

# **CITY COUNCIL**

## **AGENDA**

Monday, November 04, 2013 – Council Chambers, City Hall

Call to Order: 2:00 PM  
Recess: 5:00 PM to 6:00 PM

### **1. MINUTES**

- 1.1. Confirmation of the Minutes of the Tuesday, October 15, 2013 Regular Council Meeting

(Agenda Pages 1 – 11)

### **2. POINT OF INTEREST**

### **3. UNFINISHED BUSINESS**

### **4. REPORTS**

- 4.1. Council Representation on the Alberta Urban Municipalities Association (AUMA) - Additional Agenda item

(Agenda Pages 12 – 14)

### **5. BYLAWS**

- 5.1. Land Use Bylaw Amendment 3357/BB-2013  
Addition of Six Overnight Shelter Beds at 5246 - 53 Avenue  
Consideration of First Reading of the Bylaw

(Agenda Pages 15 – 24)

### **6. PUBLIC HEARINGS**

### **7. CORRESPONDENCE**

**8. PETITIONS AND DELEGATIONS**

**9. NOTICES OF MOTION**

- 9.1. Notice of Motion Submitted by Councillor Tara Veer Re: Ambulance Dispatch  
(Agenda Pages 25 – 26)

**10. COUNCIL MEMBER INQUIRIES**

**11. ADJOURNMENT**



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

**of the Red Deer City Council Regular Meeting  
held on Tuesday, October 15, 2013  
commenced at 2:00 P.M.**

**Present:**

Mayor Morris Flewwelling  
Councillor Buck Buchanan  
Councillor Paul Harris  
Councillor Cindy Jefferies  
Councillor Lynne Mulder  
Councillor Chris Stephan  
Councillor Tara Veer  
Councillor Frank Wong  
Councillor Dianne Wyntjes

City Manager, Craig Curtis  
Director of Corporate Services, Elaine Vincent  
Acting Director of Planning Services, John Sennema  
Acting Director of Community Services, Shelley Gagnon  
Director of Development Services, Paul Goranson  
Director of Communications & Strategic Planning, Julia Harvie-Shemko  
Director of Human Resources, Kristy Svoboda  
Director of Corporate Transformation, Lisa Perkins  
City Clerk, Frieda McDougall  
Acting Deputy City Clerk, Jackie Kurylo  
Corporate Meeting Coordinator, Christine Kenzie  
Financial Services Manager, Dean Krejci  
Senior Planner, Orlando Toews

**I. IN CAMERA**

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of the City of Red Deer agrees to enter into an In Camera Meeting on Tuesday, October 15, 2013 at 2:00 p.m. and hereby agrees to exclude the following:

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

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION CARRIED**

Moved by Councillor Buck Buchanan, seconded by Councillor Paul Harris

Resolved that Council of the City of Red Deer agrees to revert to an open meeting of Council on Tuesday, October 15, 2013 at 2:17 p.m.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION CARRIED**

**2. MINUTES**

**2.1. Confirmation of the Minutes of the Monday, September 30, 2013  
Regular Council Meeting**



Moved by Councillor Lynne Mulder, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer hereby approves the Minutes of the Monday, September 30, 2013 Regular Council Meeting as amended to include:

- Bottom of Page 2, Councillor Cindy Jefferies as present for the vote; and
- Page 12, at the beginning of the paragraph under 7.2 – include the word “Mayor” before the words “Morris Flewwelling” .

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

### 3. UNFINISHED BUSINESS

#### 4.1. Electric Utility Bylaw Amendment 3273/B-2013 Revision to Appendix A - Distribution Tariff - Effective January 1, 2014 Consideration of Third Reading of the Bylaw

Moved by Councillor Buck Buchanan, seconded by Councillor Paul Harris

**THIRD READING:** That Bylaw 3273/B-2013 (Electric Utility Bylaw Amendment to amend Appendix A – Distribution Tariff – Rates to be Effective January 1, 2014) be read a third time.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Buck Buchanan, Councillor Paul Harris, Councillor Chris Stephan

MOTION CARRIED



Moved by Councillor Tara Veer, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer, having considered Electric Utility Bylaw Amendment 3273/B-2013 hereby agrees to forward this as an advocacy initiative priority.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

#### 4. REPORTS

##### 4.1. Request to Amend Funding Source: Space Alternatives

Moved by Councillor Cindy Jefferies, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the report from the Corporate Services Directorate, dated September 25, 2013, re: Request to Amend Funding Source: Space Alternatives, hereby agrees to amend point #3 in the November 26, 2012 Council Resolution as follows:

3. The Leasehold Improvements project for the preferred space in the amount of \$500,000 be approved in the 2013 Capital Budget with the funding source to be the Capital Project Reserve.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



## 5. NOTICES OF MOTION

### 5.1 Notice of Motion Submitted by Councillor Dianne Wyntjes Red Deer Early Years Coalition - Child and Youth Friendly Red Deer

Moved by Councillor Dianne Wyntjes, seconded by Councillor Paul Harris

Whereas the early years (prenatal to age 5 i.e. the first 2000 days of life) are the most critical period in a child's development.

