



CITY COUNCIL

AGENDA

Monday, May 12, 2014 – Council Chambers, City Hall

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

1. IN CAMERA MEETING

1.1. Human Resources Matter (*FOIP - Section 24 (1)*)

1.2. Land Matter Update (*FOIP Section 24 (1)*)

2. MINUTES

2.1. Confirmation of the Minutes of the Monday, April 28, 2014 Regular Council Meeting

(Agenda Pages 1 – 8)

3. POINTS OF INTEREST

4. PRESENTATION

4.1. Red Deer Regional Airport Update

5. REPORTS

5.1. 2014 City Manager Compensation
(*Verbal Report to be provided at the Council Meeting*)

- 5.2. Tour of Alberta - Canada's Pro Cycling Festival
(Agenda Pages 9 – 24)

- 5.3. Community Housing Advisory Board - Endorsement of Capital Funding to Red Deer Native Friendship Society
(Agenda Pages 25 – 28)

- 5.4. EveryOne's Home: Red Deer's Five Year Plan to End Homelessness 2014-2018
(Agenda Pages 29 – 57)

- 5.5. 2014 Council Compensation
(Verbal Report to be provided at the Council Meeting)

6. **BYLAWS**

- 6.1. Land Use Bylaw Amendment 3357/E-2014
Omnibus Amendments
Consideration of First Reading of the Bylaw
(Agenda Pages 58 – 69)

7. **PUBLIC HEARINGS**

- 7.1. Land Use Bylaw Amendment 3357/D-2014
Clearview Phase 6 Social Care Site Rezoning
Consideration of Second and Third Reading of the Bylaw
(Agenda Pages 70 – 75)
 - 7.1.a. Consideration of Second Reading of the Bylaw

 - 7.1.b. Consideration of Third Reading of the Bylaw

8. NOTICES OF MOTION

- 8.1. Notice of Motion Submitted by Councillor Buck Buchanan Re Age Friendly Red Deer

(Agenda Pages 76 – 77)

9. ADJOURNMENT



UNAPPROVED MINUTES

**of The Red Deer City Council Regular Meeting
held on Monday, April 28, 2014
commenced at 2:42 p.m.**

Present:

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

City Manager, Craig Curtis
Director of Community Services, Sarah Cockerill
Director of Corporate Services, Paul Goranson
Director of Planning Services, Kim Fowler
Director of Development Services, Elaine Vincent
Director of Corporate Transformation, Lisa Perkins
Director of Human Resources, Kristy Svoboda
City Clerk, Frieda McDougall
Deputy City Clerk, Jackie Kurylo
Corporate Meeting Coordinator, Bev Greter
Financial Services Manager, Dean Krejci
Revenue & Assessment Manager, Joanne Parkin
Planner, Christi Fidek

Absent:

Councillor Paul Harris



I. IN CAMERA MEETING

I.1. Human Resources Matter (FOIP - Section 24 (1))

Moved by Councillor Lynne Mulder, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer agrees to enter into an In Camera Meeting on Monday, April 28, 2014 at 2:43 p.m. and hereby agrees to exclude the following:

All members of the Media; and
All members of the Public.

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

Resolved that Council of The City of Red Deer agrees to revert to an open meeting of Council on Monday, April 28, 2014 at 3:25 p.m.

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

MOTION CARRIED

Council recessed at 3:25 p.m. and reconvened at 3:30 p.m.



2. MINUTES

2.1. Confirmation of the Minutes of the Monday, April 14, 2014 Regular Council Meeting

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby approves the Minutes of the April 14, 2014 Regular Council Meeting as transcribed.

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

MOTION CARRIED

3. POINTS OF INTEREST

4. REPORTS

4.1. 2013 Annual Financial Report

Ms. Robyn Eeson and Ms. Sallie Klein representing KPMG LLP were in attendance to present the 2013 Audited Financial Statements.

Moved by Councillor Ken Johnston, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer having considered the report from Financial Services department dated April 24, 2014 re: 2013 Annual Financial Statements hereby:

- I. Accepts the 2013 Financial Statements and Annual Financial Report for distribution to the public and other interested parties;



2. Authorizes the Mayor and one Councillor from the Audit Committee to sign the 2013 financial statements on behalf of Council; and
3. Authorizes administration to forward the 2013 financial statements and Annual Financial Report to Alberta Municipal Affairs by May 1, 2014.

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

MOTION CARRIED

5. BYLAWS

5.1. 2014 Tax Rate Bylaw 3515/2014

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

FIRST READING: That Bylaw 3515/2014 (2014 Tax Rate Bylaw - Option 1) be read a first time.

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

MOTION CARRIED

6. NOTICE OF MOTION

The following Notice of Motion was introduced by Councillor Buck Buchanan regarding Age Friendly Red Deer:

Whereas throughout the developed world, people are living longer and the proportion



of older to younger people is increasing; and

Whereas in Alberta, the number of seniors in Alberta will steadily increase in the years ahead; between 2012 and 2022 the proportion of seniors will increase from 11 per cent to over 15 per cent of our total population and by 2031 it is projected that about one in five Albertans will be a senior¹; and

Whereas the executive report on Appropriate Seniors' Housing in Red Deer (2010) identified seven key issues (and related recommendations) as identified by local seniors²: and

Whereas to embrace this change and recognize the opportunities it presents, communities around the world are working to become age friendly and according to the World Health Organization an age-friendly community is one where policies, services, settings and structures support and enable people to age actively by:

- Recognizing the wide range of capacities and resources among older persons
- Anticipating and responding flexibly to aging-related needs and preferences
- Respecting decisions and lifestyle choices
- Protecting those who are most vulnerable
- Promoting inclusion and contribution in all areas of community life;

Therefore be it resolved that The City of Red Deer review age-friendly initiatives already in place and develop further strategies on how The City of Red Deer can promote an age-friendly organization and community, including but not limited to:

1. Community support services – services are inclusive and responsive and the community is engaged in meeting the needs of seniors
2. Health services – address cultural and language barriers and are available, timely, appropriate and easily accessible
3. Communication and information – seniors and those who support them easily access information they need when its required

¹ Alberta Health, Age-Friendly Business © 2012 Government of Alberta

² The City of Red Deer. (2010). Seniors Appropriate Housing in Red Deer. Research Report, Red Deer: City of Red Deer Publications



4. Social and recreational participation – access to a wide variety of affordable and personally relevant activities and opportunities for engagement and recreation are inclusive and welcome diversity
5. Transportation – access to a range of appropriate transportation services that are available, acceptable, accessible, adaptable and affordable
6. Respect and social inclusion – seniors are treated with respect and have opportunities to participate in, and be engaged by, their communities
7. Civic participation, volunteerism and employment – seniors have a voice in decisions that affect the community and are valued as employees and volunteers
8. Housing – there are a range of age-friendly housing options
9. Outdoor spaces and buildings – parks, outdoor spaces, communities and buildings are designed to be age-friendly; and

Further be it resolved that The City of Red Deer, through its advocacy initiatives, encourage other levels of government to recognize the unique needs and contributions of seniors and to reflect age-friendly principles in the provision of services to seniors.

Council recessed at 4:48 p.m. and reconvened at 6:00 p.m.

7. PUBLIC HEARING

7.1. Land Use Bylaw Amendment 3357/C-2014 Timber Ridge Phase 3 Rezoning Consideration of Second and Third Reading of the Bylaw

Mayor Tara Veer declared open the Public Hearing for Land Use Bylaw Amendment 3357/C-2014, Timber Ridge Phase 3 Rezoning. As no one was present to speak for or against the land Use Bylaw Amendment, Mayor Tara Veer declared the Public Hearing closed.

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

SECOND READING: That Bylaw 3357/C-2014 (Land Use Bylaw Amendment – Rezoning of Phase 3 of Timber Ridge) be read a second time.



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

MOTION CARRIED

THIRD READING: That Bylaw 3357/C-2014 be read a third time.

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

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

MOTION CARRIED

8. **ADJOURNMENT**

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to adjourn the April 28, 2014 Regular Council Meeting of Red Deer City Council at 6:08 p.m.

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

MOTION CARRIED



City Council Regular Meeting Minutes –
UNAPPROVED - Monday, April 28, 2014

MAYOR

CITY CLERK



FILE COPY

LEGISLATIVE SERVICES

May 13, 2014

Mr. RJ Steenstra
Chief Executive Officer
Red Deer Airport Authority
Box 370
Penhold, AB T0M 1R0

Dear RJ:

**Re: Council Presentation – May 12, 2014
Red Deer Regional Airport**

On behalf of Red Deer City Council, thank you to you and David Brand for your presentation regarding the Red Deer Regional Airport Update at the Monday, May 12th Council Meeting.

We look forward to your future updates.

Sincerely,

A handwritten signature in cursive script that reads 'Frieda McDougall'.

For: Frieda McDougall
Legislative Services Manager

c: K. Fowler, Director of Planning Services
J. Sennema, Land & Economic Development Manager

DATE: May 13, 2014
TO: Kristy Svoboda, Director of Human Resources
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: 2014 City Manager Compensation
2014 Council Compensation

Reference:

Verbal report given at the May 12, 2014 Council Meeting,

Resolution:

At the Monday, May 12, 2014 Regular Council Meeting, Council passed the following resolutions:

Resolved that Council of The City of Red Deer having considered the City Manager's Compensation Policy CMD-2.1 hereby agrees to vary this policy by allocating a reduced annual salary increase of 2% instead of the Alberta Average Wage Rates proposed of 4.56% to be effective January 1, 2014.

Resolved that Council of The City of Red Deer having considered the Council Compensation and Benefits Policy GP-C-2.3 hereby agrees to vary this policy by allocating a reduced annual salary increase of 2% instead of the Alberta Average Wage Rates proposed of 4.56% to be effective January 1, 2014.

Report back to Council: No



Frieda McDougall
Manager

- c. C. Curtis, City Manager
- G. LeBlanc, HR Team Leader - Programs



May 2, 2014

Tour of Alberta – Canada’s Pro Cycling Festival

RECREATION, PARKS & CULTURE

Report Summary & Recommendation:

On Thursday, September 4, 2014 Red Deer will be the Host Finish Community for Stage 2 of the 2014 Tour of Alberta. Building off the success of last years’ inaugural event, the 2014 Tour of Alberta anticipates similar international and national media attention and has already signed two top-ranked world teams. The race and festival will showcase Red Deer and Central Alberta and contribute to the vitality of our downtown and local businesses.

That Council approve the “Hosting Rights Fee”, the “In-Kind” City Services, and the “Recommended” City Services for a total of \$154,000 to be funded from the tax stabilization reserve.

Further, administration recommends that a formal agreement with the Alberta Peloton Association and the Local Organizing Committee be entered into that sets out the general terms and conditions related to the contributions.

City Manager Comments:

I support the recommendation for the event this year which gives an excellent profile to The City and region. However, it is a very high cost in relation to The City’s support for other events. In this respect, future financial contributions should be dependent on a clear economic impact assessment.

Craig Curtis
City Manager



Proposed Resolution:

Resolved that Council of The City of Red Deer, having considered the report from Recreation, Parks & Culture department, dated May 2, 2014, re: Tour of Alberta – Canada's Pro Cycling Festival, hereby:

1. Approves the "Hosting Rights Fee" contribution of \$100,000 cash, the "In Kind" City Services estimated at \$26,000 and the "Recommended" City Services estimated at \$28,000 for a total of \$154,000 to be funded from the tax stabilization reserve, for funding of the Host Finish Community for Stage 2 of the 2014 Tour of Alberta.
2. Recommends that a formal agreement with the Alberta Peloton Association and the Local Organizing Committee (LOC) be entered into that sets out the general terms and conditions related to the contributions, as follows:
 - a. The roles of the LOC, The City and the Alberta Peloton Association
 - b. Staggered payments, with clear deliverables and timelines
 - c. Submission of a detailed operating budget, sponsorship strategy and marketing plan
 - d. Submission of a marketing and communication plan that demonstrates local media inclusion and coverage, adequate advance notice provided to affected community residents and businesses with an access strategy during road closures
 - e. Submission of a comprehensive emergency plan
 - f. Post event submission of a local economic impact analysis specific to The City of Red Deer
 - g. Post event submission of the Alberta Peloton Association's and LOC's 2014 audited financial statements.



Background:

On April 23, 2014 the Alberta Peloton Association announced Red Deer as a Host Finish Community for Stage Two of the 2014 Tour of Alberta on Thursday, September 4, 2014. A Red Deer Local Organizing Committee (LOC) has been working with the Alberta Peloton Association for several months and is excited about bringing the Tour of Alberta back to central Alberta and Red Deer. The LOC is also organizing another festival for the community in addition to the race event.

The Tour of Alberta: Alberta's Pro-Cycling Festival is international in participation and exposure. This race is a sanctioned race by the Union Cycliste Internationale (UCI), the worldwide governing body for the sport of cycling. The event is expected to draw up to 120 world-class cyclists – many of whom compete in the Tour de France.

The Tour of Alberta is a six-stage race, starting in Calgary on Tuesday, September 2 and ending in Edmonton on Sunday, September 7, with a Host Finish and Festival in Red Deer on Thursday, September 4, 2014.

The 2013 Tour of Alberta experienced extensive international and national coverage; six days of national and international television coverage, with 30 hours live coverage on Sportsnet broadcasted to more than 162 countries around the world with approximately 41 million international television viewers. Although anticipated, a local economic activity assessment was not conducted, however it was estimated that the gross economic activity for the event in its entirety was \$24 million.

On April 21, 2014, administration received a letter from Mr. George Berry, Chair of the Red Deer LOC requesting the City of RedDeer provide a \$100,000 cash contribution in addition to services in kind to support the race event and festival (attached letter).

According to Council Policy 5313-C, Grants to Community Service Organizations, grant requests to City Council shall be considered for the hosting of provincial, national, or international events.

Discussion:

Race Stages

All communities must commit a "hosting rights fee" to host a Tour of Alberta Stage. Race Start Communities "hosting rights fee" is \$100,000 and the Finish Communities "hosting rights fee" is \$150,000. In addition the host communities must cover the costs of the city services necessary to operate the event (i.e. permits, road closures, etc.).



On September 2nd, the Race Prologue/Time Trails will begin in Calgary. It is administrations understanding that the “hosting rights fee” has been requested through Calgary Tourism with The City providing in-kind services.

Stage 1 begins and ends in Lethbridge. The City of Lethbridge Council announced its commitment of a \$250,000 “hosting rights fee” plus an additional \$50,000 related to in-kind City services.

Stage 2 is the Central Alberta Stage.

Stage 3 begins in Westaskiwin ending in Edmonton.

Stage 4 begins in Edmonton and ends in Strathcona County.

On September 7th, Stage 5 begins and ends in Edmonton. Edmonton is committed to \$600,000 including the “hosting rights fee” which will come from multiple sources including Edmonton Tourism and the hotel association with The City of Edmonton providing the in-kind City services.

Central Alberta Stage

Thursday, September 4th, Stage 2 of the 2014 Tour of Alberta will be the Central Alberta Stage. The Tour will begin in Innisfail, leading riders west to Sylvan Lake, then east through the county past the Nova Chemicals Plant and then entering east Red Deer on Highway 11. The race route through Red Deer will be identical to last year, finishing with three laps of the downtown.

As per Mr. Berry’s letter the LOC’s Central Alberta Stage budget is broken down as follows:

Expenses:	Start and Finish Rights Fee	\$250,000	
	Local Festival Expense	<u>\$ 35,000</u>	
		\$285,000	
Revenue:	City of Red Deer		\$100,000
	Red Deer County		\$ 50,000
	Sylvan Lake		\$ 30,000
	Innisfail (Council approved)		\$ 20,000
	Corporate Donations		<u>\$ 85,000</u>
	Total		\$285,000
	** Also asking municipalities to cover any services required to host the race as in-kind contributions.		

As a Host Finish Community, the Tour’s cycling teams and overall race support team will stay in Red Deer for the night.

In partnership with the Alberta Peloton Association, a festival will be hosted, free to the public during the day. This festival will travel with the race and provide educational, community outreach and healthy living programs in a festival environment with a variety of entertainment and hospitality experiences.

The LOC has approached The City of Red Deer for a financial contribution and requested that The City provide the city services for the event “in-kind”.



Tour of Alberta Red Deer Route – (see attached maps)

The race route in Red Deer will see the racers coming into our community on Highway 11 and making their way into Downtown Red Deer along 30th Avenue to Ross Street. As the racers come into the city there will be a rolling closure and roads will be re-opened as the racers proceed along the route.

As the race reaches 40th Avenue and Ross Street, the race will begin a loop. The racers will take this loop three times through our downtown, up Michener Hill and back down Ross Street both providing a challenging race for the cyclists and providing a scenic display of our City for spectators and the media.

The roads included in the looped portion of the race and the festival site will require road closures. As with other events, traffic will need to be re-routed in order to facilitate the race, spectators and the festival. A majority of the roads will be closed for up to five hours to facilitate the racers. Portions of Ross Street, near City Hall Park, may be closed for up to 24 hours to facilitate the festival, event staging and media locations.

Event Value

The Tour of Alberta is international in participation and exposure.

Overall Economic Benefit

The gross economic benefit for the 2013 Tour of Alberta was \$24 million.

Red Deer Economic Benefit

The 2013 Tour of Alberta estimated 1,000 individuals, including riders, team personnel, media and event staff that provided economic impact through room nights, restaurants, and other services.

As a Host Finish Community, Red Deer is guaranteed to be the provider of accommodations for the cyclists and their entourages. In 2013, it was estimated that the visitor economic impact could have been as high as \$650,000 (included the Tour Entourage room nights and spending). Unfortunately, without a local economic impact study, the estimates cannot be verified.

Red Deer Media Exposure

Similar to last year, the Tour of Alberta expects significant worldwide media coverage through newspaper, television and radio news reports and advertising. The tour will have an approximate (150 person) media entourage that follows the entire Tour and will be exposed to all of the host venues first hand.

It is hoped that local media can be utilized for the 2014 Tour. In 2013, exclusive media partnerships entered into by the Alberta Peloton did not allow local media to provide coverage. This resulted in a lack of information leading up to the event for local residents.



Local Organizing Committee (LOC) Request

The LOC is requesting \$100,000 cash contribution from The City of Red Deer to contribute towards their overall budget.

They are also requesting that The City provide an in-kind contribution to cover the costs of all city services related to the race and festival. These in-kind services include, but are not limited to the following as required by the City of Red Deer:

- Permit Services
- Road service and public works, including road closures, detours, traffic control, pre-event sweeping
- Signage
- RCMP / Commissionaires
- Water & Power
- Exclusive Use of Parking lots
- Meeting Room/Media Rooms (tentative)

Special Event Support Provided by The City (no cost)

Consistent with other special events that occur within The City, a basic level of service is provided to the event organizer. All other services and expenses are charged back to the event organizers. The following supports are provided as a base level of service:

Inspections and Licensing: Review and processing of special event permit application; minimal coordination between event organizer and involved departments.

RCMP: The provision of safe road closures, traffic control, crowd control, enforcement and general public safety are provided as part of the day to day responsibilities of the detachment.

Emergency Services: The use of the Command Centre Unit to facilitate communications and emergency response is offered at no cost.

Special Event Support Provided by The City but typically charged back to Event Organizer

The City provides additional support and equipment (i.e. barricades), but at the Event Organizers expense.

The LOC is requesting that these services are provided by The City at no cost (in-kind):

Inspections and Licensing: Includes permitting fees and loss of revenue due to exclusive use of parking lots.

Public Works: The provision of services necessary to ensure a coordinated road closure and overall course safety. Parking lot closures and detours are also coordinated through public works.

RCMP: The LOC has specifically requested RCMP and Commissionaires be located at various high profile/busy intersections.

Facility Rentals: Use of meeting rooms and technology.

Administration has estimated the cost of requested in-kind services to be \$26,000.



Recommended City Services to Support the 2014 Tour of Alberta

This event requires the involvement of a number of stakeholders all working collaboratively together to ensure event success. Based on learnings from The City's involvement in the 2013 Tour of Alberta, the following represents a summary of the enhanced level of service that administration would highly recommend for an event of this complexity:

Inspections and Licensing: Based on the 2013 event, additional staff time needs to be dedicated to the coordination between the LOC and involved departments in this event.

Public Works: The LOC has suggested that with the exception of the intersections manned by the RCMP/Commissionaires, that volunteers be utilized to man all other road closures. Public works would recommend that from risk management point of view, trained staff be responsible to man the barricades along route for the rolling closures.

Transit: Due to the hard closure of the downtown lap route, communication of route closures and signage as it relates to public transit is required.

Communications: Due to the communication challenges experienced last year, it is highly recommended that The City play a key role in sharing critical information with the public (i.e. parking maps and disruptions, event details, routes and road closures, mail outs, etc.).

