



CITY COUNCIL

AGENDA

Tuesday, November 12, 2019 – Council Chambers, City Hall

Call to Order:	1:30 PM
Recess:	5:00 PM to 6:00 PM
Public Hearing(s):	6:00 PM

1. IN CAMERA MEETING (to last approximately 1 Hour)

1.1. Motion to In Camera

1.1.a. Annual Exempt Staff Compensation Adjustment - FOIP 24(1)(b)(i) -
Advice from officials

1.1.b. Council Compensation and Benefits Policy Revision- FOIP 24(1)(b)(i) -
Advice from officials

1.2. Motion to Revert to Open

2. MINUTES

2.1. Confirmation of the Minutes of the October 28, 2019 Organizational Meeting.
(Agenda Pages 1 – 18)

2.2. Confirmation of the Minutes of the October 28, 2019 Regular Council Meeting
(Agenda Pages 19 – 26)

3. POINTS OF INTEREST

4. REPORTS

- 4.1. Community Culture Development Fund Grant Program Review
Request to Table
(Agenda Pages 27 – 27)

4.1.a. Motion to Table

- 4.2. Special Event Permit Road Closures
(Agenda Pages 28 – 32)

5. BYLAWS

- 5.1. Land Use Bylaw Amendment 3357/DD-2019
Site Exception for Three Unit Multi-Attached Dwelling as a discretionary use
5835-60A Street (Riverside Meadows)
(Agenda Pages 33 – 49)

5.1.a. Consideration of First Reading of the Bylaw

7. ADD TO THE AGENDA

- 7.1. Annual Exempt Staff Compensation Adjustment
(Agenda Pages 50 – 51)

- 7.2. Council Compensation and Benefits Policy Revision
(Agenda Pages 52 – 62)

6. PUBLIC HEARINGS

- 6.1. Land Use Bylaw Amendment - 3357/Q-2019
500, 6380-50 Avenue - Redistricting C2A to C4
(Agenda Pages 63 – 92)

6.1.a. Consideration of Second Reading of the Bylaw

6.1.b. Consideration of Third Reading of the Bylaw

8. ADJOURNMENT



UNAPPROVED - M I N U T E S

**of the Red Deer City Council Organizational Agenda
held on, Monday, October 28, 2019
commenced at 1:32 P.M.**

Present: Mayor Tara Veer
Councillor Buck Buchanan
Councillor Michael Dawe
Councillor Tanya Handley
Councillor Vesna Higham
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Allan Seabrooke
Acting Director of Communications & Strategic Planning, Tara Shand
Director of Community Services, Sarah Cockerill
Director of Corporate Services, Lisa Perkins
Acting Director of Development Services, Konrad Dunbar
Director of Human Resources, Kristy Svoboda
Acting Director of Planning Services, Emily Damberger
City Clerk, Frieda McDougall
Corporate Meeting Administrator, Amber Senuk
Corporate Meeting Support, Jennifer Hankey

**I. IN CAMERA****I.1. Motion to In Camera**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Monday, October 28, 2019 at 1:34 p.m. and hereby agrees to exclude the following:

- All members of the media; and
- All members of the public; and
- All non-related staff members

to discuss the following:

- Appointment to Committees – FOIP 17(1) Disclosure harmful to personal privacy and FOIP 24(1)(a) Advice from officials

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

I.1.a. Appointments to Committees - FOIP 17(1) - Disclosure harmful to personal privacy and FOIP 24(1)(a) - Advice from Officials

The following people were in attendance as the topic under discussion related to their position within the organization.

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes



City Manager Allan Seabrooke, Acting Director of Communications & Strategic Planning Tara Shand, Director of Community Services Sarah Cockerill, Director of Corporate Services Lisa Perkins, Acting Director of Development Services Konrad Dunbar, Acting Director of Planning Services Emily Damberger, City Clerk Frieda McDougall, Corporate Meeting Administrator Amber Senuk, Corporate Meeting Support Jennifer Hankey

Director of Human Resources Kristy Svoboda arrived at 1:56 p.m.

1.2. Motion to Revert to Open Meeting

Moved by Councillor Ken Johnston, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer agrees to enter into an open meeting of Council on Monday, October 28, 2019 at 2:10 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2. REPORTS

2.1. Deputy Mayor Appointments

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby approves the following Deputy Mayor appointments for January 2020 to December 2020 presented to Council on Monday, October 28, 2019 as follows:

January 2020 - December 2020
DEPUTY MAYORS

January 2020 Councillor Buchanan



February 2020	Councillor Dawe
March 2020	Councillor Handley
April 2020	Councillor Higham
May 2020	Councillor Johnston
June 2020	Councillor Lee
July 2020	Councillor Wong
August 2020	Councillor Wyntjes
September 2020	Councillor Buchanan
October 2020	Councillor Dawe
November 2020	Councillor Handley
December 2020	Councillor Higham

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.2. 2020 Council Meeting Dates

Moved by Councillor Ken Johnston, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated October 28, 2019 re: 2019/2020 Council Meeting Dates hereby agrees to cancel the Monday, June 8, 2020 Regular Council Meeting.

IN FAVOUR: Mayor Tara Veer, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan

MOTION CARRIED



2.3. Councillor Appointments to Committees

Moved by Councillor Vesna Higham, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby ratifies the Mayor and Councillor appointments for 2019 – 2020 to various boards, committees, commissions and societies as per Appendix “A”, attached and as presented to Council on Monday, October 28, 2019.

IN FAVOUR: Mayor Tara Veer, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan

MOTION CARRIED

2019-2020 COUNCIL REPRESENTATION ON COMMITTEES & SOCIETIES

X = Member
A=Alternate
Appendix “A”

	Mayor Veer	Councillor Buchanan	Councillor Dawe	Councillor Handley	Councillor Higham	Councillor Johnston	Councillor Lee	Councillor Wong	Councillor Wyntjes
COUNCIL COMMITTEES									
Audit Committee	X			X	X	X			
Community Housing Advisory Board						X			X
Community Housing and Homelessness Integrated Plan Ad-Hoc Committee *appointments stand until completion of work – March 18, 2019 Council Resolution		A				X	X		
Emergency Management Committee	X	X	A	A	A	A	A	X	A
Governance & Policy Committee (GPC)	X	X	X	X	X	X	X	X	X
Municipal Planning Commission (MPC)	X	A			X		X		
Nomination Committee			X	X		X			

2019-2020 COUNCIL REPRESENTATION ON COMMITTEES & SOCIETIES

X = Member
A=Alternate
Appendix “A”

	Mayor Veer	Councillor Buchanan	Councillor Dawe	Councillor Handley	Councillor Higham	Councillor Johnston	Councillor Lee	Councillor Wong	Councillor Wyntjes
COMMUNITY COMMITTEES (SOCIETIES)									
Bridges Community Living							x		
Downtown Business Association of Red Deer (DBA)						x			
Library Board									x
Queen Elizabeth II Scholarship Awards Selection Committee			x						
Red Deer & District Chamber of Commerce									x
Red Deer College Arts Centre Advisory Committee			x						
Red Deer Museum & Art Gallery Board (MAG)		x							
Red Deer Native Friendship Society Joint Committee - Assoahum	x							x	

2019-2020 COUNCIL REPRESENTATION ON COMMITTEES & SOCIETIES

X = Member
A=Alternate
Appendix “A”

	Mayor Veer	Councillor Buchanan	Councillor Dawe	Councillor Handley	Councillor Higham	Councillor Johnston	Councillor Lee	Councillor Wong	Councillor Wyntjes
River Bend Golf and Recreation Society				X					
Tourism Red Deer Board		X							
Urban Aboriginal Voices Society (UAVS)	A				X		X		
Waskasoo Environmental Education Society Board (WEES)								X	
Westerner Park Board				X				X	
REGIONAL COMMITTEES									
Central Alberta Economic Partnership (CAEP) Board		X							
Central Alberta Regional Trail Society (CARTS)								X	

2019-2020 COUNCIL REPRESENTATION ON COMMITTEES & SOCIETIES

X = Member
A=Alternate
Appendix “A”

	Mayor Veer	Councillor Buchanan	Councillor Dawe	Councillor Handley	Councillor Higham	Councillor Johnston	Councillor Lee	Councillor Wong	Councillor Wyntjes
City/County Intermunicipal Collaboration Framework (ICF) Working Group	X				X		X		
Parkland Airshed Management Zone (PAMZ)			X						
Red Deer & District Family and Community Support Services Board			X		X				
Red Deer Regional Municipal Users Group (RDRMUG)			X						
Red Deer River Watershed Alliance Board (RDRWA)			X (to May 2020)						X (from June 2020)

EXTERNAL APPOINTMENTS – PROVINCIAL / FEDERAL BOARDS AND COMMITTEES

AUMA Board of Directors									
AUMA Committees		X							X
Inter City Forum on Social Policy									X

**2019-2020 COUNCIL REPRESENTATION
ON COMMITTEES & SOCIETIES**

X = Member
A=Alternate
Appendix “A”

	Mayor Veer	Councillor Buchanan	Councillor Dawe	Councillor Handley	Councillor Higham	Councillor Johnston	Councillor Lee	Councillor Wong	Councillor Wyntjes
FCM Board of Directors									
FCM Committees							X		
Mid-Sized Cities Mayors' Caucus Executive Committee	X								

**2.4. Citizen Representative Appointments to
Committees/Boards/Societies****2.4.a. Community Housing Advisory Board**

Moved by Councillor Tanya Handley, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Community Housing Advisory Board for the terms to expire as follows:

Linda Cullen-Saik	Citizen Representative (term to expire at the Organizational Meeting of 2021)
Roxanne Stillings	Citizen Representative (term to expire at the Organizational Meeting of 2021)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.4.b. Intermunicipal Subdivision & Development Appeal Board

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Intermunicipal Subdivision & Development Appeal Board for the terms to expire as follows:

Gerry Paradis	Citizen Representative (term to expire at the Organizational Meeting of 2022)
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Bonnie Sansregret	Citizen Representative, to fill an unexpired term (term to expire at the Organizational Meeting of 2022)
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IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.4.c. Library Board

Moved by Councillor Frank Wong, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Library Board for the terms to expire as follows:

Jerry Moore	Citizen Representative (term to expire at the Organizational Meeting of 2022)
Shelley Odishaw	Citizen Representative (term to expire at the Organizational Meeting of 2022)
Raymond Savage	Citizen Representative (term to expire at the Organizational Meeting of 2022)
Mark Waters	Citizen Representative (term to expire at the Organizational Meeting of 2022)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

**2.4.d. Municipal Planning Commission**

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Municipal Planning Commission for the terms to expire as follows:

Daniel Jersusalimiec	Citizen Representative (term to expire at the Organizational Meeting of 2021)
Tony Lindhout	Citizen Representative (term to expire at the Organizational Meeting of 2021)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.4.e. Public Art Commission

Moved by Councillor Tanya Handley, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Public Art Commission for the terms to expire as follows:

Patricia Couture	Citizen Representative (term to expire at the Organizational Meeting of 2021)
Jasmine Nelson	Citizen Representative (term to expire at the Organizational Meeting of 2021)

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



Dawe, Councillor Tanya Handley, Councillor Vesna Higham,
Councillor Ken Johnston, Councillor Lawrence Lee,
Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.4.f. Red Deer Appeal & Review Board / Red Deer Subdivision & Development Appeal Board

Moved by Councillor Vesna Higham, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Red Deer Appeal & Review Board / Red Deer Subdivision & Development Appeal Board for the terms to expire as follows:

Richard Boerger	Citizen Representative (alternate) (term to expire at the Organizational Meeting of 2020)
Victoria Foster	Citizen Representative (alternate) (term to expire at the Organizational Meeting of 2022)
Karen Howley	Citizen Representative (term to expire at the Organizational Meeting of 2022)
Carol Mah	Citizen Representative (term to expire at the Organizational Meeting of 2020)
Gerry Paradis	Citizen Representative (term to expire at the Organizational Meeting of 2022)

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

**2.4.g. Red Deer & District Family and Community Support Services Board**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Red Deer & District Family & Community Support Services Board for the terms to expire as follows:

Colleen Bredo	Citizen Representative (term to expire at the Organizational Meeting of 2021)
Valdene Callin	Citizen Representative (term to expire at the Organizational Meeting of 2021)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.4.h. Red Deer Regional Airport Authority Board

Moved by Councillor Frank Wong, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the Red Deer Regional Airport Authority Board for the terms to expire as follows:

Cory Kaun	Citizen Representative (term to expire December 31, 2023)
Ken Schulzke	Citizen Representative (term to expire December 31, 2023)



John MacKenzie

Citizen Representative
(term to expire December 31, 2020)

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.4.i. River Bend Golf and Recreation Society Board

Moved by Councillor Lawrence Lee, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the River Bend Golf and Recreation Society for the terms to expire as follows:

Steven Banack

Citizen Representative
(term to expire at the Organizational Meeting of 2022)

Marion Hagerty

Citizen Representative
(term to expire at the Organizational Meeting of 2022)

Christopher Richmond

Citizen Representative
(term to expire at the Organizational Meeting of 2022)

Neil Rowe

Citizen Representative
(term to expire at the Organizational Meeting of 2020)

IN FAVOUR:

Mayor Tara Veer, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes



OPPOSED: Councillor Buck Buchanan

MOTION CARRIED

2.5. Ratification of Red Deer Downtown Business Association Board of Director Appointments

Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Legislative Services, dated October 28, 2019 re: Ratification of Red Deer Downtown Business Association Board of Director Appointments, hereby ratifies the appointment of the following three members of the Red Deer Downtown Business Association Board of Directors for a term of January 1, 2020 – December 31, 2022:

Desiree Marshall – Burgundy's Food & Stage
Donna Hall – Academic Express
Merci Marcil – Rob Rae Clothiers

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

3. ADJOURNMENT

Moved by Councillor Michael Dawe, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, October 28, 2019 Organizational Council Meeting of Red Deer City Council at 2:31 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham,



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City Council
Organizational Agenda Minutes –
UNAPPROVED - Monday, October 28, 2019

Councillor Ken Johnston, Councillor Lawrence Lee, Councillor
Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MAYOR

CITY CLERK



UNAPPROVED - M I N U T E S

**of the Red Deer City Council Regular Meeting
held on, Monday, October 28, 2019
commenced at 2:45 P.M.**

Present: Mayor Tara Veer
Councillor Buck Buchanan
Councillor Michael Dawe
Councillor Tanya Handley
Councillor Vesna Higham
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Allan Seabrooke
Acting Director of Communications & Strategic Planning, Tara Shand
Director of Community Services, Sarah Cockerill
Director of Corporate Services, Lisa Perkins
Acting Director of Development Services, Konrad Dunbar
Director of Human Resources, Kristy Svoboda
Acting Director of Planning Services, Emily Damberger
Director of Protective Services, Paul Goranson
City Clerk, Frieda McDougall
Corporate Meeting Administrator, Amber Senuk
Corporate Meeting Support, Jennifer Hankey
Social Planning Manager, Tricia Hercina
Transportation Engineer, Niki Burkinshaw
Senior Planner, Kimberly Fils-Aime



I. MINUTES

I.1. Confirmation of the Minutes of the October 15, 2019 Council Meeting.

