to add development regulations align with the MDP because the added regulations will encourage pedestrian mobility and an increased quality of urban development.

### **Analysis:**

The Planning department undertook various methods to collect comments from City departments, businesses, and landowners regarding the application to include a *Commercial Service Facility* as a use in the DC(1) district as well as the proposed updates to the district to align it with the current *Land Use Bylaw* and the MDP. A summary of the consultation is outlined below. Attached to the Council agenda as Appendix Five is the correspondence and comments received regarding the application and proposed updates.

First, businesses and landowners along Bremner Avenue were consulted to gather comments on the proposal to add a *Commercial Service Facility* as a use to the DC(1) district. As part of the referral, businesses and landowners were also asked if they felt the current permitted and discretionary land uses were appropriate for the area, and if there were other land uses that should be considered. Two comments were received. A summary is provided below.



**Comments Received:**

1)	Supportive of adding a <i>Commercial Service Facility</i> as a use to the DC(1) district.
2)	Suggested adding a <i>Commercial Entertainment Facility</i> and a <i>Microbrewery</i> to the list of uses allowed in the DC(1) district.

**Admin Response to Comment 2:**

The Planning department has considered the comment to add a *Commercial Entertainment Facility* to the list of uses to the DC(1) district and determined that this would be an appropriate use for Bremner Avenue because the area consists of large lots with ample parking space. The Planning department is recommending that the DC(1) district be updated to add a *Commercial Entertainment Facility* as a discretionary use.

In considering the comment to add a *Microbrewery* to the list of uses in the DC(1) district, the Planning department has chosen not to add this use because the DC(1) district because Direct Control District's No. 21 (Riverlands) and No. 28 (Railyards) have been chosen as the appropriate locations to pilot this use (Bylaw 3357/AA-2014).

After completing the initial consultation, the Planning department formulated a list of updates to the DC(1) district. These updates were referred to City departments and landowners within 100 m of Bremner Avenue. There were no objections received from City departments. There were four comments received from landowners. A summary is provided below.

**Comments Received:**

1)	Supportive of the proposed amendments.
2)	Concern regarding: <ul style="list-style-type: none"> <li>• the proposal to remove "Media and related production",</li> <li>• the proposal to add regulation requiring sidewalk connections,</li> <li>• the landscaping requirements, and</li> <li>• the free standing sign regulations.</li> </ul>
3)	Supportive of most of the proposed changes to the permitted and discretionary uses in DC(1) but not supportive of the change from "Office" to "Existing Office".
4)	In general, not opposed to the proposed added uses and additional third storey for building height, but would like to see a broad sidewalk on the west side of the street (Bremner Avenue).

**Admin Response to Comment 2:**

To address the various concerns outlined in comment 2, Planning contacted the landowner and provided clarification on the proposed updates to the DC(1) district. A response from the landowner was received, stating that the information provided had cleared their concerns.

**Admin Response to Comment 3:**

Planning has considered the concern about limiting *Office* to *Existing Offices* only and chosen to modify the district to allow *Offices* as a discretionary use within existing buildings. This recommendation moves towards the intent of the office policies in the MDP, and assists with the transition of the area to become less office oriented, without affecting existing offices along Bremner Avenue. Planning contacted the landowner, to explain the change, and the landowner responded by saying that they had a concern about the ability to replace the existing office use in the building if the building ever damaged by fire or other accidental means. Planning responded by saying that the existing use within the building is not classified as office use, but instead it is a Commercial Service Facility. If the proposed update to the DC(1) district is approved, a Commercial Service Facility will be allowed as a discretionary use in the DC(1) district and it will not be limited to the existing buildings. Therefore, if the landowners building were to become damaged, they would be allowed to continue to Commercial Service Facility use in the new building.

**Admin Response to Comment 4:**

Planning has considered the suggestion to construct a sidewalk on the west side of Bremner Avenue and consulted with Engineering Services to determine if the City has plans to build a sidewalk at this location. At this time, the City does not have any plans to develop a public sidewalk along the west side of Brenmer Avenue. An alternative method to achieve public connectivity is through the redevelopment process. If a site was to redevelop, the City would apply a condition requiring the construction of a public sidewalk. This information was conveyed to the landowner.

In conclusion, after considering the proposed application to amend the DC(1) district to include a *Commercial Service Facility*, and completing a comprehensive review of the district, the Planning department is proposing various amendments which are outlined in Bylaw 3357/G-2015. The proposed amendments will update the DC(1) district to align with the definitions and regulations in the *Land Use Bylaw* and policies in the *Municipal Development Plan*.

The Planning department recommends that Council approve Bylaw 3357/G-2015.

Appendix One:

1994 Red Deer Regional Planning Commission Report re  
Bremner Avenue Direct Control District



**RED DEER  
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

DIRECTOR: W. G. A. Shaw, ACP, MCIP

FILE COPY

Telephone: (403) 343-3394  
Fax: (403) 346-1570

**MEMORANDUM**

FILE COPY

**TO:** City Council  
**FROM:** Orlando Toews, PLANNER  
**DATE:** September 19, 1994  
**RE:** BREMNER AVENUE DIRECT CONTROL DISTRICT

---

Please find enclosed a report on the Bremner Avenue Direct Control District as per Council's request of August 2, 1994

A handwritten signature in cursive script that reads "Orlando Toews".

---

Orlando Toews, PLANNER

## **BREMNER AVENUE DIRECT CONTROL DISTRICT**

Bremner Avenue is presently designated as a direct control district in which Council exercises total control over uses. Recently, land uses along Bremner Avenue have experienced changes with more changes in uses and ownership anticipated in the future. In light of these actual and anticipated changes, Council has requested that the future uses in Direct Control District No. 1 be reviewed by the Red Deer Regional Planning Commission and that the report be available to Council. Accordingly, at its August 2, 1994 meeting, the Council of The City of Red Deer passed the following motion:

**RESOLVED** that the Council of The City of Red Deer, ..., hereby agrees that the Red Deer Regional Planning Commission review the future uses within this Direct Control Area and that said report be available to Council by September 30, 1994.

This report will examine past and present uses as well as proposed uses and will conclude with staff recommendations regarding future uses.

### **BACKGROUND**

Section 70 of the Alberta Planning Act grants municipal councils the power to create direct control districts and to regulate and control them in any manner considered necessary. Within this broad framework, the City's Land Use Bylaw states that:

The purpose of this district is to provide for innovative developments which in the opinion of Council require specific regulations unavailable in other land use districts. This district is not intended to be used in substitution of any other land use district in this Bylaw that could be used to achieve the same result.

