



City Council Meeting Agenda

Monday, July 10, 2023 - Council Chambers, City Hall

Call to Order: 9:30 AM
Recess: 12:30 PM to 1:00 PM
Public Hearing(s): 5:00 PM

1. Closed Meeting (to last approximately 3 hours)

1.1. Motion to go into Closed Meeting

1.1.a. Utilities Governance - FOIP Sections 23(1) Local public body confidences 24(1)(a) Advice from Officials and 25 Disclosure harmful to economic and other interests of a public body

1.2. Motion to Revert to Open Meeting

2. Points of Interest

3. Consent Agenda

3.1. July 10, 2023 Consent Agenda

(Page 3)

3.1.a. Confirmation of the Minutes of the June 26, 2023 Regular Council Meeting

(Pages 4 - 11)

4. Reports

4.1. Community Informed: Diversity & Inclusion Plan
(Report will be placed on the July 24, 2023 Council Meeting)

4.2. Community Development Grant Policy Update

(Pages 12 - 20)

5. Closed Meeting (to last approximately 30 minutes)

5.1. Motion to go into Closed Meeting

5.1.a. Permanent Shelter Verbal Report - FOIP Sections 21(1) Disclosure harmful to intergovernmental relations, 23(1) Local public body confidences and 24(1)(a) Advice from officials

5.2. Motion to Revert to Open Meeting

6. Public Hearings

6.1. Land Use Bylaw Amendment 3357/H-2023 - Rezone 3937 50 St. from RIA to C5

(Pages 21 - 37)

6.1.a. Consideration of Second Reading of Bylaw 3357/H-2023

6.1.b. Consideration of Third Reading of Bylaw 3357/H-2023

7. Adjournment



July 10, 2023

July 10, 2023 Consent Agenda

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

Proposed Resolutions

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the following Minutes:

- Confirmation of the Minutes of the June 26, 2023 Regular Council Meeting



UNAPPROVED - MINUTES

**of the Red Deer City Council Regular Meeting,
held on, Monday, June 26, 2023
commenced at 10:30 AM**

Present:

Deputy Mayor Bruce Buruma
Councillor Kraymer Barnstable
Councillor Michael Dawe
Councillor Victor Doerksen
Councillor Vesna Higham (via videoconference)
Councillor Lawrence Lee
Councillor Dianne Wyntjes

City Manager, Tara Lodewyk
General Manager, Mike Olesen
General Manager Development Services, Erin Stuart
General Manager Community Services, Sarah Tittmore
Acting General Manager Corporate & Employee Services, Ray MacIntosh
Acting General Manager Protective Services, Bart Rowland
Chief of Staff, Sean McIntyre

Acting City Clerk, Jennifer Hankey
Committees Coordinator, Rebecca Derwanz
Legislative Assistant, Valeriia Svitla

Absent:

Mayor Ken Johnston
Councillor Cindy Jefferies



1. CLOSED MEETING

1.1. Motion to go into a Closed Meeting

Moved by Councillor Victor Doerksen, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to enter into a Closed Meeting of Council on Monday, June 26, 2023 at 10:31 a.m. and hereby agrees to enter into the following:

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

to discuss the following:

- Permanent Shelter Verbal Report - FOIP Sections 21(1) Disclosure harmful to intergovernmental relations, 23(1) Local public body confidences and 24(1)(a) Advice from officials

IN FAVOUR: Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Mayor Ken Johnston, Councillor Cindy Jefferies

MOTION CARRIED

1.1.a. Permanent Shelter Verbal Report - FOIP Sections 21(1) Disclosure harmful to intergovernmental relations, 23(1) Local public body confidences and 24(1)(a) Advice from officials

The following people were in attendance:

Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

City Manager Tara Lodewyk, General Manager Mike Olesen, General Manager Development Services Erin Stuart, General Manager Community Services Sarah Tittlemore, Acting General Manager Corporate & Employee Services Ray MacIntosh, Acting General Manager Protection Services Bart Rowland, Chief of Staff Sean McIntyre, City Planning & Growth Manager Emi



Damberger, Land & Economic Development Manager John Sennema, Corporate Communications Manager Tara Shand, Engineering Services Manager Russ Watts, Safe & Healthy Communities Manager Kristin Walsh, Safe & Healthy Communities Supervisor Ryan Veldkamp, Corporate Marketing Supervisor Jill Hanes, Land Coordinator Wade Martens

Acting City Clerk Jennifer Hankey, Committees Coordinator Rebecca Derwanz, Legislative Assistant Valeriia Svitla

1.2. Motion to Revert to Open Meeting

Moved by Councillor Dianne Wyntjes, seconded by Councillor Kraymer Barnstable

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on June 26, 2023 at 11:00 a.m.

IN FAVOUR: Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Mayor Ken Johnston, Councillor Cindy Jefferies

MOTION CARRIED

2. CONSENT AGENDA

2.1. June 26, 2023 Consent Agenda

Moved by Councillor Kraymer Barnstable, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the following Minutes and Reports

- Confirmation of the Minutes of the June 12, 2023 Regular Council Meeting
- 2022 Capital Information and Expenditure Variance Report

IN FAVOUR: Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT Mayor Ken Johnston, Councillor Cindy Jefferies

MOTION CARRIED



Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the Consent Agreement from Legal & Legislative Services hereby approves the following Bylaws:

- Land Use Bylaw 3357/1-2023
 - FIRST READING: That Bylaw 3357/1-2023 (an amendment to the Land Use Bylaw for a Site Exception at 6970 Taylor Drive) be read a first time.