City Liaison: Due to the complexity of this event, along with our learnings from 2013, it is highly recommended that a city staff be seconded as a formal liaison between the LOC, AB Peloton, and The City in order to facilitate the City's involvement in this event.

Call Centre: It is highly recommended that a Call Centre be established to provide consistent and accurate messaging to the public. This recommendation is based on the 2013 Tour learnings.

Administration has estimated the Recommended City Services to be \$28,000.

Analysis:

The Tour of Alberta Pro Cycling Event is an event of international magnitude, bringing cycling teams, some of which are the same teams that compete in the Tour de France, to Alberta. The Tour will provide our community the opportunity to participate in a world-class event, have access to a free festival, all the while showcasing our community to international audiences.

This event aligns well with our Economic Development Charter and helps to position our community to further our goals of local economic development. It further supports the Greater Downtown Action Plan as it supports our continued direction to use public spaces, bring legitimate activity into our downtown and host special events in Historic Downtown.

Options:

- I. Council can choose to approve:
 - a. "Hosting Rights Fee" contribution of \$100,000 cash
 - b. "In Kind" City Services estimated at \$26,000
 - c. "Recommended" City Services estimated at \$28,000



For a total of \$154,000 to be funded from the tax stabilization reserve.

2. Council can choose to provide a combination of the above.
3. Council can choose to approve the Special Event but not provide any financial or in-kind contribution.

Recommendation:

That Council approve the “Hosting Rights Fee”, the “In-Kind” City Services, and the “Recommended” City Services for a total of \$154,000 to be funded from the tax stabilization reserve.

Further, if funding (whether cash, in-kind or recommended city services) be supported, administration recommends that a formal agreement with the Alberta Peloton Association and the LOC be entered into that sets out the general terms and conditions of the support. This agreement should address the following:

1. The roles of the LOC, The City and the Alberta Peloton Association
2. Staggered payments, with clear deliverables and timelines
3. Submission of a detailed operating budget, sponsorship strategy and marketing plan
4. Submission of a marketing and communication plan that demonstrates local media inclusion and coverage, adequate advance notice provided to affected community residents and businesses with an access strategy during road closures
5. Submission of comprehensive emergency plan
6. Post event submission of a local economic impact analysis specific to the City of Red Deer
7. Post event submission of the Alberta Peloton Associations and LOC’s 2014 audited financial statements

Subject: FW: city formal request.pdf - Tour of Alberta -
Attachments: city formal request.pdf

From: George Berry [mailto:georgeb@berryarchitecture.ca]
Sent: April 21, 2014 7:58 AM
To: Shelley Gagnon
Cc: Erin Clegg
Subject: city formal request.pdf

Hi Shelley: find attached the formal request for the Tour of Alberta. I do believe that everything is included but I would be pleased to provide any further information if that is requested. I have meet with several councilors and I know that we do have support for this great event.

Thanks,

George

[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.]



April 17th, 2014

Ms. Shelley Gagnon, Manager
Recreation, Parks, and Culture
City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Re: Tour of Alberta

Dear Ms. Gagnon:

The Tour of Alberta is coming back for a second year this summer, and we are hoping that Red Deer will once again be a finish stage on Thursday, September 4th. The event was a huge success for Red Deer last year. I still get compliments about the excitement, speed, and quality of last year's race. People have indicated that they are looking forward to the return of the Tour this year, and we already have volunteers coming forward. We have made good progress from last year's race and have a strong planning committee in place that will grow on the strengths and improve on the few minor issues that were brought forward after the 2013 event.

The September 3rd stage will be a 100% City of Lethbridge event. The City of Lethbridge is providing all of the funds, \$250,000 plus closures, to host both the start and finish of this exciting professional cycling race. We don't want to be left out. This year we are planning on our stage being a true Central Alberta stage which will both start and finish right here in beautiful Central Alberta.

To make this happen, we need your support. We need your support from a community involvement point of view, from a road closure point of view, and from a financial point of view. The Central Alberta stage will have a budget of \$285,000, plus the closures expenses, which will be raised from the various communities that the race will travel through as well as from corporate sponsorship. The corporations that were involved last year found it to be a great value and are looking forward to the Tour coming back again. Many are also interested in increasing their level of commitment.

We are asking for a cash contribution of \$100,000 from the City of Red Deer, as well as the needed support to close the roads and provide for the additional support spaces required to put on this event. The Tour of Alberta has established a fee of \$150,000 for all finish stages this year, but we believe that we can raise the additional funds through corporate sponsorship and local involvement; therefore, we are able to reduce the cash fee paid by the City.

For the race this year I have put together a great local organizing committee with the following members and positions.

Principals

GEORGE BERRY* AAA MRAIC ARCHITECT, CEO
SUSANNE WIDDECKE PARTNER, COO, LEED[®] PROFESSIONAL

* DENOTES PROFESSIONAL CORPORATION

berryarchitecture.ca



George Berry, Chair Person
 Chris Rickards, Technical Committee
 Greg Neiman, Technical and communications
 Jerome Roth, Financial
 Doug Milne, Security and Emergency plan
 Tyler Bowman, Festival and Communication
 Donna Hateley, Festival Committee
 Lisa Francoeur, Marketing Committee
 Wendy Cawson, Volunteer Committee
 Raf Jaworski, Community Education Committee
 Craig Soderquest, Sponsorship Committee
 Lorna Milkovich, Community Outreach Committee
 Named Later, Innisfail Community Member
 Named Later, Sylvan Lake Community Member

All of these great community members have experience with either planning this race and know what we can grow on or have been directly involved with other strong community projects.

The budget to put on a stage of the Tour of Alberta is \$150,000 for the finish community and \$100,000 for the start. We have elected to do this a single event and run it as a complete Central Alberta stage with an event budget of \$285,000. Doing it this way we can provide communities such as Red Deer a discount on the full value and provide a higher return on the investment.

Total budget \$285,000

Revenue

City of Red Deer	\$100,000
Red Deer County	\$ 50,000
Sylvan Lake	\$ 30,000
Innisfail	\$ 20,000
Corporate Donations	<u>\$ 85,000</u>
Total	\$285,000

Expenses

Tour of Alberta Fee	\$250,000
Local expense	<u>\$ 35,000</u>
Total Expenses	\$285,000

Any additional funds generated above the actual revenue will be placed in an account that can be used for the future stages of a Central Alberta stage. A more detailed budget will be developed once the hosting sites have provided the required support for the event. We are

Principals

GEORGE BERRY* AAA MRAIC ARCHITECT, CEO
 SUSANNE WIDDECKE PARTNER, COO, LEED® PROFESSIONAL
 * DENOTES PROFESSIONAL CORPORATION



also prepared to provide the City of Red Deer and all funding groups with monthly detailed budgets of all income and expenses if required.

As shown above, we are asking for \$100,000 cash support from the City of Red Deer, which represents a \$50,000 reduction from the standard \$150,000 most city communities are paying to host a finish stage. In addition to the above cash request we are asking for the costs associated with the following items to be included in the City's contribution amount.

1) We will require RCMP and commissionaires to be located at the following locations

- a. 30th Avenue and 55th Street, 1 RCMP
- b. 30th Avenue and Ross Street, 2 RCMP
- c. 40th Avenue and 47th Street, 1 RCMP
- d. Ross Street and 41st Avenue, 1 Comm
- e. 43rd Avenue and 47th Street, 1 Comm
- f. 47th Avenue and 49th Street, 1 RCMP
- g. 47th Avenue and Ross Street, 1 RCMP
- h. 47th Avenue and 53rd Street, 1 RCMP
- i. 53rd Street Cres and 44th Avenue, 1 RCMP
- j. 44 Avenue and 55th Street, 2 RCMP
- k. 42ndA Avenue and 55th Street, 1 RCMP

2) We require barricades at all intersections along the route, the route is attached for reference, we are able to supply the volunteers to supervise all the barricade locations and it is not needed to have City staff complete this task. We could also arrange to pick up and return the barricades on race day as well.

3) The following parking lots will have to be made available one race day unless listed otherwise

- a. P8, Evening before the race
- b. Ross Street closed from the evening before the race until after the finish
- c. Parking lot at the former Arlington Hotel
- d. P3
- e. P7
- f. Street parking between 48th Avenue and 47th Avenue
- g. City parking behind the old RCMP station
- h. 52nd Street and 53rd Street will require closing for team parking on race day

4) There will be a transit disruption in the downtown core where we will have a "hard road closure" and also in the east area. The east area will be for a period of about 45 minutes to 1 hour

Principals

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SUSANNE WIDDECKE PARTNER, COO, LEED[®] PROFESSIONAL

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- 5) Water supply will be required near the race finish to fill barrels used to anchor the various tents, as well as minimal electrical supply may be required also near the race finish
- 6) We may also require meeting, press room, and presentation space in City Hall, but this requirement is not determined yet and we will let you know as we get closer to the actual race day
- 7) "IT" support and WiFi connection will be required for the press room located in City Hall as well as for the TV compound. I can provide the exact requirements at a later date
- 8) The final requirement is for the City of Red Deer to provide all the necessary approvals and assistance with closing the roads. The finish circuit is planned to be the same as last year so the similar signage would work.

We have had outstanding comments from community members and corporations about the success last year and looking forward to it coming back. To date there has been very positive conversations with several community minded corporations such as NOVA, Parkland Industries, Primary Care Networks, and Saputo to name only 4. All have expressed a true interest in being involved with the event either again, at a larger level, or coming in because they missed out on it last year. There should be not worries about raising at least \$85,000 that will be used to promote the event throughout all of Central Alberta.

This year we will developing a formal detailed emergency plan created by retired RCMP officer Doug Milne. We will be once again working closely with the Emergency services department of the City of Red Deer to ensure that the event runs as smooth as it did last year. Also as a part of our planning this year we are developing a community communication plan to ensure that everyone in Red Deer knows about the event, the times of the event and the route that it will be going.

Upon completion of the event we will be working with the Tour of Alberta to create a formal and detailed de-briefing package that we will present to the City of Red Deer. We will expand on the impact study that was completed last year to make sure that it is satisfactory to the City of Red Deer and all other funders.

We are looking forward to having a finish stage of this world-class professional cycling race in Red Deer once again, but it can only happen with your support. I am honoured to be part of this event again and hope that we can have another exciting and fast finish in downtown Red Deer.

Principals

GEORGE BERRY* AAA MRAIC ARCHITECT, CEO
SUSANNE WIDDECKE PARTNER, COO, LEED⁺ PROFESSIONAL
* DENOTES PROFESSIONAL CORPORATION

Suite 200, 5218 - 50th Avenue, Red Deer, Alberta T4N 4B5
T 403.314.4461 F 403.314.4477



If you have any questions, please give me a call at 403-314-4461.

Yours truly,

George Berry, Chairperson,
Red Deer Local Organization Committee
Tour of Alberta

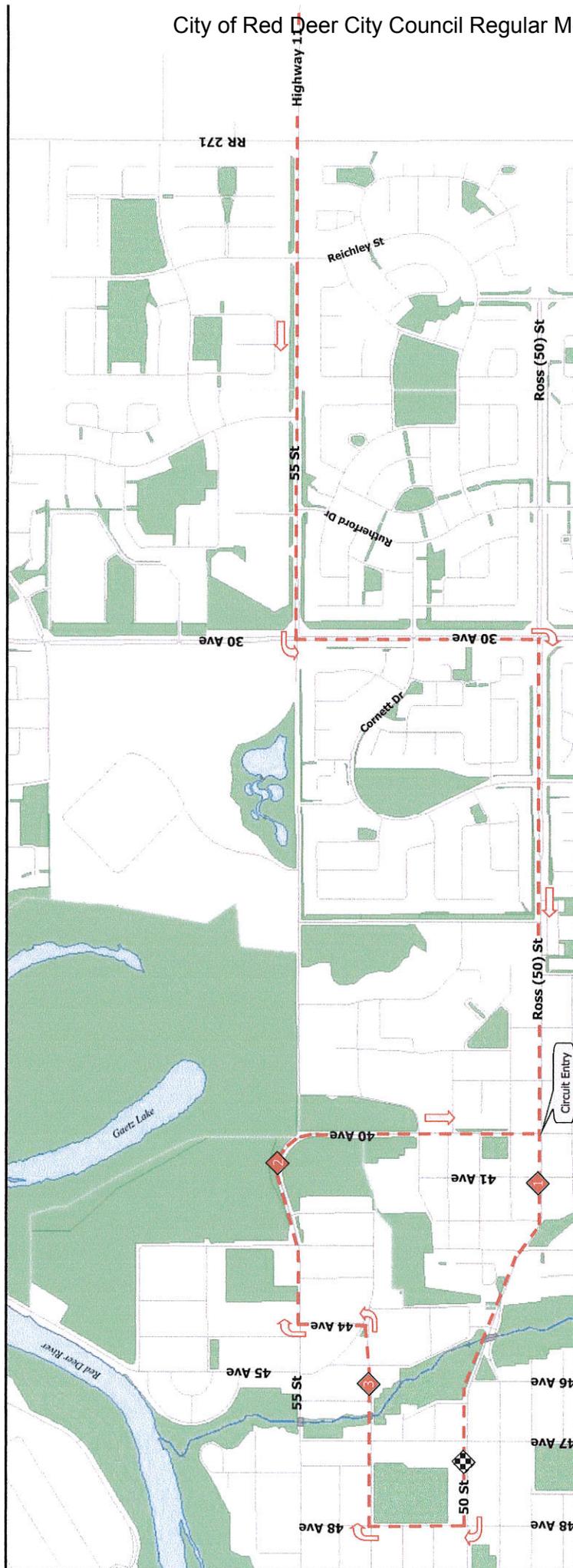
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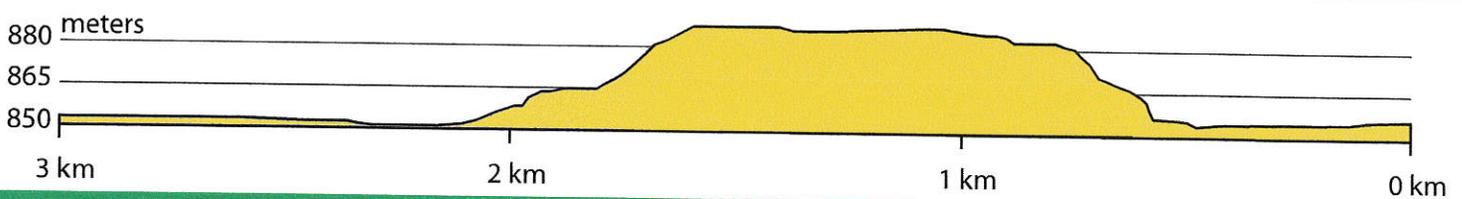
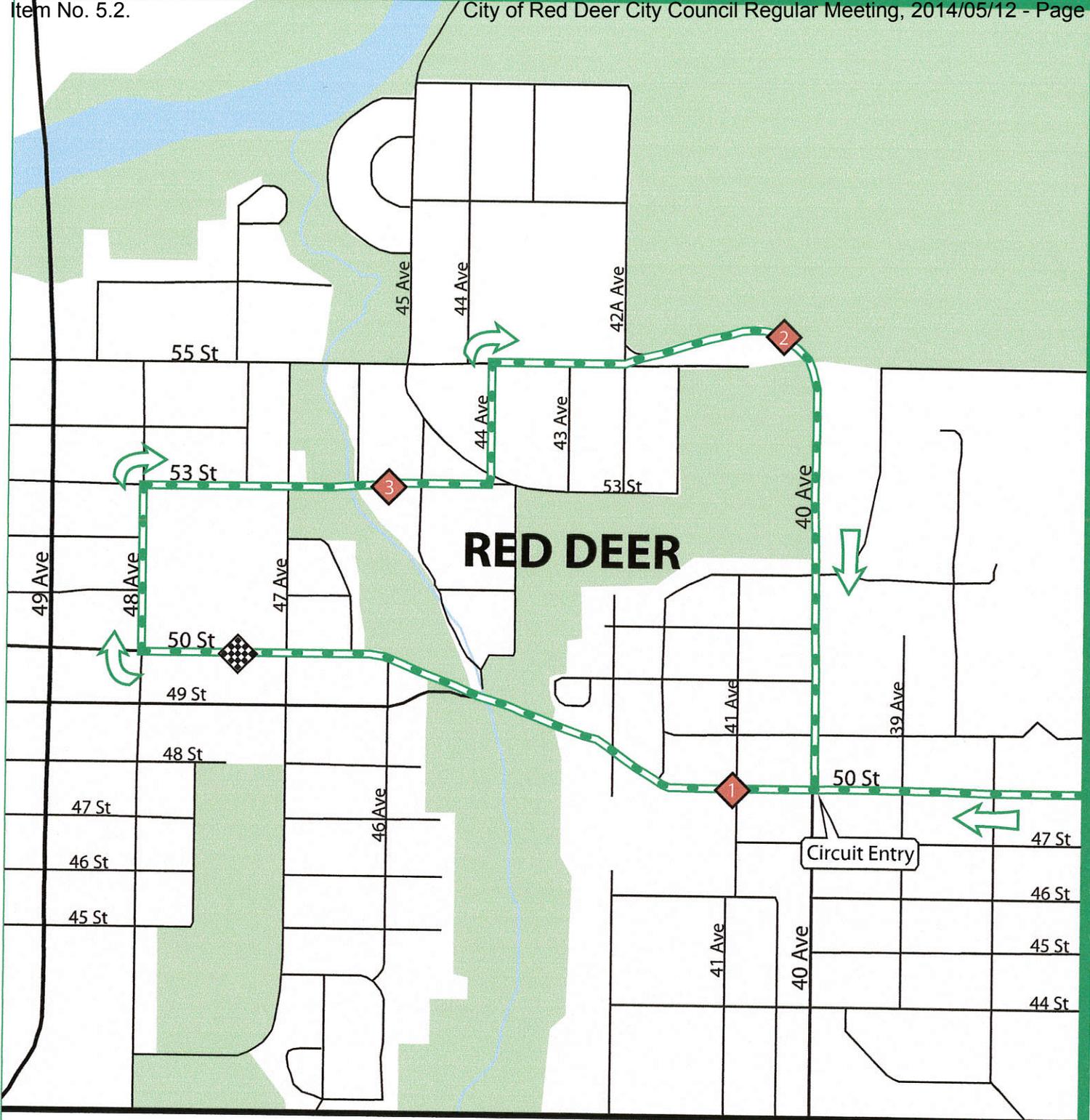
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berryarchitecture.ca

Tour of Alberta Stage 2: Red Deer





FILE COPY



Council Decision – May 12, 2014

DATE: May 13, 2014
TO: Shelley Gagnon, Recreation, Parks & Culture Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Tour of Alberta – Canada’s Pro Cycling Festival

Reference:

Recreation, Parks & Culture, dated May 2, 2014,

Resolution:

At the Monday, May 12, 2014 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer, having considered the report from Recreation, Parks & Culture department, dated May 2, 2014, re: Tour of Alberta – Canada’s Pro Cycling Festival, hereby:

1. Approves the “Hosting Rights Fee” contribution of \$100,000 cash, the “In Kind” City Services estimated at \$26,000 and the “Recommended” City Services estimated at \$28,000 for a total of \$154,000 to be funded from the tax stabilization reserve, for funding of the Host Finish Community for Stage 2 of the 2014 Tour of Alberta.
2. Recommends that a formal agreement with the Alberta Peloton Association and the Local Organizing Committee (LOC) be entered into that sets out the general terms and conditions related to the contributions, as follows:
 - a. The roles of the LOC, The City and the Alberta Peloton Association
 - b. Staggered payments, with clear deliverables and timelines
 - c. Submission of a detailed operating budget, sponsorship strategy and marketing plan
 - d. Submission of a marketing and communication plan that demonstrates local media inclusion and coverage, adequate advance notice provided to affected community residents and businesses with an access strategy during road closures
 - e. Submission of a comprehensive emergency plan
 - f. Post event submission of a local economic impact analysis specific to The City of Red Deer
 - g. Post event submission of the Alberta Peloton Association’s and LOC’s 2014 audited financial statements.