Whereas a child's early experiences and environments have a lifelong impact on everything from mental and physical health to success in work, school and relationships.

Whereas all children have a right to grow up in a safe, caring developmentally rich environment.

Whereas over 25% of children in Alberta are struggling in one or more developmental area by the time they reach kindergarten age.

Whereas over 22% of children in Red Deer are struggling in one or more developmental area by the time they reach kindergarten age.

Whereas in some neighborhoods in Red Deer over 30% of children are struggling in one or more developmental area by the time they reach kindergarten age.

Whereas collaborative, multi-sectoral efforts are the best way to ensure that all children have the opportunities to reach their full potential.

Whereas the FCSS Act requires social initiatives to be preventive. The social well-being of individuals and families must be enhanced through promotion or intervention strategies provided at the earliest opportunity.

Whereas Children who grow up in impoverished and disadvantaged homes are more likely to experience difficulties in development, but the greatest number of Canadian children who are experiencing development difficulties come from middle –class



homes because of the sheer size of the middle class in Canada.

Therefore, Be it Resolved that The City of Red Deer supports the “Red Deer Early Years Coalition “ known as Child and Youth Friendly Red Deer in the promotion of the importance of the first 2000 days in the life of a child;

And further be it resolved that The City of Red Deer will reflect this work in the social master plan;

And it be further resolved that The City of Red Deer will actively participate in collaboration with the Red Deer Early Years Coalition in the engagement of the community to champion the First 2000 days of a child’s life, and assist with recruitment of multi-sectoral partners.

#### References:

Early Child Development Mapping Project. Red Deer and Area ECD Community Information. Fall 2012

Let’s Talk About the Early Years. Early Childhood Development. Report by the Chief Medical Officer of Health. Government of Alberta, Alberta Health and Wellness June 2011

Our Brains: Understanding Children’s Development: Apple Magazine . Fall 2012 Issue 8. Alberta Health Services.

Government of Alberta. (2013) Social Policy Framework Together We Raise Tomorrow. Children’s Charter. Improving Early Childhood Development Opportunities

Red Deer and District FCSS City of Red Deer Website.

Government of Alberta. (2011). Shaping Alberta’s Future: Report of the Premier’s Council for Economic Strategy 2011. p. 59. Retrieved from [http://www.albertacanada.com/files/albertacanada/ ShapingABFuture\\_Report.pdf](http://www.albertacanada.com/files/albertacanada/ ShapingABFuture_Report.pdf)

Kershaw, P. et. al. (2010). “Economic Costs of Early Vulnerability in Canada.” Cited in Employer Involvement in the Health and Well-Being of Children and Youth. p. 4.

McCain, M.N., Mustard, J.F., & McCuaig, K. (2011). Early Years Study 3: Making Decisions, Taking Action. Toronto: Margaret & Wallace McCain Family Foundation.p.2.





ECMap. (April 2011). “Revelstoke: The little community that could.” Steps Newsletter. Edmonton, AB: ECMap, University of Alberta. p. 3.

Roche, J., Petrunka, K., & Peters, R. DeV. (2008). Investing in Our Future: Highlights of Better Beginnings, Better Futures Research Findings at Grade 9. Kingston, ON: Better Beginnings, Better Futures Research Coordination Unit. p. 19.

Park, D. E. (2010). Economic Aspects of Development and Prevention of Criminality Among Children and Youth. New Westminster/Vancouver, B.C.: Justice Institute of British Columbia and the Vancouver Board of Trade. p. 56.

Government of Alberta website. Retrieved from  
<http://ideas.education.alberta.ca/hsc/about/>

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

## 6. **BYLAWS**

### 6.1. **Land Use Bylaw Amendment 3357/Y-2013 Rezoning of Phases 2 & 3 in Queens Business Park (N 1/2 Sec 36) Consideration of First Reading of the Bylaw**

Moved by Councillor Lynne Mulder, seconded by Councillor Chris Stephan

**FIRST READING:** That Bylaw 3357/Y-2013 (Land Use Bylaw Amendment to Rezone Phases 2 & 3 in Queens Business Park - N ½ Sec 36) be read a first time.