The direct control district exists to provide an area for uses which cannot be accommodated by other traditional land use districts and/or may have certain requirements, such as high parking space requirements. In addition, all developments may be expected to meet special development

standards such as extensive front yard landscaping and parking in side and rear yards only.

Direct Control District No. 1 came into being as part of Land Use Bylaw 2672/80 when it was adopted by Council on August 18, 1980 and replaced the "Special Uses (SU)" designation of the previous bylaw. Presently, the Bylaw does not specify any permitted or discretionary uses for Direct Control District No. 1; the only permissible uses are those that have been approved in the City of Red Deer land sale agreements for this land use district. The Municipal Planning Commission is responsible for determining yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use. The Appendix provides a chronology of uses in this district since the adoption of Land Use Bylaw 2672/80.

### **PRESENT USES**

Table 1 lists existing owners/occupants and primary uses. Typically, users on Bremner Avenue have been single tenant owners situated on large lots which range in size from 0.49 ha± to 1.26 ha± (0.88 ha± average). Over time, there has been some change from single to multiple occupancy. This trend is likely to continue and possibly expand as both the private and public sector adjust to the present economic and political climate. Currently, offices are the primary use in this district followed by retail commercial uses. Thus the majority of uses on Bremner Avenue are conventional in nature and could be accommodated in other existing districts. The uses are not unique in themselves, rather it is the location of the district and its high development standards that are unique.

**TABLE 1: PRESENT USES**

<b>OCCUPANT (Primary Use)</b>	<b>ADDRESS</b>
Alberta Liquor Control Board Outlet (vacant)	2823
Alberta Motor Association (office)	2965
Classic Keyboard Distributors (sales/lessons)	2811 B
Jordans Carpets Alberta Ltd (sales)	2811 C
RDTV (office/media production)	2840
Radio 7 / CKRD (office/media production)	2840
Red Deer Advocate (office/media production)	2950
Red Deer Regional Health Unit (office)	2845
Red Deer Regional Planning Commission (office)	2830
Royal Canadian Legion (service club)	2810
Sims Furniture Ltd. (sales)	2811
Therapeutic Health Exercise Centre (office/commercial recreation)	2811 D

**FUTURE USES**

Although the recently adopted Downtown Concept Plan (1994) recommends that the downtown be maintained "as the professional and public sector office centre of Red Deer...", it must be acknowledged that the majority of offices on Bremner Avenue have already existed as approved uses for many years and are likely to continue in office use for many more years. The same can be said for most of the commercial uses.

In regard to development standards, Bremner Avenue has a very high standard. It is desirable to maintain these high standards and apply similar standards to any future redevelopment in order to reflect the existing pattern and scale of development. As tenancies change from time to time,

additional applications for alternative office and commercial uses can be expected. These existing land uses should, therefore, be reflected in more specific zoning.

## **RECOMMENDATION**

Because of the district's existing uses and unique development standards it is the Staff's recommendation that the existing direct control designation remain and that it be further clarified by the inclusion of specific uses and standards. Redesignation to one of the existing commercial districts is not desirable as each of these contains some uses that are not considered suitable for Bremner Avenue. As well, they may not contain sufficient development standards to complement existing development. By providing a specific list of uses and standards, developers and owners will be able to gain approval for listed uses without directly applying to Council. This will facilitate quicker and more predictable approvals for the developers and owners while freeing Council from the task of reviewing each and every proposal. Accordingly, the following is a suggested list of uses and standards which staff believe both reflect and complement existing development:

### **Proposed Uses on existing lots**

- Commercial Recreation Facility
- Financial Institution
- Institutional Services (excluding institutional housing)
- Media and related production services
- Merchandise Sales (indoor only)
- Offices
- Restaurants (no drive through windows)
- Service and Repair of goods traded in the area
- Service Clubs
- Trade/Commercial Schools

**Proposed Development Standards**

- large landscaped front yards
- parking in rear and side yards only
- no on-street parking
- low profile signage
- no resubdivision

Such a list of uses and standards will clarify the City's overall vision for the future of Bremner Avenue while providing existing and potential users with a basis upon which to plan their respective futures.

If Council agrees with the direction outlined, Planning staff will prepare a land use bylaw amendment to incorporate the uses and standards as contained in this report.

## APPENDIX

### CHRONOLOGY of USES

- |               |   |
|---------------|---|
| November 1980 | Approval given to A.L.C.B. outlet including parking in the front of the building.   |
| January 1981  | Council approves tennis/racquet/squash club facility. Developer requests time extension and subsequently revises plans to reduce size of recreation facility and include large multi-tenant commercial building. Council denies extension and refunds monies in April 1982. |
| February 1981 | Council denies a request by the Legion to lease out approximately 650.3 sq. m. (7000 sq. ft.) of its facility for commercial use (i.e. clothing, jewellery, fabric/sewing outlets, financial institutions, St. John's Ambulance).   |
| June 1983     | Home building supply store with 250 foot frontage located north of A.L.C.B. outlet proposed. Council denies the initial request but later approves a revised plan. Developer does not carry through with plan.  |
| June 1983     | Ski and sporting goods store permitted within Sims Furniture building. Land sale agreement amended to reflect change in use.  |
| February 1986 | Convenience/Grocery Store with 50 foot frontage proposed north of A.L.C.B. store. Council turns down proposal.  |
| August 1987   | Red Deer Regional Health Unit approved. Some parking stalls in front of building.   |
| April 1991    | Council approves 210 sq. m. (2260 sq. ft.) addition/renovation proposed by the Royal Canadian Legion.   |
| March 1992    | Council approves request for Therapeutic Health and Fitness facility (Fitness and weight loss clients as well as doctor referred clients) in Sims Furniture Building  |
| April 1994    | Council approves proposed health and fitness club in former A.L.C.B. building   |
| August 1994   | Council approves expansion of uses at Therapeutic Health and Fitness to allow for medical professional office use.  |

## Appendix Two: DC(1) Use Chronology

- Aug. 18, 1980      Direct Control District No. 1 – DC(1) was adopted by Council.
- Aug. 18, 1980 -      DC(1) does not specify any permitted or discretionary uses. The only permissible  
Sept. 19, 1994      uses are those that have been approved in land sale agreements for this area. The  
Municipal Planning Commission is responsible for determining yards, landscaping,  
parking and layout, egress and ingress, building heights and architectural treatments.
- Nov. 1980            Council approves Alberta Liquor Control Board outlet.
- Jan. 1981            Council approves tennis/racquet/squash facility. Developer requests time extension  
and subsequently revises plans to reduce size of recreation facility and include large  
multi-tenant commercial building. Council denies extension.
- Feb. 1981            Council denies request by Legion to lease out approx. 650 sq. m. of its facility for  
commercial use (i.e. clothing, jewelry, fabric/sewing outlet, financial institutions,  
etc.).
- April 22, 1981      

