

CITY COUNCIL

AGENDA

Monday, March 18, 2019 – Council Chambers, City Hall

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

I. MINUTES

- I.1. Confirmation of the Minutes of the February 28, 2019 Special Council Meeting
(Agenda Pages 1 – 5)
- I.2. Confirmation of the Minutes of the March 4, 2019 Regular Council Meeting
(Agenda Pages 6 – 23)

2. POINTS OF INTEREST

3. REPORTS

- 3.1. Community Housing & Homelessness Integrated Plan Ad-Hoc Committee
Terms of Reference
(Agenda Pages 24 – 32)
 - 3.1.a. Motion to Lift from the Table
- 3.2. Extension of Homelessness Partnering Strategy (HPS) and Outreach & Support
Services Initiatives (OSSI) Projects
(Agenda Pages 33 – 36)
- 3.3. Development Permit - 155-5002-55 Street
(Agenda Pages 37 – 46)

- 3.4. Notice of Motion - Bicycle Registration & Licensing
(Agenda Pages 47 – 53)

- 3.4.a. Motion to Lift from the Table

4. BYLAWS

- 4.1. Appeals Board Bylaw 3619/2019 and Bylaw Amendment 3619/A-2019
(Agenda Pages 54 – 71)

- 4.1.a. Motion to Lift from the Table
 - 4.1.b. Consideration of First Reading of Bylaw 3619/2019
 - 4.1.c. Consideration of Second Reading of Bylaw 3619/2019
 - 4.1.d. Motion for Permission to go to Third Reading
 - 4.1.e. Consideration of Third Reading of the Bylaw of Bylaw 3619/2019
 - 4.1.f. Consideration of First Reading of Bylaw 3619/A-2019

- 4.2. Land Use Bylaw 3357/H-2019
R1 to R2 Rezoning at 4028 51 Street
(Agenda Pages 72 – 104)

- 4.2.a. Consideration of First Reading of the Bylaw

- 4.3. Offsite Levies Exception - Northside Community Centre
Bylaw 3549/A-2019
(Agenda Pages 105 – 114)

- 4.3.a. Consideration of Second Reading of the Bylaw
 - 4.3.b. Consideration of Third Reading of the Bylaw

- 4.4. 2019 Capital Budget Borrowing Bylaws
(Agenda Pages 115 – 141)

- 4.4.a. Motion to Lift from the Table

- 4.4.b. Consideration of Second Reading of Bylaw 3613/2018
- 4.4.c. Consideration of Third Reading of Bylaw 3613/2018
- 4.4.d. Consideration of Third Reading of Bylaw 3614/2018
- 4.4.e. Consideration of Second Reading of Bylaw 3615/2018
- 4.4.f. Consideration of Third Reading of Bylaw 3615/2018
- 4.4.g. Consideration of Second Reading of Bylaw 3616/2018
- 4.4.h. Consideration of Third Reading of Bylaw 3616/2018
- 4.4.i. Consideration of Second Reading of Bylaw 3617/2018
- 4.4.j. Consideration of Third Reading of Bylaw 3617/2018
- 4.4.k. Consideration of Second Reading of Bylaw 3618/2018
- 4.4.l. Consideration of Third Reading of Bylaw 3618/2018

5. PUBLIC HEARINGS

- 5.1. Land Use Bylaw Amendment
Redistricting A1 to A2 - Bylaw 3357/C-2019

(Agenda Pages 142 – 160)

- 5.1.a. Consideration of Second Reading of the Bylaw
- 5.1.b. Consideration of Third Reading of the Bylaw

6. ADJOURNMENT



UNAPPROVED - M I N U T E S

**of the Red Deer Special Council Meeting
held on, Thursday, February 28, 2019
commenced at 1:30 P.M.**

Present: Mayor Tara Veer
Councillor Buck Buchanan (arrived at 1:31 p.m.)
Councillor Michael Dawe
Councillor Tanya Handley
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Frank Wong
Councillor Dianne Wyntjes

City Clerk, Frieda McDougall

Absent: Councillor Vesna Higham

**I. IN CAMERA MEETING****I.1. Motion to In Camera - Human Resource Matter FOIP 19(1)**

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Thursday, February 28, 2019 at 1:30 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 a Human Resource Matter as protected under the Freedom of Information & Protection of Privacy Act, Section 19(1).

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

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

Councillor Buchanan arrived at 1:31 p.m.

I.2. Motion to Revert to Open Meeting

Moved by Councillor Ken Johnston, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Thursday, February 28, 2019 at 2:05 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Ken Johnston,



Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2. ADD TO THE AGENDA

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to add to the agenda consideration of the following items:

- Interim City Manager Appointments, Item 1.1
- Human Resource Matter, Item 1.2
- Human Resource Matter, Item 1.3

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

MOTION CARRIED

3. ADDITIONAL ITEMS

3.1. Interim City Manager Appointments – Item 1.1

Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the appointment of an Interim City Manager for the period of March 4, 2019 up to April 30, 2019 hereby makes the following appointments:

From March 4 – 31, 2019: Paul Goranson

From April 1 up to April 30, 2019: Tara Lodewyk

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



Councillor Dianne Wyntjes

MOTION CARRIED

3.2. Human Resource Matter – Item 1.2

Moved by Councillor Lawrence Lee, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer having considered Item 1.2 In Camera on February 28, 2019 hereby endorses the option as presented and agrees that the contents of the report will remain confidential as protected by the Freedom of Information and Protection of Privacy Act, Section 19(1).

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

MOTION CARRIED

3.3. Human Resource Matter – Item 1.3

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered Item 1.3 In Camera on February 28, 2019 hereby endorses the option as presented and agrees that the contents of the report will remain confidential as protected by the Freedom of Information and Protection of Privacy Act, Section 19(1).

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

MOTION CARRIED



3. **ADJOURNMENT**

Moved by Councillor Buck Buchanan, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby agrees to adjourn the
Thursday, February 28, 2019 Special Council Meeting of Red Deer City Council at
2:08 p.m.

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, 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, March 4, 2019
commenced at 2:36 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

Interim City Manager, Paul Goranson
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Community Services, Sarah Cockerill
Director of Corporate Services, Lisa Perkins
Director of Development Services, Kelly Kloss
Acting Director of Human Resources, Tracy Bruce
Director of Planning Services, Tara Lodewyk
Acting Director of Protective Services, Ken McMullen
City Clerk, Frieda McDougall
Deputy City Clerk, Samantha Rodwell
Corporate Meeting Administrator, Amber Senuk
Engineering Manager, Konrad Dunbar
Planning Services Manager, Emily Damberger
Senior Planner, Christi Fidek
Senior Planner, Jolene Tejkl
Development Officer, Beth McLachlan

**I. IN CAMERA****I.1. Motion to In Camera - Human Resources Matter FOIP 19(1),
Financial Matters FOIP 24(1)(a), Land Matter FOIP 24(1)(a), and a
Legal Matter FOIP 27(1)(a)**

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Monday, March 4, 2019 at 2:37 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 a Human Resource Matter as protected under the Freedom of Information & Protection of Privacy Act, Section 19(1), Financial Matters as protected under the Freedom of Information & Protection of Privacy Act, Section 24(1)(a), and a Land Matter as protected under the Freedom of Information & Protection of Privacy Act, Section 24(1)(a).

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

Councillor Frank Wong left Council Chambers at 3:06 p.m.

Councillor Vesna Higham left Council Chambers at 3:58 p.m. and returned at 4:00 p.m.

I.2. Motion to Revert to Open Meeting

Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston



Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, March 4, 2019 at 4:00 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 Dianne Wyntjes

ABSENT: Councillor Frank Wong

MOTION CARRIED

2. MINUTES

2.1. Confirmation of the Minutes of the January 8 - 18, 2019 Operating Budget Minutes

Councillor Tanya Handley left Council Chambers at 4:00 p.m.

Councillor Buck Buchanan and Councillor Michael Dawe left Council Chambers at 4:02 p.m.

Councillor Tanya Handley and Councillor Michael Dawe returned to Council Chambers at 4:03 p.m.

Councillor Buck Buchanan returned to Council Chambers at 4:04 p.m.

Moved by Councillor Buck Buchanan, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby approves the Minutes of the January 8-18, 2019 Operating Budget 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 Dianne Wyntjes

ABSENT: Councillor Frank Wong

MOTION CARRIED

2.2. Confirmation of the Minutes of the February 4, 2019 Council Meeting



Moved by Councillor Lawrence Lee, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer hereby approves the Minutes of the February 4, 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 Dianne Wyntjes

ABSENT: Councillor Frank Wong

MOTION CARRIED

3. REPORTS

3.1. Unsheltered Outreach & Engagement

Councillor Frank Wong returned to Council Chambers at 4:16 p.m.

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Social Planning dated February 21, 2019 re: Unsheltered Outreach & Engagement hereby endorses the recommendation of the Community Housing Advisory Board (CHAB) with the development of such a team with funding of up to \$250,000 to come from the Outreach & Support Services Initiatives (OSSI) with Safe Harbour receiving this enhancement as a contract amendment with the additional funding for a term period of one year.

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

**3.2. 2018/2019 Citizen Representative Appointments to Committees**

Moved by Councillor Tanya Handley, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer, having considered the report from Legislative Services, dated February 14, 2019 re: 2018/2019 – Citizen Representative Appointments to Committees, hereby appoints the following to serve on the Community Housing Advisory Board:

Liz Walker	Citizen Representative on the Community Housing Advisory Board (to the 2019 Organizational Meeting of Council to fill an unexpired term)
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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

3.3. Crime Mapping for City of Red Deer

Moved by Councillor Lawrence Lee, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer having considered the report from Protective Services Division, dated February 15, 2019 re: Crime Mapping for City of Red Deer hereby approves the utilization of the RCMP crime mapping tool and making it available publically as a one year pilot following which a report will be developed to assess the impacts of the pilot with a further recommendation being presented to Council.

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

3.4. Electric Light & Power - Code of Conduct Annual Compliance Report

Moved by Councillor Vesna Higham, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the report from Electric Light & Power dated March 4, 2019 re: EL&P Code of Conduct Annual Compliance Report hereby approves the Electric Light & Power department's Annual Compliance Report.

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

4. BYLAWS

4.1. 2019 Supplementary Assessment Bylaw

Moved by Councillor Michael Dawe, seconded by Councillor Ken Johnston

SECOND READING: That Bylaw 3621/2019 (the Annual Supplementary Assessment Bylaw which authorizes the preparation of supplementary assessments within the city of Red Deer for 2019) be read a second time.

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 Michael Dawe, seconded by Councillor Ken Johnston

THIRD READING: That Bylaw 3621/2019 be read a third time.

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 5:15 p.m. and reconvened at 6:05 p.m.

5. PUBLIC HEARINGS

5.1. Evergreen Neighbourhood Area Structure Plan (NASP) Bylaw 3217/A-2019 Land Use Bylaw Amendment 3357/G-2019

Prior to the Joint Public Hearing, the following amendment was introduced:

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3217/A-2019 by deleting and replacing pages 11, 18, 27, 28, 31 and 32 of the Neighbourhood Area Structure Plan.

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 TO AMEND CARRIED



Mayor Tara Veer declared open the Joint Public Hearing for Bylaw 3217/A-2019, an amendment to the Evergreen Neighbourhood Area Structure Plan and Bylaw 3357/G-2019, an amendment to the Land Use Bylaw to redesignate lots in phase two of Evergreen from R1 Residential (Low Density) to R1G Residential (Small Lot) District. Mr. Guy Pelletier, Melcor Developments spoke to this item. As no one else was present to speak to the bylaws, Mayor Tara Veer declared the Joint Public Hearing closed.

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lawrence Lee

SECOND READING: That Bylaw 3217/A-2019 (an amendment to the Evergreen Neighbourhood Area Structure Plan), as amended, be read a second time.

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 Dianne Wyntjes, seconded by Councillor Lawrence Lee

THIRD READING: That Bylaw 3217/A-2019 be read a third time.

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

SECOND READING: That Bylaw 3357/G-2019 (an amendment to the Land Use Bylaw



to redesignate lots in phase two of Evergreen from R1 Residential (Low Density) to R1G Residential (Small Lot) District) be read a second time.

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

THIRD READING: That Bylaw 3357/G-2019 be read a third time.

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

**5.2. Portable Sign Council Resolution - Report Back to Council
Bylaw 3357/F-2019**

Mayor Tara Veer declared open the Public Hearing for Bylaw 3357/F-2019, an amendment to the Land Use Bylaw to clarify that sites are to remain free of Portable Signs for 30 consecutive days before another Portable Sign may be displayed on the site and additional time may be requested through a variance. As no one was present to speak to the bylaw, Mayor Tara Veer declared the Public Hearing closed.

Moved by Councillor Michael Dawe, seconded by Councillor Ken Johnston

SECOND READING: That Bylaw 3357/F-2019 (an amendment to the Land Use Bylaw to clarify that sites are to remain free of Portable Signs for 30 consecutive days before another Portable Sign may be displayed



on the site and additional time may be requested through a variance) be read a second time.

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

OPPOSED: Councillor Frank Wong

MOTION CARRIED

Moved by Councillor Michael Dawe, seconded by Councillor Ken Johnston

THIRD READING: That Bylaw 3357/F-2019 be read a third time.

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

OPPOSED: Councillor Frank Wong

MOTION CARRIED

6. REPORTS - continued

6.1. Lane Closure Request (Vincent Close / Voisin Close)

Councillor Ken Johnston left Council Chambers at 6:29 p.m. and did not return.

Councillor Buck Buchanan declared a conflict of interest as his daughter lives on one of the closes. Councillor Buck Buchanan left Council Chambers at 6:31 p.m.

Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes



Resolved that Council of The City of Red Deer having considered the petition and supporting requests for lane closure from various neighbourhood residents and the report from Engineering Services dated February 15, 2019 re: Lane Closure Request (Vincent Close/Voisin Close) hereby directs administration to bring back a report within 4 months exploring options with neighbourhood input including:

1. Option #1 west lane closure on a temporary /pilot basis or permanently; or
2. Other operational measures or options that administration considers feasible

IN FAVOUR: Mayor Tara Veer, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Dianne Wyntjes

OPPOSED: Councillor Lawrence Lee, Councillor Frank Wong

ABSENT: Councillor Buck Buchanan, Councillor Ken Johnston

MOTION CARRIED

Councillor Buck Buchanan returned to Council Chambers at 7:36 p.m.

**6.2. Development Permit for Safe Harbour Society
Temporary Daytime Warming Centre & Overnight Shelter
5256-53 Avenue**

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Inspections and Licensing, dated February 25, 2019, hereby approves the application submitted by Central Alberta Safe Harbour Society (the "Applicant"), for a Development Permit for the Discretionary Use of a Temporary Care Facility for a daytime warming centre and an overnight shelter with a maximum of 26 beds, to be operational from May 1, 2019 – March 31, 2020, as shown on the plans filed with Inspections & Licensing (collectively referred to as the "Approved Plans"), on the lands zoned DC(19) Direct Control District, located at 5256 53 Avenue (Lot 2A, Block 4, 762 2029), subject to the conditions listed below:

1. A Development Permit shall not be deemed completed based on this approval until all conditions except those of a continuing nature, have been fulfilled to



the satisfaction of the Development Officer.

2. All Development must conform to the conditions of this Development Permit and the Approved Plans, and any revisions thereto as required pursuant to this Approval. Any revisions to the Approved Plans must be approved by the Development Authority.
3. The Applicant shall repair or reinstate, or pay for the repair or reinstatement, to original condition, any public property, street furniture, curbing, boulevard landscaping and tree planting or any other property owned by the City which is damaged, destroyed or otherwise harmed by development or construction on the site. Repairs shall be done to the satisfaction of The City of Red Deer. In the event that the City undertakes the repairs the Applicant shall pay the costs incurred by the City within 30 days of being invoiced for such costs.

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

OPPOSED: Councillor Buck Buchanan

ABSENT: Councillor Ken Johnston

MOTION CARRIED

6.3. Community Housing & Homelessness Integrated Plan Ad-Hoc Committee Terms of Reference

Moved by Councillor Vesna Higham, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to table consideration of Community Housing & Homelessness Integrated Plan Ad-Hoc Committee Terms of Reference to the March 18, 2019 Council Meeting.

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



Dianne Wyntjes

ABSENT: Councillor Ken Johnston

MOTION TO TABLE CARRIED

7. BYLAWS - continued

7.1. Proposed Land Use Bylaw Amendment to Redesignate 22 Gunn Street from AI Future Urban Development to RI Residential (Low Density) and R2T Residential (Town House) Bylaw 3357/J – 2019

Moved by Councillor Frank Wong, seconded by Councillor Buck Buchanan

FIRST READING: That Bylaw 3357/J-2019 (an amendment to the Land Use Bylaw to redesignate 22 Gunn Street from AI Future Urban Development to RI Residential (Low Density) and R2T Residential (Town House)) be read a first time.

Councillor Vesna Higham left Council Chambers at 8:22 p.m. and returned at 8:24 p.m.