DM 1510410

Report back to Council: No



for: Frieda McDougall
Manager

- c. P. Goranson, Director of Corporate Services
- S. Cockerill, Director of Community Services
- D. Krecji, Financial Services Manager

LEGISLATIVE SERVICES

May 13, 2014

Mr. George Berry, Chairperson
Tour of Alberta - Red Deer Local Organization Committee
c/o berry architecture
200, 5218 – 50 Avenue
Red Deer, AB T4N 4B5

Dear Mr. Berry:

RE: Council Decision – May 12, 2014
Tour of Alberta – Canada’s Pro Cycling Festival

Thank you for your presentation regarding the request to Red Deer City Council for funding for the Tour of Alberta – Canada’s Pro Cycling Festival to be held on Thursday, September 4, 2014. At the Monday, May 12, 2014 Red Deer City Council Meeting the following resolution was passed:

Resolved that Council of The City of Red Deer, having considered the report from Recreation, Parks & Culture department, dated May 2, 2014, re: Tour of Alberta – Canada’s Pro Cycling Festival, hereby:

1. Approves the “Hosting Rights Fee” contribution of \$100,000 cash, the “In Kind” City Services estimated at \$26,000 and the “Recommended” City Services estimated at \$28,000 for a total of \$154,000 to be funded from the tax stabilization reserve, for funding of the Host Finish Community for Stage 2 of the 2014 Tour of Alberta.
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 - d. Submission of a marketing and communication plan that demonstrates local media inclusion and coverage, adequate advance notice provided to affected community residents and businesses with an access strategy during road closures
 - e. Submission of a comprehensive emergency plan
 - f. Post event submission of a local economic impact analysis specific to The City of Red Deer
 - g. Post event submission of the Alberta Peloton Association’s and LOC’s 2014 audited financial statements.

Mr. G. Berry

May 12, 2014 Council Decision – Tour of Alberta – Canada's Pro Cycling Festival

Page 2

If you have any questions regarding the above resolution, please contact Shelley Gagnon, Recreation, Parks & Culture Manager, at 403-342- 8165.

Sincerely,

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

Frieda McDougall
Legislative Services Manager

c. S. Gagnon, Recreation, Parks & Culture Manager



April 28, 2014

Community Housing Advisory Board: Endorsement of Capital Funding to Red Deer Native Friendship Society

Social Planning

Report Summary & Recommendation:

The Community Housing Advisory Board (CHAB) is putting forth an endorsement for Council to allocate funds in the amount of \$1,991,223 to the Red Deer Native Friendship Society for the development of 16 affordable housing units from the Affordable Housing Program –Municipal Block Funding grant (also known as the Municipal Sustainability Housing & Capital Enhancement Program).

Attached is the letter from the Community Housing Advisory Board.

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 Social Planning department dated April 28, 2014, re: Community Housing Advisory Board: Endorsement of Capital Funding to Red Deer Native Friendship Society hereby approves the allocation of funds in the amount of \$1,991,223 to the Red Deer Native Friendship Society for the development of 16 affordable housing units from the Affordable Housing Program – Municipal Block Funding grant (also known as the Municipal Sustainability Housing & Capital Enhancement Program) as set out in a funding agreement satisfactory to the City Solicitor.



Report Details

Background:

The City of Red Deer from 2007 to 2010 received the Municipal Sustainable Housing & Community Enhancement Program grant from the Province of Alberta. The intent of the grant was/is to create affordable housing in the community. The definition as stated in the agreement between the Province and The City of Red Deer is: "Affordable Housing" means housing that is modest in terms of floor area and amenities, that meets household needs and that rents or leases below market rent in the community or area in which the unit is located. The City of Red Deer in the original Request for Proposals to the community stated that all applications must indicate and maintain rents at 10% or more below market rent. The Rental Market Report issued through Canadian Mortgage and Housing Corporation is the reference document used to determine Red Deer's market rents. The tenants to whom the housing is rented out to must be at or below the Core Need Income Threshold as outlined on the document produced by Urban Affairs.

In 2009, the Community Housing Advisory Board (CHAB) through the Request for Proposal process recommended that \$1,991,223 be awarded to Heritage Family Services for an affordable housing project. While the application form clearly indicated that the housing project was in partnership with The Red Deer Native Friendship Society; the Heritage Family Services would act as the developer and landlord.

Heritage Family Services formally withdrew from the project partnership in October 2011. At that time, Heritage Family Services recommended to CHAB that Red Deer Native Friendship Society be the recipient of the funds.

On January 3, 2012 CHAB agreed to hold the funds allocated to this project in abeyance based on an administrative recommendation.

In preparation for the presentation to CHAB, administration asked the Red Deer Native Friendship Society to complete the same proposal application form that was used in 2009. Administration shared with the Friendship Society additional documents such as the original information package on the grant, modesty guidelines, the Core Need Income Threshold document and the latest report from Canadian Mortgage and Housing Corporation.

The Red Deer Native Friendship Society submitted a proposal application form for CHAB to review and presented an overview on the Assoahum Centre and Housing Development project to CHAB on April 22, 2014.



Discussion:

Administration has reviewed the grant agreement between the Province and The City of Red Deer. Having the Friendship Society re-submit a proposal on the original application form ensures that the project is consistent with the Municipal Sustainable Housing & Community Enhancement Program grant funding criteria.

Administration through dialogue with the Friendship Society clarified that the grant funds can only be used to build affordable housing and that the Friendship Society must contribute at least 30% to those housing units. The funds cannot be used in the development of the cultural center.

The application submitted to CHAB indicates that 16 affordable housing units will be built and that the forecasted rental rates will be 10% below the current market rates.

**COMMUNITY HOUSING ADVISORY BOARD**

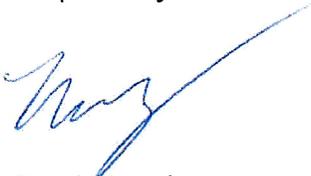
Date: April 22, 2014
To: City Council
From: Community Housing Advisory Board
Subject: Red Deer Native Friendship Society Affordable Housing Project

At the April 22, 2014 Community Housing Advisory Board meeting, the Board considered the Red Deer Native Friendship Society Affordable Housing Project. After discussion, the following resolution was introduced and passed:

“Resolved that the Community Housing Advisory Board, having considered the proposal from the Red Deer Native Friendship Society for an affordable housing project, hereby endorses the approval of the grant request for \$1,991,223.00 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, Community Development Supervisor
Janell Bunbury, Program Coordinator – Housing
Scott Cameron, Social Planning Manager

FILE COPY



Council Decision – May 12, 2014

DATE: May 13, 2014
TO: Scott Cameron, Social Planning Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Community Housing Advisory Board – Endorsement of Capital Funding to Red Deer Native Friendship Society

Reference:

Social Planning, dated April 28, 2014

Resolution:

At the Monday, May 12, 2014 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered the report from the Social Planning department dated April 28, 2014, re: Community Housing Advisory Board: Endorsement of Capital Funding to Red Deer Native Friendship Society hereby approves the allocation of funds in the amount of \$1,991,223 to the Red Deer Native Friendship Society for the development of 16 affordable housing units from the Affordable Housing Program –Municipal Block Funding grant (also known as the Municipal Sustainability Housing & Capital Enhancement Program) as set out in a funding agreement satisfactory to the City Solicitor.

Report back to Council: No

A handwritten signature in blue ink that reads 'Frieda McDougall'.

for: Frieda McDougall
Manager

- c. S. Cockerill, Director of Community Services
- R. Nielsen-Stewart, Social Planning Supervisor – Community Development



April 28, 2014

EveryOne's Home: Red Deer's Five Year Plan to End Homelessness 2014 to 2018

Social Planning

Report Summary & Recommendation:

The Red Deer and District Community Foundation has led the community in development of a new five-year plan to end homelessness. Over the past five years, there have been many advances toward the goal of ending homelessness in Red Deer – these advances were the result of coordinated efforts outlined in *EveryOne's Home: Red Deer's Five Year Plan to End Homelessness 2009-2014*.

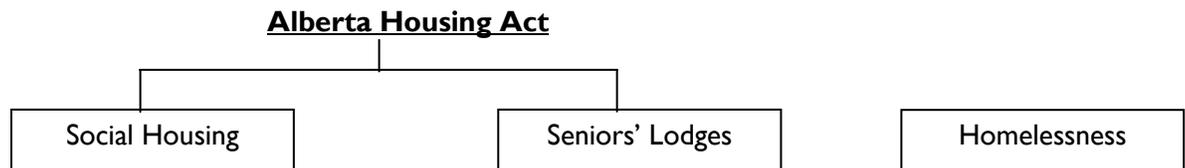
This new five-year plan will guide the efforts of local stakeholders, the Province of Alberta and the Government of Canada toward ending homelessness by 2018. *EveryOne's Home: Red Deer's Five Year Plan to End Homelessness 2014-2018* contains four key goals framed by three levels of prevention (primary, secondary and tertiary) and a goal for governance and leadership.

To ensure ongoing resources from the Province of Alberta and the Government of Canada, the new five year plan to end homelessness must be endorsed by City Council as a community planning document. Approval of this community planning document meets the provincial granting requirements ensuring that provincial and federal dollars flow through the community.

City Manager Comments:

The provision of housing is a Provincial responsibility through the Department of Municipal Affairs and Housing. Funding is provided by both the Federal and Provincial Government.

The Provincial model for housing delivery is as follows.



Social Housing

This consists of family housing, seniors' apartments, rent supplement and non-profit housing. This area is partially supported by the Red Deer Housing Authority and is funded through the Federal Government.



Seniors' Lodges

Seniors' Lodges in Red Deer are primarily supported and run through the Piper Creek Foundation and funded through the Province and municipal requisition.

Homelessness

This is an area of Federal / Provincial responsibility and funding is channeled currently through the Community Housing Advisory Board (CHAB) and City Council.

There are multiple agencies and groups with overlapping responsibilities in the housing field and current Provincial direction is not clear.

Conversations have begun to identify a clear governance framework for the provision of housing in this community. The Province has initiated discussions to amalgamate the Piper Creek Foundation and the Red Deer Housing Authority as a first step in this process.

The new EveryOne's Home Plan was prepared by the Red Deer and District Community Foundation on behalf of the community in Red Deer. It presents a series of logical guiding principles with the objective of ending homelessness in Red Deer by 2018. The plan defines the framework for cooperative community efforts and sets out a series of goals, objectives and strategies to help end homelessness. However, it does not identify how implementation could be achieved. This cannot be done without the leadership and approval of The Province.

City Council has recognized the need to develop a governance model for housing development and delivery in Red Deer and this plan presents one possible model. There is an opportunity for The City as one of the stakeholders to help facilitate the development of a community based governance model at the same time as it considers its role in housing as part of work in developing the Social Policy Framework. This approach also respects the recent direction regarding The City's role as Community Entity, Homelessness Partnering Strategy Grant provided by Council at its December 2, 2014 meeting:

Community Housing Advisory Board - Recommendation for Community Entity, Homelessness Partnering Strategy Grant

Moved by Councillor Lawrence Lee, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the report from the Social Planning department dated November 27, 2013 re: Community Housing Advisory Board: Recommendation for Community Entity, Homelessness Partnering Strategy hereby agrees to act as the community entity for the Homelessness Partnering Strategy for Designated and Aboriginal funding for the period of April 1, 2014 through to March 31, 2019. Council reserves the right to revisit the Community Entity designation and assignment pending the outcome of:

- 1) The City's role in housing as identified in the social master plan/social policy framework;*
- 2) The establishment of a broader community housing vision in consultation with our community; and*



- 3) *Clarity in the provincial mandate and role with respect to local housing and homelessness.*

This will also provide an opportunity for further community discussion on the new Everyone's Home plan which we understand had limited community input. The Province has indicated its willingness to lead this process in Red Deer.

Recommendations:

- That City Council endorse the "EveryOne's Home: Red Deer's Five Year Plan to End Homelessness 2014-2018"
- That The City request The Province give priority to and take an active role in coordinating the development of a governance model for housing in Red Deer.
- The community discussion on housing governance should be integrated with the development of the Social Policy Framework for The City now under development.

Craig Curtis
City Manager

Proposed Resolution:

Resolved that Council of The City of Red Deer, having considered the report from the Social Planning department dated April 28, 2014 re: EveryOne's Home: Red Deer's Five Year Plan to End Homelessness 2014 to 2018 hereby agrees to:

- 1) Endorse the community plan prepared by the Red Deer & District Community Foundation for the community of Red Deer – March 2014 as Red Deer's Strategic Direction to end homelessness over the next five years;
- 2) Request the Province give priority to and take an active role in coordinating the development of a governance model for housing in Red Deer;
- 3) Integrate the community discussion on housing governance with the development of the Social Policy Framework for The City now under development.

Report Details

Background:

Red Deer's vision is to end homelessness in our community by 2018. *EveryOne's Home: Red Deer's Five Year Plan to End Homelessness 2009-2014* is the second of two five year plans intended to tackle this monumental task. The first plan was designed to guide the community work in Red Deer until 2014; while this second plan maps the framework until 2018.



Red Deer has a strong background in working to end homelessness – the new five year plan to end homelessness captures a number of those successes, and the community remains committed to continuing this work. Over the past five years, there have been many advances toward the goal of ending homelessness in Red Deer. Through continued local, provincial and national partnerships and initiatives, the goal remains to prevent and end homelessness in Red Deer.

Discussion:

The Red Deer and District Community Foundation and The City of Red Deer asked community stakeholders to review and discuss the successes and learnings from the past five years and to develop a new set of strategies to guide the next five. *EveryOne's Home: Red Deer's Five Year Plan to End Homelessness 2009-2014* reflects these community inputs and strategies. The document provides the framework within which community stakeholders can work in partnership to prevent and end homelessness in Red Deer.

Analysis:

Administration supports the endorsement of *EveryOne's Home: Red Deer's Five Year Plan to End Homelessness 2009-2014* as presented by the Red Deer and District Community Foundation. The five year plan represents a significant effort put forth by a number of key individuals and stakeholders in Red Deer committed to ending homelessness, and involved a great number of community groups and organizations as participants in community conversations and working groups.

Resources from the Province of Alberta, in accordance with *A Plan for Alberta: Ending Homelessness in Ten Years*, represents the most significant contribution toward homeless programs and services in Red Deer. To access homelessness funding through the Province of Alberta, a community plan must be endorsed by the municipal council.



RED DEER & DISTRICT
COMMUNITY
FOUNDATION
all for community.

Suite 203, Mid City Plaza
4805 - 48 Street
Red Deer, AB T4N 1S6
P. 403.341.6911
F. 403.341.4177
www.rddcf.ca

April 24, 2014

Members of Council
City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear Members of City Council,

The Red Deer & District Community Foundation and the EveryOne's Home Leadership Model are pleased to present the EveryOne's Home: Red Deer's Five Year Plan To End Homelessness, 2014-2018. The document is a product of almost 8 months of collaboration and consultation with the community and is guided by *EveryOne's Home: Red Deer's Vision and Framework On Ending Homelessness by 2018*. It builds upon the achievement and is the continuation of *EveryOne's Home: Red Deer's 5-Year Plan Towards Ending Homelessness, April 2009*.

Thank you very much.

Sincerely,


Kristine Bugayong
Chief Executive Officer



EVERYONE'S HOME: Red Deer's Five Year Plan to End Homelessness 2014 TO 2018



Prepared by Red Deer & District Community Foundation
for the community of Red Deer • March 2014



Homelessness is a complex issue that can impact many people at different points in their lives.

Every night there are homeless individuals and families in Red Deer. They stay in shelters, sleep outside and temporarily stay with friends. Some may wait in the hospital or other institutions for placement in a facility suited to their needs, while others may live in cars. Their circumstances are vast and diverse. They may have become homeless

due to untreated mental illness or because they are fleeing domestic violence, their housing needs have changed or they have lost their jobs. They are individuals and families, youth and seniors, longtime residents and newcomers; they represent diverse cultures (see Appendix 1).

The effects of homelessness are profound, and the impact on our community is evident.

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INTRODUCTION

Red Deer's vision is to end homelessness in our community by 2018. This document is the second of two five year plans intended to tackle this monumental task. The first plan was designed to guide our work until 2014; while this second plan maps the framework until 2018.

Red Deer has a strong background in working to end homelessness (see Appendix 2), and the community remains committed to continuing this work. Over the past five years, there have been many advances toward the goal of ending homelessness in Red Deer (see Appendix 3). Through continued local, provincial and national partnerships and initiatives, preventing and ending homelessness in Red Deer remains possible.

This five year plan provides an opportunity to learn from the past and refine the overarching vision on

how to end homelessness in Red Deer by 2018. The Red Deer & District Community Foundation and The City of Red Deer asked community stakeholders to review and discuss the successes and learnings from the past five years and to develop a new set of strategies to guide the next five. This plan reflects these community inputs and strategies.

On the following pages, you will read about the purpose and principles of the five year plan to end homelessness. You will also learn about the preventive framework that it's based upon, you'll see a draft model outlining who will be doing the work, and you'll review the goals, objectives and strategies of the plan. This document provides the framework within which community stakeholders can work in partnership to prevent and end homelessness in Red Deer.

THIS PLAN PROVIDES A WORKING FRAMEWORK THAT WILL, UNDOUBTEDLY, EVOLVE AS COMMUNITY STAKEHOLDERS WORK IN PARTNERSHIP TO PREVENT AND END HOMELESSNESS IN RED DEER.



ONE OF THE FOUNDATIONAL
THIS COMMUNITY PLAN IS THAT
HOMELESSNESS IS AN IMPORTANT
ENDING HOMELESSNESS: JUST
GETTING INDIVIDUALS OFF THE

PURPOSE OF THE PLAN

TO END HOMELESSNESS IN RED DEER BY 2018.

Since homelessness itself is a very complex issue, it will require an equally dynamic and multi-faceted response. Unfortunately, some vulnerable individuals will continue to encounter circumstances that may cause them to become homeless or to be at major risk of homelessness.

That said, we will be successful in ending homelessness in Red Deer when we have a system of care that can effectively and efficiently:

- Prevent/divert vulnerable individuals from becoming homeless, or
- Ensure those who are homeless have permanent, appropriate housing and the supports they require within 28 days of presenting for services within the system.

GUIDING PRINCIPLES

- Ending homelessness in Red Deer is possible.
- Safe and secure homes for all citizens are critical to end homelessness, no matter what the individual's circumstances and vulnerabilities may be.
- The responsibility for ending homelessness is a community endeavour.
- Through systemic changes in policies, procedures, partnerships and processes, homelessness can be prevented.
- Supportive individual, family and community relationships are necessary for people trying to obtain safe, secure and appropriate housing.
- Collaboration is the foundation of all our efforts.



BELIEFS OF
 AT PREVENTING
 ANT COMPONENT TO
 AS IMPORTANT AS
 E STREET.

HOMELESSNESS DEFINITIONS

The Canadian Homelessness Research Network's "Canadian Definition of Homelessness" gives a comprehensive description of the different stages across the continuum of homelessness, as indicated in the following definitions.

Homelessness describes a range of housing and shelter circumstances, with people being without any shelter at one end and being insecurely housed at the other. That is, homelessness encompasses a range of physical living situations that includes:

1. **Unsheltered**, or absolutely homeless, includes people who lack housing and are not accessing emergency shelters or accommodation, except during extreme weather conditions. In most cases, people are staying in places that are not designed for or fit for human habitation.
2. **Emergency sheltered** includes those staying in overnight shelters for people who are homeless, as well as shelters for people impacted by family violence. These emergency shelter and system supports are generally provided at no cost or minimal cost to the user. Such accommodation represents a stop-gap institutional response to homelessness provided by government, non-profit, faith based organizations and/or volunteers.
3. **Provisionally accommodated** describes situations where people, who are technically homeless and without permanent shelter, access accommodation that offers no prospect of permanence. Those who are provisionally accommodated may be accessing temporary housing provided by government or the non-profit sector or may have independently made arrangements for short-term accommodation.
4. **At risk of homelessness** refers to people who are not technically homeless, but whose current economic and/or housing situation is dangerously lacking security or stability, and so are considered to be at risk of homelessness. They are living in housing that is intended for permanent human habitation and could potentially be permanent (as opposed to those

who are provisionally accommodated). However, as a result of external hardship, poverty, personal crisis, discrimination, a lack of other available and affordable housing, insecurity of tenure and/or the inappropriateness of their current housing (which may be overcrowded or does not meet public health and safety standards) residents may be "at risk" of homelessness.

It should be noted that, for many people, homelessness is not a static state but rather a fluid experience, where one's shelter circumstances and options may shift and change quite dramatically and with frequency.

Additional definitions refer to the length of time that individuals may experience homelessness.

Chronic homeless – Those who have either been continuously homeless for a year or more, or have had at least four episodes of homelessness in the past three years. In order to be considered chronically homeless, a person must have been sleeping in a place not meant for human habitation (e.g., living on the streets) and/or in an emergency homeless shelter.

Episodic homeless – A person who is homeless for less than a year and has fewer than four episodes of homelessness in the past three years.



RISK, TRIGGER, TRAP

The following table is useful in describing the causes and effects that may lead to homelessness.