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby approves the Minutes of the October 15, 2019 Regular Council Meeting as transcribed.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2. REPORTS

2.1. Community Housing Advisory Board (CHAB) Recommendation - Permanent Supportive Housing Move

Ms. Sandi Chalmers, Community Housing Advisory Board Chair spoke to this item.

Moved by Councillor Frank Wong, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Social Planning dated September 30, 2019 re: Community Housing Advisory Board Recommendation – Permanent Supportive Housing Move hereby endorses the recommendation of the Community Housing Advisory Board and agrees to additional Outreach Support Services Initiative funding in the amount of \$36,212 to cover costs associated with the move for the Permanent Supportive Housing Program (PSH) by Canadian Mental Health Association, subject to development permit approval and completion report, as issued by The City of Red Deer.



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

3. ADDITIONAL AGENDA

3.1. Community Housing & Homelessness Integrated Plan

Ms. Tricia Hercina, Social Planning Manager and Ms. Christine Stewart, Community Housing & Homelessness Integrated Plan Chair and Dr. Alina Turner, Consultant, spoke to this item.

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Social Planning, dated October 28, 2019 re: Community Housing & Homelessness Integrated Plan hereby receives the Executive Summary from the Community Housing & Homelessness Integrated Plan Ad-Hoc Committee and confirms that the Ad-Hoc Committee's mandate has been fulfilled.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Social Planning, dated October 28, 2019 re: Community Housing & Homelessness Integrated Plan hereby directs Administration to continue work on the integrated governance model and bring back a recommendation for a new governance model by Q2 2020.



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 3:57 p.m. and reconvened at 4:12 p.m.

4. REPORTS - continued

4.1. Transit Network Improvements Project - Implementation of Proposed Immediate Route Network & Service Levels

Ms. Niki Burkinshaw, Transportation Engineer and Ms. Tania Wegwitz, Senior Transportation Planner & Transit Lead – Watt Consulting Group, spoke to this item.

Moved by Councillor Ken Johnston, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered the report from Transit and Engineering Services Departments dated October 8, 2019 re: Transit Network Improvements Projects – Implementation of Proposed Immediate Route Network & Service Levels hereby approves the Service Design Standards and Performance Guidelines superseding the “2004 Transit and Special Transportation Study”, as the planning basis for transit service in Red Deer.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes



Resolved that Council of The City of Red Deer having considered the report from Transit and Engineering Services Departments dated October 8, 2019 re: Transit Network Improvements Projects – Implementation of Proposed Immediate Route Network & Service Levels hereby directs Administration to undertake the detailed planning, related infrastructure changes, subject to 2020 capital budget approvals with a target of implementing the changes in fall of 2020.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5. BYLAWS

5.1. Land Use Bylaw Amendment 3357/BB-2019: Day Care Facility Site Exception

Councillor Johnston left Council Chambers at 5:42 p.m. and returned at 5:43 p.m.

Moved by Councillor Michael Dawe, seconded by Councillor Lawrence Lee

FIRST READING: That Bylaw 3357/BB-2019 (an amendment to the Land Use Bylaw for a site exception to allow for consideration of a Day Care Facility as a discretionary use at 15 Dynes Street) be read a first time.

OPPOSED: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION DEFEATED

**5.2. Proposed Off-Site Levy Update
Off-Site Levy Bylaw 3631/2019**

Moved by Councillor Buck Buchanan, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated October 28, 2019 re: Off-Site Levy Bylaw 3631/2019 hereby agrees to adopt the following additional Off-Site Levy principle:

- Off-Site Levies apply to City projects.

Councillor Lawrence Lee left the Council Meeting at 5:59 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

FIRST READING: That Off-Site Levy Bylaw 3631/2019 (a bylaw to provide for the imposition of an off-site levy on land to be subdivided or developed within the City of Red Deer) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Lawrence Lee

MOTION CARRIED



6. NOTICE OF MOTION

The following Notice of Motion was introduced by Councillor Dianne Wyntjes

Whereas The City of Red Deer recognizes the important role that libraries play in our community including the early literacy programs that are integral to developing proficient readers and ensuring that children succeed in school; and

Whereas more and more digital literacy programs run by libraries also help ensure that citizens can contribute to our digital world. Additionally, vulnerable demographic groups, including seniors, low income families, youth, and new Canadians rely on access to libraries as an important tool for their participation in the community – from education to searching for jobs to consuming Canadian cultural materials, and

Whereas libraries in our community recognize that library users increasingly seek to access digital publications offered by multinational publishers, and that access to those publications is too often curtailed by prohibitively high licensing fees or else entirely denied to Canadian libraries; in 2018 Red Deer had 82,161 circulations of electronic publications, and

Whereas libraries must be in a position to offer digital publications to their users as part of their service offering to our community, particularly given the contemporary rapid pace of digitization of educational and cultural materials;

Now Therefore be it Resolved that The City of Red Deer hereby:

1. Indicates our support for the Canadian Urban Libraries Council in its efforts to increase access to digital publications for library users in the City of Red Deer and across Canada; and
2. Calls on the Federal government to investigate the barriers faced by libraries in acquiring digital publications and the problems that poses for vulnerable demographic groups in Canada; and
3. Asks the Federal government and our local Members of Parliament to develop a solution that increases access to digital publications across Canada and assists



libraries in meeting the cost requirements to acquire digital publications.

Reference: Canadian Urban Libraries Council Information Circular, August 2019

7. **ADJOURNMENT**

Moved by Councillor Tanya Handley, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, October 28, 2019 Regular Council Meeting of Red Deer City Council at 6:10 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Lawrence Lee

MOTION CARRIED

MAYOR

CITY CLERK



November 12, 2019

Community Culture Development Fund Grant Program Review

Request to Table

Recreation Parks and Culture Department

Report Summary & Recommendation:

At the January 8-16, 2019 Operating Budget Meeting, Council passed the following resolution:

Directs Administration to review the CCDF (Community Culture Development Fund) in terms of its objectives and the appropriate level of funding including the reconsideration of the \$30,000 cap with a recommendation to be brought to Council prior to Council consideration of budget 2020.

Recommendation:

Due to staff working on high priority projects, Administration is asking that Council consider tabling the CCDF Review Report to the end of Q2 2020 to allow Administration time to complete the review.

Proposed Resolution:

Resolved that Council of The City of Red Deer having considered the report from Recreation Parks & Culture dated November 12, 2019 re: Community Culture Development Fund Grant Program Review Request Table hereby agrees to table consideration of the Community Culture Development Fund Review Report to the end of Q2 2020 to allow Administration time to complete the review.

Background:

Council approved an additional \$130,000 in CCDF sustainability funding for the 2019 and 2020 operating budget. This funding was to allow organizations currently receiving CCDF funds and experiencing challenges with financial sustainability the opportunity to apply within this additional fund. This included varying the current cap of \$30,000 to groups to enable their access to this funding.

This funding has been dispersed for 2019 with agreements in place for 2020 as well.

The CCDF Review and subsequent Council direction, may be used to inform a 2021 CCDF Operating Budget submission.

DATE: November 14, 2019

TO: Sarah Cockerill, Director of Community Services

FROM: Samantha Rodwell, Deputy City Clerk

SUBJECT: Community Culture Development Fund Grant Program Review

Reference Report:

Recreation Park and Culture Department, dated November 12, 2019.

Resolution:

At the Tuesday, November 12, 2019 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 dated November 12, 2019 re: Community Culture Development Fund Grant Program Review Request Table hereby agrees to table consideration of the Community Culture Development Fund Review Report to the end of Q2 2020 to allow Administration time to complete the review.

Report back to Council:

Yes.

Comments/Further Action:

Administration will report to Council at the end of Q2 2020.



Samantha Rodwell
Deputy City Clerk

c. Corporate Meeting Administrator



November 12, 2019

Special Event Permit Road Closures

Inspections & Licensing Department

Report Summary

During the 2019 Operating Budget discussion, Council passed the following resolution related to road closure costs for Special Events in the downtown:

Resolved that Council of The City of Red Deer hereby directs Administration to bring a report to Council on the Special Event Permits with options for the charging for road closures that impact to community groups, considering economic development objectives, downtown revitalization partners and The City's budget, to be scheduled and considered in conjunction with Council's work plan.

Expenses for Special Event road closures are based on full cost recovery by the applicant. The annual amount recovered from application fees and charges is approximately \$27,000 with individual costs varying depending on the request.

Of the 300 Special Event Permits issued, approximately 15 to 20 have associated road closure needs. Reducing the charge for road closures would reduce costs to holding local events, and although the number of events may increase, the result of bringing people downtown would be a positive trade-off. In order to evaluate the impact of reducing the road closure charges.

Recommendation

Administration recommends Council proceed with Option 4, waiving 50% of the associated costs for road closures in the downtown related to an approved Special Event Permit, and this is contingent on approval of one time funding of \$27,000 in the 2020 Operating Budget to operate the program in 2020 and 2021. Following 2021, the program will be evaluated to determine future recommendations.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Inspections & Licensing dated September 19, 2019 re: Special Event Permit Road Closures hereby agrees to the following contingent on 2020 Operating Budget approval:

- I. All road closure costs for local Special Event Permits in the downtown area, including Capstone, be budgeted and funded one time in a cost split of 50/50 between the City and the event organizer, up to an accumulated total of \$27,000 over the 2020 and 2021 budgets.

2. The amount of the fee waiver for any one event not to exceed \$2,500.
3. Fee waivers will be allocated on a first come, first served basis until all funds are expended.
4. The application fee and other event related costs are the responsibility of the applicant.
5. This initiative will be reevaluated prior to consideration of the 2022 Budget.

Rationale for Recommendation

- 1) **The City's Strategic Plan speaks to Red Deer being an economic leader and hub with a revitalized downtown and diverse local economy.** Local events and festivals play an important role in achieving this objective as well as enhancing the vibrancy and quality of life within Red Deer, and encouraging citizen engagement.
- 2) **The recommended 50/50 cost share arrangement meets the Council adopted Fees & Charges Policy (GP-F-2.5).** The Community Benefit Assessment tool used by Administration to determine the benefit to the community at large supported a 25-50% subsidization.

Discussion

Special Events are regulated through City bylaws with permits coordinated by the Inspections & Licensing Department in consultation with impacted City departments. A Special Event includes a one-time and/or recurring public or private event where there are impacts to one or all of the following services: traffic, pedestrian flow, City infrastructure, City services, and includes high-risk activity such as fireworks or excessive noise.

There is a standard fee for a Special Event Permit: \$25 for an event held on City property and \$100 for an event involving a road closure. As part of the permit, a number of factors are considered, including location, neighbourhood notification, site, traffic and parking plans, policing and security requirements, emergency services, food and beverage provisions, merchandise sales, tents and canopies, signage, special considerations, and road closures.

Previous Road Closures

In an average year, The City receives approximately 300 permit requests with approximately 15 to 20 of those requests requiring road closures. In 2018, the costs associated with event road closures was approximately \$27,000, recovered from the event organizers.

The road closure costs range from \$250 (Women's Fun Run) to \$5,600 (Cyclovia). The following are the 2018 events that required a road closure, categorized by location:

Downtown
Cyclovia (Aug): Downtown route
Market @ Red Deer (all summer): Little Gaetz
Red Deer Ribfest (summer): 48 Avenue from 52-53 Street

KVA Remembrance Day, Veteran's Park Ross Street
Red Deer Lights the Night (Nov): Ross St & 48 Ave
Hudson's Heart (June): Little Gaetz from 49 to 50 St
Market @ Red Deer (summer): 47 Avenue
Agency BBQ (June): Alley behind CSS
Troubled Monk Run (June): Riverlands
Barn Dance (July) Little Gaetz 49-50 St
Centre Fest (July) – 48 Ave from 52 to 53 St

Other Municipalities

In reviewing other municipalities, Lethbridge, Medicine Hat and Leduc's road closure application process is similar to Red Deer. They are on a cost-recovery basis where the applicant pays all associated costs. Lethbridge and Medicine Hat do offer community event grants with the expectation of the organizer providing a summary report outlining the success of the event.

Options

The following options were explored:

Option 1: Status Quo

No change to the current process for Special Event Permit applications, with the event organizer responsible for all applicable fees and associated charges.