Prior to voting on first reading of the bylaw, the following tabling motion was introduced:

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer here by agrees to table consideration of Proposed Land Use Bylaw Amendment 3357/J-2019 to Redesignate 22 Gunn Street from AI Future Urban Development to RI Residential (Low Density) and R2T (Town House) for up to six weeks to allow administration to research and consult the developer and the neighbourhood regarding the removal of the R2T zoning and replacing it with RI or RIG.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes



OPPOSED: Councillor Tanya Handley, Councillor Vesna Higham

ABSENT: Councillor Ken Johnston

MOTION TO TABLE CARRIED

7.2. 2019 Capital Budget Borrowing Bylaws

Moved by Councillor Vesna Higham, seconded by Councillor Tanya Handley

SECOND READING: That Bylaw 3613/2018 (a borrowing bylaw in the amount of \$11,407,000 for the 2019 Recreation Projects) be read a second time.

Prior to second and third reading of the bylaw, the following tabling motion was introduced:

Moved by Councillor Vesna Higham, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to table consideration of the following 2019 Capital Budget Borrowing Bylaw 3613/2018 – 2019 Recreation Projects to the March 18, 2019 Council Meeting.

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

ABSENT: Councillor Ken Johnston

MOTION TO TABLE CARRIED

Moved by Councillor Vesna Higham, seconded by Councillor Michael Dawe

SECOND READING: That Bylaw 3614/2018 (a borrowing bylaw in the amount of \$29,493,000 for 2019 Roads Projects) be read a second time.



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

ABSENT: Councillor Ken Johnston

MOTION CARRIED

Prior to third reading of the bylaw, the following tabling motion was introduced.

Moved by Councillor Vesna Higham, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to table consideration of the following 2019 Capital Budget Borrowing Bylaws for up to two weeks:

- Bylaw 3614/2018 – 2019 Roads Projects
- Bylaw 3615/2018 – 2019 General Municipal Works
- Bylaw 3616/2018 – 2019 EL&P Infrastructure
- Bylaw 3617/2018 – 2019 Roads Offsite Project
- Bylaw 3618/2018 – 2019 Sanitary Offsite Bylaw

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

ABSENT: Councillor Ken Johnston

MOTION TO TABLE CARRIED

7.3. Borrowing for River Bend Golf & Recreation Society Operations

Moved by Councillor Buck Buchanan, seconded by Councillor Frank Wong

SECOND READING: That Bylaw 3620/2019 (a Bylaw to provide the River Bend Golf & Recreation Society with a loan in the amount of \$100,000 to assist with operations for the period of January to April, 2019 to be repaid over the next 3 years in equal installments at an



interest rate of 3.3% with funding to be provided from the Operating Reserve-Tax Supported) be read a second time.

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

OPPOSED: Councillor Tanya Handley, Councillor Lawrence Lee

ABSENT: Councillor Ken Johnston

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Frank Wong

THIRD READING: That Bylaw 3620/2019 be read a third time.

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

OPPOSED: Councillor Tanya Handley, Councillor Lawrence Lee

ABSENT: Councillor Ken Johnston

MOTION CARRIED

7.4. Appeal Board Bylaw 3619/2019

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to table consideration of Bylaw 3619/2019 to the March 18, 2019 Council Meeting to allow administration time to provide additional information.

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



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

ABSENT: Councillor Ken Johnston

MOTION TO TABLE CARRIED

8. IN CAMERA - continued

Moved by Councillor Vesna Higham, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Monday, March 4, 2019 at 9:21 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 a a Legal Matter as protected under the Freedom of Information & Protection of Privacy Act, Section 27(1)(a).

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

ABSENT: Councillor Ken Johnston

MOTION CARRIED

Moved by Councillor Vesna Higham, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, March 4, 2019 at 9:47 p.m.



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

ABSENT: Councillor Ken Johnston

MOTION CARRIED

9. 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, March 4, 2019 Regular Council Meeting of Red Deer City Council at 9:47 p.m.

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

ABSENT: Councillor Ken Johnston

MOTION CARRIED

MAYOR

CITY CLERK



March 6, 2019

Community Housing and Homelessness Integrated Plan Ad Hoc Committee Terms of Reference

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, March 4, 2019 City Council meeting.

Recommendation:

That Council considers lifting from the table consideration of Community Housing and Homelessness Integrated Plan Ad Hoc Committee Terms of Reference.

That Council adopts the terms of reference and directs Administration to proceed with the nomination process.

Background:

At the March 4, 2019 Council meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer hereby agrees to table consideration of Community Housing & Homelessness Integrated Plan Ad Hoc Committee Terms of Reference to the March 18, 2019 Council Meeting.

Proposed Resolutions:

That Council of The City of Red Deer hereby agrees to lift from the table consideration of Community Housing and Homelessness Integrated Plan Ad-Hoc Committee Terms of Reference.

Resolved that Council of The City of Red Deer having considered the report from Social Planning dated February 15, 2019 re: Community Housing and Homelessness Integrated Plan Ad Hoc Committee hereby agrees to adopt the terms of reference, as follows:

Proposed Terms of Reference

Community Housing and Homelessness Integrated Plan (CHHIP)

Ad Hoc Committee (The Committee)

**Purpose:**

At the direction of The City of Red Deer City Council, The Committee will coordinate efforts to:

- Guide the community's efforts around providing integrated housing and supports across the non-market housing spectrum.
- Base the CHHIP on the evaluation on the outcomes of Red Deer's previous ten-year plan in its recommendations and consider innovative solutions
- Inform both an updated support services implementation plan and a housing options (i.e., bricks and mortar) plan.

Committee Outcomes:

The Committee will help guide the development of the following for consideration of City Council:

- a. An executive summary
- b. A final written housing plan
- c. A summary of all processes and consultations including attendees used to compile the report

CHHIP Scope:

- a. The plan, of a strategic nature, is to help the community achieve the community's housing goal
- b. The plan shall encompass the full non-market housing spectrum (unsheltered to subsidization).
- c. The plan will focus on the integration of:
 - a. physical housing asset development and management
 - b. support service coordination
 - c. integrated community planning, research and evaluation
 - d. governance and fund administration
- d. The plan will focus specific interest on innovative housing solutions
- e. The plan will consider enabling mechanisms of local government to incentivize successes

Reporting:

The Committee will report to City Council at regular intervals through the Community Services Director.

Membership:

The Committee will reflect a multi-disciplinary, diverse membership with a broad-based perspective with representation from City Council, the Community Housing Advisory Board and key stakeholders such as businesses and the community at large.

Appointment of the membership outside of City Council and CHAB will go through the existing Council Committee nomination process.

The Committee will consist of a minimum of 9 members and will include:

- 2 members of City Council,
- 2 members of The Community Housing Advisory Board,
- 1 Indigenous community representative (to be endorsed by UAVS),



- I business community representative,
- I homeless serving agency representative,

Note that while this member will be representative of this community, broader community engagement from homeless serving agencies will also be sought.

- I community member at large, and
- I housing public entity representative.

The Committee shall make its decisions by majority.

The Community Services Division will provide staff to liaison with the committee as a non-voting member(s).

Administrative Support/Resources

Administrative support will be provided by The City through the Community Services or Legislative Services. Additional City staff maybe included as a resource as required.

Appointments:

Applications to participate in The Committee will be received as per “The Committees Bylaw”

Appointments will be made by City Council

Term:

The term of the Committee will be until City Council adopts the CHHIP.

Meetings:

Committee meetings will be held at least monthly at a time agreed to by the committee members or more frequently as required.

The Committee will appoint a chair and vice chair from its membership at its first meeting in accordance with the Committees bylaw.

Conflict of Interest:

Committee members shall comply with Section 23 Conflict of Interest of “The Committees Bylaw”

and directs Administration to proceed with the nomination process.



Originally Submitted to the March
4, 2018 Council Meeting.

February 15, 2019

Community Housing and Homelessness Integrated Plan Ad Hoc Committee

SOCIAL PLANNING

Report Summary & Recommendation:

On February 4, 2019 City Council adopted a Terms of Reference for a new integrated plan for housing and homelessness to be coordinated through an ad hoc committee with final approval by City Council. To begin the process of recruitment, and to outline the role of the *Community Housing and Homelessness Integrated Plan Ad Hoc Committee* the attached (Appendix A) Terms of Reference is respectfully submitted for City Council's consideration.

City Manager Comments:

I support the recommendation of Administration and recommend that Council approve the Terms of Reference.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Social Planning dated February 15, 2019 re: Community Housing and Homelessness Integrated Plan Ad Hoc Committee hereby agrees to adopt the terms of reference, as follows:

Proposed Terms of Reference

Community Housing and Homelessness Integrated Plan (CHHIP)
Ad Hoc Committee (The Committee)

Purpose:

At the direction of The City of Red Deer City Council, The Committee will coordinate efforts to:

- Guide the community's efforts around providing integrated housing and supports across the non-market housing spectrum.
- Base the CHHIP on the evaluation on the outcomes of Red Deer's previous ten-year plan in its recommendations and consider innovative solutions
- Inform both an updated support services implementation plan and a housing options (i.e., bricks and mortar) plan.

Committee Outcomes:

The Committee will help guide the development of the following for consideration of City Council:

- a. An executive summary
- b. A final written housing plan



- c. A summary of all processes and consultations including attendees used to compile the report

CHHIP Scope:

- a. The plan, of a strategic nature, is to help the community achieve the community's housing goal
- b. The plan shall encompass the full non-market housing spectrum (unsheltered to subsidization).
- c. The plan will focus on the integration of:
 - a. physical housing asset development and management
 - b. support service coordination
 - c. integrated community planning, research and evaluation
 - d. governance and fund administration
- d. The plan will focus specific interest on innovative housing solutions
- e. The plan will consider enabling mechanisms of local government to incentivize successes

Reporting:

The Committee will report to City Council at regular intervals through the Community Services Director.

Membership:

The Committee will reflect a multi-disciplinary, diverse membership with a broad-based perspective with representation from City Council, the Community Housing Advisory Board and key stakeholders such as businesses and the community at large.

Appointment of the membership outside of City Council and CHAB will go through the existing Council Committee nomination process.

The Committee will consist of a minimum of 9 members and will include:

- 2 members of City Council,
- 2 members of The Community Housing Advisory Board,
- 1 Indigenous community representative (to be endorsed by UAVS),
- 1 business community representative,
- 1 homeless serving agency representative,

Note that while this member will be representative of this community, broader community engagement from homeless serving agencies will also be sought.

- 1 community member at large, and
- 1 housing public entity representative.

The Committee shall make its decisions by majority.

The Community Services Division will provide staff to liaison with the committee as a non-voting member(s).

Administrative Support/Resources

Administrative support will be provided by The City through the Community Services or Legislative Services. Additional City staff may be included as a resource as required.



Appointments:

Applications to participate in The Committee will be received as per “The Committees Bylaw”
Appointments will be made by City Council

Term:

The term of the Committee will be until City Council adopts the CHHIP.

Meetings:

Committee meetings will be held at least monthly at a time agreed to by the committee members or more frequently as required.

The Committee will appoint a chair and vice chair from its membership at its first meeting in accordance with the Committees bylaw.

Conflict of Interest:

Committee members shall comply with Section 23 Conflict of Interest of “The Committees Bylaw”

and directs Administration to proceed with the nomination process.



Proposed Terms of Reference

Community Housing and Homelessness Integrated Plan (CHHIP)

Ad Hoc Committee (The Committee)

Purpose:

At the direction of The City of Red Deer City Council, The Committee will coordinate efforts to:

- Guide the community's efforts around providing integrated housing and supports across the non-market housing spectrum.
- Base the CHHIP on the evaluation on the outcomes of Red Deer's previous ten-year plan in its recommendations and consider innovative solutions
- Inform both an updated support services implementation plan and a housing options (i.e., bricks and mortar) plan.

Committee Outcomes:

The Committee will help guide the development of the following for consideration of City Council:

- d. An executive summary
- e. A final written housing plan
- f. A summary of all processes and consultations including attendees used to compile the report

CHHIP Scope:

- f. The plan, of a strategic nature, is to help the community achieve the community's housing goal
- g. The plan shall encompass the full non-market housing spectrum (unsheltered to subsidization).
- h. The plan will focus on the integration of:
 - a. physical housing asset development and management
 - b. support service coordination
 - c. integrated community planning, research and evaluation
 - d. governance and fund administration
- i. The plan will focus specific interest on innovative housing solutions



- j. The plan will consider enabling mechanisms of local government to incentivize successes

Reporting:

The Committee will report to City Council at regular intervals through the Community Services Director.

Membership:

The Committee will reflect a multi-disciplinary, diverse membership with a broad-based perspective with representation from City Council, the Community Housing Advisory Board and key stakeholders such as businesses and the community at large.

Appointment of the membership outside of City Council and CHAB will go through the existing Council Committee nomination process.

The Committee will consist of a minimum of 9 members and will include:

- 2 members of City Council,
- 2 members of The Community Housing Advisory Board,
- 1 Indigenous community representative (to be endorsed by UAVS),
- 1 business community representative,
- 1 homeless serving agency representative,

Note that while this member will be representative of this community, broader community engagement from homeless serving agencies will also be sought.

- 1 community member at large, and
- 1 housing public entity representative.

The Committee shall make its decisions by majority.

The Community Services Division will provide staff to liaison with the committee as a non-voting member(s).

Administrative Support/Resources

Administrative support will be provided by The City through the Community Services or Legislative Services. Additional City staff maybe included as a resource as required.



Appointments:

Applications to participate in The Committee will be received as per “The Committees Bylaw”

Appointments will be made by City Council

Term:

The term of the Committee will be until City Council adopts the CHHIP.

Meetings:

Committee meetings will be held at least monthly at a time agreed to by the committee members or more frequently as required.

The Committee will appoint a chair and vice chair from its membership at its first meeting in accordance with the Committees bylaw.

Conflict of Interest:

Committee members shall comply with Section 23 Conflict of Interest of “The Committees Bylaw”



Council Decision – March 18, 2019

DATE: March 20, 2019

TO: Tricia Hercina, Social Planning Manager

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Community Housing & Homelessness Integration Plan Ad-Hoc
Committee Terms of Reference

Reference Report:

Social Planning, dated February 15, 2019

Resolution:

At the Monday, March 18, 2019 Regular Council Meeting, Council passed the following Resolutions:

Resolved that Council of The City of Red Deer hereby agrees to add one member of the faith community to the Community Housing & Homelessness Integration Plan Ad-Hoc Committee.

Resolved that Council of The City of Red Deer having considered the report from Social Planning dated February 15, 2019 re: Community Housing and Homelessness Integrated Plan Ad Hoc Committee hereby agrees to adopt the terms of reference, as follows:

Proposed Terms of Reference

Community Housing and Homelessness Integrated Plan (CHHIP)
Ad Hoc Committee (The Committee)

Purpose:

At the direction of The City of Red Deer City Council, The Committee will coordinate efforts to:

- Guide the community's efforts around providing integrated housing and supports across the non-market housing spectrum.
- Base the CHHIP on the evaluation on the outcomes of Red Deer's previous ten-year plan in its recommendations and consider innovative solutions.
- Inform both an updated support services implementation plan and a housing options (i.e., bricks and mortar) plan.

Committee Outcomes:

The Committee will help guide the development of the following for consideration of City Council:

- a. An executive summary
- b. A final written housing plan
- c. A summary of all processes and consultations including attendees used to compile the report

CHHIP Scope:

- a. The plan, of a strategic nature, is to help the community achieve the community's housing goal
- b. The plan shall encompass the full non-market housing spectrum (unsheltered to subsidization).
- c. The plan will focus on the integration of:
 - a. physical housing asset development and management
 - b. support service coordination
 - c. integrated community planning, research and evaluation
 - d. governance and fund administration
- d. The plan will focus specific interest on innovative housing solutions.
- e. The plan will consider enabling mechanisms of local government to incentivize successes.

Reporting:

The Committee will report to City Council at regular intervals through the Community Services Director.

Membership:

The Committee will reflect a multi-disciplinary, diverse membership with a broad-based perspective with representation from City Council, the Community Housing Advisory Board and key stakeholders such as businesses and the community at large. Appointment of the membership outside of City Council and CHAB will go through the existing Council Committee nomination process.

The Committee will consist of a minimum of 10 members and will include:

- 2 members of City Council,
- 2 members of The Community Housing Advisory Board,
- 1 Indigenous community representative (to be endorsed by UAVS),
- 1 business community representative,
- 1 homeless serving agency representative,
 - Note that while this member will be representative of this community, broader community engagement from homeless serving agencies will also be sought.
- 1 community member at large
- 1 housing public entity representative, and
- 1 member of the faith community.

The Committee shall make its decisions by majority.

The Community Services Division will provide staff to liaison with the committee as a non-voting member(s).

Administrative Support/Resources

Administrative support will be provided by The City through the Community Services or Legislative Services. Additional City staff maybe included as a resource as required.

Appointments:

Applications to participate in The Committee will be received as per "The Committees Bylaw"

Appointments will be made by City Council

Term:

The term of the Committee will be until City Council adopts the CHHIP.

Meetings:

Committee meetings will be held at least monthly at a time agreed to by the committee members or more frequently as required.

The Committee will appoint a chair and vice chair from its membership at its first meeting in accordance with the Committees bylaw.

Conflict of Interest:

Committee members shall comply with Section 23 Conflict of Interest of "The Committees Bylaw"

and directs Administration to proceed with the nomination process.

Report back to Council:

No.

Comments/Further Action:

None.