The RISK, TRIGGER, TRAP Road to Homelessness <i>Identified by the Calgary Homeless Foundation</i>		
RISK	TRIGGER	TRAP
<p>People whose life experiences include one or more Risk factors:</p> <ul style="list-style-type: none"> • Poverty • Mental illness, chronic substance abuse and addictions • Physical and developmental disabilities • Abuse, family conflict • No or few social networks, isolation, lack of supportive relationships • Lack of education • Disruptive childhood experiences, such as time spent in foster homes 	<p>People may encounter a TRIGGER event or an incident that leads to the loss of their homes:</p> <ul style="list-style-type: none"> • Financial, family crisis • Moving, for economic or social reasons • Family, roommate, landlord conflict • Health crisis • Crime (the individual may either be the perpetrator or the victim) <p>The majority of people who lose their homes are able, with the help of family and friends, to get their lives back on track. They typically don't seek assistance from social agencies and do not become part of the homeless number counts. But some aren't as fortunate. They turn to outreach workers for help and are the real people behind the homeless count numbers.</p>	<p>People who are caught in the homelessness TRAP find themselves up against multiple, cumulative barriers, including:</p> <ul style="list-style-type: none"> • "No address, no welfare: no welfare, no address" • Getting "lost in the system:" navigating all municipal, provincial and non-profit services for help becomes overwhelming, if not impossible • Conditions put on housing: sobriety, no criminal record, good credit history • Employment barriers: no permanent address, lack of transportation, health issues, insufficient education, poor hygiene and lack of sleep from living on the streets or in a shelter • Discrimination, based either on race or on family circumstances <p>Some people from this subpopulation of homeless individuals will simply not be able to find their way out and will become chronically homeless.</p>

HOMELESSNESS IN RED DEER

Across Red Deer, a wide range of people are homeless or at major risk of becoming homeless. However, certain sub-populations are especially vulnerable to experiencing homelessness or are at major risk of becoming homeless, including:

- Aboriginal peoples
- Seniors
- Youth
- Families
- Women
- Active substance users
- Individuals with mental illness and/or chronic physical health conditions
- Individuals leaving institutional settings
- New immigrants

Individuals from these groups may have specific needs, as they may be youth who need to attend school, victims of family violence who need

extended safe and secure transitional housing or seniors who have to find different accommodation due to changes in their needs.

Therefore, in addition to this five year community plan to end homelessness, supplementary plans may need to be developed to address the unique requirements for specific groups (e.g. Ending Youth Homelessness in Red Deer).

One of the foundational beliefs of this community plan is that preventing homelessness is an important component to ending homelessness: just as important as getting individuals off the street. In the next section, you'll read about the preventive framework that will provide the roadmap for future work to end homelessness in Red Deer.

279 individuals were experiencing chronic or episodic homelessness in Red Deer on October 16, 2012.*

56% of respondents indicated they had a mental illness.

Women comprised 32% of the homeless population.

Aboriginal people made up 44% of Red Deer's homeless population.

*See Appendix 1 for complete details on Red Deer's 2012 Point in Time count.

THE FIVE YEAR PLAN (2014–2018)

This plan defines the framework for our cooperative community efforts, and it sets out a series of goals, objectives and strategies to help end homelessness by 2018.

In Red Deer's first five year plan, the framework approached homelessness with interventions from both an "upstream" and "downstream" perspective (see Appendix 2). This approach was effective to help understand homelessness in Red Deer, including the programs and services required to achieve our vision. However, the level of

commitment required from volunteer community stakeholders became onerous for many, which rendered the upstream-downstream framework ineffective moving forward.

Based on discussions and strategic sessions with community stakeholders, the new five year plan adopts a preventive framework to tackle homelessness in Red Deer. This framework has been adopted by the Alberta Interagency Council on Homelessness. The preventive framework is based on collective efforts, with a focus on three key areas:

PRIMARY PREVENTION

Reducing the risk of homelessness among the general population by targeting people who are housed in an effort to prevent new cases of homelessness.

SECONDARY PREVENTION

Identifying individuals and addressing conditions at the earliest possible stages to prevent/divert people from entering into homelessness.

TERTIARY PREVENTION

Slowing the progression or mitigating the negative effects of homelessness once it has become established, by targeting people who have been homeless for some time to prevent recurrence and to focus on harm reduction activities to minimize repeated homelessness.

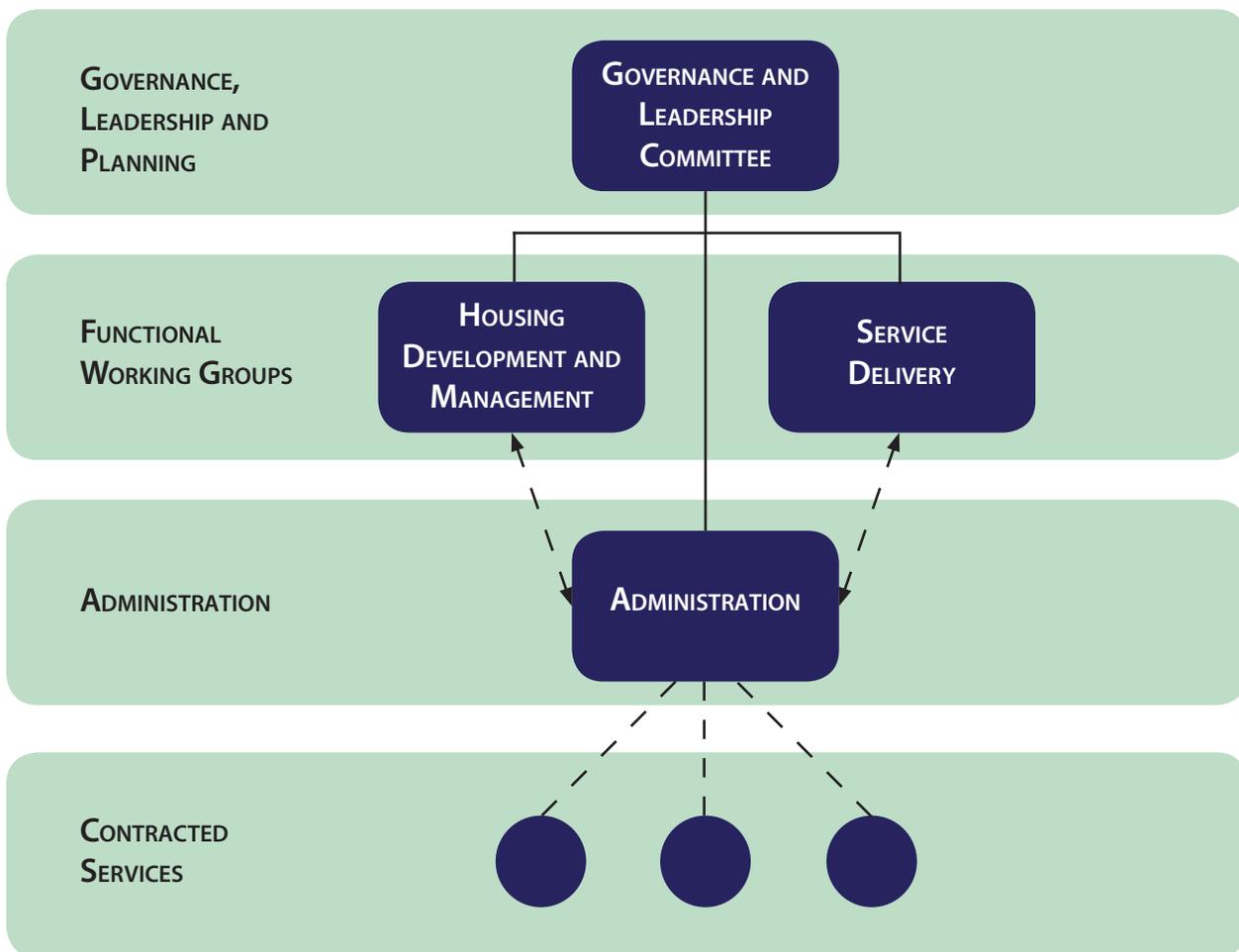
The governance model and the goals, objectives and strategies outlined in the following sections align with the philosophy of this preventive framework.

IMPLEMENTING THE PLAN: THE GOVERNANCE MODEL

Implementing this plan requires the collective efforts from government and community stakeholders; strong leadership and collaboration between stakeholders will be critical to ending homelessness by 2018.

relationships between governance and leadership, service provision and the supports necessary to advance the objectives and strategies contained within this report.

The following diagram represents a *draft model* describing the different roles, responsibilities and



GOVERNANCE, LEADERSHIP AND PLANNING

- Provides oversight, coordination and direction for the strategies and objectives contained within "EveryOne's Home: Red Deer's Five Year Plan to End Homelessness (2014-2018)."
- Makes resource allocation decisions for community funds administered by the Community Based Organization/Community Entity.
- Serves as the community body responsible for and accountable to the community for Red Deer's plan to end homelessness.
- Supports and coordinates community advocacy efforts associated with housing and homelessness in Red Deer.

FUNCTIONAL WORKING GROUPS

- Support the Governance and Leadership Committee by providing focused attention on strategies associated with the respective working groups:
 - **Housing Development and Management** – ensures Red Deerians have appropriate access to non-market housing options to address each of the primary, secondary and tertiary prevention strategies within the EveryOne's Home Community Plan.
 - **Service Delivery** – ensures government and non-government service providers have a forum to plan, coordinate and implement programs and services to improve the quality of life for people experiencing homelessness while delivering supports to increase independence and end homelessness.

ADMINISTRATION

- Support the Governance and Leadership Committee and Functional Working Groups in a manner similar to that of a Backbone Organization in Collective Impact initiatives, such as:
 - Guide vision and strategy
 - Support aligned activities
 - Establish shared measurement practices
 - Build public will
 - Advance policy
 - Mobilize funding
- Support the Governance and Leadership Committee by identifying funding sources to accomplish its strategies and objectives.

WHO ARE THE STAKEHOLDERS INVOLVED?

- Community Based Organization (CBO) – local steward in charge of administering homelessness funding on behalf of the Province of Alberta.
- Community Entity (CE) – local steward in charge of administering homelessness funding on behalf of the Government of Canada.
- Housing Development and Management – non-profit management bodies, real estate organizations, private sector management bodies, developers, organizations and individuals seeking to develop and manage non-market housing options.
- Service Delivery – community organizations, government departments, agencies and individuals seeking to deliver programs and services targeted to end homelessness in Red Deer.

GOALS OF THE FIVE YEAR PLAN

Community stakeholders and partners will work together to prevent and end homelessness in Red Deer. The following goals identify four focus areas:

GOAL #1

Establish a governance and leadership structure to implement the five year plan.

GOAL #2

Develop and implement relevant housing policies, systems, programs and services to prevent the onset of homelessness.

A part of PRIMARY PREVENTION

Reducing the risk of homelessness among the general population by targeting people who are housed in an effort to prevent new cases of homelessness.

GOAL #3

Ensure that Red Deerians who are at major risk of becoming homeless or have recently become homeless have access to supports that have a primary focus on maintaining housing or finding permanent housing.

A part of SECONDARY PREVENTION

Identifying individuals and addressing concerns at the earliest possible stages to prevent/divert people from entering homelessness.

GOAL #4

Ensure Red Deerians who are chronically and episodically homeless have access to housing supports that will slow the progression or mitigate the negative effects from being homeless for extended periods of time.

A part of TERTIARY PREVENTION

Slowing the progression or mitigating the negative effects of homelessness once it has become established, by targeting people who have been homeless for some time to prevent recurrence and to focus on harm reduction activities to minimize repeated homelessness.

Target dates for these goals will be determined by the Governance and Leadership Committee, Functional Working Groups and Administration throughout 2014.

GOAL #1

ESTABLISH A GOVERNANCE AND LEADERSHIP STRUCTURE TO IMPLEMENT THE FIVE YEAR PLAN.

OBJECTIVE 1.1

Establish a governance and leadership committee (GLC) structure and mandate that effectively and efficiently delivers on the requirements identified by community stakeholders to end homelessness.

STRATEGIES

- Establish GLC composition and nominations procedures.
- Establish terms and conditions of the GLC.
Timeline: to be determined by September 30, 2014 with phased implementation to begin January 1, 2015 as necessary.
- Address the opportunities identified by community stakeholders to date:
 - Create a community accountability framework for the GLC for the implementation of the five year plan.
 - Determine an appropriate selection process for and relationship between the GLC and Administration.
 - Liaise between GLC and functional working groups (Housing Development and Management and Service Delivery).

OBJECTIVE 1.2

Engage appropriate stakeholders and promote opportunities to share expertise and resources.

STAKEHOLDERS INCLUDE:

- Community Based Organization (CBO) – local steward in charge of administering homelessness funding on behalf of the Province of Alberta.
- Community Entity (CE) – local steward in charge of administering homelessness funding on behalf of the Government of Canada.
- Housing Development and Management – non-profit management bodies, real estate organizations, private sector management bodies, developers, organizations and individuals seeking to develop and manage non-market housing options.
- Service Delivery – community organizations, government departments, agencies and individuals seeking to deliver programs and services targeted to end homelessness in Red Deer.

GOALS, OBJECTIVES AND STRATEGIES

Throughout the remainder of this section, the goals will be matched with objectives and strategies that have been identified to date. These items are categorized based on the following parameters:

GOALS: broad outcomes • **OBJECTIVES:** approaches taken • **STRATEGIES:** measurable steps

GOAL #1 (CONT'D)

ESTABLISH A GOVERNANCE AND LEADERSHIP STRUCTURE TO IMPLEMENT THE FIVE YEAR PLAN.

OBJECTIVE 1.3

Develop accurate and relevant information on homelessness to support evidence-based decision making.

STRATEGIES

- Develop and support homeless and housing information systems to capture housing information, such as emergency assistance, outreach, housing placement and tracking of support systems to maintain housing.
- Investigate and monitor best practices in place in other jurisdictions.
- Track emerging issues and trends.
- Facilitate knowledge transfer between academic research, ending homelessness initiatives and community stakeholders.

OBJECTIVE 1.4

Measure the progress of the five year plan.

STRATEGIES

- Establish a formal evaluation process to monitor progress in the plan and ensure the strategies and objectives identified within the plan remain relevant and effective.
- Develop an annual report, which will be presented to the community.



THE GOVERNANCE AND LEADERSHIP STRUCTURE WILL ESTABLISH THE MOST EFFECTIVE AND EFFICIENT WAYS OF WORKING TOGETHER.

GOAL #2

DEVELOP AND IMPLEMENT RELEVANT HOUSING POLICIES, SYSTEMS, PROGRAMS AND SERVICES TO PREVENT THE ONSET OF HOMELESSNESS – PART OF PRIMARY PREVENTION.

OBJECTIVE 2.1

Improve community knowledge about root causes and impacts of homelessness on individuals and families in Red Deer.

STRATEGIES

- Develop ongoing social marketing campaign(s) designed to:
 - Reduce stigma and discrimination against Red Deer's most vulnerable individuals and families.
 - Build resilience in people at risk of homelessness by emphasizing the importance of healthy relationships and connections among natural and expanded networks.
 - Improve community knowledge about programs and services available to prevent the onset of homelessness among individuals and families.

OBJECTIVE 2.2

Work with stakeholders and service delivery providers to develop coordinated housing policies, systems and programs, ensuring these are available and accessible to prevent the onset of homelessness.

STRATEGIES

- Develop a policy framework to guide homelessness prevention in the community, including advocacy strategies, early detection protocols and funding coordination where feasible.
- Work with municipal and provincial governments to develop housing policies that support the creation of affordable housing options.
- Advocate for and support initiatives that reduce poverty.
- Advocate for and work with the provincial and federal governments for improved integrated client services between systems such as Justice, Health and Income supports.
- Engage key stakeholders that are ideally poised to identify indicators of individual/family stress known to increase risk of homelessness to support early detection (e.g. schools, Alberta Works, child protection departments and agencies, etc.).



PRIMARY PREVENTION TARGETS PEOPLE WHO ARE HOUSED IN AN EFFORT TO PREVENT NEW CASES OF HOMELESSNESS.

GOAL #3

ENSURE THAT RED DEERIANS WHO ARE AT MAJOR RISK OF BECOMING HOMELESS OR HAVE RECENTLY BECOME HOMELESS HAVE ACCESS TO SUPPORTS THAT HAVE A PRIMARY FOCUS ON MAINTAINING HOUSING OR FINDING PERMANENT HOUSING – PART OF SECONDARY PREVENTION.

OBJECTIVE 3.1

Ensure affordable, appropriate housing options are available.

STRATEGIES

- Develop a housing options framework to guide the development and management required to meet the non-market housing demands in Red Deer.
- Promote opportunities for The City of Red Deer, Province of Alberta and community housing providers to develop additional housing options and replace/retain current affordable housing stock.

OBJECTIVE 3.2

Develop an integrated diversion strategy to prevent vulnerable individuals from entering into homelessness.

STRATEGIES

- Employ appropriate initiatives throughout the community that divert individuals and families from entering into local shelters.

OBJECTIVE 3.3

Leverage community partnerships to develop an effective and efficient coordinated system of care to prevent and mitigate homelessness and to re-house individuals who are recently homeless.

STRATEGIES

- Expand local partnerships (i.e. community agencies; provincial ministries of Health, Human Services, Justice and Solicitor General and Service Canada) to develop and maintain an integrated, coordinated system of care that provides individuals and families who are homeless or at major risk of becoming homeless access to the housing and support services they require in an efficient and timely manner.
- Work with The City of Red Deer, Province of Alberta, Government of Canada and community stakeholders to inform policy that will support an integrated coordinated system of care.
- Develop proactive processes, such as joint case management, to minimize the number of individuals discharged into homelessness.

SECONDARY PREVENTION IDENTIFIES PEOPLE AT THE EARLIEST POSSIBLE STAGES TO PREVENT OR DIVERT THEM FROM ENTERING INTO HOMELESSNESS.



GOAL #4

ENSURE RED DEERIANS WHO ARE CHRONICALLY AND EPISODICALLY HOMELESS HAVE ACCESS TO HOUSING SUPPORTS THAT WILL SLOW THE PROGRESSION OR MITIGATE THE NEGATIVE EFFECTS FROM BEING HOMELESS FOR EXTENDED PERIODS OF TIME
– PART OF TERTIARY PREVENTION.

OBJECTIVE 4.1

Ensure affordable, appropriate housing options are available to meet the needs of individuals and families who are chronically and episodically homeless.

STRATEGIES

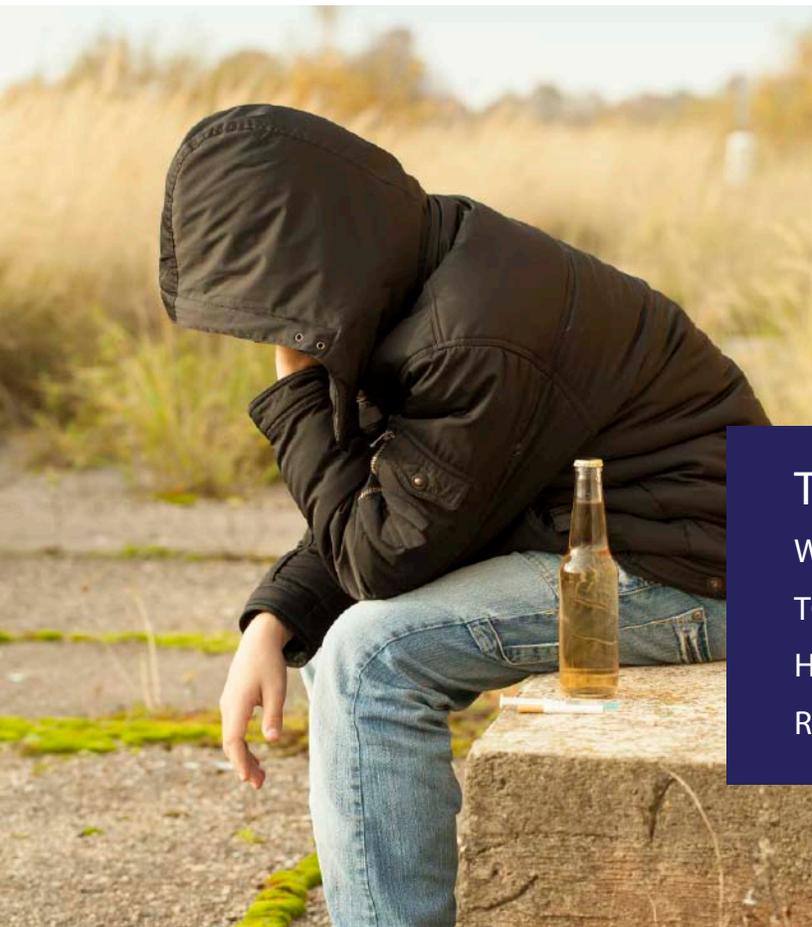
- Develop a housing options framework to guide the development and management of housing required to meet the non-market housing demands in Red Deer; including specialized housing options necessary to meet the unique needs of chronically and episodically homeless individuals and families.