**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

## **7. REPORTS – Continued**

### **7.1 Appointment of External Auditor - Additional Agenda Item**

Moved by Councillor Tara Veer, seconded by Councillor Frank Wong

Motion to Approve Appointment of External Auditor - Additional Agenda Item  
Resolved that Council of The City of Red Deer, having considered the report from the Audit Committee, dated October 8, 2013, Re: Appointment of External Auditor, submitted In Camera, hereby agrees to appoint KPMG LLP as the external auditor for fiscal years 2013 to 2017 inclusive, subject to successful negotiation.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

### **7.2 Land Matter - Additional Agenda Item**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to add consideration of a Land Matter to the agenda for the Tuesday, October 15, 2013 Council Meeting.



**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer, having considered the report from the Office of the City Manager, dated October 9, 2013, re: Land Matter, hereby approves the recommendation in the report from the Office of the City Manager as submitted to the In Camera meeting on Tuesday, October 15, 2013.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

## 8. NOTICES OF MOTION - Continued

The following Notice of Motion was introduced by Councillor Tara Veer regarding Ambulance Dispatch:

Whereas, The City of Red Deer is providing a highly effective and efficient ambulance dispatch service to Central Albertans that leverages the local knowledge and expertise to provide emergency medical services to the public.

Whereas the Government of Alberta continues to move towards consolidation of ambulance dispatch to three centres of Calgary, Edmonton and Peace River. This is in spite of the concerns expressed by mid-sized cities.

Whereas local government has a mandate to promote and protect the health and safety of its citizens



Whereas, The City of Red Deer has been working with the Government of Alberta in expressing its concerns about the level of consolidation and recommending a regional approach to ambulance dispatch.

Whereas the citizens of Central Alberta benefit from a service that leverages local knowledge and expertise and the relationship between fire and ambulance services.

Whereas, we have very real concerns about the safety of our citizens with the level of consolidation recommended by Alberta Health on this matter and this is shared by the mid-sized cities who passed a motion asking for the immediate halt of this course of action.

Whereas at its February 25, 2008 council meeting City Council promised its citizens that there would be no reduction in the level of service to its citizens resulting from the transfer of ambulance governance from The City to the Government of Alberta.

Whereas The City of Red Deer has worked very respectfully with Alberta Health Services, the Minister of Health and the Premier to resolve our concerns.

Whereas we believe we have very real risk to our citizens and organization due to the decoupling of fire and ambulance response and the loss of local knowledge.

Whereas we believe the action to continue with the level of consolidation demonstrates a lack of understanding of the relationship between fire and ambulance and the negative impact this decision has on The City of Red Deer and citizens of Central Alberta.

Now therefore be it resolved that Council of The City of Red Deer publicly state our position that our regional dispatch is essential to our ability to maintain an integrated ALS ambulance service and a responsive dispatch system; and

Further, that Red Deer City Council formally requests that the Provincial Government immediately reverse its decision to consolidate dispatch in the interests of the health and safety of Red Deer and regional citizens.



## 9. **ADJOURNMENT**

Moved by Councillor Chris Stephan, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Tuesday, October 15, 2013 Regular Meeting of Red Deer City Council at 3:12 p.m.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION CARRIED**

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MAYOR

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CITY CLERK



October 29, 2013

## Council Representation on the Alberta Urban Municipalities Association (AUMA)

Legislative Services / Director of Corporate Transformation

### Report Summary & Recommendation:

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To support Council's goal of developing strong partnerships with other levels of government it is recommended that Council support a member of Council allowing his/her name to stand to for the AUMA Board of Directors and/or an AUMA Committees.

Resolved that Council of The City of Red Deer having considered the report from Legislative Services department, dated October 29, 2013 re: Council Representation on the Alberta Urban Municipalities Association (AUMA), hereby agrees to:

1. Endorse the nomination of \_\_\_\_\_ as AUMA Board member; and
2. Endorse the nomination of \_\_\_\_\_ to the \_\_\_\_\_ Committee of the AUMA; and
3. Direct administration to develop the appropriate policy to reflect Council's direction with respect to appointments to external boards.

### City Manager Comments:

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I believe that there is value for Council to have a representative on the Board and Committees of the Alberta Urban Municipalities Association. The AUMA covers all costs for its Board members so there is no budgetary impact to such an appointment.

Craig Curtis  
City Manager

### Proposed Resolution

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Resolved that Council of The City of Red Deer having considered the report from Legislative Services department, dated October 29, 2013 re: Council Representation on the Alberta Urban Municipalities Association (AUMA), hereby agrees to:

1. Endorse the nomination of \_\_\_\_\_ as AUMA Board member; and
2. Endorse the nomination of \_\_\_\_\_ to the \_\_\_\_\_ Committee of the AUMA; and
3. Direct administration to develop the appropriate policy to reflect Council's direction with respect to appointments to external boards.



## Report Details

### **Background:**

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The Alberta Urban Municipalities Association was founded in 1905 and represents Alberta's 272 urban municipalities including cities, towns, villages, summer villages, and specialized municipalities, as well as Associate and Affiliate members.

