

CITY COUNCIL

AGENDA

Monday, September 14, 2015 – Council Chambers, City Hall

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

1. MINUTES

- 1.1. Confirmation of the Minutes of the August 31, 2015 City Council Meeting
(Agenda Pages 1 – 13)

2. POINTS OF INTEREST

3. REPORTS

- 3.1. Community Housing Advisory Board- Winter Emergency Response Funding
Endorsement
(Agenda Pages 14 – 16)
- 3.2. Community Housing Advisory Board- Youth Housing First Program Extension
Endorsement
(Agenda Pages 17 – 20)
- 3.3. Truth and Reconciliation Recommendations
(Agenda Pages 21 – 27)
- 3.4. Social Policy Framework
(Agenda Pages 28 – 62)

4. BYLAWS

- 4.1. Land Use Bylaw Amendment 3357/F-2015
Proposed Redesignation from
C4 Commercial (Major Arterial) to C1 Commercial (City Centre)
Consideration of First Reading of the Bylaw
(Agenda Pages 63 – 140)
- 4.2. Land Use Bylaw Amendment 3357/T-2015
Omnibus Amendments
Consideration of First Reading of the Bylaw
(Agenda Pages 141 – 166)

5. PUBLIC HEARINGS

- 5.1. Willson House (Formerly Grandview Lodge)
Land Use Bylaw Amendment 3357/M -2015
HS – Historical Significance Overlay District to HP – Historical Preservation
Overlay District
(Agenda Pages 167 – 180)
- 5.1.a. Consideration of Second Reading of the Bylaw
- 5.1.b. Consideration of Third Reading of the Bylaw

6. NOTICES OF MOTION

- 6.1. Notice of Motion Submitted by Councillor Dianne Wyntjes re: National Inquiry
into Murdered and Missing Indigenous Women and Girls in Canada
(Agenda Pages 181 – 184)

7. ADJOURNMENT



UNAPPROVED - M I N U T E S

**of the Red Deer City Council Regular Meeting
held on , Monday, August 31, 2015
commenced at 2:33 P.M.**

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

City Manager, Craig Curtis
Director of Corporate Transformation, Lisa Perkins
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Community Services, Sarah Cockerill
Director of Corporate Services, Paul Goranson
Director of Development Services, Elaine Vincent
Director of Human Resources, Kristy Svoboda
Director of Planning Services, Tara Lodewyk
City Clerk, Frieda McDougall
Deputy City Clerk, Angie Keibel
Corporate Meeting Coordinator, Louise Maher
Recreation, Parks and Culture Manager, Shelley Gagnon
Environmental Initiatives Supervisor, Nancy Hackett

ABSENT: Councillor Buck Buchanan
Councillor Paul Harris (Leave of absence)

**I. IN CAMERA MEETING****I.1. Motion to In Camera - Land Matter (FOIP Section 24(1))**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer agrees to enter into an In-Camera meeting of Council on Monday, August 31, 2015 at 2:33 p.m. and hereby agrees to exclude the following:

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

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

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

MOTION CARRIED

I.2. Motion to Revert to Open Meeting

Moved by Councillor Ken Johnston, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer agrees to revert to an open meeting of Council on Monday, August 31, 2015 at 3:07 p.m.

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

MOTION CARRIED



2. MINUTES

2.1. Confirmation of the Minutes of the August 17, 2015 City Council Meeting

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby approves the Minutes of the August 17, 2015 Regular Council Meeting as transcribed.

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

MOTION CARRIED

2.2. Confirmation of the Minutes of the August 18, 2015 Mid-Year Budget Meeting

Moved by Councillor Tanya Handley, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby approves the Minutes of the August 18, 2015 Mid-Year Budget Meeting as transcribed.

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

MOTION CARRIED

4. REPORTS

4.1. Environmental Advisory Committee 2014 Annual Report

Brandon Laesk, Chairman of the Environmental Advisory Committee and Nancy Hackett, Environmental Initiatives Supervisor presented this report for Council's information.



Council recessed at 3:26 p.m. and returned at 3:33 p.m.

5. NOTICES OF MOTION

5.1. Notice of Motion Submitted by Councillor Paul Harris re: Support for Red Deer College in Obtaining Polytechnic University Status

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the Notice of Motion submitted by Councillor Paul Harris re: Support for Red Deer College in Obtaining Polytechnic University Status.

IN FAVOUR:

Mayor Tara Veer, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM THE TABLE CARRIED

Joel Ward, President of Red Deer College spoke to this item.

Moved by Councillor Lawrence Lee, seconded by Councillor Lynne Mulder

Whereas, Red Deer College is actively seeking Polytechnic University status in order to offer its own degrees, as well as to continue to offer professional, career-focused programs in the arts, social and related behavioural sciences, health & wellness, engineering, education, and trades and technology that engage students in active, applied learning and research essential to the future of society, business and industry; and

Whereas, offering degrees closer to home dramatically improves access and affordability for learners in the communities of Central Alberta, and

Whereas, a local Polytechnic University will provide local control over education programming, based on local demand and our communities' needs; and



Whereas, a Polytechnic University will strengthen the social fabric of our community, increase cultural diversity, and enable economic growth for the region; and

Whereas, applied research that is anticipated from Polytechnic University will support innovation and commercialization for businesses and industries of Central Alberta, which further helps to diversify and strengthen our economy; and

Whereas, Red Deer College's current contribution to economic growth through past graduates and current operations is \$327.4 million in 2011-2012, and would be significantly higher with a Polytechnic University; and

Whereas, our region is one of the largest in Canada without access to a degree granting institution within a one hour commute; and

Whereas, currently only 17% of eligible High School students in our region remain here to pursue a post-secondary education, compared to Calgary (33%), Edmonton (32%) and Lethbridge (28%); and

Whereas, students who must leave our Central Alberta community to pursue a degree often do not return; and

Whereas, the City of Red Deer's Economic Development Strategy highlights our central location a major asset for both our community and the province; and

Whereas, economic strength and diversification are crucial to Council's Strategic Plan; and

Whereas, education and lifelong learning, influences community equity positively, reduces poverty and crime, improves social justice and positively influences the overall well-being of the community; and

Whereas, the purpose of civic government is to improve the quality of life for its citizens; and

Whereas, The City of Red Deer has an opportunity to support and advocate on behalf of, and with, our communities' local educational institutions; and



Therefore, be it resolved that the Council of the City of Red Deer, endorse and advocate with the Red Deer College in its request to the Government of Alberta for an immediate change in status to a Polytechnic University.

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

MOTION CARRIED

6. REPORTS continued

6.1. Tour of Alberta - Canada's Pro Cycling Festival

Moved by Councillor Tanya Handley, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Recreation, Parks & Culture dated June 1, 2015 re: Tour of Alberta – Canada's Pro Cycling Festival, hereby agrees that The City of Red Deer will not seek the opportunity to host the Tour of Alberta in 2016.

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

MOTION CARRIED

6.2. Year Round Ross Street Patio Request from the Greater Downtown Action Plan Steering Committee

Moved by Councillor Ken Johnston, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the report from City Administration dated August 25, 2015 re: Year Round Ross Street Patio Request



from the Greater Downtown Action Plan Steering Committee hereby confirms its decision of January 2015 to continue the patio as a summer amenity.

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

OPPOSED: Councillor Dianne Wyntjes, Councillor Lynne Mulder

MOTION CARRIED

Councillor Dianne Wyntjes left Chambers at 4:43pm and returned at 4:44 p.m.

7. **BYLAWS**

7.1. **Traffic Bylaw Amendment 3186/A-2015**

Moved by Councillor Lynne Mulder, seconded by Councillor Lawrence Lee

SECOND READING: That Bylaw 3186A/-2015, (a Traffic Bylaw amendment to amend speed limits and truck routes) be read a second time

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

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Lawrence Lee

THIRD READING: That Bylaw 3186/A-2015 be read a third time.

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

MOTION CARRIED

**8. NOTICES OF MOTION - continued****8.1. Notice of Motion Submitted by Councillor Lynne Mulder re: Urging the Federal Parties and Candidates to Make Known Their Platforms to Meet Canada's Public Transit Needs of the Future**

Moved by Councillor Lynne Mulder, seconded by Councillor Dianne Wyntjes

Whereas the Canadian Urban Transit Association has expressed concerns about a transit infrastructure gap in Canada; and

Whereas Canada's public transit needs of the future require long-term, dedicated, indexed and recurrent funding; and

Whereas Canada's economic competitiveness as well as the quality of life of its citizens is improved with renewed accessible transit infrastructure; and

Whereas rapid urbanization and the phenomenon of congestion that has accompanied it can only be solved through promoting a modal shift from the automobile to public transit; and

Whereas the expansion of public transit through new lines, additional frequency and adding capacity allows effective and efficient use of roadways by offering the public a transportation choice other than the automobile; and

Whereas public transit reduces greenhouse gas emission and pollution; and

Whereas municipalities have an inadequate tax revenue base to finance the full cost of transit infrastructure and operations; and

Whereas in advance of the upcoming Federal election, the Canadian Urban Transit Association has circulated the attached survey to Federal parties and Leaders in order to properly inform the electorate about their respective positions on Canada's urban transit issues;



Therefore it be Resolved that Council of The City of Red Deer;

1. Declare that it supports greater federal investment in public transit infrastructure commencing in the 2016/17 Federal budget;
2. Requests that funding models allow flexibility to meet the different realities of cities, towns and collectives across Canada;
3. Urges the federal parties to make public transit a major electoral issue by advising the public as to each party's plan for transit over the coming months; and

And Further be it Resolved that Council of The City of Red Deer:

1. Endorses the Canadian Urban Transit Association's transit survey by adding The City of Red Deer's name to the list of signatories that will be sent to all federal parties; and
2. That a copy of the survey be sent to all federal candidates running within the Red Deer region to gauge their opinions on public transit for Canadian communities; and
3. Continue to support a federal role in public transit across Canada and promote the many benefits of public transit for Canadians.

IN FAVOUR:

Mayor Tara Veer, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

8.2. Notice of Motion Submitted by Councillor Dianne Wyntjes re: National Inquiry into Murdered and Missing Indigenous Women and Girls in Canada.

The following Notice of Motion was introduced by Councillor Dianne Wyntjes:



Whereas The City of Red Deer is committed to a respectful working relationship with our aboriginal citizens and community including relationship building through our active Urban Aboriginal Voices committee, the Red Deer Native Friendship Society and the joint work to develop the Asooahum Centre; and

Whereas the Truth and Reconciliation Commission (TRC) was created as part of a settlement agreement between the Federal Government and survivor parties to the Indian Residential Schools Class action Settlement Agreement to establish the truth about Indian residential schools and establish a reconciliation process; and

Whereas on June 2, 2015 the TRC Final Report was released following six years of hearing from thousands of residential school survivors and their families about the impacts of residential schools and colonization; and

Whereas the TRC report contains 94 recommendations for action by all levels of government; and

Whereas the Mayor of The City of Red Deer has proclaimed:

- June 11, 2014 as Remembering the Children Day to encourage Red Deerians to engage in the healing, reconciliation and restoration efforts of the “Remembering the Children Society;”
- October 2, 2014 as “Sister in Spirit” day encouraging Red Deerians to honour the lives of Aboriginal women and girls who have been victimized;
- June 21, 2015 recognizing National Aboriginal History Month and National Aboriginal Day and encouraging all Red Deerians to stand with the Aboriginal communities in honour of the unfinished lives of the missing or murdered Indigenous women in Canada; and

Whereas Red Deer was proud host to the “Walking with our Sisters,” a Commemorative Art Installation for the Missing and Murdered Indigenous Women of Canada and the USA; and.

Whereas reconciliation is an opportunity for us to advance with greater understanding of the historical impacts that have shaped the experiences of Aboriginal peoples to date; and



Whereas reconciliation is the beginning of the new path forward based on truth and justice, respect and partnership with First Nation and Aboriginal communities; and

Whereas the TRC has many recommendations that are specifically actionable by The City of Red Deer and our municipal partners; and

Whereas Council will be receiving a report from administration on the potential impacts, decisions and recommendations on moving forward with TRC recommendations that are within The City's jurisdiction; and

Whereas RCMP Commissioner Bob Paulson stated in 2014 that nearly 1,200 aboriginal women have been murdered or gone missing in Canada in the past 30 years; about 1,000 are murder victims; and

Therefore be it Resolved that Red Deer City Council join with the Federation of Canadian Municipalities and other Canadian municipalities in requesting that the Government of Canada hold a comprehensive, independent national inquiry into murdered and missing indigenous women and girls in Canada as per TRC recommendation #41.

References:

<http://www.trc.ca/websites/trcinstitution/index.php?p=890>

Council recessed at 4:55 p.m. and reconvened at 5:42 p.m.

9. IN CAMERA MEETING continued

9.1. Motion to In Camera - Financial Matter (FOIP Section 25(1)(b)(c))

Moved by Councillor Ken Johnston, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer agrees to enter into an In-Camera meeting of Council on Monday, August 31, 2015 at 5:43 p.m. and hereby agrees to exclude the following:

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



to discuss a Financial Matter as protected under the Freedom of Information & Protection of Privacy Act, Section 25(1)(b)(c).

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

MOTION CARRIED

9.2. Motion to Revert to Open Meeting

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer agrees to revert to an open meeting of Council on Monday, August 31, 2015 at 6:14 p.m.

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

MOTION CARRIED

10. REPORTS Continued

10.1. Sponsorship

Moved by Councillor Lawrence Lee, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the report from Recreation, Parks and Culture dated August 6, 2015 re: Sponsorship, hereby:

1. Endorses proceeding with a City led sponsorship program related to Recreation, Parks and Culture assets,
2. Endorses Option #2, Partial Implementation which allows Administration to respond to requests for sponsorship from the community and to actively seek naming rights for new assets as the preferred option for sponsorship implementation; and



3. Directs Administration to bring back a recommended strategic approach and related costs.

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

OPPOSED: Councillor Ken Johnston

MOTION CARRIED

II. ADJOURNMENT

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, August 31, 2015 Regular Council Meeting of Red Deer City Council at 6:41 p.m.

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

MOTION CARRIED

MAYOR

CITY CLERK



September 1, 2015

Community Housing Advisory Board- Winter Emergency Response Funding Endorsement

Social Planning

Report Summary & Recommendation:

The Community Housing Advisory Board (CHAB) is recommending continued support for Safe Harbour Society to extend overnight shelter spaces as an important component of the community's Winter Emergency Response. During the cold months of November 1, 2015 to April 30, 2016 additional overnight shelter spaces are required to meet the demand and reduce the volume of turn aways. When Safe Harbour Society increases the number of shelter beds, an additional staff member is required in the People's Place program.

An additional \$45,427 will enable Safe Harbour Society to add an extra 11 shelter spaces to the existing 35 beds. The funds will cover a full time staff position 12 hours/night, 7 days/week from November 1, 2015 to April 30, 2016.

Funding for this overnight component of the Winter Emergency Response is available through the Province of Alberta's Outreach and Support Services (OSSI) grant administered by The City of Red Deer. This overnight component compliments other daytime supports recently considered by City Council.

As part of the recommendation process, the Community Housing Advisory Board reviewed usage data provided by Safe Harbour Society on the demand for existing shelter spaces during the months of July and August. The review confirmed that demand for space exceeds availability and that individuals are being turned away on a consistent basis each night. The need for additional shelter spaces during the winter months is clearly identified.

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 dated September 1, 2015 re: Community Housing Advisory Board – Winter Emergency Funding Endorsement hereby endorses funding in the amount of \$45,427 from the Outreach and Support Services Initiative (OSSI) Grant to Safe Harbour Society to cover a full time staff position to enable the addition of an extra 11 shelter spaces for the time period of November 1, 2015 to April 30, 2016.

Report Details

Background:

A Winter Emergency Response has operated in the community of Red Deer for several years to provide additional support for individuals who are homeless in the winter months. Prior to 2011, funds for a Winter Emergency Response were provided directly from the Province of Alberta. In 2011 the Winter Emergency Response Funds were attached to the Outreach and Support Services Initiative (OSSI) Grant that is overseen by the Community Housing Advisory Board.

Red Deer's Winter Emergency Response has undergone many programmatic changes, and each change has been an improvement based on learnings and changing community conditions. The amount being requested within this report is the same amount that was allocated for last winter's time period of November 1, 2014 to April 30, 2015.

The Social Planning Department has consulted with The City of Red Deer's procurement section and the Province of Alberta's grant consultants to ensure that appropriate processes and permissions are in place to proceed with this funding recommendation.

Discussion:

The provision of emergency shelter space is consistent with Red Deer's plan to end homelessness as it provides a critical link to access necessary housing and supports. The additional staff assigned to People's Place as part of the Winter Emergency Response provides this critical link to ending homelessness.

Analysis:

Many variables influence the demand on the number of shelter beds required each evening. Data on the utilization of the current shelter beds indicates demand exceeds availability. Funding this project is a proactive step to ensure that sufficient shelter beds exist from November 1, 2015 to April 30, 2016.



COMMUNITY HOUSING ADVISORY BOARD

DATE: August 25, 2015

TO: City Council

FROM: Community Housing Advisory Board

SUBJECT: Winter Emergency Response - Request for Funds from Safe Harbour Society for People's Place

At the August 25, 2015 meeting of the Community Housing Advisory Board, the Board discussed the request for funds from Safe Harbour Society for additional beds at People's Place.

The motion as set out below was introduced and passed:

Resolved that the Community Housing Advisory Board, having considered the report dated August 12, 2015 on Winter Emergency Response Funds and presented by Administration, hereby endorses funding the amount of \$45,427 from the Outreach and Support Services Initiative (OSSI) Grant to Safe Harbour Society, to increase by 11 the number of beds available within People's Place for the time period of November 1, 2015 to April 30, 2016, and forwards this to Council for consideration.

The above is submitted for Council's consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Dustin Lendvay', written over a horizontal line.

Dustin Lendvay
Chair, Community Housing Advisory Board



Council Decision – September 14, 2015

DATE: September 16, 2015

TO: Roxana Nielsen Stewart, Social Planning Supervisor -
Community Development

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Community Housing Advisory Board – Winter Emergency
Response Funding Endorsement

Reference Report:

Social Planning, dated September 1, 2015

Resolution:

At the Monday September 14, 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 dated September 1, 2015 re: Community Housing Advisory Board – Winter Emergency Response Funding Endorsement hereby endorses funding in the amount of \$45,427 from the Outreach and Support Services Initiative (OSSI) Grant to Safe Harbour Society to cover a full time staff position to enable the addition of an extra 11 shelter spaces for the time period of November 1, 2015 to April 30, 2016.

Report back to Council: No

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

Frieda McDougall
Manager

- c. Director of Community Services
Social Planning Manager
Chief Financial Officer



September 1, 2015

Community Housing Advisory Board- Youth Housing First Program Extension Endorsement

Social Planning

Report Summary & Recommendation:

The Community Housing Advisory Board (CHAB) is putting forth an endorsement for Council to support an extension to the Arcadia (Youth Housing First) project operated by McMan Central for a period of 10 months from September 8, 2015 to June 30, 2016 in the amount of \$125,000.

This project was approved by Council on August 18, 2014 as a pilot project. The agreement between The City of Red Deer and McMan Central allowed for an option to extend the project based on a review of the pilot phase ensuring that the project is meeting the provincial Outreach and Support Services Initiative grant (OSSSI) funding parameters and its expected outcomes. The amount of \$125,000 was set aside in the OSSSI budget to cover the cost of a possible extension.

The formative evaluation was completed by Social Planning and presented to CHAB at their regular meeting on August 25, 2015. This report was reviewed by CHAB, discussed and through the board's consensus model process, agreement occurred to support funding this project to June 30, 2016.

Attached is the letter from the Community Housing Advisory Board. Social Planning supports the allocation of these funds to McMan Central.

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 dated September 1, 2015 re: Community Housing Advisory Board – Youth Housing First Program Extension Endorsement, hereby endorses an extension to the Arcadia (Youth Housing First) project operated by McMan Central for a period of ten months from September 8, 2015 to June 30, 2016 in the amount of \$125,000 to be funded from the Outreach and Support Services Initiative Grant.



Report Details

Background:

The Arcadia program is a housing first pilot project for homeless youth between the ages of 16-24. The service provider is McMan Central. The duration of the pilot project originally approved by City Council on August 18, 2014 was for the time period of September 8, 2014 to September 7, 2015 and the amount approved was \$124,344. The original RFP for this project was developed following a codesign process between CHAB and the Red Deer Youth Homelessness Strategy Group.

When the RFP for this project was issued it stated there will an option to renew for a further period provided that the program met the provincial OSSI funding parameters and outcomes. The amount of \$125,000 was set aside in the OSSI budget to cover the cost of a possible extension to this program.

The formative evaluation was completed on the Arcadia Project to ensure that the program was meeting established performance contract terms for accountability and continuous improvement. In terms of scope, the evaluation largely focused on 1) fidelity of the program model in terms of adhering to Housing First principles and youth service delivery principles, 2) delivering housing and supports to clients, 3) client outcomes resulting from the program, and 4) to identify possible changes to the existing program design that, if implemented, could better serve the needs of the clients.

The project at the time of the evaluation had housed six youth through the program, 5 males and a female. Clients housing situation immediately prior to intake were characterized by significant histories of housing instability. In fact one client indicated living on the street since they were 13 years old. The six youth are being housed in two homes being master leased by McMan Central. Each home has a live-in mentor and all the clients are connected to an outreach worker. This model is termed "transitional housing". When ready, the clients are transitioned to an independent living situation.

The second housing model component within the Arcadia agreement is "Scattered Site Housing". Clients would receive wrap around supports from the project while living independently in the community. Within the pilot year, no clients were placed into scattered site housing.

The Arcadia program was to work with 4 to 5 youth in Red Deer during the pilot project. That output was met.



In January 2015, the Province of Alberta issued the document *Supporting Healthy and Successful Transitions to Adulthood: A Plan to Prevent and Reduce Youth Homelessness*. Additional OSSI funding was received in 2014/2015 to support initiatives that support this plan. The Arcadia project meets that requirement.

Discussion:

The formative evaluation identified both the positives as well as areas that could use changes or improvements. As with any pilot project, there are always learnings and several recommendations were made to that if implemented could better serve the needs of the clients.

Social Planning did recommend to CHAB that the pilot is extended to June 30, 2016. Social Planning will work with McMan Central on implementing those recommendations. The amended agreement will reflect those agreed upon expectations.

The other OSSI grants expire June 30, 2016 and new RFP's will be issued in early January. This will bring the Arcadia project end date in line with the other OSSI contracts. A new RFP for youth services will be released at the same time as the other OSSI RFP's.

Analysis:

The project showed success in housing 6 youth with complicated housing histories. Additional funds were received in the fiscal year of 2014-2015 through the Outreach and Support Services Initiative (OSSI) grant to support youth experiencing homelessness and to align with the provincial youth plan *Supporting Healthy and Successful Transitions to Adulthood: A Plan to Prevent and Reduce Youth Homelessness*. The intent of the grant is being followed and supported by extending the funding for this project to June 30, 2016.



COMMUNITY HOUSING ADVISORY BOARD

DATE: August 25, 2015

TO: City Council

FROM: Community Housing Advisory Board

SUBJECT: Approval of Contract Extension for McMan Arcadia Youth Project

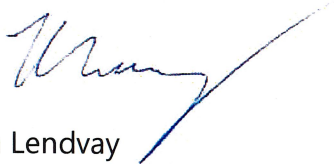
At the August 25, 2015 meeting of the Community Housing Advisory Board, the Board discussed a contract extension for the McMan Arcadia Youth Project.

The motion as set out below was introduced and passed:

Resolved that the Community Housing Advisory Board, having considered the report dated August 18, 2015 on a contract extension for the McMan Arcadia Program, and presented by Administration, hereby endorses an extension to the McMan Arcadia Program for a period of ten months from September 8, 2015 to June 30, 2016 in the amount of \$125,000, and forwards this to Council for consideration.

The above is submitted for Council's consideration.