Pros:

- Status quo
- No cost to The City
- All event applications treated the same

Cons:

- May limit events due to cost
- Does not promote events and activity in the downtown

Option 2 – Ongoing Downtown Road Closure Grants

Develop a grant program for downtown road closure costs, including eligibility criteria, based on an annual budget allocation, ex. \$27,000. Grants would fall within two categories:

Category A – Small community Special Event – road closure costs up to \$1,000

Category B – Large community Special Event – road closure costs up to \$5,000

Pros:

- Promotes events and activity
- Aligns with The City's Strategic Plan
- Grants limited to annual budget allocation
- May entice more events downtown

Cons:

- May limit events due to budget
- Additional administrative costs to manage the program
- Higher demand may increase traffic issues
- May impact businesses who do not benefit from the event

Option 3 – No Charge for Downtown Road Closures (2020-2021)

To determine if costs related to road closures are limiting events in the downtown, the removal of this cost for a one year period, may provide a good indication. Event organizers would not be charged for the cost of a road closure, up to \$5,000 for any one event. The intent would be to include the cost in the 2020 Budget and evaluate the success of the program for consideration in future budgets. The City's Special Event Permit application fee and other costs would still be the responsibility of the event applicant. Based on prior year road closure costs, Administration would recommend \$27,000 be allocated each year, for a total of \$54,000 over 2 years.

The focus of this initiative is for local events. Any major event with a more substantial budget impact and an economic benefit, would fall outside of this process.

Pros:

- Promotes and sustains downtown events
- Aligns with The City's Strategic Plan
- One-year trial to evaluate program
- Administration program similar to current process
- \$5,000 limit reduces financial uncertainty

Cons:

- Higher demand may increase traffic issues
- A one-year trial may not be long enough to fully evaluate impact
- Outside of downtown area not included
- Increase in road closures may impact existing business who do not benefit from the event

Option 4 – Cost Share for Downtown Road Closures (2020-2021)

This option is similar to Option 3 in that the total amount to be allocated would be \$27,000. Rather than The City funding the entire cost, the event organizer would be responsible for 50% of the costs related to their event's road closure. The timeline is extended to a two-year period and allows Administration to evaluate the impacts of the fee waiver. The City would waive 50% of the costs for the road closure, up to \$2,500 for any one event. Any other costs associated with The City's Special Event Permit would still be the responsibility of the event organizer. Based on prior year road closure costs, it is recommended a total of \$27,000 be allocated for 2020 and 2021 to the program.

The focus of this initiative is for local events. Any major event with a more substantial budget impact and an economic benefit, would fall outside of this process.

Pros:

- Promotes and sustains downtown events
- Aligns with The City's Strategic Plan
- Cost sharing 50/50 increases accountability for closure
- Two year trial allows additional time to evaluate program
- Allows for funding of more events
- Administration program similar to current process
- \$2,500 limit reduces financial uncertainty

Cons:

- 50% cost share may still not be affordable for events
- Higher demand may increase traffic issues
- Outside of downtown area not included
- Increase in road closures may impact existing business who do not benefit from the event

Recommendation

Administration recommends Council proceed with Option 4, waiving 50% of the associated costs for road closures in the downtown related to an approved Special Event Permit, and this is contingent on approval of \$27,000 in the 2020 Operating Budget to operate the program in 2020 and 2021. Following 2021, the program will be evaluated to determine future recommendations.

Administration's recommended option aligns with Council Policy GP-F-2.5, Fees & Charges principles of fairness and equity, with a portion of the cost being recovered through the cost share arrangement. The Community Benefit Tool assessment identified a 25-50% fee subsidization was appropriate for the road closure costs due to their contributions to citizens' sense of civic pride and ownership, citizen's wellbeing, and the economic prosperity.

DATE: November 14, 2019

TO: Erin Stuart, Inspections & Licensing Manager

FROM: Samantha Rodwell, Deputy City Clerk

SUBJECT: Special Event Permit Road Closures

Reference Report:

Inspections & Licensing Department, dated November 12, 2019.

Resolution:

At the Tuesday, November 12, 2019 Regular Council Meeting, Council passed the following Resolutions:

Resolved that Council of The City of Red Deer having considered the report from Inspections & Licensing dated September 19, 2019 re: Special Event Permit Road Closures hereby agrees to the following contingent on 2020 Operating Budget approval:

1. All road closure costs for local Special Event Permits in the downtown area, including Capstone, be budgeted and funded one time in a cost split of 50/50 between the City and the event organizer, up to an accumulated total of \$27,000 over the 2020 and 2021 budgets.
2. The amount of the fee waiver for any one event not to exceed \$2,500.
3. Fee waivers will be allocated on a first come, first served basis until all funds are expended.
4. The application fee and other event related costs are the responsibility of the applicant.
5. This initiative will be reevaluated prior to consideration of the 2022 Budget

Report back to Council:

Yes.

Comments/Further Action:

As detailed in the above resolutions.



Samantha Rodwell
Deputy City Clerk

- c. Director of Planning Services
Chief Financial Officer



November 12, 2019

Bylaw 3357/DD-2019:

Land Use Bylaw Amendment for a Site Exception

“Three Unit Multi-Attached Dwelling” as a discretionary use at
5835 – 60A Street (Riverside Meadows)

Planning Services

Report Summary and Recommendation

The Planning department received an application for a Land Use Bylaw amendment for a site exception to add “Three Unit Multi-Attached Dwelling” as a discretionary use on a parcel zoned *R1A – Residential (Semi-Detached Dwelling) District* in Riverside Meadows. The R1A district allows for detached and semi-detached dwellings, but does not list multi-attached building as either a permitted or discretionary use.

Administration recommends Council give First Reading to Bylaw 3357/DD-2019 (Appendix A).

Proposed Resolution

That Bylaw 3357/DD-2019 be read a first time. If first reading is given, this bylaw will be advertised for two consecutive weeks with a Public Hearing to be held on Monday, December 9, 2019 at 6:00 p.m. in Council Chambers.

Rationale for Recommendation

The rationale for Administration’s recommendation is as follows:

- 1. The application provides for more efficient use of land while meeting the density requirements of the R1A district.**

The larger size of the subject parcel enables it to meet the R1A’s per dwelling minimum density requirement, and if Bylaw 3357/DD-2019 is passed, the development of the parcel would be subject to the R1A district’s standards regarding, yards, landscaping, off-street parking, etc., at the Development Permit stage.

2. The proposed bylaw is consistent with the objectives and policies of the Municipal Development Plan and the Riverside Meadows Area Redevelopment Plan.

These statutory plans support infill redevelopment and intensification in existing neighbourhoods that provides for the creation of affordable housing, a mix of housing types, and the efficient use of land.

3. The parcel is a unique large corner lot.

The unique characteristics of the lot size and location allows for consideration of a site exception.

Discussion

Background

The subject site is a 785 m² (8,450 sq. ft.) lot zoned *R1A – Residential (Semi-Detached Dwelling)* at 5835 – 60A Street is a corner parcel in the Riverside Meadows neighbourhood containing a small older detached dwelling (Appendix B).

The surrounding area includes a mix of residential zonings and building types.

As a corner lot with a rear lane the site has flexibility in how the building development could be developed and accessed, including off-street parking.

Analysis

The large lot size could accommodate a triplex. The current parcel is 785 m² and redevelopment with a duplex dwelling would be an inefficient use of the land as the R1A district's minimum parcel size for each duplex dwelling is 232 m². A three unit multi-attached building on this parcel would still meet the R1A's density minimum of 232 m² dwelling, i.e. 3 X 232 m² = 696 m², which is less than the parcel's 785 m² size.

The Municipal Development Plan includes objectives and policies (Appendix D) that support the provision of a variety of housing types, affordable housing, and the efficient use of land.

The Riverside Meadows ARP, in turn, conforms to the objectives and policies of the MDP. The ARP identifies this site for R1A use. A site exception would retain the R1A zoning.

The applicant has provided rationale (Appendix E) as to why they believe the subject site, is suitable for the development of a three unit multi-attached residential building. The applicant

states they believe their site plan would meet all the R1A standards and allowing a three unit dwelling would make redevelopment more viable financially.

A site exception that retains the R1A zoning is preferred over rezoning to another district, such as the *R2 – Residential (Medium Density) District*. The R2 district allows for multi-attached buildings, but it also allows for the development of multi-family buildings (apartments) up to three storeys high and to a higher overall density. Rezoning to another district would necessitate an amendment to the Riverside Meadows ARP's Land Use Concept map.

Site exceptions are intended for unique situations. The key unique feature of this site is that it is overly large for a duplex; in effect the R1A zoning is an underzoning that will result in the inefficient use of the land if developed as a duplex. As well, this site is a corner lot with lane access, which provides more flexibility in building and parking (access) design and layout.

Allowing up to three dwelling units on this parcel is reasonable as it will still fall within the R1A district's density requirement of a minimum of 232 m² of land per dwelling. The immediate neighbourhood contains a variety of housing compatible with the proposed triplex.

Dialogue

The proposal was sent to 78 landowners within 100 metres of the site. Three written responses were received, including a response of support from the Riverside Meadows Community Association (Appendix C).

Some of the concerns expressed, such as renters versus owners, are not land use related. The provision of off-street parking and garbage pickup location, is something that is addressed at the Development Permit stage.

Appendices

Appendix A – Bylaw 3357 / DD - 2019

Appendix B – Location / Context – 5835 – 60A Street

Appendix C – Written Responses from Area Landowners and Community Association

Appendix D - Municipal Development Plan – Section 10

Appendix E – Site Exception Rationale Provided by Applicant

Appendix A – Bylaw 3357/DD-2019

BYLAW NO. 3357/DD–2019

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 8.22 subsection 1. (e) is amended by adding to the end of that subsection, and numbering sequentially a new subsection as follows:

In addition to the permitted and discretionary uses allowed in the R1A district, a three unit Multi-attached Building as a discretionary use on Lots A, 1 and 2, Block B, Plan 7068W (5835 – 60A Street).

- (1) The Development Authority is the development authority.
- (2) The R1A district regulations apply.

2. The “Land Use District Map K16” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 23 / 2019 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2019.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2019.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2019.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2019.

MAYOR

CITY CLERK

Schedule "A"

THE CITY OF Red Deer *Proposed Amendment to Land Use Bylaw 3357/2006*



Appendix B – Location / Context – 5835 – 60A Street



Google Maps



Land Use Districts



**Appendix C – Written Responses from Area Landowners and
Community Association**

Orlando Toews

From: riverside meadows community association <riversidemeadowsca@gmail.com>
Sent: October 09, 2019 9:18 AM
To: Orlando Toews
Subject: Proposed rezoning

Hello Orlando,

Sorry my email is late. We have decided a triplex will fit within this street. There is no objection to the.
Rezoning Shirley Hocken

Orlando Toews

From: DOUG
Sent: September 28, 2019 8:37 AM
To: Orlando Toews
Subject: PROPOSED LAND USE AMENDMENT (5835 60A Street) for one 3 Unit multi attached building, Comment Sheet

Att Orlando Toews

I do not have objections to the Sept. 2019 site exception for 5835 60A Street.

A new single building will enhance the immediate area if the local character is maintained.

I would very much like to see that waste pickups remain off the alley.

With the addition of several more vehicles on the avenue a serious conflict would arise if garbage containers were moved to the avenue even weekly.

I see no problem with parking access on any of the alley, street or avenue.

I wish to see a shorter building time frame noting the high number of neighbours in close proximity who will be uncomfortable from additional noise from demolition, construction, construction units and visitor building vehicles..

Doug Brunner
Sept. 28th, 2019



RECEIVED

OCT - 3 2019

OF RED DEER

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 as 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 Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Land Use Bylaw Amendment: **Bylaw 3357/DD-2019** to add a Site Exception for a 3 unit Multi-Attached Building as a Discretionary Use at 5835 – 60A Street (Lots A, 1 & 2, Block B, Plan 7068W)

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: BERNARD VALCOURT

Mailing Address: _____ Postal Cod _____

Phone # _____ E-mail Address: _____

General Comments

(THAT WAS 2000 OR SO)
EARLY NINETY'S LAND USE WAS CHANGED
TO SINGLE FAMILY USE -
JUST ABOUT EVERYTHING AROUND US IS RENTALS
MORE ARE NOT NEEDED & A THREE
UNIT TOWN HOUSE STYLE - WHERE ARE
THEY GOING TO PARK ?? MORE
RIFRAKT GOING DOWN ALLEY TO MUSTARD
SEED

MY VOTE IS AGAINST THE CONSTRUCTION

PARKING IS GOING TO
BE A PROBLEM

Appendix D – Municipal Development Plan – Section 10

10.0 HOUSING AND NEIGHBOURHOOD DESIGN

Neighbourhoods are living entities which undergo demographic, social, economic and physical change over time. These changes include such things as altering preferences and needs in housing and changing views on the types of uses that should be within or close to the neighbourhood. Neighbourhoods experience life cycle effects such as population gain, peak and loss. More sustainable neighbourhoods are those that are able to adapt over time, due in large part, to the variety of housing types that are available. The Red Deer Growing Smarter Study suggests several ways to make Red Deer's future neighbourhoods inclusive and more sustainable. It recognizes that strong, well designed and sustainable neighbourhoods are a critical building block in making Red Deer a more sustainable city overall.

Goals: To facilitate the creation of inclusive neighbourhoods, containing a range of housing options and related compatible uses, supporting the needs and preferences of a variety of household types and income levels.

¹To facilitate the design of neighbourhoods that can adapt to global and local trends including an aging demographic, intensifying climate change, economics, local growth projections and traditional neighbourhood lifecycle.