Frieda McDougall
Manager

- c. Director of Community Services
Social Planning Supervisor - Resource & Capacity Development
Committees Coordinator

March 20, 2019

Ms. Sandi Chalmers
Chair, Community Housing Advisory Board
15 Weddell Crescent
Red Deer, AB, T4N 7E7

Email: sandij8@gmail.com

Dear Ms. Sandi Chalmers

Re: *Extension of Homelessness Partnering Strategy (HPS) and Outreach & Support Services Initiatives (OSSI) Projects*

At the Monday, March 18, 2019 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from Social Planning dated March 4, 2019 re: Extension of Homelessness Partnering Strategy (HPS) and Outreach & Support Services Initiative (OSSI) Projects hereby agrees to extend all current Homelessness Partnering Strategy (HPS) and Outreach & Support Services Initiatives (OSSI) funded projects beyond September 30, 2019 to March 31, 2020.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Frieda McDougall
Legislative Services Manager

c. Social Planning Manager
 Director of Community Services
 Social Planning Supervisor - Resource & Capacity Development



March 4, 2019

Extension of Homelessness Partnering Strategy (HPS) and Outreach & Support Services Initiative (OSSI) Projects

SOCIAL PLANNING

Report Summary & Recommendation:

The City of Red Deer, as the Community Entity/Community Based Organization, allocates dollars from the federal Homelessness Partnering Strategy (HPS) grant and the provincial Outreach & Support Services Initiative (OSSI) grant.

The projects currently funded by these grants end on September 30, 2019. The Community Housing Advisory Board (CHAB) considered this item at their meeting on February 12th, 2019 and is submitting a recommendation for City Council's consideration.

The Community Housing Advisory Board identified a need to extend all current OSSI and HPS funded projects beyond September 30, 2019 to March 31, 2020. This will allow time to finalize the new homelessness plan and system framework, complete a procurement process, and allow transition time for projects. This also ensures there is no disruption of services to clients while this planning work is being completed.

City Manager Comments:

The extension of Homelessness Partnering Strategy (HPS) and Outreach & Support Services Initiative (OSSI) projects will enable a full system review to be undertaken prior to issuing an RFP for new programs and will ensure there is no disruption of services to clients. I support the recommendation of Administration.

Paul Goranson
Interim City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Social Planning dated March 4, 2019 re: Extension of Homelessness Partnering Strategy (HPS) and Outreach & Support Services Initiative (OSSI) Projects hereby agrees to extend all current Homelessness Partnering Strategy (HPS) and Outreach & Support Services Initiatives (OSSI) funded projects beyond September 30, 2019 to March 31, 2020.



Report Details

Background:

The City of Red Deer, as the Community Entity/Community Based Organization, allocates dollars from the federal Homelessness Partnering Strategy (HPS) grant and the provincial Outreach & Support Services Initiative (OSSI) grant. The following programs funded under the current System Framework for Housing & Supports will come to an end on September 30, 2019.

Red Deer's current plan to end homelessness (Everyone's Home: Vision and Framework on Ending Homelessness by 2018) came to an end in 2018. Red Deer's System Framework for Housing & Supports, which facilitates service coordination and funding, comes to an end in 2019. In May 2018 City Council, through a recommendation from CHAB, approved funding from OSSI administrative dollars to create a new homelessness plan to provide direction moving forward. Work on this new plan will begin soon and is expected to take several months.

On April 1, 2019, a redesigned federal homelessness program called Reaching Home: Canada's Homelessness Strategy will replace the existing Homelessness Partnering Strategy (HPS). Service Canada recognizes that communities will require time to prepare for the program changes, both to determine community priorities and to prioritize their investments within the new Reaching Home program parameters.

Discussion:

There is much attention being placed on housing and homelessness in Red Deer, Alberta, and Canada. The Government of Alberta recently announced a \$1.2B provincial funding program for housing; and the Government of Canada continues to implement its \$40B National Housing Strategy, which includes a revamped HPS called Reaching Home.

The City of Red Deer will be supporting the development of a new homelessness plan which will provide direction on future funding priorities. It is not expected that these plans will be completed in time to issue a Request for Proposal (RFP) process by the end date of current OSSI and HPS programs. With the upcoming development of the new Community Housing & Homelessness Integrated Plan, proper time will be required to ensure appropriate engagement and consultation execution can occur.

The extensions will delay the RFP process, limiting the ability of existing agencies to apply for desired changes to existing program models and delivery. This also delays the opportunity for other agencies to submit proposals for new service delivery grants by a six month period. This does allow time to finalize the new homelessness plan and system framework, complete a procurement process, and allow transition time for projects if required. To ensure there is no disruption of services to clients while this work is being completed, the Community Housing Advisory Board identified a need to extend all current OSSI and HPS funded projects beyond September 30, 2019 to March 31, 2020.



Analysis:

These currently funded programs continue to meet the OSSI and HPS program requirements and the federal/provincial governments, as the funders, are supportive of extending these projects. Administration will conduct a full system review in preparation for the next funding cycle in 2019/2020 which will include performance measurement of each program.

To ensure there is alignment with community needs, it is best practice for the new homelessness plan and system framework to be in place prior to issuing an RFP for new programs.

An extension to these projects is necessary to ensure there is no disruption of services to clients while the planning work is underway.

Recommendation:

That City Council endorse the following CHAB's commendation:

Resolved that the Community Housing Advisory Board, having considered the report dated February 5, 2019 presented by Administration regarding contract extensions for the Outreach & Support Services Initiative (OSSI) and Homelessness Partnering Strategy (HPS) programs, hereby endorses the extensions of funding agreements for the Outreach & Support Services Initiative (OSSI) and Homelessness Partnering Strategy (HPS) programs from October 1, 2019 to March 31, 2020 as follows, and forwards this to Council for consideration:

Service Provider	Program	Additional Funding for Extension October 1, 2019 - March 31, 2020 (6 Months)
Safe Harbour Society	Coordinated Entry	\$139,666.50
Central Alberta Women's Outreach Society	Coordinated Access Process (CAP)	\$10,000.00
Central Alberta Women's Outreach Society	Rapid Rehousing – Red Deer Housing Team	\$209,200.00
Safe Harbour Society	Supported Housing	\$45,404
Canadian Mental Health Association	Permanent Supportive Housing – Buffalo Housing First	\$552,497.60



Canadian Mental Health Association	Intensive Case Management - HomeLinks	\$500,000
Red Deer Native Friendship Society	Intensive Case Management - Pimâcihowin Aboriginal Intensive Case Management	\$177,774.00
McMan Central	Transitional Housing for Youth – Arcadia Housing	\$90,000
Red Deer Native Friendship	Indigenous Cultural Support – Cultural Connections	\$50,054
Central Alberta Women's Outreach Society	Household Amenities Warehouse – Shoestring Depot	\$60,000.00
Red Deer Native Friendship Society	Landlord Engagement Services	\$7,708.50
Canadian Mental Health Association	Landlord Engagement Services	\$19,271.00
Central Alberta Women's Outreach Society	Landlord Engagement Services	\$11,562.50
Safe Harbour Society Coordinated Entry	Coordinated Entry	\$25,500.00
Bredin Centre for Learning PATH Program	Prevention	\$109,398.50
Central Alberta Women's Outreach Society Red Deer Housing Team	Housing First	\$72,932.50
Red Deer Native Friendship Society Aboriginal Prevention Program	Prevention	\$104,268.50
HPS Housing First – Aboriginal Red Deer Native Friendship Society	Housing First	\$11,585.50

FILE COPY



Council Decision – March 18, 2019

DATE: March 20, 2019
TO: Tricia Hercina, Social Planning Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Extension of Homelessness Partnering Strategy (HPS) and Outreach & Support Services Initiatives (OSSI) Projects

Reference Report:

Social Planning, dated March 4, 2019

Resolution:

At the Monday, March 18, 2019 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from Social Planning dated March 4, 2019 re: Extension of Homelessness Partnering Strategy (HPS) and Outreach & Support Services Initiative (OSSI) Projects hereby agrees to extend all current Homelessness Partnering Strategy (HPS) and Outreach & Support Services Initiatives (OSSI) funded projects beyond September 30, 2019 to March 31, 2020.

Report back to Council:

No.

Comments/Further Action:

None.

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

Frieda McDougall
Manager

- c. Director of Community Services
Social Planning Supervisor - Resource & Capacity Development



INSPECTIONS & LICENSING DEPARTMENT

February 26, 2019

Development Permit Application

155-5002 – 55 Street

DP080065

Report Summary and Recommendation

The Applicant has applied for a Development Permit to establish the use of a Commercial Service Facility (massage therapy clinic), to be located at 155-5002 55 Street (UNT 203, CDE Plan 182 2312).

The property is zoned DC(3) Direct Control District No. 3, which facilitates Development that is in keeping with the direction set out in the Greater Downtown Action Plan (GDAP) for the Railyards neighbourhood. A Commercial Service Facility in DC(3) is a Discretionary Use.

Administration supports the application with the conditions recommended.

Council's Decision

The Land Use Bylaw (LUB) specifically states that Council is the Approving Authority for all uses and Development in the DC(3) District.

This report requests Council's decision for:

- **Discretionary Use of a Commercial Service Facility [s.8.3.1(b)(ii) LUB]**

City Manager Comments

I support the recommendation of Administration.

Paul Goranson
Interim City Manager

Proposed Resolution:

Resolved that Council of The City of Red Deer having considered the report from Inspections & Licensing dated February 26, 2019 re: Development Permit Application 155-5002-55 Street hereby approves the application by Christine Kerr o/a First Time Health (the "Applicant") for the Discretionary Use of a Commercial Service Facility (massage therapy clinic) as shown on the plans dated March 18, 2019, and stamped as "Approved", copies of which form part of this approval (collectively referred to as the "Approved Plans"), on the lands zoned DC(3), located at 155-5002 55 Street, legally described as UNT 203, CDE Plan 182 2312, (the "Site").

Approval is subject to the following conditions:



INSPECTIONS & LICENSING DEPARTMENT

1. A Development Permit shall not be deemed completed based on this approval until all conditions except those of a continuing nature, have been fulfilled to the satisfaction of the Development Officer.
2. All Development must conform to the conditions of this Development Permit and the Approved Plans and any revisions thereto as required pursuant to this Approval. Any further revisions to the Approved Plans must be approved by the Development Authority.
3. The Applicant shall repair or reinstate, or pay for the repair or reinstatement, to original condition, any public property, street furniture, curbing, boulevard landscaping and tree planting or any other property owned by the City which is damaged, destroyed or otherwise harmed by Development or construction on the site. Repairs shall be done to the satisfaction of The City of Red Deer. In the event that the City undertakes the repairs the Applicant shall pay the costs incurred by the City within 30 days of being invoiced for such costs.

Rationale for Recommendation

1. The proposed Commercial Service Facility complies with the regulations of the bylaw.

The Site was developed with the intent of a mixed use office, commercial and residential building. The Commercial Service Facility compliments the existing uses on the site.

2. The proposed Development supports the GDAP.

The Railyards vision proposes a mix of services to support high-quality urban living. The occupants of the residential portion of the existing building and future residential developments in the area can utilize the services provided by the Commercial Service Facility.

Discussion

Proposed Development Details

The Applicant is seeking to establish the use of a Commercial Service Facility (massage therapy clinic), within an existing mixed use building. The Commercial Service Facility will occupy 13.3 m² on the main floor of the Elements at River's Edge building.

Neighbourhood

The Site is located in the Railyards neighbourhood. The immediate adjacent uses include The City of Red Deer Water Treatment Plant to the west, Saputo Foods to the south, and CI commercial uses to the east.

Parking

In 2010 City Council approved the overall Development of the Site, known as the Element's at River's Edge. At that time 254 parking stalls were provided and approved on-site, while the LUB requirement was only 160 parking stalls. The proposed Commercial Service Facility requires the use of 3 of those parking stalls, which is minimal. Overall the site is compliant with the parking requirements of the LUB.



Appendices

A – Applicant's Letter of Intent

B – Mapping & Photos

Appendix A

Applicant's Letter of Intent



INSPECTIONS AND LICENSING DEPARTMENT

4914 - 48 Avenue, Red Deer AB
 Phone: 403-342-8190 Email: inspections@reddeer.ca
 PO Box 5008 Red Deer AB T4N 3T4

LETTER OF INTENT

The purpose of this letter is to explain, in detail, the intention for the property or location.
 (New development, tenant improvements, bylaw variances, renovations/alterations, Business Licence, etc.)

Name of Applicant: Christine Kerr

Site Address: UNIT ~~155~~ 5002-55 ST RED DEER, AB
#155

Type of Application:

☐ Building Permit

☒ Business Licence

☐ Development Permit

☐ Other

I/We intend to:

operate a massage therapy business as a sole
proprietor.

Jan 28, 2019
 Date

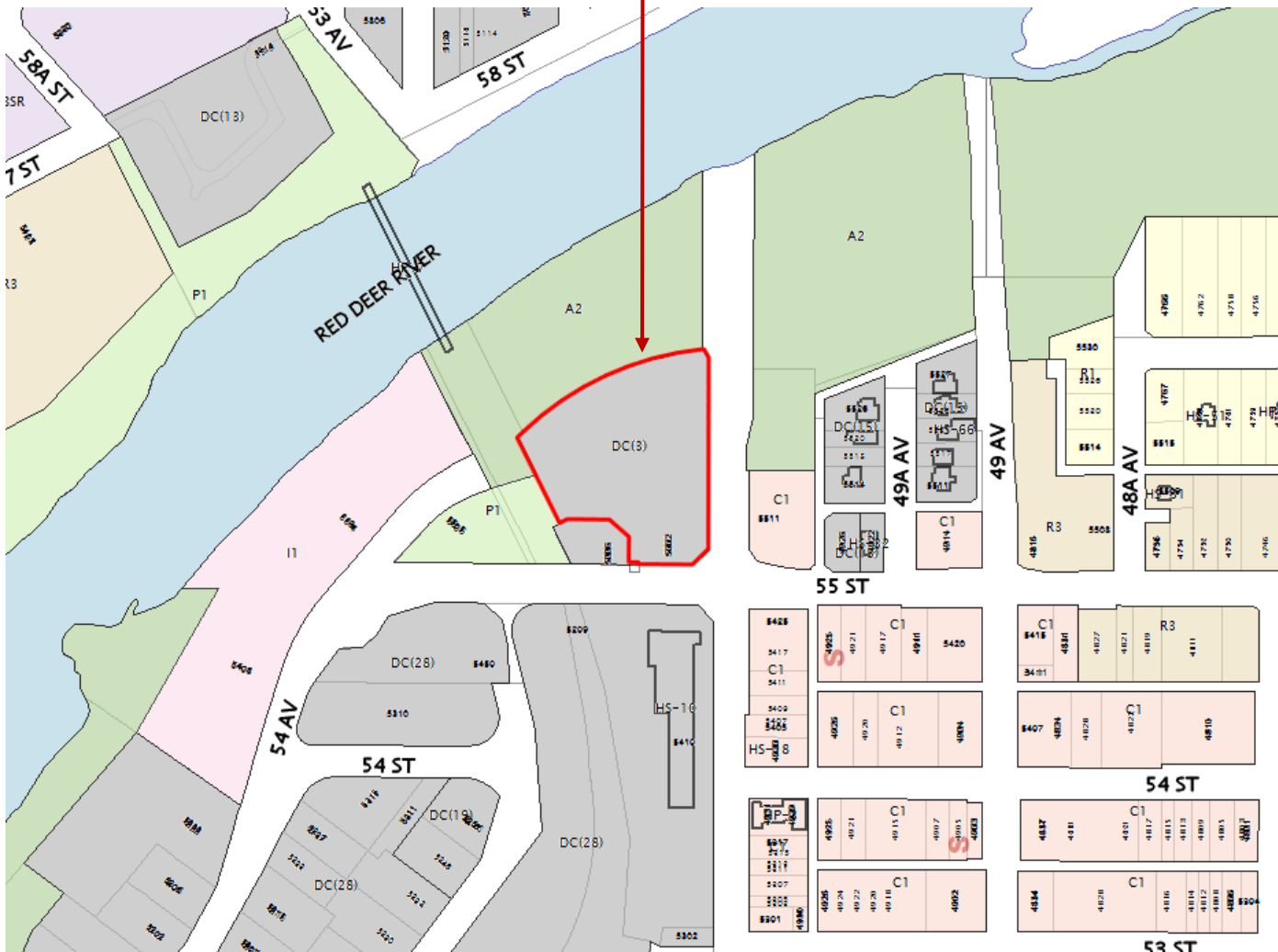
Christine Kerr
 Signature of Applicant

The City of Red Deer collects personal information, including name and contact information, for the purpose of providing programs, services and contacting customers in this regard. The City of Red Deer is authorized to collect this personal information under section 33 of the Freedom of Information and Protection of Privacy Act and by section 3 of the Municipal Government Act. Please contact the Inspections & Licensing Manager at The City of Red Deer, 4914 48 Avenue, Red Deer, Alberta, or phone 403-342-8190 if you have questions about this collection of information.