Respectfully submitted,



Dustin Lendvay
Chair, Community Housing Advisory Board

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



Council Decision – September 14, 2015

DATE: September 16, 2015

TO: Roxana Nielsen Stewart, Social Planning Supervisor -
Community Development

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Community Housing Advisory Board – Youth Housing First
Program Extension Endorsement

Reference Report:

Social Planning, dated September 1, 2015.

Resolution:

At the Monday September 14, 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 dated September 1, 2015 re: Community Housing Advisory Board – Youth Housing First Program Extension Endorsement, hereby endorses an extension to the Arcadia (Youth Housing First) project operated by McMan Central for a period of ten months from September 8, 2015 to June 30, 2016 in the amount of \$125,000 to be funded from the Outreach and Support Services Initiative

Report back to Council: No

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

Frieda McDougall
Manager

- c. Director of Community Services
Social Planning Manager
Chief Financial Officer



September 8, 2015

Truth and Reconciliation Recommendations

City Manager's Division: City Manager's Office & Human Resources Department

Report Summary & Recommendation:

On June 2, 2015 the Government of Canada released the report on Truth and Reconciliation. This report and its 94 Calls to Action follows six years of hearing from thousands of residential school survivors, their families and members of the Aboriginal and First Nations Communities.

Administration has reviewed the report and recommendations, specifically the five recommendations that call for action on the part of local governments. Of these 94 Calls to Action (or recommendations), there are five that specifically call for action on the part of the local government. The following recommendations build upon The City of Red Deer's commitment to working with the Aboriginal community through initiatives such as the Asooahum Crossing, support and involvement with Common Ground initiative and now the Urban Aboriginal Voices Society (UAVS) and supports Council and the organizations commitment to welcoming and inclusive communities.

These recommendations are the beginning and base upon which The City of Red Deer can further continue its ongoing work towards reconciliation with the Aboriginal community. At this time Administration recommends that:

- Council endorse this report as the basis upon which an action plan can be developed with the UAVS to honour the municipal commitments under the TRC
- Support FCM Big City Mayors in the call for a national inquiry on the status of missing and murdered aboriginal women in Canada.
- Prepare a statement of reconciliation based on the framework for reconciliation outlined in the United Nations Declaration on the Rights of Indigenous Peoples.



City Manager Comments:

I support the recommendations of Administration.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from City Manager's Division dated September 8, 2015 re: Truth and Reconciliation Recommendations hereby endorses the following:

- a) The City of Red Deer work with Urban Aboriginal Voices Society to prepare a statement of reconciliation based on the framework for reconciliation outlined in the United Nations Declaration on the Rights of Indigenous Peoples
- b) The City of Red Deer support FCM and the 'Big City' mayors calls for National Inquiry on the status of murdered and missing aboriginal women in Canada
- c) The City of Red Deer continue the work of implementing and actioning the recommendations of the Truth and Reconciliation Commission and develop a comprehensive plan for action with the support and in partnership with the Urban Aboriginal Voices Society. This includes the ongoing work related to the five municipal recommendations and the referral of museum related recommendations to the Museum Board for consideration.



Report Details

Background:

The Truth and Reconciliation Committee fulfills a commitment as part of the settlement agreement between the Federal Government and survivor parties to the Indian Residential Schools Class Action Settlement Agreement. The 528 page report and 94 Calls to Action follow six years of hearings and conversations with residential school survivors and families.

The Calls to Action (or recommendations) are bundled into several different categories:

LEGACY:

- Child Welfare
- Education
- Language and Culture
- Health
- Justice

RECONCILIATION

- Canadian Governments and the United Nations
- Royal Proclamations and Covenant of Reconciliation
- Settlement agreement parties and the United Nations
- Equity for Aboriginal People in the legal system
- National Council for Reconciliation
- Professional development and training for public servants
- Church apologies and reconciliation
- Education for reconciliation
- Youth programs
- Museums and archives
- Missing children and burial information
- National Centre for Truth and Reconciliation
- Commemoration
- Media and reconciliation
- Sports and reconciliation
- Business and reconciliation
- Newcomers to Canada



Five recommendations are directed to municipalities and several towards government in general. Given the different legislative landscape for municipalities across Canada, and the context and relationship with their aboriginal community each municipality will create a unique action plan in response to the Truth and Reconciliation Committee. For example in Ontario municipalities have a responsibility for public health and will have action items in the Health area or in Red Deer we want to make sure our action plan contains priorities and initiatives that represent the context and honour our relationships with aboriginal and first peoples in Red Deer and area.

Discussion:

The City of Red Deer has been purposeful in working with the Aboriginal Community in Red Deer and the Truth and Reconciliation Report provides further guidance in our role and responsibility towards reconciliation. The report provides The City with an opportunity to advance our understanding, our commitment and our relationship with First Nations and Aboriginal Communities.

Staff have taken a responsive approach to this report and have either already complied or are working towards the five specific recommendations related to the municipal government. There are five specific recommendations related to municipal governments are:

Recommendation 43: “We call on the federal, provincial, and territorial governments to fully implement the United Nations Declaration on the Rights of Indigenous Peoples as the framework for reconciliation”:

Action: Working with the Aboriginal Community, The City of Red Deer prepare a statement of reconciliation based on the framework for reconciliation outlined in the United Nations Declaration on the Rights of Indigenous Peoples.

Recommendation 47: “We call upon the federal, provincial, territorial and municipal government to repudiate concepts used to justify European sovereignty over indigenous peoples and lands, such as the Doctrine of Discovery and terra nullius and to reform those laws, government policies and litigation strategies that continue to rely on such concepts”:



Action: At this time, we are reviewing this recommendation with our legal services department and will provide an update to City Council.

Recommendation 57: “We call upon federal, provincial, territorial and municipal governments to provide education to public servants on the history of Aboriginal peoples, including the history and legacy of residential schools, the United Nations Declaration on the Rights of indigenous Peoples, Treaties, and Aboriginal rights, Indigenous law, and Aboriginal –Crown relations. This will required skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.”

Action: As part of the People Charter, Human Resources will develop an action plan that provides training to staff and leadership. This would build upon our respectful workplace and diversity training.

Recommendation 75: “We call upon the federal government to work with the provincial territorial and municipal government, churches, Aboriginal communities, former residential school student, and current landowners to develop and implement strategies and procedures for the ongoing identification, documentation, maintenance, commemoration, and protection of residential school cemeteries or other sites at which residential school children were buried. This is to include the provision of appropriate memorial ceremonies and commemorative markers to honour the deceased children.”

Action: The City of Red Deer first proclaimed “Remembering the Children Day” on June 11, 2014. The City of Red Deer will continue to honour its commitment to properly acknowledge, commemorate and honour the Industrial School through Remembering the Children.

Recommendation 77: “We call upon provincial, territorial, municipal, and community archives to work collaboratively with the National Centre for Truth and Reconciliation to identify and collect copies of all records relevant to the history and legacy of the residential school system and to provide these to the National Centre for Truth and Reconciliation”:

Action: The City of Red Deer, through our archives section, has digitized and sent any records related to the Industrial School to the National Centre



for Truth and Reconciliation and will continue to look carefully for records. This work will be ongoing.

In addition to the five municipal actions, there are four recommendations under the section “Museum and Archives” that we recommend be referred to the Museum Board for their consideration and action.

There are many more recommendations in the report that, while not areas of direct municipal responsibility, are areas we through our leadership, our advocacy, our operations, our community engagement we have an opportunity to influence. For example we can through our Social Policy Framework support the calls to action in the child welfare and youth programs section. As the Host City for the 2019 Canada Winter Games there are opportunities to incorporate recommendations in the Sport and reconciliation. These are a few examples of area in which we provide leadership, partnership, advocacy, or service delivery where we have opportunities to directly and indirectly support the calls to action found in this report.

Analysis:

As the preface to the report states “Reconciliation is not an Aboriginal problem, it is a Canadian one (pg. vi).” In reviewing the report there are clear recommendations for municipalities to action however in this spirit, there is much more in this report that as local government and community leaders we have an opportunity and an obligation to positively influence.

As noted in this report, The City of Red Deer has actioned or has plans in place to complete the five calls to action directed at municipalities. However, the work towards reconciliation does not end there and it is recommended that The City of Red Deer through the Urban Aboriginal Voices Society (UAVS) and other local and national bodies develop an action plan that will support and continue to advance our work in the community.

This report outlines a few key actions that start the municipality on the journey towards reconciliation however this work will require a continued commitment to the calls to action in this report and towards the relationships with the aboriginal



community. At this time, Administration recommends that important first steps be taken on this journey:

- d) The City of Red Deer work with UAVS to prepare a statement of reconciliation based on the framework for reconciliation outlined in the United Nations Declaration on the Rights of Indigenous Peoples
- e) The City of Red Deer support FCM and the 'Big City' mayors calls for National Inquiry on the status of murdered and missing aboriginal women in Canada
- f) The City of Red Deer continue the work of implementing and actioning the recommendations of the Truth and Reconciliation Commission and develop a comprehensive plan for action with the support and in partnership with the UAVS. This includes the ongoing work related to the five municipal recommendations and the referral of museum related recommendations to the Museum Board for consideration.

Administration will report back to Council on the progress on a regular basis.



Council Decision – September 14, 2015

DATE: September 16, 2015

TO: Lisa Perkins, Director of Corporate Transformation

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Truth and Reconciliation Recommendations

Reference Report:

City Manager's Division: City Manager's Office & Human Resources Department, dated September 8, 2015.

Resolution:

At the Monday September 14, 2015 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from City Manager's Division dated September 8, 2015 re: Truth and Reconciliation Recommendations hereby endorses the following:

- a) The City of Red Deer work with Urban Aboriginal Voices Society to prepare a statement of reconciliation based on the framework for reconciliation outlined in the United Nations Declaration on the Rights of Indigenous Peoples
- b) The City of Red Deer support FCM and the 'Big City' mayors calls for National Inquiry on the status of murdered and missing aboriginal women in Canada
- c) The City of Red Deer continue the work of implementing and actioning the recommendations of the Truth and Reconciliation Commission and develop a comprehensive plan for action with the support and in partnership with the United Aboriginal Voices Society. This includes the ongoing work related to the five municipal recommendations and the referral of museum related recommendations to the Museum Board for consideration.

Report back to Council: No

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

Frieda McDougall
Manager



September 8, 2015

Social Policy Framework – Request for Council Approval

Corporate Services Directorate

Report Summary & Recommendation:

Attached is the final draft version of the Social Policy Framework (SPF) for the City of Red Deer. It is recommended that Council adopt the report as the plan representing the Social Sustainability Pillar.

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 the Corporate Services Directorate dated September 8, 2015 re: Social Policy Framework – Request for Council Approval, hereby adopts the Social Policy Framework report as the plan representing the Social Sustainability Pillar.



Report Details

Background:

Safety was one of the six themes identified in Council's Strategic Direction 2012-2014. The Strategic Direction also identifies that Red Deer's community wellness is founded on pillars of sustainability, one of which is social well-being.

To support the expected outcomes of the Safety theme, the Safety Charter was developed and was approved by Council in 2012. One of the five Key Strategies identified in the Safety Charter was the development of a Social Policy Framework (SPF), which is the reason this document is being considered by Council today.

MODUS Planning, Design & Engagement Inc. was commissioned in October 2014, to assist in developing the SPF, to bring outside expertise and advice regarding community and stakeholder engagement and sustainable community development.

Discussion:

The SPF is a City of Red Deer document, written in collaboration with consultant MODUS Planning, Design & Engagement, with direction from City Council and contributions from City staff and the community.

The development of the SPF included a number of stakeholder input sessions and discussions including:

- workshops held with Council June 2014, October 2014, February 2015, March 2015, and June 2015,
- stakeholder input from 16 external organizations and agencies through: a workshop March 2015 and on-line stakeholder workbooks April 2015, and
- Internal consultation through workshops held in October 2014, December 2014 and January 2015, circulation of the draft SPF soliciting input, and distribution of an electronic workbook to garner feedback.

The overview section from the SPF provides a clear contextualized definition of what the SPF is and what it is not:

The Social Policy Framework (SPF) is one of the City's five Sustainability Pillars, providing a clear framework to support implementation of City initiatives which have social effects. As a broad framework, it is not an action plan, a statutory plan, nor binding on the City. The framework is:

- A mechanism for evaluating and addressing community needs;



- A foundation for coordinating strategic actions of the public, private and community sectors;
- A “lens” that helps to identify what the community wants to achieve in the social sphere and provides guidance about how to get there and who will do what;
- A system to consider complex social goals more deliberately across City departments; and
- The SPF is a City of Red Deer document, written in collaboration with consultant MODUS Planning, Design & Engagement, with direction from City Council and contributions from City staff and the community.

The purpose of the SPF is to help The City sustain the social well-being of the community. The SPF provides direction from Council that governs the organization but could be adjusted over time through learnings from implementation. The SPF describes:

- what sustaining social well-being means and includes: the social pillar definition, listing of community goals, and the principles that should guide action,
- how to set priorities consistently and transparently,
- how to support progress through clarifying City roles and responsibilities and identifying organizational elements needed to support the SPF, and
- the importance of shared insights through public participation and monitoring and reporting.

Analysis:

The SPF is a framework to assist in making decisions and determining priorities related to very complex and ever changing sets of challenges facing the community. The document is intended to be a reference point, which will not change significantly over time. The community goals will likely not vary, but the gaps, perceived and real, from achieving them will change over time, which will drive changes in The City’s responsibilities and associated roles.

The adoption of the SPF is the first of three phases, the phase two will be Implementation Plan Development, followed by phase three, Implementation of the Plan. Phase two, Implementation Plan Development will include:

- updating/revising the Council Governance policies to reflect the SPF direction,
- integration with the other sustainability pillars,



- consideration and implementation of a system to regularly monitor and report progress,
- develop an understanding of the community's current level of achievement towards goals and The City's current role;
- Articulating criteria for setting priorities;
- Establishing priorities;
- Defining responsibility of The City (primary, shared, complementary) within the priority and;
- Defining The City role and tactics to advance priority community goal achievements.

The Implementation Plan Development will occur in the latter part of 2015, for adoption in early 2016 with the Implementation of the Plan to immediately follow.



SOCIAL POLICY FRAMEWORK

September 3, 2015



PREPARED BY:



MODUS

planning design engagement



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OVERVIEW

The Social Policy Framework (SPF) is one of The City's five Sustainability Pillars, providing a clear framework to support implementation of City initiatives which have social effects. As a broad framework, it is not an action plan, a statutory plan, nor binding on The City. The framework is:

- A mechanism for evaluating and addressing community needs;
- A foundation for coordinating strategic actions of the public, private and community sectors;
- A "lens" that helps to identify what the community wants to achieve in the social sphere and provides guidance about how to get there and who will do what; and
- A system to consider complex social goals more deliberately across City departments.

The SPF is a City of Red Deer document, written in collaboration with consultant MODUS Planning, Design & Engagement, with direction from City Council and contributions from City staff and the community.



STRATEGIC DIRECTION AND IMPLEMENTATION

The purpose of the SPF is to help The City sustain the social well-being of the community. As shown in Figure 1, at its core, the Framework is a learning system, in which Council establishes policy in the form of “Strategic Direction” that governs Council and the organization, and that may over time be adjusted as the organization learns through implementation. On-going public and stakeholder participation helps to maintain direction and focus and is fundamental to success.

The first component for the SPF describes what it means to **sustain social well-being**.

This includes:

- Defining the social pillar;
- Identifying community-wide goals; and
- Outlining principles to guide action.

Three other components flow from this starting point:

- **Setting priorities** consistently and transparently;
- **Supporting progress** by clarifying City roles and responsibilities, and creating an environment that supports effective action; and
- Mutually **sharing insights** with stakeholders and the public.

Together, these four sections inform the final component: **plans and activities**, through which The City directly contributes to its aim of sustaining social well-being. This component, like the others, forms part of the overall learning system that is the core of the SPF.



Following Figure 1, each component of the **SPF** is described in detail. **Strategic implementation** components will be developed following adoption of the **Strategic Direction**, and will be adjusted over time as needs and circumstances dictate. Strategic implementation of the SPF will be designed to be simple and to enable the smooth integration of social policy into existing business processes, and over time, into the culture of The City, public and private sector partners, and the community as a whole.

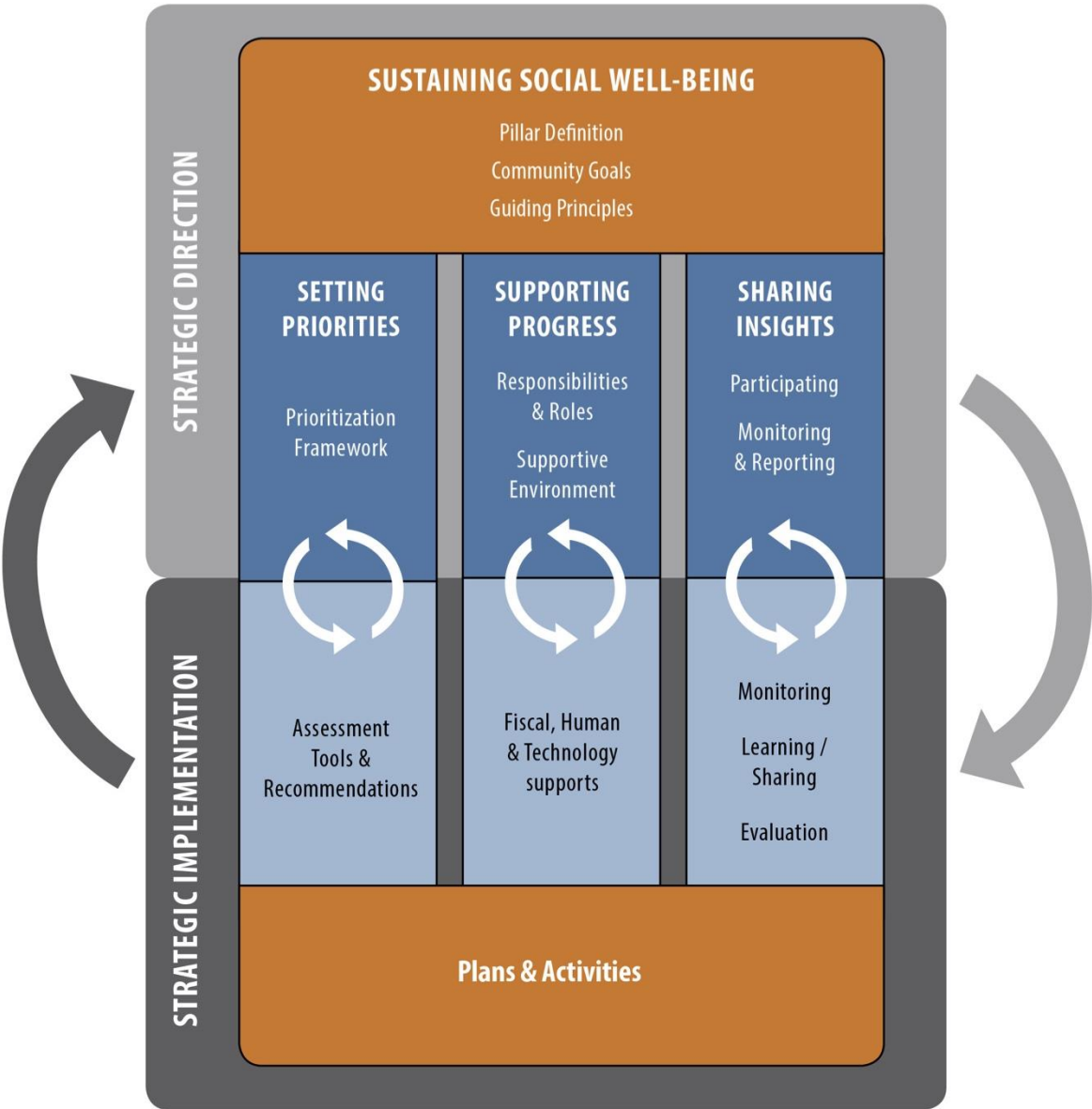


Figure 1: Components of the Social Policy Framework



SUSTAINING SOCIAL WELL-BEING

The SPF describes the social well-being of the community through definition of the social pillar, a set of goals for the whole community, and principles to guide action.

SOCIAL PILLAR DEFINITION

The Social Pillar Definition is a qualitative description of the desired social future of the community. It is broadly written and multi-faceted, without regard for how it may be achieved. The definition is proposed as something for both The City and others to contribute towards.

The definition is:

Red Deer is a strong, engaged community that embraces its diversity. Through leadership, support and partnerships, everyone can meet their needs and maintain a good quality of life. Equality, social well-being and a sense of belonging are supported, and decisions are just.



COMMUNITY GOALS

A goal describes a specific part of the desired social future for the whole community of Red Deer. The City, other organizations, citizens, and visitors all can contribute to achieving this set of goals; through joint efforts they will have the best opportunity to be reached.

The goals include (in alphabetical order):

- **Community Cohesion and Engagement:** We have strong personal, family, neighbourhood and community connections, and are engaged in the community, providing a sense of belonging and contributing to our quality of life.
- **Educational Opportunity and Attainment:** We have access to quality and diverse learning opportunities and programs throughout our lives.
- **Equitable Services and Access:** We have fair and equitable access to neighbourhood and community assets and services such as libraries, schools, parks, recreational facilities, transportation and internet.
- **Health and Basic Needs:** We lead healthy and dignified lives, with basic physical, mental, emotional, and spiritual needs consistently met.
- **Housing:** Safe, accessible and affordable housing is available to all, and everyone is appropriately housed.
- **Jobs and Wages:** A broad range of employment and related opportunities exist to support upward economic mobility and provide sufficient wages in an equitable manner, so that individuals and families can afford a dignified standard of living and have opportunities to contribute to the well-being of others.
- **Poverty Prevention and Reduction:** Supportive systems are available to help prevent us from experiencing poverty and secure lasting economic stability and security.
- **Resilience:** We are prepared to respond to and recover from crisis. Our vulnerability to hazards is reduced, and impacts of natural hazards, emergencies and crises on our lives are minimized.
- **Safety:** We live, work, learn and play in a safe and secure community and contribute to the actual and perceived safety and security of ourselves and others.
- **Social and Cultural Diversity:** We respect and celebrate the diverse perspectives and backgrounds of all.



GUIDING PRINCIPLES

A principle is a statement that describes a fundamental norm, rule, or value that represents what is desirable. It provides consistent guidance for goals, priorities and actions. The City will be guided by these principles when making decisions, developing programs, and allocating resources.

THE PRINCIPLES:

Relationships

- **Equity:** Fair and just treatment and access to opportunity is important for all people and organizations.
- **Leadership:** Leadership with and among others is essential to adopt and sustain excellent practices and to act effectively.
- **Collaborative Action:** Collective efforts are necessary, and are most effective when organizations build from their strengths, jurisdiction and capacity, while maintaining a degree of flexibility.
- **Participation and Diversity:** Genuine public participation is representative, informed and welcoming of diverse perspectives.

Process

- **Use of Principles and Evidence:** Using guiding principles and the best available evidence makes our vision more achievable.
- **Integration:** Social, cultural, economic and environmental goals are interrelated: initiatives can be strengthened by considering how to address them all.
- **Learning and Adaptation:** Experience, research, analysis and flexibility are critical to long-term success. Understanding the effects of external forces and changing values helps to address risk, maximize opportunities, and maintain the capacity to adapt.
- **Prevention Orientation:** Taking action at the earliest opportunity makes it possible to address changes before they become issues.



SETTING PRIORITIES

Rather than identifying a set of City priorities that would need to be revised regularly, the SPF identifies key City processes through which social considerations can be integrated into decision-making in a simple and transparent way, and prioritized over time.

PRIORITIZATION FRAMEWORK

Planning involves making decisions about what to do and what not to do; priority setting is the process of making these decisions.

PURPOSE

The purpose of a priority setting process is to aid The City in making decisions about the allocation of municipal resources to address existing, new and emerging issues. **These are relatively practical decisions and could involve continuing existing programs and services, adjusting them, discontinuing them, and/or implementing new ones.** Priorities may be reflected in plans, budgets, and individual decisions.