Businesses on Bremner Ave
Red Deer Advocate
C.K.R.D
Red Deer Regional Planning Commission
Canadian Legion
Alberta Motors Association
Alberta Liquor Control Board
Sims Furniture
- June 1983            Council denies request for a home building store north of A.L.C.B but later  
approves use with a revised plan. Developer does not carry through with plan.
- June 1983            Ski and sporting goods outlet permitted within Sims Furniture building.
- Feb. 1986            Council denies proposal for convenience/grocery store north of A.L.C.B.
- Aug. 1987            Council approves Red Deer Regional Health Unit.
- Mar. 1992            Council approves Therapeutic Health and Fitness facility in Sims Furniture building.
- April 1994            Council approves health and fitness facility in former A.L.C.B building.
- Aug. 2, 1994            Council approves a request from Therapeutic Health Exercise Centre for  
additional medical professional offices.
- Aug. 2, 1994            Council directs the Red Deer Regional Planning Commission to review the future  
uses within DC(1) and prepare a report for Council by Sept. 30, 1994.

Sept. 19, 1994

Businesses on Bremner Ave
Alberta Liquor Control Board (vacant)
Alberta Motor Association
Classic Keyboard Distributors
Jordans Carpets Alberta Ltd.
RDTV
Radio 7/CKRD
Red Deer Advocate
Red Deer Regional Health Unit
Red Deer Regional Planning Commission
Royal Canadian Legion
Sims Furniture
Therapeutic Health and Exercise Centre

Sept. 26, 1994

Council considers the report from Red Deer Regional Planning Commission and directs RDRPC to prepare a Land Use Bylaw Amendment incorporating the recommendations outlined in the report.

Sept. 26, 1994

Council gives first reading to Bylaw 2672/W-94. The bylaw includes permitted and discretionary uses and development standards for Direct Control District No. 1

Oct. 24, 1994

Council gives second and third reading to Bylaw 2672/W-94.

Aug. 7, 2009

Building permit approved for Strive Dance Studio, as a commercial school, in a portion of the Sims Furniture building.

Dec. 3, 2009

Businesses on Bremner Ave
Sims Furniture
Dance Studio
Trail Appliance
Alberta Health Services
Alberta Motor Association
Academy of Learning
Red Deer Advocate
Radio Station
Ing & McKee Insurance
Newalta
Royal Canadian Legion
Famous Toys
Molly B's Lounge

Dec. 14, 2009

Council approves Nail Salon and Spa, as a similar use, in a portion of the existing

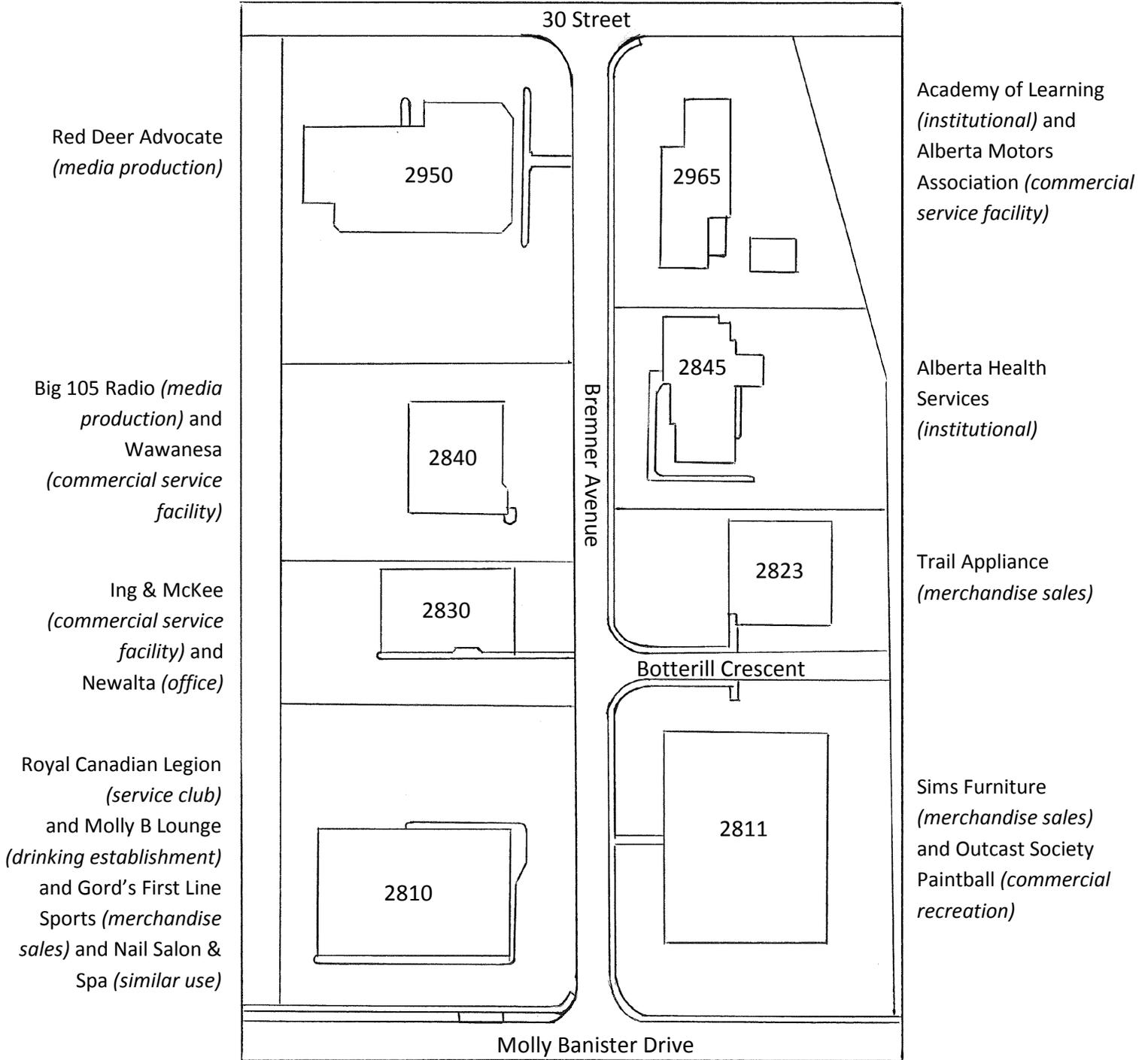
## Royal Canadian Legion Building.

- Sept. 16, 2013 Council approves fitness centre as a similar use. Developer does not carry through with plan.
- Dec. 10, 2014 Application received to amend the DC(I) district to include Commercial Services Facility. Planning department undertakes a comprehensive review the DC(I) district.