IN FAVOUR: Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Mayor Ken Johnston, Councillor Cindy Jefferies

MOTION CARRIED

3. REPORTS

3.1. 2022 Operating Variance Report

Moved by Councillor Kraymer Barnstable, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the Report from Financial Services dated June 26, 2023 re: 2022 Operating Variance Report hereby accepts the report as information

IN FAVOUR: Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Mayor Ken Johnston, Councillor Cindy Jefferies

MOTION CARRIED

3.2. 2022 Reserve Report

Moved by Councillor Kraymer Barnstable, seconded by Councillor Dianne Wyntjes



Resolved that Council of The City of Red Deer having considered the Report from Financial Services dated June 26, 2023 re: 2022 Reserve Report hereby accepts the report as information

IN FAVOUR: Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Mayor Ken Johnston, Councillor Cindy Jefferies

MOTION CARRIED

3.3. Debt Policy Review

Moved by Councillor Victor Doerksen, seconded by Councillor Kraymer Barnstable

Resolved that Council of The City of Red Deer having considered the Report from Financial Services dated June 26, 2023 re: Debt Policy Review hereby accepts the report as information

IN FAVOUR: Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Mayor Ken Johnston, Councillor Cindy Jefferies

MOTION CARRIED

Council recessed at 11:55 a.m. and reconvened at 12:05 p.m.

4. CLOSED MEETING

4.1. Motion to go into a Closed Meeting

Moved by Councillor Michael Dawe, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer hereby agrees to enter into a Closed Meeting of Council on Monday, June 26, 2023 at 12:06 p.m. and hereby agrees to enter into the following:

- All members of the media;



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

to discuss the following:

- Permanent Shelter Verbal Report – FOIP Sections 21(1) Disclosure harmful to intergovernmental relations, 24(1)(a) Advice from officials

IN FAVOUR: Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Mayor Ken Johnston, Councillor Cindy Jefferies

MOTION CARRIED

4.1.a. Permanent Shelter Verbal Report – FOIP Sections 21(1) Disclosure harmful to intergovernmental relations, 24(1)(a) Advice from officials

The following people were in attendance:

Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

City Manager Tara Lodewyk, General Manager Mike Olesen, General Manager Development Services Erin Stuart, General Manager Community Services Sarah Tittlemore, Acting General Manager Corporate & Employee Services Ray MacIntosh, Acting General Manager Protection Services Bart Rowland, Chief of Staff Sean McIntyre, City Planning & Growth Manager Emily Damberger, Land & Economic Development Manager John Sennema, Corporate Communications Manager Tara Shand, Engineering Services Manager Russ Watts, Safe & Healthy Communities Manager Kristin Walsh, Safe & Healthy Communities Supervisor Ryan Veldkamp, Corporate Marketing Supervisor Jill Hanes, Land Coordinator Wade Martens

Acting City Clerk Jennifer Hankey, Committees Coordinator Rebecca Derwanz, Legislative Assistant Valeriia Svitla

Councillor Dianne Wyntjes left the meeting at 12:24 p.m. and returned at 12:29 p.m.

Councillor Victor Doerksen left the meeting at 12:52 p.m. and returned at 12:54 p.m.



4.2. Motion to Revert to Open Meeting

Moved by Councillor Dianne Wyntjes, seconded by Councillor Kraymer Barnstable

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on June 26, 2023 at 1:02 p.m.

IN FAVOUR: Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Mayor Ken Johnston, Councillor Cindy Jefferies

MOTION CARRIED

5. BUSINESS ARISING FROM CLOSED MEETING

Moved by Councillor Lawrence Lee, seconded by Councillor Victor Doerksen

Resolved that Council of The City of Red Deer having considered the closed meeting report pursuant to FOIP Sections 21(1) Disclosure harmful to intergovernmental relations, 24(1)(a) Advice from officials re: Permanent Shelter Verbal Report hereby accepts the presentation into the corporate record

IN FAVOUR: Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Mayor Ken Johnston, Councillor Cindy Jefferies

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Kraymer Barnstable

Resolved that Council of The City of Red Deer having considered the closed meeting report pursuant to FOIP Sections 23(1) Local public body confidences 24(1)(a) Advice from Officials, 25 Disclosure harmful to economic and other interests of a public body and 27(1)(a) Privileged information re: Permanent Shelter Verbal Report hereby agrees to the direction as presented in closed



City Council Regular Meeting Minutes
Unapproved - Monday, June 26, 2023

IN FAVOUR: Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Dianne Wyntjes

OPPOSED: Councillor Michael Dawe, Councillor Lawrence Lee

ABSENT: Mayor Ken Johnston, Councillor Cindy Jefferies

MOTION CARRIED

6. ADJOURNMENT

Moved by Councillor Dianne Wyntjes, seconded by Councillor Victor Doerksen

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, June 26, 2023 Regular Council Meeting of Red Deer City Council at 1:08 p.m.

IN FAVOUR: Deputy Mayor Bruce Buruma, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Mayor Ken Johnston, Councillor Cindy Jefferies

MOTION CARRIED

MAYOR

CITY CLERK



July 10, 2023

Community Development Grant Policy Update

Prepared by Tricia Hercina, Community Services Business Excellence Manager
Department Community Services Business Excellence

Report Summary and Recommendations

During budget debate in November of 2022, Council discussed and approved additional funding to flow through to the community through the community development grants council policy.

As a part of this discussion, Administration was requested to bring back additional themes to the community development grant policy framework to acknowledge emerging priorities.

Administration is recommending that Council approve an updated Community Development Grant Council Policy as attached in Appendix A, to reflect the addition of one key community priority theme of Indigenous Priorities. Administration believes the intent of prioritizing community safety and wellness outcomes can be supported through the existing social development theme.