The priority setting process specifically aims to deliver on the following principles:

- **Equity:** Provide a process for the fair and equitable allocation of limited City resources.
- **Leadership:** Support decision-makers in making well-considered and effective decisions in challenging situations.
- **Use of Principles and Evidence:** Structure decision-making considerations so that supporting goals, principles and information (subjective and objective) can be clearly understood and related to the decision at hand.
- **Prevention Orientation:** Guide decision-makers to prioritize preventive approaches as a means of reducing the need for later intervention measures.

CONTEXT

By nature, the context for social policy is complex, as is prioritization itself, involving questions of timing (now vs. later), resources (more vs. less), effects (large vs. small; widely distributed vs. focused), influence over results (high vs. low) and approach (widely varying). To be effective in that context, priority setting must provide guidance in a dynamic and adaptable way.

Decisions of all kinds are made daily at all levels in an organization. To affect these involves a long-term shift in culture; however, changing formal processes can result in short-term shifts and help to implement policy.

A prioritization process can provide clarity about what decisions are supported by City policy. By doing so, it can help to inform decision-makers but also shape the proposals made by internal and external parties. This means it can help to improve the options offered to decision-makers in the first place.



STRATEGIC FOCUS

The focus of priority-setting is to integrate social considerations into major formal decision-making processes through the use of a decision-making “lens” which can be applied by Council and administration through the budgeting process, the Council Reporting process, and other similar processes. Examples include requests for new programs and initiatives, elimination of services, and evaluation of options within the annual budget.

Priority-setting decisions are informed by examining proposals through a set of filters and reporting the results to decision-makers. Decisions are then made through existing processes. The filters are organized into four broad groups, supported by more detailed considerations.

1. **Need:** What is the nature of the community need the proposal aims to address?

- **Urgent Need:** Is immediate action required to address a community need?
- **Emerging Need:** Is there a growing community need due to recent trends or changes in Red Deer?
- **Longstanding Need:** Has a community need been left unmet over a long period of time?

2. **Potential Effect:** What is the scale and nature of the decision on citizens?

- **Achievement of Community Goals:** How much could a decision help achieve one or more of the 10 Community Goals in the SPF?
- **Breadth of Effects:**
 - How much could a decision affect Red Deer community members across the demographic and socio-economic spectrum, including those targeted (e.g. by a program or initiative) and those affected by it?
 - How broad is the affected population by demographic (*i.e.*, age, gender, ethnicity, etc.) and socio-economic characteristics (*i.e.*, income levels, educational attainment, language, citizenship, marital status, etc.)?
 - What is the affected population as a proportion of the total population?
- **Depth of Effects:**
 - How significant and lasting could the effects of a decision be on the quality of life or well-being of Red Deer community members?
 - How much, and in what way, could the quality of life and well-being of the affected population change?



3. Opportunity: To what degree is The City in an advantageous position to act, given internal and external considerations?

- **Opportunity:** What critical external factors (*i.e.*, timing, public support, funding availability, etc.) are in place to support the decision?
- **Urgency** vs. sense of urgency: immediate need to act / vs. longstanding need to act

4. Suitability: To what extent is the role for The City proposed by the decision in keeping with its mandate and strategic directions, the roles other organizations are playing, and their mandates?

- **Capacity and Resource Allocation:** Does City have the current or potential financial, staff, and technical capacity to implement the decision?
- **Mandate:** To what degree is the proposed role of The City within its legislated mandate?
- **Strategic Direction:** To what degree does the proposed decision align with and support Council's strategic priorities?
- **Fit:** To what degree are proposed roles complementary to those of other organizations with related mandates and capacities?

Council and administration can use these questions, along with other considerations, to make significant decisions. The process of applying the questions to requests for support and/or emerging topics of concern will enable The City to develop a strong response and shape future strategies to achieve the community goals.



SUPPORTING PROGRESS

To support progress toward social well-being, the SPF includes the following components:

- **Responsibilities and Roles:** The functions and roles The City can play and for which The City is accountable.
- **Supportive Environment:** Organizational elements that need to be in place to facilitate effective action.

RESPONSIBILITIES AND ROLES

GUIDANCE FOR UNDERSTANDING CITY RESPONSIBILITIES AND ROLES

The SPF acknowledges that social well-being and quality of life are the result of complex systems, relationships and interactions – and are not the sole responsibility of local government. Guided by the principles of **leadership** and **collaborative action**, the SPF will enable The City to understand appropriate responsibilities and roles for achieving community goals, by considering the following:

- **Accountability:** Legislative mandate, and responsibilities taken on through other agreements.
- **Capacity:** The ability to act in terms of resources, knowledge and skills.
- **Relationships:** The current roles of other organizations, the relationships among and between them, and the level of community support for The City to participate.



THREE LEVELS OF RESPONSIBILITY

Based on these criteria, The City has three general levels of responsibility to achieve the SPF’s community goals:

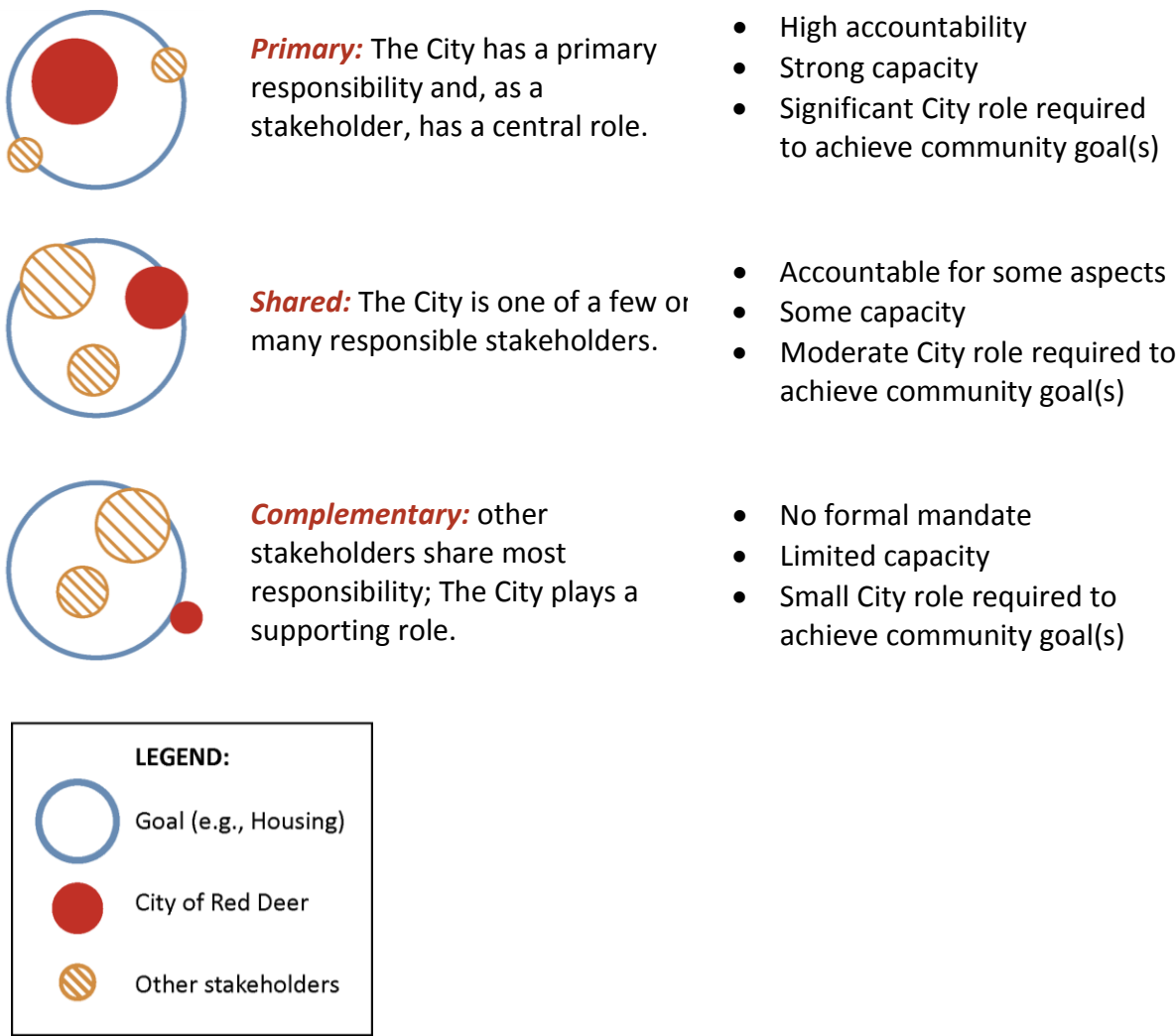


Figure 2: Three Levels of Responsibility



ROLES

Within these three levels of responsibility, The City can play different roles.



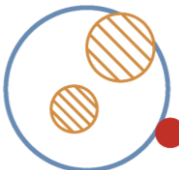
A role is a general function The City can fulfill to help achieve the SPF's community goals. The City can act in one or more of these roles at a given time, and can coordinate roles with others for increased effect.

There are eight typical roles The City may perform:


- **Advocate:** We seek to influence decisions and policy through an organized effort.
- **Educator:** We communicate, support and develop knowledge and understanding.
- **Capacity Builder:** We improve the ability of other organizations to deliver and partner on shared goals.
- **Convener:** We draw people and organizations together to explore, strategize and work through opportunities and challenges.
- **Coordinator:** We support various individuals and organizations to align and coordinate initiatives, programs, funding, etc.
- **Funder:** We provide funding to other organizations to do their work.
- **Planner/Regulator:** We develop plans, policies and regulations that affect City actions and the actions of others.
- **Service Delivery:** We provide services directly to our citizens or customers.


The following are guidelines for City roles, based on the different levels of responsibility. See Figure 3 for graphical representation.

- When The City has identified that it has a **primary** responsibility to act, it may perform any of the identified roles.
- When The City has a **shared** responsibility, it may perform any of the roles – but rarely offers service delivery.
- When The City has **complementary** responsibility and other stakeholders are leading, The City will usually select from a smaller set of roles to enhance community efforts: advocacy, education, capacity building, and convening.

City Roles:	Advocate	Educator	Capacity Builder	Convener	Coordinator	Funder	Planner/ Regulator	Service Delivery
Primary 	✓	✓	✓	✓	✓	✓	✓	✓
Shared 	✓	✓	✓	✓	✓	✓	✓	
Complementary 	✓	✓	✓	✓				

LEGEND:

 Goal (e.g., Housing)

 City of Red Deer


 Other stakeholders

Figure 3: City Roles & Responsibilities



SUPPORTIVE ENVIRONMENT

A supportive environment describes the organizational elements needed to integrate the SPF into The City's day-to-day business, for all decisions, large and small. These elements include: financial resources, staff capacity and culture, organizational structures and processes, and technology support within the corporation. A supportive environment also involves strong partnerships with others in the public, private and community sectors, including the potential use of similar frameworks in their decision-making and work with each other and The City.

PURPOSE

The purpose of creating a supportive environment is to create the conditions for successful implementation, recognizing that a number of internal elements need to be in place to achieve our community goals. In doing so, it delivers on the guiding principles of **leadership** and **collaborative action** within The City.

CONTEXT

The SPF is not specifically recommending new programs or initiatives for Red Deer. The SPF will be implemented alongside The City's other Pillars, each requiring changes to daily work processes and allocation of resources, and therefore also the capacity and culture of the staff involved. Creating a supportive environment for implementation is the process of learning how The City can function to consistently consider and deliver on all of the Pillars.

STRATEGIC FOCUS

Many organizational elements need to be in place to support implementation success for the SPF and other Pillars in the long term. These include:

- Staff knowledge and skills;
- Processes for effective cross-departmental collaboration;
- Information technology systems supporting integrated data collection and reporting;
- A culture that values social considerations and solutions-oriented leadership; and
- Adequate and consistent financial resources for supporting internal systems, providing a strong foundation for success of external programs and initiatives.



SHARING INSIGHTS

The City does not act alone in pursuing social well-being. Success depends on mutually sharing insights with members of the public, stakeholders, and The City, about progress and lessons learned from experience. Two components of the SPF contribute:

- **Public Participation:** As outlined in the Dialogue Charter, working with the public and stakeholders to jointly explore issues and pursue opportunities.
- **Monitoring and Reporting:** Measuring progress qualitatively and quantitatively so The City and others can learn from experience and apply resources most effectively.

PUBLIC PARTICIPATION

Public Participation means inviting and supporting the meaningful participation of City staff, external organizations, and the public in making decisions related to social policy.

PURPOSE

This participation can have a number of aims, including:

- Greater understanding of the strength and diversity of public opinion;
- Enhanced ability to involve more and more diverse people in City decision-making and public input processes;
- Community confidence that Council is providing meaningful and appropriate representation;
- Increased trust and confidence of community members in decision-makers;
- Community members shift from being passive consumers of services to seeing themselves as active participants in governance; and
- Improved government relations.

CONTEXT

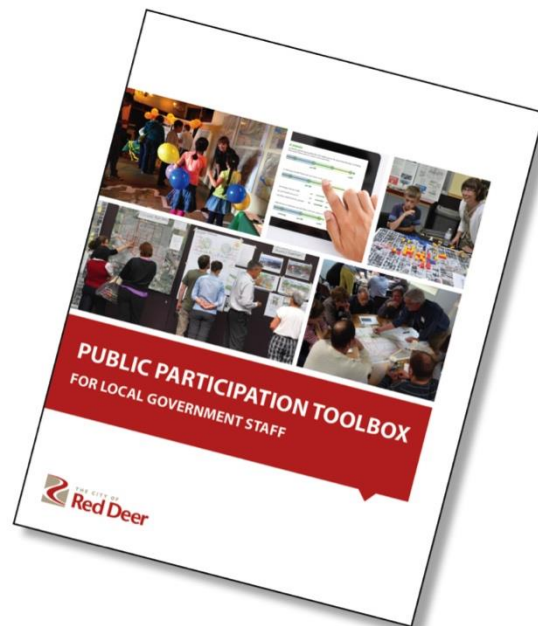
Public participation is increasingly important to local governments because of the benefits associated with successful participation. It is also important to the public and stakeholders who care deeply about their community, who want to see their tax dollars at work providing important services, and who value governments that make wise decisions on their behalf.

From an organizational perspective, participation of various staff members is critical to the success of any initiative that intends to change how things are done. Participation helps staff to improve proposals to better reflect their needs, to embrace programs when they are implemented, and to better understand the underlying intent of the programs.

The City recently developed a **Public Participation Toolbox** to help guide staff in deciding when to invite public participation in a project, and how to do it successfully. In addition, The City has a long history of public participation; staff participation is an on-going process in The City and staff, from most if not all departments, participated in the development of the SPF.

STRATEGIC FOCUS

The SPF will apply the Public Participation Toolbox to shape strong, appropriate public participation strategies. In alignment with the Dialogue Charter, the success of the SPF's implementation relies on the participation of staff, stakeholders and the broad community.





MONITORING AND REPORTING

Monitoring and reporting is a formal review process that involves the systematic, ongoing measurement of and communication about change within a system that informs decision-making.

PURPOSE

Monitoring and reporting acknowledges gradual changes in Red Deer's demographic and socio-economic composition as well as other trends that will affect City policies and services. A formal monitoring and reporting system will enable The City and others to understand what is being done and what success is being realized in achieving the SPF's community goals and living up to the Social Pillar Definition. While they are linked to the SPF's guiding principles, **Monitoring and Reporting** most directly aims to deliver on five of them:

- **Leadership:** Demonstrate leadership by The City and others by describing excellence in practice and communicating about effectiveness of action.
- **Collaborative Action:** Help collaborating organizations and departments assess their collective efforts and effects.
- **Use of Principles and Evidence:** Provide an assessment of efforts made and/or progress achieved to inform decision-making.
- **Learning and Adaptation:** Inform shared learning among stakeholders and create the potential to adapt programs and initiatives to improve their effectiveness.
- **Prevention Orientation:** Enable The City and others to see emerging shifts and respond quickly.

CONTEXT

There are a number of different kinds of assessments, depending on their purpose and application. The City already monitors and reports in all of these ways, for the organization as a whole, and for individual programs, as shown in Table 1.

**Table 1: Assessment Types**

Type	Purpose	Application	Example
Effects	Measure long-term performance	Community / Organization	<ul style="list-style-type: none"> • Environmental Master Plan • City Annual Report
Processes	Document outputs and short-term outcomes	Community / Organization / Program	<ul style="list-style-type: none"> • FCSS Annual Report • City Annual Report
Activities	Track program activities and key indicators of program progress	Organization / Program	<ul style="list-style-type: none"> • Housing and Homelessness • City Annual Report
Development	Inform and guide program development	Program	<ul style="list-style-type: none"> • Alcohol and Drug Strategy Report • Homelessness Systems Analysis
Research	Generate new knowledge and understanding	Program	<ul style="list-style-type: none"> • Seniors Accessible Transportation • Winter Response Research

The SPF is a comprehensive strategic framework for action at a community-wide level, similar to The City's other Pillars. Other monitoring and reporting programs at this level are focused primarily on outcomes, although some also report on outputs and activities of The City. Monitoring and reporting systems for each of the Pillars have been developed but are currently standalone processes. There is strong potential for integration, which could improve efficiency and make communications more consistent and accessible.

Monitoring and reporting can range from being time-consuming and costly to being quick and inexpensive. Decreasing senior government involvement on many social issues suggests a potential need for a more in-depth municipal program; however, tightening municipal resources may point to a lower level of investment.



Depending on their focus, monitoring programs can make it possible to assess progress toward community goals, as well as the breadth and depth of effect. At present in Red Deer, no one organization is responsible for comprehensive monitoring and reporting in relation to community social goals; instead, various organizations monitor and report based on their own mandates and strategic concerns. As a result, the community lacks a clear picture of current and anticipated social performance. Addressing this void is an appropriate role for The City because it represents and serves the local community, and because it is involved in virtually every social aspect of the community in some way.

STRATEGIC FOCUS

In developing the SPF monitoring and reporting program, The City will:

1. Start with a relevant and achievable system, and adapt and strengthen it over time.
2. Integrate with The City's other Pillars and key documents (*i.e.*, Annual Report) and report on effects (see Assessment Types table).
3. Consider integration and alignment among other assessment types used by The City (see Assessment Types table).
4. Consider The City's level of responsibility (*i.e.*, primary, shared or complementary) and need for rigour in setting The City's level of effort. Where The City does not "own the issue", focus on broad monitoring of effects, and only conduct more specific evaluation on what The City does "own".
5. Create a streamlined system to support continuous improvement.
6. Produce accessible annual public reports that:
 - Focus on meaningful measures;
 - Use existing measures and expand reporting over time, in collaboration with other organizations;
 - Draw on the "toolbox" of indicators already in use by The City, the FCSS program, or other communities in Alberta (described in Appendix A) to explain progress on the SPF community goals;
 - Contextualize results by reporting on the factors affecting performance along with the performance itself and relevant trends; and
 - Make The City's level of responsibility as clear as possible for each measured outcome.



APPENDIX A: POTENTIAL SOCIAL POLICY INDICATORS

OVERVIEW

This Appendix is a “toolbox” of indicators that may be used to measure progress towards the Community Social Goals identified in the SPF, and for other related monitoring and reporting purposes. This list of indicators focuses on social outcomes, defined as discrete, measurable aspects of a goal. It is not a complete list: many social indicators exist and are measured; The City may choose indicators from the list below, or others not listed here. Furthermore, for each of the indicators, one or more measures may be useful, from Statistics Canada data to customized survey data.

Generally speaking, the most easily measurable indicators are grouped first for each goal where supporting data is already collected by The City, is freely available from other organizations, or could be developed through simple quantitative methods. Most of these indicators measure the “welfare” of the community. The second group typically requires more data collection efforts (for example, through a survey) and are most often “satisfaction” indicators – that is, they measure how people feel, and therefore address the personal side of quality of life. Indicators most closely related to the goal statement are listed first within each group.



POTENTIAL INDICATORS

1. **Community Cohesion and Engagement:** We have strong personal, family, neighbourhood and community connections, and are engaged in the community, providing a sense of belonging and contributing to our quality of life.

Core Indicators:

- a. People have opportunities and places for social interaction (*i.e.*, “walkability” and gathering places).
- b. People help one another (*i.e.*, based on participation in community groups, churches, etc.).

Other Possible Indicators:

- c. People feel a strong sense of belonging in their neighbourhood, community and country.
- d. Families have positive social and family connections and networks.
- e. People enjoy their relationships with their family, partner, neighbours, co-workers, and friends.
- f. People feel supported by their neighbours.
- g. People have others to count on to listen to them when they need to talk.
- h. People have someone who loves them and makes them feel wanted.
- i. People listen to and value the opinions and ideas of others.
- j. Children have positive peer relationships and friendships.
- k. People, in their daily lives, have time to do things they really enjoy.
- l. People feel a sense of purpose in their life.
- m. People believe they make a difference when they volunteer.
- n. People know what is happening in their community.

2. **Educational Opportunity and Attainment:** We have access to quality and diverse learning opportunities and programs throughout our lives.

Core Indicators:

- a. People have completed secondary education.
- b. People have completed post-secondary education.
- c. Children have access to quality and culturally-responsive early childhood education or school instruction, curriculum, and environment.
- d. People have access to “second chance” high school upgrading and lifelong learning.
- e. People have access to post-secondary education.



Other Possible Indicators:

- f. Children have engagement in school and learning.
- g. People have adequate numeracy and literacy skills.
- h. Children attend and succeed at school.

- 3. Equitable Services and Access:** We have fair and equitable access to neighbourhood and community assets and services such as libraries, schools, parks, recreational facilities, transportation and internet.

Core Indicators:

- a. People have access to affordable, appropriate and quality housing, childcare and transportation.
- b. People have convenient, affordable access to high quality, safe and appropriate green space, recreation services, programs and facilities and other services and amenities (*i.e.*, banks, grocery, schools, libraries, parks and playgrounds).
- c. People have access to arts, cultural and community activities and celebrations.

Other Possible Indicators:

- d. People help one another in their neighbourhood or community with their transportation needs and other personal supports (*i.e.*, unpaid babysitting, visiting, emotional support, providing advice).
- e. People tell one another about events, activities and resources in their neighbourhood or community.

- 4. Health and Basic Needs:** We lead healthy and dignified lives, with basic physical, mental, emotional, and spiritual needs consistently met.

Core Indicators:

- a. People have a long life expectancy.
- b. Suicide rates are low.
- c. People have uninterrupted access to clean drinking water and wastewater collection.

Other Possible Indicators:

- d. Babies are born healthy.
- e. Children enjoy good physical and emotional health.



- f. People are able to access the health professionals they need.
- g. People have an understanding of the root causes of social problems.
- h. People are able to voluntarily be involved with a faith group (spirituality).

5. Housing: Safe, accessible and affordable housing is available to all, and everyone is appropriately housed.

Core Indicators:

- a. People have access to affordable housing (as well as childcare and transportation).
- b. People have access to appropriate housing (appropriate to household composition).
- c. People have access to quality housing (*i.e.*, well-maintained).

6. Jobs and Wages: A broad range of employment and related opportunities exist to support upward economic mobility and provide sufficient wages, so that individuals and families can afford a dignified standard of living and have opportunities to contribute to the well-being of others.

Core Indicators:

- a. People have reliable employment.
- b. People can keep up with their bills and monthly commitments.
- c. People are aware of, and have access to, reliable transportation that allows them to get where they need to be.
- d. Parents have employment in full-time jobs with benefits.

Other Possible Indicators:

- e. People feel good about their future.
- f. Neighbourhoods foster, attract, and sustain appropriate business and economic development.

7. Poverty Prevention and Reduction: Supportive systems are available to help prevent us from experiencing poverty and secure lasting economic stability and security.

Core Indicators:

- a. Families have sufficient income to meet basic needs, such as food, shelter, transportation, clothing, health and dental care, child care, and extra-curricular activities for children.



- b. People are able to get by financially without any help from their family or friends.
- c. Adults and seniors are economically self-sufficient.
- d. Income distribution in Red Deer is equitable.
- e. People live in mixed income neighbourhoods.
- f. People have access to social assistance and other concrete economic and personal supports and counselling in times of need.