Feb. 25, 2015

Businesses on Bremner Ave	Use as Described Under Today's LUB
Red Deer Advocate	Media Production
Big 105 Radio Station	Media Production
Wawanesa	Commercial Service Facility
Ing & McKee Insurance	Commercial Service Facility
Newalta	Office
Royal Canadian Legion	
Gord's First Line Sports	Merchandise Sales
Molly B's Lounge	Drinking Establishment
Nail Salon and Spa	Commercial Service Facility
Alberta Motor Association	Commercial Service Facility
Academy of Learning	Institutional Service Facility or Trade/Commercial School
Alberta Health Services	Institutional Service Facility
Trail Appliance	Merchandise Sales
Sims Furniture	Merchandise Sales
Outcast Society Paintball	Commercial Recreation

### Appendix Three: DC(I) Area Businesses and Use Classification



## Appendix Four: DC(I) Updates – Bylaw 3357/G-2015

Interpretation:

- Bolded text means an added land use or regulation.
- Crossed out text means a land use or regulation has been removed.
- See the rationale for the proposed amendments in the Council agenda under the Analysis section.

### 8.1 Direct Control District No. 1 DC (1) (See Map M12)



#### General Purpose

The general purpose of this district is to provide for a mix of commercial and residential uses along Bremner Avenue on large lots and to incorporate increased front yard setbacks, increased landscaping requirements, and restricting parking to the rear or side yard.

#### 1. DC (1) Permitted and Discretionary Uses Table

<b>(a) Permitted Uses</b>
<ul style="list-style-type: none"> <li>(i) Accessory use <b>or building</b> subject to section 3.5</li> <li>(ii) <del>Any similar use that is approved by Council.</del></li> <li>(iii) Commercial recreation facility</li> <li>(iv) <del>Financial services</del></li> <li>(v) Institutional service facility</li> <li>(vi) <del>Media and related production services</del></li> <li>(vii) Merchandise sales (indoor only) <b>and/or rental, excluding all motor vehicles, machinery, and fuel.</b></li> <li>(viii) <del>Offices</del></li> <li>(ix) Restaurants (no drive through windows)</li> <li>(x) Service and repair of goods traded in this district</li> <li>(xi) Signs: Identification and local advertising on the following types of signs subject to section 3.3 and 3.4: <ul style="list-style-type: none"> <li>(1) Awning, canopy signs,</li> <li>(2) Under canopy signs,</li> <li>(3) Fascia signs, and</li> <li>(4) Free standing signs.</li> </ul> </li> <li>(xii) <b>Transportation, Communication or Utility Facility</b></li> <li>(xiii) <del>Trade/commercial school</del></li> <li>(xiv) <b>Royal Canadian Legion</b></li> <li>(xv) <b>Red Deer Advocate</b></li> </ul>
<b>(b) Discretionary Uses</b>
<ul style="list-style-type: none"> <li>(i) Gaming or gambling establishment subject to section 5.7 (1) (g)</li> <li>(ii) <b>Offices limited to the existing buildings along Bremner Avenue</b></li> <li>(iii) <b>Commercial service facility</b></li> <li>(iv) <b>Assisted living facility</b></li> <li>(v) <b>Multiple family building</b></li> <li>(vi) <b>Dwelling units above the ground floor</b></li> <li>(vii) <b>Health and medical services</b></li> </ul>

**(viii) Commercial entertainment facility**

**2. Direct Control District No. 1 General Regulations**

**(a) Table 8.1 DC(1) Regulations**

Regulations	Requirements
Maximum Signs	One free standing sign per lot <b>for the purpose of identifying the said centre and the tenants collectively.</b> <ul style="list-style-type: none"> <li>• <b>Maximum sign area 12 m<sup>2</sup></b></li> <li>• <b>Maximum sign height 10 m</b></li> </ul>
Site Area Minimum	<del>1.26 ha or existing lot size the date this land use district comes into effect.</del> <b>As approved by the Development Authority to meet the intent of the district.</b>
Parking	Subject to sections 3.1 & 3.2, no front yard parking
Front Yard Minimum	18.0 m
Building Height Maximum	<b>3 storeys</b>
Landscaping	Entire front yard except for access roadways and walkways. Side yards adjacent to a road are to be landscaped.

- (b) The site plan, the relationship between buildings, the structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the **Development Authority**.
- (c) All other standards to be determined by the **Development Authority**.

**3. Site Development**

- (a) If the site abuts a public sidewalk, a direct sidewalk connection shall be provided from the main entrance of a principle building on the site to the public sidewalk.
- (b) Development shall facilitate and encourage pedestrian movement within the site and to adjacent destinations.
- (c) Development shall create variety, character, comfortable scale, and visual interest by incorporating a variety of complementary building styles.
- (d) Residential developments shall incorporate architectural elements such as balconies, verandas, canopies and window projections.
- (e) Building elevations facing a public street shall be articulated with varied architectural elements such as entrances, windows, vertical or horizontal accents, setbacks, jogs, canopies, signage, projections, recessions, and roof lines.
- (f) As a minimum, overhead weather protection and sidewalks shall be provided for pedestrians along building fronts and at each building entrance.
- (g) Existing boulevard and landscaped areas are to be preserved in their current locations and shall not be removed for new developments, including driveways.

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

## Appendix Five: Proposed Application and Update to DC(I) Correspondence and Comments



**Date:** Dec. 15, 2014

**To:** Business Owner

**Re:** Review and Comment by January 17, 2014  
City of Red Deer Review of the Direct Control District No. 1 – Bremner Avenue

---

The City of Red Deer Planning Department is reviewing the land use district along Bremner Avenue. An application has been received to amend the district to include a “Commercial Service Facility” as a land use. A “Commercial Service Facility” includes uses such as a tanning salon, a fitness centre, a dry cleaning facility, a dog grooming salon, and a day care.

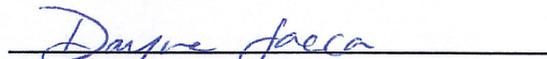
The current zoning for the properties along Bremner Ave is Direct Control District No. 1 – DC(1). A copy of the district is attached to this letter. The Planning Department would like to give you the opportunity to provide comments on the permitted and discretionary land uses currently allowed in the Direct Control District No. 1.

- Are the current land uses still appropriate for the area?
- Are there other land uses that should be considered and added to the district, such as a Commercial Service Facility?

Comments received will assist the Planning Department in determining the future land uses for Direct Control District No. 1. If a change in land uses is proposed, the Planning Department will send out a notification to landowners. Any change to the district requires a Land Use Bylaw amendment and Council approval.

If you have any questions, or would like more information, please contact the undersigned.