OBJECTIVE 4.2

Leverage community partnerships to develop an effective and efficient coordinated system of care that appropriately houses chronically and episodically homeless individuals and provides them with the support services they require.

STRATEGIES

- Expand local partnerships (i.e. community agencies; provincial ministries of Health, Human Services, Justice and Solicitor General, and Service Canada) to develop and maintain an integrated, coordinated system of care that addresses the needs of individuals who are chronically and episodically homeless.
- Work with The City of Red Deer, Province of Alberta, Government of Canada and community stakeholders to inform policy that will support an integrated coordinated system of care. The Housing First philosophy will guide this work.
- Establish a coordinated community intake process.
- Improve the integration of support services and housing.



TERTIARY PREVENTION TARGETS PEOPLE WHO HAVE BEEN HOMELESS FOR SOME TIME TO PREVENT RECURRENCE AND TO FOCUS ON HARM REDUCTION ACTIVITIES TO MINIMIZE REPEATED HOMELESSNESS.

GOALS: broad outcomes • **OBJECTIVES:** approaches taken • **STRATEGIES:** measurable steps

GLOSSARY OF PREVENTION TERMS

The following prevention definitions are from the Alberta Interagency Council on Homelessness (June, 2013).

PRIMARY PREVENTION

Primary prevention activities seek to reduce the risk of homelessness among the general population or large parts of the population, by targeting people who are housed (Apicello, 2010), in an effort to prevent new cases of homelessness (Culhane et al., 2011). This first level of prevention includes measures involving broad housing policies including supply, accessibility and affordability as well as services such as income benefits, housing benefits and job protection (Bush-Geertsema & Fitzpatrick, 2008).

SECONDARY PREVENTION

Secondary prevention activities would seek to identify and address conditions at its earliest stages, such as when they enter shelters (Apicello, 2010).

This includes people who have been in institutional care or those in crisis situations such as eviction or relationship breakdown, which are likely to lead to future homelessness. Bush-Geertsema & Fitzpatrick (2008) maintain that most homelessness prevention interventions tend to focus on secondary prevention measures. While these programs may reduce the total number of people affected at any time, they do not reduce the total number of new cases of homelessness (Shinn et al., 2001), but rather attempt to treat conditions close to their onset, at a time when they are easier to counteract (Culhane et al., 2011).

TERTIARY PREVENTION

Activities developed for tertiary prevention attempt to slow the progression or mitigate the negative effects of homelessness once it has become established, by targeting people who have been homeless for some time. Prevention initiatives focus on harm reduction activities to minimize repeated homelessness (Apicello, 2010).

APPENDIX 1: POINT IN TIME COUNT (2012)

The City of Red Deer and Red Deer & District Community Foundation (RDDCF) engaged OrgCode Consulting Inc. to conduct Red Deer's first Point in Time (PIT) count, which took place on the night of October 16, 2012.

This PIT count provided the following baseline data:

- 279 people were found experiencing homelessness on October 16, 2012 (chronic and episodically homeless).
- 30% of respondents had been homeless for at least one year.
- Two-thirds of homeless people were unsheltered – either they spent the night on the street, in parks, in alleyways, squatting or couch surfing.
- Shelters were operating at 87% of capacity on the night of the count, but those with space available were for specific designated sub-populations.
- 3/5 of respondents had been to the emergency room in the past year, indicating the heavy strain homelessness causes to the health care system.
- 56% of respondents indicated they had a mental illness.
- Women comprised 32% of the homeless population – higher than is typical in other jurisdictions.
- Nearly 1 in 4 women (24%) who were homeless had children with them at the time of counting.
- 62.5% of homeless families were fleeing domestic abuse or conflict.
- 50% of homeless youth (aged 24 or under) were female.
- One-quarter of respondents reported having a job but were unable to afford housing.
- 45% of homeless youth indicated that they had experienced family breakdowns, abuse or conflict.
- Aboriginal people made up 44% of Red Deer's homeless population, despite constituting only 4.4% of Red Deer's residents as per Statistics Canada Census Data.

The individuals counted in 2012 were mainly in the Canadian Definition of Homelessness living situations of unsheltered and emergency sheltered. Future surveys will attempt to include living situations for people who are provisionally accommodated and at risk of homelessness.

PIT counts will be conducted every two years; the next count will take place in October of 2014.

APPENDIX 2: PAST WORK TO END HOMELESSNESS

Red Deer has a history of demonstrating good leadership and innovation in housing solutions. In February of 2005, at the request of the Red Deer Housing Committee, the Mayor's Task Force on Ending Homelessness was established with Mayor Flewelling at the helm. The Task Force was made up of leaders from throughout the community and its various sectors.

The Task Force developed a framework that would assist the community to organize and create a strategic focus to end homelessness. The framework used the metaphor of a river to describe homelessness, with a focus on creating interventions both from an "upstream" and "downstream" perspective.

The three "upstream" priority areas were preventive in nature: healthy relationships, systems prevention and emergency prevention. These priority areas focused on reducing the likelihood that individuals at risk would "fall into the river of homelessness." The three "downstream" priority areas related to work on "pulling people out of the river" of homelessness. These included emergency assistance, housing options and support.

Red Deer City Council recognized the completion

of the Mayor's Task Force on Ending Homelessness as an ad hoc committee to Council on April 21, 2008. As the initiative moved from planning to implementation, the Task Force supported the formation of an Advisory Committee to oversee further development of "EveryOne's Home Red Deer's Vision and Framework on Ending Homelessness by 2018." Under the leadership of the Red Deer & District Community Foundation, the EveryOne's Home Advisory Committee was formed to continue this work.

Homelessness is not unique to Red Deer; it is also a provincial issue. In late 2007, the Government of Alberta announced that it would embark on a 10-year initiative to address homelessness in the province. The lead responsibility for development and implementation of this plan was given to a newly created agency of the government: the Alberta Secretariat for Action on Homelessness. In March of 2009, The Government of Alberta released "A Plan for Alberta: Ending Homelessness in Ten Years."

The local Advisory Committee used the "EveryOne's Home Vision and Framework on Ending Homelessness by 2018" and "A Plan for Alberta: Ending Homelessness in Ten Years" to create a

TIMELINE OF HOMELESSNESS INITIATIVES – LOCAL AND PROVINCIAL



shorter-term, more achievable planning document for Red Deer. "EveryOne's Home: Red Deer's 5 Year Plan Towards Ending Homelessness" was developed, and it was intended to be the first of two five year plans encompassing our community's response to homelessness. The first plan was designed to strategically guide the work until 2014; while the second, building on the successes and learnings from the first five years, will continue to continue to provide a framework until 2018.

The implementation of the first five year plan was carried out by the collaborative leadership of the Red Deer & District Community Foundation and The City of Red Deer. Knowing the successful implementation of the plan would require the collective efforts of the community, the EveryOne's Home Leadership Model was developed as the framework to guide the implementation process. The framework brought together a dedicated team of people to share their expertise and work together to tackle the many facets of homelessness in Red Deer.

The EveryOne's Home Leadership Model involved both strong leadership and working group components to tackle the work at hand. The six working groups (described on the right) focused on both prevention and response strategies.

DESCRIPTIONS OF THE SIX EVERYONE'S HOME WORKING GROUPS:

UPSTREAM (PREVENTION)

Healthy Relationships: Worked to strengthen relationships and build community capacity to support all individuals regardless of age or circumstances.

Systems Prevention: Provided research and advocacy that informed policy.

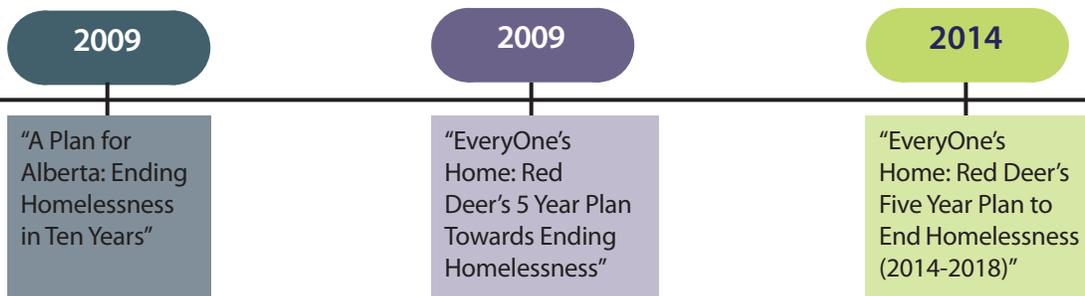
Early Intervention: Compiled preventative strategies to identify and support those at risk of homelessness.

DOWNSTREAM (RESPONSE)

Emergency Assistance: Collaborated regarding crisis response services and frontline services.

Housing Options: Supported a "Housing First" model and worked to ensure sustainable, affordable housing options.

Support: Provided strategies that focused on increasing the capacity of service providers through a collaborative case management model to support and promote quality of life.



APPENDIX 3: OUTCOMES OF FIRST FIVE YEAR PLAN

Through the concerted efforts of many community stakeholders, we have been able to better understand homelessness in Red Deer, connect with individuals and service providers from across the community to collaborate on homelessness, and develop the programs and services required to take on this monumental task.

During the first five years of implementing "EveryOne's Home: Red Deer's Five Year Plan Towards Ending Homelessness," the following items were achieved:

- The root causes and impacts of homelessness were shared with Red Deerians through the "We Care" social marketing campaign, which was designed to raise public awareness about homelessness in the community.
- Community stakeholders collaborated and pooled resources to collectively address homelessness issues in Red Deer through the EveryOne's Home Leadership Model.
- An integrated service model began to be developed – clients can access housing related services through any of a number of local service agencies.
- Housing First programs were implemented; since its inception in 2009 to 2013, over 500 clients have gone through the Housing First programs.
- A homelessness management information system (Efforts to Outcomes) was developed and implemented. This system allows service providers to track individuals' connections to services, as well as the types of services they access.
- Yearly annual reports ("Report to the Community: Homelessness & Affordable Housing Initiatives") were developed by The City of Red Deer and Red Deer & District Community Foundation. These reports were published in 2010, 2011, 2012 and 2013 and are available on The City of Red Deer website at www.reddeer.ca.

ACKNOWLEDGEMENTS

Thank you to the individuals listed below and to staff from the following organizations who have been involved with the first five year plan and with the development of "EveryOne's Home: Red Deer's Five Year Plan to End Homelessness (2014-2018)."

Alberta Health Services	Jim Saltvold - Citizen at Large
Alberta Human Services	John Howard Society
Alberta Justice and Solicitor General	Parkland Youth Homes
Alberta Works	Piper Creek Foundation
Art from the Streets	Red Deer Area Parole Office
Canadian Home Builders Association	Red Deer Catholic Regional Schools
Canadian Mental Health Association	Red Deer College
Canadian Paraplegic Association of Alberta	Red Deer County
Central Alberta AIDS Network Society	Red Deer Housing Authority
Central Alberta FASD Network	Red Deer Housing Team
Central Alberta Immigrant Women's Association	Red Deer Native Friendship Society
Central Alberta Women's Emergency Shelter	Red Deer Primary Care Network
Central Alberta Women's Outreach Society	Red Deer RCMP
Child and Family Services Authority	Safe Harbour Society
Community Legal Clinic	Service Canada
Correctional Services Canada	The City of Red Deer
COSMOS	United Way of Central Alberta
Family Services of Central Alberta	Youth & Volunteer Centre
Golden Circle Senior Resource Centre	

This plan was funded in part by the Government of Canada's Homelessness Partnering Strategy.

RESOURCES

Alberta Interagency Council on Homelessness (June, 2013). Prevention Definition.

Calgary Committee to End Homelessness (January, 2008). Calgary's 10 Year Plan to End Homelessness.

Canadian Homelessness Research Network (2012). Canadian Definition of Homelessness. Homeless Hub: www.homelesshub.ca/CHRNhomelessdefinition/

Mayor's Task Force on Ending Homelessness (February, 2008). EveryOne's Home Red Deer's Vision and Framework on Ending Homelessness by 2018.

OrgCode Consulting Inc (November, 2012). Red Deer Point In Time [PIT] Homeless Count 2012.

Red Deer & District Community Foundation (October, 2009). EveryOne's Home – Red Deer's 5 Year Plan Towards Ending Homelessness.

The Alberta Secretariat for Action on Homelessness (October, 2008). A Plan for Alberta: Ending Homelessness in Ten Years.



Council Decision – May 12, 2014

DATE: May 13, 2014
TO: Scott Cameron, Social Planning Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: EveryOne's Home: Red Deer's Five Year Plan to End Homelessness 2014 - 2018

Reference Report:

Social Planning, dated April 28, 2014

Resolution:

At the Monday, May 12, 2014 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer, having considered the report from the Social Planning department dated April 28, 2014 re: EveryOne's Home: Red Deer's Five Year Plan to End Homelessness 2014 to 2018 hereby agrees to:

- 1) Endorse the community plan prepared by the Red Deer & District Community Foundation for the community of Red Deer – March 2014 as Red Deer's Strategic Direction to end homelessness over the next five years;
- 2) Request the Province give priority to and take an active role in coordinating the development of a governance model for the housing component of the homelessness strategy in Red Deer;
- 3) Integrate the community discussion on housing governance with the development of the Social Policy Framework for The City now under development.

Report back to Council: No

A handwritten signature in blue ink that reads 'Frieda McDougall'.

for: Frieda McDougall
Manager

- c. S. Cockerill, Director of Community Services
R. Nielsen-Stewart, Social Planning Supervisor – Community Development
L. Perkins, Director of Corporate Transformation

LEGISLATIVE SERVICES

May 13, 2014

Mr. Jordan Davis
Genstar Titleco Limited
204, 17220 Stony Plain Road
Edmonton, AB T5S 1K6

Dear Mr. Davis:

**RE: Council Decision – May 14, 2014
Proposed Land Use Bylaw Amendment 3357/D-2014
Rezoning within Phase 6 of Clearview North Neighbourhood**

At the Monday, May 12, 2014 Red Deer City Council Meeting a Public Hearing was held with respect to Land Use Bylaw Amendment 3357/D-2014. Following the Public Hearing, Land Use Bylaw Amendment 3357/D-2014 was given second and third readings. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/D-2014 provides for the rezoning of three PS (Public Service) parcels to RI Residential (Low Density) District, a total of approximately 0.14 hectares of land, within the Clearview North Neighbourhood Area Structure Plan, N ½ 22-38-27-4 and SE 2-38-27-4. The rezoning is required to facilitate residential development of the land in Phase 6.

If you have any questions or require further clarification please contact Ms Chrisi Fidek, Planner, directly at 403-406-8700 regarding this amendment.



Frieda McDougall
Legislative Services Manager

c C. Fidek, Planner

BYLAW NO. 3357/D-2014

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 cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from PS (Public Service) District to R1 Residential (Low Density) District
2. The "Land Use District Map O17" and "Land Use District Map P17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 3-2014 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 14th day of April 2014.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of May 2014.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of May 2014.

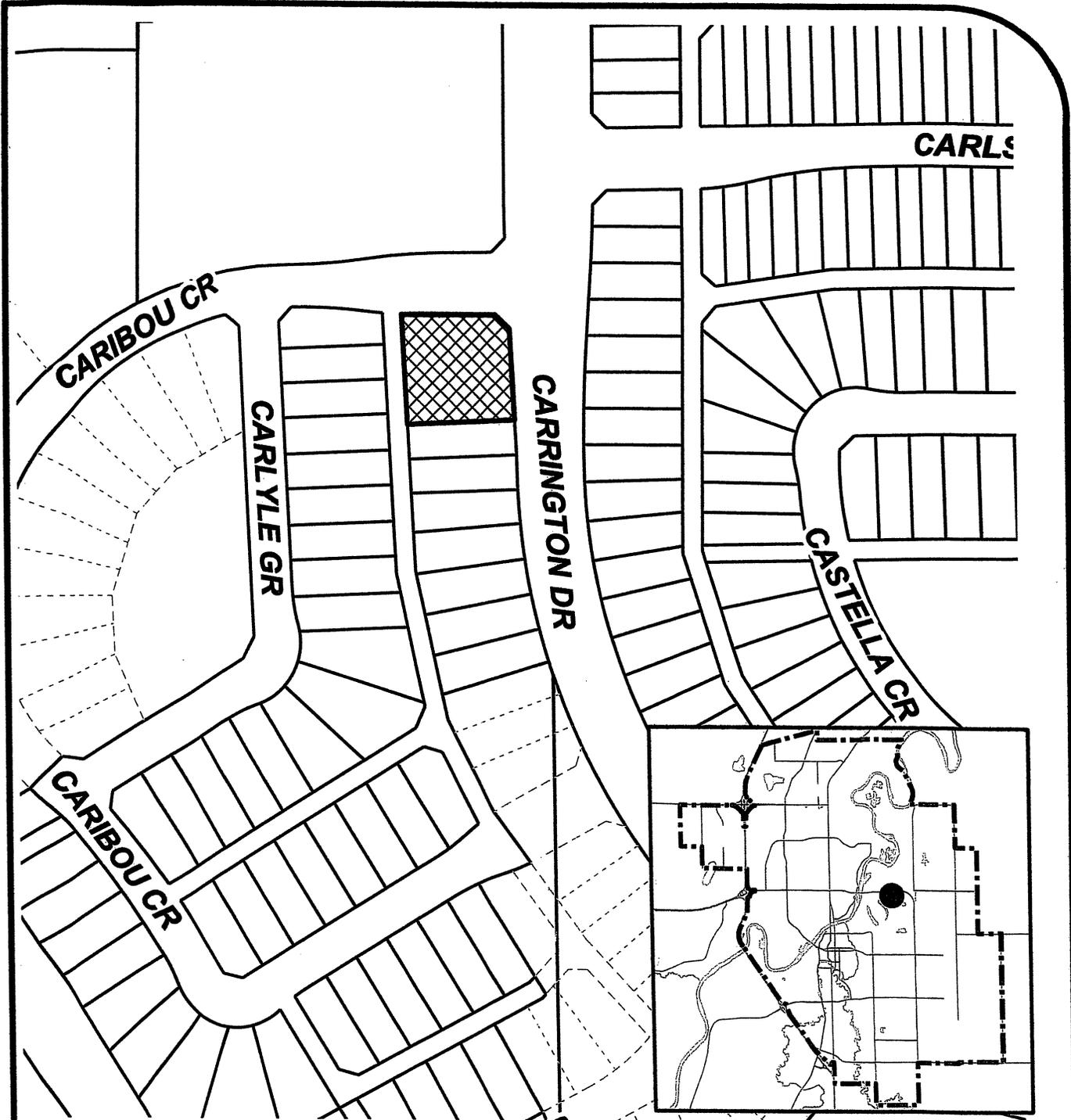
AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of May 2014.



MAYOR



CITY CLERK



Change District from:



PS to R1 - Residential (Low Density) District

Affected District:

PS - Public Service (Institutional or Government) District

Proposed Amendment

Map: 3 / 2014

Bylaw: 3357 / D-2014

Date: Feb 26, 2014



April 30, 2014

Bylaw 3357/E-2014 - 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 fully supported by legal counsel and the Planning and Inspections and Licensing Departments.

Planning staff recommend that Council give first reading to Land Use Bylaw Amendment No. **3357/E-2014**.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/E-2014, an amendment to incorporate bylaw changes, improvements and upgrades to improve the efficiency and implementation of the Land Use Bylaw. If first reading of the bylaw amendment is given, a Public Hearing would then be advertised for two consecutive weeks to be held on Monday, June 9, 2014 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Land Use Bylaw Amendment 3357/E-2014 at this time.



Report Details

Background:

This omnibus Land Use Bylaw amendment is the accumulation of a number of bylaw changes, improvements and upgrades that have been raised and requested by Administration (Legal, 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:

- 1 *Amend existing definition of “Discretionary Use”.*

This will bring the definition in line with the discretion already given to the Development Officer under Section 2.7(b) in the Land Use Bylaw. This amendment eliminates an inconsistency within the Bylaw.

- 2 (a) *Addition of a “Medical Marihuana Facility (MMF)” definition to our Land Use Bylaw.*

Due to recent changes in Federal regulations governing the growing, production, processing and transportation of medical marihuana, it is important that our Bylaw address and deal with this potential use. These facilities are federally regulated therefore, The City must exercise its regulatory powers in a way that does not prohibit or make it impossible for a MMF to carry out its business. Brownlee LLP, our legal consultant, provided the proposed MMF definition.

The City has not received any applications for a MMF and this amendment is a proactive measure to ensure it is positioned to deal with any potential inquiry and/or application for a MMF.