Other Possible Indicators:

- g. People feel that they have the ability to improve their life.
- h. People are able to live their life the way they want.
- i. People feel they are able to overcome life's challenges.

- 8. Resilience:** We are prepared to respond to and recover from crisis. Our vulnerability to hazards is reduced, and impacts of natural hazards, emergencies and crises on our lives are minimized.

Core Indicators:

- a. People have others they can count on in an emergency.
- b. Few people live in areas vulnerable to floods, slope instability, and other natural hazards.

- 9. Safety:** We live, work, learn and play in a safe and secure community and contribute to the actual and perceived safety and security of ourselves and others.

Core Indicators:

- a. People are safe from property crime.
- b. People are safe from violent crime.
- c. People are safe from injury and poisoning.

Other Possible Indicators:

- d. People feel safe walking alone in their neighbourhood after dark.
- e. People feel they can trust the people in their neighbourhood.
- f. People know how to keep themselves and/or their families or friends safe.
- g. Children have positive and safe school and community environments.
- h. Children have positive adult mentors and role models.
- i. Neighbourhoods have healthy and safe natural and built environments.



10. Social and Cultural Diversity: We respect and celebrate the diverse perspectives and backgrounds of all.

Core Indicators:

- a. People respect and are comfortable with members of their own, and other people's culture, race or ethnic group.
- b. People feel pride in their own culture or ethnic group.
- c. People spend time finding out more about others' ethnic groups (*i.e.*, history, traditions, and customs).
- d. People feel connected to their own culture, race or ethnic group.
- e. Neighbourhoods reflect diversity in age, gender, cultural background and family type (*i.e.*, one and two parent families, same-sex families, single people, etc.).



SOURCES

- The City of Calgary and The Province of Alberta. 2008. *“What Makes for a Socially Sustainable City?”*
- The City of Red Deer Family and Community Support Services. January 2014. *“Measures Bank”* (with Provincial Priority Measures)
- The City of Calgary. N.d. *Neighbourhood Strengthening Indicators – Individual Resident Survey*
- The City of Calgary Family and Community Support Services. 2009 *Outcome: Strong Neighbourhoods*
- International Standards Organization (ISO). 2014. *Standard 37120 – Sustainable Development of Communities*
- The Calgary Foundation. 2009. *Calgary Vital Signs*
- STAR Communities. 2012. *Rating System v. 1.0*



Council Decision – September 14, 2015

DATE: September 16, 2015
TO: Paul Goranson, Director of Corporate Services
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Social Policy Framework – Request for Council Approval

Reference Report:

Corporate Services Directorate, dated September 8, 2015.

Resolution:

At the Monday September 14, 2015 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from the Corporate Services Directorate dated September 8, 2015 re: Social Policy Framework – Request for Council Approval, hereby adopts the Social Policy Framework as the Social Sustainability Pillar and as the first phase of a three phase process.

Report back to Council: No

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

Frieda McDougall
Manager

- c. Corporate Services, Divisional Strategist
Social Planning Manager
Policy Analyst



September 8, 2015

Land Use Bylaw Amendment 3357/F-2015

Proposed Redesignation from

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

Planning Department

Report Summary & Recommendation:

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

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

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

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

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

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



City Manager Comments:

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

Craig Curtis
City Manager

Proposed Resolution

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



Report Details

Background:

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

Figure 1 – GDAP

Figure 2 – MDP

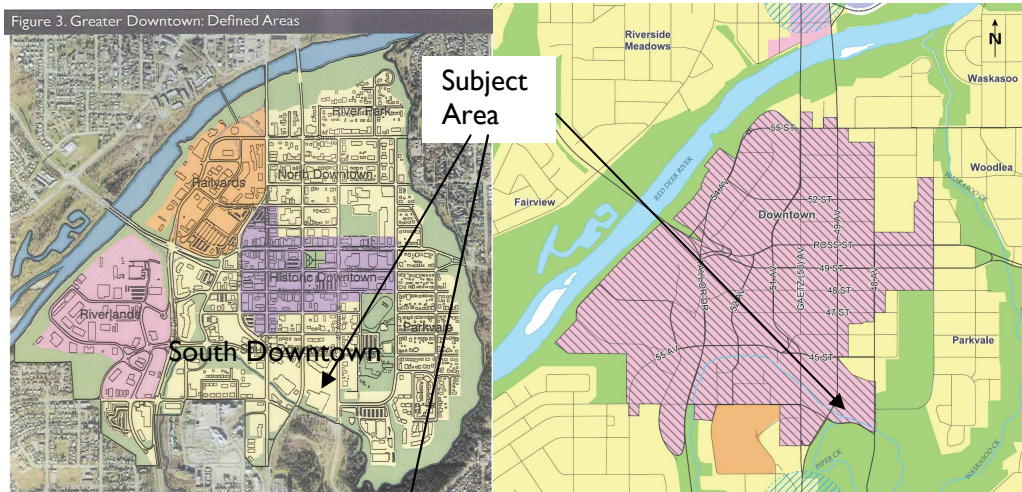


Figure 3 – Business Revitalization Zone

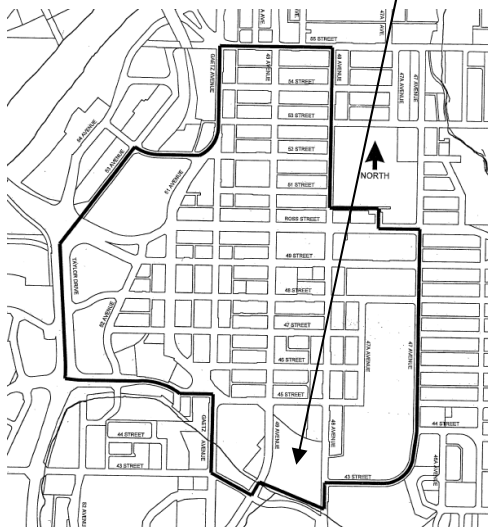




Figure 4 – CI Commercial



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

 CI Commercial City Centre

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

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



Figure 5 Subject Area – Red Deer Lodge
4311 49 Avenue



Adjacent uses and districts include:

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

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

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



Figure 6 Location of Utility Rights of Ways



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

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

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

Discussion:

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

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

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



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



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

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

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

Consultation:

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

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



for the site?	brand the hotel as part of a hotel franchise. The potential franchise desires the change to the C1 district. Future interior renovations would also occur.
No height restrictions could lead to large buildings developed blocking current views and restricting sunlight into suites.	The Development Authority has discretion in reviewing height based on the buildings impact on surrounding properties and the streetscape. Applications may be approved, approved with conditions, or refused. Buildings greater than four storeys must be considered by the Municipal Planning Commission. The 10.5m and 7.0m utility ROW's also prevent buildings from being constructed along the north property line which would alleviate some concerns of blocking views and restricted sunlight into suites.
Going from C4 to C1 is the worst zoning for any adjacent property owner.	The C4 district allows for many of the same uses as C1. Additional discretionary uses include: assisted living facility, commercial entertainment facility, institutional service facility, home occupation, multiple family building, late night club, and temporary care facility. Setbacks and building height also differ from that of C4 district. Setbacks are listed as a minimum and building height is at the discretion of the Development Authority based on the impact to surrounding properties. The C1 district also has design standards that are of a higher quality than what you would see in the C4 district.
Concerns with allowing future drinking establishments.	Drinking establishments are a discretionary use in both C1 and C4 and are therefore at the discretion of the Development Authority. In determining the approval of such use the Development Authority must consider whether or not the proposed development meets the intent of the



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

Analysis:



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

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

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

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

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

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

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



Appendix A: CI Commercial (City Centre) District

5.1 CI Commercial (City Centre) District**CI**

General Purpose

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

CI Permitted and Discretionary Uses Table

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

¹ 3357/C-2007



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

(b) Discretionary Uses *continued*

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

CI Commercial (City Centre) Regulations

(a) Table 5.1 CI Regulations

Regulations	Requirements
Floor Area	Commercial – Nil

² 3357/C-2007

³ 3357/V-2008

⁴ 3357/C-2007

⁵ 3357/E-2006

⁶ 3357/J-2007

⁷ 3357/Z-2009



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

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

⁸ 3357/X-2014



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

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



(ii) Building Fronts - Commercial Buildings:

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

¹ 3357/V-2008



(10) Building cantilevers and attached awnings and canopies shall not project more than 3.0 m from any front building face.

(11) Front entrances shall be angled and recessed 0.9 to 1.5 m from the building face.

(iii) Building Fronts - Residential Buildings:

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

Heritage Buildings

(a) For the purpose of this section, heritage buildings and properties are only those listed in sections 7.5 and 7.6 of the Land Use Bylaw that are located within the CI Commercial District.

(b) ¹Deleted

(c) The Development Officer shall as part of their normal circulation process, refer any development proposal within the boundary of any Main Street Programme, or a property abutting the Main Street Programme boundary, to the Main Street Local Advisory Board for comment.

¹ 3357/Q-2007



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

Gaetz-Ross Heritage Area

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

Setbacks

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



Appendix B: Municipal Development Plan

Glossary of Terms:

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

11.0 GREATER DOWNTOWN

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

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

Objectives:

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



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

Policies:

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



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

11.6 Promoting a Safe Environment

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

11.7 Riverfront Development

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

11.8 Business Revitalization Zone

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

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



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

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

**11.10 Downtown
Access**

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



Appendix C: C4 Commercial (Major Arterial) District

C4 Commercial (Major Arterial) District**C4****General Purpose**

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

I. C4 Permitted and Discretionary Uses Table

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

¹ 3357E/2011



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

C4 Commercial (Major Arterial) District Regulations

(a) Table 5.6 C4 Regulations

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

¹ 3357/E-2006

² 3357/E-2006

³ 3357/J-2007



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

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

C4 Commercial (Major Arterial) Site Development

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



Appendix F: GDAP Endorsement



GREATER DOWNTOWN ACTION PLAN STEERING COMMITTEE

Date: February 26, 2015
To: City Council
From: Greater Downtown Action Plan Steering Committee
Subject: Proposed Land Use Bylaw Amendment 3357/F-2015

At the February 26, 2015 Greater Downtown Action Plan Steering Committee meeting, the Committee discussed the proposed Land Use Bylaw amendment 3357/F-2014. The following resolution as set out below was introduced and passed:

Resolved that the Greater Downtown Action Plan Steering Committee, having considered the referral document dated January 20, 2015 and presented by Administration re Land Use Bylaw amendment 3357/F-2015, redesignation from C4 commercial (major arterial) district to CI commercial (city centre) district, hereby endorses the proposed Land Use Bylaw amendment 3357/F-2015, and forwards this to Council for consideration.

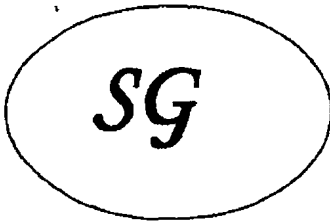
The above is submitted for Council's consideration.

Respectfully submitted,

Dustin Quirk
Chair, Greater Downtown Action Plan Steering Committee

c. Emily Damberger, Senior Planner

Appendix D: Adjacent Landowner comments (Prior to Open House)



*Sierra Grand Condominium
Condominium Corporation No. 9920727*

Date: February 5, 2015

To: City of Red Deer Planning Department

Re: Red Deer Lodge Zoning Change Request from C4 to C1.

Attn: Emily Damberger, Senior Planner

The following owners and residents of the Sierra Grand Condominium Corporation #9920727 located at
vehemently oppose the application by the Red Deer Lodge to have their zoning changed from C4 to C1.

CONCERNED ABOUT INCREASED:

- NOISE
- TRAFFIC
- VANDALISM

Thank you - SIGNS/LINES

Sierra Grand Condominium Corporation #9920727

◊ A RESULTANT DECREASED

PROPERTY VALUES.

G. Collier
RES. MGR.

[Signature]
CONDO PRES.

Earl Collier
CONDO PRES.

Red Deer Lodge Zoning Change

C4 to C1 - January 26, 2015

Name	Signature
KOBY FARAK	KOBY FARAK
Ken HAINSWORTH	Ken HAINSWORTH
John KAHANAH	John KAHANAH
CECELIA KAHANAH	CECELIA KAHANAH
P. Shwartz	P. Shwartz
Donna Olson	Donna Olson
Evelyn Wade	EVELYN WADE
Doris Petersen	DORIS PETERSEN
Charles Petersen	Charles PETERSEN
Don McCrimmon	Don McCrimmon
Delma Caspary	Delma Caspary
Charles Ford	Charles Ford
LINDA YELICH	Linda Yelich
KIRK DUSAN	KIRK DUSAN
Rhea Richel	Rhea Richel
RETA CASTELLAN	Reta Castellan
Ida Dahlke	IDA DAHLKE
Flo: Lorne Johnston	Florence JOHNSTON
Norma Sittley	Norma Sittley
Ivan Smith	Ivan Smith
Elaine Brown	Elaine Brown

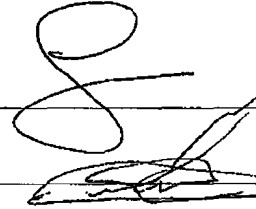
Red Deer Lodge Zoning Change

C4 to C1 - January 26, 2015

Name

Signature

AL WACH



Bill Birchwald

Bill Birchwald

Bill Birchwald

Lynda Wheeler

Lynda Wheeler

Betty Arthur

Betty Arthur

Al & Doreen Holland

P. Cain

P. Cain

Charles & Doreen

Mania Wyten

Bill Simonson

Bill Simonson

Bob & Doreen Wolfe

Bob Wolfe

LIES HEINZ

LIES HEINZ

M. M. Parkka

M. M. Parkka

John Wheeler

John Wheeler

Cecilia Kankhach

Cecilia Kankhach

C.E. WHEELER

Darlene Dickson

DARLENE DICKSON

BRENDA REINBOUD

Brenda Lodewyk

Brenda Reinbooud

Brenda Lodewyk

Red Deer Lodge Zoning Change

C4 to C1 - January 26, 2015

Name

Signature

RUTH A. WALL *R. Wall*

JEAN DOBLE *J. Doble*

Betty Derbyshire *emb*

HILDA BAERGEN *H. Baergen*

BRIAN GAUME *B. Gaume*

Eugene Karashevsky

Angie Richelhoff *A. Richelhoff*

Susan Hewlett

Susan Hewlett

TON FIELD

T. Field

~~Sharon~~ & Sharon
McChesman

Sharon McChesman

~~Bob~~ + Bob BOUETH

Bob Boueth

Leona Phillips

Leona Phillips

Terry Wells

Terry Wells

LOREA HAYNES

L. Haynes

Derek Fontaine

D. Fontaine

CLARENCE SCHWARTZ

Clarence Schwartz

Mae Cook

Mae Cook

Helen Pearson

Helen Pearson

Hilary McDonald

Hilary McDonald

Betty Suchy

Betty L. Suchy

Red Deer Lodge Zoning Change

C4 to C1 - January 26, 2015

Name

Signature

GARY R. STEWART
GARY & DIANE STEWART

Gary Stewart
Mrs. D. Stewart

MARION LEMKE

Marion Lemke

Shirley Humphrey

Shirley Humphrey

Joyce Piller

H. Joyce Piller

Colleen Matheson

C. Matheson

RONALD SIMONSON

R. Simonson

GUY FAIRLEY
Dil Rana

Guy Fairley
Dil Rana

W. Stephenson

W. Stephenson

LORRAINE CHRISTENSON

Lorraine Christenson

DOREEN HOLLAND

Doreen Holland

MARLAINE CHRISTENSON

M. Christenson

EVELYN SMITH

Evelyn Smith

BRUCE FERGUSON

B. Ferguson

KATHLEEN FERGUSON

K. Ferguson

SHEILA BRADNER

S. Bradner

Brenda McNeil

Brenda McNeil

Bruce Boles

B. Boles

Marilyn Boles
May Cairns

M. Boles
MAY CAIRNS

Red Deer Lodge Zoning Change

C4 to C1 - January 26, 2015

Name

Signature

#

RON SNYDER

Ron Snyder

Earl Collier

Earl Collier

Shirley Schwedelsky

Shirley Schwedelsky

Bowie Nelson

B. J. Nelson

Brenda Dowell

Brenda Dowell

Ruth Moore

Ruth Moore / per Brenda Dowell

JEANNETTE RIDLEY

Jeannette Ridley

JAMES RIDLEY

James Ridley

LEO DORLER

Leo Dorler

Anne Johnson

Anne Johnson

LAVINA CAPPELLE

Lavina Cappelle

~~Ken & Helma~~~~Ken & Helma~~

FLO ARTHURS

Flo Arthurs

BOB HERR

Bob Herr

Anna de Hoop

Anna de Hoop

Rosemary Nelson

Rosemary Nelson

Lenora Collier

Lenora Collier

MARIE SNYDER

Marie Snyder

JANIE TOIVANEN

Janie Toivanen

Scott Toivanen

Scott Toivanen

Red Deer Lodge Zoning Change C4 to C1 - January 26, 2015

Name

Signature

RENA GAUME

Rena Gaume

ROBERT BURNS

R. Burns

Wanda Labas

Wanda Labas

ALLEN HECHE

Allen Heche

ALLAN ADAMS

Allan Adams

LYNDA ADAMS

Lynda Adams

Eva-Leah Smith

Eva Leah Smith

TIM

Tim Wilson

MARIA WYDEN

Maria Wyden

SHARON PARSCHAUER

Sharon Parschauer

GORDON BODWELL

Gordon Bodwell

Elizabeth Bodwell

Elizabeth Bodwell

Al Karby

Al Karby

LIVIDA COMBER

Livida Comber

IRIS KNOX

Iris Knox

Kathy Baier

Kathy Baier

W. Custer

W. Custer

E Custer

←

Henry Lodewyk

Henry Lodewyk

Public Comments - Your comments are important**Date:** _____

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

Instructions: Providing comments is optional however if you choose to send in written comments, please provide desired comments by February 13, 2015. You can also call, email fax, mail or hand deliver comments to:

Emily Damberger, Senior Planner, City of Red Deer

Mail: Box 5008, Red Deer, AB T4N 3T4	Phone: 403-406-8707	Fax: 403-342-8200	Email: emily.damberger@reddeer.ca	Hand deliver: 3 rd Floor City Hall, 4914 – 48 Avenue, Red Deer
--	-------------------------------	-----------------------------	---	--

Name: Angelina Richelhoff**Mailing Address:** _____**Postal Code:** _____**Phone #:** _____**mail Address:** _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

Hopefully this is not too late for
my input - I have been tied up otherwise
Hopefully things may stay as
peaceful as they now are

over

I do not wish to have the
zone changed from C-4 to C1
This is a retirement home for
most of us. Do not wish our property
devalued, or obstructions or noise
whatever

Angelina Rickelhoff

Thank you.

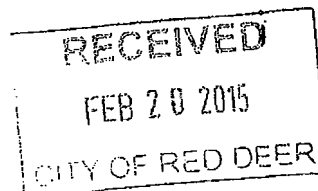
Collection & Release of Your Information:

The City is collecting your information to help make decisions on a proposed Land Use Bylaw Amendment.

The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. An individual choosing to provide a comment to a member of Council, to a member of a committee and/or to City of Red Deer administration must understand that comments, including personal information, could be publicly disclosed. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Legislative Services Manager at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-342-8132.

Contact Information

Your contact information allows administration to respond as needed. When disclosing public comments, The City will endeavour to disclose only the author's name, unless there is a legislative, privacy or public interest reason to disclose more or less information



Public Comments - Your comments are importantDate: Feb 8, 2015

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

Instructions: Providing comments is optional however if you choose to send in written comments, please provide desired comments by February 13, 2015. You can also call, email fax, mail or hand deliver comments to:

Emily Damberger, Senior Planner, City of Red Deer

Mail: Box 5008, Red Deer, AB T4N 3T4	Phone: 403-406-8707	Fax: 403-342-8200	Email: emily.damberger@reddeer.ca	Hand deliver: 3 rd Floor City Hall, 4914 – 48 Avenue, Red Deer
--	-------------------------------	-----------------------------	---	--

Name: Gwen Hewlett

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

I really hesitate to recommend a change to C1 Commercial as I do not know what the Red Deer Lodge has in its plans – I assume has it that the Lodge wants to change to office space etc etc. That would meet with my approval – However – unless we have something specific to vote on I am unable to approve any change in the zoning by law.

Sincerely
Gwen Hewlett

Public Comments - Your comments are importantDate: Feb 5/2015

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

Instructions: Providing comments is optional however if you choose to send in written comments, please provide desired comments by February 13, 2015. You can also call, email fax, mail or hand deliver comments to:

Emily Damberger, Senior Planner, City of Red Deer

Mail: Box 5008, Red Deer, AB T4N 3T4	Phone: 403-406-8707	Fax: 403-342-8200	Email: emily.damberger@reddeer.ca	Hand deliver: 3 rd Floor City Hall, 4914 – 48 Avenue, Red Deer
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Name: JON FIELD

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

If anyone is changing zoning, it should be ~~done before~~ stated why it needs to be changed -- what are their intentions? Changing from C4 to C1 removes the height restriction. It would be very unfair to all the seniors living in the condo building to have their view restricted or perhaps having to cope with late night noise from a loud nightclub. -- Let us know what the owner's intentions

are and then we will have our say.

Thank you.

Collection & Release of Your Information:

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Contact Information

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①

Public Comments - Your comments are importantDate: Feb. 12, 2015

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

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Name: Lorne E. Johnston

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: N/A**Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge**

Regarding the change request in zone from C4 to C1; we as
home owners, in are totally opposed to this
happening as we have not been given any indication as
to why the change or what the purpose. There is no indication
what ever if they may want to extend their premises; if they
went to put a casino on the lot or an all night night club or
maybe run a motor cycle club out of there or what ever!
How are we as owners in supposed to make a
decision about rezoning without any knowledge as to what
they have in mind. over →

P. 2

p. 2

we already have to put up with the riff-raff in the parking lot during late nights when the weather is not too bad when the pub closes down in the wee hours of the morning i.e. 2-3 AM, when patrons are leaving the premises, going through the parking lot, swearing, yelling, fighting, hollering etc; even as much as destroying city property i.e. a big green sign was totally ripped off the poles that held it up by a small group of partiers coming out of the lodge around 2:30 AM, making their way westward through the lot. When they arrived at the sign on the blue (49th st) they just took it upon themselves to break the sign off the posts and proceeded to haul it eastward back through the parking lot they had just walked through and once they got around the trees close to our building I lost sight of them and whatever happened to that big sign - who knows - never saw one replacing it!!!

While all the noise was going on some one from a balcony on the 2nd or 3rd level came out and told them to quiet down and they simply shouted back "F off and go back to bed!" and the group continued on with their little expedition!

p. 3

planning said that you can understand why we don't want to be rezoned so as not to have any more problems than already have.

We have to consider added problems & noise at pub closing time; both vehicle and human traffic; construction lines and most considerably what it might do to the value of our property.

Respectfully yours - Kerneil Johnston

Thank you.

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Public Comments - Your comments are importantDate: Feb 17, 2015

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

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Name: RUTH A. WALL

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

Should the proposed Land Use Bylaw go into effect and the landowner be granted the go ahead and construction of a new business develop; it will have a devastating impact on property owners along the

Myself, being one of these property owners stand to have their personal properties devalued considerably.

Furthermore it must be realized that a Condo Unit (1 Bedroom) basically has only one major

passing window. Should a building of some stature be constructed within close proximity of the perimeter fence, it would block out the sunshine, natural light, beauty of the outside. This would charge the interiors into shaded darkness necessitating a major increased usage of electric light. Thus - all condo units south facing ex. 1st & 2nd floors would suffer a substantial decrease in property values: especially for resale.

I do support business growth & development, however not at the expense of a business gaining the ability to rape the pocket books of seniors who have invested their life savings. Other factors to be considered are, traffic volumes, noise, light levels, volumes, noise.

Thank you.

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ReZoning Issues

As home owners in _____ and having listened to the information given at the meeting held on February 5/15, we feel that the existing land uses available to the Red Deer Lodge hold a great potential and already allow for some uses that we would find objectionable. We feel that until an actual proposal is put forward, to show the need for the change to C1, it is in our best interest to oppose the change. We cannot make an informed decision for this proposed change when the land owner has not come forward with any reason for wanting the change. We would hope the city will give great consideration to those of us living in _____ to leave the zoning as it currently stands.