Appendix B

Mapping and Photos

SUBJECT SITE



DP080066

I 55-5002 55 Street
Railyards



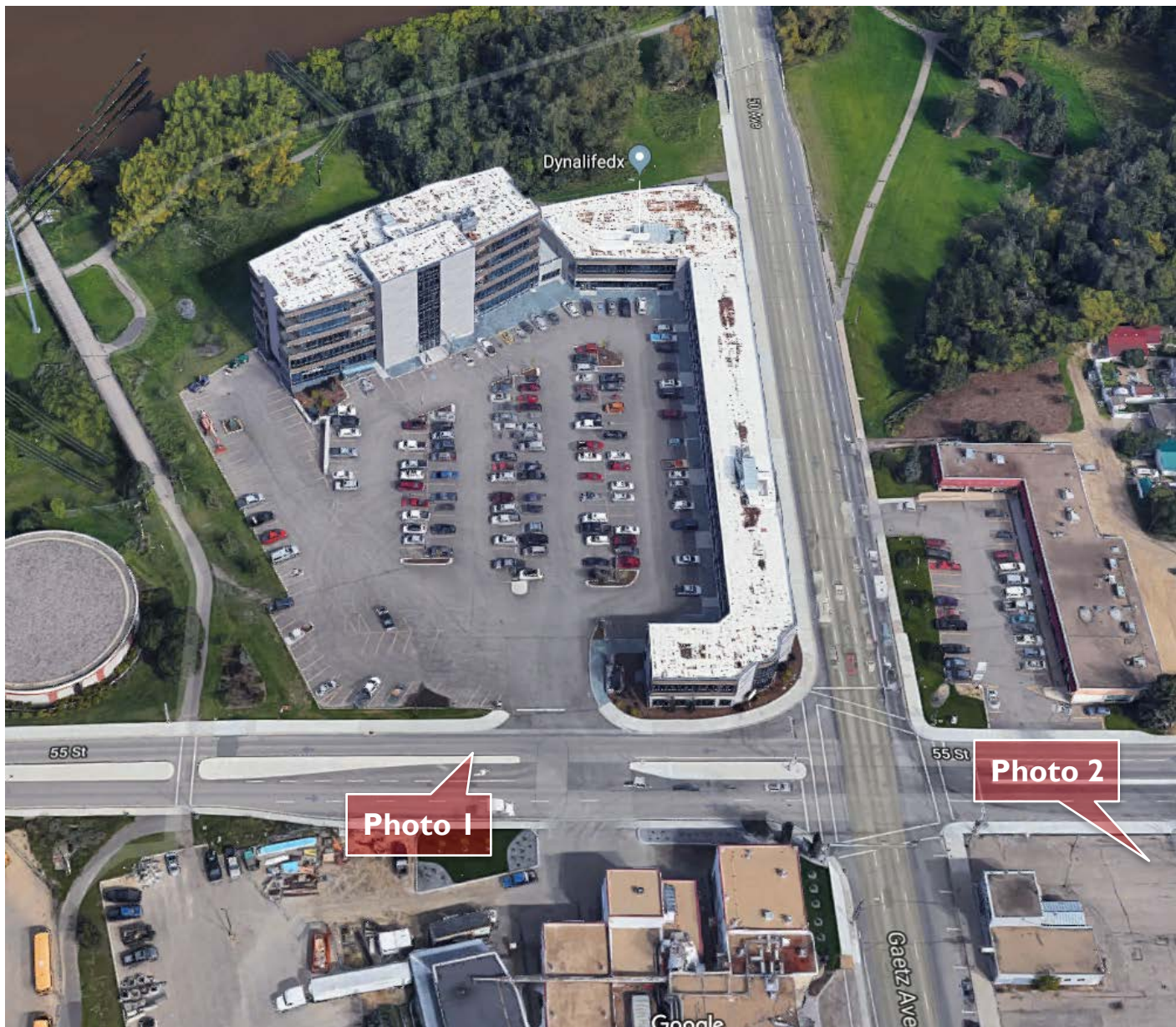
SUBJECT SITE



DP080065

**I 55-5002 55 Street
Railyards**

SITE INSPECTION



DP080065

**I 55-5002 55 Street
Railyards**

SITE INSPECTION

Photo 1: View from 55 Street looking north east



Photo 2: View from 55 Street looking north west



DP080065

**I55-5002 55 Street
Railyards**



Council Decision – March 18, 2019

DATE: March 20, 2019
TO: Debbie Hill, Development Officer
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Development Permit - 155-5002-55 Street

Reference Report:

Inspections & Licensing Department, dated February 26, 2019

Resolution:

At the Monday, March 18, 2019 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from Inspections & Licensing dated February 26, 2019 re: Development Permit Application 155-5002-55 Street hereby approves the application by Christine Kerr o/a First Time Health (the "Applicant") for the Discretionary Use of a Commercial Service Facility (massage therapy clinic) as shown on the plans dated March 18, 2019, and stamped as "Approved", copies of which form part of this approval (collectively referred to as the "Approved Plans"), on the lands zoned DC(3), located at 155-5002 55 Street, legally described as UNT 203, CDE Plan 182 2312, (the "Site").

Approval is subject to the following conditions:

1. A Development Permit shall not be deemed completed based on this approval until all conditions except those of a continuing nature, have been fulfilled to the satisfaction of the Development Officer.
2. All Development must conform to the conditions of this Development Permit and the Approved Plans and any revisions thereto as required pursuant to this Approval. Any further revisions to the Approved Plans must be approved by the Development Authority.
3. The Applicant shall repair or reinstate, or pay for the repair or reinstatement, to original condition, any public property, street furniture, curbing, boulevard landscaping and tree planting or any other property owned by the City which is damaged, destroyed or otherwise harmed by Development or construction on the site. Repairs shall be done to the satisfaction of The City of Red Deer. In the event that the City undertakes the repairs the Applicant shall pay the costs incurred by the City within 30 days of being invoiced for such costs.

Report back to Council:

No.

Comments/Further Action:

None.



Frieda McDougall
Manager

- c. Inspections & Licensing Manager
 Director of Planning Services



Protective Services Division

March 6, 2019

Notice of Motion – Bicycle Registration and Licensing

Report Summary:

This report is to respond to the Tabled Notice of Motion (NOM) – Bicycle Registration and Licensing by Councilor Buchanan, the item was tabled until Q1 2019.

The NOM is generally intended to implement initiatives that would help reduce bicycle thefts and assist victims of bicycle thefts in recovering their stolen property. The NOM proposes a mandatory licensing system, methods to assist in mitigating theft and distribution of bicycle parts, and methods to assist in recovery of stolen bicycles.

One initiative presented as part of the 2018/20 Annual Police Plan, was a voluntary bicycle registration system, details in Attachment I.

There are numerous concerns with a mandatory bicycle licensing system, such as cost to benefit ratio and potential public concerns with a city wide mandatory system.

The voluntary registry system that Administration is planning to implement is the 529 Garage system. This bicycle registry program will enable:

- Access to an up to date mobile database that supports police in the return of stolen or recovered bicycles,
- Access to an up to date, mobile database that supports police as an investigative and enforcement tool to address stolen or rebuilt bicycles,
- A free and voluntary Bicycle Registry that promotes bicycle registration, community engagement and awareness surrounding bicycle theft,
- The reduction of bicycle thefts in our community.

Administrative Recommendation:

It is respectfully recommended that Council endorse the implementation of a voluntary bicycle registry system for The City of Red Deer.

City Manager Comments:

The general intent of the Notice of Motion which is to reduce bicycle thefts and assist victims of bicycle thefts to recover their property is sound. The voluntary registry system proposed will help to achieve these interests in a manner that:

- will involve minimal City resources,
- leverages crime prevention proven principles,
- utilizes existing technology and systems, and
- allows user choice to participate.

I support the implementation of the proposed voluntary registry system.

Paul Goranson
Interim City Manager

Proposed Resolution:

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the Notice of Motion Submitted by Councillor Buck Buchanan re: Bicycle Registration and Licensing.

Resolved that Council of The City of Red Deer having considered the report from the Protective Services Division dated March 6, 2019 re: Notice of Motion – Bicycle Registration and Licensing hereby agrees to implement a voluntary registry system which will enable:

- access to an up to date, mobile database that supports police in the return of stole or recovered bicycles
- access to an up to date, mobile database that supports police as an investigative and enforcement tool to address stolen or rebuilt bicycles
- a free and voluntary Bicycle Registry that promotes bicycle registration, community engagement and awareness surround bicycle theft, and
- the reduction of bicycle thefts in our community.

Background:

This Notice of Motion (NOM) – Bicycle Registration and Licensing by Councillor Buchanan was considered by Council on October 1, 2018. Council tabled consideration of the NOM until end of Quarter 1, 2019. This report is to respond to the key questions and points raised during the October 1, 2018 council meeting and to Councilor Buchanan's NOM.

Analysis:

The intent of the NOM is fundamentally to:

1. Reduce bicycle thefts within the City of Red Deer, and
2. Assist victims of bicycle thefts to recover stolen bicycles.

During the Council Meeting on October 1, 2018, most Councilor comments were supportive of an initiative that would help with achieving these two outcomes of the NOM.

There were Council concerns expressed about:

- implementing a city wide mandatory system,
- being too prescriptive in the nature of mechanisms specified to implement as part of the NOM, and
- the legal ability to enforce some of the operable clauses due to Charter search and seizure limitations.

Administration suggested an alternative to the mandatory bicycle licensing would be a voluntary registration system that has been used successfully in recovering stolen bicycles in other municipalities in Canada. Administration presented this initiative earlier as part of the report to Council when the Annual Policing Plan (APP) – Community Priorities was approved.

The RCMP intend to bring such a program forward in 2019 to be available for the 2019-cycling season. Presently there does not exist a central or organized bicycle registry system within the City to assist in the return of recovered bicycles or provide the RCMP a database to utilize as an investigative tool. More details of the recommended Voluntary Registration system is included in Attachment I.

In the October 1, 2018 meeting, Councilor Buchanan noted that, a voluntary registry would assist in locating stolen whole bicycles. It would not likely assist with recovering bicycles that have: had serial numbers removed, or had been broken into components and reassembled.

There exist few enforcement options available to police officers when dealing with an individual in possession of a bicycle that has been modified or had the serial number removed. There is no authority to seize the bicycle nor issue a fine. A possible exception would be one where the police officer, through an investigation, had reason to believe on probable grounds that the individual was in possession of stolen property, in which case, the bicycle could be examined and/or seized pending further investigation. Without “reasonable and probable grounds”, the search and seizure would be deemed unlawful in the eyes of the court.

It is not uncommon for biking enthusiasts to modify or rebuild components of their bicycles. Additionally, each year the City donates several bicycles to a local charitable organization who in turn take parts from these bicycles and reassemble them into functional bicycles that are then donated to local families. The NOM would require both the enthusiast who modified his/her bicycle and the family who received a bicycle from a local charity to register their bicycles if a mandatory bylaw was implemented. The implementation of a bylaw requiring the registration of a “rebuilt” bicycle may prove problematic when it comes the requirement of defining the term “rebuilt”. How many and what components will this include? What if the owner can produce the original bill of sale for the bicycle and has modified or changed components? Such legislation would have to apply equally to all bicycles.

Presently all recovered bicycles are stored for at least 60 days as per RCMP policy prior to being sent to auction. In order to retrieve their bicycle from the police, owners need to be able to identify their property by serial number or some other distinct characteristic/identifier that was recorded on the police report. This is the only way in which the police can properly return property to the rightful owners; allowing an individual to view and “select” from recovered stolen property inventory is not appropriate as it could result in the release of property to someone other than the rightful owner.

The City receives between \$1600 and \$3000 annually from the auction of bikes. The funds are deposited in “Other Revenue”. These funds could be allocated towards funding the voluntary bicycle registry.

The purpose of a bicycle registration program is to encourage participation as a crime reduction initiative, not to legislate compliance. As such, a free and voluntary program that promotes community engagement and awareness is a preferred option.

The voluntary registry system that Administration is planning to implement is the 529 Garage system. This bicycle registry program will enable:

- Access to an up to date mobile database that supports police in the return of stolen or recovered bicycles,
- Access to an up to date, mobile database that supports police as an investigative and enforcement tool to address stolen or rebuilt bicycles,
- A free and voluntary Bicycle Registry that promotes bicycle registration, community engagement and awareness surrounding bicycle theft,
- The reduction of bicycle thefts in our community.

Such a program would be of a benefit to RCMP uniformed officers and Community Peace Officers (CPO's). It is anticipated that the RCMP Downtown Unit would make particular use of this system. The recommended system combines proven law enforcement and community policing tactics with modern technology. It utilizes community engagement, leverages local business networks, rapid identification, criminal deterrence, intuitive searching, and smartphone apps. Attachment I – Recommended Voluntary Registration System provides additional details regarding the program.

Attachment I – Recommended Voluntary Registration System

Administration is planning to implement the 529 Garage system for Red Deer. Details of the complete system and testimonials from current users can be accessed at:
<https://project529.com/garage/>

The Red Deer RCMP is recommending 529 Garage as the bicycle registry for the City of Red Deer. Currently there is no registry system for bicycles in the City making it difficult for the RCMP to return recovered bicycles. This program would provide valuable support and offer both the police and citizens a standard and accessible repository. Red Deer RCMP consistently recover bicycles and have marginal success in returning them to their rightful owners as few people have recorded their serial numbers. 529 Garage is a web-based system that is easy to use and simple to register information on. Once this has been done, the information can easily be shared with other users to alert them that a bicycle has been stolen. It is also a simple system for the RCMP to access in order to assist victims in the recovery of their property.

The research conducted by the RCMP of 529 Garage indicated three levels of support. The option suggested was Option 2 - Branded Registry at a cost of \$2000/year. This option is recommended the preferred option as it provides a 30-day free trial, hosted and customizable registry where the site host will attend Red Deer and offer start up support. 529 Garage also provides discounted bulk shields that go on every bike that are tamper proof. Lastly, this is a North America supported program, meaning regardless of where the bike was stolen or recovered, those registered with 529 Garage can access the site and report it. For every bicycle added to the system, 529 Garage conducts a background check of the bike to help victims and law enforcement return the item.

The 529 Garage leverages the bicycle community and utilizes bike shops as the key delivery mechanism for connecting bicycle enthusiasts with the benefits of registration into the system. The bike shops benefit from additional sales and more satisfied customers and the municipality benefits from being able to connect the users through known channels that they readily seek out for bicycle support.

529 Garage also offers a dedicated app to host registration events within the community, publish recovered bicycles and the ability for police to check recovered bicycles against their database.

The RCMP Community Policing Victim Services Unit (CPVS) section has reviewed the 529 Garage system. CPVS has had preliminary conversations with the Central Alberta Crime Prevention Center (CACPC) about coordinating the program and working with the RCMP on this initiative. The CACPC are prepared to administer the 529 Garage program, coordinate the community bicycle registration events, include registration information in the CACPC literature and share the 529 Garage link on their programs Facebook pages (Citizens on Patrol, Crime Stoppers, MAAD, Rural Crime Watch and Neighborhood Watch).

Notice of Motion re Bicycle Registration and Licensing
Submitted by Councillor Buck Buchanan

Notice of Motion as
Originally Presented by
Councillor Buck Buchanan
and tabled at the October
1, 2018 Council Meeting.

Whereas bicycle thefts in Red Deer is a problem, with over 113 Red Deer bicycles reported stolen so far in 2018 and 112 stolen bicycles reported in 2017; and

Whereas actual found bikes in 2018 to date number 190 and in 2017 was 327 which demonstrates that most thefts are not reported to the police or bylaws; and

Whereas when you consider that most bikes today cost anywhere between \$500 and \$1200 on average and while many cyclists take the time to ensure their bikes are properly locked up but locks are cut, the bikes are stolen, and many bicycle owners may not have the serial number, photo or model information of their bicycle; and

Whereas the stolen bikes are often taken apart and bike parts are used in chop shops or bike parts are sold or used as a form of currency and traded for drugs; and

Whereas these bike parts when traded or sold are used to rebuild bikes to avoid detection and police have little means to arrest and the assembled bikes don't have serial numbers, serial numbers have been removed and bikes are difficult to identify; and

Whereas the City of Red Deer's recent IPSO survey results rate crime as the number one priority along with policing/law enforcement, community safety/security and drugs receiving attention as city priorities for action; and

Whereas many other Canadian municipalities facing similar high crimes of bike thefts have initiated a bait bike initiative that has been reported as being successful or have implemented bicycle registration programs that have all new and resale bicycles registered with the local government, which helps as an anti-theft measure, minimizes the conversion of bikes and cities have seen a decline in bike thefts; and

Whereas the City and citizens must take on emboldened thieves and look to deterring bike thefts with repercussions for illegitimate activities;

Therefore be it Resolved that The City of Red Deer, working with the Central Alberta Crime Prevention Centre, initiate a Red Deer Bicycle Registration and Licensing on-line program along with community registration events and that this registry and licensing be cost effective for bicycle owners including family rates to register and license their bicycles; and

Be it Further Resolved that this anti-theft initiative will look to reducing bike thefts, support bike owners with a process that returns bikes to the owners, and provide additional enforcement law and intervention processes for City Community Peace Officers and RCMP when bicycles are seen disassembled, reassembled or modified; and

Be it Further Resolved that all lost and stolen bicycles that are recovered be stored and available for people looking to locate their stolen or missing property; and

Be it Further Resolved that all bicycles not recovered in a timely fashion be disposed through auction with proceeds going to support the program; and

Be it Further Resolved that a bylaw be presented that addresses bicycles that are rebuilt and not registered and allows for appropriate enforcement for Community Peace Officers and the RCMP.



Council Decision – March 18, 2019

DATE: March 20, 2019
TO: Paul Goranson, Interim City Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Notice of Motion - Bicycle Registration & Licensing

Reference Report:

Inspections & Licensing Department, dated February 26, 2019

Resolution:

At the Monday, March 18, 2019 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer hereby agrees to table consideration of the Notice of Motion – Bicycle Registration and Licensing up to the end of Quarter 2, 2019.

Report back to Council:

Yes.