Objectives:

- (a) Promote the establishment of neighbourhoods that are designed based on the principles of social, environmental and economic sustainability through implementation of the Red Deer Growing Smarter Study;
- (b) Provide for a mix of housing types to meet a variety of lifestyles, special needs, life cycle demands and market preferences;
- (c) Encourage re-investment and infill in older neighbourhoods;
- (d) Promote the creation of affordable housing and housing for special needs; and
- (e) Promote the efficient utilization of land by achieving increased residential densities
- (f) ²Encourage neighbourhood design that accommodates a variety of future uses that will allow buildings, public spaces and neighbourhood amenities to be converted, salvaged or reused.

¹ 3404/A-2013

² 3404/A-2013

- (g) ¹To build community resiliency, neighbourhood design should consider climate change adaptation including, but not limited to, the impacts of predicted changes in temperature, precipitation, and increase in the frequency of severe weather events.

Policies:

10.1	Neighbourhood Planning Guidelines and Standards	The City shall continue to use the Neighbourhood Planning Guidelines and Standards, as amended from time to time, to provide detailed guidance on the creation of sustainable neighbourhoods. These guidelines and standards shall be reviewed on an ongoing basis in consultation with all stakeholders such as the Canadian Home Builders Association – Central Alberta, and Urban Development Institute – Red Deer Chapter, and school authorities when appropriate.
² 10.2	Residential Density for New Neighbourhoods	The residential density for new neighbourhoods shall be a minimum of 17.0 dwelling units per net developable hectare. Encourage higher densities to encourage transit oriented development (TOD) at trail, street and arterial nodes, as well as commercial and amenity areas.
10.3	Housing Mix	The City shall continue to require a mix of housing types and forms in all residential neighbourhoods. The Neighbourhood Planning Guidelines and Standards shall provide direction on the mix of housing within new neighbourhoods. This mix shall identify targets for each major type of housing and ways to avoid excessive concentration of any single type of housing.
10.4	Housing Forms	The City shall encourage the creation of a wide variety of housing forms. This may include dwelling units in combination with compatible non-residential uses, live-work units and secondary suites.
10.5	Innovative Housing Forms	The City shall encourage innovative or alternative forms of housing which broaden the range of housing choice, as well as address the issues of affordability consistent with the policies of this Plan.

¹ 3404/A-2013

² 3404/A-2015

- | | | |
|-------|---|---|
| 10.6 | Affordable Housing and Special Needs Housing | The City shall partner with other orders of government and private, public and non-profit organizations in the creation of affordable housing and special needs housing as described in the Community Housing Plan, as amended from time to time. For this purpose, affordable housing shall be defined as dwelling units that are designed to be both adequate in meeting the size and safety needs of individuals and families, and affordable to households with income at or below Red Deer's median income, without spending more than 30% of their income on housing. |
| 10.7 | Inclusion of Non-residential Land Uses | The design of new neighbourhoods shall be encouraged to include compatible non-residential uses, such as local commercial services that serve the needs of area residents, to help create neighbourhood identity and bring basic services closer to residents. |
| 10.8 | Home Occupations | The City shall support the development of home occupations and bed and breakfast establishments in residential neighbourhoods as a secondary use of a dwelling unit where compatible with residential uses, and in accordance with City policy. |
| 10.9 | Infill and Intensification in Established Neighbourhoods | Intensification shall be encouraged in established neighbourhoods through residential and mixed use infill projects where there is adequate capacity in major municipal infrastructure and in accordance with the infill guidelines referred to in Policy 10.10, unless otherwise determined through an approved area structure plan or area redevelopment plan. |
| 10.10 | Infill Planning Guidelines and Standards | The City shall prepare and maintain planning guidelines and standards for infill development with the intent of ensuring that infill development and intensification of established areas occurs in an appropriate manner. |
| 10.11 | Neighbourhood Resilience | Neighbourhood design considers the full lifecycle of a neighbourhood including consideration of building and public realm and how they will transition based on resident's needs. Neighbourhood design will achieve economic sustainability through innovative design solutions. |

¹ 3404/A-2013

Appendix E – Site Exception Rationale Provided by Applicant

5835-60A Street Red Deer
Lot A,1 and 2; BlockB; Plan 7068W

We would like to apply to amend the LUB to include a site exception for a (three unit) multi-attached building as a discretionary use at this location. The development would still meet the R1A development standards such as landscaping, parking, height, front, side and rear yards.

Riverside Meadows is a very beautiful area. We bought an old and run down house built in 1963 on a R1A lot 15 years ago and thought we would do something with it one day. Unfortunately, when we look into the building cost on top of the land cost against the potential selling prices in the area, it does not seem to worth the risk of investment. So we come up with a suggestion thinking it may help if we can build 3 units Instead of 2 units.

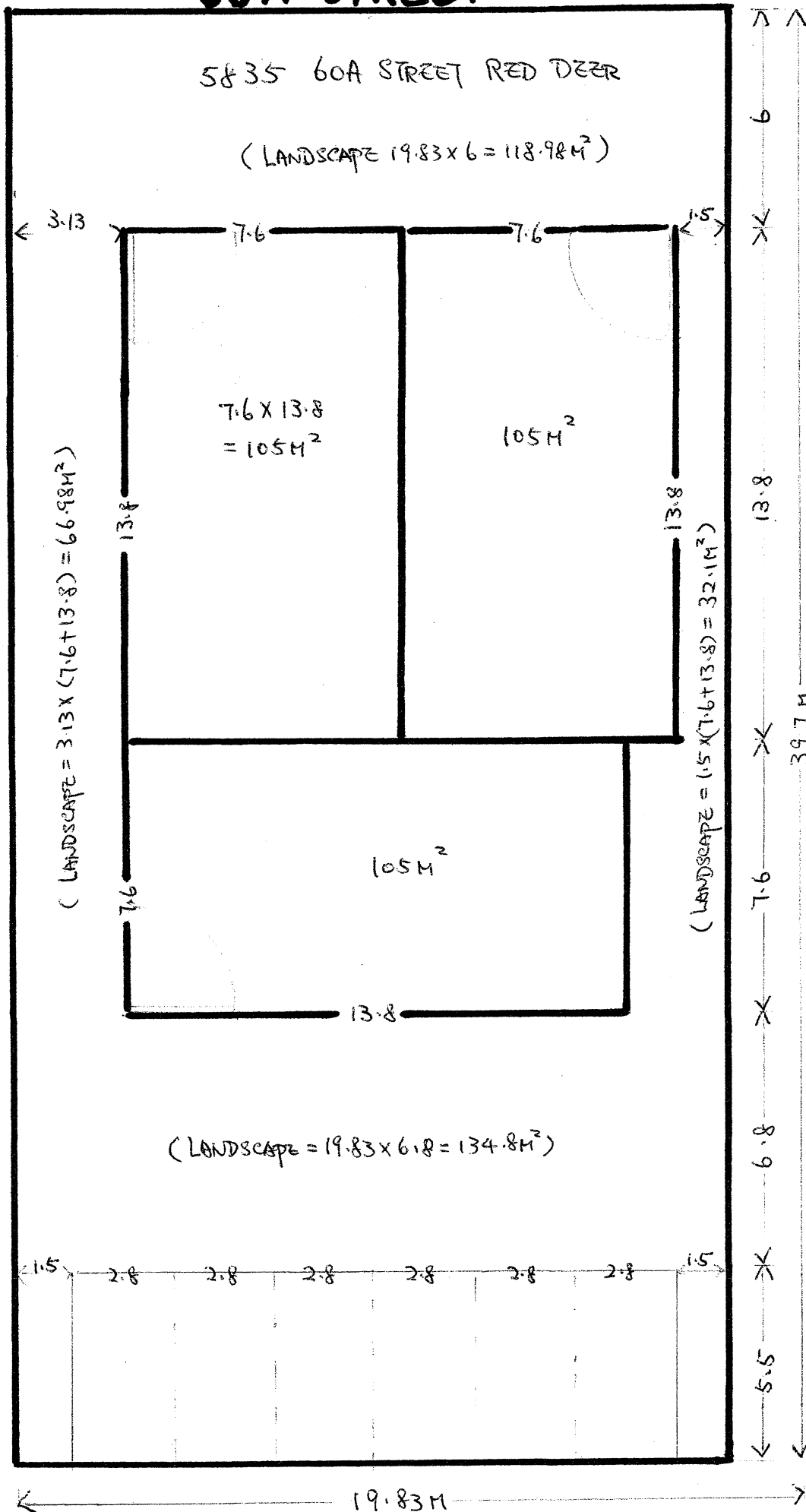
A new 3 units building on the corner lot will fit in the area nicely as there is an apartment building across from 60A street, a townhouse complex across from 59 Ave. A brand New building will also enhance the image of the neighbourhood and community.

Attached is a draft site plan showing the foot print of a 3 unit building with compliance to the R1A requirements and a google map showing the location of the subject property for your consideration.

60A STREET

4

59 AVE



(5)

Proposed new 3 units Building foot print
5835 60A Street Red Deer
Calculation with compliance to R1A requirements

	<u>Required</u>	<u>Provided</u>
Lot Dept	30m	39.70m
Total Site Area		$19.83 \times 39.70 = 787.25\text{m}^2$
Lot area minimum per unit	232m ²	$787.25/232 = 3.4\text{units}$
Floor area minimum per unit	72m ²	105m ²
Site coverage	40%=314.9m ²	40%=315m ² (1.05m ² x3)
Landscaped area	35%=275.53m ²	45%=352m ²
Front yard	6m	6m
Side Yard	1.5m 2.4m (Side Entry)	1.5m 3.13m (side Entry)
Rear Yard	7.5m	12.3m
Unit frontage	7.6m	7.6m
Parking spaces	2/unit	2/unit = 6
Parking stall standard	2.7m x 5.5m	2.8m x 5.5m



Council Decision – November 12, 2019

DATE: November 14, 2019
TO: Orlando Toews, Senior Planner
FROM: Samantha Rodwell, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3357/DD-2019 Site Exception for Three Unit Multi-Attached Dwelling

Reference Report:

Planning Services, dated November 12, 2019.

Bylaw Reading:

At the Tuesday, November 12, 2019 Regular Council Meeting, Council gave first reading to the following Bylaw:

Bylaw 3357/DD-2019 (an amendment to the Land Use Bylaw for a site exception to add "Three Unit Multi-Attached Dwelling" as a discretionary use in the Riverside Meadows)

Report back to Council:

Yes.

Comments/Further Action:

This bylaw will come back for second and third readings at the Monday December 9, 2019 Council Meeting.

A handwritten signature in blue ink that reads 'Rodwell'.

Samantha Rodwell
Deputy City Clerk

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



November 12, 2019

Land Use Bylaw Amendment- 3357/Q-2019 500, 6380-50 Avenue – Redistricting C2A to C4 Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Tuesday, October 15, 2019 City Council meeting.

Recommendation:

That Council considers second and third readings to Bylaw 3357/Q-2019, an amendment to the Land Use Bylaw to rezone 500, 6380-50 Avenue from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District.

Background:

On October 15, 2019 Council considered Bylaw 3357/Q-2019, an amendment to the Land Use Bylaw to rezone 500, 6380-50 Avenue from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District.

In accordance with Section 606 of the Municipal Government Act, this Land Use Bylaw Amendment was required to be advertised for two consecutive weeks. An advertisement was placed in the Red Deer Advocate on October 18 and October 25, 2019. A Public Hearing will be held on Monday, November 12, 2019 at 6:00 p.m. during Council's regular meeting.

Proposed Resolution:

That Bylaw 3357/Q-2019 be read a second and third time.



Originally Submitted to the
October 15, 2019 Council
Meeting

September 6, 2019

Land Use Bylaw Amendment- Redistricting C2A to C4

#500, 6380 50th Avenue, Red Deer

Bylaw 3357/Q-2019

Administration Report

Report Summary & Recommendation

The Planning Department has received an application to amend the Land Use Bylaw to redistrict (rezone) 500, 6380 - 50th Avenue, Red Deer from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District. This property is part of the development commonly known as Village Mall.

Administration recommends Council support First Reading of Bylaw 3357/Q-2019 to rezone 500, 6380 - 50th Avenue, Red Deer from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District. The proposed bylaw amendment is attached as Appendix A.

Proposed Resolution

That Bylaw 3357/Q-2019 be read a first time. If first reading is given, this bylaw will be advertised for two consecutive weeks with a Public Hearing to be held on Tuesday, November 12, 2019 at 6:00 p.m. in Council Chambers.

Rationale for Recommendation

The applicant has requested this amendment to create greater flexibility in the establishment of future commercial uses on the subject site. No redevelopment is proposed with the application. Refer to Appendix B.

1. Proposed amendment is in keeping with Municipal Development Plan

The Municipal Development Plan identifies 67 Street and Gaetz Avenue as primarily arterial commercial with opportunity for intensification.

2. Proposed amendment is suitable for the location and surrounding area

Surrounding commercial development is vehicle oriented, developed at relatively low density and serves the city and region. The properties along Gaetz Avenue north of the subject site (i.e. north of 67 Street) are zoned C4.

3. Existing development aligns with the general purpose of the C4 District

The general purpose of the C4 District is to facilitate the location of trade and service based on automotive transportation and the automobile traveler, and commercial land uses which are built at low densities, in planned centres, generally to serve the city and the region as a whole. This existing uses at the subject site fit with this general purpose.

Discussion

Background

The property falls within northeast Red Deer and is located at the southwest corner of 50 Avenue (Gaetz Avenue) and 67 Street (see Appendix C). It is part of a development that is commonly known as Village Mall. The subject site is bordered by two arterial roads and has approximately 225 m of frontage along Gaetz Avenue and 160 m along 67 Street.

The site is currently developed with large-scale commercial uses including a grocery store, a home/goods hardware store, restaurants, a liquor mart, a drug store, as well as other retail shops and services. There is a large at-grade parking area east of the existing commercial. No redevelopment is proposed with the rezoning application. If a new use or redevelopment is pursued in the future, a development permit would be required.