Thank you,



Dayna Facca, Planner  
City of Red Deer Planning Department  
Phone: 403.406.8703  
Email: Dayna.facca@reddeer.ca



The City of Red Deer  
Direct Control District No. 1 - DC(1) Review

# Comment Sheet re: Direct Control District No. 1 - Bremner Avenue

Submit By: January 17, 2014

Your Name (required): Brett Salomons

Address (required): D201, 5212 - 48 Street, Red Deer

Email or Phone Number (required): brett@salomonscommercial.com

Administration may use this information to contact you with updates and information related to the project.

## I. General Comments

Do you have any general comments about the permitted and discretionary land uses currently allowed in the Direct Control District No. 1?

- Are the current land uses still appropriate for the area?
- Are there other land uses that should be considered and added to the district?

There are two other potential land uses that ~~may~~ should be considered. The first is a ~~re~~ Commercial Entertainment Facility. The buildings located on this block are well suited to these uses and already have sufficient amount of parking allocated. ~~There are many other uses that would be suitable for this area.~~

The other use for consideration is a microbrewery. ~~This area~~ ~~is~~ ~~well~~ ~~suited~~ ~~for~~ ~~the~~ ~~same~~ ~~reasons~~ ~~as~~ ~~above~~. In addition the area benefits from having a nice localized street that isn't exposed to the main Gaetz Avenue corridor.



# Comment Sheet re:

## Direct Control District No. 1 - Bremner Avenue

Submit By: January 17, 2014

Your Name (required): PAUL MASON

Address (required): 2<sup>ND</sup> FLOOR - 2840 BREMNER AVE.

Email or Phone Number (required): pmason@big105.fm 403-343-7105

Administration may use this information to contact you with updates and information related to the project.

### I. General Comments

Do you have any general comments about the permitted and discretionary land uses currently allowed in the Direct Control District No. 1?

- Are the current land uses still appropriate for the area?
- Are there other land uses that should be considered and added to the district?

We see absolutely no reason why allowing a 'Commercial Service Facility' would have any negative impact on our area. As a matter of fact we think it would enhance this area.

Better to have <sup>an appearance of</sup> vibrant business on Bremner Avenue than <sup>that of</sup> empty offices, & building with real estate signs out front.

Paul Mason



**Date: January 23, 2015**

«Prime\_Owner\_Name»

«Owner\_Address\_1»

«Owner\_Address\_2»

«Owner\_Address\_3»

**To: Landowners**

**Re: Review and Comment by February 13th, 2015  
Proposed Amendments the Direct Control District No. 1 – Bremner Avenue  
Bylaw 3357/G-2015**

---

The following Questions and Answers will help you better understand what is being proposed:

**1. What is being proposed?**

An application has been received to change the *Land Use Bylaw* to incorporate a “Commercial Service Facility” as a use within the Direct Control District No. 1 – DC(1). Direct Control District No. 1 applies to the properties along Bremner Avenue. A “Commercial Service Facility” includes businesses such as a tanning salon, a fitness centre, a dry cleaning facility, a dog grooming salon, and a day care.

In addition to proposing a “Commercial Service Facility” as a use within DC(1), the Planning Department is proposing to modify the DC(1) district to include other land uses and development regulations.

**2. What is a “direct control district” and what changes are being proposed to Direct Control No. 1 – DC(1)?**

The general purpose of a “direct control district” is to provide for development that, because of unique characteristics, unusual site conditions, or innovative design, requires specific regulations unavailable in other land use districts. Direct

control district No.1 is a custom-made, area-specific land use district which only applies to the properties along Bremner Ave. The district was created in 1980.

Attached to this letter are the proposed changes to the Direct Control District No. 1 – DC(1). The changes are outlined by either bolded or crossed out text. Rationale is also provided along the right hand side of the page to outline why these changes are being proposed. If you are unfamiliar with land use definitions, the *Land Use Bylaw* on the City’s website includes a definition section under Part One: Title, Definitions, General Operative Clauses.

**3. Why did you, as a landowner, receive this notice?**

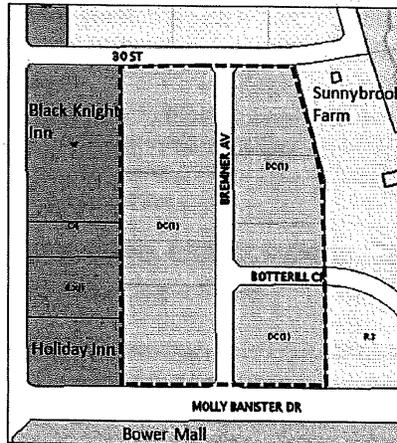
You have received this notice because you are a landowner within 100 metres of the Direct Control District No. 1 – DC(1).

The City provides landowners within 100 metres of a proposed Land Use Bylaw amendment the opportunity to review the proposed changes and provide comments. Comments may be provided via the enclosed comment sheet and mailed, e-mailed, or faxed to the City of Red Deer Planning Department via the contact information provided on the comment sheet.

Comments received will assist the Planning Department in determining the appropriate changes to Direct Control District No. 1.



Aerial Map



Land Use District Map

**4. How will the City Council decide if they support the change in zoning?**

Upon closure for comments, Planning staff will formulate a Land Use Bylaw amendment (Bylaw 3357/G-2015) and a Council report, including all public comments, for Council consideration. The amendment will layout the proposed changes to the Direct Control District No. 1 – DC(1).

For an amendment to be approved, Council must give three readings to the proposed amendment and a public hearing must be held prior to second and third reading. A public hearing is the opportunity for public members to attend the Council meeting and voice their opinion regarding the proposed amendment. Notice of the public hearing is advertised in the Red Deer Advocate in the Friday addition.

**5. Do you need to provide comments?**

It is optional to provide comments. If you feel the proposed changes could affect you, you may choose to provide comments.

If you would like to submit comments, please do so by **February 13, 2015**. Methods for submitting comments are outlined on the attached comment sheet.

Thank you for taking the time to consider the proposed changes to Direct Control District No. 1 – DC(1) and providing comments. Please contact me if you need any further information or clarification.

Sincerely,

Dayna Facca, Planner  
City of Red Deer Planning Department  
Phone: 403.406.8703  
Email: [Dayna.facca@reddeer.ca](mailto:Dayna.facca@reddeer.ca)

**Attachment: Proposed DC(1) Changes**

**Interpretation:**

- Bolded text means an added land use or regulation.
- Crossed out text means a land use or regulation that has been removed.
- Rationale for changes is outlined along the right hand side of the page.

**8.1 Direct Control District No. 1 DC (1) (See Map M12)**



**General Purpose**

The general purpose of this district is to provide for a mix of commercial and residential uses along Bremner Avenue on large lots and to incorporate increased front yard setbacks, increased landscaping requirements, and restricting parking to the rear or side yard.