Comments/Further Action:

This Notice of Motion will come back to Council by the end of Quarter 2, 2019.

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

Frieda McDougall
Manager

- c. Director of Protective Services
Municipal Policing Services Manager
Corporate Meeting Administrator



REVISED REPORT

March 5, 2019

Appeal Boards Bylaw 3619/2019

Legislative Services

Report Summary & Recommendation:

The Appeal Boards Bylaw establishes both the Subdivision and Development Appeal Board (SDAB) and the Red Deer Appeal & Review Board (RDARB). The existing Appeal Boards Bylaw was adopted in 2012 (Bylaw No. 3487/2012) and requires amending in order to comply with the *Municipal Government Act*.

Due to the extent of amendments it is recommended that the Bylaw No. 3487/2012 be repealed and replaced with Bylaw No. 3619/2019. However, in order to maintain the current Board appointments until the next Organizational Meeting of Council, Administration is also recommending the immediate and subsequent passage of amending Bylaw No. 3619/A-2019.

City Manager Comments:

Council's direction is requested. Council will need to consider if it retains a member on the Committee. If first reading of Bylaw 3619/A-2019 is given, second and third reading will be brought back to the Monday, April 1, 2019 Council Meeting.

Paul Goranson
Interim City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of Bylaw 3619/2019.

That Bylaw 3619/2019 be read a first time.

That Bylaw 3619/2019 be read a second time.

Resolved that with the unanimous consent of Council members present, that Bylaw 3619/2019 be presented for third reading.

That Bylaw 3619/2019 be read a third time.

That Bylaw 3619/A-2019 be read a first time.



Report Details

Background:

As a result of the January 2018 amendments to the *Municipal Government Act*, changes are required to The City of Red Deer Appeal Boards Bylaw. Also included are amendments requested by the Boards and those that have been identified by Administration as being in need of clarification.

Discussion:

The MGA amendments apply to the SDAB. They must be in place by April 1, 2019. Prior to sitting on a hearing, SDAB Board Members and the Clerk require training provided by the Province. Additionally, Council is required to appoint a Designated Officer of the SDAB.

Analysis:

MGA Related Amendments

MGA	CHANGE	BYLAW SECTION
s. 627.1	Council must appoint one or more Clerks for the SDAB. Clerks must be a designated officer and they must complete training.	s. 22
s. 627.2	Board Members must receive provincially required training.	s. 21

Administrative Amendments

CHANGE	NEW SECTION
Advisory Committees: this section is new and formalizes the ability of the Boards to meet outside of hearings.	s. 6
Length of Terms: this changes terms from 2 to 3 years to be consistent with training requirements and assist with succession planning.	s. 11(5)
Fees/Designated Officer: the Legislative Services Manager (the Designated Officer) has the authority to waive or refund fees.	Fee Schedule B



<p>Remuneration & Expenses Schedule: remuneration has historically been set by resolution and was paid only for hearing time. The rates resulting from the Council resolution passed in July 2010 are the rates in the schedule. Administration added that remuneration and mileage are to be paid when a Board Member attends legislated training.</p> <p>Note: The Committees have identified a review of remuneration and expenses as a priority in 2019.</p>	Schedule A
<p>Policy/Procedures: several sections of the original bylaw (3487/2012) were removed and replaced with principles in s.7:</p> <ul style="list-style-type: none"> • 6(c)(d) – limiting submissions and voting – this is covered in Hearing Procedures and Related Matters Policy • 9(4) – referred to voting of the Board – this is covered in Decisions: Deliberations and Approving Drafts policy • 14 & 15 – conflict of interest and pecuniary interest – covered in Role Description policy and Code of Conduct • 16 – power of authority – removed because the Boards only have the power that is given to them by the MGA or Bylaws • 17(8) – considerations of the Board – Decisions: Deliberations and Approving Drafts policy as well as s. 7 • 18(6) – consent adjournments – covered in Hearing Procedures and Related Matters Policy and Role Description policy 	s. 7
<p>Board's Authority – applies to RDARB – allows the Board to confirm, deny or vary the thing being appealed if the enabling bylaw is silent</p>	s. 17(2)

Committee Recommended Amendments

<p>Chair & Vice Chair: this section now allows for any Board Member to preside over a hearing. This will assist with scheduling and will be a good tool to assist with succession planning.</p>	s. 13
<p>Delegation of Authority: the wording in the delegation has been changed from <i>the Board shall</i> to <i>the Board may</i>. Use of the word <i>shall</i> could be construed as fettering of the board's discretion (pre-determining the outcome).</p>	s. 18(2)

**MEMBERSHIP Committee Recommended Amendment**

CHANGE	BYLAW SECTION
Membership: this removes Councillors from sitting on the appeal Boards. Neither of the City's other appeal boards - the Assessment Review Board or the Intermunicipal Subdivision and Development Appeal Board - have Council appointments. See the attached letter from the Board Chair for further rationale.	s. 9 following passage of the amending bylaw

NOTE: The current Board Members have already received training in accordance with MGA s. 627.2. Passage of both Bylaws ensures that the current Board Member appointments are maintained until new appointments are made at the Organizational meeting of Council on October 28, 2019.



October 30, 2018

Your Worship and Members of Council;

I write to you today in support of the draft Appeal Boards Bylaw which incorporates several amendments identified by the SDAB. The administrative report you have before you itemizes and describes the amendments, however, I wanted to take the time to provide more information on one particular proposed amendment: Composition of the Board. The draft bylaw proposes to change the composition of the SDAB from four citizens and one member of Council to five citizens, without Council representation.

As you know, the SDAB is an independent, administrative tribunal established under part 17 of the MGA. The SDAB has powers and must follow procedures similar to those of a court. The expectation is that an SDAB will act as fairly and as impartially as a court of law.

Procedural fairness dictates that Citizens have the right to an unbiased appeal panel, this is known as the Rule Against Bias. Not only must SDAB Members have an open mind and be capable of being persuaded one way or another, they must also consider the perception of bias. The test to use when determining perception of bias is: *'whether a reasonable person, viewing the matter realistically and practically, and after having obtained the necessary information and thinking the matter through, would have a reasonable apprehension of bias'*. The existence of a perception of bias is enough to disqualify a board member from sitting on a hearing.

There is an additional consideration regarding a Councilor's appointment to the SDAB – that of institutional bias. Institutional bias is also known as 'built in' bias – the basic theory is that because Council is the authority that establishes the planning documents and bylaws on which appeals are based, it can be argued that impartiality cannot exist when appeal board member(s) also have a role on the governing body.

We already know that the SDAB will be considering challenges to the new cannabis regulations. Additionally, looking forward, it will likely have appeals related to the new (and pending) sign regulations as well as there may be an influx of subdivisions, and therefore subdivision appeals, as the pending annexation with Red Deer County proceeds. Due to the high profile nature of these - the chance of a Council member having a position (or being perceived as having a position) on the matter is increased.

The decisions of these Boards can be appealed to the Courts, if on appeal, a Council member who heard a matter is found to be biased, the decision of the Board would be quashed and the matter re-heard (minimum). Applications of this nature are costly (both in time and dollars) and their potential would be reduced greatly with Boards comprised solely of citizens.

Lack of volunteers and expertise are just two of the factors in smaller municipalities that result in Council members being appointed to their SDAB's. As Alberta's 3rd largest city, The City of Red Deer is well known for leading the way in administrative tribunal excellence as is evidenced by the membership in the Central Alberta Regional Assessment Review Board. On behalf of the SDAB, we believe this is an opportunity to further demonstrate your leadership in Municipal Government.

Respectfully submitted for your consideration,

Karen Howley
Chair, SDAB & RDA&RB



March 7, 2019

Your Worship and Members of Council;

This letter confirms that at the September 5, 2018 meeting of the SDAB Committee the following resolution was passed:

3. Appeal Board Bylaw – Draft

The SDAB Advisory Committee received a draft Appeal Boards bylaw that addresses MGA changes and incorporates multiple amendments identified by the SDAB Advisory Committee during planning sessions. A high level summary is as follows:

- Appointment of Designated Officer: predicated by MGA changes, appoints LS Manager as Designated Officer (DO)
- Advisory Committees: NEW – provides role clarity and formalizes the ability of the Boards to sit in an advisory capacity.
- Membership: predicated by MGA changes, includes training requirements.
- Terms: changes terms from 2 years to 3 to reflect training requirements and support better succession planning.
- Attendance at Hearings: clarifies that an 'absent member' is one that has been assigned to a hearing.
- Delegation of Authority: NEW gives authority to DO to set remuneration and expenses
- Composition: removes Council appointments, changes composition for both boards to 5 citizens and 2 alternates

MOVED by K. Howley, seconded by F. Yakimchuk that the SDAB Advisory Committee support the draft bylaw as it is a reflection of the discussions held at planning sessions; and THAT the Chair endorse a letter of support for the amendments to The City of Red Deer.

CARRIED

Respectfully submitted for your consideration,

Karen Howley
Chair, SDAB & RDA&RB

BYLAW NO. 3619/2019

Being a bylaw of The City of Red Deer to establish the Appeal Boards.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

**PART I
PROVISIONS APPLICABLE TO BOTH APPEAL BOARDS**

Short Title

1. The short title of this bylaw is “The Appeal Boards Bylaw”.

Interpretation

2. The headings in this bylaw are for reference purposes only.
3. References to enactments and bylaws in this bylaw include amendment and replacement enactments and bylaws, and regulations and orders made in accordance with them.

Definitions

4. (1) In this bylaw:
- (a) “Advisory Committee” is a subcommittee of the Board and meets as necessary.
 - (b) “Appellant” means a person who has served a written Notice of Appeal as set out in the Municipal Government Act or subordinate legislation or authorized person acting on behalf of the Appellant.
 - (c) “Applicant” means a person who made the initial application upon which an appeal is based or authorized person acting on behalf of the Applicant.
 - (d) “Board” means either the Subdivision and Development Appeal Board or Red Deer Appeal and Review Board as established by Council, and in a section of this bylaw relating to a specific Board, means that specific Board.
 - (e) “Chief Elected Official” means the Mayor for the City of Red Deer.
 - (f) “Citizen Representative” means a person appointed by Council who does not represent a specific organization;

- (g) “Designated Officer” means the designated officer appointed as the Clerk of the Subdivision and Development Appeal Board in accordance with section 627.1 of the MGA.
- (h) “Member” means a member of the Board;
- (i) “MGA” means the Municipal Government Act of Alberta, RSA 2000, Ch. M-26, as amended; and
- (j) “Resident” means a resident of the City of Red Deer;

Establishment of Boards

- 5. (1) The following Boards are established:
 - (a) Red Deer Appeal and Review Board; and
 - (b) Subdivision and Development Appeal Board.

Advisory Committees

- 6. (1) The Boards may act as an Advisory Committee for the purpose of collaborating with the Designated Officer on all matters affecting the Board including but not limited to:
 - (a) Board Member attendance at hearings;
 - (b) Developing policies regarding Board matters;
 - (c) Monitoring and evaluating Board performance.
- (2) When meeting in an advisory capacity, the Board shall convene and keep minutes as an Advisory Committee and the quorum and voting requirements in this Bylaw apply.

Conduct and Procedures

- 7. (1) The conduct of Members and the procedures of the Board will be in accordance with:
 - (a) The express provisions of the MGA and related regulations;

- (b) Principles of natural justice and procedural fairness; and
- (c) Policies and procedures of the Board.

Membership

- 8. (1) Each Board consists of five Members as follows:
 - (a) One Council Representative;
 - (b) Four Citizen Representatives;
 - (c) One alternate Council Representative; and
 - (d) One alternate Citizen Representative.

Quorum

- 9. (1) Quorum is a majority of Members.
- (2) The Board must not sit in even numbered panels.
- (3) The majority decision constitutes the decision of the Board.

Appointments

- 10. (1) In selecting Members, preference may be given to local residents; however, it is also recognized that non-residents who own property or have a business in the City also have a stake in the community.
- (2) Former Members, former Council Members, and former City employees may apply for appointment for either Board after a two year hiatus from that capacity, with exceptions to be made at the discretion of Council.
- (3) The Chief Elected Official is not a Member of the Board unless specifically appointed under this bylaw.
- (4) All Members are appointed for three-year terms and serve on hearings for appeals and/or reviews filed during their term.

- (5) Where a Board position is left vacant for any reason, Council may appoint a replacement for the remainder of that term. Council may also alter the terms of appointment of any Member.
- (6) A Member may be re-appointed to a Board at the expiration of the Member's term but may not serve more than two consecutive terms, with exceptions to be made at the discretion of Council;
- (7) A Member may resign from a Board at any time by giving written notice to the Designated Officer.
- (8) Council may remove any Member from a Board for cause or misconduct on the recommendation of the Designated Officer.

Hearings

- 11. (1) Hearings will be held at such time and place as determined by the Board.
- (2) Public notice of a Board hearing will be given in the manner provided for in the MGA and subordinate legislation.
- (3) The proceedings of the Board must be conducted in public. However, the Board may close to the public portions of a hearing in accordance with the MGA, the Freedom of Information and Protection of Privacy Act, and Policies of the Board.
- (4) The Board may deliberate and make its decisions in meetings closed to the public.

Chair and Vice Chair

- 12. (1) The Chair and Vice Chair will be:
 - (a) Chosen annually from among Members;
 - (b) The Chair will preside over and be responsible for the conduct of hearings. If the Chair is unable to perform the Chair's duties, the Vice Chair will perform them.
 - (c) Notwithstanding the above, the Chair may in his discretion delegate role of presiding over the conduct of a hearing to another Member.

Designated Officer

- 13. (1) The Designated Officer shall assign Members to hearings. Any Member assigned to and absent from three consecutive hearings to which the Member has been assigned, unless such absence is authorized by resolution of the Advisory

Committee, will automatically forfeit his/her membership as of the date of the third consecutive hearing.

- (2) The Designated Officer may, at the request of the Chair sign orders, decisions and documents issued by the Board.
- (3) The Designated Officer may, at the request of the Chair sign documents issued by the Advisory Committee.
- (4) The Designated Officer will issue instructions to independent legal counsel for the Boards when required.

Remuneration

14. (1) Remuneration for Members and reimbursement of expenses, if any, will be set out in 'Schedule A'.

Fees

15. (1) Filing Fees payable by Applicants and/or Appellants will be set out in 'Schedule B'.
- (2) Fees and charges will be set out in 'Schedule B'.

PART II
RED DEER APPEAL AND REVIEW BOARD

16. (1) The functions and duties of the Red Deer Appeal and Review Board is to hear and to make decisions on appeals for which it is responsible under any City bylaw and in particular, arising under the following bylaws:
- (a) Alarm Bylaw;
 - (b) Business License Bylaw;
 - (c) Chicken Bylaw;
 - (d) Dog Bylaw;
 - (e) Escort Services Bylaw;
 - (f) Firearms Bylaw;
 - (g) Land Use Bylaw;
 - (h) Limousine and Sedan Bylaw;
 - (i) Taxi Bylaw;
 - (j) Utility Bylaw.
- (2) When the Board receives an appeal where the enabling bylaw is silent as to the Board's authority, the Board may confirm, deny or vary the thing being appealed.

Delegation of Authority

17. (1) In addition, under s. 203(1) of the MGA, the Board is given the authority and shall exercise the power of Council in respect of applications for review arising under s. 547 of the MGA
- (2) Where in the opinion of the Board, a Request to Review under section 547 of the MGA involves a matter of significant public policy to The City of Red Deer, the Board may refer the review to Council.

Filing an Appeal or Review

18. (1) An appeal or a review is commenced by mailing or delivering to the Designated Officer of the Board a Notice of Appeal or a Request to Review in the form established by the Board from time to time, with the applicable fee.

- (2) The Notice of Appeal or Request to Review must be received by the Designated Officer within the time frames set out in the MGA, the bylaw or thing that is being appealed. Where there is no time frame set out, the Notice of Appeal must be received within fourteen (14) days of the date the Appellant was notified of the issue to which an appeal is sought.

PART III
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Functions and Duties

19. (1) The Subdivision and Development Appeal Board will perform the functions and duties of a subdivision and development appeal board in accordance with the MGA.

Training

20. (1) Members will meet the training requirements set out in the MGA to be qualified to participate in a hearing.

Designated Officer

21. (1) The Legislative Services Manager is the Designated Officer of the Board, and has the duties as set out in the MGA and this Bylaw.
- (2) The Designated Officer will meet the training requirements set out in the MGA and will perform the duties and functions as set out in the MGA.
- (3) A subdivision or development appeal is commenced by mailing or delivering to the Designated Officer a Notice of Appeal in the form established by the Board from time to time, within the time specified in the MGA with the applicable fee.

PART IV**Repeal**

22. (I) Bylaw 3487/2012 is repealed.

Transitional

23. (I) Board Members holding office at the date this bylaw comes into full force shall continue to hold office until the expiry of their terms in accordance with their appointment under the Appeal Boards Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18 day of March 2019.

READ A SECOND TIME IN OPEN COUNCIL this 18 day of March 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

REMUNERATION

- I. Members receive the following remuneration when attending hearings and legislated training.

Up to 3 hours	3 to 6 hours	Over 6 hours
104.00	203.00	267.00

These amounts will increase to match the percentage salary increase granted to management staff, rounded up to the next dollar. (current as July 2017)

2. Members will be reimbursed for mileage when attending legislated training outside of the City of Red Deer, in accordance with The City's Expenses and Remuneration Policy.