Charlie & Lynda Wheeler

-C Wheeler

Lynda Wheeler

Public Comments - Your comments are importantDate: Feb 9, 2015

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

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Name: LOREA HAYNESMailing Address: _____ Postal Code: 2

Phone #: _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

I oppose the rezoning of the Red Deer Lodge due to the fact that there is no information regarding future plans/development for the area. My concern is that depending on what goes into the area it could create a lot of disturbance such as late night noise and activity which would affect our residents living conditions and potentially reduce the property value of

Public Comments - Your comments are Important


Date: _____

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

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Name: Allen + Doreen Holland.  Doreen Holland.

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

Prospect for noise and traffic
which we don't need.

Public Comments - Your comments are importantDate: Feb 6 2015

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

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Name: DARLENE DICKSON

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

I disagree with changing zoning. Some
reasons:
Red Deer Lodge not disclosing why they
applied for zoning change.
Possible devaluation of ^{our} property values
Noise concerns

Darlene Dickson

From: Helen Butler <
Sent: February-09-15 6:53 PM
To:
Subject: Re: Red Deer Lodge Zoning Change Request

On Monday, February 9, 2015 7:43 PM, Helen Butler

Hi Guy;

Thank you for sending me the information on the Red Deer Lodge re: zoning change.

I am strongly opposed to a zoning change. I have tried to fill in the questionnaire but cannot edit it. I am giving you permission to add my name to a petition, or submit the questionnaire on my behalf, which ever would be in the interest of the majority.

All is well here at the volunteer center with over 100 working at painting, roofing, landscaping, carpentry repairs, construction, computer work, and sewing and quilting. When we are not working we have socials, hiking, games night, or sightseeing. Last weekend my friend and I spent two days in Mesa visiting and going to the Swap Meet.

Thinking of you as we sat on the patio this afternoon enjoying iced tea and 80 degree F. (very warm for this time of year)!!

Yours truly,

Helen

On Saturday, February 7, 2015 10:13 AM,

The Red Deer lodge is now under private ownership (Salim Bharwani – owner). The Lodge is requesting a zoning change from C4 to C1, see the attached letter. We had an informational meeting last Thursday to discuss our response and delivery of same. We had ninety people attend and the

response was to "vehemently oppose" the application for change. Feel free to respond yourself direct or by return mail.

The Board will hand carry our response to the City and be prepared to deliver it to the 'open' City Council meeting.

If you have any questions, email me.

From: Barb/Gene bednard <
Sent: February-05-15 4:52 PM
To:
Subject: Re: Zoning change requested

Guy

Thank you for sending us a copy of the re-zoning proposals. We strongly object to any re-zoning in this area. Some of our reasons are listed below.

- although there is quite a bit of distance between our condo building and the hotel, we are often disrupted by noise from the hotel. However, if there was more commercial activity, there would be a lot more more noise. This would disrupt our enjoyment of our home.
- more commercial activity would increase traffic, again adding to noise levels and also to the dust, etc in the air.
- we have a great view right now to the southeast and a nice open view to the south. If additional buildings etc are added, it will greatly obstruct our view.
- we already are sometimes (particularly in summer) disturbed from our sleep by patrons going home from the hotel bar during the early hours of the morning. Additional development would add to these disruptions.
- at the present time, we already have had safety issues - break-ins and wanna-be intruders who have damaged some areas of the condo building. With more development, more of these things are going to occur. As well as being more unsafe, our insurance is likely to go up with more claims.
- there have been instances of homeless people sleeping on the grounds and trying to sleep in the lobby. This is scary, particularly for many single senior ladies who live in the building.
- with more commercial development, comes more drug activity. This is unacceptable.
- we would be concerned with more graffiti and more vandalism if there was more commercial development
- we have parking for our vehicles and our guests vehicles. At some times during city activities, people who do not have any association with the building park in our parking lot. This leaves inadequate parking for ourselves and our guests. With more development, this will happen more and more. We will have to patrol our parking lot more, and this could possibly lead to extra salaries being paid to people monitoring the parking lot.

Gene and Barb Bednard

Sent from my iPad

On Feb 5, 2015, at 1:11 PM, "Sierra Grand" <

Public Comments - Your comments are importantDate: Feb. 9, 2015

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

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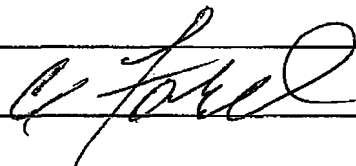
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Name: Charles E Ford

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: None**Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge**

provides Tranquil habitation for many
Seniors; this will change along with property values if additional
uses are permitted under C1 zoning.



Proposed Bylaw Re: 4311 49 Ave, Red Deer Lodge- Lot1A, Block 44 Plan 812 1177

A proposed Land Use Bylaw Amendment resignation from C4

Emily Damberger, Senior Planner, City of Red Deer.

I am very concerned that if this zoning is approved my property value would be greatly affected.

Leora Phillips

Public Comments - Your comments are importantDate: Feb 11/15

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

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Name: Dolores Espinall

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

As a resident at the _____ I wish to urge
city council to leave the present zoning law as it is. This
area of the city is a fully developed area and so there
is no need to change the zoning laws. By changing the
Zoning from C4 to C1 would affect a larger number of
ratepayers. I am concerned because it would depreciate
the value of my property. Depreciating the value would be
a definite hardship for me at this stage of life (especially)
It could also affect the quality of life for myself and
the other residents of this building.

[over]

The only windows I have look out directly over the area in question. There could also be a dust and noise problem. Although this is a fairly busy area, it is still a quiet and peaceful area to live and that is appreciated very much by the residents. I strongly urge you not to devalue my property by changing the zoning of this area. As a ratepayer, I appreciate your making the right decision on my behalf. Thank you

Thank you.

Delores Aspinall

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Public Comments - Your comments are importantDate: FEB 9, 2015

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
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Name: EVELYN SMITH

Mailing Address: _____

Postal Code: _____

Phone #: _____

E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

I have many concerns with the Red Deer Lodge proposal to redesignate zoning on their property. My main concern is that they did not provide a reason for this proposal, which I believe should be mandatory prior to consideration by the City Council &/or Planning Commission. Past experience is that by the time a public hearing is held, authorization has already been granted. Adjacent land owners are then appealing an already lost battle.

The new owners of Red Deer Lodge obviously have plans that

cannot be carried out within the existing C-4 zoning. While I'm not against business owners looking to upgrade or make a profit there should be safeguards to protect existing land owners. When we purchased our condo with a view, this was reflected in the purchase price. Our property values could drop considerably if traffic ²/or noise increases or if we look out our windows into other windows or a building encroaching on our property.

Thank you.

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Public Comments - Your comments are importantDate: Feb. 6th 2015

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

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Name: Heleen Draeder

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

① I look out on to the Lodge parking lot.
 However I can look west across 49th for somewhat of a view. I feel that it is a possibility that, a tall bldg. could be built and take away any view I have.

② Depending what is built on the Lodge lot
 - it could bring the value of my Property down.
 This is very important to me, as this property is my total life saving.

- ③ Depending on what recreational facility was built
eg: a bar, could mean a lot more disturbing
noise -
- ④ I think it is very wrong, that we as owners
of property here, are not able to know what
is proposed for the property and land next to
us, as it leaves us without knowledge of what we
are up against, and are unable to have a
fair opinion, to fight

Thank you.

Helen E. Drader

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Public Comments - Your comments are importantDate: Feb 6, 2015

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
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Name: W. Stephenson

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

Red Deer Lodge should hold an informational meeting to disclose their plan. Rezoning before such equals opening the door not knowing what is on the other side.

Your letter states "Red Deer Lodge landowner does not have any current plans to make changes". Red Deer Lodge should have plans before requesting rezoning.

There is great disparity between an assisted living facility and a late night club

I lead major expansions at Toffre, in the early '80's. Rezoning in Lacombe County required extensive information. Without, I would be at the curb in short order

Thank you.

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Smiley Damberger, Senior Planner
City of Red Deer.

Re: 4311 49 Ave, Red Deer Lodge - Lot 1A, Block 44
Plan 812 1177

Proposed Bylaw 3357/F-2015: A Proposed Land Use
Bylaw Amendment redesignation from C4 Commercial
(Major Arterial) District C1 Commercial (City Centre) District

- As a resident and condo owner at
I strongly
oppose the rezoning of the above mentioned Red Deer
Lodge property. There are a number of factors to
consider with a rezoning change
- #1 - This change could have the potential to
reduce the property values significantly
 - #2 - Will this attract more unquestionable individuals
and unlawful activities. EG. In the past we've had
to deal with people sleeping under trees and shrubs.
 - #3 Construction could limit site lines and visibility.
Noise and dust would be factors.
 - #4 - Depending on what could be established - noise
volumes could have serious consequences to us.
 - #5 - Mainly senior residents live here, if this zoning
is approved, think of it as elderly injustice to our
senior residents.
 - #6 - Your letter states "The Red Deer Lodge landowner
is only applying to change the zoning from the current
"C4 Commercial Major Arterial District" to another
commercial zone called "C1 Commercial City Centre

District "at this time".

The word "only" in this sentence very clearly tells me: the landowner has plans that could impact and degrade our great home we enjoy at Red Deer's preferred Condo:-

Marion Lemke

dated - Feb 9, 2015

Public Comments - Your comments are importantDate: February 12th

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

Instructions: Providing comments is optional however if you choose to send in written comments, please provide desired comments by February 13, 2015. You can also call, email fax, mail or hand deliver comments to:

Emily Damberger, Senior Planner, City of Red Deer

Mail: Box 5008, Red Deer, AB T4N 3T4	Phone: 403-406-8707	Fax: 403-342-8200	Email: emily.damberger@reddeer.ca	Hand deliver: 3 rd Floor City Hall, 4914 – 48 Avenue, Red Deer
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Name: Terry Wells

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

As an owner, I am at this time opposed to the
re-zoning of this area. Based on security noise
and other issues that will arise, until definite
plans and answers as to what will be built there.

Terry Wells

Public Comments - Your comments are importantDate: Feb 13 2015

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

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Name: Earl & Lenora Collier

Mailing Address: _____ Postal Code: _____

Phone # _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

We oppose the Land use Bylaw amendment re-designation of the Red Deer Lodge from C4 to C1. The submission to the city claims "The Red Deer Lodge landowner does not have any current plans to make changes to the hotel site," why are they wanting re-designation at this time? What is the hurry to change the current zoning? We are concerned about what changes will be made in the future with a change of zoning. Depending what future changes are made, the property values of
could decrease, noise levels could increase
 (over)

traffic in the area could increase, site lines
could be compromised.

Carl Collier
Gus Collier

Thank you.

Collection & Release of Your Information:

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Contact Information

Your contact information allows administration to respond as needed. When disclosing public comments, The City will endeavour to disclose only the author's name, unless there is a legislative, privacy or public interest reason to disclose more or less information

Public Comments - Your comments are importantDate: Feb 11 / 2015

Re: 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

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Mail: Box 5008, Red Deer, AB T4N 3T4	Phone: 403-406-8707	Fax: 403-342-8200	Email: emily.damberger@reddeer.ca	Hand deliver: 3 rd Floor City Hall, 4914 – 48 Avenue, Red Deer
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Name: LAWRENCE + SALLY PEARSON

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

- WE ARE OPPOSED TO THE REZONING REQUEST.
- + The Lodge have lived in Harmony for the past 14 years, UNDER PRESENT ZONING RULES. WE SEE "NO NEED" to change.
- THE CITY WANTS MORE PEOPLE TO LIVE DOWNTOWN BUT BY CHANGING THE ZONING TO ALLOW UNKNOWN TYPES OF BUSINESSES TO BE ESTABLISHED - I AM NOT SURE PEOPLE WOULD WANT TO MOVE INTO THE AREA. ZONING WAS NOT ON THE BOOKS WHEN WAS BUILT. BY REZONING WE FEEL PROPERTY VALUES WILL BE ADVERSELY AFFECTED

- WE ALREADY HAVE MANY DISRUPTIONS TO OUR PEACE & QUIET LIVING - WITH THE POLICE & FIRE TRUCKS GOING BY.
- ALSO THE BAR/LIQUOR ESTABLISHMENTS ON GATZKE AVE SOUTH (46 & 47 BLOCK.) ALREADY CAUSE US CONCERNS.
- IF REZONING IS ALLOWED WE FEEL MORE TRAFFIC WILL CAUSE PROBLEMS WITH PARKING & NOISE IN THE AREA.
- WE ALREADY HAVE CONCERNS/PROBLEMS WITH PARKING WHEN THE FARMERS MARKET OPERATES.

Thank you.

Lawrence Liberson.

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Contact Information

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Emily Damberger

From: Emily Damberger
Sent: February 10, 2015 4:17 PM
To: 'anna de hoop'
Subject: RE: 4311-49 ave, red deer lodge.

Thank you Anna for your comments provided, they will be included with the Council report.

If you would like to further discuss the questions asked please provide me a phone number to contact you or feel free to give me a call.

Thank you, and take care,

Emily

Emily Damberger
Senior Planner, RPP, MCIP
City of Red Deer
emily.damberger@reddeer.ca
(403)406-8707

-----Original Message-----

From: anna de hoop (<mailto:anna@reddeer.ca>)
Sent: February 10, 2015 4:06 PM
To: Emily Damberger
Subject: re: 4311-49 ave, red deer lodge.

Proposed Bylaw 3357/f-2015.

On the back page it states "The landowner is only applying for zoning..... The word "only" is used , is or will the owner be applying for more?

I am strongly opposed to this zoning change, since we as owners of _____ r. will not know what these changes will be.

The owner of the Lodge should show his plans first and then perhaps you can change the zoning.

As property owners at _____ will our property values go down?

At our meeting the word "discretionary" was used a multitude of times, which meant to me we have nothing to worry about. How many times have these bylaws been vetoed, probably none.

As a condo owner I am worried what this zoning will do: Site lines.....Bar and traffic noise..... Traffic on 49th ave. is already at capacity and 48th ave certainly at peak hours.

Traffic court has already been held at the lodge for a few months, is that allowed under zoning C4.

Concluding, I do not agree with zoning this from C4 to C1.

Yours truly.....Anna de Hoop at _____

[This message has been scanned for security content threats and viruses.] [The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

Emily Damberger

From: Andrew < >
Sent: February 10, 2015 12:14 PM
To: Emily Damberger
Cc:
Subject: Re: 4311 49 Ave. Red Deer Lodge - Proposed re-designation from C4 to C1.

Dear Emily,

Thank you for your letter dated January 26, 2015.

We wish to comment on the proposed re-designation of zoning.

We are of the opinion that the zoning should remain as C4 for the following reasons and concerns.

Our decision to purchase this condo was partly based on the fact that there was a hotel opposite our unit and that the area was a quiet and relatively low pedestrian area. The possibility of change is a concern particularly any change which might increase traffic noise levels and depreciate the value of our home and property.

Yours Sincerely,

Andrew & Davlner Winstanley

[This message has been scanned for security content threats and viruses.]

[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

Public Comments - Your comments are importantDate: Feb. 5' 15

Re: 4311 49 Ave, Red Deer Lodge -- Lot 1A, Block 44, Plan 812 1177
 Proposed Bylaw 3357/F-2015: A Proposed Land Use Bylaw Amendment redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District

Instructions: Providing comments is optional however if you choose to send in written comments, please provide desired comments by February 13, 2015. You can also call, email fax, mail or hand deliver comments to:

Emily Damberger, Senior Planner, City of Red Deer

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--	-------------------------------	-----------------------------	---	---

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Comments re: Proposed Land Use Bylaw Amendment 3357/F-2015 Red Deer Lodge

Concern with building proximity
 => Can consider a setback

Don't want to guess at what's
 coming.

- Concern with drinking establishments
- Noise concerns
- would like to see what development
- Traffic concerns all through the night

- Many options available why expanded
- Concern with property values
 - people moving out due to adjaement
- Submitting a petition.

Thank you.

Collection & Release of Your Information:

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Contact Information

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Appendix E: Adjacent Landowner Comments (Received after Open House)



Aug. 4 2015

Collection & Release of Your Information:

The City is collecting your information as part of the referral process that is described in Section 2.10(4) of The City of Red Deer Land Use Bylaw.

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Contact Information

Your contact information allows administration to respond as needed.

Name: RUTH A. WALL

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General comments the proposed site exception to allow for redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District at 4311 49 Ave, Red Deer Lodge - Lot 1A, Block 44, Plan 812 1177

Should the proposed Land Use Bylaw ~~repealing~~ go through;
the property owners could construct a development
that would have a devastating effect on property owners
along the

Myself being one of these property owners - stand
to have their personal properties devalued considerably.
Should a building of some stature be erected within
close proximity of the ^{at street} south perimeter fence it would
block all natural light, sunshine and exterior beauty.
Thus all condo units - ~~part~~ facing lot & end of this especially
would take a substantial decrease in property values -
especially for "LEASE".

I personally support business growth & development.
Yet this would go against all principles of development
can distort seniors invested life savings. I then
held the City planners responsible and therefore have
to give me the ^{purchase} cost of my dwelling @ time of purchase.

Thank you.

**Collection & Release of Your Information:**

The City is collecting your information as part of the referral process that is described in Section 2.19(4) of The City of Red Deer Land Use Bylaw.

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Contact Information

Your contact information allows administration to respond as needed.

Name: LARRY PEARSON

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General comments the proposed site exception to allow for redesignation from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District at 4311 49 Ave, Red Deer Lodge – Lot 1A, Block 44, Plan 812 1177

I oppose the proposed/REQUESTED ZONING CHANGE,
AT THIS TIME. REASON: IF CURRENT OWNER HAS "NO
INTENTIONS" TO BUILD OR RENOVATE AT THIS TIME I SEE
NO NEED TO CHANGE ZONING just because other
properties in the area are now C1. I see this
request as a Very Possible Increase in "Sales Value"
Should the property be SOLD, Now or Near Future.

If the HOTEL OWNER has plans for future
development, with proposed plans then they
could apply again for Zone Changing, If at that
time, with "Definite Plans" it is easier to make an
INFORMED DECISION.

Thank you.

L. Pearson

Aug. 17, 2015

Please be advised that we strongly object to the re-designation of the Red Deer Lodge site from C4 to C1 due to the potential for devaluation of one of our main assets, ie. our home, for the following reasons.

#1. We have been asked to accept a downgrade in zoning from C4 to C1, the lowest and worst zoning for any adjacent property owners.

#2. C1 zoning & development typically & traditionally attracts drug dealers, biker gangs, home-less people, alcoholics, prostitutes & a litany of other undesirable groups not wanted in high end suburban districts (like yours). These miscreants engage in activities such as street fights, late night vehicle racing & gun-fights. Most of the residents of _____ have their teeth in a glass of water beside the bed by 10:30 & will not take kindly to these types of activities.

#3. The re-designation before us offers no hint as to what is being proposed. Only that we will be subjected to a much broader list of uses, higher building density & relaxed set-back requirements. I fail to see how this will benefit us in any way. Given the current lack of information I believe it was irresponsible for the Planning Commission to bring this proposal forward. It is a waste of the Commission members' time, the tax-payer's money & has caused unnecessary anxiety to the elderly owners of adjoining properties.

#4. The Appellant was previously granted a bylaw exception allowing him to build a 7 story hotel (plus façade) on a C4 site designated for only a 3 story structure. Ask me again how much confidence I have in the discretionary C1 uses system we are being asked to accept carte blanc.

#5. Lest you think I am totally negative, allow me to propose this. If the Lodge so desperately wants to re-develop, instead of grinding us down to a C1 zoning & all the undesirables it will attract, raise the zoning to something that will attract a high end "Village" type shopping development once the current Lodge has been demolished & the site leveled or contoured to enhance such a project. This would surely attract shoppers from Red Deer's high end urban residential districts (like yours) & provide a buffer zone between the seedy C1 inner core & the 3 beautiful green belts surrounding the Lodge site which house the Museum & Art Gallery, Senior Center, kiddies water park, Recreation Center, Red Deer Arena, Kinex Arena, Rotary Park & Skateboard Park.

Let's PLAN UP, not down.

Sincerely,

Larry & Charlene



BYLAW NO. 3357/F – 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. The land shown in cross hatch in the sketch attached as Schedule A to this Bylaw is redesignated from C4 Commercial (Major Arterial) District to C1 Commercial (City Centre) District.
- 2. Amend section 8.22 (1) (w) to read “In order to accommodate diverse forms of advertising within the C1 and C4 Districts for sites that have no less than 100 metre frontage on Gaetz Avenue and offer conference and convention space, *Dynamic Signs* which comply with section 3.4(14) of this bylaw may be allowed as a discretionary use on the following sites:
 - (i) LOT 3, Plan 5009KS (3310 – 50 Avenue)
 - (ii) LOT 5, BLOCK 15, Plan4436TR (2929 – 50 Avenue)
 - (iii) LOT 1A, BLOCK 44, Plan 812 1177 (4311 – 49 Avenue)”
- 3. The “Land Use District Map M14” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 8/2015 attached hereto and forming part of the bylaw.

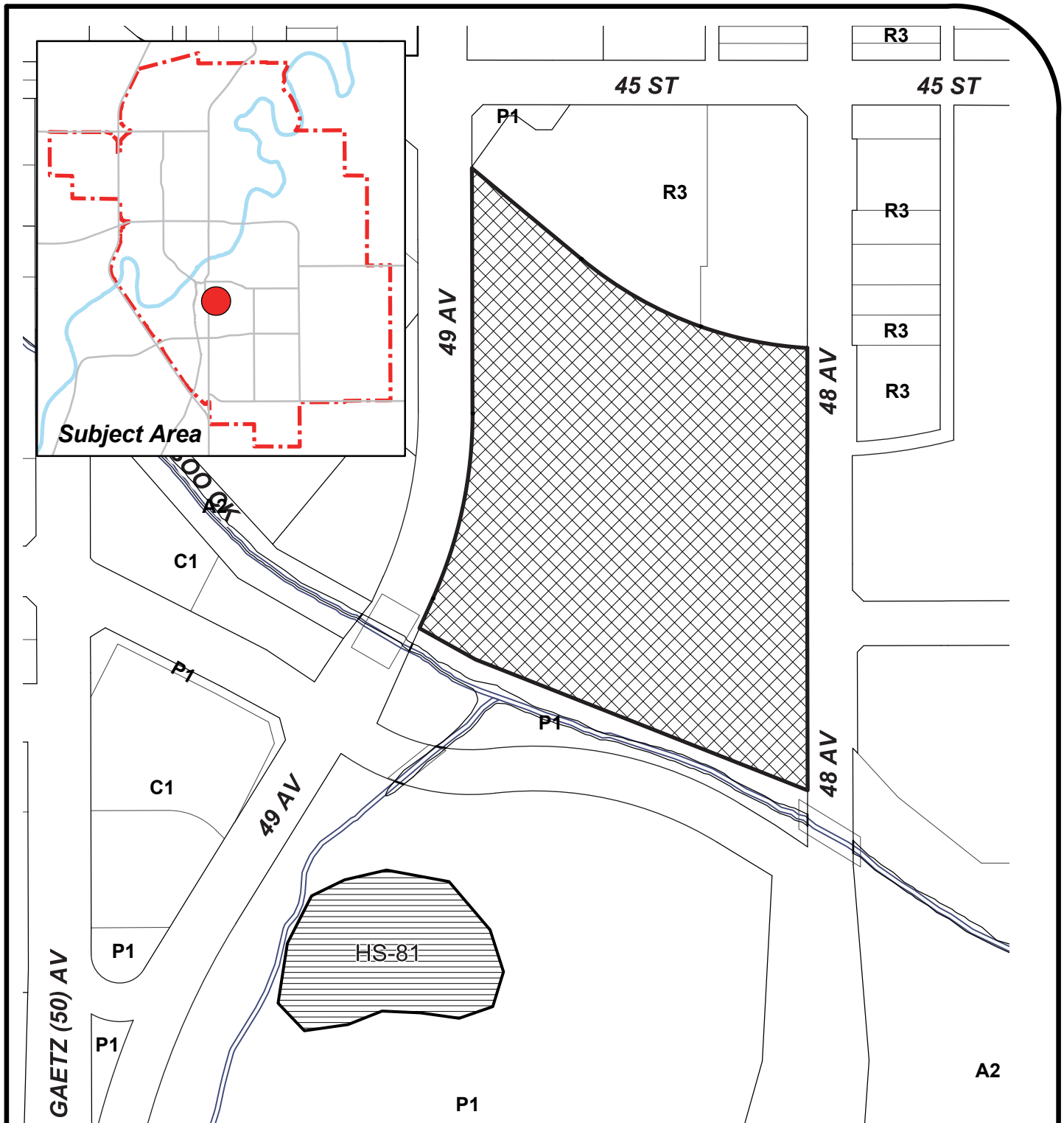
READ A FIRST TIME IN OPEN COUNCIL this	day of	2015.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2015.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2015.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2015.