Administration recommends Council approves option 1.

Option 1: Council directs administration to add Indigenous Priorities as an additional theme to the existing community development grants policy themes I G.P.-F.2.6.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Community Services Business Excellence dated July 10, 2023 re: Community Development Grant Policy Update hereby directs Administration to add Indigenous Priorities as an additional theme to the Community Development Grants Policy G.P. F.2.6

Rationale for Recommendation

1. The proposed amendments comply with the policy intent.

The policy intent was to amend the framework as required; the proposed amendments retain the intent of the policy.

2. Council's priority themes should be reflected in the policy framework.

By establishing principles and creating a framework containing categories for funding types (streams) and themes, council can then identify priorities in each area to be accomplished for a cycle.

3. The concept of the themes in the framework is to remain high-level.

Due to the nature of the details of the many grants within each theme, the label of the themes is meant to remain at a relatively high-level as to not end up with a substantial quantity of themes.

Background

On September 13, 2021, Council approved the Community Development Grants Council Policy to align processes with the goal of reducing duplication, increasing accountability and reporting, standardizing applications, adjudication, and authority as appropriate as part of a multi-phased approach to updating The City's Community Development Grant Program.

Activities of community groups and agencies on behalf of our residents are worthwhile in our community. However, it is often very difficult for Council to allocate funding to one priority over another. By establishing principles and creating a framework containing categories for funding types (streams) and themes, council can then identify priorities in each area to be accomplished for a cycle. This framework can be clearly communicated to the public, offering increased transparency over why one group may be eligible for funding over another at a particular point in time, based on being responsive to community need.

Lastly, by aligning and sorting our community development grant opportunities, we will help to remove one-off decision making, develop priorities based on outcomes for the community, not the agency (or who you are), further ensuring accountability of achieving prioritized outcomes toward the increasingly limited resource allocations.

Community Development Grants are funds provided to non-profits and other selected entities to underwrite the costs of specific programs or services to achieve targeted outcomes. Non-profits provide grant proposals describing the project they have in mind and the amount of money they need; proposals are reviewed in a competitive process, within the scope of the Grant providers intended outcomes.

At The City of Red Deer, the goals of each program vary, however, the intention behind them is consistent: to enable the City to achieve our objectives by empowering people, establishing shared accountability, providing for, or sustaining responsive services through the most efficient and effective means, (reducing or eliminating time and/or resources), or nurturing innovative positive change in community.

Prior Council/Committee Direction

During Council’s multi-year budget meeting (November 28 – December 5, 2022), Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered the 2023-2024 Multi Year Budget dated November 28 - December 5, 2022, hereby directs Administration to update the Community Grants.

On September 13, 2021, Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered the report from CSV Business Excellence dated September 13, 2021, re: Grants to Community Program hereby approve Community Development Grant Council Policy.

Strategic Alignment

Council’s 2023-2026 strategic plan provide guidance to the proposed framework. Through identified focus areas, the new community development grant program will directly support three of Council’s goals including: thriving city, community health and wellbeing and an engaged and connected city.

The new community development grant policy highlights and responds to the strategic directions and priorities provided through various strategic documents including the Social Policy Framework, Environmental Master Plan, Culture Master Plan, Greater Downtown Action Plan, and others.

Related Policies

3304-C FCSS

Timelines and Impending Deadlines

Figure 1 shows the interaction between the themes and streams to create a matrix of opportunities for community-based entities to be supported through grant awards as funding becomes available.

Figure 1: Community Development Grant Framework

	FUNDING THEMES					
FUNDING STREAMS ↓	Social Development	Arts & Culture	Sport & Recreation	Economic Development	Environmental Initiatives	Indigenous Initiatives
Innovation & Community Enhancement Project Grants						
Community Development Strategic Investment Grants						
Community Development Service Delivery Grants						
Emergency Community Development Operating Grants						

Analysis

Initially, Administration collated information from internal and external research to form a list of components ultimately building the policy framework. The components were primarily organized into themes, and streams.

A funding theme’s purpose is to streamline opportunities for applicants, to support navigation and communication with the community. The original funding themes identified were:

- Social Development
- Sport and Recreation
- Art and Culture
- Economic Development
- Environmental Initiatives

Council was also encouraged at the time of adoption to ensure the framework was reflective of the high-level Council priorities for community development grants within the community. The framework was certainly intended to evolve over time.

During budget debate, Council had requested that two additional themes be considered within the framework: Indigenous Initiatives and Community Safety.

The themes within the framework are intended to be high-level broad categories to accommodate many subsets of work. For example, the economic development grant theme could include different targeted grant programs such as façade improvements, increased brownfield incentives, or downtown activation playbook initiatives.

One of the concerns we heard from grant applicants in the early reviews was that it can be tricky to navigate our systems online to identify opportunities. Adding the high-level theme was one goal of starting to streamline how we identify opportunities and support our community to navigate the application processes.

After reviewing the two requests with our internal subject matter experts, the Indigenous Initiatives theme is proposed as an addition, providing clarity that Council's intention was to contribute these funds specifically to an ongoing commitment and journey to truth and reconciliation at The City with our Indigenous Community.