SCHEDULE B

FEES:

1. Filing Fee: Seventy-Five (\$75.00) dollars
2. When required by the Board to be advertised: Seventy-Five (\$75.00) dollars
3. There is no fee for applications of the Red Deer Appeal and Review Board for a Review arising under s. 547 of the MGA.
4. Where a person may be affected by a subdivision or development but does not have a legal or equitable claim in the site, or is not the agent of the person having such interest: there is no fee.
5. Fees may be waived or refunded at the discretion of the Designated Officer.

CHARGES:

The following charges apply:

1. copy of the audio recording from a hearing: \$20 / each piece of digital equipment
2. transcript of the audio from a hearing: actual costs incurred
3. photocopies:
Black and white: \$0.25/page
Color \$0.35/page

BYLAW NO. 3619/A-2019

Being a bylaw of The City of Red Deer, in the Province of Alberta, to amend the Appeal Boards Bylaw of The City of Red Deer.

WHEREAS on March 18, 2019 The City of Red Deer enacted Appeal Boards Bylaw 3619/2019 to establish the Subdivision and Development Appeal Board and the Red Deer Appeal and Review Board.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- I. Bylaw 3619/2019 is amended as follows:
 - (a) Section 8 is deleted in its entirety and replaced with:

“8. (I) Each Board consists of five Members as follows:

 - (a) 5 Citizen Representatives; and
 - (b) 2 alternate Citizen Representatives.”
2. This bylaw comes into effect on October 28, 2019.

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

FILE COPY



Council Decision – March 18, 2019

DATE: March 20, 2019
TO: Jackie Kurylo, Appeals Coordinator
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Appeals Board Bylaw 3619/2019

Reference Report:

Legislative Services, dated March 5, 2019

Bylaw Reading:

At the Monday, March 18, 2019 Regular Council Meeting, Council gave first and second reading to the following Bylaw:

Bylaw 3619/2019 (a bylaw to establish the Subdivision and Development Appeal Board and the Red Deer Appeal & Review Board)

Report back to Council:

Yes.

Comments/Further Action:

This bylaw will be brought back for third reading at the Monday, April 1, 2019 regular Council meeting.

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

Frieda McDougall
Manager

- c. Deputy City Clerk
Corporate Meeting Administrator



March 18, 2019

Land Use Bylaw Amendment- Redistricting R1 to R2 - Bylaw 3357/H-2019

Administration Report

Report Summary & Recommendation

The Planning Department has received an application for an amendment to the Land Use Bylaw to redistrict 4028 51 Street (Lots 29-32, Block 9, Plan 3586AE) from R1 Residential (Low Density) District to R2 Residential (Medium Density) District.

Administration recommends Council support First Reading of Land Use Bylaw amendment (Bylaw 3357/H-2019).

City manager comments

I support the recommendation of Administration. If first reading of Bylaw 3357/H-2019 is given, Bylaw 3357/H-2019 will be advertised for 2 consecutive weeks with a Public Hearing to be held on Monday, April 15, 2019 at 6:00 p.m. during Council's regular meeting.

Paul Goranson
Interim City Manager

Proposed resolution

That Bylaw 3357/H-2019 be read a first time.

Rational for Recommendation

1. **Site is developed as a medium density property and this amendment will provide the opportunity to bring the development into conformance with the Land Use Bylaw.**

The property currently contains a two storey 8-plex that was built in 1965. The development is considered legal non-conforming. The property would require consolidation of the lots for full conformance.

2. **Site is compatible with adjacent uses.**

The subject site is located in a transition area from R1 to R2 residential district and is across the street from three existing R2 District properties and a park site.

3. **Proposed amendment is supported by City policy.**

The Neighbourhood Planning and Design Standards (NPDS) encourages the location of medium and higher density developments on block ends and in proximity to parks and gathering spaces (Appendix C). The Municipal Development Plan supports intensification in established neighbourhoods.

Discussion

Background

The subject property is located in the Michener Hill neighbourhood and is currently zoned R1 Residential (Low Density) District (see Appendix E- Site Area and Photos). The site contains an 8-plex residential building which is considered legal non-conforming. The subject property is bordered to the west, north, and east by R1 properties and to the south by R2 properties and a neighbourhood park.

Prior to 1965 on the subject property site, lots 29-30 and lots 31-32 contained two separate duplexes. In 1965 the Municipal Planning Commission approved the joining of the two structures into one apartment building and the construction of four additional suites. The structure was built under the regulations of Land Use Bylaw No 2011 which at the time identified the lots as part of the R2 Residential Zone which listed 'Apartment Building' as a conditional use. After 1980, under Land Use Bylaw 2672/80, several blocks within the Michener Hill neighbourhood were rezoned from R2 to R1 (Appendix F).

The density of Michener Hill neighbourhood is 11.2 dwelling units per net developable hectare. The City's density target for neighbourhoods is 17.0 dwelling units per net developable hectare.

Analysis

While the property is currently two separate lots, the existing 8-plex structure is attached in the centre and has one civic address (Appendix E). Any future renovations to the existing property or redevelopment of the site with a multi-family residential building would require the consolidation of the lots. This rezoning will allow future redevelopment to be upgraded to current regulatory standards.

The location of this proposed medium density rezoning is supported by other R2 District lots within proximity. The three R2 properties to the south of the subject site currently contain single detached dwellings but maintain the potential for increased residential development. In addition, the gradual transitioning of land uses on a residential block such as R1 to R2 is in keeping with planning best practice which encourages mixing of housing types and the location of medium and high density developments on block ends and adjacent to parks (Appendix C). There is a one story height difference between the R1 and R2 districts, and there are increased setback and parking requirements for multi-family residential developments. The permitted uses for the R1 and R2 District are the same. The R2 District discretionary uses allow for increased residential development to a maximum of 12 units for the subject site (Appendix D). Regulatory differences between the R1 and R2 Districts are outlined in detail in Appendix D.

Michener Hill falls within the Mature Neighbourhood Overlay District and any proposed redevelopment must be compatible with the Immediate Street Context. If redevelopment were to occur on the site, the Mature Neighbourhood overlay District indicates that the structure shall be within one to two storeys of existing adjacent buildings. The District also contains design regulations that protect the privacy of neighbouring landowners, such as window placement (Appendix D).

The applicant has not indicated any intent for redevelopment at this time. Future redevelopment will need to adhere to both the R2 and Mature Neighbourhood Overlay District guidelines and to the Land Use Bylaw's parking requirements.

Dialogue

The application was circulated to various City departments for review. There were no concerns regarding the proposed Land Use Bylaw amendment.

An information package and comment sheets were sent to 58 landowners within 100 metres of the subject site. Administration received five letters in response to the application; 3 opposed and 2 in support. A summary of feedback and Administrative response is provided in Appendix B.

Appendices

Appendix A-	Land Use Bylaw Amendment 3357/H-2019
Appendix B-	Landowner comments and administrative response
Appendix C-	Supporting NPDS & MDP City Policies
Appendix D-	R1 and R2 District Comparisons, Mature Neighbourhood Overlay District
Appendix E	Site Area and Photos
Appendix F	Zoning Changes

Appendix A

Land Use Bylaw Amendment 3357/H-2019

BYLAW NO. 3357/H– 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 R1 Residential (Low Density) District to R2 Residential (Medium Density) District.
- 2. The “Land Use District Map N15” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 5/ 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"



Proposed Amendment to Land Use Bylaw 3357/2006



Appendix B

Landowner comments and administrative response

Planning related Landowner Comments regarding rezoning	Administration's Response/Comment
Support rezoning if property fits neighbourhood character	Michener Hill neighbourhood falls within Mature Neighbourhood Overlay District which states the following in the General Purpose: The general purpose of this District is to ensure Redevelopment that occurs in mature neighbourhoods is compatible with the existing Development within the Immediate Street Context.
Parking concerns	Applicant must continue to meet applicable parking standards outlined in Part 3.1 and 3.2 of the Land Use Bylaw which require increased on-site parking provisions for higher density developments.
Other building are set back from the street	R2 district requests a minimum of 7.5m Front Yard Setback for multi- family buildings. Mature Neighbourhood Overlay District requires the Front Yard Setback of redevelopment to be within 1.20 m of the existing Front Yard setback of adjacent Sites or within the average of the existing Front Yard setback of the Principal Buildings in the Immediate Street Context.
Landscaping requirements	Existing trees and shrubs must be marked on landscaping plans and are encouraged to be maintained as part of a future development permit in conformance with the Mature Neighbourhood Overlay. Mature trees that are required to be removed to accommodate Redevelopment and are encouraged to be replaced with trees that are appropriate for the location in terms of size and species.
Do not want increased density	NPDS and MDP support redevelopment of mature neighbourhoods (Appendix C) The density of Michener Hill neighbourhood is 11.2 dwelling units per net developable hectare. The City's density target for neighbourhoods is 17.0 dwelling units per net developable hectare.
Traffic concerns	Application was circulated to Engineering Department for review- no concerns were raised regarding the potential for increased traffic resulting from the proposed rezoning.
Property owner should put up a fence if rezoning is approved	Landowner, at his/her own discretion can erect a fence in accordance with LUB section 3.20.

Provides low cost housing in neighbourhood	Municipal Development Plan contains several policies supportive of affordable housing. Policy 6.4 Maintaining a Skilled Labour Force Policy 10.5 Innovative Housing Forms Policy 10.6 Affordable Housing and Special Needs Housing
Non Planning related additional Landowner Comments	Administration's Response/Comment
Property maintenance issues (garbage, animal waste); noise concerns; repair of vehicles on front lawn	Landowner is subject to Community Standards Bylaw

Feb/4/2019 8:05:33 AM

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Comment Sheet

We invite you to provide feedback regarding the proposed plan amendment/ subdivision application. Your feedback is very important to us. Please be sure to specify which application you are responding to by indicating the address of the subject application, and the name of the planner on the file.

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.

Please check the box below which applies:

- ☒ Land Use Bylaw Amendment
- ☐ Subdivision Application
- ☐ Plan Amendment
- ☐ Other

Amendment/Subdivision Address/ Bylaw #: _____

(3357/H-2019) @ 4028 51 st.

Name of Planner (Working on the Application): _____

Kimberly Fies-Aime'

Contact Information

Your contact information allows administration to respond as needed.

Name: Menna Sletzena

Mailing Address: _____ Postal Code: _____

Phone #: _____ Email Address: _____

General Comments

We Are NOT in FAVOR TO HAVE the Above said Address changed
From (4028-51 street) From Low Density to medium density.

Reasons are...

1. The property owner does not maintain the property with
Junk Around the building, Debris vehicles parked in the rear
Garage Dumpster overflowing, Tenants which does not
pick up dog feces, Party's and lots of noise during
Summer months, (Ramp has been called many times), Drug
Dealing's.

Feb/4/2019 8:06:54 AM

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1/1

January 18, 2019
Page 12 of 12

IF For some reason the zoning is being changed from R1 to R2 The property owner should put up A fence to hide all junk, parking, overflowing dumpsters.

Comment sheet may be submitted using the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue; or
- Fax to the Planning Department at 403.342.8200; or
- Email to kimberly.fife-aine@reddeer.ca

Thank you for your input!



PLANNING DEPARTMENT

Comment Sheet

We invite you to provide feedback regarding the proposed plan amendment/ subdivision application. Your feedback is very important to us. Please be sure to specify which application you are responding to by indicating the address of the subject application, and the name of the planner on the file.

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.

Please check the box below which applies:

Amendment/Subdivision Address/ Bylaw #:

- ☒ Land Use Bylaw Amendment
- ☐ Subdivision Application
- ☐ Plan Amendment
- ☐ Other

Name of Planner (Working on the Application):

Contact Information

Your contact information allows administration to respond as needed.

Name: KEN FARR

Mailing Address:

Postal Code:

Phone #:

E-mail Address:

General Comments

THAT PLACE HAS BEEN NOTHING BUT A BLEMISH
ON OUR NEIGHBORHOOD OVER THE YEARS. WITH THE
LEVEL OF RENTERS RESIDING THERE THE RCMV ARE
THERE REPEATEDLY. THEY PARK AND REPAIR THEIR
AUTOMOBILES ON THE FRONT YARD. THAT PLACE HAS BEEN
A THORN IN THE SIDE OF MANY LONG-TERM RESIDENTS OVER
THE YEARS. THEY HAVE NO INVESTMENT IN THE NEIGHBORHOOD
AND TAKE NO PRIDE IN THEIR COMMUNITY OR PROPERTY
THE TRAFFIC ALREADY ON THE STREET AND ALLEYWAY
WHICH ARE BOTH PLAYGROUND ZONES IS OVERWHELMING.

You replied to this message on 2019/02/07 2:47 PM.

From:  wendy henry
To:  Kimberly Fils-Aime
Cc:
Subject: Re:Land use bylaw ammendment (3357/H-2019) at 4028 51 street

Sent: Thu 2019/02/07 2:15 PM

Dear Planning Board ,

Thank you for the chance to give my opinion . I am wondering is the owner asking for this property to be rezoned as 1 parcel or is he asking for 2 R2 properties ? I do not object to it being rezoned if the property remains in keeping with the neighbourhood character . The other apartment buildings in this area are set back from the street and with some landscaping etc. However if it is 2 properties of R2 that could make for some dense buildings .

And I do notice that this building has provided low cost housing for many years to a number of families and it would be a shame to loose that . Am not sure where these people could go .

Thank you Wendy Henry

You replied to this message on 2019/01/30 11:37 AM.

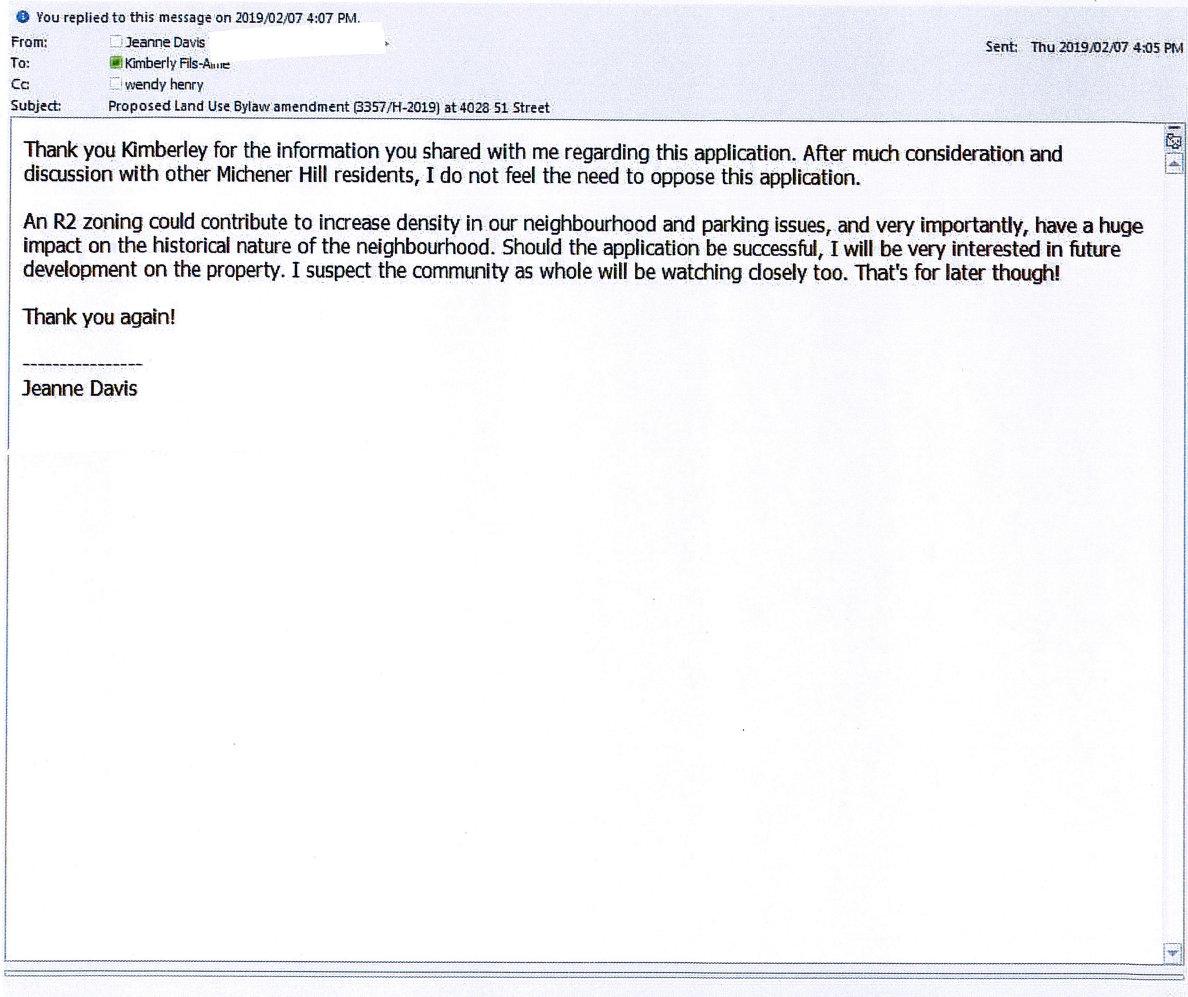
From:  markfrandisholmes
To:  Kimberly Fils-Aime
Cc:
Subject: 4028 51 St

Sent: Tue 2019/01/29 7:43 PM

Dear Planning Department, I am commenting on the Proposed Land Use Bylaw amendment at 4028 51 St. We currently reside and own mature neighbourhood rejuvenation, but we are very opposed to increasing the existing low density district legislation here. New or renovated investment properties should be similar in size to existing houses. There are already insufficient parking issues on our street, and this regulation change has the potential to make parking and other issues worse. The overflow parking from 4028 51 st usually inconveniences the rest of the home owners on the street. This is probably off topic but despite our previous complaints to the landlords and to bylaw, the current occupants at 4028 continue running a neighbourhood auto repair shop either right on the street or the front lawn of that property. We now just keep our window blinds closed to not see the eyesores. There are also often noise, pet poo and garbage issues to deal with. In summer, the increased traffic is a potential hazard to the children playing at the park. I hope you can understand why we are opposed to this change.