The surrounding area consists of low and medium density residential development and commercial development. C4 Commercial adjacent to low and medium residential is not a unique situation. It can also be found in Glendale, Pines, Normandeau, Oriel Park West, Timberlands North, South Hill, and Bower.

Historical zoning

Prior to 1980 the property was zoned "Industrial" and in 1980 it was rezoned to "Commercial".

Properties presently zoned C2A Commercial (Regional Shopping Centre) District are listed in Appendix D.

Analysis

The subject site falls within the boundaries of the *Highland Green Estates Neighbourhood Area Structure Plan (1998 NASP)*. In reviewing the NASP, there were no policies applicable to the subject site.

Therefore, the *Municipal Development Plan (MDP)* is the guiding document for the subject site and the proposed bylaw amendment. The MDP identifies the subject site as commercial with opportunity for intensification in the Generalized Land Use Concept and encourages the location of commercial development along arterial routes. The MDP describes "Arterial Commercial" as *consisting of mainly vehicle oriented commercial uses developed at relatively low density and serving the city and region*.

The Land Use Bylaw states that the purpose of the C4 District is to *facilitate the location of trade and service related to automotive transportation, and the automobile traveler, and other commercial land uses which are built at low densities, in planned centres, generally to serve the city and the region, as a whole*. Currently, C4 commercial is widely dispersed throughout the city; primarily along arterial roadways (see Appendix E). The subject site aligns with the intent of the C4 District and meets the C4 development regulations (see Appendix F).

In comparing the C2A District with the C4 District, all the existing uses on the subject site would be allowed under the C4 District. There are a few land use options under the C2A District that would no longer be available in the C4 District, and there are additional land uses in the C4 District that would become available, should the proposed amendment be approved. A full comparison is available in Appendix F.

The C4 District includes the following additional uses that are not available in the C2A District – in other words, if rezoned the subject property would “gain” the following uses:

- Cannabis Retail Sales
- Billboard Sign
- Drinking Establishment (adult entertainment permitted)
- Funeral Home
- Health and Medical Services
- Hostel
- Warehouse

The C4 District excludes the following uses that are available in the C2A District – in other words, if rezoned the subject property would “lose” the following uses:

- Office in total not to exceed 10% of the gross leasable area of the whole shopping centre.
- Commercial entertainment facility
- Dwelling units above the ground floor
- Home Occupations
- Parking lot
- Show Home or Raffle Home

Setback for Cannabis Sales

If the property was rezoned to the C4 Commercial (Major Arterial) District, the setbacks relative to Cannabis Retail Sales will continue to apply. Refer to Appendix G for the Cannabis Retail Sales setback.

Given the setbacks for “Cannabis Retail Sales” and the location of existing “Cannabis Retail Sales” in the area, a proposed “Cannabis Retail Sales” use on the property would be considered, subject to a development permit application. A possible “Cannabis Retail Sales” use on the subject property would not affect other properties where “Cannabis Retail Sales” could be considered that are not already affected by the existing Cannabis Retail Sales Setback.

Setback for Billboard Signs

If the property was rezoned to the C4 Commercial (Major Arterial) District, the setbacks relative to Billboard Signs will continue to apply. Refer to Appendix G for the Cannabis Retail Sales setback.

Given the setbacks for Billboard Signs and the location of existing “Billboard Signs” in the area, a billboard sign application would not be considered on the subject property. Refer to Appendix H for the Billboard Signs setbacks.

Traffic Impacts

Since the proposed rezoning is from one commercial land use district (C2A) to another (C4) with very similar and overlapping land uses, there are no anticipated traffic-related impacts to consider at this time. Individual development permits will be reviewed as applications for specific land uses come forward, including the net-impacts on traffic being generated by the site. If there are any impacts at that time, they would be addressed through the development permit conditions.

Dialogue

The proposed amendment was circulated to internal City departments, external agencies, and landowners within 100 m of the subject site. One comment was received (refer to Appendix I) and forwarded to Engineering for consideration and follow up. Engineering will be addressing the landowners concern by installing crosswalks on the west and south side of the intersection.

Appendices

Appendix A – Bylaw 3357/Q-2019

Appendix B – Applicant Letter of Rationale

Appendix C – Context Maps

Appendix D – C2A Commercial Locations throughout Red Deer

Appendix E – C4 Commercial Locations throughout Red Deer

Appendix F – Comparison of C2A and C4 District

Appendix G – Cannabis Retail Sales Setback

Appendix H – Billboard Signs Setbacks

Appendix I – Landowner Comment

Appendix A

Bylaw 3357/Q-2019 and Schedule "A"

BYLAW NO. 3357/Q– 2019

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

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

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

1. The land shown in the sketch attached as Schedule A to this Bylaw is redesignated from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District.
2. The “Land Use District Map L17” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 12/2019 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2019.

READ A SECOND TIME IN OPEN COUNCIL this day of 2019.

READ A THIRD TIME IN OPEN COUNCIL this day of 2019.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2019.

MAYOR

CITY CLERK

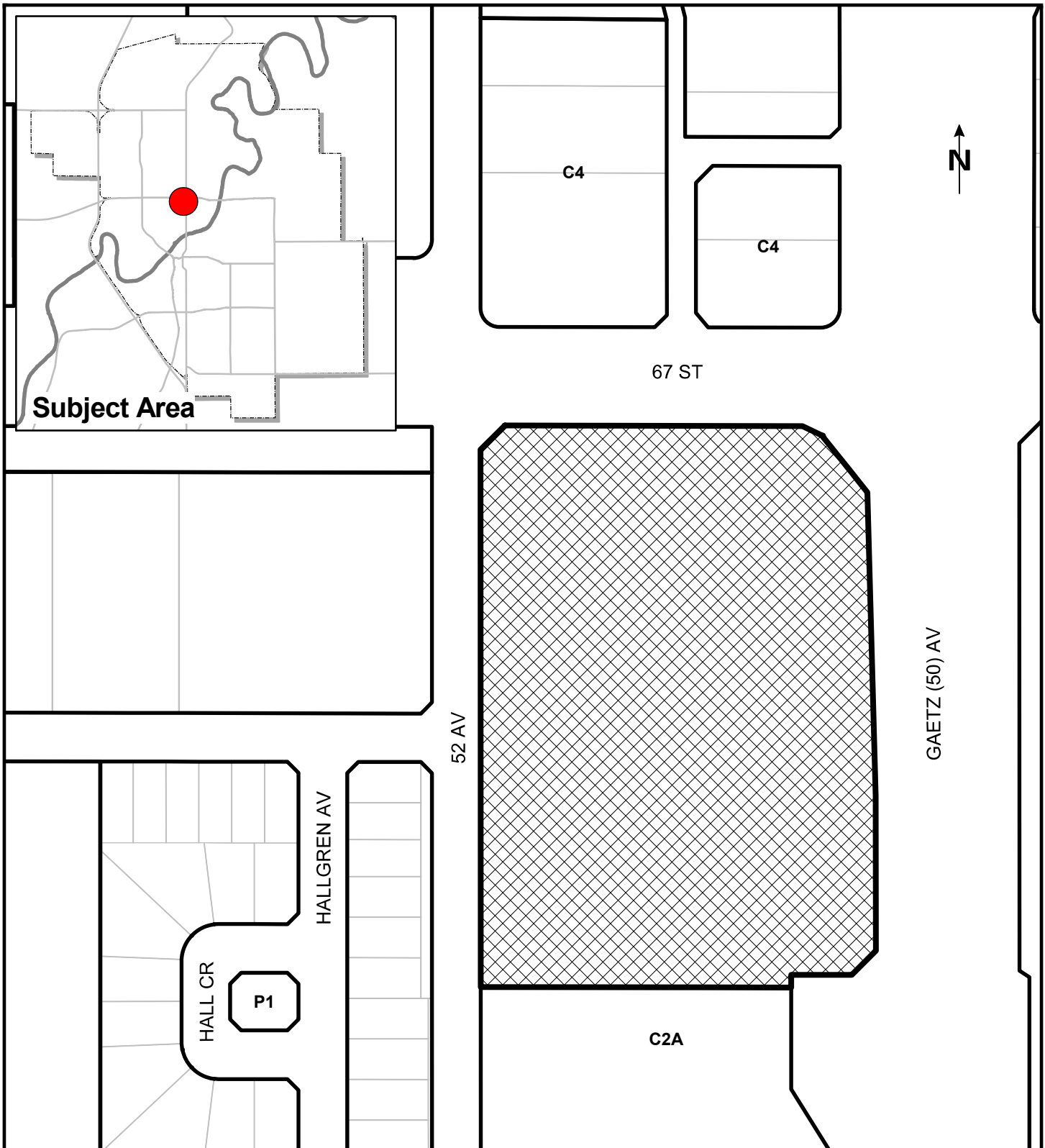


THE CITY OF

Red Deer

Proposed Amendment to Land Use Bylaw 3357/2006

Schedule A



Change District:



C2A to C4 - Commercial (Major Arterial)

Proposed Amendment

Map: **12 / 2019**

Bylaw: **3357 / Q-2019**

Date: **Jan. 25, 2019**

Appendix B

Applicant Letter of Rationale

Land Use By-law Amendment Application – Applicant’s Rationale

500, 6380 50th Avenue, Red Deer

C2A Regional Shopping Centre to a C4 – Commercial Major Arterial Zone

The applicant is submitting a re-zoning application 500, 6380 50th Avenue, Red Deer, to redesignate the subject lands from a C2A (Regional Shopping Centre) to a C4 (Commercial Major Arterial).

The reason for the re-zoning, is to provide the landowner with more flexibility for the establishment of future commercial uses within the subject site.

Site Location and Context

The subject site, Red Deer Village, is legally described as Plan 0226445, Block 1, Lot 1, with a municipal address of 6380 50th Avenue in Red Deer, Alberta.

The site is located at the southwest corner of Gaetz Avenue (50th Avenue) and 67th Street (David Thompson Highway). It has approximately 150 metres of frontage along Gaetz Avenue and 150 m along 67 Street, and a total area of approximately 3.693 ha (9.13 acres). Vehicle access is provided to and from both 50 Avenue and 67 Street.

The site is currently developed with large-scale commercial uses including a grocery store, large-format home goods / hardware store, restaurants a liquor mart, a drug store, as well as other retail shops and services. These uses have a strip-mall or big-box / large-format retail configuration, all having separate exterior entrances from a large surface parking area located on the east side of the site.

The site is currently zoned C2A Regional Shopping Centre, and the application is proposing to re-zone it to C4 Commercial (Major Arterial).

Policy Review

City of Red Deer Municipal Development Plan (MDP)

The subject site lies within an area designated ‘Commercial’ and identified as a ‘Corridor Intensification Opportunity’ in the MDP’s Generalized Land Use Concept. The Generalized Land Use Concept also identifies both Gaetz Avenue and 67 Street as arterial roads in the area of the subject site.

Section 12 of the MDP sets out objectives and policies for commercial development, including direction regarding land uses in areas identified as commercial corridors. The MDP’s goal for commercial development is to “support a vibrant and cohesive commercial sector that supports both local residents and the regional market”. The proposed rezoning can continue to contribute to meeting this goal.

Policies relevant to the proposed rezoning are summarized in the table below.

Policy	Text	Conformity of Proposed Rezoning
--------	------	---------------------------------

12.2	<p>The City shall employ a hierarchy of commercial development and places as follows: ...</p> <p>3.Arterial commercial – consisting of mainly vehicle oriented commercial uses developed at relatively low density and serving the city and region; ...</p> <p>The City shall review and update the commercial zones and regulations in the Land Use Bylaw to reflect this hierarchy.</p>	<p>The current rezoning application is consistent with the direction to set out the regulations associated with the hierarchy of commercial zones in the Land Use Bylaw, and is also consistent with the characterization of Arterial commercial development provided in Policy 12.2.</p>
12.3	<p>The City shall direct future major commercial development, in the form of greater downtown commercial, town centres and arterial commercial, to the areas conceptually shown for commercial land uses on the Generalised Land Use Concept map. ...</p>	<p>The proposed arterial commercial zoning is consistent with the intent of the subject site's Commercial designation on the Land Use Concept map.</p>
12.8	<p>The Gaetz Avenue commercial corridor shall be the primary arterial commercial area within the city and the 67 Street commercial corridor shall be a secondary arterial commercial area. In the areas shown on the Generalized Land Use Concept map as a major urban corridor, opportunities for intensification of land use, mixed use development and improvements to make these corridors more pedestrian friendly and transit oriented should be promoted and encouraged.</p>	<p>The proposed arterial commercial zoning is consistent with the characterization of the Gaetz Avenue and 67 Street area as arterial commercial. It can also be compatible with future intensification and mixed use development efforts.</p>

Highland Green Estates Neighbourhood Area Structure Plan

The subject site is located within the NASP area, along the north-east side. The NASP area is located east of 59th / Riverview Avenue to Gaetz Avenue, and from 67th Street south to the escarpment area north of 60th Street.

The NASP's area is comprised mostly of existing / established residential sites, and the intent of the development of the NASP was to provide a cohesive plan to develop the area's undeveloped parcels (five in total). Since the development of the original NASP, a number of these undeveloped parcels have been developed with medium and high density residential buildings.

The commercial areas located on the east side of the NASP site were existing prior to the NASP being drafted. The NASP does not propose additional commercial developments, nor include any policies or provisions to augment the existing commercial sites, thus the proposed re-zoning of the subject site to C4 – Commercial (Major Arterial) is consistent, and unaffected by the intent and the policies of the NASP.

City of Red Deer Land Use By-law

The site is currently zoned C2A – Commercial (Regional Shopping Centre); the general purpose of a Regional Shopping Centre District is to facilitate the development of regional trade centres, which also include services, offices and dwelling units as secondary functions, generally to serve The City and the region, as a whole.