The community safety recommendation can also be done however does require more consideration and there are some identified risks. More commonly referred to now as 'Community Safety and Wellness' as a focus is certainly a priority for The City and most municipalities across North America. It does however clearly fit within the social development theme as it currently is intended. The Social development theme hosts the largest volume of grants currently, including Family and Community Support Services grants and the housing and homelessness related grants. All these grants including those with outcomes targeted at community safety and wellness are considered positive social development initiatives. Administration is concerned that the addition of this theme may cause duplication or confusion with the community. Social development addresses safety and wellness as it often works through protective factors such as stable homes, warm and supportive relationships, inclusion and good social and emotional skills to prevent risk factors such as low self-esteem, abuse, neglect, trauma, isolation, or discrimination – all risks to one's safety and wellness. For example: when a housing grant is issued for a particular program, a component of it is targeted at improving overall citizen safety and wellness through housing priorities or if you consider some of the family wellness programs funded through FCSS – they are clearly targeting improving community and family safety and wellness.

Financial

There are no direct financial or budget implications because of these recommendations.

Alternate Options Considered (optional)

The Social Development theme was intended to be broad and recognize the interconnectedness of a society's wellness. Here is a definition from the government of New Brunswick that captures the original intent of Administration's recommendation for this last year to consider, "Social development is about improving the well-being of every individual in society so they can reach their full potential. The success of society is linked to the well-being of each and every citizen. Social development means investing in people." It is for this reason that

Administration does not recommend adding an additional theme specifically for Community Safety and Wellness.

Option #1 Add Indigenous Initiatives as an additional theme to the existing policy.

Benefits:

- Adding this theme honours The City's journey towards Truth and Reconciliation by uniquely identifying the funds targeted to support Indigenous-specific initiatives with our community.

Disadvantages:

- none

Option #2 Add Indigenous Initiatives and Community Safety and Wellness to the existing policy.

Benefits:

- Adding the Indigenous Initiatives theme honours The City's journey towards Truth and Reconciliation by uniquely identifying the funds targeted to support Indigenous-specific initiatives with our community.

Disadvantages:

- Will likely cause some duplication when identifying which theme some grants should fall under between social development and community safety and wellness which may cause confusion for community.
- May cause confusion for applicants of grants to identify opportunities which serve social development outcomes inclusive of community safety and wellness outcomes.

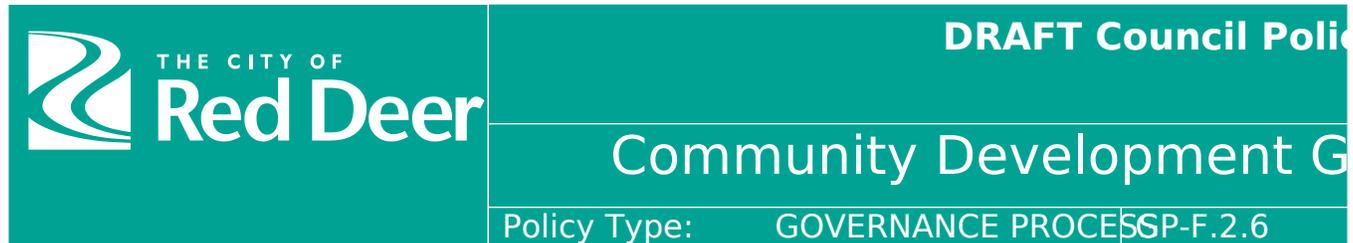
Option #3 Add Indigenous Initiatives and change the Social Development theme to be named Community Safety and Wellness theme to the existing policy.

Benefits:

- Adding the Indigenous Initiatives theme honours The City's journey towards Truth and Reconciliation by uniquely identifying the funds targeted to support Indigenous-specific initiatives with our community.
- Retains the single source theme for social development related items under an updated name of Community Safety and Wellness.

Disadvantages:

- The language of community safety and wellness is not as broad as social development and therefore may not appropriately represent all the work within it.



Council supports the facilitation and distribution of community development grants to community entities to support the achievement of outcomes, which contribute to the purposes of The City, as by Council's Purpose Statements.

The Community Development Grant Program is designed on the following:

1 Relationship Principles

- (1) Equity: Fair and just treatment and access to opportunity for all people and organizations.
- (2) Leadership: Leadership is essential to adopt and sustain best practices.
- (3) Collaborative Action: Collective efforts are necessary and are most effective when organizations build from their strengths, jurisdiction, and capacity.
- (4) Participation and Diversity: Genuine public participation is representative, informed and welcoming of diverse perspectives.

2 Process Principles

- (1) Equity: Provide a process for the fair and equitable allocation of limited City resources.
- (2) Use of Principles and Evidence: Using guiding principles and the best available evidence makes vision more achievable.
- (3) Integration: Social, cultural, economic, and environmental goals are interrelated.
- (4) Learning and Adaptation: Experience, research, analysis, and flexibility are critical to long-term success. Understanding the effects of external forces and changing values helps to address them, maximize opportunities, and maintain the capacity to adapt.
- (5) Timeliness: where reasonable, being proactive to address changes before they become issues.
- (6) Monitoring & Evaluation: Reported measured outcomes of a program will be considered when awarding funds. All funds will come with an expectation of outcome reporting.
- (7) Transparency: The funding adjudication process will be transparent. Applicants will be informed of the results of the funding process and will receive feedback on why their application was or was not successful.

3 Priority Setting Principles

- (1) Leadership: Support decision makers in making thorough and effective decisions in challenging situations.
- (2) Use of Principles and Evidence: Structure decision-making considerations so that supporting goals, principles, and information (subjective and objective) can be clearly understood and related to the decision.
- (3) Timeliness: Guide decision-makers to prioritize early orientation approaches where feasible means of reducing the need for later intervention measures, aiming at root cause solutions.