Regards

Mark Holmes



Appendix C

Supporting NPDS & MDP City Policies

Neighbourhood Planning Design Standards

Mix of Uses – in a neighbourhood

2.1 Co-locate the following land uses to create a neighbourhood node (integrated cluster of uses/amenities).

- parks, gathering spaces medium and high density housing

Housing Type and Mix – in a neighbourhood

6.1 Incorporate a variety of at least four housing types to provide for housing choice and buying capacity of residents.

6.3 Block ends are encouraged for medium and high density developments especially when adjacent to parks, schools, neighbourhood commercial or other community facilities.

Anatomy of a Great Neighbourhood (NPDS, p. 4):

- Mix of housing types which transition logically between building forms

Municipal Development Plan

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

10.9 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 (Mature Neighbourhood Overlay District) referred to in Policy 10.10, unless otherwise determined through an approved area structure plan or area redevelopment plan.

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

Appendix D

R1 and R2 District Comparisons, Mature Neighbourhood Overlay District

LUB 3357/2006 R1 & R2 Comparison Regulation Comparison

Regulations	R1 Residential (Low Density) District	R2 Residential Medium Density District	4028 51 Street (Lots 29-32)
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m ²	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each unit Multi-attached: 60.0 m ² for each unit Dwelling unit in a multiple family building: 37.0 m ²	40 % Coverage: 464.24m ² : Multi-attached: 7 units maximum Multi-family: 12 units maximum
Site Coverage Maximum	40% (includes garage and accessory buildings)	40% (includes garage and accessory buildings)	Site Area: 1160.56 m ² 40 % Coverage = 464.24m ²
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade	2 storeys with a maximum total height of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> Multiple family building up to 3 storeys 3 storeys for an Assisted Living Facility 	1 additional story permitted with R2 District
Front Yard Setback	6.0 m	6.0 m except multi-family which shall have a 7.5 m minimum	7.5m setback for multi-family (1.5m additional)
Side Yard Minimum	Detached dwelling: minimum 1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3,	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Multi-attached (without side entry): 1.8 m	4.5m additional for multi-family building (3m additional)

Regulations	RI Residential (Low Density) District	R2 Residential Medium Density District	4028 51 Street (Lots 29-32)
	Figure 2.	Multi-attached (with side entry): 2.4 m Multiple Family Building, Assisted Living Facility, or Temporary Care Facility: • Buildings up to 2 storeys: 3.0m • Buildings of 3 storeys: 4.5m Notwithstanding the setbacks noted above, where the Multiple Family Building, Assisted Living Facility, or Temporary Care Facility flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2. In all cases the minimum side yard requirement is subject to sections 3.19 and 5.7(2).	
Rear Yard Minimum	7.5 m	7.5 m	No change
Lot Depth Minimum	30.0 m	30.0 m	No change
Landscaped Area	35% of site area	35% of site area	No change
Parking Spaces	Subject to sections 3.1 & 3.2	Subject to sections 3.1 & 3.2	Detached dwelling: 2 per unit Multiple Family Building: 1.0 per one bedroom unit; 1.5 per two bedroom unit; 2.0 per three bedroom unit plus 1.0 space for every 5.0 units which must be

Regulations	RI Residential (Low Density) District	R2 Residential Medium Density District	4028 51 Street (Lots 29-32)
			clearly identified as guest parking
Lot Area Minimum	Detached dwelling 360.0 m ²	Detached dwelling 360.0 m ² Semi-detached: 232.0 m ² per dwelling unit Multi-attached: 185.0 m ² per dwelling unit Multi-family: <ul style="list-style-type: none"> no separate bedroom: 74.0 m² per dwelling unit one bedroom: 111.0 m² per dwelling unit more than one bedroom: 139.0 m² per dwelling unit 	Site Area: 1160.56 m ²
Frontage Minimum	Detached dwelling 12.0 m	Detached dwelling unit: 12.0 m Semi-detached: 7.6 m per dwelling unit Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per dwelling unit Multiple family building: 18.0 m	Lot frontage 30.48m

LUB 3357/2006 R1 & R2 District Use Comparison Table

Permitted Uses	R1 District	R2 District
Accessory building	✓	✓
Detached dwelling unit	✓	✓
Home music instruction (2 students)	✓	✓
Home Occupations	✓	✓
Secondary suite legally in existence before April 5, 2004	x	✓
Secondary suite	✓	✓

Discretionary Uses	R1 District	R2 District
Amateur radio tower	✓	✓
Assisted Living Facility in a Detached Dwelling	✓	x
Assisted living facility, Day Care Facility, Day Care Adult Facility, Temporary Care Facility or Place of Worship or Assembly on sites within an Area Structure Plan or Area Redevelopment Plan which designates where such uses will be situated: only on site which are designated for the use within the applicable plan.	✓	✓
Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites with no approved Area Structure Plan or Area Redevelopment Plan or on sites with no designated location in an Area Structure Plan or Area Redevelopment Plan	x	✓
"Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any	✓	✓

Discretionary Uses	R1 District	R2 District
other Special Residential Use shall be also deemed to be a Discretionary Use for that site		
Bed & Breakfast	✓	✓
Building sign	✓	✓
Freestanding sign	✓	✓
Garden suite	✓	✓
Home occupation w/ traffic	✓	✓
Home music instruction (6 students)	✓	✓
Municipal services	✓	✓
Show/ raffle home	✓	✓
Secondary suite (in detached dwelling)	✓	
Multiple family building up to three storeys	x	✓
Public and quasi-public buildings	x	✓
Semi-detached dwelling unit	x	✓

7.14 ⁶⁸Mature Neighbourhood Overlay District

1. General Purpose

The general purpose of this District is to ensure Redevelopment that occurs in mature neighbourhoods is compatible with the existing Development within the Immediate Street Context.

2. Definitions

In this District:

⁶⁹**“Redevelopment”** means the construction of a new Principal Building and/or structural additions to the front or side of a Principal Building that are wholly or partially visible from the Street on Sites that have existing uses and/or Buildings and includes the construction of a new Principal Building on Sites that are vacant or underutilized.

⁷⁰**Large Scale Redevelopment** means Redevelopment on a Site or a combination of Sites that total 1,398.00 m² or more in area.

⁷¹**Mixed-Use** means a Development that accommodates a mix of land uses within a single Site while providing a Building form that is Street oriented at Grade. It may refer to different uses combined on the same Site or within the same Building. An example would be a Building that stacks residential uses above ground floor commercial uses.

⁷²**Sidewalk** means a public infrastructure pedestrian walkway system that is built to The City of Red Deer Engineering construction contract specifications.

⁷³**Walkway** means an on-site private infrastructure system of pedestrian walkways intended to provide access to and within the Site.

3. Application

- (a) ⁷⁴The regulations in this District apply to all Redevelopment applications located in the Mature Neighbourhood Overlay District (shown on the Land Use Constraints Maps J15, J16, J17, J19, J20, K15, K16, K17, K18, K19, K20, K21, L13, L14, L16, L17, L18, L19, L20, L21, M10, M11, M12, M13, M15, M16, M17, M18, M19, M20, N10, N11, N12, N13, N14, N15, N16, N17, N18, O12, O13, O14, O15, O16, O17, O18, P11, P12, P13, P14, P15, Q11, Q12, Q13, Q14, Q15, R14, R15, S15).

⁶⁸ 3357/A-2016

⁶⁹ 3357/C-2018, 3357/II-2018

⁷⁰ 3357/C-2018

⁷¹ 3357/C-2018

⁷² 3357/C-2018

⁷³ 3357/C-2018

⁷⁴ 3357/E-2018, 3357/C-2018

- (b) Character Statements are incorporated into a form part of this bylaw for the purpose of this District, and the design elements within the applicable Character Statement shall apply to all Redevelopment or subdivision within this District.
- (c) Where the regulations in the underlying District contradict or will not serve to achieve the design elements contained in the applicable Character Statement, the Character Statement design elements shall prevail.
- (d) ⁷⁵Where the regulations in this section contradict or will not serve to achieve the regulations contained within Section 7.7 Mature Neighbourhood Parkvale Overlay District, Section 7.7 Mature Neighbourhood Parkvale Overlay District regulations shall prevail.

4. Discretionary Use

All applications for the Redevelopment of a listed use within the underlying District shall be considered a Discretionary Use.

5. Regulations for All Redevelopment

The Development Authority shall have the authority to impose conditions that require the Redevelopment to conform to a higher standard than required by the applicable regulations, including the design elements contained within a Character Statement, for any Redevelopment.

- (a) ⁷⁶All residential and Mixed-Use Redevelopment shall be compatible with existing Principal Buildings in terms of the scale and form within the Immediate Street Context. Redevelopment must not overwhelm or overshadow Principal Buildings and is required to comply with the following considerations:
 - (i) **Building Height:** Redevelopment shall be within one (1) to two (2) storeys of existing Buildings within the Immediate Street Context.
 - (ii) **Window Placement:** Windows shall be designed to protect privacy for adjacent residential uses. Staggered windows, the use of translucent glass or glass blocks and angled bay windows are examples of sensitive window placement.
 - (iii) **Front Yard Setback:** The Front Yard setback shall be within 1.20 m of the existing Front Yard setback of adjacent Sites or within the average of the existing Front Yard setback of the Principal Buildings in the Immediate Street Context.
 - (iv) **Access:** Doors, Decks, balconies, Patios, and other similar access points that are located on the side of a Building shall be at Grade or less than 1.00 m above Grade. Where privacy may be compromised, fencing, screening, and landscaping shall be used to create privacy between uses.

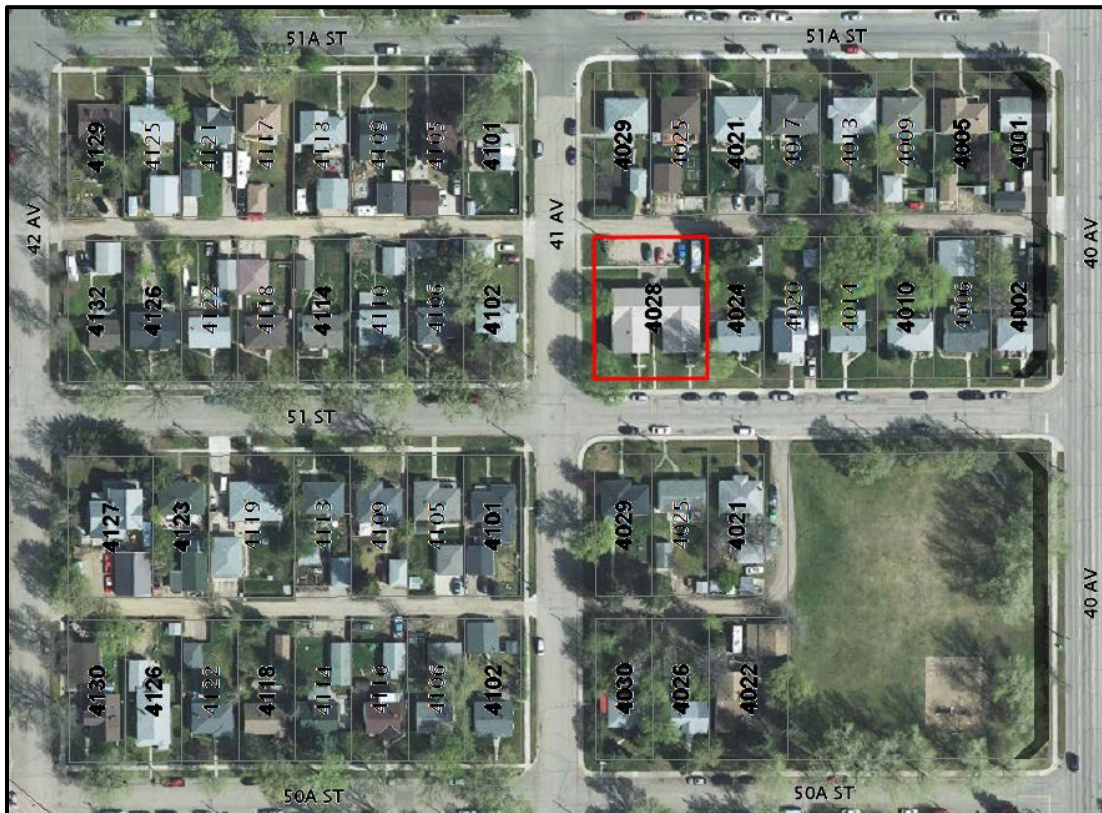
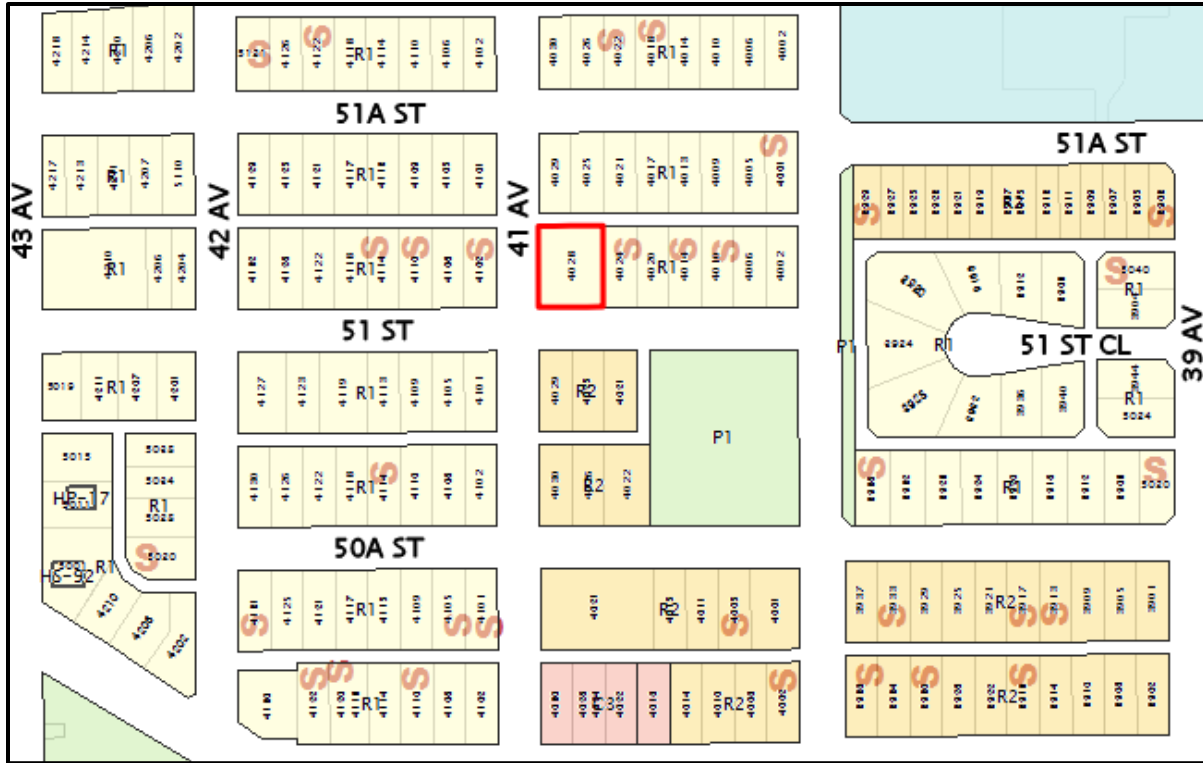
⁷⁵ 3357/C-2018

⁷⁶ 3357/C-2018

- (v) **Rear Yard Setback:** The Rear Yard setback shall be designed to minimize overlook into the Rear Yard. Where privacy is compromised, fencing, screening and landscaping shall be used to create privacy between uses.
- (b) Where the primary entrance does not face onto the Frontage of the Site, the route from the Frontage to the primary entrance shall be clearly defined through the use of Walkways, landscaping, porch features, lighting, and/or other wayfinding designs.
- (c) To minimize Sidewalk interruptions, curb cuts shall be minimized by requiring rear vehicular access where adequate vehicle access is available from the rear lane, as determined by the Development Authority.
- (d) The continuation of Sidewalks should be maintained by minimizing curb cuts for front vehicular access.
- (e) For Large Scale Redevelopment, the following requirements apply:
 - (i) Hard surfaced Walkways shall be provided to allow for internal pedestrian movement and connectivity.
 - (ii) Walkways should be provided across the full width of all Building elevation(s) which have public entrances to improve pedestrian access to the Buildings.
 - (iii) Wheel stops shall be required for all parking spaces adjacent to a Walkway or in front of a Building and shall be setback a sufficient distance to prevent vehicles from projecting over the Walkway. This requirement is not applicable where the Walkway exceeds The City's minimum width requirement for Sidewalks and vehicle overhang would still allow for at least 1.20 m of clear width.
 - (iv) Walkways shall be free of any obstructions and/or architectural features that would impede pedestrian movements and doors providing access to Buildings and/or bays will not swing out into the Walkway.
 - (v) To provide barrier-free access, curb ramps shall be installed at the corner of any intersection which connects to an existing or planned Sidewalk or Walkway.
 - (vi) Where pedestrian crossing points are required to connect individual Walkways over a Driveway or vehicle maneuvering aisle, the width of the crossing shall be kept as narrow as possible and will be marked through painting or use of materials that are different than the material of the road surface to clearly delineate the location of the Walkway.
 - (vii) The Development Authority may exercise discretion and vary, relax or waive any or all of the requirements listed in this section if the intent of the requirements have been otherwise achieved.
- (f) Existing trees and shrubs must be marked on landscaping plans and should be maintained. Mature trees that are required to be removed to accommodate Redevelopment should be replaced with trees that are appropriate for the location in terms of size and species.
- (g) Publically owned trees and shrubs shall not be removed to facilitate the construction of a Redevelopment project, unless approved by the Development Authority.