**1. DC (1) Permitted and Discretionary Uses Table**

<b>(a) Permitted Uses</b>	
(i)	Accessory use <b>or building</b> subject to section 3.5
(ii)	<del>Any similar use that is approved by Council</del>
(iii)	Commercial recreation facility
(iv)	<del>Financial services</del>
(v)	Institutional service facility
(vi)	<del>Media and related production services</del>
(vii)	Merchandise sales (indoor only) <b>and/or rental, excluding all motor vehicles, machinery, and fuel.</b>
(viii)	<b>Existing offices</b>
(ix)	Restaurants (no drive through windows)
(x)	Service and repair of goods traded in this district
(xi)	Signs: Identification and local advertising on the following types of signs subject to section 3.3 and 3.4: (1) Awning, canopy signs, (2) Under canopy signs, (3) Fascia signs, and (4) Free standing signs.
(xii)	<b>Transportation, Communication or Utility Facility</b>
(xiii)	<del>Trade/commercial school</del>
(xiv)	<b>Royal Canadian Legion</b>
<b>(b) Discretionary Uses</b>	
(i)	Gaming or gambling establishment subject to section 5.7 (1) (g)
(ii)	Commercial service facility
(iii)	Assisted living facility
(iv)	Multi-family building
(v)	Dwelling units above the ground floor
(vi)	Health and medical services
(vii)	Commercial entertainment facility

- Comment [DN1]:** Added purpose statement.
- Comment [DN2]:** Added "accessory building".
- Comment [DN3]:** Deleted "any similar use approved by Council" as this expression is very general and open to interpretation.
- Comment [DN4]:** Deleted "Financial services" as DC(1) is being updated to include "commercial service facility".
- Comment [DN5]:** Deleted "Media and related production services" as this is not a defined use under the Land Use Bylaw. Replaced with "transportation, communication, or utility facility".
- Comment [DN6]:** Added "rental" of items.
- Comment [DN7]:** Limiting "office" to existing offices as policies 11.3 and 12.4 in the Municipal Development Plan state that offices are to be located in the downtown or in town centres.
- Comment [DN8]:** Added "transportation, communication or utility facility" to replace "media and related production services".
- Comment [DN9]:** Deleted "Trade/Commercial school" as DC(1) is being updated to include "commercial service facility".
- Comment [DN10]:** Added Royal Canadian Legion as this business is existing and serves multiple functions.
- Comment [DN11]:** Added "commercial service facility" as there have been multiple applications for these types of uses over the years. Some applications has been approved by Council (ex. nail salon and spa). The area has transitioned to more commercial-like uses. DC1 already permits financial services and commercial schools.
- Comment [DN12]:** Added "assisted living facility" as the area consists of large lots, not much traffic is generated with this type of use, and it fits with the surrounding uses ex. Sunnybrook Farm and residential.
- Comment [DN13]:** Added "multi-family building" as there have been requests for residential development in the nearby area (ex. Travelodge Hotel). There is also existing multi-family to the north and southeast of DC(1). The DC(1) area consists of large lots to accommodate residential and there are various amenities nearby.
- Comment [DN14]:** Added "dwelling units above the ground floor" to introduce residential into the area.
- Comment [DN15]:** Added "health and medical services" as it complements surrounding uses (ex. Red Deer Community Health Centre).
- Comment [DN16]:** Added "commercial entertainment facility" as the area consists of large lots with ample parking space.

**2. Direct Control District No. 1 General Regulations**

**(a) Table 8.1 DC(1) Regulations**

Regulations	Requirements
Maximum Signs	One free standing sign per lot.
Site Area Minimum	1.26 ha or existing lot size as of March date 2015.
Parking	Subject to sections 3.1 & 3.2, no front yard parking as of March date 2015.
Front Yard Minimum	18.0 m
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> <li>• <b>3 storeys for multi-family building.</b></li> </ul>
Landscaping	Entire front yard except for access roadways and walkways. Side yards adjacent to a road are to be landscaped.

**Comment [DN17]:** Added additional storey for multi-family buildings.

(b) The site plan, the relationship between buildings, the structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

(c) All other standards to be determined by the Commission.

**3. Site Development**

**Comment [DN18]:** Added site development regulations to guide future development or redevelopment.

(a) **If the site abuts a public sidewalk, a direct sidewalk connection shall be provided from the main entrance of a principle building on the site to the public sidewalk.**

(b) **Development shall facilitate and encourage pedestrian movement within the site and to adjacent destinations.**

(c) **Development shall create variety, character, comfortable scale, and visual interest by incorporating a variety of complementary building styles.**

(d) **Residential developments shall incorporate architectural elements such as balconies, verandas, canopies and window projections.**

(e) **Building elevations facing a public street shall be articulated with varied architectural elements such as entrances, windows, vertical or horizontal accents, setbacks, jogs, canopies, signage, projections, recessions, and roof lines.**

(f) **As a minimum, overhead weather protection and sidewalks shall be provided for pedestrians along building fronts and at each building entrance.**

(g) **Existing boulevard and landscaped areas are to be preserved in their current locations and shall not be removed for new developments, including driveways.**

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



**CORPORATE ADMINISTRATIVE POLICY**  
7017-CA

**Disclosing Public Comments & Personal Information**

***General comments the proposed changes to Direct Control District No. 1 – DC(1)?***

Thank you for advancing the Proposed Amendments to District Control No. 1 – Bremner Avenue Bylaw 3357/G-2015.

Jim Pattison Developments Ltd. is the property owner of 2840 Bremner Avenue, Red Deer. We support most of the Proposed DC(1) Changes to the Permitted and Discretionary Use Table, but do not support of the change of “Offices” in 1. (a) (viii) to “Existing Offices”. 2840 Bremner is an existing Office building currently with office vacancy. The ability to lease the Office vacancy is extremely important to us for flexibility and investment purposes. Our understanding from City Staff is that Existing Offices uses will not apply to existing vacant Office space. This will take away our ability to lease the vacant Office space going forward.

Is there an ability to “grandfather” the existing Office use for existing buildings in the Bylaw? If not, we respectfully ask that the Proposed Amendments Application be rescinded.

---



---



---



---



---



---



---



---

**Thank you.**



## ***Red Deer Legion Branch #35***

2810 - Bremner Avenue, Red Deer AB T4R 1M9

Ph (403) 342-0035 Fax (403) 346-0035

Email - rcl35mgr@telus.net



February 13, 2015

Planning Department

City of Red Deer

Thank you for the information with regard to a possible change of acceptable uses and property requirements in the Bremner Avenue District.