In addition, Council supports Community Development Grants within:

4 Funding Themes

- (1) Social Development
- (2) Sport and Recreation
- (3) Art and Culture
- (4) Economic Development
- (5) Environmental Initiatives
- (6) Indigenous Initiatives**

5 Funding Streams

- (1) Administration should endeavor to fit any new grant programs and services into the following for alignment.
 - (a) Innovation and Community Development Enhancement Project Grants
 - (i) The purpose of this short-term funding, up to a maximum of two years, is to support a multitude of groups in developing and implementing projects or programming that responds to new and/or arising needs or responds to the needs of the community.
 - (ii) The successful distribution of Innovation and Community Enhancement Projects Grant funds will lead to:
 - (A) Red Deerians having access to unique programming that addresses new and arising issues in innovative ways.
 - (B) Red Deerians having access to programming and services provided by a variety of community-based entities, including those that represent smaller minority concerns.
 - (C) Unique and underserved needs within Red Deer are met.
 - (D) New programs and services becoming available to community members from a broad range of service providers. Community-based entities are able to implement programs and services without the need for larger competitive and more formal funding structures where possible.
 - (E) Community-based entities feeling supported by The City in their efforts to have a community presence, regardless of the size, reach, and success of their applications. The City will continue to engage with unsuccessful applicants to allow more entities to build capacity and a presence.
 - (b) Community Development Strategic Investment Grants
 - (i) The purpose of this funding is to support programming that is in alignment with the City's strategic goals and vision, as well as to promote Red Deer's vibrant civic life to residents and investors. These funds provide stable funding for a multi-year set term.
 - (ii) The successful distribution of Community Development Investment Grant funds will lead to:
 - (A) Red Deerians having access to programming that is in alignment with the broader strategic goals and guiding documents of The City.
 - (B) Improved community well-being (as a result of funding that is in alignment with corporate goals and strategies such as the Social Policy Framework, Greater Downtown Action Plan, Environmental Master Plan, Community Housing & Homelessness Integrated Plan, etc.)
 - (C) Community-based entities having access to funding that advances their work toward The City's goals and vision.
 - (D) Funding continuing to advance the positive relationship between The City and community-based entities.
 - (c) Community Development Service Delivery Grants
 - (i) The purpose of this funding is to ensure that Red Deer has thriving, sustainable, equitable services that have improved cost efficiency, expertise and capacity delivered by a community-based entity.
 - (ii) The successful distribution of Community Development Services Grant funds will lead to:

- (A) Red Deerians having access to affordable services.
- (B) Red Deerians benefiting from the presence of a thriving nonprofit sector that provides consistent and predictable services.
- (C) Well informed services that benefit from the ongoing relationship between community-based entities, The City, and the community at large.
- (D) The steady, ongoing, and transparent funding of community-based entities providing key services.
- (E) Community-based entities having increased capacity and the ability to plan for the future thanks to stable and adequate funding.
- (d) Emergency Community Development Operating Grants (For not-for-profit entities)
 - (i) Funds to cover unexpected financial crises existing for not-for-profit entities. Funding not to be provided on an ongoing basis. Not-for-profit entities must exhibit an intention towards attaining sustainability beyond City funding and must have a plan to accomplish this.
 - (ii) The successful distribution of Emergency Community Development Grant funds to not-for-profit entities will lead to:
 - (A) Red Deerians benefiting from stable programming and the presence of not-for-profit entities.
 - (B) Red Deerians having continued access to programs and services that have measurable and positive reported outcomes.
 - (C) Not-for-profit entities having access to emergency stabilizing funds that enable the application of or access to other sources of funds.
 - (D) Not-for-profit entities clearly understanding the role of The City's support in financial emergency.
 - (E) Not-for-profit entities in crisis having the opportunity to pivot in the face of unexpected.

6 Governance

- (1) Unless directed by other Council Policies, bylaws or legal agreements, Council directs administration to develop, document, execute and award community development grants with adherence to these policy statements.

7 This policy is not intended to provide capital grants and loans as outlined in GP-F-2.1 Capital Grants

Document History:

Policy Adopted	September 13, 2021
Proposed Revision	July 10, 2023



July 10, 2023

Land Use Bylaw Amendment 3357/H-2023 Proposal to Rezone 3937 50 Street from R1A to C5

Consideration of Second and Third Reading

Prepared By: Jennifer Hankey, Corporate Meeting Administrator
Department: Legal and Legislative Services

Report Summary

The attached reports are being brought forward from the Monday, June 12, 2023, City Council meeting.

Recommendation:

Council considers second and third reading of Bylaw 3357/H-2023.

Background:

On June 12, 2023, Council gave first reading to Bylaw 3357/H-2023 (an amendment to the Land Use Bylaw to rezone 3937 50 Street from R1A to C5)

Proposed Resolutions:

That Bylaw 3357/H-2023 be read a second and third time.



Originally submitted at the
June 12, 2023 Council
Meeting

June 12, 2023

Land Use Bylaw Amendment 3357/H-2023 Proposal to Rezone 3937 50 St from R1A to C5

Prepared by Dayna Facca, Senior Planner
Department City Planning and Growth

Report Summary and Recommendations

This report is for decision for Council to approve, adopt, or give direction on.

An application has been received to amend the Land Use Bylaw to rezone 3937 50 Street R1A Residential (Semi-Detached Dwelling) District to a C5 Commercial (Mixed Use) District.

Council is the approving authority on all Land Use Bylaw amendments.

Administration supports first reading of Land Use Bylaw 3357/H-2023 to rezone 3937 50 St from R1A to C5 as it is consistent with City policy.

Proposed Resolution

That Bylaw 3357/H-2023 be read a first time.

If first reading is given, this Bylaw will be advertised with a Public Hearing to be held at the Monday, July 10, 2023 Council Meeting.