MAYOR

CITY CLERK



Schedule A
Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:



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

Affected District and Exception:

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

Proposed Amendment

Map: 8 / 2015

Bylaw: 3357 / F-2015

Date: Feb. 3, 2015



Council Decision – September 14, 2015

DATE: September 16, 2015

TO: Christi Fidek, Senior Planner

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/F-2015
Proposed Redesignation from C4 Commercial (Major Arterial)
to C1 Commercial (City Centre)

Reference Report:

Planning Department, dated September 8, 2015.

Resolution:

At the Monday September 14, 2015 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer table the matter for a period of up to eight weeks to allow administration additional time to consult with adjacent landowners and report their findings to Council.

Report back to Council: Yes

A handwritten signature in blue ink, appearing to read 'Frieda McDougall', written in a cursive style.

Frieda McDougall
Manager

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



September 2, 2015

Bylaw 3357/T-2015 - Land Use Bylaw Amendment Omnibus Amendments

Planning Department

Report Summary & Recommendation:

City Administration has initiated this Land Use Bylaw amendment to improve and streamline the Development Permit application process, eliminate redundant and difficult to monitor Land Use Bylaw procedures, reword sections to follow current internal procedures and practices as well as minor changes to provide improved consistency to the Bylaw.

The proposed amendments are supported by the Planning and Inspections and Licensing Departments.

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

City Manager Comments:

I support the recommendation of Administration. If first reading of Land Use Bylaw 3357/T-2015 is given, a Public Hearing would then be advertised for two consecutive weeks to be held on Tuesday, October 13, 2015 at 6:00 pm during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

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



Report Details

Background:

This omnibus Land Use Bylaw amendment is the accumulation of a number of minor bylaw changes, improvements and upgrades that have been raised and requested by Administration (Planning and Inspections and Licensing) in order to improve the efficiency and implementation of the Land Use Bylaw.

Discussion:

The following amendment highlights are noted (followed by a table with more detail):

I Show Homes and Raffle Homes

Add new definitions pertaining to Show Homes and Raffle Homes

Currently the bylaw does not define Show Homes or Raffle Homes, or its respective signage. These definitions will improve the interpretation of the bylaw.

Show Home means dwelling unit that is used temporarily to exhibit dwelling units for sale or rent, and may be used as a sales office.

Raffle Home means dwelling unit that constitutes a prize in a raffle or lottery open to the public, and may be used as a venue for selling raffle tickets.

Show Home sign means a sign erected on a Site by the owner or agent of the owner of the Site, advertising the Site is a Show Home but does not include an Inflatable Sign.

Raffle Home sign means a sign erected on a Site by the owner or agent of the owner of the Site, advertising the Site is a Raffle Home and may include Sponsorship Recognition but does not include an Inflatable Sign.

Add new regulations surrounding Show Homes and Raffle Homes

Currently the bylaw does not have any regulations surrounding Show Homes and Raffle Homes. The addition of these regulations will provide better parameters of what to consider when approving these uses.

Allow Show Homes and Raffle Homes as a use in all districts that allow residential development

Currently the bylaw has provisions for the sale of new homes from a show home in several residential districts. However it is silent in other districts such as direct control and commercial districts that allow residential development. The amendment allows Show Homes and Raffle Homes in all districts that allow residential development.

2 Institutional Service Facility



Amend “Institutional Service Facility” definition to include archives

Currently archives do not fit within a defined use. By including it within the Institutional Service Facility we ensure that it is clearly interpreted as a similar use to other Institutional Service Facility uses such as cultural, educational or community services like museums, libraries, and schools.

3 Microbreweries

Amend definition of Microbrewery

The current definition references total floor area. Replacing “total” with “gross” will add clarity to the definition.

4 Amenity Space

Add new definition for Amenity Space for R2 and R3 residential districts

The current bylaw does not have a definition for Amenity Space however there is the requirement for developers to provide amenity spaces in R2 and R3 districts for some developments.

Amenity Space means an indoor or outdoor space on a site or within a development designed for the active or passive recreation and enjoyment of the occupants of a residential development for communal use. This term includes, but is not limited to, sitting areas, playgrounds, pools, patios, and exercise rooms.

5 Drinking Establishments and Late Night Clubs

Provide clarity of distances between Drinking Establishments and/or Late Night Clubs

The current wording is unclear that the distance between Drinking Establishments and/or Late Night Clubs applies to both existing and proposed developments over 186.0 m². The proposed amendment provides clarity in the interpretation of the regulation.

Provide clarity of distances between Drinking Establishments (adult entertainment permitted) and incompatible uses

Currently the wording is unclear what the 150.0m distance separation applies to, this amendment brings clarity to what uses it applies to.

6 Legally Existing Uses in DC 2I (Riverlands)



Add new discretionary use to allow for Legally Existing Uses in DC 21 (Riverlands) and provide the Development Authority the authority to consider such uses on a temporary basis

Current uses that were existing prior to the passing of DC 21 that are not listed within the permitted or discretionary uses table of the district are now legal non-conforming. A non-conforming use of part of a building may be extended throughout the building but the building may not be expanded, however, a non-conforming use of part of a site may not be expanded to any other part of the site. The amendment allows such uses to be considered discretionary and would therefore have the possibility of expansion throughout the site. Such uses that do not conform to the overall plan for the Riverlands area will still be approved on a temporary basis.

7 Riverlands Design Criteria

Reference the Development Design Criteria in the Riverlands Area Redevelopment Plan (ARP) in the DC 21 District in the Land Use Bylaw

Currently the Land Use Bylaw references the Riverlands ARP in the DC 21 District but does not specifically reference the Development Design Criteria. The reference of the Development Design Criteria in the Land Use Bylaw further links the ARP to the bylaw and ensures consistency between applications for development for the area.

A more detailed summary of the amendments is provided below (Changes are shown in *italics*):

Topic	Existing Sections to be amended	Proposed Amendments
<u>Show Homes and Raffle Homes</u>	<u>Section 1.3 Definitions</u>	<p><u>Add new definitions:</u></p> <p>Show Home means a Dwelling Unit that is used temporarily to exhibit Dwelling Units for sale or rent, and may be used as a sales office.</p> <p>Raffle Home means a Dwelling Unit that constitutes a prize in a raffle or lottery open to the public, and may be used as a venue for selling raffle tickets.</p>



Topic	Existing Sections to be amended	Proposed Amendments
	<u>Section 3.3 Sign Regulations</u>	<p><u>Add new definitions</u></p> <p>Show Home Sign means a Sign erected on a Site by the owner or agent of the owner of the Site, advertising the Site is a Show Home but does not include an Inflatable Sign.</p> <p>Raffle Home sign means a Sign erected on a Site by the owner or agent of the owner of the Site, advertising the Site is a Raffle Home and may include Sponsorship Recognition but does not include an Inflatable Sign.</p>
	<u>Section 4.7 Residential District Regulations</u>	<p><u>Add new section and regulations</u></p> <p><u>Section 4.7(16) Show Home or Raffle Home</u></p> <p>(a) Where a Dwelling Unit is used as a Show Home or Raffle Home, an additional development permit shall be obtained allowing the use of the Dwelling Unit as a Show Home or Raffle Home.</p> <p>(b) Once the use of a Show Home or Raffle Home ceases, any area of the Development used as a Show Home or Raffle Home shall revert to residential use.</p> <p>(c) The Show Home or Raffle Home shall provide sufficient on-Site and off-Site parking, in the opinion of the Development Authority, to ensure that adjacent Sites would not be adversely affected.</p> <p>(d) A Show Home shall not operate for a period of more than 12 consecutive months; however, after which the landowner or the landowners agent may reapply for a development permit.</p> <p>(e) A Raffle Home shall not operate for a period of more than 9 consecutive months; however, after which the landowner or the landowners agent may</p>



Topic	Existing Sections to be amended	Proposed Amendments
		<p>reapply for a development permit.</p> <p>(f) A Raffle Home may only be used for the purpose of:</p> <ul style="list-style-type: none"> (i) public viewing; and (ii) sale of tickets in connection with a lottery where a Raffle Home is a prize.
	<p><u>Section 3.3(4)(r) Signs Not Requiring a Sign Permit</u></p> <p>(r) Open House signs provided that the signs do not exceed a size of 1.4m² or 0.61m x 0.92m² if A-board style.</p>	<p><u>Amend section to include regulations for Show Home and Raffle Home Signs</u></p> <p><u>Section 3.3(4)(r) Show Home and Raffle Home Signs</u></p> <p>(r) Show Home Signs and Raffle Home Signs provided each Site has a limit of one Sign per Site and:</p> <ul style="list-style-type: none"> (i) Show Home Signs shall be no larger than 5.94 m². (ii) Raffle Home Signs shall be no larger than 11.96 m². <p>Signs shall be contained within the Site Boundaries and shall be removed when the Show Home or Raffle Home use has stopped or its respective development permit has expired, whichever is earlier shall apply.</p>
	<p><u>Section 4.1(1)(b)(x) R1 Residential (Low Density) District, Discretionary Uses</u></p> <p>(x) Sales of new homes from a show home.</p>	<p><u>Amend wording to include defined uses:</u></p> <p>(x) Show Home or Raffle Home</p>



Topic	Existing Sections to be amended	Proposed Amendments
	<p>Section 4.1.1(2)(b)(vi) R I C Residential (Carriage Home) District, Discretionary Uses</p> <p>(vi) Sales of new homes from a show home.</p>	<p><u>Amend wording to include defined uses:</u></p> <p>(vi) <i>Show Home or Raffle Home</i></p>
	<p>Section 4.1.2(1)(b)(vi) R I W S Residential (Wide/Shallow Lot) District, Discretionary Uses</p> <p>(vi) Sales of new homes from a show home.</p>	<p><u>Amend wording to include defined uses:</u></p> <p>(vi) <i>Show Home or Raffle Home</i></p>
	<p>Section 4.2(1)(b)(viii) R I A Residential (Semi-Detached Dwelling) District, Discretionary Uses</p> <p>(viii) Sales of new homes from a show home.</p>	<p><u>Amend wording to include defined uses:</u></p> <p>(viii) <i>Show Home or Raffle Home</i></p>
	<p>Section 4.3(1)(b)(v) R I N Residential (Narrow Lot) District, Discretionary Uses</p> <p>(v) Sales of new homes from a show home.</p>	<p><u>Amend wording to include defined uses:</u></p> <p>(v) <i>Show Home or Raffle Home</i></p>
	<p>Section 4.3.1(1)(b)(v) R I G Residential (Small Lot) District, Discretionary Uses</p> <p>(v) Sales of new homes from a show home.</p>	<p><u>Amend wording to include defined uses:</u></p> <p>(v) <i>Show Home or Raffle Home</i></p>
	<p>Section 4.4(1)(b) R2 Residential (Medium Density) District, Discretionary Uses</p>	<p><u>Add new discretionary use:</u></p> <p>(xvi) <i>Show Home or Raffle Home</i></p>



Topic	Existing Sections to be amended	Proposed Amendments
	<p>Section 4.4.1(1)(b)(iii) R2T Residential (Town House) District, Discretionary Uses</p> <p>(iii) Sales of new homes from a show home.</p>	<p><u>Amend wording to include defined uses:</u></p> <p>(iii) <i>Show Home or Raffle Home</i></p>
	<p>Section 4.5(1)(b) R3 Residential (Multiple Family) District, Discretionary Uses</p>	<p><u>Add new discretionary use:</u></p> <p>(xv) <i>Show Home or Raffle Home</i></p>
	<p>Section 4.6(1)(b) R4 Residential (Manufactured Home) District, Discretionary Uses</p>	<p><u>Add new discretionary use:</u></p> <p>(vii) <i>Show Home or Raffle Home</i></p>
	<p>Section 4.6.1(1)(b) R1E Residential Estate District, Discretionary Uses</p>	<p><u>Add new discretionary use:</u></p> <p>(vii) <i>Show Home or Raffle Home</i></p>
	<p>Section 5.1(1)(b) C1 Commercial (City Centre) District, Discretionary Uses</p>	<p><u>Add new discretionary use:</u></p> <p>(xxii) <i>Show Home or Raffle Home</i></p>
	<p>Section 5.2(1)(b) C1A Commercial (City Centre West) District, Discretionary Uses</p>	<p><u>Add new discretionary use:</u></p> <p>(xxii) <i>Show Home or Raffle Home</i></p>
	<p>Section 5.3(1)(b) C2A Commercial (Regional Shopping Centre) District, Discretionary Uses</p>	<p><u>Add new discretionary use:</u></p> <p>(xvii) <i>Show Home or Raffle Home</i></p>



Topic	Existing Sections to be amended	Proposed Amendments
	Section 5.4(1)(b) C2B Commercial (District Shopping Centre) District, Discretionary Uses	<u>Add new discretionary use:</u> (xvii) <i>Show Home or Raffle Home</i>
	Section 5.5(1)(b) C3 Commercial (Neighbourhood Convenience) District, Discretionary Uses	<u>Add new discretionary use:</u> (ix) <i>Show Home or Raffle Home</i>
	Section 5.6.1(1)(b) C5 Commercial (Mixed Use) District, Permitted Uses	<u>Amend wording to include defined uses:</u> (xi) <i>Show Home or Raffle Home</i>
	Section 6.3(1)(b) IIA/BSR (Light Industrial and Business Service-Residential) District, Discretionary Uses	<u>Add new discretionary use:</u> (v) <i>Show Home or Raffle Home</i>
	Section 8.1(1)(a) Direct Control District No. 1, Discretionary Uses	<u>Add new discretionary use:</u> (ix) <i>Show Home or Raffle Home</i>
	Section 8.3(1)(b) Direct Control District No. 3, Discretionary Uses	<u>Add new discretionary use:</u> (vi) <i>Show Home or Raffle Home</i>
	Section 8.5(1) Direct Control District No. 5	<u>Add new discretionary use table and use:</u> 8.5(1)(b) Discretionary Uses (i) <i>Show Home or Raffle Home</i>



Topic	Existing Sections to be amended	Proposed Amendments
	Section 8.6(I)(a) Direct Control District No. 6, Uses Table	<u>Add new use:</u> (xvii) <i>Show Home or Raffle Home</i>
	Section 8.7(I)(b) Direct Control District No. 7, Discretionary Uses	<u>Add new discretionary use:</u> (ii) <i>Show Home or Raffle Home</i>
	Section 8.8(I)(b) Direct Control District No. 8, Discretionary Uses	<u>Add new discretionary use:</u> (iv) <i>Show Home or Raffle Home</i>
	Section 8.9(I)(b) Direct Control District No. 9, Discretionary Uses	<u>Add new discretionary use:</u> (ii) <i>Show Home or Raffle Home</i>
	Section 8.10(I)(b) Direct Control District No. 10, Discretionary Uses	<u>Add new discretionary use:</u> (ii) <i>Show Home or Raffle Home</i>
	Section 8.12(I)(b) Direct Control District No. 12, Discretionary Uses	<u>Add new discretionary use:</u> (viii) <i>Show Home or Raffle Home</i>
	Section 8.13(I)(b) Direct Control District No. 13, Discretionary Uses	<u>Add new discretionary use:</u> (xiii) <i>Show Home or Raffle Home</i>



Topic	Existing Sections to be amended	Proposed Amendments
	Section 8.15(1)(b) Direct Control District No. 15, Discretionary Uses	<u>Add new discretionary use:</u> (vii) <i>Show Home or Raffle Home</i>
	Section 8.16(1)(b) Direct Control District No. 16, Discretionary Uses	<u>Add new discretionary use:</u> (vii) <i>Show Home or Raffle Home</i>
	Section 8.18(1)(b) Direct Control District No. 18, Discretionary Uses	<u>Add new discretionary use:</u> (ii) <i>Show Home or Raffle Home</i>
	Section 8.20.1(1)(b) Direct Control District No. 21, Discretionary Uses	<u>Add new discretionary use:</u> (xxi) <i>Show Home or Raffle Home</i>
	Section 8.20.2(1)(b) Direct Control District No. 22, Discretionary Uses	<u>Add new discretionary use:</u> (iv) <i>Show Home or Raffle Home</i>
	Section 8.20.5(1)(b) Direct Control District No. 25, RESIDENTIAL PARCELS Discretionary Uses	<u>Add new discretionary use:</u> (ix) <i>Show Home or Raffle Home</i>
	Section 8.20.6(1)(b) Direct Control District No. 26, Discretionary Uses	<u>Add new discretionary use:</u> (ix) <i>Show Home or Raffle Home</i>



Topic	Existing Sections to be amended	Proposed Amendments
	Section 8.20.7(1)(b) Direct Control District No. 27, Discretionary Uses	<u>Add new discretionary use:</u> (xii) <i>Show Home or Raffle Home</i>
	Section 8.20.8(1)(b) Direct Control District No. 28, Discretionary Uses	<u>Add new discretionary use:</u> (xxii) <i>Show Home or Raffle Home</i>
	Section 8.29(1)(b) Direct Control District No. 29, Lot 1 Discretionary Uses	<u>Add new discretionary use for Lot 1:</u> (iii) <i>Show Home or Raffle Home</i>
<u>Institutional Service Facility</u>	<u>Section 1.3 Definitions</u> Institutional Service Facility means a facility: (a) Providing cultural, educational or community services to the public such as libraries, museums, auditoriums, concert halls, colleges, schools, places of worship or assembly and, (b) Providing government services including hospitals, fire stations, police stations, court houses, detention and correction centres.	<u>Add “archives” into Institutional Service Facility definition</u> Institutional Service Facility means a facility: (a) Providing cultural, educational or community services to the public such as libraries, museums, <i>archives</i> , auditoriums, concert halls, colleges, schools, places of worship or assembly and, (b) Providing government services including hospitals, fire stations, police stations, court houses, detention and correction centres.



Topic	Existing Sections to be amended	Proposed Amendments
<u>Micro-brewery</u>	<p><u>Section 1.3 Definitions</u></p> <p>Microbrewery means a use where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place and includes distribution, retail or wholesale, on or off the premises, and includes at least one of the following: tasting room where guests may sample alcoholic beverages without charge, Drinking Establishment or Restaurant; the floor area devoted to the production and packaging shall be no more than 70% of the total floor area.</p>	<p><u>Amend definition for clarity (replace “total floor area” with “gross floor area”)</u></p> <p>Microbrewery means a use where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place and includes distribution, retail or wholesale, on or off the premises, and includes at least one of the following: tasting room where guests may sample alcoholic beverages without charge, Drinking Establishment or Restaurant; the floor area devoted to the production and packaging shall be no more than 70% of the gross floor area.</p>
<u>Amenity Space</u>	<p><u>Section 4.7(1)(f) Residential District Regulations: General Regulations</u></p> <p>(f) Within R2 and R3 Districts, residential amenity areas of a minimum of 4.5 m² per dwelling unit for multiple family building and multi-attached building and a minimum of 15.0 m² per unit for an assisted living facility and temporary care facility shall be provided.</p>	<p><u>Add new definition specific to R2 and R3 Districts:</u></p> <p>(f) Within R2 and R3 Districts, residential amenity areas of a minimum of 4.5 m² per Dwelling Unit for Multiple Family Building and Multi-Attached Building and a minimum of 15.0 m² per unit for an Assisted Living Facility and Temporary Care Facility shall be provided.</p> <p><i>For the purpose of this section the term “Amenity Area” includes an indoor and/or outdoor space provided for the active or passive recreation and enjoyment of the occupants of residential development for communal use. This term includes, but is not limited to, sitting areas, playgrounds, pools, patios and exercise rooms.</i></p>



Topic	Existing Sections to be amended	Proposed Amendments
<u>Drinking Establishment & Late Night Club Regulations</u>	<p><u>Section 5.7(7)(b)(iii)</u></p> <p>(b) A late night club shall meet the following regulations:</p> <p>(iii) Shall be located on a lot the boundary of which is not less than 150.0m from the boundary of a lot containing an existing drinking establishment or late night club if either of which has a gross floor area greater than 186.0m².</p>	<p><u>Amend wording for clarity</u></p> <p>(b) A Late Night Club shall meet the following regulations:</p> <p>(iii) <i>A Late Night Club with a gross floor area greater than 186.0m² shall not be located within 150.0m of the Boundary of the Site of another Late Night Club or a Drinking Establishment with a gross floor area greater than 186.0m².</i></p>
	<p><u>Section 5.7(8)(a)(iv)(3)</u></p> <p>(a) Drinking establishment (adult entertainment prohibited), in considering an application for approval of a renovation to an existing drinking establishment or for approval of a new drinking establishment (adult entertainment prohibited) as an ancillary use or the main use, the Development Authority shall:</p> <p>(iv) Require that a drinking establishment (adult entertainment prohibited) meets the following regulations:</p> <p>(3) Shall be located on a lot the boundary of which is not less than 150.0m from the boundary of a lot containing an existing drinking establishment or late night club if either of which has a gross floor area greater than 186.0m².</p>	<p><u>Amend wording for clarity</u></p> <p><u>Drinking Establishment (adult entertainment prohibited)</u></p> <p>(a) <i>When considering an application for approval of a Drinking Establishment (adult entertainment prohibited) as either an Accessory Use or a principal use, the Development Authority shall:</i></p> <p>(iv) <i>Require the following regulations to be met:</i></p> <p>(3) <i>A Drinking Establishment (adult entertainment prohibited) with a gross floor area greater than 186.0m² shall not be located within 150.0m of the Boundary of the Site of another Drinking Establishment or a Late Night Club with a gross floor area greater than 186.0m².</i></p>



Topic	Existing Sections to be amended	Proposed Amendments
	<p><u>Section 5.7(8)(b)(iv)(3)</u></p> <p>(b) Drinking establishment (adult entertainment permitted), in considering an application for approval of a renovation to an existing drinking establishment or for approval of a new drinking establishment (adult entertainment permitted) as an ancillary use or the main use, the Development Authority shall:</p> <p>(iv) Require that a drinking establishment (adult entertainment permitted) meets the following regulations:</p> <p>(3) Shall be located on a lot the boundary of which is not less than 150.0m from the boundary of a lot containing an existing drinking establishment or late night club if either of which has a gross floor area greater than 186.0m².</p>	<p><u>Amend wording for clarity</u></p> <p><u>Drinking Establishment (adult entertainment permitted)</u></p> <p>(b) <i>When considering an application for approval of a Drinking Establishment (adult entertainment permitted) as either an Accessory Use or a principle use, the Development Authority shall:</i></p> <p>(iv) <i>Require the following regulations to be met:</i></p> <p>(3) <i>A Drinking Establishment (adult entertainment permitted) with a gross floor area greater than 186.0m² shall not be located within 150.0m of the Boundary of the Site of another Drinking Establishment or a Late Night Club with a gross floor area greater than 186.0m².</i></p>
	<p><u>Section 5.7(8)(b)(iv)(4)</u></p> <p>(iv) Require that a drinking establishment (adult entertainment permitted) meets the following regulations:</p> <p>(4) Be located on a lot the boundary of which is not less than 150.0m from the boundary of any lot located in a Residential District or boundary of any Direct Control District in which residential is the principal use, any lot with an existing "Institutional Service Facility", any</p>	<p><u>Reformat wording for clarity that the 150m applies to all subsequent uses</u></p> <p>(iv) <i>Require that a the following regulations be met:</i></p> <p>(4) <i>A Drinking Establishment (adult entertainment permitted) shall not be located on a Site within 150.0m of:</i></p> <p>a) <i>the Boundary of a residential Site, or</i></p> <p>b) <i>the Boundary of any Direct Control District in which</i></p>