Our goal is to develop a strong partnership between all three levels of government through a shared vision with long term planning that would facilitate social and economic growth, a strategic and stable funding matrix for capital projects, vital emergency and social services as well as implementation and coordination in the delivery of these services to ensure the sustainability of the Alberta Advantage.

### **Discussion:**

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AUMA has a board of directors and a variety of committees and The City of Red Deer has a solid tradition of participating on both the Board and committees. Committees of the AUMA include:

- Audit & Finance
- Investment Advisory
- Infrastructure & Energy
- Municipal Governance
- MGA Review
- Safe & Health Communities
- Sustainability & Environment
- Small Communities
- Women in Municipal Government

AUMA holds its convention traditionally in October but in an election year holds its convention in November. Typically the AUMA conference rotates between Edmonton and Calgary but we are pleased that the 2018 convention will be held here in Red Deer. Our ongoing participation in the AUMA will help us to ready ourselves to host this convention.

While the AUMA does not require endorsement of the whole of Council for a member to stand for appointment, we believe it is appropriate to have Council's support.



If Council so directs, administration will prepare an amendment to Council's policy with respect to appointment to external committees to reflect Council's direction in this regard.





October 23, 2013

## Addition of Six Overnight Shelter Beds at 5246 – 53 Avenue

### Land Use Bylaw Amendment 3357/BB-2013

PLANNING DEPARTMENT

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

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The application is to amend Direct Control District 19 of the Land Use Bylaw for 5246 – 53 Avenue to allow for a maximum 46 bed combined non-medical detoxification centre and overnight shelter. This is an increase of 6 beds from the current number without expanding the building.

There is a demonstrated need for overnight shelter beds for the city's homeless population. The proposal meets the intent of the Municipal Development Plan by providing a social service in an appropriate location. It is recommended that Council adopt amendments to Section 8.19 (1) (a) (ii) of Direct Control District No 19 of the Land Use Bylaw by substituting "46" in place of "40" to permit a 46 bed combined non-medical detoxification centre and overnight shelter as shown in Attachment A.

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

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I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/BB-2013, amendment to Direct Control District 19 to allow for the addition of six overnight shelter beds at 5246 – 53 Avenue. A Public Hearing would then be held on Monday, December 2, 2013 at 6:00 p.m. during Council's regular meeting.

Craig Curtis  
City Manager

#### **Proposed Resolution**

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That Council consider first reading of Land Use Bylaw Amendment 3357/BB-2013 at this time.



## Report Details

### Background:

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The application is to amend Direct Control District 19 of the Land Use Bylaw for 5246 – 53 Avenue (see location map) to allow for a maximum 46 bed combined non-medical detoxification centre and overnight shelter. The intent is to allow for an additional 6 (six) overnight shelter beds in the current 40 bed facility without expansion of the building. The property at 5246 – 53 Avenue, containing two parcels, was rezoned to a Direct Control District (DC) on December 5, 2005 that allowed, as a permitted use, the 40 bed combined non-medical detoxification centre and overnight shelter.

Safe Harbour's detoxification centre and overnight shelter operate within the existing building structure. The detoxification centre is a non-medical program aimed at adult clients who require an abstinent and supportive environment to stop using drugs or alcohol. They reside voluntarily for a 5-15 day period. Clients who present themselves with acute health issues are referred to community medical services. The overnight shelter program is aimed at intoxicated adults who need overnight shelter and a safe, supportive environment. Intoxicated clients are assigned to a mat or sleeping area and discharged at various times in the morning to pursue work or other day time activities. Once entered, shelter clients may not leave or re-enter the building and loitering before or after shelter operating hours is not allowed.

### Discussion:

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The current location for the detoxification centre and overnight shelter for a maximum 40 bed facility was approved on December 5, 2005 and opened July 7, 2007.

The application rationale (see Attachment B) states: *"Safe Harbour feels very strongly that these additional 6 beds are critical to further serve Red Deer's most vulnerable folks whose safety is at risk, especially in winter."*

Information on the application was hand delivered or mailed to all adjoining property owners and tenants within 100m of the current site during the week of October 21, 2013. The 100m referral area is set out in the Land Use Bylaw. During the same period a City of Red Deer employee began contacting all of the land owners and tenants in the area to receive input and facilitate on-going discussions. A report summarizing all community input will be provided to Council prior to any public hearing.