Rationale for Recommendation

1. The proposed amendment aligns with City policy.

The Municipal Development Plan (MDP) supports the revitalization and adaptive reuse of underutilized or vacant commercial centres.

2. History of neighbourhood commercial compatibility.

From 1984 to 2001, the site was used as a service station and car wash.

3. Site has been remediated for commercial development.

Administration's analysis of recent environmental reports supports commercial development.

4.

Background

The property is located on the corner of 40 Avenue and 50 Street (Appendix A) in Eastview neighbourhood. It was a service station and car wash from 1984 to 2001 when it was demolished and the property has remained vacant. Surrounding existing land uses are single family homes, duplexes and a service station. Zoning in the surrounding area is R1, R1A and R2.

The site is current zoned R1A, Duplex zoning. There is a Land Use Bylaw site exception on the property (8.22.2)(a)(i) which allows Motor Vehicle Service and Repair (no sales), a car wash and a drive in as discretionary uses. The site exception will remain in place as it is tied to the property, not the land use district.

There was known contamination on the property. It was remediated in 2015. Recent monitoring shows that existing concentrations are below commercial guidelines. Therefore, Administration, having reviewed the reports, considers it acceptable to proceed with a commercial land use on the property.

In June 2021, the applicant applied to rezone the property to C4 Commercial (Major Arterial) District. Based on feedback received, and Administration's analysis of the application, it was determined that the C5 Commercial (Mixed Use) District would be a better option for the property. The applicant is supportive of this approach. It is the applicant's intent is to develop the site for commercial purposes. No specific type of commercial use has been determined at this time.

Strategic Alignment

The 2023-2026 Strategic Plan is divided into three key focus areas: Thriving City, Community Health & Wellbeing, and Connected & Engaged City. These focus areas contain aspirational goals and outcomes to achieve by 2026. The application is consistent with Thriving City because it supports a business-friendly approach.

Related Policies

The Municipal Development Plan (MDP) includes policies supporting the development of neighbourhood convenience commercial sites in select locations on major arterial and collector streets as well as the revitalization and adaptive reuse of underutilized or vacant commercial centres for future mixed use developments.

The Neighbourhood Planning and Design Standards – Principle 2 Mixed Land Uses states that each neighbourhood has a mix of land uses and densities that provide options to live, learn, work, and play. All citizens can easily access daily shopping and recreational needs.

Stakeholder Consultation

In July 2021, Administration sent a public consultation package to property owners within the property outlining the proposal to rezone the property to C4 Commercial (Major Arterial) District. One comment, one inquiry, and one phone call were received.

In April 2023, Administration sent an additional public consultation letter to property owners. The application had been paused while the applicant completed required environmental reclamation studies. Administration recirculated to property owners with an update on the applications progress. A total of 70 letters were sent in 2023. Two comments were submitted and one phone call was received. Altogether, three written comments were received from 2021 and 2023 referral. All landowner responses are included in Appendix C and a summary outlined below.

Landowner Comments	Administrative Response
Concerns with the lack of an identified business as part of the rezoning application.	Specifying the future development (use) is not required as part of the rezoning application.
Concern with range of commercial uses.	The uses listed within a land use district provide insight as to what could be developed. Some uses are permitted while others are discretionary. The appropriateness of a proposed use is reviewed at the development permit stage.

The application to rezone the property to C4 Commercial (Major Arterial) District was circulated to City departments and external agencies for review. External agencies had no concerns with the proposed amendment.

Feedback received from Administration was supportive of the property rezoning to a commercial land use; however, a variety of concerns were expressed with the proposal to rezone the property to the C4 Commercial (Major Arterial) District. Upon further analysis, it was determined the C5 Commercial (Mixed Use) District is a more compatible zoning.

Analysis

Administration supports the application to rezone the property to a commercial land use; however, based on community and Administration feedback received from City administration and property owners, administration recommended the applicant rezone to C5 Commercial (Mixed Use) District. The applicant supports this approach.

Administration recommends rezoning the property to C5 for the following reasons:

- Allows a greater variety residential compatible of uses.
A comparison between C4 and C5 is included in Appendix D.
- Includes opportunity for residential uses creating neighbourhood compatible flexibility. Additional site remediation may be required prior to residential uses being allowed on the site.
- Developments are designed to frame the street to enhance the neighbourhood and pedestrian experience.



BYLAW NO. 3357 /H2023

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 on the map attached as Schedule "A" and forming part of this Bylaw ("Map 7/2023") is redesignated from R1A – Residential (Semi-Detached Dwelling) District (a)(i) to C5 – Commercial (Mixed Use) District (a)(i).
2. The "Land Use District Map O14" contained in Schedule "A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 7/2023 attached hereto as Schedule "A" and forming part of this bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2023.

READ A SECOND TIME IN OPEN COUNCIL this day of 2023.

READ A THIRD TIME IN OPEN COUNCIL this day of 2023.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2023.