We are certainly aware that the current zoning requirements are not conducive to managing the large properties in this prime south hill neighborhood. The Legion has had to reduce the amount of floor space used by our Branch activities and lease a portion of the building and we have noticed that other neighboring building owners have encountered a similar problem. Times have changed & perhaps it is time to amend the zoning requirements.

In general, we are not opposed to the proposed added uses and additional third storey for building height.

One improvement on the street corridor our Branch membership and management would like to see is a broad sidewalk on the west side of the street. The current situation is extremely dangerous as it is a busy intersection at Molly Banister Drive and Bremner Avenue. We are seeing a greater number of pedestrians, some with scooters and they must reach our front door along the street and driveway.

Sincere regards,

A handwritten signature in black ink that reads "Bev Hanes".

Bev Hanes, President

The Legion, Red Deer Branch #35

2810 Bremner Avenue



Name: *MIKE MOSTHENKO*

**Section 17(4)(g)**

**Comments re: Proposed Land Use Bylaw Amendment 3357/G-2015 Direction Control District No. 1 – DC(1)**

*Any decisions made by the planning dept are fine with me.*

Thank you.

We have several concerns

1. The removal of media and related production.

The proposed category does not adequately reflect our business model. Newspapers require a substantial manufacturing component. It requires considerable vehicle traffic on a 24 hour cycle including large transport trucks. To avoid future conflict with potential new neighbours I think our category should remain, instead of being included in a category which does not reflect our workflow needs.

2. Sidewalks

The west side of Bremner Ave. does not have or need sidewalks. It can now be mandated and would be a considerable expense to our company with no benefit. Our company should be provided a variance on this issue. It also decreases the resale value on our property if prospective buyers are mandated to provide sidewalks.

3. Landscaping

We see no advantage to being subject to landscaping requirements that go beyond our current standards.

4. Signage

The new proposal restricts our free standing signage to one. Our company continues to seek opportunities for growth and may wish to produce multiple products out of this location requiring additional signage. We also may have the opportunity to rent out office space that may require additional signage. We have a large lot with multiple building entrances and several parking lots. We would like to maintain our flexibility on free standing signage.

## Appendix Six: Municipal Development Plan Office Policies

### **11.3 Location of Office Development**

*The City shall continue to promote Greater Downtown Red Deer as the primary location for office space, subject to policy 12.6.*

### **12.4 Location of Office Development – Downtown**

*The City shall continue to promote Greater Downtown as the primary location for office space, including actively encouraging other orders of government to regard Greater Downtown as the focus of their activities.*

### **12.6 Location of Office Development – Planned Major Nodes**

*Office space/use shall be allowed outside of the Greater Downtown in the town centres as shown on the Generalized Land Use Concept map subject to the following:*

- (a) The maximum amount of office space which may be allowed in each town centre shall be 125,000 square feet of gross leasable area;*
- (b) Office use shall be limited to a total of four floors in any single building; and*
- (c) The floor area of office use within any single building shall*

### **Important Considerations:**

- The office policies outlined above were adopted into the MDP in 2008.
- Policy 11.3 and 12.4 state that the downtown is the primary location for offices. This statement suggests that offices may be located elsewhere.
- Policy 12.6 states that offices may be located within town centres; however, the *MDP General Land Use Concept* does not identify town centres.

**BYLAW NO. 3357/G-2015**

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 Delete Section 8.1 Direct Control District No. 1 DC (1) (See Map 12) in its entirety and replace with the following section:

**8.1 Direct Control District No. 1 DC (1) (See Map M12)**



**General Purpose**

The general purpose of this district is to provide for a mix of commercial and residential uses along Bremner Avenue on large lots and to incorporate increased front yard setbacks, increased landscaping requirements, and restricting parking to the rear or side yard.

**1. DC (1) Permitted and Discretionary Uses Table**

<b>(a) Permitted Uses</b>
<ul style="list-style-type: none"> <li>(i) Accessory use or building subject to section 3.5</li> <li>(ii) Commercial recreation facility</li> <li>(iii) Institutional service facility</li> <li>(iv) Merchandise sales (indoor only) and/or rental, excluding all motor vehicles, machinery, and fuel.</li> <li>(v) Restaurants (no drive through windows)</li> <li>(vi) Service and repair of goods traded in this district</li> <li>(vii) Signs: Identification and local advertising on the following types of signs subject to section 3.3 and 3.4:             <ul style="list-style-type: none"> <li>(1) Awning, canopy signs,</li> <li>(2) Under canopy signs,</li> <li>(3) Fascia signs, and</li> <li>(4) Free standing signs.</li> </ul> </li> <li>(viii) Transportation, Communication or Utility Facility</li> <li>(ix) Royal Canadian Legion</li> <li>(x) Red Deer Advocate</li> </ul>
<b>(b) Discretionary Uses</b>
<ul style="list-style-type: none"> <li>(i) Gaming or gambling establishment subject to section 5.7 (1) (g)</li> <li>(ii) Offices limited to the existing buildings along Bremner Avenue</li> <li>(iii) Commercial service facility</li> <li>(iv) Assisted living facility</li> <li>(v) Multiple family building</li> <li>(vi) Dwelling units above the ground floor</li> <li>(vii) Health and medical services</li> <li>(viii) Commercial entertainment facility</li> </ul>

## 2. Direct Control District No. 1 General Regulations

### (a) Table 8.1 DC(1) Regulations

Regulations	Requirements
Maximum Signs	One free standing sign per lot for the purpose of identifying the said centre and the tenants collectively. <ul style="list-style-type: none"> <li>• Maximum sign area 12 m<sup>2</sup></li> <li>• Maximum sign height 10 m</li> </ul>
Site Area Minimum	As approved by the Development Authority to meet the intent of the district.
Parking	Subject to sections 3.1 & 3.2, no front yard parking
Front Yard Minimum	18.0 m
Building Height Maximum	3 storeys
Landscaping	Entire front yard except for access roadways and walkways. Side yards adjacent to a road are to be landscaped.

(b) The site plan, the relationship between buildings, the structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

(c) All other standards to be determined by the Development Authority.

### 3. Site Development

(a) If the site abuts a public sidewalk, a direct sidewalk connection shall be provided from the main entrance of a principle building on the site to the public sidewalk.

(b) Development shall facilitate and encourage pedestrian movement within the site and to adjacent destinations.

(c) Development shall create variety, character, comfortable scale, and visual interest by incorporating a variety of complementary building styles.

(d) Residential developments shall incorporate architectural elements such as balconies, verandas, canopies and window projections.

(e) Building elevations facing a public street shall be articulated with varied architectural elements such as entrances, windows, vertical or horizontal accents, setbacks, jogs, canopies, signage, projections, recessions, and roof lines.