## Analysis:

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The Municipal Development Plan (MDP) designates this site as “Commercial” as part of Major Downtown Node. Major nodes such as the downtown are to involve mixed use. One of the Objectives of the Greater Downtown is to: “Reinforce the Downtown core as the civic business, administrative, social services and cultural centre of the city.” Policy 11.1 reads:

“The City shall support the ongoing redevelopment and revitalization of the Greater Downtown as the centre and heart of the city and region and as a unique mixed use area for administrative, civic, retail, office, residential, institutional, and cultural and entertainment facilities. In acting on this policy, The City acknowledges that Greater Downtown provides opportunities to accommodate a variety of social and cultural services and facilities that can serve the needs of the community and provision should be made to accommodate such activities in suitable locations”. (Emphasis added)

Red Deer’s Greater Downtown Action Plan 2008 Update states:

“The downtowns of all North American cities will continue to be home to many of our vulnerable citizens and this is no different in Red Deer. Good work is being done by dozens of agencies and programs to develop services and resources for citizens with social, personal, financial, or health challenges. In 2008, downtown is appropriately the city’s centre for a wide range of human services.” (Page 88)

The continuation of the Direct Control mechanism to permit the additional 6 overnight shelter beds is appropriate as this is a unique circumstance. The advantages of this approach are:

- The allowable number of beds is clearly outlined in the Land Use Bylaw and any expansion of the number of beds would require City Council approval after a public hearing process;
- There are no other changes proposed to the district

The increased shelter beds should:

- Translate to decreased calls for service to the RCMP relating to those individuals who would be otherwise left out on the street especially during the winter months;



- Reduce the need to place intoxicated individuals in the Detachment cells; and
- Decreased foot traffic as fewer individuals will be turned away.

In conclusion, administration supports the proposed land use bylaw amendment to amend DC 19 to allow as a permitted use a maximum 46 bed combined non-medical detoxification centre and overnight shelter for the following reasons:

- The proposal meets the intent of the Municipal Development Plan by providing a social service in an appropriate location;
- There is a demonstrated need for overnight shelter beds;
- The expansion of by 6 beds or 15 per cent is a relatively small increase and still meets the intent of the district;
- Any expansion above the 46 beds would require a land use bylaw amendment public process; and
- The addition of 6 (six) overnight shelter beds helps to maximize existing organizational and community capacity.

### **Attachments**

Attachment A: Current Direct Control District No. 19 in the Land Use Bylaw Showing Proposed Amendment

Attachment B: Rationale for Amendment Provided by Safe Harbour

Attachment C: Location Map



## **Attachment A: Current Direct Control District No. 19 in the Land Use Bylaw Showing Proposed Amendment**

### **8.19 Direct Control District No. 19 DC(19) (See Map L15)**

#### **General Purpose**

This District will allow all of the prescribed uses as listed in the CIA Commercial City (City Centre West) District and allow development of a non-medical detoxification centre and overnight shelter program. For the purpose of this Direct Control District, Council is the Development Authority.

#### **(1) DC(19) Permitted and Discretionary Uses Table**

<div>Amendment proposes a change from 40 to 46 beds</div>	<b>(a) Permitted Uses</b>	
	<b>(i)</b>	All uses listed as permitted in the CIA Commercial (City Centre West) District.
	<b>(ii)</b>	<del>Maximum 40</del> <b>46</b> bed combined non-medical detoxification centre and overnight shelter.
	<b>(b) Discretionary Uses</b>	
<b>(i)</b>	All uses listed as discretionary in the CIA Commercial (City Centre West) District.	

#### **(2) Development Standards**

- (a)** The existing building is deemed to meet all development standards with the exception of landscape area.
- (b)** Landscape area is to be 15% of site area which is to include perimeter landscaping around the north parking area.
- (c)** Existing metal fence to be removed within 30 days of occupancy.
- (d)** Any development standards listed in this district as well as those as set out in Parts 2, 3 and 5 of the Land Use Bylaw are delegated by Council to the Development Officer.



## Land Use Bylaw Amendment Application Rationale

October 15, 2013,

**Re:** 5246 – 53 Avenue  
Red Deer, AB T4N 5K2

### Introduction

Safe Harbour Society's goal is to ensure adequate and appropriate shelter beds to serve the community of Red Deer on a year round basis, while acknowledging the Provincial direction to move people to more permanent housing. We agree with the Provincial direction. We also believe that shelters will always be necessary to serve people who are in emergency situations and who are not able to cope in a permanent housing situation yet. Red Deer has not had an adequate number of shelter beds for many years, having had limited increases to serve an ever expanding population since 1998.