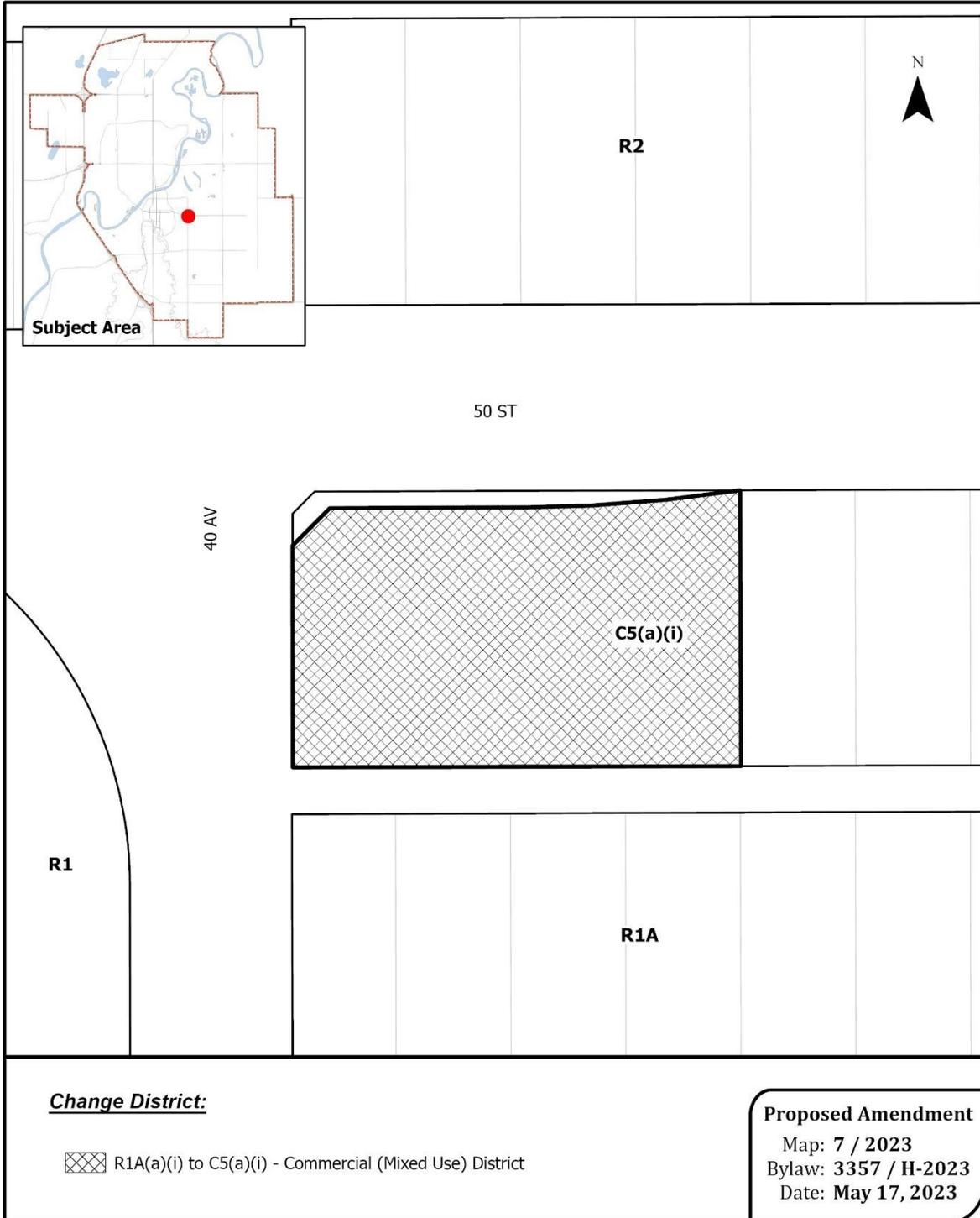
MAYOR

CITY CLERK

Schedule "A"



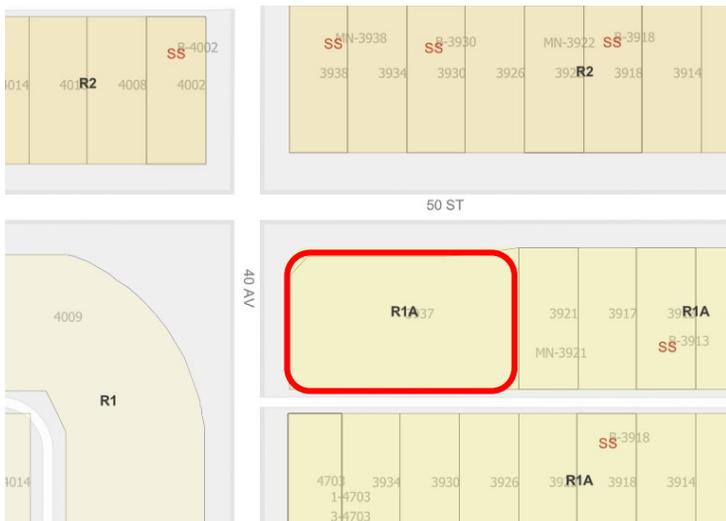
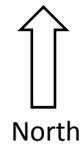
Proposed Amendment to Land Use Bylaw 3357/2006





CITY PLANNING & GROWTH DEPARTMENT

Appendix A - Location Map, Land Use Map, and Air Photo



Appendix B - Neighbourhood Referral

March 22, 2023

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

To: Landowners within 100 m of 3937 50 Street

**Re: Proposed Land Use Bylaw Amendment to Redistrict 3937 50 Street from R1A to C4
Bylaw 3357/H-2023**

Why have you received this letter?

You are being notified of a proposed amendment to the Land Use Bylaw (Bylaw 3357/H-2023). As part of the City's overall evaluation process, landowners within 100 metres of the site are provided with an opportunity to review and comment on the proposed amendment. As you are a landowner within 100 metres of the subject site, you are invited to review and provide comments on the proposed amendments by **April 12th, 2023**.

What is being proposed?

The City Planning & Growth Department has received an application to amend the Land Use Bylaw to redistrict 3937 50 Street from R1A – Residential (Semi-Attached/Duplex) District to C4 – Commercial (Major Arterial) District. Currently, there is a site exception on the property which allows Motor Vehicle Service and Repair (no sales), a car wash, and a drive in. The property was formerly the location of a service station and car wash which was in operation from 1984 to 2001. It was demolished in 2001 and the property has remained vacant since.