(f) As a minimum, overhead weather protection and sidewalks shall be provided for pedestrians along building fronts and at each building entrance.

(g) Existing boulevard and landscaped areas are to be preserved in their current locations and shall not be removed for new developments, including driveways.



**DATE:** May 26, 2015  
**TO:** Angus Schaffenburg, Acting Planning Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Update to Direct Control District No. 1 – DC (I)  
Land Use Bylaw Amendment 3357/G-2015  
Consideration of Second and Third Readings of the Bylaw

---

**Reference Report:**

Planning Department, dated March 26, 2015

**Resolution:**

At the Monday, May 25, 2015 Regular Council Meeting, Council gave second and third readings to land Use Bylaw Amendment 3357/G-2015, to update Direct Control District No. 1 – DC (I). A copy of the bylaw is attached.

**Report back to Council:** No

Comments/Further Action:

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



Frieda McDougall  
Manager

/attach.

- c. Tara Lodewyk, Director of Planning Services
- Dayna Facca, Planner

**BYLAW NO. 3357/G-2015**

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 Delete Section 8.1 Direct Control District No. 1 DC (1) (See Map 12) in its entirety and replace with the following section:

**8.1 Direct Control District No. 1 DC (1) (See Map M12)**



**General Purpose**

The general purpose of this district is to provide for a mix of commercial and residential uses along Bremner Avenue on large lots and to incorporate increased front yard setbacks, increased landscaping requirements, and restricting parking to the rear or side yard.

**1. DC (1) Permitted and Discretionary Uses Table**

<b>(a) Permitted Uses</b>
(i) Accessory use or building subject to section 3.5 (ii) Commercial recreation facility (iii) Institutional service facility (iv) Merchandise sales (indoor only) and/or rental, excluding all motor vehicles, machinery, and fuel. (v) Restaurants (no drive through windows) (vi) Service and repair of goods traded in this district (vii) Signs: Identification and local advertising on the following types of signs subject to section 3.3 and 3.4: (1) Awning, canopy signs, (2) Under canopy signs, (3) Fascia signs, and (4) Free standing signs. (viii) Transportation, Communication or Utility Facility (ix) Royal Canadian Legion (x) Red Deer Advocate
<b>(b) Discretionary Uses</b>
(i) Gaming or gambling establishment subject to section 5.7 (1) (g) (ii) Offices limited to the existing buildings along Bremner Avenue (iii) Commercial service facility (iv) Assisted living facility (v) Multiple family building (vi) Dwelling units above the ground floor (vii) Health and medical services (viii) Commercial entertainment facility

## 2. Direct Control District No. 1 General Regulations

### (a) Table 8.1 DC(1) Regulations

Regulations	Requirements
Maximum Signs	One free standing sign per lot for the purpose of identifying the said centre and the tenants collectively. <ul style="list-style-type: none"><li>• Maximum sign area 12 m<sup>2</sup></li><li>• Maximum sign height 10 m</li></ul>
Site Area Minimum	As approved by the Development Authority to meet the intent of the district.
Parking	Subject to sections 3.1 & 3.2, no front yard parking
Front Yard Minimum	18.0 m
Building Height Maximum	3 storeys
Landscaping	Entire front yard except for access roadways and walkways. Side yards adjacent to a road are to be landscaped.

(b) The site plan, the relationship between buildings, the structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

(c) All other standards to be determined by the Development Authority.

### 3. Site Development

(a) If the site abuts a public sidewalk, a direct sidewalk connection shall be provided from the main entrance of a principle building on the site to the public sidewalk.

(b) Development shall facilitate and encourage pedestrian movement within the site and to adjacent destinations.

(c) Development shall create variety, character, comfortable scale, and visual interest by incorporating a variety of complementary building styles.

(d) Residential developments shall incorporate architectural elements such as balconies, verandas, canopies and window projections.

(e) Building elevations facing a public street shall be articulated with varied architectural elements such as entrances, windows, vertical or horizontal accents, setbacks, jogs, canopies, signage, projections, recessions, and roof lines.

(f) As a minimum, overhead weather protection and sidewalks shall be provided for pedestrians along building fronts and at each building entrance.

(g) Existing boulevard and landscaped areas are to be preserved in their current locations and shall not be removed for new developments, including driveways.

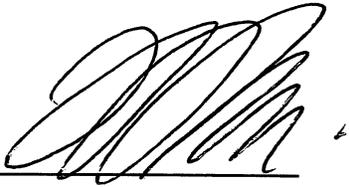
(h) The relationship of the use to adjacent residential areas will be a factor in considering the size, site plan, and architectural treatment of the building.

READ A FIRST TIME IN OPEN COUNCIL this 13<sup>th</sup> day of April 2015.

READ A SECOND TIME IN OPEN COUNCIL this 25<sup>th</sup> day of May 2015.

READ A THIRD TIME IN OPEN COUNCIL this 25<sup>th</sup> day of May 2015

AND SIGNED BY THE MAYOR AND CITY CLERK this 25<sup>th</sup> day of May 2015.



MAYOR



CITY CLERK

**Notice of Motion  
Submitted by Councillor Buck Buchanan**

**Second Language Learning Opportunities**

Whereas roughly 9 in 10 Canadians who reported speaking an immigrant language most often at home reside in a census metropolitan area (CMA); most of them (80%) lived in the major CMAs of Toronto, Montréal, Vancouver, Calgary, Edmonton and Ottawa – Gatineau<sup>1</sup>; and

Whereas second language opportunities are important to reducing migration to larger metropolitan areas by creating welcoming environments within the local community; and

Whereas approximately ten per cent of Red Deer grade school students are enrolled in French Immersion and the natural continuation of this program would be through post-secondary and/or other local opportunities; and

Whereas Council of The City of Red Deer has identified priorities such as Dialogue and being a Welcoming and Inclusive Community, and participates in the Canadian Coalition of Municipalities Against Racism and Discrimination; and

Whereas the City of Red Deer will be host to the Canada Winter Games in 2019 and part of our obligations as host city will be to welcome Canada in both official languages; and

Whereas The City of Red Deer supports the provision of local second language opportunities as this results in broader opportunities for students and encourages students to stay in Red Deer to study; and

Whereas language classes can be offered through a variety of means such as cultural groups, continuing education programs, private contractors and post-secondary institutions;

Therefore be it resolved that The City of Red Deer advocate to the Alberta Urban Municipalities Association and the related ministries in Province of Alberta to ensure second language opportunities are available within local communities.

---

<sup>1</sup> <http://www12.statcan.ca/census-recensement/2011/as-sa/98-314-x/98-314-x2011001-eng.cfm>