The proposed zoning for the site is C4 – Commercial (Major Arterial); the general purpose of this District is to facilitate the development of the primary location for trade and service related to automotive transportation and the automobile traveller, and other commercial land uses which are built at low densities, in planned centres, generally, to service the city and the region as a whole.

Rationale

Based on a conversation that occurred on November 15, 2018, with a City of Red Deer Senior Planner, it was noted that the Planning Department would be generally supportive of the site being re-zoned from C2A to C4.

The subject site is located in one the City's primary arterial commercial areas as identified by the Municipal Development Plan, and is located at the main intersection of two arterial roads. The main purpose of the C4 zone for arterial commercial uses, thus the proposed zone is compatible with municipal policy.

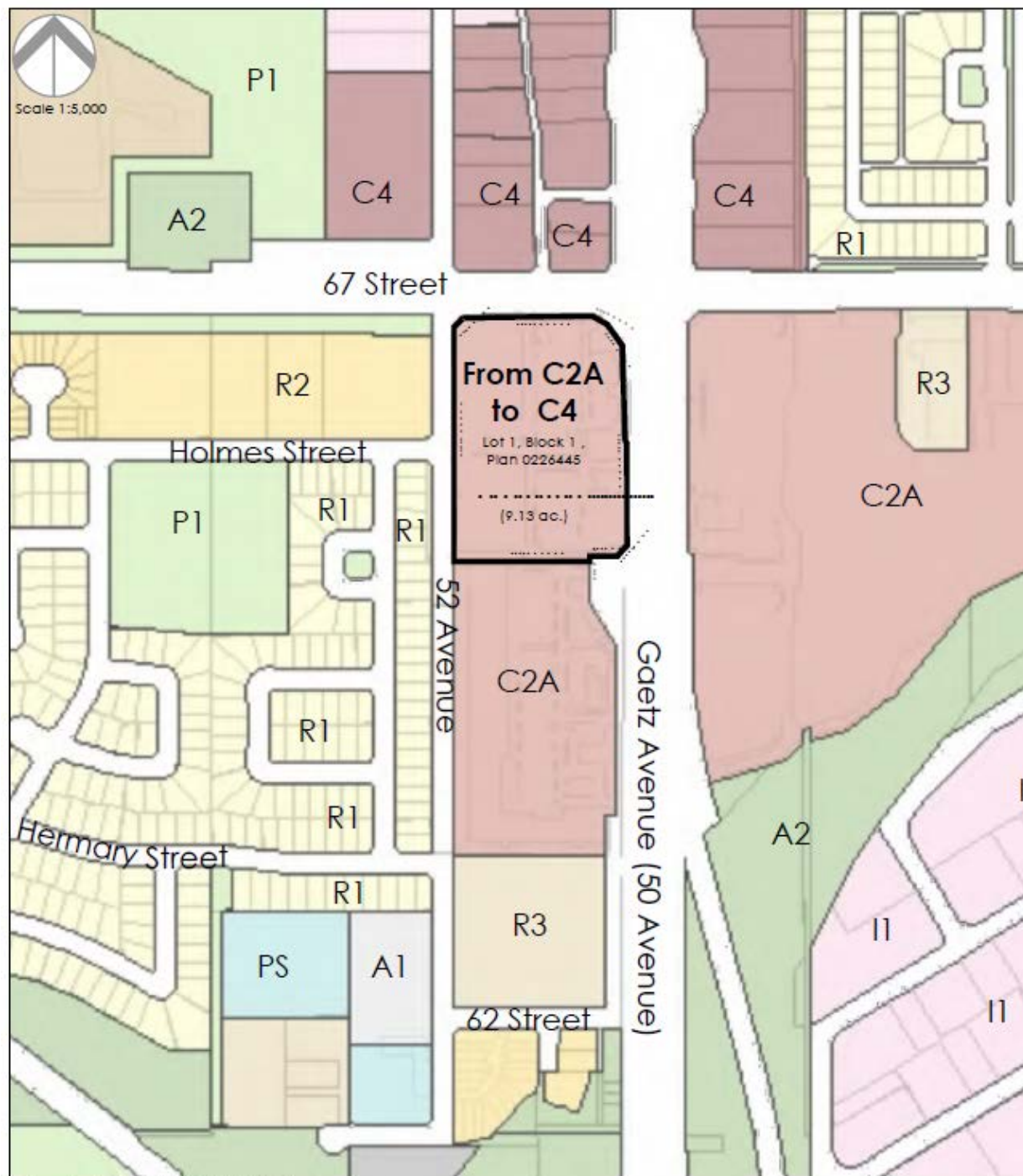
If re-zoned to C4, the subject site would remain compatible with its adjacent land-uses:

Adjacent Land-uses	
North	Zoned C4, Commercial uses such as a Kal Tire & Scotiabank
South	Zoned C2A, Commercial uses such as a Shoppers Drug Mart and various restaurants
East	Zoned C2A, the Parkland Mall
West	Zone R1 and R2, Multi and Single Family Residential

In addition, the current uses within the subject site are generally compatible with the permitted uses and the minimum required of the C4 zone within the LUB.

Appendix C

Context Maps



Map Source: Interactive City Map (Web Map) - The City of Red Deer.
Please Note: All measurements are approximate and final measurements should be taken from the legal registered plan of subdivision.



From - C2A Commercial Regional Shopping District
To - C4 Commercial Major Arterial District

Lot 1, Block 1 Plan 022 6445
Red Deer Alberta
Proposed Rezoning Plan



Appendix D

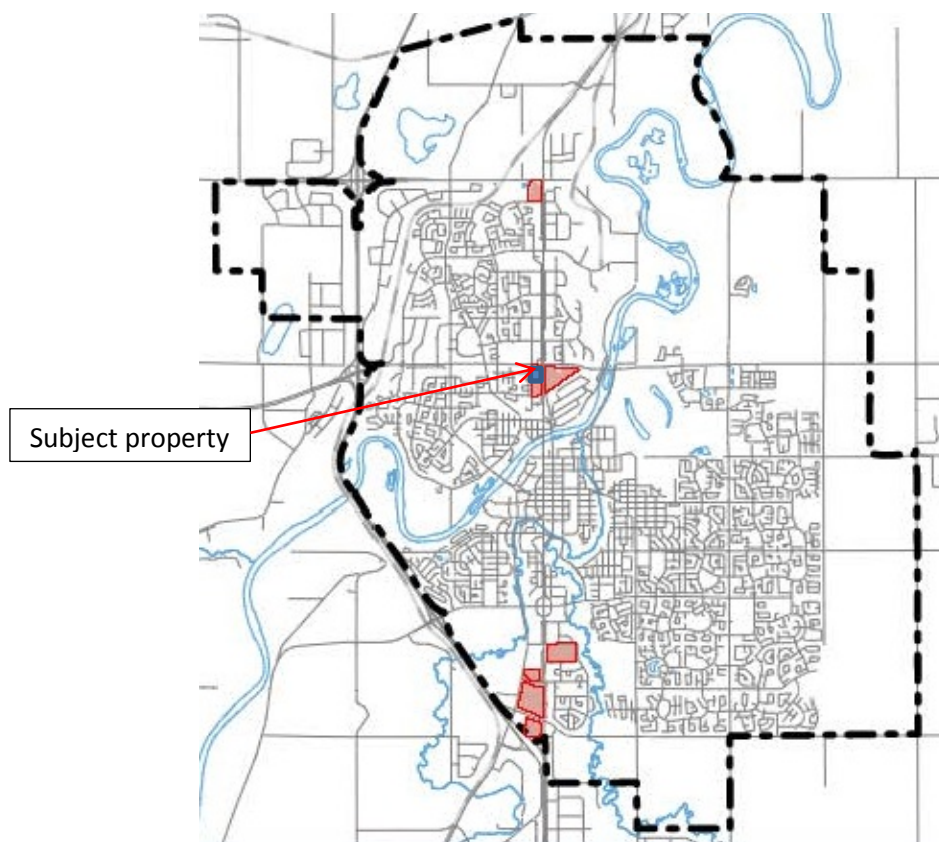
C2A Commercial District Locations throughout Red Deer

*C2A Commercial District Locations throughout Red Deer***Properties Zoned C2A**

8040 50 AV
 100 6380 50 AV
 40 6320 50 AV
 101 6359 50 AV
 K35 4900 MOLLY BANISTER DR
 5250 22 ST
 10A 5111 22 ST
 1 5111 22 ST
 2 5111 22 ST
 3 5111 22 ST
 4 5111 22 ST
 5 5111 22 ST
 2046 50 AV
 2010 50 AV
 102 2030 50 AV
 221 2004 50 AV
 1110 5001 19 ST
 5001 19 ST
 430 5001 19 ST
 799 5001 19 ST

Businesses

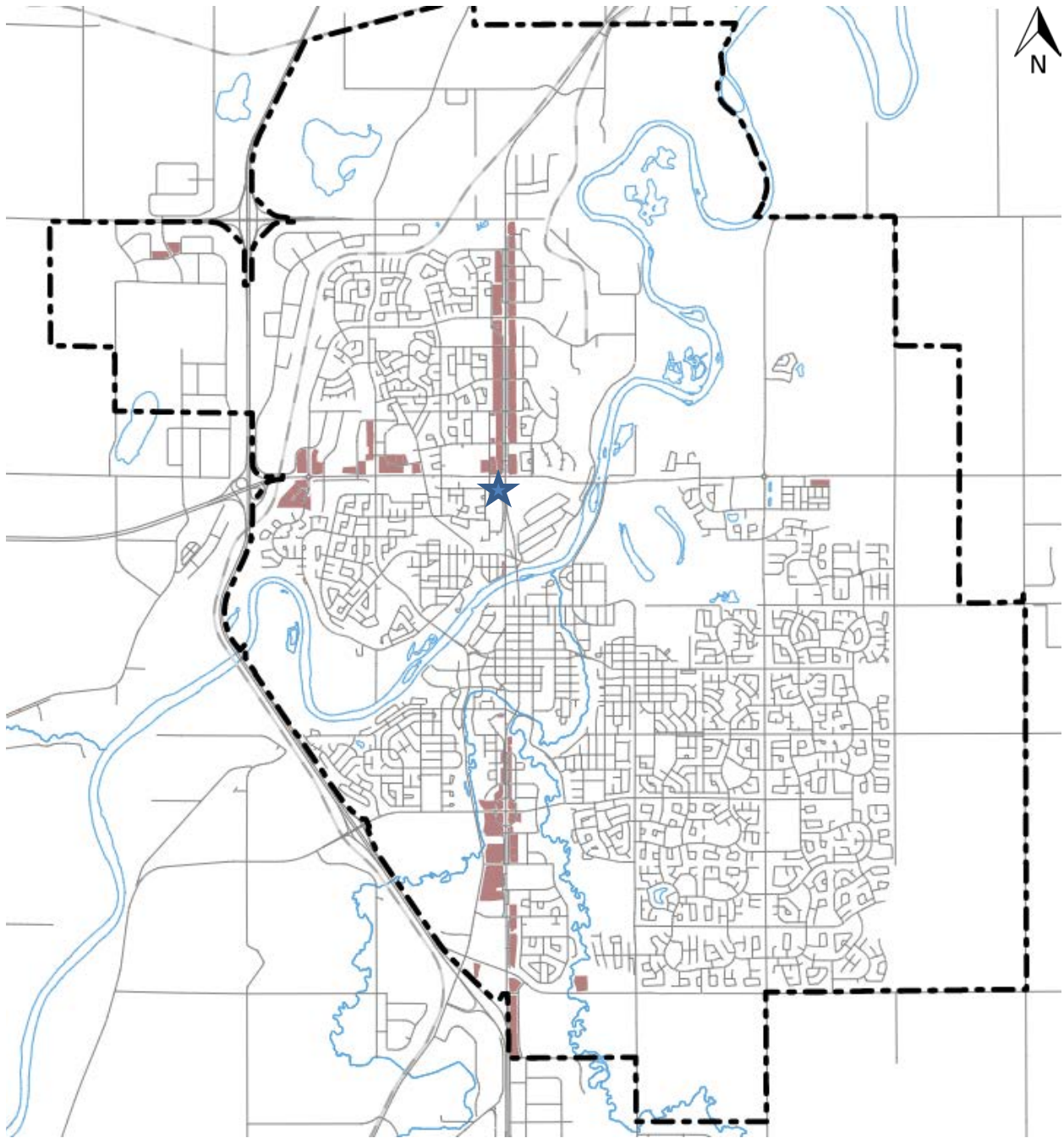
Vacant/undeveloped
 Canadian Tire, Sobeys, Starbucks, Panago, Sobeys Liquor
 Shoppers, Marks, TD, Dollarama, A&W, etc.
 Parkland Mall, Good Life, Winners
 Bower Mall
 Michaels, Petland, Ashley, Chapters, Source for Sports, Booster Juice, etc.
 The Brick, Golf Town, Urban Barn
 Jiffy Lube
 Sobeys Liquor
 Tim Horton's
 CIBC
 Sobeys
 Vacant/undeveloped
 Walmart
 Home Depot, Five Guys
 Second Cup, Jysk, London Drugs, Marks, Pier One, Eastside Marios, Hallmark, etc.
 Red Deer Carpet One
 La-Z-boy Furniture
 Old Navy, Atmosphere, Beaners, TD, Sport Chek, Winners, Best Buy, Bed Bath, etc.
 Vacant/undeveloped




C2A Commercial (Regional Shopping Centre) District locations in Red Deer

Appendix E

C4 Commercial Locations throughout Red Deer



 C4 District Commercial


 Subject Site

Appendix F

Comparison of C2A and C4 District

District	General Purpose Statement
C2A	The general purpose of a Regional Shopping Centre District is to facilitate the development of regional trade centres, which also include services, offices and dwelling units as secondary functions, generally to serve The City and the region, as a whole.
C4	The general purpose of this District is to facilitate the development of the primary location for trade and service related to automotive transportation and the automobile traveler, and other commercial land uses which are built at low densities, in planned centres, generally, to serve the city and the region, as a whole.