Topic	Existing Sections to be amended	Proposed Amendments
	public lot developed for active or passive park purposes (excluding PI buffer strips and/or road boulevards), or other use which may have a playground as an ancillary element, or be located on a lot the boundary of which is not less than 150.0m from Nash (68 th) Street or Orr Drive.	<p><i>residential uses are the main use within the Direct Control District, or</i></p> <p>c) <i>any Site with an Institutional Service Facility, or</i></p> <p>d) <i>any public lot developed for active or passive park purposes (excluding PI buffer strips and/or road boulevards), or</i></p> <p>e) <i>any use which may have a playground on the Site, or</i></p> <p>f) <i>a Site on Nash (68th) Street or Orr Drive.</i></p>
<u>Legally Existing Uses in DC21 Riverlands</u>	<u>Section 8.20.1.1(b) Discretionary Uses</u>	<p><u>Add new discretionary use</u></p> <p>(xxiv) <i>Any development legally existing or legally approved prior to the passing of this District on June 19, 2006, is deemed to be a discretionary use duly approved by the Development Authority.</i></p>
	<u>Section 8.20.1(3)(a) Approving Authority</u>	<p><u>General clean-up for clarity and consistency</u></p> <p><u>Amend section to provide authority to the Development Authority to allow intensification and expansion of existing developments developed prior to the passing of Section 8.20.1.</u></p> <p>The Development Authority is the approving authority for all Development in this district. In exercising its approval powers, the Development Authority shall ensure that Development conforms to the general intent of the Riverlands Area Redevelopment Plan and the Riverlands Community Plan. The Development Authority may consider the intensification and expansion of existing discretionary uses on a temporary basis if, in the opinion of the</p>



Topic	Existing Sections to be amended	Proposed Amendments
		<i>Development Authority, the Development would not diminish the long term vision of the above documents.</i>
<u>Riverlands Design Criteria</u>	<p><u>Section 8.20.1.5 Direct Control District No. 21 DC(21) – General Design Purpose</u></p> <p>5. General Design Purpose</p> <p>The Approving Authority may impose, as a condition of approval of any development or redevelopment, such standards as are reasonably necessary to ensure that the development will create the character of the envisioned Riverlands neighbourhood and achieve the following objectives:</p> <ul style="list-style-type: none"> (a) be consistent with the Riverlands Area Redevelopment Plan and Guidelines; (b) reflect the objective of capturing a blend of mixed residential, commercial, civic and open space uses <i>in the lands zoned Direct Control District (21)</i>; (c) be pedestrian friendly; (d) reflect the objective of encouraging livability, social interaction, interesting urban spaces and a distinctive neighbourhood environment <i>in the lands zoned Direct Control District (21)</i>; and (e) promote residential developments on the upper floors of ground floor commercial along 47 Street (Alexander Way). 	<p><u>General clean-up for clarity and consistency</u></p> <p><u>Reference the Development Design Criteria (Riverlands Area Redevelopment Plan) in the General Design Purpose section (for Riverlands).</u></p> <p>5. General Design Purpose</p> <p>The approving authority may impose, as a condition of approval of any Development or redevelopment, such standards as are reasonably necessary to ensure that the Development will create the character of the envisioned Riverlands neighbourhood and achieve the following objectives:</p> <ul style="list-style-type: none"> (a) be consistent with the Riverlands Area Redevelopment Plan and Guidelines; (b) reflect the objective of capturing a blend of mixed residential, commercial, civic and open space uses; (c) be pedestrian friendly; (d) reflect the objective of encouraging livability, social interaction, interesting urban spaces and a distinctive neighbourhood environment ; and (e) promote residential Developments on the upper floors of ground floor commercial <i>Development</i> along 47 Street (Alexander Way). (f) <i>compliance with the Development Design Criteria in the Riverlands Area</i>



Topic	Existing Sections to be amended	Proposed Amendments
		<i>Redevelopment Plan</i>

Analysis:

The proposed amendments modify development application processes within the Land Use Bylaw, provides minor changes to some development regulations and, addresses bylaw deficiencies and shortfalls that when corrected, will provide both City staff and the public with clearer interpretation and implementation of Land Use Bylaw requirements.

The changes do not conflict with any existing City planning documents (e.g. Municipal Development Plan, other statutory plans or planning tool documents).

The proposed amendments have been reviewed Planning staff and other applicable City departments. There are no financial or budget implications resulting from the proposed amendments.

The proposed amendment will be presented to the Municipal Planning Commission on September 9, 2015. Their recommendation will be provided in the Council presentation.

BYLAW NO. 3357/T-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:

I Section 1.3 Definitions is amended by adding the following definitions:

“**Show Home** means a Dwelling Unit that is used temporarily to exhibit Dwelling Units for sale or rent, and may be used as a sales office.”

“**Raffle Home** means a Dwelling Unit that constitutes a prize in a raffle or lottery open to the public, and may be used as a venue for selling raffle tickets.”

Section 3.3 Sign Regulations is amended by adding the following definitions:

“**Show Home Sign** means a Sign erected on a Site by the owner or agent of the owner of the Site, advertising the Site is a Show Home but does not include an Inflatable Sign.”

“**Raffle Home Sign** means a Sign erected on a Site by the owner or agent of the owner of the Site, advertising the Site is a Raffle Home and may include Sponsorship Recognition but does not include an Inflatable Sign.”

Section 3.3(4) Signs Not Requiring a Sign Permit is amended by deleting subsection (r) and replacing it with the following new subsection:

(r) “Show Home Signs and Raffle Home Signs provided each Site has a limit of one Sign per Site and:

- (i) Show Home Signs shall be no larger than 5.94 m².
- (ii) Raffle Home Signs shall be no larger than 11.96 m².

Signs shall be contained within the Site Boundaries and shall be removed when the Show Home or Raffle Home use has stopped or its respective development permit has expired, whichever is earlier shall apply.”

Section 4.7 Residential District Regulations is amended by adding the following subsection:

“16. Show Home or Raffle Home

- (a) Where a Dwelling Unit is used as a Show Home or Raffle Home, an additional development permit shall be obtained allowing the use of the Dwelling Unit as a Show Home or Raffle Home.
- (b) Once the use of a Show Home or Raffle Home ceases, any area of the Development used as a Show Home or Raffle Home shall revert to residential use.

- (c) The Show Home or Raffle Home shall provide sufficient on-Site and off-Site parking, in the opinion of the Development Authority, to ensure that adjacent Sites would not be adversely affected.
- (d) A Show Home shall not operate for a period of more than 12 consecutive months; however, after which the landowner or an agent of the landowner may reapply for a development permit.
- (e) A Raffle Home shall not operate for a period of more than 9 consecutive months; however, after which the landowner or an agent of the landowner may reapply for a development permit.
- (f) A Raffle Home may only be used for the purpose of:
 - (i) public viewing; and
 - (ii) sale of tickets in connection with a lottery where a Raffle Home is a prize.”

Section **4.1 RI Residential (Low Density) District** is amended by deleting discretionary use (x) of the **Discretionary Uses Table (1)(b)** and replacing it with the following new discretionary use:

- (x) Show Home or Raffle Home

Section **4.1.1 RIC Residential (Carriage Home) District** is amended by deleting discretionary use (vi) of the **Discretionary Uses Table (2)(b)** and replacing it with the following new discretionary use:

- (vi) Show Home or Raffle Home

Section **4.1.2 RIWS Residential (Wide/Shallow Lot) District** is amended by deleting discretionary use (vi) of the **Discretionary Uses Table (1)(b)** and replacing it with the following new discretionary use:

- (vi) Show Home or Raffle Home

Section **4.2 RIA Residential (Semi-Detached Dwelling) District** is amended by deleting discretionary use (viii) of the **Discretionary Uses Table (1)(b)** and replacing it with the following new discretionary use:

- (viii) Show Home or Raffle Home

Section **4.3 RIN Residential (Narrow Lot) District** is amended by deleting discretionary use (v) of the **Discretionary Uses Table (1)(b)** and replacing it with the following new discretionary use:

- (v) Show Home or Raffle Home

Section **4.3.1 RIG Residential (Small Lot) District** is amended by deleting discretionary use (v) of the **Discretionary Uses Table (1)(b)** and replacing it with the following new discretionary use:

- (v) Show Home or Raffle Home

Section **4.4(1)(b) R2 Residential (Medium Density) District** is amended by adding to **Discretionary Uses Table (1)(b)** the following new discretionary use:

(xvi) Show Home or Raffle Home

Section **4.4.1 R2T Residential (Town House) District** is amended by deleting discretionary use (iii) of the **Discretionary Uses Table (1)(b)** and replacing it with the following new discretionary use:

(iii) Show Home or Raffle Home

Section **4.5 R3 Residential (Multiple Family) District** is amended by adding to **Discretionary Uses Table (1)(b)** the following new discretionary use:

(xv) Show Home or Raffle Home

Section **4.6 R4 Residential (Manufactured Home) District** is amended by adding to **Discretionary Uses Table (1)(b)** the following new discretionary use:

(vii) Show Home or Raffle Home

Section **4.6.1 R1E Residential Estate District** is amended by adding to **Discretionary Uses Table (1)(b)** the following new discretionary use:

(vii) Show Home or Raffle Home

Section **5.1 C1 Commercial (City Centre) District** is amended by adding to **Discretionary Uses Table (1)(b)** the following new discretionary use:

(xxii) Show Home or Raffle Home

Section **5.2 C1A Commercial (City Centre West) District** is amended by adding to **Discretionary Uses Table (1)(b)** the following new discretionary use:

(xxii) Show Home or Raffle Home

Section **5.3 C2A Commercial (Regional Shopping Centre) District** is amended by adding to **Discretionary Uses Table (1)(b)** the following new discretionary use:

(xvii) Show Home or Raffle Home

Section **5.4 C2B Commercial (District Shopping Centre) District** is amended by adding to **Discretionary Uses Table (1)(b)** the following new discretionary use:

(xvii) Show Home or Raffle Home

Section **5.5 C3 Commercial (Neighbourhood Convenience) District** is amended by adding to **Discretionary Uses Table (I)(b)** the following new discretionary use:

(ix) Show Home or Raffle Home

Section **5.6.1 C5 Commercial (Mixed Use) District** is amended by deleting permitted use (xi) of the **Permitted Uses Table (I)(a)** and replacing it with the following new permitted use:

(xi) Show Home or Raffle Home

Section **6.3 IIA/BSR (Light Industrial and Business Service-Residential) District** is amended by adding to **Discretionary Uses Table (I)(b)** the following new discretionary use:

(v) Show Home or Raffle Home

Section **8.1 Direct Control District No.1** is amended by adding to **Discretionary Uses Table (I)(b)** the following new discretionary use:

(ix) Show Home or Raffle Home

Section **8.3 Direct Control District No.3** is amended by adding to **Discretionary Uses Table (I)(b)** the following new discretionary use:

(vi) Show Home or Raffle Home

Section **8.5 Direct Control District No.5** is amended by creating a new **Discretionary Uses Table (I)(b)** and listing the following new discretionary use:

8.5(I)(b) Discretionary Uses

(i) Show Home or Raffle Home

Section **8.6 Direct Control District No.6** is amended by adding to **Uses Table (I)(a)** the following new use:

(xvii) Show Home or Raffle Home

Section **8.7 Direct Control District No.7** is amended by adding to **Discretionary Uses Table (I)(b)** the following new discretionary use:

(ii) Show Home or Raffle Home

Section **8.8 Direct Control District No.8** is amended by adding to **Discretionary Uses Table (I)(b)** the following new discretionary use:

(iv) Show Home or Raffle Home

Section 8.9 Direct Control District No.9 is amended by adding to Discretionary Uses Table (I)(b) the following new discretionary use:

(ii) Show Home or Raffle Home

Section 8.10 Direct Control District No.10 is amended by adding to Discretionary Uses Table (I)(b) the following new discretionary use:

(ii) Show Home or Raffle Home

Section 8.12 Direct Control District No.12 is amended by adding to Discretionary Uses Table (I)(b) the following new discretionary use:

(viii) Show Home or Raffle Home

Section 8.13 Direct Control District No.13 is amended by adding to Discretionary Uses Table (I)(b) the following new discretionary use:

(xiii) Show Home or Raffle Home

Section 8.15 Direct Control District No.15 is amended by adding to Discretionary Uses Table (I)(b) the following new discretionary use:

(vii) Show Home or Raffle Home

Section 8.16 Direct Control District No.16 is amended by adding to Discretionary Uses Table (I)(b) the following new discretionary use:

(vii) Show Home or Raffle Home

Section 8.18 Direct Control District No.18 is amended by adding to Discretionary Uses Table (I)(b) the following new discretionary use:

(ii) Show Home or Raffle Home

Section 8.20.1 Direct Control District No.21 is amended by adding to Discretionary Uses Table (I)(b) the following new discretionary use:

(xxi) Show Home or Raffle Home

Section 8.20.2 Direct Control District No.22 is amended by adding to Discretionary Uses Table (I)(b) the following new discretionary use:

(iv) Show Home or Raffle Home

Section 8.20.5 Direct Control District No.25 is amended by adding to RESIDENTIAL PARCELS Discretionary Uses Table (I)(b) the following new discretionary use:

(ix) Show Home or Raffle Home

Section 8.20.6 Direct Control District No.26 is amended by adding to Discretionary Uses Table (I)(b) the following new discretionary use:

(ix) Show Home or Raffle Home

Section 8.20.7 Direct Control District No.27 is amended by adding to Discretionary Uses Table (I)(b) the following new discretionary use:

(xii) Show Home or Raffle Home

Section 8.20.8 Direct Control District No.28 is amended by adding to Discretionary Uses Table (I)(b) the following new discretionary use:

(xxii) Show Home or Raffle Home

Section 8.20.9 Direct Control District No.29 is amended by adding to Lot I Discretionary Uses Table (I)(b) the following new discretionary use:

(iii) Show Home or Raffle Home

- 2 Section 1.3 Definitions is amended by adding “archives” into Institutional Service Facility definition.

Institutional Service Facility means a facility:

- (a) Providing cultural, educational or community services to the public such as libraries, museums, archives, auditoriums, concert halls, colleges, schools, places of worship or assembly and,
- (b) Providing government services including hospitals, fire stations, police stations, court houses, detention and correction centres.

- 3 Section 1.3 Definitions is amended by replacing “total floor area” with “gross floor area” in the Microbrewery definition.

Microbrewery means a use where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place and includes distribution, retail or wholesale, on or off the premises, and includes at least one of the following: tasting room where guests may sample alcoholic beverages without charge, Drinking Establishment or Restaurant; the floor area devoted to the production and packaging shall be no more than 70% of the gross floor area.

- 4 Section 4.7(1) Residential District Regulations: General Regulations is amended by deleting subsection (f) and replacing with the following:

- (f) Within R2 and R3 Districts, residential amenity areas of a minimum of 4.5 m² per Dwelling Unit for Multiple Family Building and Multi-Attached Building and a minimum of 15.0 m² per unit for an Assisted Living Facility and Temporary Care Facility shall be provided.

For the purpose of this section the term “Amenity Area” includes an indoor and/or outdoor space provided for the active or passive recreation and enjoyment of the occupants of residential development for communal use. This term includes, but is not limited to, sitting areas, playgrounds, pools, patios and exercise rooms.

5 Section **5.7(7)(b) Late Night Club** is amended by deleting subsection (iii) and replacing with the following:

- (iii) A Late Night Club with a gross floor area greater than 186.0m² shall not be located within 150.0m of the Boundary of the Site of another Late Night Club or a Drinking Establishment with a gross floor area greater than 186.0m².

Section **5.7(8) Drinking Establishments** is amended by deleting subsection (a)(iv)(3) and replacing with the following:

- (a) When considering an application for approval of a Drinking Establishment (adult entertainment prohibited) as either an Accessory Use or a principal use, the Development Authority shall:

(iv) Require the following regulations to be met:

- (3) A Drinking Establishment (adult entertainment prohibited) with a gross floor area greater than 186.0m² shall not be located within 150.0m of the Boundary of the Site of another Drinking Establishment or a Late Night Club with a gross floor area greater than 186.0m².

Section **5.7(8) Drinking Establishments** is amended by deleting subsection (b)(iv)(3) and replacing with the following:

- (b) When considering an application for approval of a Drinking Establishment (adult entertainment permitted) as either an Accessory Use or a principal use, the Development Authority shall:

(iv) Require the following regulations to be met:

- (3) A Drinking Establishment (adult entertainment permitted) with a gross floor area greater than 186.0m² shall not be located within 150.0m of the Boundary of the Site of another Drinking Establishment or a Late Night Club with a gross floor area greater than 186.0m².

Section **5.7(8)(b) Drinking Establishments** is amended by deleting subsection (iv)(4) and replacing with the following:

- (iv) Require that the following regulations be met:

(4) A Drinking Establishment (adult entertainment permitted) shall not be located on a Site within 150.0m of:

- a) the Boundary of a residential Site, or
- b) the Boundary of any Direct Control District in which residential uses are the main use within the Direct Control District, or
- c) any Site with an Institutional Service Facility, or
- d) any public lot developed for active or passive park purposes (excluding PI buffer strips and/or road boulevards), or
- e) any use which may have a playground on the Site, or
- f) a Site on Nash (68th) Street or Orr Drive.

6 Section 8.20.1 Direct Control District No. 21 is amended by adding to the Discretionary Uses Table (1)(b) the following new discretionary use:

(xxiv) Any development legally existing or legally approved prior to the passing of this District on June 19, 2006, is deemed to be a discretionary use duly approved by the Development Authority.

Section 8.20.1 Direct Control District No.21 is amended by adding the following to subsection (3)(a) Approving Authority:

The Development Authority may consider the intensification and expansion of existing discretionary uses on a temporary basis if, in the opinion of the Development Authority, the Development would not diminish the long term vision of the above documents.

7 Section 8.20.1(5) Direct Control District No.21 – General Design Purpose is amended by adding the following subsection:

(f) compliance with the Development Design Criteria in the Riverlands Area Redevelopment Plan

READ A FIRST TIME IN OPEN COUNCIL this	day of	2015.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2015.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2015.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2015.

MAYOR

CITY CLERK



MUNICIPAL PLANNING COMMISSION

Date: September 9, 2015
To: Red Deer City Council
From: Municipal Planning Commission
Subject: Proposed Bylaw 3357/T-2015 Land Use Bylaw Amendment Omnibus Amendment

At the September 9 meeting of the Municipal Planning Commission, the Commission discussed the proposed Amendment to Bylaw 3357/T-2015 – Land Use Bylaw Amendment Omnibus Amendment. The motion as set out below was introduced and passed:

“Recommended that Council give first reading to Land use Bylaw Amendment No. **3357/T-2015.”**

The above is submitted for Council’s consideration.

Respectfully submitted,

A stylized, handwritten signature in black ink, likely belonging to Mayor Tara Veer.

Mayor Tara Veer, Chair
Municipal Planning Commission

c: Tara Lodewyk, Director of Planning Services
Christi Fidek, Senior Planner



Council Decision – September 14, 2015

DATE: September 16, 2015
TO: Christi Fidek, Senior Planner
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Bylaw 3357/T-2015 – Land Use Bylaw Amendment
Omnibus Amendments

Reference Report:

Planning Department, dated September 2, 2015.

Bylaw Reading:

At the Monday September 14, 2015 Regular Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/T-2015 – a Land Use Bylaw amendment to improve the efficiency and implementation of the Land Use Bylaw.

Report back to Council: Yes

Comments/Further Action:

This office will advertise for a Public Hearing to be held on Tuesday, October 13, 2015 at 6:00 p.m. during Council's regular meeting.

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

Frieda McDougall
Manager

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



September 8, 2015

Land Use Bylaw Amendment 3357/M-2015

Willson House (Formerly Grandview Lodge)

HS – Historical Significance Overlay District to HP –
Historical Preservation Overlay District

Consideration of Second & Third Reading

Legislative Services

Report Summary & Recommendation:

The attached report is being brought forward from the Monday, August 17, 2015 Council meeting.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/M-2015, a bylaw to reflect a change in the designation of Willson House (Formerly Grandview Lodge) located at 5011 43 Avenue from HS – Historical Significance Overlay District to HP – Historical Preservation Overlay District

Report Details

Background:

At the Monday, August 17, 2015 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/M-2015, a bylaw to reflect a change in the designation of Willson House (Formerly Grandview Lodge) located at 5011 43 Avenue from HS – Historical Significance Overlay to HP – Historical Preservation Overlay District.

In accordance with Section 606 of the Municipal Government Act, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on August 21 & August 28, 2015 with no comments being received. A Public Hearing will be held on Monday, September 14, 2015 at 6:00 p.m. during Council's regular meeting.



Report Originally Submitted
to the Monday, August 17,
2015 Council Meeting

July 30, 2015

Willson House (Formerly Grandview Lodge)

Land Use Bylaw 3357 / M -2015, Map 15

Bylaw 3550/2015 to Designate Willson House, 5011 43 Avenue, a Municipal Historic Resource under the *Alberta Historical Resources Act*

From: HS – Historical Significance Overlay District

To: HP – Historical Preservation Overlay District

Planning Department

Report Summary & Recommendation:

The purpose of this report is to designate the 1911 Willson House located at 5011 43 Avenue as a Municipal Historic Resource under the *Alberta Historical Resources Act*.

With the passing of the designation bylaw, the Land Use Bylaw needs to be updated to reflect the change in designation of this site from HS-Historical Significance Overlay District to HP-Historical Preservation Overlay District. This is accomplished with a Land Use Bylaw Amendment.

As the proposed designation was requested by the property owners and is supported by the Heritage Advisory Committee, the Planning department recommends Council support both the Designation Bylaw 3550/2015 and the LUB amendment Bylaw 3357/M-2015, Map 15.

City Manager Comments:

I support the recommendation of Administration. If first reading of Land Use Bylaw 3357/M-2015 is given, a Public Hearing would then be advertised for two consecutive weeks to be held on Monday, September 14, 2015 at 6:00pm during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Designation Bylaw 3550/2015, a bylaw to designate Willson House as a Municipal Historic Resource be read a first time.

That Designation Bylaw 3550/2015 be read a second time.

Resolved that with the unanimous consent of Council members present, that Designation Bylaw 3550/2015 be presented for third reading.

That Designation Bylaw 3550/2015 be read a third time.

That Land Use Bylaw Amendment 3357/M-2015, a bylaw to to reflect the change in designation of Willson House from HS-Historical Significance Overlay District to HP-Historical Preservation Overlay District be read a first time.

Report Details

Background:

On May 25, 2015, Council passed a resolution to issue a Notice of Intent to designate the Willson House located at 5011 43 Avenue under the *Alberta Historical Resources Act* as a Municipal Historic Resource.

An advertisement was placed in the *Red Deer Advocate* advising the public of the Notice of Intent to Designate. There were no objections or inquiries.

Under the *Alberta Historical Resources Act*, after 60 days has passed from the date of serving the Notice of Intent, Council can then pass a bylaw to designate the site. The Notice of Intent to designate was served on June 3, 2015. The 60 day waiting period expired on August 2, 2015 and the designation bylaw can now be passed by City Council. A designation bylaw and corresponding Land Use Bylaw amendment are proposed for Council's approval.



mg-32-4-140 - Red Deer & District Archives

Discussion:

Bylaw 3550/2015 proposes to designate the Willson House, formerly known as Grandview Lodge, at 5011 43 Avenue, as a Municipal Historic Resource under the *Alberta Historical Resources Act*. The Land Use Bylaw needs to be updated to reflect the change in designation of this site from HS-Historical Significance Overlay District to HP-Historical Preservation Overlay District and the associated mapping updated.

Implications of Designation

There are several benefits of municipal designation including potential funding opportunities, enhanced recognition, and additional preservation support. Funding may be available through Alberta Historic Resources for municipally designated heritage resources.