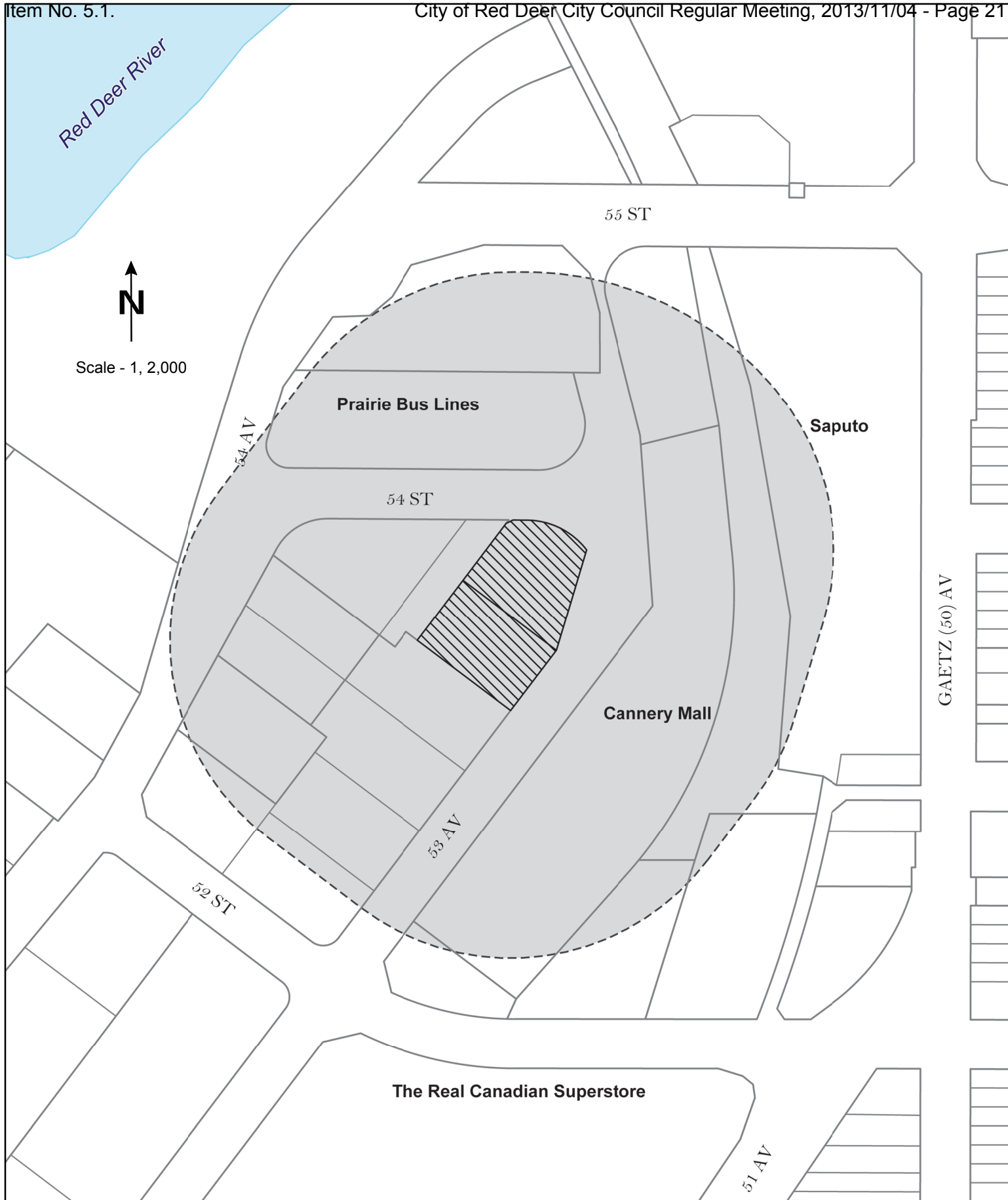
### Current Situation

In our effort to have adequate and appropriate shelter beds year round for our guests, we have looked at options and worked proactively on solutions.

In the Mats program (5246 – 53 Avenue) for people under the influence, based on fire code, we could increase our capacity from 20 to 26 beds; however, this requires Council approval. Safe Harbour feels very strongly that these additional 6 beds are critical to further serve Red Deer's most vulnerable folks whose safety is at risk, especially in the winter. Given our statistics, it is likely that a further 6 beds will not meet all the need but it is the maximum that could be provided with the space available. We also know that these most vulnerable people significantly impact the community. Simply within the City of Red Deer's Community Services Division, both the Social Planning Department and RCMP/Peace Officers continuously deal with issues arising from those on the street who are under the influence of drugs or alcohol. Additionally, the Emergency Services Department, other City departments and the hospital also are impacted.

### Where to from here

Safe Harbour Society is making a formal application to City Council to amend the direct control land use bylaw in order to increase the Mats and Detox program capacity (5246 – 53 Avenue) from 40 to 46, with 26 of the spaces being used for Mats. We cannot emphasize enough the need for these additional 6 beds to move us down the path of having adequate and appropriate shelter beds in Red Deer year round, while working on moving people into more permanent housing. Timing is of the essence particularly because we are heading into the winter months and we do not have adequate space in the community to shelter these most vulnerable folks.