The applicant's intent is to develop the site for commercial purposes. No specific type of commercial use has been determined. Redistricting the property to C4 increases the variety of commercial uses the applicant could apply to develop. If the amendment is approved by City Council, the applicant would need to apply for a Development Permit to develop the property for commercial uses.

A map of the area has been attached for your reference (see below). The C4 District can be found on the City's webpage at: <https://reddeer.ca/city-government/bylaws/land-use-bylaw/>

Do I have to provide comments?

It is optional to provide comments. If you would like to submit comments, please do so by **April 12th, 2023**. Methods for submitting comments are outlined in the attached comment sheet.

What will happen if I submit comments?

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

Reading of the proposed amendment. The report containing your comments will form part of the public record. Personal information will not be redacted.

What is the next step for this amendment?

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

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

Sincerely,

Dayna Facca, Senior Planner
403.406.8703
Dayna.facca@reddeer.ca

Area and Site Maps

Location Map – Subject Site Outlined in Red



Land Use Map – Subject Site Outlined in Red





Comment Sheet

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

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. This is part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Land Use Bylaw Amendment:	Bylaw 3357/H-2023 (Redistrict 3937 50 St)
Planner:	Dayna Facca, Senior Planner

Contact Information (please print)
Please provide comments by April 12, 2023

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments



Appendix C - Landowner Responses



CITY PLANNING & GROWTH DEPARTMENT

Comment Sheet

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Land Use Bylaw Amendment:	Bylaw 3357/H-2023 (Redistrict 3937 50 St)
Planner:	Dayna Facca, Senior Planner
Please provide comments by April 12, 2023	

Contact Information (please print)

Name: Randy Brook

Mailing Address: 81 FARVIEW DRIVE SE Postal Code: T2H 1A8

Phone #: 403 620 3919 E-mail Address: RANDY@RANDYBROOK.COM

General Comments

I AM AGAINST THIS REZONING. THERE MUST
BE A BUSINESS ATTACHED. JUST CHANGING
WOULD BE A MISTAKE. I WOULD SUPPORT
SOME OF THE REZONING DEVELOPMENTS NOT
ALL.

PLEASE RE-APPLY WITH PLANS

Randy Brook



CITY PLANNING & GROWTH DEPARTMENT

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Land Use Bylaw Amendment:	Bylaw 3357/H-2023 (Redistrict 3937 50 St)
Planner:	Dayna Facca, Senior Planner
Please provide comments by April 12, 2023	

Contact Information (please print)

Name: Marcel Robin

Mailing Address: Box 32 Benalto AB Postal Code: Tom 0H0

Phone #: 403 746-2700 E-mail Address: mrrepair409@gmail.com

General Comments

Regarding to C4 I could be alright
with depending on what the developer
wants to put on there. So without
knowing exactly what he wants to
do I can't say yes or no. Once I
have a specific detail on what he
wants to do then I will know what
to answer. Thanks Marcel Robin



CITY PLANNING & GROWTH DEPARTMENT

Comment Sheet

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Land Use Bylaw Amendment:	Bylaw 3357/Q-2021 A rezoning from R1A Residential (Semi-Detached Dwelling) District with Site Exception a(i) to C4 Commercial (Major Arterial) District.
Planner:	Matthew Goebel
Please provide comments by 4:30 PM, Thursday, August 5, 2021.	

Contact Information
Your contact information allows administration to respond as needed.
PLEASE PRINT

Name: Violet Mindle

Mailing Address: 3914 47 St. Red Deer Postal Code: T4N1N9

Phone #: 403-392-7851 E-mail Address: _____

General Comments

I object to the following proposed discretionary uses
for this property:

- b(i) above ground storage tanks for motor fuel products
- b(iv) dangerous goods occupancy
- b(v) drinking establishment (no adult entertainment)
- b(vi) drinking establishment (adult entertainment permitted)
- b(xviii) gambling establishment



Appendix D - C5 and C4 Use Comparison

C4 District	C5 District
Permitted Uses	
Commercial recreation facility	
Commercial service facility	
Merchandise Sales and/or Rentals (minimum floor area for a building or a comprehensively designed group of buildings – 929.0m ²)	Merchandise Sales and/or Rentals
Restaurant	Restaurant without drive-through
Service and repair of goods traded in the C4 District	
Office	Office
	Day care facility
	Dwelling units above the ground floor
	Health and medical services
	Home occupations
	Live work unit
	Multiple Family Building
	Multi-attached Building
	Show Home or Raffle Home
Discretionary Uses	
Above ground storage tanks for motor fuel products including propane and used oil	
Accessory building or use	Accessory building or use
Dangerous goods occupancy	
Drinking establishment (adult entertainment prohibited)	Drinking establishment (adult entertainment prohibited)
Drinking establishment (adult entertainment permitted)	
Funeral Home	
Health and Medical Services	
Hotel, motel or hostel	Hotel, motel or hostel
Merchandise Sales and/or Rentals	
Outdoor display or sale of goods	Outdoor display or sale of goods
Transportation, communication or utility facility	Transportation communications or utility facility



Warehouse	
Outdoor storage	
Gaming or Gambling Establishment	
Cannabis Retail Sales	
	Commercial service facility
	Restaurant with drive-through
	Commercial recreation facility
	Parking lot/parking structure
	Assisted living facility
	Commercial entertainment facility
	Place of worship or assembly
	Public and quasi-public buildings
	Sale of fuel