P3363 - Red Deer & District Archives

Designation of buildings as Municipal Historic Resources can have some impact on the property owner by restricting what can be done to the building and by placing emphasis on the long term protection of the building.

More specifically, as set out in the *Alberta Historical Resources Act*, Sections 26-28, designation as a Municipal Historic Resource prevents the destruction, disturbance, alteration, restoration or repair of the property or removal of any historical objects from the property unless there is written approval from City Council or its designated authority (Municipal Planning Commission).

Council (or MPC) may approve the changes, refuse permission, or may attach conditions it considers appropriate. This process, although thorough, does not prevent work from being completed on a property. It simply ensures that the work being undertaken reflects the historical significance of the building (for example, the Parsons House was designated as a Municipal Historic Resource in 1990, since that time substantial work has been completed on the building).

If approved, the Municipal Historic Resource designation is registered on the land title and noted in the Land Use Bylaw, all current and future owners are bound by the designation unless Council agrees to repeal the designation under Section 26(10) of the *Alberta Historical Resources Act*.



Willson House 2009.

Compensation

Under the Act, only where a municipal designation is proven to decrease the economic value of the building, structure, or land is the owner entitled to compensation from the municipality. This compensation may be provided by grant, tax relief or other means agreed upon.

The City of Red Deer Council Policy Manual contains the following policy:

“The historical designation of privately owned buildings shall be considered on a voluntary basis, subject to an indemnity agreement being entered into between the City and the owner, waiving possible compensation and further that the committee be authorized to approach private owners in this regard.”

The landowners have entered into a waiver of compensation agreement which states that if the property value of the subject property were to decrease due to the historical designation The City would not be liable for any compensation. The owners were afforded the opportunity to seek private legal advice. The signed Waiver of Compensation is attached.

Process

The process for designation of Municipal Historic Resources is set out in the *Alberta Historical Resources Act*, Sections 26-28. This process requires several steps including notification of the property owner, consideration of a bylaw under the *Historical Resources Act*, provision of the bylaw (once adopted) to the owner, and registration on the land title.



mg-32-4-138 - Red Deer & District Archives

Several steps have now been completed and the following steps remain:

1. Designation Bylaw and the Land Use Bylaw amendment to be given three readings, because the City's Land Use Bylaw also denotes heritage resources in the text and mapping, a Land Use Bylaw Amendment is also required.
2. Once the Designation Bylaw is passed, a copy of the bylaw should be given to the land owners and then be registered on the land title, as required by the Act, at the Land Titles Office.
3. The Statement of Significance will also be submitted to the Provincial Registrar for placement on the Alberta Register of Historic Places (<https://hermis.alberta.ca/ARHP/>). Listing on the register is the final step that allows access to programs from the provincial and federal governments. Places listed on the register must meet criteria of significance and integrity as determined by the province.

Bylaws

Two bylaws are proposed:

1) Designation Bylaw 3550/2015

This bylaw designates the Willson House, located at 5011 43 Avenue, a Municipal Historic Resource under the *Alberta Historical Resources Act*. This bylaw is registered on the title of the property.

2) *Land Use Bylaw Amendment 3357/M-2015, Map 15*

With the passing of the designation bylaw, the Land Use Bylaw needs to be updated to reflect the change in designation of this site from HS-Historical Significance Overlay District to HP-Historical Preservation Overlay District. This is accomplished with a Land Use Bylaw Amendment.

Recommendation

That City Council pass Bylaw 3550/2015 to designate the Willson House as a Municipal Historic Resource under the Alberta *Historical Resources Act*.

That City Council proceed with first reading of Land Use Bylaw amendment 3357/M-2015.



P3364 - Red Deer & District Archives

Attachments

Statement of Significance

Waiver of Compensation

Designation Bylaw 3550/2015

LUB Amending Bylaw 3357/M-2015

Schedule A Map

*Statement of Significance***Willson House (formerly Grandview Lodge) 5011 43rd 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,

July 23, 2015

Statement of Significance

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 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

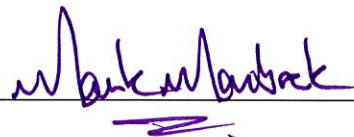
IN THE MATTER OF the Intention of the CITY OF RED DEER
To Designate 1911 Willson House
A MUNICIPAL HISTORIC RESOURCE
Pursuant to the HISTORICAL RESOURCES ACT.
RSA 2000, Ch. H-6, Section 26

WAIVER OF COMPENSATION

Mark and Patty Marback, being the registered owners of the original 1911 Willson House located in the City of Red Deer, Alberta on land legally described as Plan 5470HW, Block 6, Lot 8 does hereby agree to waive any claim to compensation under Section 28(1) of the *Historical Resources Act*, RSA 2000, cH-9 from the City of Red Deer for any decrease in the economic value of the said 1911 Willson House and land resulting from a bylaw enacted by the City of Red Deer pursuant to Section 26(1) of the *Historical Resources Act*, RSA, 2000, cH-9 designating the Willson House and land as a Municipal Historic Resource. Mark and Patty Marback acknowledge that this waiver of compensation is binding upon any parties who may in future acquire an interest in the 1911 Willson House and land.

DATED this 9th day of July, 2015.

Mark Marback

Per: 
(c/s)

Patty Marback

Per: 
(c/s)

CITY CLERK

BYLAW NO. 3357/M-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:

- I The listing of Historical Preservation Buildings and Sites as contained in section 7.5(3) is hereby amended to reflect the designation of the Willson House as a Municipal Historic Resource.

Property Number	Building or Site	Municipal Address	Legal Description	Designation
HP-17	17. Willson House	5011 43 Avenue	Lot 8, Block 6, Plan 5470HW	Municipal

- 2 HS-24, Grandview Lodge, is deleted from the table entitled Inventory of Historical Significant Resources contained in section 7.6 (2).
- 3 The “Land Use District Map N15” and “Land Use Constraint Map N15” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 15/2015 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2015

READ A SECOND TIME IN OPEN COUNCIL this day of 2015.

READ A THIRD TIME IN OPEN COUNCIL this day of 2015.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2015.

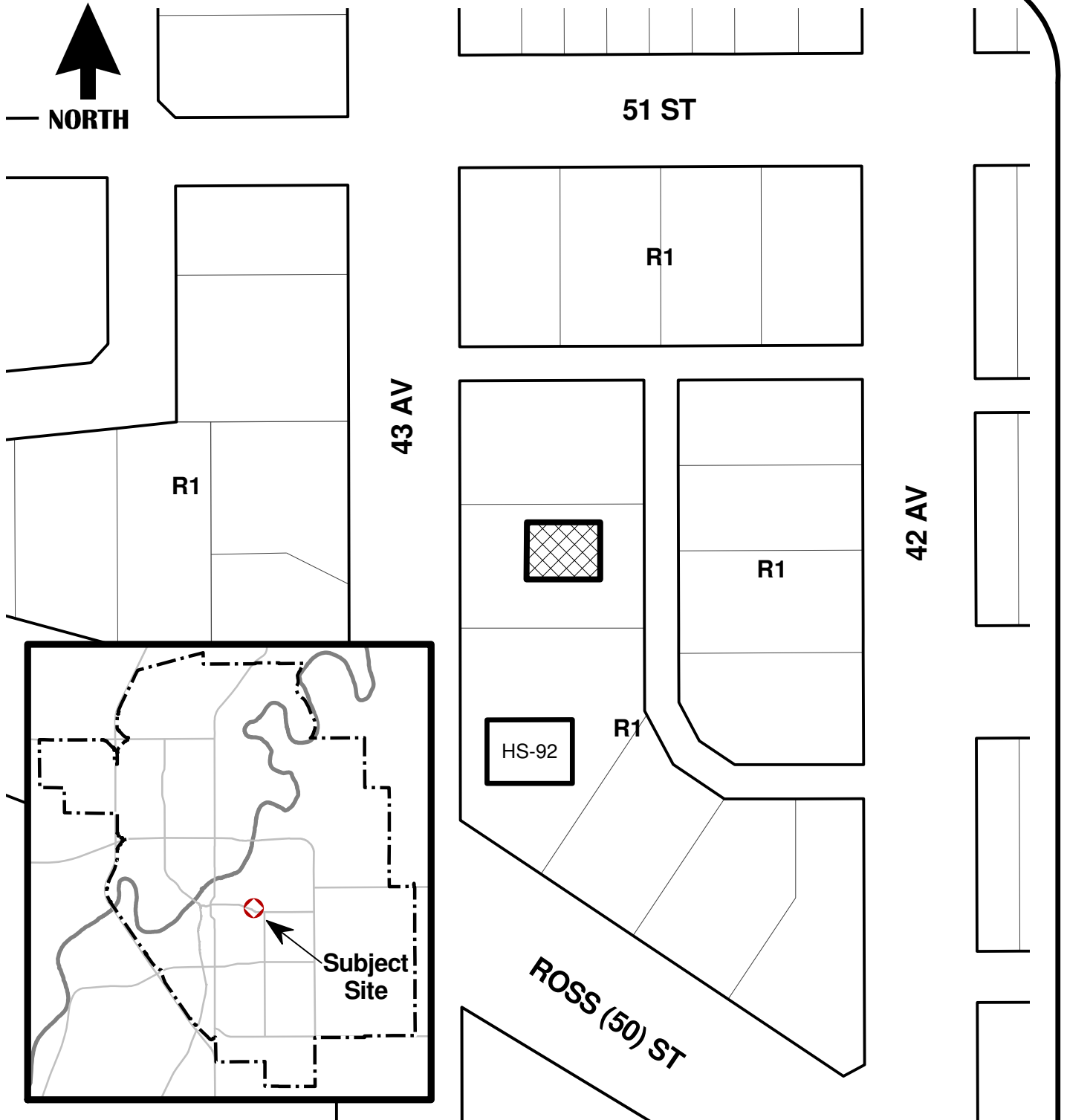
MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006

Schedule A



Change:



HS-24 (Historical Significance) Site to HP-17 (Historical Preservation) Site

Proposed Amendment

Map: **15 / 2015**

Bylaw: **3357 / M-2015**

Date: **July 30, 2015**

FILE COPY



Council Decision – September 14, 2015

DATE: September 16, 2015
TO: Randa Wheaton, Senior Planner
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Wilson House (Formerly Grandview Lodge)
Designation Bylaw 3550/2015
Land Use Bylaw Amendment 3357/M-2015

Reference Report:

Planning Department, dated July 30, 2015 and Legislative Services, September 8, 2015.

Bylaw Reading:

At the Monday September 14, 2015 Regular Council Meeting, Council gave second and third readings to Land Use Bylaw Amendment 3357/M-2015 - a bylaw to reflect the change in designation from HS-Historical Significance overlay District to HP-Historical Preservation Overlay District. A copy of the amendment is attached.

Report back to Council: No

Comments/Further Action:

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

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

Frieda McDougall
Manager

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

BYLAW NO. 3357/M-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 The listing of Historical Preservation Buildings and Sites as contained in section 7.5(3) is hereby amended to reflect the designation of the Willson House as a Municipal Historic Resource.

Property Number	Building or Site	Municipal Address	Legal Description	Designation
HP-17	17. Willson House	5011 43 Avenue	Lot 8, Block 6, Plan 5470HW	Municipal

- 2 HS-24, Grandview Lodge, is deleted from the table entitled Inventory of Historical Significant Resources contained in section 7.6 (2).
- 3 The "Land Use District Map N15" and "Land Use Constraint Map N15" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 15/2015 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 17th day of August 2015

READ A SECOND TIME IN OPEN COUNCIL this 14th day of September 2015.

READ A THIRD TIME IN OPEN COUNCIL this 14th day of September 2015.

AND SIGNED BY THE MAYOR AND CITY CLERK this 14th day of September 2015.

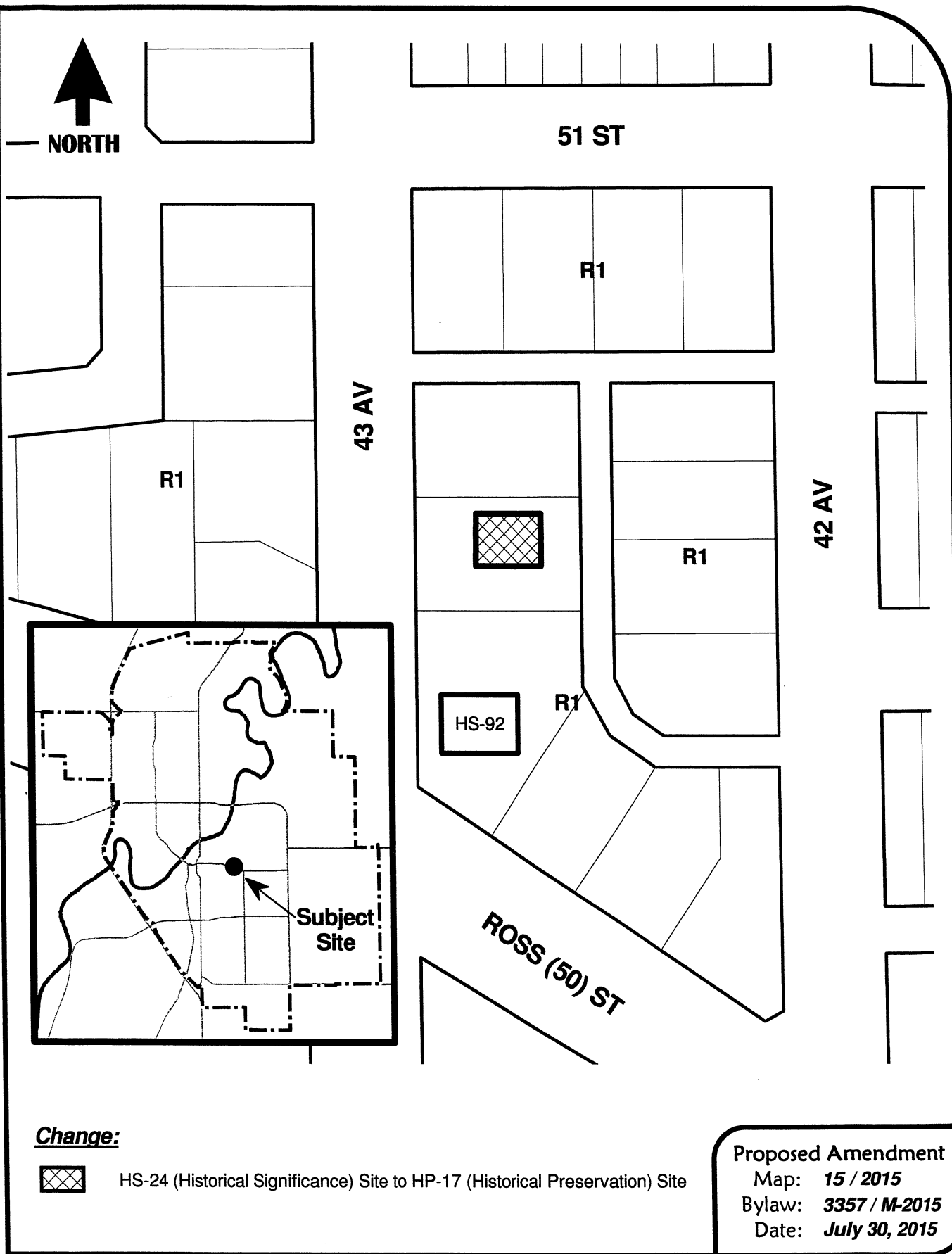

MAYOR


CITY CLERK

Schedule "A"



Proposed Amendment to Land Use Bylaw 3357/2006



Change:



HS-24 (Historical Significance) Site to HP-17 (Historical Preservation) Site

Proposed Amendment

Map: **15 / 2015**

Bylaw: **3357 / M-2015**

Date: **July 30, 2015**



September 8, 2015

Notice of Motion – National Inquiry into Murdered and Missing Indigenous Women and Girls in Canada

Legislative Services

Report Summary & Recommendation:

This Notice of Motion was submitted by Councillor Dianne Wyntjes at the Monday, August 31, 2015 Council meeting.

This item is now being presented for Council's consideration.

City Manager Comments:

I support the Notice of Motion as presented.

Craig Curtis
City Manager

Proposed Resolution

Whereas The City of Red Deer is committed to a respectful working relationship with our aboriginal citizens and community including relationship building through our active Urban Aboriginal Voices committee, the Red Deer Native Friendship Society and the joint work to develop the Asooahum Centre; and

Whereas the Truth and Reconciliation Commission (TRC) was created as part of a settlement agreement between the Federal Government and survivor parties to the Indian Residential Schools Class action Settlement Agreement to establish the truth about Indian residential schools and establish a reconciliation process; and

Whereas on June 2, 2015 the TRC Final Report was released following six years of hearing from thousands of residential school survivors and their families about the impacts of residential schools and colonization; and

Whereas the TRC report contains 94 recommendations for action by all levels of government; and

Whereas the Mayor of The City of Red Deer has proclaimed:



- June 11, 2014 as Remembering the Children Day to encourage Red Deerians to engage in the healing, reconciliation and restoration efforts of the “Remembering the Children Society;”
- October 2, 2014 as “Sister in Spirit” day encouraging Red Deerians to honour the lives of Aboriginal women and girls who have been victimized;
- June 21, 2015 recognizing National Aboriginal History Month and National Aboriginal Day and encouraging all Red Deerians to stand with the Aboriginal communities in honour of the unfinished lives of the missing or murdered Indigenous women in Canada; and

Whereas Red Deer was proud host to the “Walking with our Sisters,” a Commemorative Art Installation for the Missing and Murdered Indigenous Women of Canada and the USA; and.

Whereas reconciliation is an opportunity for us to advance with greater understanding of the historical impacts that have shaped the experiences of Aboriginal peoples to date; and

Whereas reconciliation is the beginning of the new path forward based on truth and justice, respect and partnership with First Nation and Aboriginal communities; and

Whereas the TRC has many recommendations that are specifically actionable by The City of Red Deer and our municipal partners; and

Whereas Council will be receiving a report from administration on the potential impacts, decisions and recommendations on moving forward with TRC recommendations that are within The City’s jurisdiction; and

Whereas RCMP Commissioner Bob Paulson stated in 2014 that nearly 1,200 aboriginal women have been murdered or gone missing in Canada in the past 30 years; about 1,000 are murder victims; and

Therefore be it Resolved that Red Deer City Council join with the Federation of Canadian Municipalities and other Canadian municipalities in requesting that the Government of Canada hold a comprehensive, independent national inquiry into murdered and missing indigenous women and girls in Canada as per TRC recommendation #41.



Background

The following is the Notice of Motion as presented by Councillor Dianne Wyntjes at the August 31, 2015 meeting of Red Deer City Council.

Whereas The City of Red Deer is committed to a respectful working relationship with our aboriginal citizens and community including relationship building through our active Urban Aboriginal Voices committee, the Red Deer Native Friendship Society and the joint work to develop the Asooahum Centre; and

Whereas the Truth and Reconciliation Commission (TRC) was created as part of a settlement agreement between the Federal Government and survivor parties to the Indian Residential Schools Class action Settlement Agreement to establish the truth about Indian residential schools and establish a reconciliation process; and

Whereas on June 2, 2015 the TRC Final Report was released following six years of hearing from thousands of residential school survivors and their families about the impacts of residential schools and colonization; and

Whereas the TRC report contains 94 recommendations for action by all levels of government; and

Whereas the Mayor of The City of Red Deer has proclaimed:

- June 11, 2014 as Remembering the Children Day to encourage Red Deerians to engage in the healing, reconciliation and restoration efforts of the “Remembering the Children Society;”
- October 2, 2014 as “Sister in Spirit” day encouraging Red Deerians to honour the lives of Aboriginal women and girls who have been victimized;
- June 21, 2015 recognizing National Aboriginal History Month and National Aboriginal Day and encouraging all Red Deerians to stand with the Aboriginal communities in honour of the unfinished lives of the missing or murdered Indigenous women in Canada; and

Whereas Red Deer was proud host to the “Walking with our Sisters,” a Commemorative Art Installation for the Missing and Murdered Indigenous Women of Canada and the USA; and.

Whereas reconciliation is an opportunity for us to advance with greater understanding of the historical impacts that have shaped the experiences of Aboriginal peoples to date; and

Whereas reconciliation is the beginning of the new path forward based on truth and justice, respect and partnership with First Nation and Aboriginal communities; and



Whereas the TRC has many recommendations that are specifically actionable by The City of Red Deer and our municipal partners; and

Whereas Council will be receiving a report from administration on the potential impacts, decisions and recommendations on moving forward with TRC recommendations that are within The City's jurisdiction; and

Whereas RCMP Commissioner Bob Paulson stated in 2014 that nearly 1,200 aboriginal women have been murdered or gone missing in Canada in the past 30 years; about 1,000 are murder victims; and

Therefore be it Resolved that Red Deer City Council join with the Federation of Canadian Municipalities and other Canadian municipalities in requesting that the Government of Canada hold a comprehensive, independent national inquiry into murdered and missing indigenous women and girls in Canada as per TRC recommendation #41.

References:

<http://www.trc.ca/websites/trcinstitution/index.php?p=890>



Council Decision – September 14, 2015

DATE: September 16, 2015

TO: Lisa Perkins, Director of Corporate Transformation

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Notice of Motion – National Inquiry into Murdered and Missing Indigenous Women and Girls in Canada

Reference Report:

Legislative Services, dated September 8, 2015.

Resolution:

At the Monday, September 14, 2015 Regular Council Meeting Council passed the following resolution:

Whereas The City of Red Deer is committed to a respectful working relationship with our aboriginal citizens and community including relationship building through our active Urban Aboriginal Voices committee, the Red Deer Native Friendship Society and the joint work to develop the Asooahum Centre; and

Whereas the Truth and Reconciliation Commission (TRC) was created as part of a settlement agreement between the Federal Government and survivor parties to the Indian Residential Schools Class action Settlement Agreement to establish the truth about Indian residential schools and establish a reconciliation process; and

Whereas on June 2, 2015 the TRC Final Report was released following six years of hearing from thousands of residential school survivors and their families about the impacts of residential schools and colonization; and

Whereas the TRC report contains 94 recommendations for action by all levels of government; and

Whereas the Mayor of The City of Red Deer has proclaimed:

- June 11, 2014 as Remembering the Children Day to encourage Red Deerians to engage in the healing, reconciliation and restoration efforts of the “Remembering the Children Society;”
- October 2, 2014 as “Sister in Spirit” day encouraging Red Deerians to honour the lives of Aboriginal women and girls who have been victimized;
- June 21, 2015 recognizing National Aboriginal History Month and National Aboriginal Day and encouraging all Red Deerians to stand with the Aboriginal communities in honour of the unfinished lives of the missing or murdered Indigenous women in Canada; and

September 14, 2015

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Notice of Motion submitted by Councillor Dianne Wyntjes

National Inquiry into Murdered and Missing Indigenous Women and Girls in Canada

Whereas Red Deer was proud host to the "Walking with our Sisters," a Commemorative Art Installation for the Missing and Murdered Indigenous Women of Canada and the USA; and.

Whereas reconciliation is an opportunity for us to advance with greater understanding of the historical impacts that have shaped the experiences of Aboriginal peoples to date; and

Whereas reconciliation is the beginning of the new path forward based on truth and justice, respect and partnership with First Nation and Aboriginal communities; and

Whereas the TRC has many recommendations that are specifically actionable by The City of Red Deer and our municipal partners; and

Whereas Council will be receiving a report from administration on the potential impacts, decisions and recommendations on moving forward with TRC recommendations that are within The City's jurisdiction; and

Whereas RCMP Commissioner Bob Paulson stated in 2014 that nearly 1,200 aboriginal women have been murdered or gone missing in Canada in the past 30 years; about 1,000 are murder victims; and

Therefore be it Resolved that Red Deer City Council join with the Federation of Canadian Municipalities and other Canadian municipalities in requesting that the Government of Canada hold a comprehensive, independent national inquiry into murdered and missing indigenous women and girls in Canada as per TRC recommendation #41.

Report back to Council: No



Frieda McDougall
Manager