- (b) *Addition of a “Medical Marihuana Facility (MMF)” as a discretionary use to the I2 Heavy Industrial Land Use District.*

Due to the nature of a MMF, which is basically a manufacturing and processing operation, The City’s I2 Heavy Industrial District is the most appropriate location for this type of use. Furthermore, the potential for odour emissions from a MMF site, which is typical from this type of operation, necessitates this use being discretionary so that the Development Authority can give consideration to any adjoining/adjacent uses.

- 3 *Add to the Development Officer’s discretion, the authority to grant a relaxation of up to 10% of any development regulation.*

The ability for the Development Officer to grant minor relaxations is common in many municipal Land Use Bylaws. This Development Officer discretion will reduce the number of applications needing to go before the Municipal Planning Commission (MPC) and will speed up the processing/approval period on those development permit applications only requiring a minor (within 10%) relaxation. Currently, MPC routinely



grants many relaxations within the 10%. The Development Officer still has the discretion to take any relaxation request under the 10% to MPC for a decision.

- 4 *Delete the need to re-advertise discretionary use Home Occupations every 3 years.*
No neighbourhood complaints are being received regarding approved discretionary use home occupations. Potential complaints can be dealt with on a case by case basis through enforcement of any of the original conditions attached to a home occupation approval, Community Standards Bylaw (noise, messy yards) or other relevant City Bylaws (traffic, building codes, etc.). Not having to advertise would reduce required staff time and costs to The City for the advertising.

- 5 *Add to the Secondary Suite development regulations a requirement to provide a hard surfaced walkway connection between secondary suite parking space(s) and the primary dwelling unit.*
Currently, the requirement for a walkway connection between a Secondary Suite parking space(s) and the principle dwelling unit is being applied as a standard condition to Secondary Suite approvals. To formalize this practice, it is now appropriate to add the walkway requirement to the Secondary Suite Development Regulations.

- 6 *Delete the requirement for a Planning Department hosted information session for Bed & Breakfast (B&B) applications.*
Based on past experience, the public information meeting (often held in the applicant's home and viewed by them as being intrusive) and reporting requirement has not been beneficial in obtaining community feedback. Attendance at these information meetings, at best, is sparse (last 2 B&B applications – 1 and 0 persons attended). The information session requirement is to be replaced with a 100 m landowner, community association and/or other stakeholder's public notification process.

- 7 (a) *Modify the development permit application process for the Parkvale Overlay District.*
The Parkvale Community Association has requested that the current Development Permit application process for non-conforming development proposals within their community be changed. The existing Mature Neighbourhood Parkvale Overlay District Development Regulations require a developer/applicant to first negotiate with the Community Association to resolve any non-conforming bylaw issues prior to submitting the Development Permit application to the City. This process is not typical in that The City normally receives an application first and then refers it to the applicable Community Association for comment.

This amendment proposes that the applicant would make application to The City for a Development Permit in the same manner as any other application is received by The City. The City would contact adjacent landowners (100 m), the Community Association, etc. for review and comment and would work with the applicant to resolve any non-conforming development issues. The proposed development application process would align itself with Parkvale's *Modest Infill Design Guidelines* endorsed by



Council several years ago. In consultation with the Parkvale Community Association, the proposed amendment is supported.

(b) Modify description of the allowable “building envelope” for the Parkvale Overlay District.

The Parkvale Community Association has requested a minor wording change to the maximum side yard vertical building height description as it relates to the allowable building envelope. The current wording is being misinterpreted and is not consistent with Parkvale’s *Modest Infill Design Guidelines*. In consultation with the Parkvale Community Association, the proposed amendment is supported as it now aligns with their *Infill Design Guidelines*.

The *Greater Downtown Action Plan (GDAP)* approved in 2000, required the development of architectural and urban design guidelines for each distinct downtown neighbourhood. The *Parkvale Community Modest Infill Design Guidelines* were approved by Council in 2003 which were then integrated into the Land Use Bylaw by means of the Mature Neighbourhood Parkvale Overlay District for implementation. The purpose of the Overlay District is to ensure that new and infill low density residential development in the Parkvale neighbourhood is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape and ensures privacy and sun penetration on adjacent properties.

8 The Other Amendments:

(a) Add paved parking as a requirement for commercial buildings.

This requirement is inadvertently missing from the Parking Standards section of our Land Use Bylaw and needs to be added to ensure that public parking spaces in all commercial developments are paved.

(b) Modify Banner Location Regulations

Currently “banners” are only permitted to be located on permanent “buildings”. In practice, many are requested (and approved) on other permanent structures (e.g. fences, street/parking lot light standards, etc.). The proposed amendment will allow banners to be attached to any permanent structure.

(c) Modify the I2 Heavy Industrial District Discretionary Uses Table

The “*Manufacturing, processing, distribution, repair, servicing, and/or rental facilities*” discretionary use is being deleted as it is already contained within the I2 Permitted Uses. This amendment eliminates a duplication/conflict within the Bylaw.

**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 are fully supported by legal counsel, Planning staff and other applicable City departments. There are no financial or budget implications resulting from the proposed amendments.

LAND USE BYLAW AMENDMENT NO. 3357/E-2014

**Listing of Existing Sections and proposed Amendments thereto
(for illustrative purposes only)**

Existing Sections to be amended	Proposed Amendments
<p><u>Section 1.3 Definitions</u></p> <p>“Discretionary Use means a use of land, building or other structure that may be permitted by the Commission after due consideration is given of the impact of that use upon neighbouring land and other lands in the city, and includes accessory and similar uses approved by the Commission.</p>	<p><u>Replace “Commission” with “Development Authority”:</u></p> <p>Discretionary Use means a use of land, building or other structure that may be permitted by the Development Authority after due consideration is given to the impact of that use upon neighbouring land and other lands in the city, and includes accessory and similar uses.</p> <p><u>Add a New Definition:</u></p> <p>Medical Marihuana Facility (MMF) means any building in which an activity authorized by the Medical Marihuana Production Regulations, SOR/2013-119, or any successor or replacement legislation or regulation, is or may be conducted including such activities as growing, producing, labelling and packaging, storing, and transporting of marihuana.</p>
<p><u>Section 2.7(1) Development Officer’s Decision on Permit Applications</u></p>	<p><u>Add New Development Officer Discretion:</u></p> <p>(c) have the discretion and authority to grant a relaxation of up to 10% of any Development Regulation.</p>
<p><u>Section 3.2 Parking Standards</u></p> <p>(6) Parking areas required for multi-attached buildings and multiple family buildings shall be paved.</p>	<p><u>Add Paving of Commercial Parking Spaces:</u></p> <p>(6) Parking areas required for multi-attached, multiple family and commercial buildings shall be paved.</p>
<p><u>Section 3.4 (9)(h) Banners</u></p> <p>(ii) the application for a permit respecting a banner shall indicate the location and the area the banner will cover but in no</p>	<p><u>Allow Banners on all Permanent “Structures”:</u></p> <p>(ii) the application for a permit respecting a banner shall indicate the location and the area the banner will cover but in no</p>

<p>circumstance will a banner be permitted on any structure other than a permanent building;</p>	<p>circumstance will a banner be permitted on <u>anything other than a permanent structure.</u></p>
<p><u>Section 4.7(8) Home Occupations</u></p> <p>(f) A home occupation which is a discretionary use shall be advertised each three years after the initial approval of the home occupation.</p>	<p><u>Delete this Requirement</u></p>
<p><u>Section 4.7(9) Secondary Suite Use Provisions and Development Regulations</u></p> <p>(9.11)(c) Development Regulations</p>	<p><u>Add New Secondary Suite Regulation:</u></p> <p>(vi) a hard surfaced walkway shall be provided between any Secondary Suite parking space(s) and the primary dwelling unit in which the Secondary Suite is located.</p>
<p><u>Section 4.7(11) Bed & Breakfasts</u></p> <p>(d) Prior to an application being considered by the Development Authority the applicant shall have an information session hosted by The City's Planning Department, which will submit the comment sheets and a summary of community feedback to the Development Authority. Area residents and landowners, as shall be determined by The City's Planning Department, the neighbourhood community association, if one exists, and the Heritage Preservation Committee, when a building or site that appears on The City's inventory list is the application site, shall be notified of the said information session.</p>	<p><u>Delete Information Session Requirement:</u></p> <p>(d) Landowners, located within 100 m of the site of an application for a bed and breakfast facility, the neighbourhood community association, if one exists, and the Heritage Preservation Committee, when a building or site that appears on The City's inventory list is the application site, shall be notified and provided opportunity to provide comments for the consideration of the Development Authority.</p>
<p><u>Section 6.2(1) I2 Industrial Permitted and Discretionary Uses Table</u></p> <p>(b) Discretionary Uses</p> <p>(iii) Manufacturing, processing, distribution, repair, servicing, and/or rental facilities.</p>	<p><u>Delete this Discretionary Use which is a Duplication of an existing Permitted Use</u></p>

<p><u>Section 6.2(1) I2 Industrial Permitted and Discretionary Uses Table</u></p> <p>(a) Discretionary Uses</p>	<p><u>Add New Use:</u></p> <p>(iii) Medical Marihuana Facility (MMF)</p>
<p><u>Section 7.7 Mature Neighbourhood Parkvale Overlay District</u></p> <p>(2) Application</p> <p>(d) Where a proposed development does not comply with the development regulations of this District, the applicant shall:</p> <ul style="list-style-type: none"> (i) contact the Parkvale Community Association and each owner of property located within a distance of 30.0 m of the Site of the proposed development (the “affected parties”); (ii) describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development; (iii) document the comments of the affected parties with respect to the proposed development; (iv) describe any modifications to the proposed development made by the applicant to address the concerns of the affected parties, if any; and (v) submit as part of the Development Application documents showing the foregoing requirements have been complied with. (vi) Where a proposed development is to be forwarded to the Municipal Planning Commission for a decision, the Development Officer shall notify the affected parties of the time and date at which the application will be considered. 	<p><u>Modify Non-conforming Development Permit Application Process for the Parkvale Neighbourhood:</u></p> <p>(d) Where a proposed development does not comply with the development regulations in this District, the <u>Development Authority</u> shall:</p> <ul style="list-style-type: none"> (i) contact the Parkvale Community Association and each owner of property located within a distance of 100 m of the site of the proposed development (the “affected parties”); (ii) describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development; and (iii) document the comments provided by the affected parties with respect to the proposed development and modifications, if any, made by the applicant to the proposed development to address the concerns of the affected parties, for consideration by the Development Authority.

<p><u>Section 7.7 Mature Neighbourhood Parkvale Overlay District</u></p> <p>(3) Development Regulations for Residential Buildings</p> <p>(h) Maximum side yard vertical building height shall fit within a building envelope that measures 5.5 m in height on the side parcel boundary, then angles inward and up at a maximum 45 degree slope to the maximum permitted total building height.</p>	<p><u>Modify Wording of Building Envelope for Parkvale Neighbourhood</u></p> <p>(h) Maximum side yard vertical building height shall fit within a building envelope that measures 5.5 m in height <u>along each side property boundary, then angles inward and up at a 45 degree angle until it intersects with</u> the maximum permitted total building height.</p>
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BYLAW NO. 3357/E-2014

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 Section **1.3 Definitions** is amended by deleting the current definition of **Discretionary Use** and replacing it with the following new definition:

“Discretionary Use means a use of land, building or other structure that may be permitted by the Development Authority after due consideration is given to the impact of that use upon neighbouring land and other lands in the city, and includes accessory and similar uses.”
- 2 Section **1.3 Definitions** is amended by adding the following new definition:

“Medical Marihuana Facility (MMF) means any building in which an activity authorized by the Medical Marihuana Production Regulations, SOR/2013-119, or any successor or replacement legislation or regulation, is or may be conducted including such activities as growing, producing, labelling and packaging, storing, and transporting of marihuana.”
- 3 Section **2.7 (1) Development Officer’s Decision on Permit Applications** is amended by adding the following new subsection:

“(c) have the discretion and authority to grant a relaxation of up to 10% of any development Regulation.”
- 4 Section **3.2 Parking Standards** is amended by deleting subsection **(6)** and replacing it with the following new subsection:

“(6) Parking areas required for multi-attached, multiple family and commercial buildings shall be paved.”
- 5 Section **3.4(9)(h) Banners** is amended by deleting subsection **(ii)** and replacing it with the following new subsection:

“(ii) the application for a permit respecting a banner shall indicate the location and the area the banner will cover but in no circumstance will a banner be permitted on anything other than a permanent structure;”
- 6 Section **4.7(8) Home Occupations** is amended by deleting the following subsection:

“(f) A home occupation which is a discretionary use shall be advertised each three years after the initial approval of the home occupation.”

- 7 Section **4.7(9) Secondary Suite Use Provisions and Development Regulations** is amended by adding to subsection **(9.11)(c) Development Regulations** the following:
- “(vi) a hard surfaced walkway shall be provided between any Secondary Suite parking space(s) and the primary dwelling unit in which the Secondary Suite is located.”
- 8 Section **4.7 (11) Bed & Breakfasts** is amended by deleting subsection **(d)** and replacing it with the following new subsection:
- “(d) Landowners, located within 100 m of the site of an application for a bed and breakfast facility, the neighbourhood community association, if one exists, and the Heritage Preservation Committee, when a building or site that appears on The City’s inventory list is the application site, shall be notified and provided opportunity to provide comments for the consideration of the Development Authority.”
- 9 Section **6.2 I2 Industrial (Business Service) District** is amended by deleting from **Discretionary Uses Table (1)(b)** the following Discretionary Use:
- “(iii) Manufacturing, processing, distribution, repair, servicing, and/or rental facilities”
- 10 Section **6.2 I2 Industrial (Business Service) District** is amended by adding to **Discretionary Uses Table (1)(b)** the following new Discretionary Use:
- “(iii) Medical Marihuana Facility (MMF)”
- 11 Section **7.7 Mature Neighbourhood Parkvale Overlay District** is amended by deleting subsection **(2)(d)** and replacing it with the following new subsection:
- “(d) Where a proposed development does not comply with the development regulations in this District, the Development Authority shall:
- (i) contact the Parkvale Community Association and each owner of property located within a distance of 100 m of the site of the proposed development (the “affected parties”);
 - (ii) describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development; and
 - (iii) for their consideration, document all comments provided by the affected parties with respect to the proposed development and modifications, if any, made by the applicant to the proposed development to address the concerns of the affected parties.”

FILE COPY



Council Decision – May 12, 2014

DATE: May 13, 2014
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/E-2014 – Omnibus Amendments

Reference Report:

Planning Services, dated April 30, 2014

Bylaw Readings:

At the Monday, May 12, 2014 Regular Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/E-2014 – an amendment to incorporate bylaw changes, improvements and upgrades to improve the efficiency and implementation of the Land Use Bylaw.

Report back to Council: Yes

Comments/Further Action:

Administration is to research “pavement” and provide information back for Council at the Monday, June 9, 2014 Council Meeting.

This office will advertise for a Public Hearing to be held on Monday, June 9, 2014 at 6:00 p.m. during Council’s regular meeting.

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

Frieda McDougall
Manager

- c. K. Fowler, Director of Planning Services
T. Lindhout, Senior Planner
Corporate Meeting Coordinator



May 5, 2014

Land Use Bylaw Amendment 3357/D-2014

Rezoning within Clearview Phase 6

Consideration of Second & Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, April 14, 2014 Regular Council meeting.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/D-2014.

City Manager Comments:

Council's consideration of second and third reading for Land Use Bylaw Amendment 3357/D-2014, an amendment for rezoning of three PS (Public Service) parcels to R1 Residential (Low Density) within Clearview Phase 6, is requested.

Craig Curtis
City Manager

Report Details

Background:

At the Monday, April 14, 2014 Regular Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/D-2014. Land Use Bylaw Amendment 3357/D-2014 provides for rezoning of three PS (Public Service) parcels to R1 Residential (Low Density) within Clearview Phase 6.

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 April 25 and May 2, 2014 with no comments being received. A Public Hearing will be held on Monday, May 12, 2014 at 6:00 p.m. during Council's regular meeting. Letters were sent to the owners of properties in the affected area.



Report Submitted
Previously to the Monday,
April 14, 2014 Regular
Council Meeting

March 19, 2014

Rezoning within Clearview Phase 6

Planning Department

Report Summary & Recommendation:

Bylaw 3357/D-2014 proposes to rezone three PS (Public Service) parcels to R1 Residential (Low Density), a total of 0.14 hectares of land, in accordance with the approved Clearview North Neighbourhood Area Structure Plan (NASP).

As the rezoning complies with the adopted NASP, the Planning Department recommends Council support Bylaw 3357/D-2014.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/D-2014, for rezoning of three PS (Public Service) parcels to R1 Residential (Low Density) within Clearview Phase 6.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Land Use Bylaw Amendment 3357/D-2014 at this time.



Report Details

Background:

The Clearview North NASP was adopted by Council in March 2009 and sets out the future development on N½ 22-38-27-4 and SE 2-38-27-4 for a variety of residential, commercial and open space uses.

Rezoning is required to facilitate residential development of the land.

Discussion:

The rezoning of 3357/D-2014 includes the following land use districts:

RI – Residential (Low Density) District

Currently, the land is zoned PS – Public Service District. The existing social care site was identified within the NASP on the lands being rezoned to RI – Residential (Low Density). Prior to this site being reverted to a residential land use, the site must be advertised for a six-month period. This advertising requirement was completed December 31, 2013.

Analysis:

The proposed rezoning application conforms to the adopted NASP for the area and no objections were received from any City departments or external agencies. The rezoning application was not required to be referred to adjacent landowners because it does not deviate from the approved NASP.

Clearview North Neighbourhood Area Structure Plan



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2009-02-11 01:41PM By: glau

Month, Year
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ORIGINAL SHEET - ANSI A



Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB Canada
T5K 2L6
Tel. 780.917.7000
Fax. 780.917.7079
www.stantec.com



Client/Project
Melcor Developments LTD.
Clearview North

Figure No.
6.0

Title
DEVELOPMENT
CONCEPT

BYLAW NO. 3357/D – 2014

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 cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from PS (Public Service) District to R1 Residential (Low Density) District
2. The “Land Use District Map O17” and “Land Use District Map P17” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 3-2014 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 14th day of April 2014.

READ A SECOND TIME IN OPEN COUNCIL this day of 2014.

READ A THIRD TIME IN OPEN COUNCIL this day of 2014.