Permitted Uses	C2A District	C4 District
Building Sign	✓	✓
Commercial Service Facility	✓	✓
Commercial Recreation Facility	x	✓
Freestanding Sign	✓	✓
Merchandise Sales and/or rental excluding Cannabis Retail Sales, all motor vehicles, machinery and fuel.	✓	x
Merchandise Sales excluding Cannabis Retail Sales	x	✓
Office in total not to exceed 10% of the gross leasable area of the whole shopping area.	✓	x
Restaurant	✓	✓
Service and repair of goods traded in C2A (Regional Shopping) District, excluding motor vehicles	✓	x
Service and repair of goods traded in C4 District	x	✓

 Uses that become available if the site is rezoned to C4

 Uses that are no longer available if the site is rezoned to C4

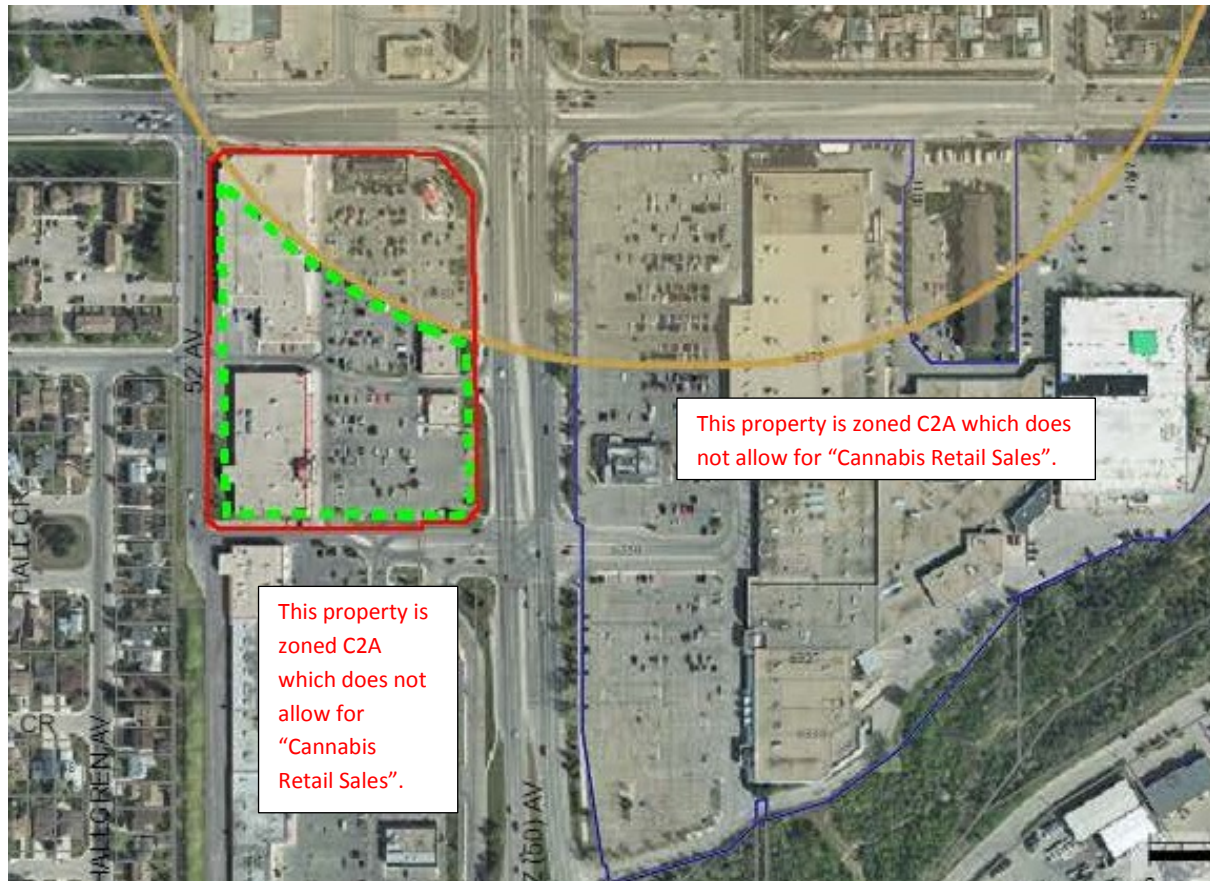
Discretionary Uses	C2A District	C4 District
Above ground storage tanks for motor fuel including propane and used oil.	✓	✓
Accessory Building or Use subject to section 3.5	✓	✓
Billboard Sign	x	✓
Cannabis Retail Sales	x	✓
Commercial Entertainment Facility	✓	x
Commercial Recreation Facility	✓	x
Dangerous Goods Occupancy	✓	✓
Drinking Establishment (adult entertainment prohibited and subject to section 5.7(8).	✓	✓
Drinking Establishment (adult entertainment permitted) and subject to section 5.7(8).	x	✓
Dwelling units above the ground floor	✓	x
Dynamic Fascia Sign	✓	✓
Dynamic Freestanding Sign	✓	✓
Funeral Home	x	✓
Gaming or Gambling Establishment subject to section 5.7(1)(g)	✓	✓
Health and Medical Services	x	✓
Home occupations subject to section 4.7(8).	✓	x
Hotel or motel	✓	✓
Hotel or motel or hostel	x	✓
Motor vehicles sales, service, and repair, including the sale of fuel but excluding agriculture or industrial motor vehicles or machinery.	✓	x
Outdoor Display of Goods	✓	✓
Outdoor Storage	✓	✓
Parking Lot	✓	x
Show Home or Raffle Home	✓	x
Transportation, Communication, or Utility Facility	✓	✓
Warehouse	x	✓

Regulations	C2A District	C4 District
Floor Area	Dwelling Units Minimum – 55.0 m ² Shopping Centre Maximum – gross leasable floor area shall not exceed one third of site area	One third of site area
Building Height Max.	3 storeys	3 storeys
Front Yard Min.	9.0 m	15.0 m
Side Yard Min.	9.0 m	Nil, when there is a constructed lane 3.8 m on one side when there is no constructed lane 3.0 m when it abuts a street
Rear Yard Min.	9.0 m	3.0 m
Landscaped Area Min.	15% of site area	40% of minimum front yard, however, if it is determined by the Development Authority that landscaping is required elsewhere on the site, then 15 % of the site area may be required to be provided
Parking	Subject to sections 3.1 and 3.2	Subject to section 3.1 and 3.2
Loading Spaces Min.	One opposite each loading door with a minimum of one per building, subject to section 5.7(3).	One opposite each loading door with a minimum of one per building, subject to section 5.7(3)
Site Area Min.	3.0 ha	Minimum 1393 m ² Maximum 4.0 ha
Frontage	N/A	Minimum 30.0 m


Appendix G

Cannabis Retail Sales Setback

The yellow shaded semi-circular area in the map below identifies the 300m setback to the nearest existing “Cannabis Retail Sales” location from the subject property. The area outside of the setback (i.e. the green bounded area) is that portion of the subject property that is not affected by the setback, i.e. this would be the portion of the subject property where a “Cannabis Retail Sales” use could possibly be located, through a development permit application process. A possible “Cannabis Retail Sales” use on the subject property would not affect other properties where “Cannabis Retail Sales” could be considered that are not already affected by the existing Cannabis Retail Sales Setback.



 Subject property

 Area of subject property where “Cannabis Retail Sales” could be allowed through a development permit application process.

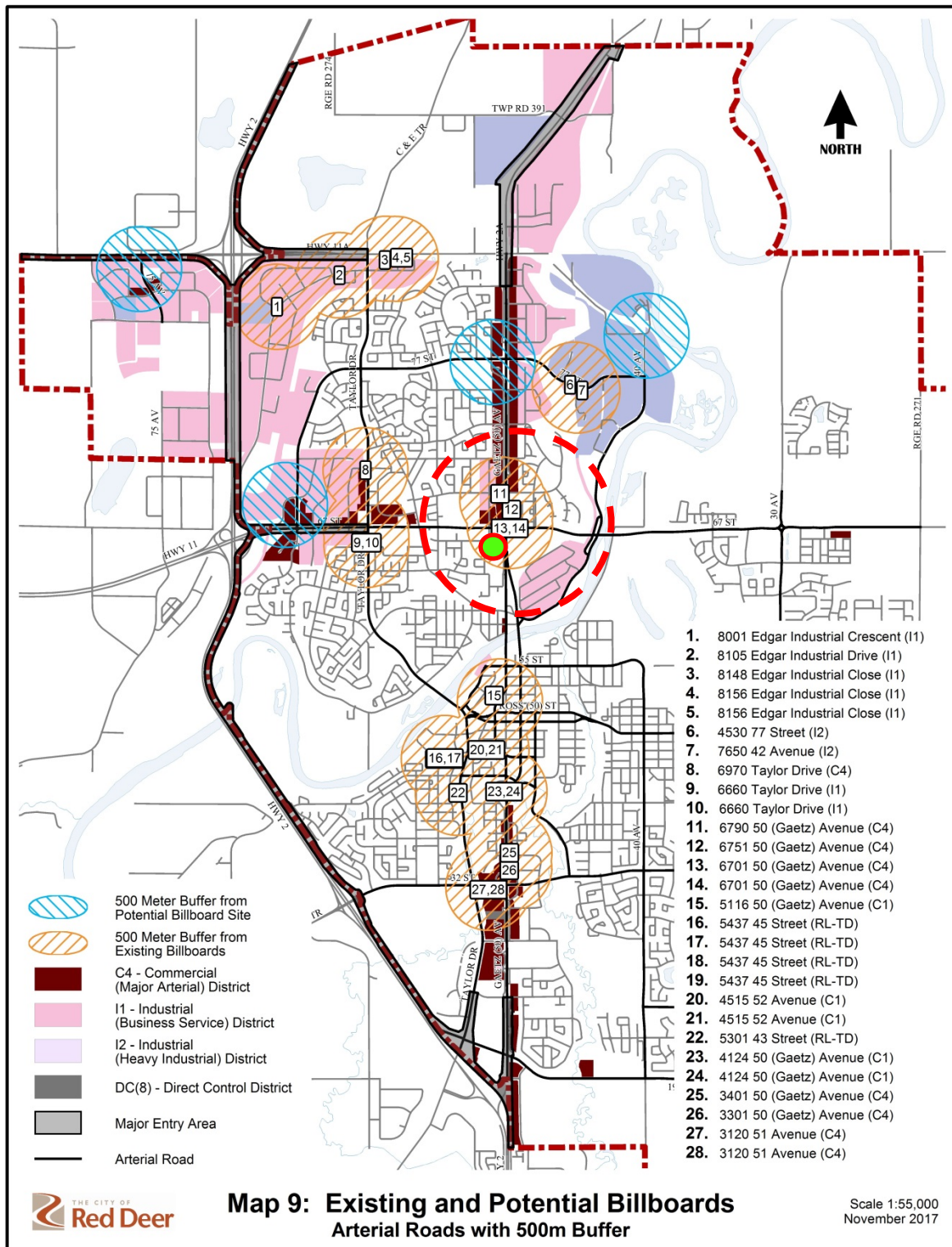


Appendix H

Billboard Sign Setbacks



- If the property was rezoned to the C4 District, the setbacks relative to Billboard Signs will continue to apply.
- Billboard Signs, Dynamic Fascia Signs, and Dynamic Freestanding Signs are prohibited within 100.0 m of a Residential District.
- Billboard Signs shall be located a minimum of 500.0 m radius from another Billboard Sign.
- The Development Authority shall not vary the location criteria for Billboard Signs.



Area under consideration



Subject property location

Appendix I

Landowner Comment



Name: GAVIN Dumont

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General comments regarding the proposed Land Use Bylaw amendment 3357/Q-2019 for #500, 6380 50th Avenue:

I live on the _____ and have noticed
a huge influx of traffic Since the Area has been developed and on
Average 1 in 10 vehicles actually Stop at the Stop Sign at
and _____ my only Concern is without a Crosswalk or Stop lights
there is a huge potential for Some kind of Accident it would be
nice if the City would Investigate this Area for Potential Risk
and provide a viable Solution. I have lived on this
Since 1995 and have Observed many Occurrences.

Thank you.



November 12, 2019

Annual Exempt Staff Compensation Adjustment

Prepared by: Allan Seabrooke, City Manager

Department: City Manager

Report Summary & Recommendation

The current process to annually adjust exempt staff salary ranges is through an annual Council decision. There is no current Council policy on this matter. This report recommends that adjustments annually to exempt staff salary ranges occur according to a new policy which would negate the need for an annual Council decision on this relatively sensitive matter.

Administration is recommending that effective March 1st of each year, the City's exempt salary ranges be adjusted by the lower of either the prior year's Alberta CPI (as reported by StatsCan) or from settled City of Red Deer collective agreements.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered Annual Exempt Staff Compensation Adjustment on November 12, 2019 hereby adopts the new Annual Exempt Staff Compensation Adjustment Policy CMD-2.3.

Appendix A

	Council Policy	
	Annual Exempt Staff Compensation Adjustment	
	Policy Type: COUNCIL-MANAGEMENT DELEGATION	CMD-2.3

To maintain competitiveness and equity of management (Exempt staff) salaries for attraction and retention purposes:

- 1 Effective March 1st of each year, the City Manager will adjust The City's Exempt salary ranges by the lesser of the prior year's Alberta CPI (as reported by StatsCan) or from settled City of Red Deer collective agreements.
- 2 The City Manager will report annually to Council on the adjustment amount.