## Safe Harbour 5246 - 53 Avenue

**BYLAW NO. 3357/BB-2013**

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 8.19 (1) (a) (ii) of Direct Control District No 19 is amended by deleting the number "40" and replacing it with the number "46" with the subsection now reading: "Maximum 46 bed combined non-medical detoxification centre and overnight shelter."

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2013.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2013.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2013.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK





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## Q&A BACKGROUNDER

October 31, 2013

### Overnight shelter applies for more beds

The City of Red Deer received an application from Safe Harbour Society to amend Direct Control District 19 of the Land Use Bylaw to allow an additional six overnight shelter beds in their current downtown facility, located at 5246 53 Avenue.

#### 1. What is Safe Harbour Society?

Central Alberta's Safe Harbour Society for Health and Housing was formed on April 11, 2007. This unique agency is the result of the amalgamation of three non-for-profit agencies: the Safe Harbour Society (detox and overnight shelter for individuals who are high or intoxicated), the Red Deer Residential Society (transitional housing units), and the Central Alberta Housing Society (homeless shelter and transitional housing). Safe Harbour Society's goal is to ensure adequate and appropriate shelter beds to serve the community of Red Deer on a year-round basis.

#### 2. How will the application change the way the facility currently operates?

Currently, Safe Harbour Society operates a combined non-medical detoxification centre and overnight shelter with a maximum of 40 beds at 5246 53 Avenue. Twenty of those beds are designated for the Mat program, an overnight shelter for adults who are under the influence of substances. The other 20 beds are designated for long term clients as part of the detox program. If approved, the amendment would increase the Mat program's capacity from 20 to 26.

#### 3. What is a Land Use Bylaw amendment?

The facility is currently zoned as Direct Control District 19 which means that the combined non-medical detoxification centre and overnight shelter has very specific regulation under the Land Use Bylaw. Any changes to the Land Use Bylaw must be approved by City Council. More information about the Land Use Bylaw amendment process is available at [www.reddeer.ca](http://www.reddeer.ca).

#### 4. Why is Safe Harbour Society only requesting an additional six beds?

Twenty six is the maximum number of beds allowed in the Mat program as per the maximum occupancy load; that is, the maximum number of persons entitled to be in the space at any one time.

#### 5. Should neighbouring businesses be concerned about these changes?

Safe Harbour Society feels strongly that these additional six beds are critical to serving Red Deer's most vulnerable people whose safety is at risk, especially in the winter months. There will not be any changes to the services provided by Safe Harbour. The City will have on-going conversations with neighbouring landlords and tenants about any issues that might exist from a community perspective.

#### 6. What happens next?

City Council will consider first reading of the bylaw amendment at the Monday, November 4 Council meeting. If Council gives first reading, the amendment will come before Council again on Monday, December 2 for consideration of second and third reading. At that time, a public hearing will be held and all residents will have the opportunity to review and comment on the amendment.



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## **Q&A BACKGROUNDER**

### **7. How can I give feedback on the amendment?**

A representative from The City of Red Deer will meet one-on-one with landowners and tenants in the area to get feedback about the proposed amendment. Following this, all residents will have the opportunity to review and comment on the amendment at the public hearing in December. More information about the public hearing will be available in the coming weeks.

- end -

For more information, please contact:

Tara Lodewyk  
Manager of Planning  
The City of Red Deer  
403-406-8708

or

Communications & Strategic Planning  
The City of Red Deer  
403-342-8147

**Council Decision – November 4, 2013  
Regular Meeting**

**DATE:** November 5, 2013  
**TO:** Tara Lodewyk, Planning Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Addition of Six Overnight Shelter Beds at 5246 – 53 Avenue  
Land Use Bylaw Amendment 3357/BB-2013

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**Reference:**

Planning Services, dated October 23, 2013

**Bylaw Reading:**

At the Monday, November 4, 2013 Regular Council meeting, Council gave first reading to Land Use Bylaw Amendment 3357/BB-2013 – an amendment to Direct Control District 19 to allow for an additional six overnight shelter beds (maximum of 46 combined non-medical detoxification centre and overnight shelter).

**Report back to Council:** Yes

**Comments/Further Action:**

This office will advertise for a Public Hearing for Land Use Bylaw Amendment 3357/BB-2013 to be held on Monday, December 2, 2013 at 6:00 p.m. during Council's regular meeting.



Frieda McDougall  
Manager

- c: Director of Planning Services  
Major Projects Planner, Planning Services  
Social Planning Manager  
Client Services Support – Legislative Services  
Corporate Meeting Coordinator



October 22, 2013

## Notice of Motion submitted by Councillor Tara Veer re: Ambulance Dispatch

Legislative Services

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

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This Notice of Motion was introduced by Councillor Tara Veer at the Tuesday, October 15, 2013 Council meeting and is being presented for Council's consideration.

### **City Manager Comments:**

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I support this Notice of Motion. Council's direction is requested.