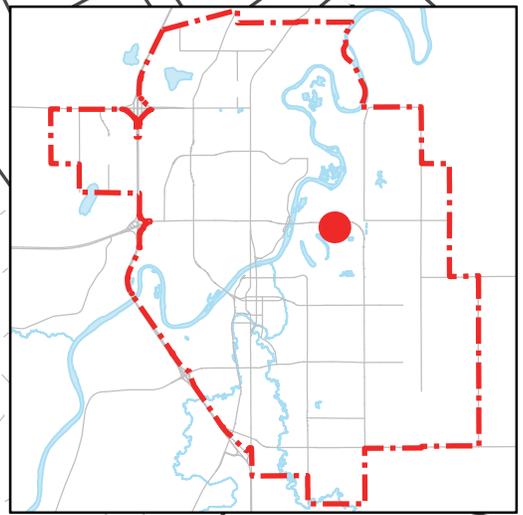
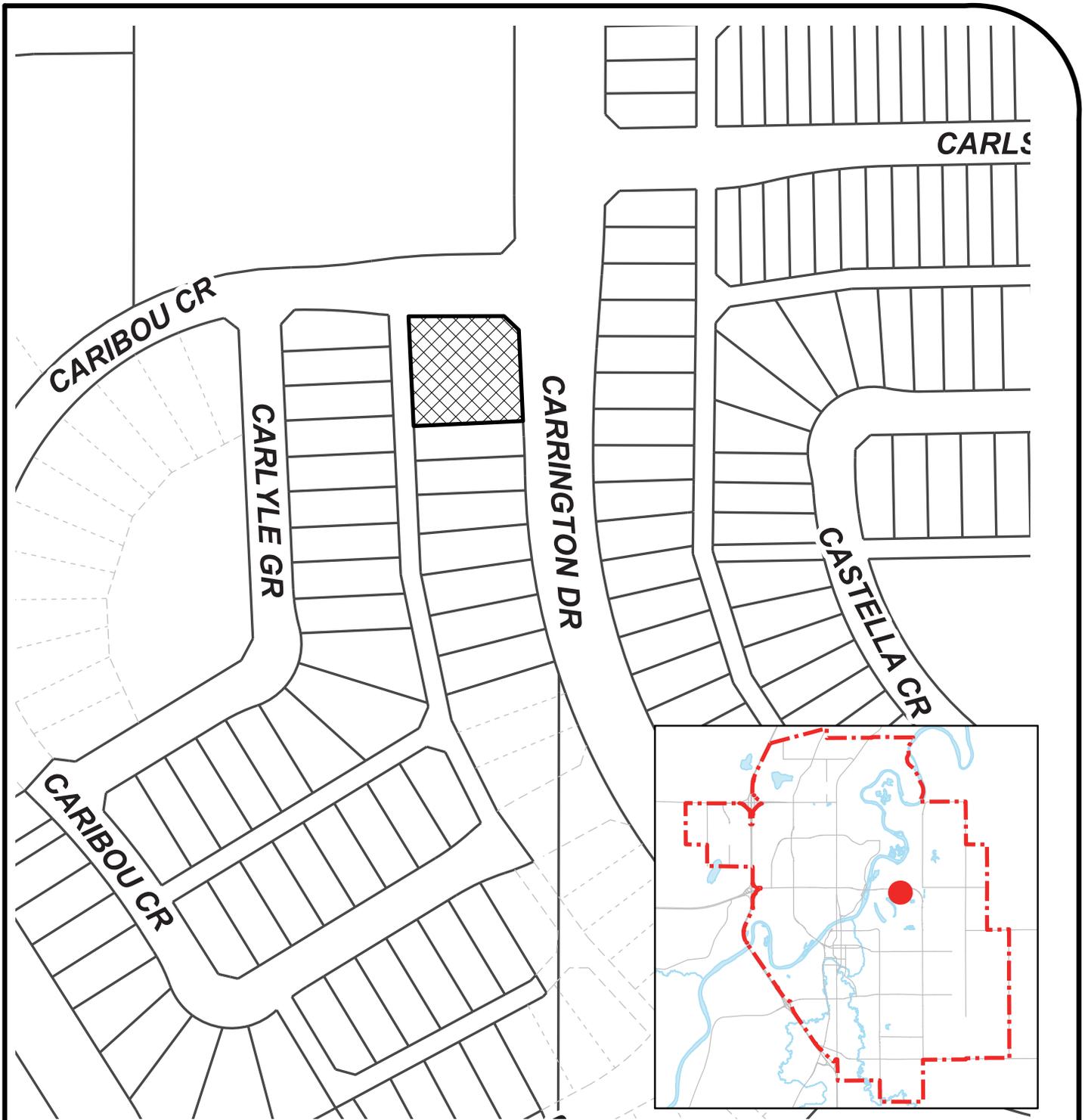
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2014.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:



PS to R1 - Residential (Low Density) District

Affected District:

PS - Public Service (Institutional or Government) District

Proposed Amendment

Map: 3 / 2014

Bylaw: 3357 / D-2014

Date: Feb 26, 2014



Council Decision – May 12, 2014

DATE: May 13, 2014
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/D-2014 – Rezoning Within Clearview Phase 6

Reference Report:

Planning Services, dated March 19, 2014 and Legislative Services dated May 5, 2014

Bylaw Readings:

At the Monday, May 12, 2014 Regular Council Meeting, Council gave second and third readings to Land Use Bylaw Amendment 3357/D-2014, for rezoning of three PS (Public Service) parcels to R1 Residential (Low Density) within Clearview Phase 6. A copy of the bylaw is attached.

Report back to Council: No

Comments/Further Action:

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

A handwritten signature in blue ink that reads 'Frieda McDougall'.

Frieda McDougall
Manager

/attach.

- c. K. Fowler, Director of Planning Services
- C. Fidek, Planner
- Corporate Meeting Coordinator

LEGISLATIVE SERVICES

May 13, 2014

Mr. Jordan Davis
Genstar Titleco Limited
204, 17220 Stony Plain Road
Edmonton, AB T5S 1K6

Dear Mr. Davis:

**RE: Council Decision – May 14, 2014
Proposed Land Use Bylaw Amendment 3357/D-2014
Rezoning within Phase 6 of Clearview North Neighbourhood**

At the Monday, May 12, 2014 Red Deer City Council Meeting a Public Hearing was held with respect to Land Use Bylaw Amendment 3357/D-2014. Following the Public Hearing, Land Use Bylaw Amendment 3357/D-2014 was given second and third readings. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/D-2014 provides for the rezoning of three PS (Public Service) parcels to RI Residential (Low Density) District, a total of approximately 0.14 hectares of land, within the Clearview North Neighbourhood Area Structure Plan, N ½ 22-38-27-4 and SE 2-38-27-4. The rezoning is required to facilitate residential development of the land in Phase 6.

If you have any questions or require further clarification please contact Ms Chrisi Fidek, Planner, directly at 403-406-8700 regarding this amendment.



Frieda McDougall
Legislative Services Manager

c C. Fidek, Planner

BYLAW NO. 3357/D-2014

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 cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from PS (Public Service) District to R1 Residential (Low Density) District
2. The "Land Use District Map O17" and "Land Use District Map P17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 3-2014 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 14th day of April 2014.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of May 2014.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of May 2014.

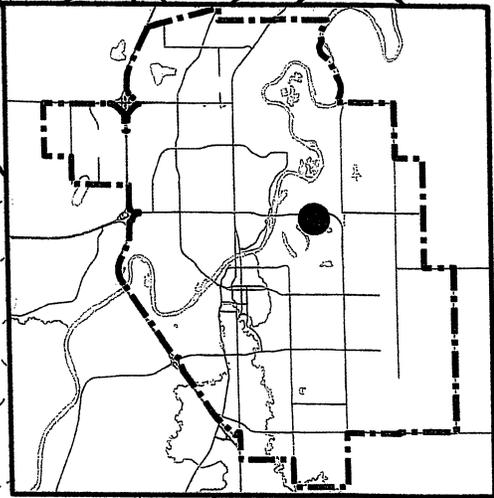
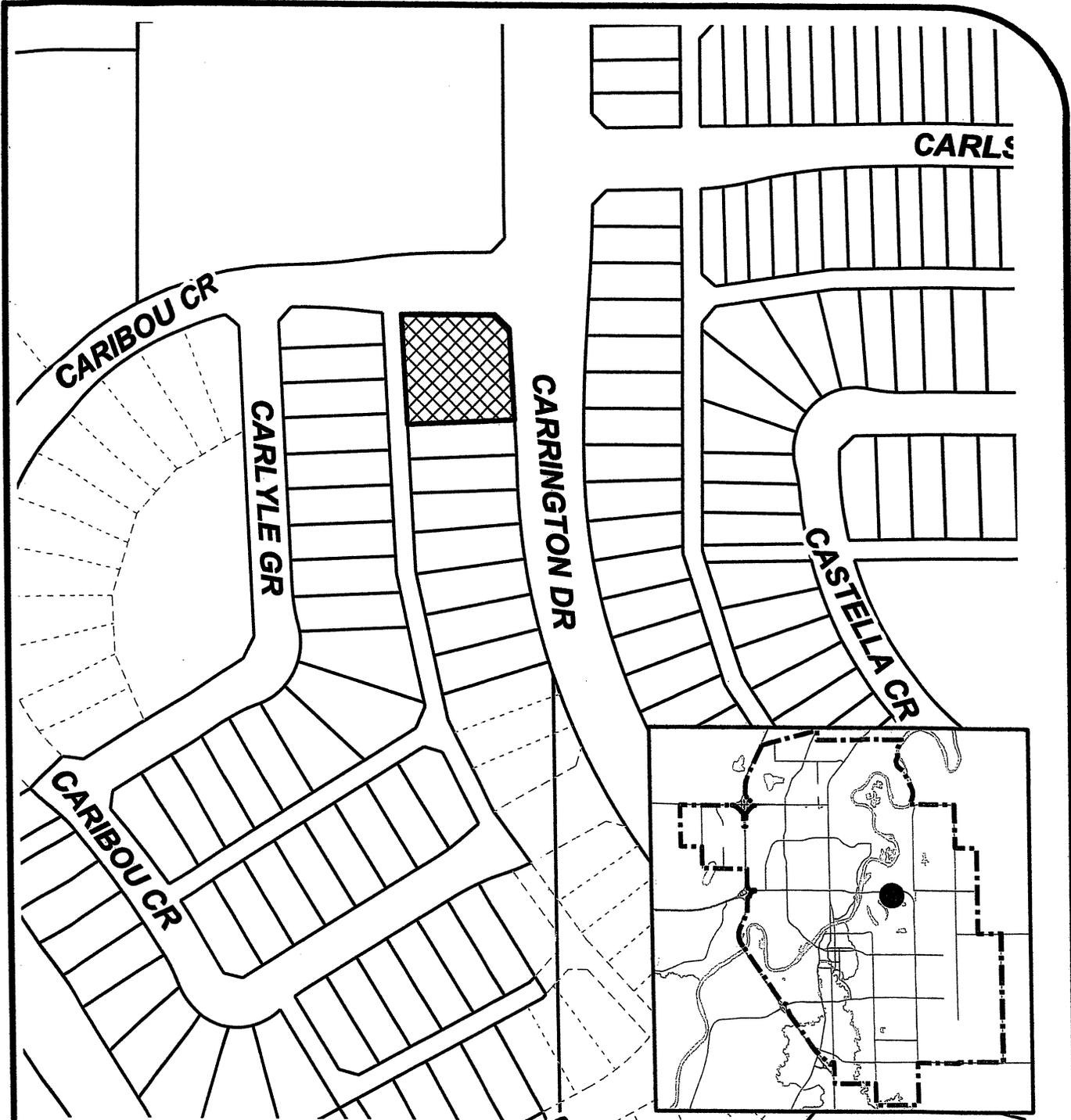
AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of May 2014.



MAYOR



CITY CLERK



Change District from:



PS to R1 - Residential (Low Density) District

Affected District:

PS - Public Service (Institutional or Government) District

Proposed Amendment

Map: 3 / 2014

Bylaw: 3357 / D-2014

Date: Feb 26, 2014

**LAND USE BYLAW AMENDMENT 3357/D-2014
CLEARVIEW NORTH NEIGHBOURHOOD
REZONING WITHIN PHASE 6**

DESCRIPTION: Land Use Bylaw Amendment 3357/D-2014 proposes to rezone three PS (Public Service) parcels to R1 Residential (Low Density) District, a total of approximately 0.14 hectares of land, within the Clearview North NASP. The rezoning is required to facilitate residential development of the land in Phase 6.

FIRST READING: April 14, 2014

FIRST PUBLICATION: April 25, 2014

SECOND PUBLICATION: May 2, 2014

PUBLIC HEARING & SECOND READING: MAY 12, 2014

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO **Yes**

DEPOSIT: YES \$ _____ NO 1861582

COST OF ADVERTISING RESPONSIBILITY OF: **GENSTAR TITLECO LTD.**

ACTUAL COST OF ADVERTISING:
\$ 348.42 X 2 TOTAL: \$ 698.84

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: 333982

BATCH NO.: 1399757

(Advertising Revenue to 180.5901)

Land Use Bylaw Amendment 3357/D-2014
Clearview North Neighbourhood
Rezoning within Clearview Phase 6

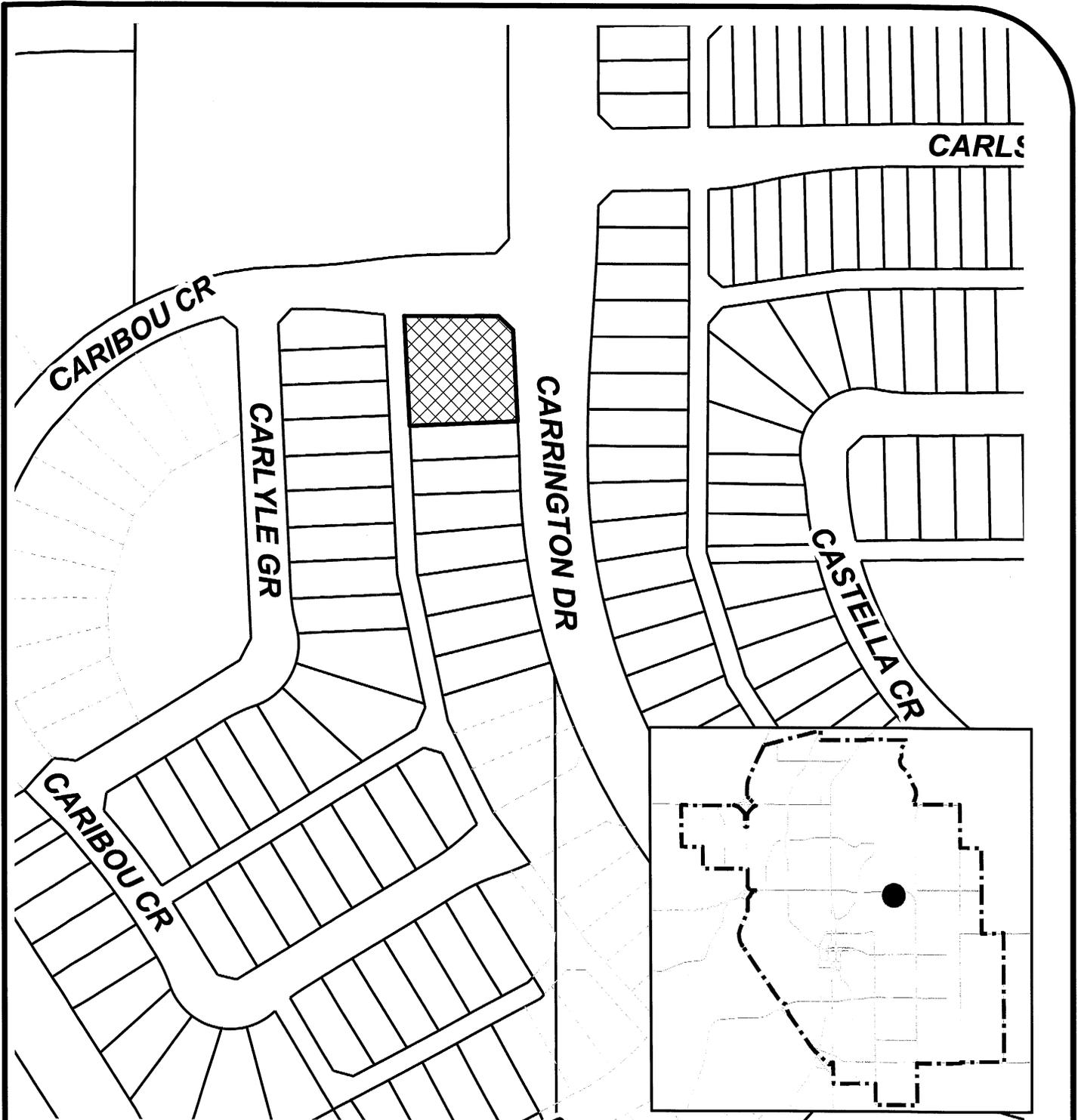
City Council is considering amending the Land Use Bylaw by rezoning three PS (Public Service) parcels to R1 Residential (Low Density) District, a total of approximately 0.14 hectares of land, within the Clearview North Neighbourhood Area Structure Plan, N ½ 22-38-27-4 and SE 2-38-27-4. The rezoning is required to facilitate residential development of the land in Phase 6.

(Insert Map here – DM #1492646)

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, May 12, 2014** at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you want your letter included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, 2, 2014**. You may also submit your letter at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates: April 25 and May 2, 2014)



Change District from:



PS to R1 - Residential (Low Density) District

Affected District:

PS - Public Service (Institutional or Government) District

Proposed Amendment

Map: 3 / 2014

Bylaw: 3357 / D-2014

Date: Feb 26, 2014



LEGISLATIVE SERVICES

April 22, 2014

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2», «Owner_Address_3»
«Owner_Address_4_»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/D-2014
Rezoning within Phase 6 – Clearview North Neighbourhood
Your property at «Owner_Address_5_» ❄**

Red Deer City Council is considering amending the Land Use Bylaw by rezoning three PS (Public Service) parcels to R1 Residential (Low Density) District, a total of approximately 0.14 hectares of land, within the Clearview North Neighbourhood Area Structure Plan, N ½ 22-38-27-4 and SE 2-38-27-4. The rezoning is required to facilitate residential development of the land in Phase 6.

As a property owner in the area of the proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

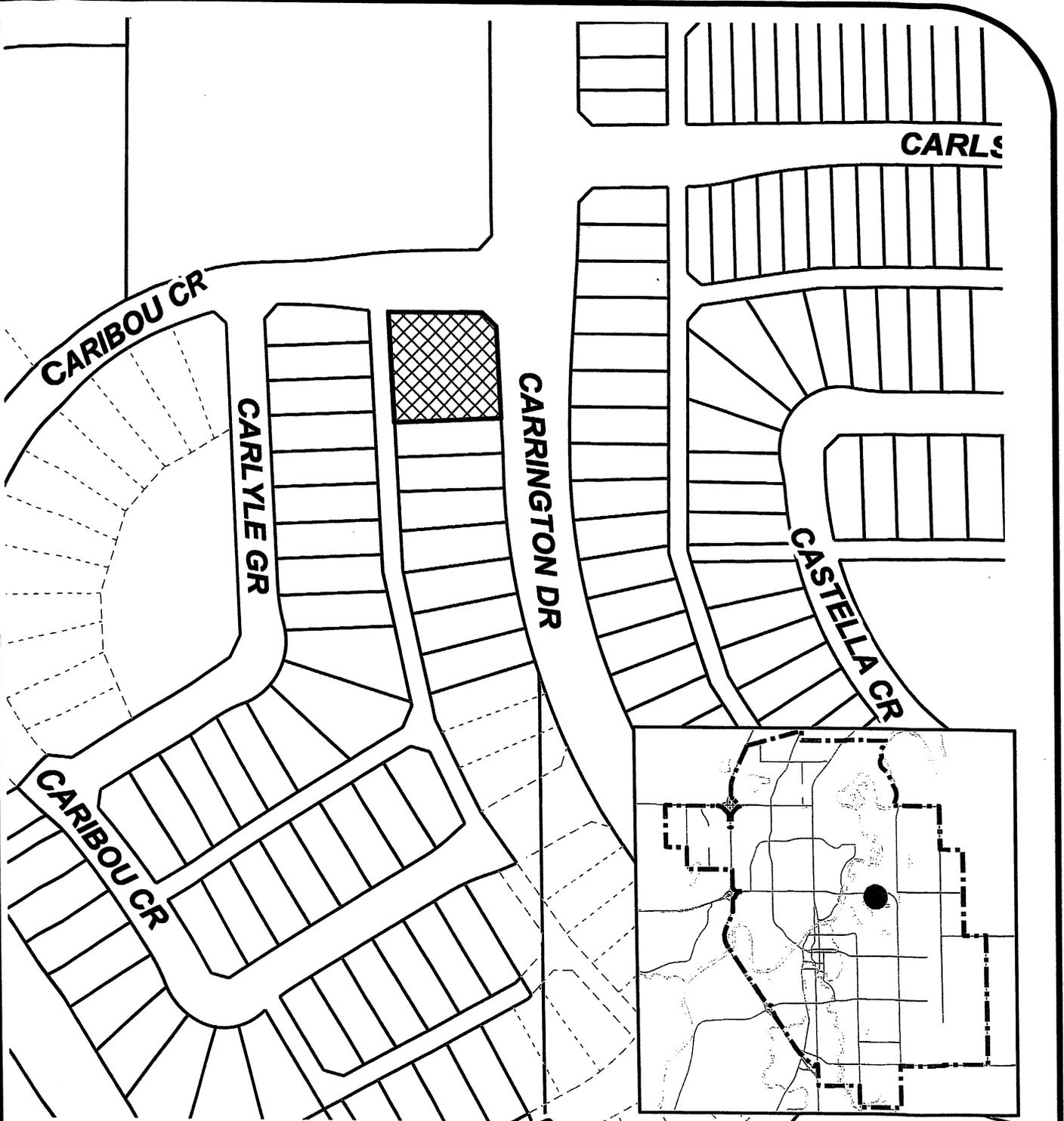
City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, May 12, 2014 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you would like a letter included on the Council agenda it must be submitted to our office by Friday, May 2, 2014. You may also submit your letter at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative Services at 403.342.8132.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Frieda McDougall'.

Frieda McDougall
Legislative Services Manager

attach.