Document History:

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



November 12, 2019

Council Compensation and Benefits Policy Revision

Prepared by: Allan Seabrooke, City Manager

Department: City Manager

Report Summary & Recommendation

Administration has reviewed and revised Council's Compensation and Benefit Policy to avoid Council members having to determine their own compensation level while actively serving in their Council capacity. A number of policy revisions have been incorporated into the recommended revised policy, where compensation will be reviewed the year prior to a civic election for implementation at the beginning of the next Council's term.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered Council Compensation and Benefit Policy Revision on November 12, 2019 hereby adopts the revised Council Compensation & Benefits Policy GP-C-2.3.

 <div>THE CITY OF Red Deer</div>	Appendix A		Council Policy
	Council Compensation & Benefits		
	Policy Type: GOVERNANCE PROCESS		GP-C-2.3

- I Compensation is provided to Council members:
 - (1) In the form of annual base salary, allowances, extra responsibility pay and benefits;
 - (2) Sufficient to encourage competent and community minded persons to seek the roles;
 - (3) Appropriate to the demands of the roles and their value to the community; and
 - (4) Reflective of the size of our community when compared with other Western Canadian communities.

- 2 Compensation Review and Adjustment:
 - (1) Compensation will be reviewed at the year prior to a civic election for implementation at the beginning of the next Council's term.
 - (2) The City Manager undertakes an analysis of a selection of western Canadian (the majority in Alberta) communities' mayoralty salaries and populations will be used to determine the Mayor's salary so that the relative size of our community will be appropriately reflected in compensation.
When the review shows a differential of greater than minus or plus 5% an adjustment to the Mayor's salary is implemented. If there is a differential of greater than plus 5%, the salary will be frozen until analysis shows the salary to be within 5%.
 - (3) Councillors' salaries will be set at a 55% ratio of the Mayor's salary.
 - (4) The City Manager will review benefits in conjunction with the compensation review so that adjustments may be made to reflect changing practices of City administration or of other communities.

- 3 Salary:
 - (1) Council members are provided an annual base salary that is paid on a bi-weekly basis.

- 4 Allowances:
 - (1) Council members will be provided an allowance for a mobile phone if they choose to use their own mobile phone. Otherwise, Council members will be provided a mobile phone through The City. If Council members choose not to carry a mobile phone, an allowance will not be provided.
 - (2) Council members will be provided an allowance for Internet services if they choose to have their own Internet provider. Otherwise, Council members will be provided the Internet through The City.
 - (3) The Mayor will be provided an annual vehicle allowance.

- 5 Extra Responsibility Pay:
 - (1) Councillors will be compensated with Extra Responsibility Pay for participation on external boards they have been formally appointed to by Council.
 - I. If an election is required to the position being endorsed, up to \$1000 will be provided to cover election related expenses.

	Council Policy	
	Council Compensation & Benefits	
	Policy Type: GOVERNANCE PROCESS	GP-C-2.3

- (2) Pay for meetings and travel time will be equal to the amount paid by the Alberta Urban Municipalities Association (AUMA) for its board members.
- (3) If the external board they are appointed to does not pay Councillors the equivalent of the AUMA board level of pay for meetings and travel time compensation, the City will pay the difference.

6 Benefits:

- (1) Council members, as part of The City's benefit program, are provided:
 - 1. Basic Group Life Insurance coverage of twice the annual income (City pays the premium for the first \$25,000 of Life Insurance coverage, City pays 100% of AD&D) and access to optional spousal, dependent, and additional life insurance (Council members pay full premium).
 - 2. Extended Medical and Dental coverage as provided to City of Red Deer management staff (City pays 100% of the premium).
 - 3. A contribution of 7.5% of annual salary remuneration towards an optional RRSP (a participating Council member must also contribute a minimum of 7.5%).
 - 4. A \$500/year health spending account.
 - 5. A \$500/year lifestyle spending account.
 - 6. A 40% discount on entry fees to City owned and operated recreation facilities.
 - 7. A 40% discount on transit passes.
 - 8. Access to an optional group Home and/or Auto Insurance program.

7 Equipment:

- (1) Council members will be provided City information technology devices (e.g. computer, laptop, desktop, smartphone) to connect to City systems (e.g. email, Internet, intranet, records management, meeting management) unless a Council member elects to use their own compatible devices.
- (2) Council members have the option to purchase these devices at the end of their term at the depreciated value as determined by ITS.

8 Parking:

- (1) The Mayor is provided a parking stall at City Hall.
- (2) Councillors are provided parking passes for parking at City meters or other City lots to conduct City business.



Council Policy

Council Compensation & Benefits

Policy Type: GOVERNANCE PROCESS | GP-C-2.3

Document History:

Policy Approved	October 15, 2012
Policy Revised	March 18, 2013
Policy Revised: 2013 Rates	July 8, 2013
Policy Revised	January 5, 2015
Policy Revised: 2015 Rates	July 28, 2015
Policy Revised: 2016 Rates and new format	April 8, 2016
Policy Revised: 2017 Rates	April 6, 2017
Policy Revised: 2018 Rates	July 25, 2018
Policy Revised	November 26, 2018

Administrative Revisions:

Date:	Description:
October 10, 2017	Updated to current format.

	Council Policy	
	Council Compensation & Benefits	
	Policy Type: GOVERNANCE PROCESS	GP-C-2.3

Year	Salary Mayor	Salary Councillor	Vehicle (Mayor only)	Phone	Internet
2019	\$125,575	\$66,360	\$4,107.00	\$132.90/Month	\$55.28/Month when Council has own internet provider

	Appendix B	
	Council Policy	
	Council Compensation & Benefits	
Policy Type: GOVERNANCE PROCESS		GP-C-2.3

- I Compensation is provided to Council members:
 - (1) In the form of annual base salary, allowances, extra responsibility pay and benefits;
 - (2) Sufficient to encourage competent and community minded persons to seek the roles;
 - (3) Appropriate to the demands of the roles and their value to the community; and
 - (4) Reflective of the size of our community when compared with other Western Canadian communities.

- 2 Compensation Review and Adjustment:

~~Unless Council directs otherwise:~~

 - (1) Compensation will be reviewed at the year prior to a civic election for implementation at the beginning of the next Council's term. ~~Council's mid-term, every four years~~
 - (2) ~~The City Manager undertakes~~ an analysis of a selection of western Canadian (the majority in Alberta) communities' mayoralty salaries and populations will be used to determine the Mayor's salary so that the relative size of our community will be appropriately reflected in compensation.
~~Adjustments to the Mayor's current salary will be made effective mid-term~~ When the review shows a differential of greater than minus or plus 5% an adjustment to the Mayor's salary is implemented. If there is a differential of greater than plus 5%, the salary will be frozen until analysis shows the salary to be within 5%.
 - (3) Councillors' salaries will be set at a 55% ratio of the Mayor's salary.
 - (4) ~~The City Manager will review~~ benefits ~~in conjunction with the compensation review may be reviewed~~ so that adjustments ~~can may~~ be made to reflect changing practices of City administration or of other communities.
~~1. Council members' salary and allowances will be adjusted annually by the average percent change in the prior year's Alberta Average Wage Rates reflective of average adjustments made to Albertans' wages (as reported by StatsCan November to October, rounded up to the nearest next dollar, effective January 1st of each year).~~

- 3 Salary:
 - (1) Council members are provided an annual base salary that is paid on a bi-weekly basis.

- 4 Allowances:
 - (1) Council members will be provided an allowance for a mobile phone if they choose to use their own mobile phone. Otherwise, Council members will be provided a mobile phone through The City. If Council members choose not to carry a mobile phone, an allowance will not be provided.
 - (2) Council members will be provided an allowance for Internet services if they choose to have their own Internet provider. Otherwise, Council members will be provided the Internet through The City.
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Council Policy

Council Compensation & Benefits

Policy Type: GOVERNANCE PROCESS | GP-C-2.3

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Council Policy

Council Compensation & Benefits

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Policy Revised	November 26, 2018

Administrative Revisions:

Date:	Description:
October 10, 2017	Updated to current format.




Council Policy

Council Compensation & Benefits

Policy Type: GOVERNANCE PROCESS | GP-C-2.3

Appendix A: Salary & Allowances

Year	Salary Mayor	Salary Councillor	Vehicle (Mayor only)	Phone	Internet
2019	\$125,575	\$66,360	\$4,107.00	\$132.90/Month	\$55.28/Month when Council has own internet provider
2018	\$106,240 0.97% increase Effective Jan 1, 2018	\$58,432 0.97% increase Effective Jan 1, 2018	\$4,107 0.97% increase Effective Jan 1, 2018	Cell Phone: \$66.97/mo OR, 'Smart' Phone: \$132.90/mo	\$55.28/mo When Council has own internet provider
2017	\$105,220 No increase	\$57,871 No increase	\$4,068 No increase	Cell Phone: \$66.33/mo OR, 'Smart' Phone: \$131.62/mo	\$54.75/mo When Council has own internet provider
2016	\$105,220 1.5% increase Effective July 1, 2016	\$57,871 1.5% increase Effective July 1, 2016	\$4,068 1.5% increase Effective July 1, 2016	Cell Phone: \$66.33/mo OR, 'Smart' Phone: \$131.62/mo	\$54.75/mo When Council has own internet provider
2015	\$103,665 1.7% increase Effective Jan 1, 2015	\$57,016 1.7% increase Effective Jan 1, 2015	\$4,008 1.7% increase Effective Jan 1, 2015	Cell Phone: \$65.35/mo OR, 'Smart' Phone: \$129.67/mo	\$53.94/mo When Council has own internet provider
2014	\$101,932 2% increase Effective Jan 1, 2014	\$56,063 2% increase Effective Jan 1, 2014	\$3,941 2% increase Effective Jan 1, 2014	Cell Phone: \$64.26/mo OR, 'Smart' Phone: \$127.50/mo	\$53.04/mo When Council has own internet provider
2013	\$99,934 New Policy Post-Election \$89,285/yr 3% increase Effective Jan 1, 2013	\$54,964 New Policy Post-Election \$53,163/yr 3% increase Effective Jan 1, 2013	\$3,864/year 3.0% increase Effective Jan 1, 2013	Cell Phone: \$63/mo OR, 'Smart' Phone: \$125/mo	\$52/mo When Council has own internet provider
2012	\$86,684/yr 3% increase	\$51,616/yr (per diems rolled in)	\$3,751/year 3.02% increase from 2011 Effective Jan 1, 2012	Cell Phone: \$61/mo OR, 'Smart' Phone: \$121/mo	\$50/mo When Council has own internet provider
2011	\$84,159/yr 2.9% increase	\$28,359/yr 2.9% increase	\$3,642/year 2.91% increase from 2010	Cell Phone: \$59/mo OR, 'Smart' Phone:	\$49/mo When Council has own internet

			Council Policy		
			Council Compensation & Benefits		
			Policy Type: GOVERNANCE PROCESS		GP-C-2.3
			Effective Jan 1, 2011	\$117/mo	provider

	Council Policy	
	Council Compensation & Benefits	
	Policy Type: GOVERNANCE PROCESS	GP-C-2.3

~~Appendix B: Rates for Extra Responsibility Pay~~

Year	Daily Rate (8 hours or more)	Hourly Rate	Travel Time Rate
2018	\$285	\$35/hr	\$35/hr
2017	\$285	\$35/hr	\$35/hr
2016	\$285	\$35/hr	\$35/hr
2015	\$285	\$35/hr	\$35/hr
2014	\$285	\$35/hr	\$35/hr
2013	\$285	\$35/hr	\$35/hr
2012	\$285	\$35/hr	\$35/hr



Council Decision – November 12, 2019

DATE: November 14, 2019
TO: Johan Van Der Bank, Senior Planner
FROM: Samantha Rodwell, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3357/Q-2019 – Redistricting C2A to C4

Reference Report:

Legislative Services, dated November 12, 2019.

Bylaw Reading:

At the Tuesday, November 12, 2019 Regular Council Meeting, Council gave second and third reading to the following Bylaw:

Bylaw 3357/Q-2019 (an amendment to the Land Use Bylaw to rezone 500, 6380-50 Avenue from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District)

Report back to Council:

No.

Comments/Further Action:

Administration will update the bylaw and distribute in due course.

A handwritten signature in blue ink that reads 'Rodwell'.

Samantha Rodwell
Deputy City Clerk

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



Council Decision – November 12, 2019

DATE: November 13, 2019
TO: Greg LeBlanc, HR Team Leader - Programs
FROM: Samantha Rodwell, Deputy City Clerk
SUBJECT: Annual Exempt Staff Compensation Adjustment and Council Compensation and Benefits Policy Revision

Resolution:

At the Tuesday, November 12, 2019 Regular Council Meeting, Council passed the following resolutions:

Resolved that Council of The City of Red Deer hereby agrees to add consideration of the following items to the November 12, 2019 Council Agenda

- 1. Annual Exempt Staff Compensation Adjustment
- 2. Council Compensation and Benefits Policy Revision

Resolved that Council of The City of Red Deer having considered Annual Exempt Staff Compensation Adjustment on November 12, 2019 hereby adopts the new Annual Exempt Staff Compensation Adjustment Policy CMD-2.3.

Resolved that Council of The City of Red Deer having considered Council Compensation and Benefit Policy Revision on November 12, 2019 hereby adopts the revised Council Compensation & Benefits Policy GP-C-2.3.

Report back to Council:

No.

Comments/Further Action:

None.

A handwritten signature in blue ink that reads 'Rodwell'.

Samantha Rodwell
Deputy City Clerk

c. Director of Human Resources
Policy Analyst