Craig Curtis  
City Manager

### **Proposed Resolution:**

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Whereas, The City of Red Deer is providing a highly effective and efficient ambulance dispatch service to Central Albertans that leverages the local knowledge and expertise to provide emergency medical services to the public.

Whereas the Government of Alberta continues to move towards consolidation of ambulance dispatch to three centres of Calgary, Edmonton and Peace River. This is in spite of the concerns expressed by mid-sized cities.

Whereas local government has a mandate to promote and protect the health and safety of its citizens.

Whereas, The City of Red Deer has been working with the Government of Alberta in expressing its concerns about the level of consolidation and recommending a regional approach to ambulance dispatch.

Whereas the citizens of Central Alberta benefit from a service that leverages local knowledge and expertise and the relationship between fire and ambulance services.



Whereas, we have very real concerns about the safety of our citizens with the level of consolidation recommended by Alberta Health on this matter and this is shared by the mid-sized cities who passed a motion asking for the immediate halt of this course of action.

Whereas at its February 25, 2008 council meeting City Council promised its citizens that there would be no reduction in the level of service to its citizens resulting from the transfer of ambulance governance from The City to the Government of Alberta.

Whereas The City of Red Deer has worked very respectfully with Alberta Health Services, the Minister of Health and the Premier to resolve our concerns.

Whereas we believe we have very real risk to our citizens and organization due to the decoupling of fire and ambulance response and the loss of local knowledge.

Whereas we believe the action to continue with the level of consolidation demonstrates a lack of understanding of the relationship between fire and ambulance and the negative impact this decision has on The City of Red Deer and citizens of Central Alberta.

Now therefore be it resolved that Council of The City of Red Deer publicly state our position that our regional dispatch is essential to our ability to maintain an integrated ALS ambulance service and a responsive dispatch system; and

Further, that Red Deer City Council formally requests that the Provincial Government immediately reverse its decision to consolidate dispatch in the interests of the health and safety of Red Deer and regional citizens.



**Council Decision – November 4, 2013  
Regular Council Meeting - REVISED**

**DATE:** November 5, 2013

**TO:** Paul Goranson, Director of Development Services  
Lisa Perkins, Director of Corporate Transformation

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

**SUBJECT:** Notice of Motion Submitted by Councillor Tara Veer Re:  
Ambulance Dispatch

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**Reference Report:**

Legislative Services, dated October 22, 2013

**Resolution:**

The following resolution was passed at the Monday, November 4, 2013 Regular Red Deer City Council meeting:

Whereas, The City of Red Deer is providing a highly effective and efficient ambulance dispatch service to Central Albertans that leverages the local knowledge and expertise to provide emergency medical services to the public.

Whereas the Government of Alberta continues to move towards consolidation of ambulance dispatch to three centres of Calgary, Edmonton and Peace River. This is in spite of the concerns expressed by mid-sized cities.

Whereas local government has a mandate to promote and protect the health and safety of its citizens.

Whereas, The City of Red Deer has been working with the Government of Alberta in expressing its concerns about the level of consolidation and recommending a regional approach to ambulance dispatch.

Whereas the citizens of Central Alberta benefit from a service that leverages local knowledge and expertise and the relationship between fire and ambulance services.

Whereas, we have very real concerns about the safety of our citizens with the level of consolidation recommended by Alberta Health on this matter and this is shared by the mid-sized cities who passed a motion asking for the immediate halt of this course of action.



Whereas at its February 25, 2008 council meeting City Council promised its citizens that there would be no reduction in the level of service to its citizens resulting from the transfer of ambulance governance from The City to the Government of Alberta.

Whereas The City of Red Deer has worked very respectfully with Alberta Health Services, the Minister of Health and the Premier to resolve our concerns.

Whereas we believe we have very real risk to our citizens and organization due to the decoupling of fire and ambulance response and the loss of local knowledge.

Whereas we believe the action to continue with the level of consolidation demonstrates a lack of understanding of the relationship between fire and ambulance and the negative impact this decision has on The City of Red Deer and citizens of Central Alberta.

Now therefore be it resolved that Council of The City of Red Deer publicly state our position that our regional dispatch is essential to our ability to maintain an integrated ALS ambulance service and a responsive dispatch system; and

Further, that Red Deer City Council direct administration to develop a public awareness and advocacy campaign that would encourage our local and regional citizens to express their concerns to the provincial government; and

Further, that Red Deer City Council formally requests that the Provincial Government immediately reverse its decision to consolidate dispatch in the interests of the health and safety of Red Deer and regional citizens.

**Report back to Council: No**

**Comments/Further Action:**

Director of Corporate Transformation to draft a letter to The Province of Alberta, for the Mayor's signature, in response to the above Notice of Motion.



Frieda McDougall  
Manager

c: Mayor Tara Veer