Change District from:



PS to R1 - Residential (Low Density) District

Affected District:

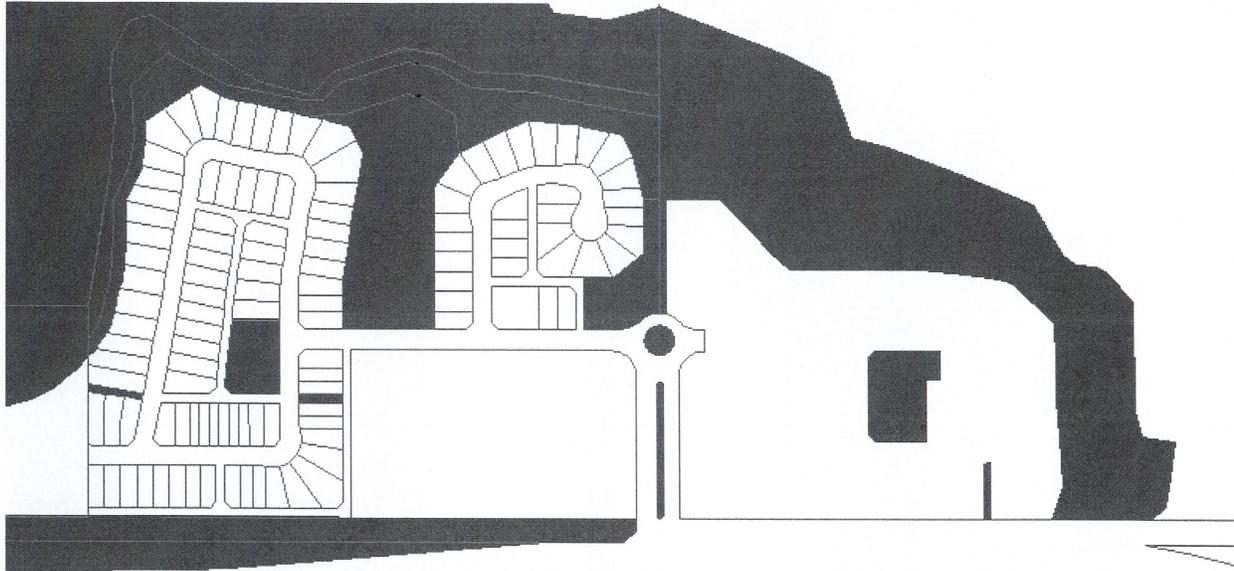
PS - Public Service (Institutional or Government) District

Proposed Amendment

Map: 3 / 2014

Bylaw: 3357 / D-2014

Date: Feb 26, 2014



Notes: as amendment includes 3 lots, increased buffer to 110m to capture properties that would be included if N/S lots had been used

Export Data To Excel

Parcels Touching The Buffer Zone - 110 Metres Around CARRINGTON DR 274

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
257 CARRINGTON DR	MATTHEW A KELLOUGH	257 CARRINGTON DR	RED DEER, AB T4P 0M3		
250 CARRINGTON DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
B 289 CARRINGTON DR	PHILIP & SUSAN NEUFELD	PO BOX 161	RED DEER, AB T4N 5E8		
37 CARLYLE GR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
24 CASTELLA CR	JEFFREY KROBUTSCHEK & CARMEN HERBERT	24 CASTELLA CRES	RED DEER, AB T4P 0L5		
30 CASTELLA CR	ROMMEL LASCOSTALES & JANNETE LACOSTALES	30 CASTELLA CRES	RED DEER, AB T4P 0L5		
40 CASTELLA CR	SKYLER WHALLEY & KATIE MILANEY	40 CASTELLA CRES	RED DEER, AB T4P 0L5		
53 CARLYLE GR	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
261 CARRINGTON DR	MAVES & JOEL LEYVA	261 CARRINGTON DR	RED DEER, AB T4P 0M3		
65 CARLYLE GR	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
3523 67 ST	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
7 CARLSON PL	MACKENZIE & ERIN-LYNN PELZ	7 CARLSON PL	RED DEER, AB T4P 0M3		
253 CARRINGTON DR	TIMOTHY JAMES & JANELLE JEAN LEER	253 CARRINGTON DR	RED DEER, AB T4P 0M3		
B 285 CARRINGTON DR	LANCE UNDERHAY & SARAH CROTEAU	285 CARRINGTON DR	RED DEER, AB T4P 0M3		
277 CARRINGTON DR	ALVARO & MELISSA BUSTAMANTE	277 CARRINGTON DR	RED DEER, AB T4P 0M3		
B 293 CARRINGTON DR	GABRIEL PIERRE BECK & DIEP THI NGOC LE	293 CARRINGTON DR	RED DEER, AB T4P 0M3		

3 CARLSON PL	DANA DAVID & CHERYL WANDA HUEPPELSHEUSER	BOX 370	BENTLEY, AB T0C 0J0		
249 CARRINGTON DR	JARED J BACON & RHEA L LINDSAY	249 CARRINGTON DR	RED DEER, AB T4P 0M3		
28 CASTELLA CR	TYLER STEWART HANSEN & RICHELLE MAREE BROWN	28 CASTELLA CRES	RED DEER, AB T4P 0L5		
270 CARRINGTON DR	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
237 CARRINGTON DR	SHELDON C & MICHELLE L SPACKMAN	237 CARRINGTON DR	RED DEER, AB T4P 0M3		
278 CARRINGTON DR	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
25 CARLYLE GR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
265 CARRINGTON DR	CAMERON & MELISSA GROVE	265 CARRINGTON DR	RED DEER, AB T4P 0M3		
273 CARRINGTON DR	BRADLEY ERIC PENNEY	273 CARRINGTON DR	RED DEER, AB T4P 0M3		
285 CARRINGTON DR	LANCE UNDERHAY & SARAH CROTEAU	285 CARRINGTON DR	RED DEER, AB T4P 0M3		
29 CARLYLE GR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
B 241 CARRINGTON DR	JOHN H R JULYAN-GUDGEON PROFESSIONAL CORPORATION	15 DICKENSON CLOSE	RED DEER, AB T4R 2A8		
242 CARRINGTON DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
246 CARRINGTON DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
297 CARRINGTON DR	NOEL DEARING & JENINE BIN	297 CARRINGTON DR	RED DEER, AB T4P 0M3		
45 CARLYLE GR	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
49 CARLYLE GR	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
125 CARIBOU CR	CAROLINA HOMES INC	2101-230 EVERSYDE BLVD SW	CALGARY, AB T2Y 0J4		
5 CARLSON		5 CARLSON	RED DEER, AB		

5 CARLSON PL	MICHAEL & JODIE DENT	5 CARLSON PLACE	RED DEER, AB T4P 0M3		
61 CARLYLE GR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
274 CARRINGTON DR	GENSTAR TITILECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
22 CASTELLA CR	MARK NICOLAS BOUTROS	22 CASTELLA CRES	RED DEER, AB T4P 0L5		
26 CASTELLA CR	CITY OF RED DEER	C/O LAND & ECONOMIC DEV	PO BOX 5008	RED DEER, AB T4N 3T4	
32 CASTELLA CR	DARIN & ROXANNE SCEVIOUR	32 CASTELLA CRES	RED DEER, AB T4P 0L5		
34 CASTELLA CR	PHILIP & SUSAN NEUFELD	PO BOX 161	RED DEER, AB T4N 5E8		
36 CASTELLA CR	MATTHEW & NICOLE BUTLER	36 CASTELLA CRES	RED DEER, AB T4P 0L5		
241 CARRINGTON DR	JOHN H R JULYAN-GUDGEON PROFESSIONAL CORPORATION	15 DICKENSON CLOSE	RED DEER, AB T4R 2A8		
57 CARLYLE GR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
262 CARRINGTON DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
266 CARRINGTON DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
293 CARRINGTON DR	GABRIEL PIERRE BECK & DIEP THI NGOC LE	293 CARRINGTON DR	RED DEER, AB T4P 0M3		
245 CARRINGTON DR	PRASERT & NIDDA SUREEPROMSILP	245 CARRINGTON DR	RED DEER, AB T4P 0M3		
289 CARRINGTON DR	PHILIP & SUSAN NEUFELD	PO BOX 161	RED DEER, AB T4N 5E8		
1 CARLSON PL	DANA DAVID & CHERYL WANDA HUEPPELSHEUSER	BOX 370	BENTLEY, AB T0C 0J0		
269 CARRINGTON DR	BRANDON LARMON	269 CARRINGTON DR	RED DEER, AB T4P 0M3		
33 CARLYLE GR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
1 CARLYLE GR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
281 CARRINGTON DR	JESSE R DAHLMO	BOX 1953	ROCKY MTN HOUSE, AB T4T 1B5		

B 301 CARRINGTON DR	KRYSTIN A JABLONSKI	301 CARRINGTON DR	RED DEER, AB T4P 0M3		
9 CARLSON PL	LOGAN YIU & LINDA DANG	9 CARLSON PLACE	RED DEER, AB T4P 0M3		
3521 67 ST	GENSTAR TITLECO LIMITED	C/O GENSTAR DEVELOPMENT	COMPANY	SUITE 100-280 MIDPARK WAY SE	CALGARY, AB T2X 2B5
301 CARRINGTON DR	KRYSTIN A JABLONSKI	301 CARRINGTON DR	RED DEER, AB T4P 0M3		
6550 30 AV	ANDERS EAST DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
38 CASTELLA CR	AMANDA COWLEY	38 CASTELLA CRES	RED DEER, AB T4P 0L5		
2 CARLSON PL	PANTERRA DEVELOPMENTS CORP	283 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
254 CARRINGTON DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
258 CARRINGTON DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		

Sonya Parsons

From: Sonya Parsons
Sent: April 17, 2014 8:55 AM
To: PrintRoom
Subject: Letters to Residents - LUB Amendment 3357/D-2014
Attachments: Draft_-_3357_D-2014_-_LUB_Amendment_-_Map_3_2014
_-_Rezoning_of_Social_Care_Site_in_Clearview_Phase_6.pdf; April_22_2014
_Letter_to_Residents_-_LUB_3357_D-2014_-_Rezoning_within_Cleaerview_Phase_6
_MERGED.docx

Good morning.

Attached are the letters to be sent out on Tuesday, April 22nd. Also find attached is a copy of the map which must accompany each letter.

Please let me know if there are any questions or concerns.

Thanks!

Sonya

LEGISLATIVE SERVICES

April 15, 2014

Mr. Jordan Davis
Genstar Titleco Limited
204, 17220 Stony Plain Road
Edmonton, Alberta T5S 1K6

Dear Mr. Davis:

**Re: Proposed Land Use Bylaw Amendment 3357/D-2014
Rezoning within Phase 6 of Clearview North Neighbourhood**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/D-2014* at the Monday, April 14, 2014 Regular Council Meeting. Land Use Bylaw Amendment 3357/D-2014 proposes to rezone three PS (Public Service) parcels to R1 Residential (Low Density) District, a total of approximately 0.14 hectares of land, within the Clearview North Neighbourhood Area Structure Plan, N ½ 22-38-27-4 and SE 2-38-27-4. The rezoning is required to facilitate residential development of the land in Phase 6.

Council will now hold a Public Hearing before giving second and third readings to Land Use Bylaw Amendment 3357/D-2014. This office will advertise for the Public Hearing to be held on Monday, May 12, 2014 at 6:00 p.m. in Council Chambers during Council's regular meeting.

The Municipal Government Act requires The City to advertise for Public Hearings. As the developer bringing forward this amendment, you are responsible for the advertising costs which we estimate to be approximately \$800.00. If you have any concerns related to these charges, have other questions or require additional information, please contact me at your earliest convenience at 403-356-8978.

Sincerely,



Christine Kenzie
Corporate Meeting Coordinator

/attach.

BYLAW NO. 3357/D-2014

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 cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from PS (Public Service) District to R1 Residential (Low Density) District
2. The "Land Use District Map O17" and "Land Use District Map P17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 3-2014 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 14th day of April 2014.

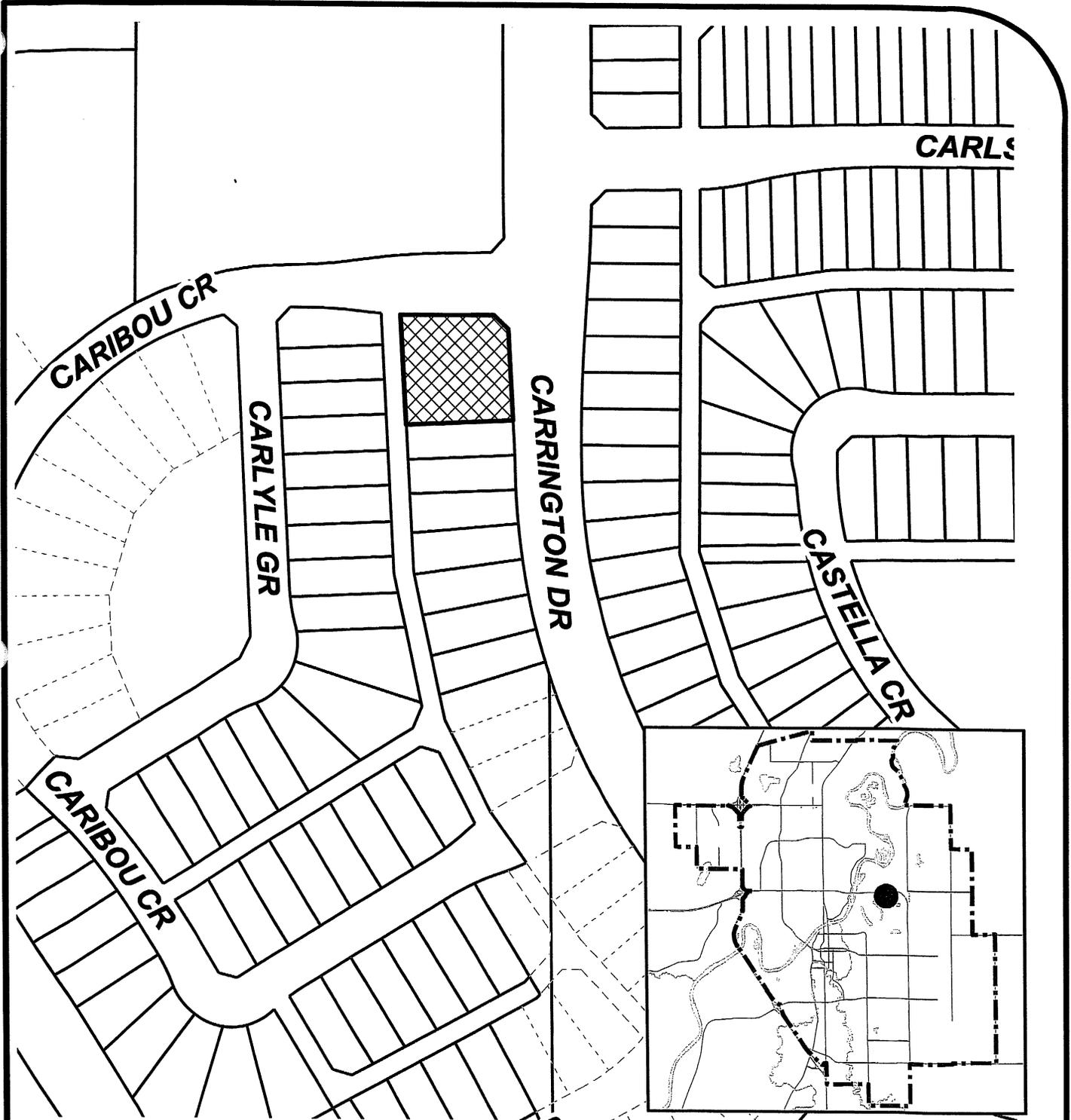
READ A SECOND TIME IN OPEN COUNCIL this day of 2014.

READ A THIRD TIME IN OPEN COUNCIL this day of 2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2014.

MAYOR

CITY CLERK



Change District from:



PS to R1 - Residential (Low Density) District

Affected District:

PS - Public Service (Institutional or Government) District

Proposed Amendment

Map: 3 / 2014

Bylaw: 3357 / D-2014

Date: Feb 26, 2014



May 5, 2014

Notice of Motion Submitted by Councillor Buck Buchanan re: Age Friendly Red Deer

Legislative Services

Report Summary & Recommendation:

This Notice of Motion was submitted by Councillor Buck Buchanan at the Monday, April 28, 2014 Council meeting.

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

City Manager Comments:

There are a variety of initiatives which are frequently recommended related to various generations. I.e. youth friendly, Generation X, Generation Y, Baby Boomers and Senior Citizens. The City also needs to address issues related to persons with disabilities and cultural diversity. CLT's view is that a strategy needs to be developed which makes Red Deer friendly to all groups in an inclusive way. In this respect it is recommended that this Notice of Motion be considered in conjunction with the development of the Social Policy Framework.

Craig Curtis
City Manager

Proposed Resolution:

Whereas throughout the developed world, people are living longer and the proportion of older to younger people is increasing; and

Whereas in Alberta, the number of seniors in Alberta will steadily increase in the years ahead; between 2012 and 2022 the proportion of seniors will increase from 11 per cent to over 15 per cent of our total population and by 2031 it is projected that about one in five Albertans will be a senior¹; and

¹ Alberta Health, Age-Friendly Business © 2012 Government of Alberta



Whereas the executive report on Appropriate Seniors' Housing in Red Deer (2010) identified seven key issues (and related recommendations) as identified by local seniors²: and

Whereas to embrace this change and recognize the opportunities it presents, communities around the world are working to become age friendly and according to the World Health Organization an age-friendly community is one where policies, services, settings and structures support and enable people to age actively by:

- Recognizing the wide range of capacities and resources among older persons
- Anticipating and responding flexibly to aging-related needs and preferences
- Respecting decisions and lifestyle choices
- Protecting those who are most vulnerable
- Promoting inclusion and contribution in all areas of community life;

Therefore be it resolved that The City of Red Deer review age-friendly initiatives already in place and develop further strategies on how The City of Red Deer can promote an age-friendly organization and community, including but not limited to:

1. Community support services – services are inclusive and responsive and the community is engaged in meeting the needs of seniors
2. Health services – address cultural and language barriers and are available, timely, appropriate and easily accessible
3. Communication and information – seniors and those who support them easily access information they need when its required
4. Social and recreational participation – access to a wide variety of affordable and personally relevant activities and opportunities for engagement and recreation are inclusive and welcome diversity
5. Transportation – access to a range of appropriate transportation services that are available, acceptable, accessible, adaptable and affordable
6. Respect and social inclusion – seniors are treated with respect and have opportunities to participate in, and be engaged by, their communities
7. Civic participation, volunteerism and employment – seniors have a voice in decisions that affect the community and are valued as employees and volunteers
8. Housing – there are a range of age-friendly housing options
9. Outdoor spaces and buildings – parks, outdoor spaces, communities and buildings are designed to be age-friendly; and

Further be it resolved that The City of Red Deer, through its advocacy initiatives, encourage other levels of government to recognize the unique needs and contributions of seniors and to reflect age-friendly principles in the provision of services to seniors.

² The City of Red Deer. (2010). Seniors Appropriate Housing in Red Deer. Research Report, Red Deer: City of Red Deer Publications



Council Decision – May 12, 2014

DATE: May 13, 2014

TO: Scott Cameron, Social Planning Services Manager

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Notice of Motion – Submitted by Councillor Buck Buchanan
Re Age Friendly Red Deer

Reference Report:

Legislative Services, dated May 5, 2014

Resolution:

At the Monday, May 12, 2014 Regular Council Meeting, Council passed the following resolution:

Whereas throughout the developed world, people are living longer and the proportion of older to younger people is increasing; and

Whereas in Alberta, the number of seniors in Alberta will steadily increase in the years ahead; between 2012 and 2022 the proportion of seniors will increase from 11 per cent to over 15 per cent of our total population and by 2031 it is projected that about one in five Albertans will be a senior¹; and

Whereas the executive report on Appropriate Seniors' Housing in Red Deer (2010) identified seven key issues (and related recommendations) as identified by local seniors²; and

Whereas to embrace this change and recognize the opportunities it presents, communities around the world are working to become age friendly and according to the World Health Organization an age-friendly community is one where policies, services, settings and structures support and enable people to age actively by:

- Recognizing the wide range of capacities and resources among older persons
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- Respecting decisions and lifestyle choices
- Protecting those who are most vulnerable
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¹ Alberta Health, Age-Friendly Business © 2012 Government of Alberta

² The City of Red Deer. (2010). Seniors Appropriate Housing in Red Deer. Research Report, Red Deer: City of Red Deer Publications

Therefore be it resolved that The City of Red Deer review age-friendly initiatives already in place and develop further strategies on how The City of Red Deer can promote an age-friendly organization and community, including but not limited to:

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7. Civic participation, volunteerism and employment – seniors have a voice in decisions that affect the community and are valued as employees and volunteers
8. Housing – there are a range of age-friendly housing options
9. Outdoor spaces and buildings – parks, outdoor spaces, communities and buildings are designed to be age-friendly; and

Further be it resolved that The City of Red Deer consider this in conjunction with the development of the Social Policy Framework.

Report back to Council: No



for: Frieda McDougall
Manager

- c. Councillor B. Buchanan
Councillor D. Wyntjes
S. Cockerill, Director of Community Services