Appendix E

Site Area and Photos



4028 51 Street



4028 51 Street



Appendix F

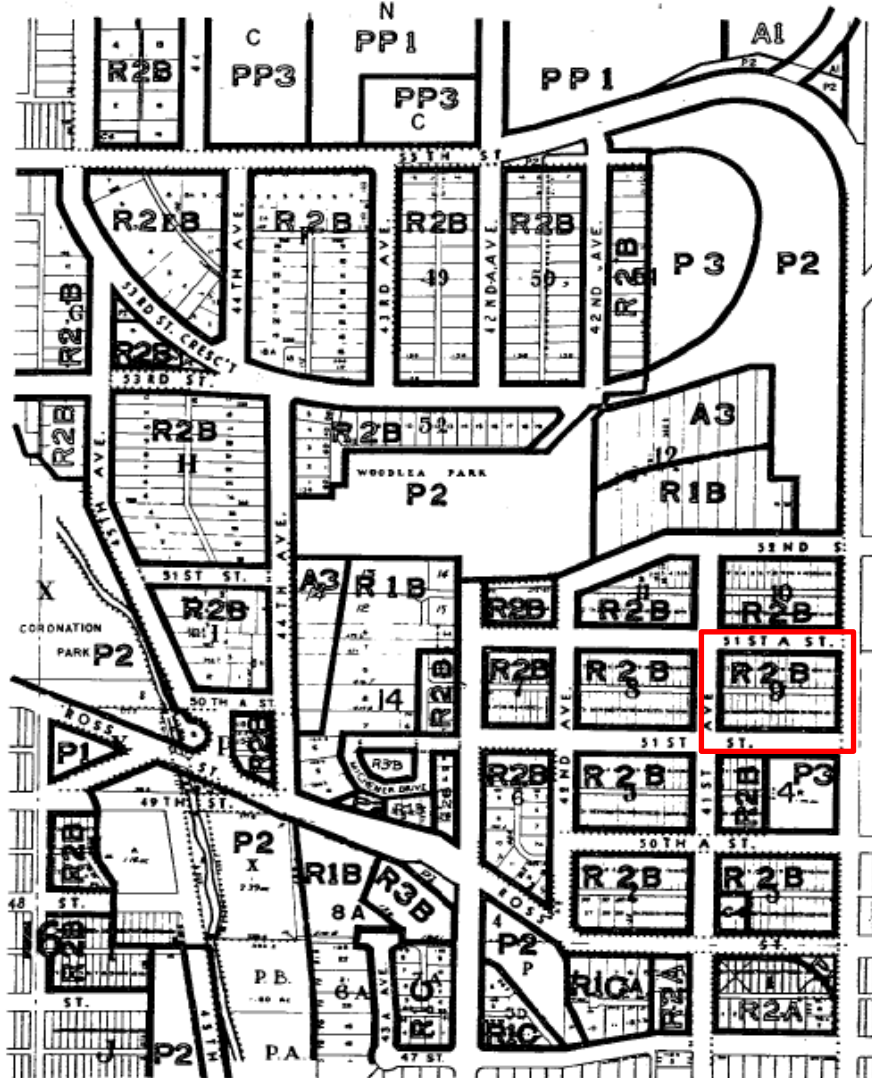
4028 51 St Zoning Changes

LUB 2011 (1960-1978)

CITY OF RED DEER

ZONING MAP

E40E



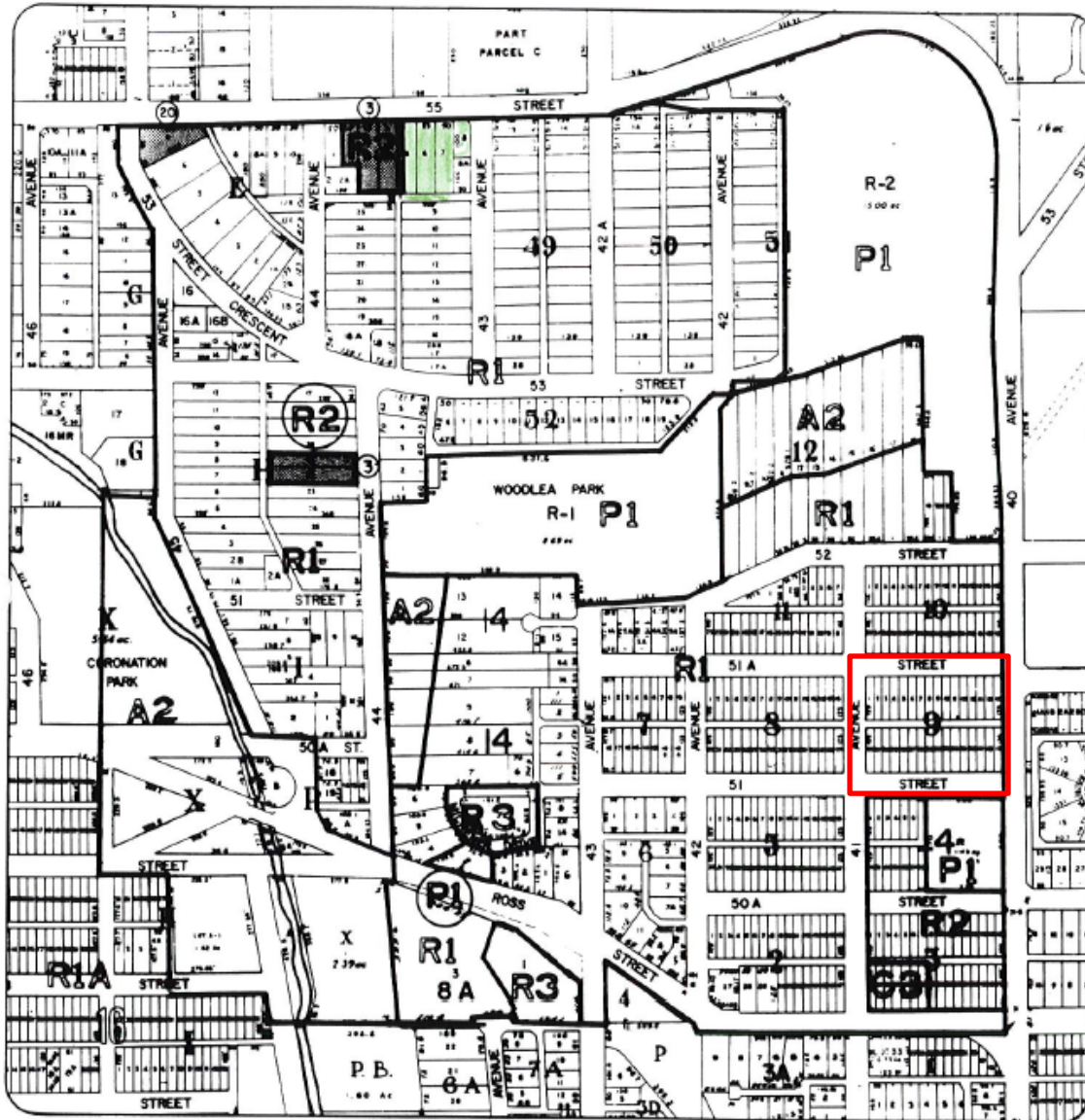
R1	Residential	Single Family	(Sub-dist. A, B, C or D)
R2		General	(Sub-dist. A, B or C)
R3		Multi-family	(Sub-dist. A or B)
P1	Parks	Floral & Formal	
P2		Natural & Informal	
P3		Recreational	
A1	Agricultural	Farming	
A3		Private Open Space	
PP1	Public & Quasi-public	Schools & Colleges	
PP3		Defence	
C4	Commercial	Local	
■	Service Station Site		

SHEET

E4

LUB 2672/80 (1980-1996)

City of Red Deer --- Land Use Bylaw Land Use Districts

H9

scale in metres

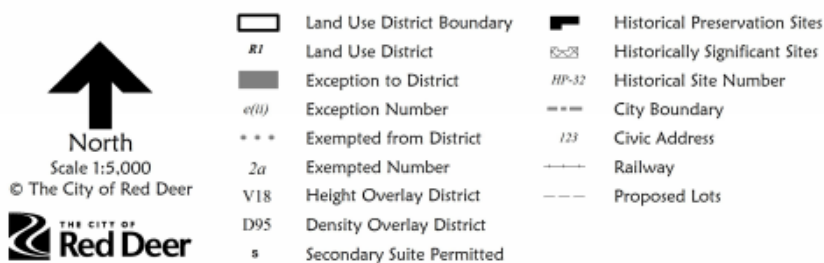
Revisions :

2672/1-88 (11/07/88)
2672/0-94 (14/02/94)

LUB 3357 (2006-present)



Land Use Bylaw 3357/2006



Printed on 2018/05/28
Land Use Districts

N15

NE1/4 Sec16 38-27-W4

Refer to Constraints Map



FILE COPY

Council Decision – March 18, 2019

DATE: March 20, 2019
TO: Kimberley Fils-Aime, Senior Planner
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw 3357/H-2019
R1 to R2 Rezoning at 4028 51 Street

Reference Report:

Administrative Report, dated March 18, 2019

Bylaw Reading:

At the Monday, March 18, 2019 Regular Council Meeting, Council gave first reading to the following Bylaw:

Bylaw 3357/H-2019 (an amendment to the Land Use Bylaw to redistrict 4028-51 Street (Lots 29-32, Block 9, Plan 3586AE) from R1 Residential (Low Density) District to R2 Residential (Medium Density) District)

Report back to Council:

Yes.

Comments/Further Action:

This Bylaw will be advertised for two consecutive weeks with a Public Hearing to be held on Monday, April 15, 2019 at 6:00 p.m. during Council's regular meeting.

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

Frieda McDougall
Manager

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



February 21, 2019

Offsite Levies Exception – Northside Community
Centre
Bylaw 3549/A-2019

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, February 4, 2019 City Council meeting.

Recommendation:

That Council considers second and third readings to Bylaw 3549/A-2019.

Background:

Council gave first reading to Bylaw 33549/A-2019, an amendment to the Off-Site Levy Bylaw to include the Northside Community Centre to the list of exempt lands.

In accordance with Section 606 of the Municipal Government Act, this Bylaw Amendment was required to be advertised for two consecutive weeks. An advertisement was placed in the Red Deer Advocate on February 8 and February 15, 2019.

Proposed Resolution:

That Bylaw 3549/A-2019 be read a second and third time.



Originally Submitted to the
February 4, 2019 Council
Meeting

January 21, 2019

Offsite Levies Exception – Northside Community Centre

Financial Services

Report Summary & Recommendation:

The Off-Site Levy Bylaw lists land which is considered undevelopable and therefore is excluded from being charged for offsite levies. Consistent with recent recreation sites which were included on the exempt list, it is proposed that the Northside Community Centre be added to the list of exempt lands through amending the Off-Site Levy Bylaw.

It is recommended that Council proceed with first reading of Bylaw 3549/A-2019.

City Manager Comments:

I support the recommendation of Administration. If first reading of Bylaw 3549/A-2019 is given, Bylaw 3549/A-2019 will be advertised for two consecutive weeks with second and third reading of the bylaw on Monday, March 18, 2019.

Craig Curtis
City Manager

Proposed Resolution

That Bylaw 3549/A-2019 be read a first time.



Report Details

Background:

Council has previously approved Bylaw 3549/B-2018 "The Off-Site Levy Bylaw". The bylaw defines the net development area which sets the area where offsite levies will be charged. In order to define the net development areas there is a list of lands (deemed undevelopable) which are excluded from offsite levy charges. An amendment to the bylaw is required to include an additional area to the lands (deemed undevelopable) which are exempt from offsite levies.

Discussion:

It is proposed that the Northside Community Centre be added to the list of areas exempt from offsite levy charges. This will result in no offsite levies being charged against the capital project. This practice is consistent with the North East High School site and accompanying recreation areas which are also listed as being exempt from offsite levy charges.

Analysis:

From a capital project perspective, additional funds will not be required to complete the project. There will be no requirement to amend the borrowing bylaw or provided funding from the Capital Projects Reserve which is fully committed.

BYLAW 3549/A-2019

Being a Bylaw to amend Bylaw No. 3549/2015 to provide a uniform levy of off-site costs in respect of previously undeveloped land.

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

Bylaw No. 3549/2015 is hereby amended as follows:

1. Section 4.3 – Addition of item:
 - i. Northside Community Centre site (Lot 1, Block 2, Plan 962 1702; SE 31-38-27-4 and SW 32-38-27-4).
2. Delete Schedule A in its entirety and replace it with Schedule A dated January 3, 2019.

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

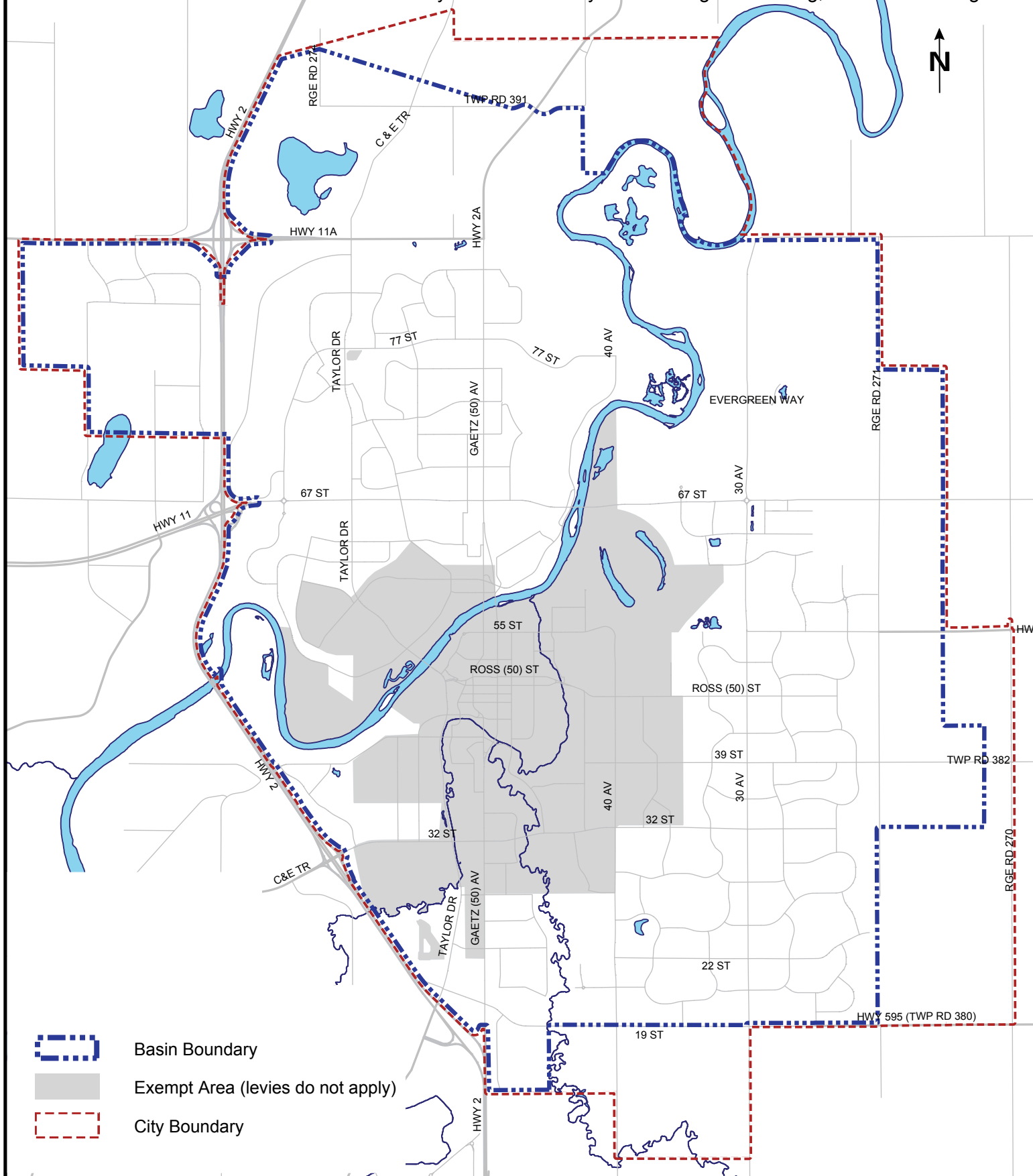
READ A SECOND TIME IN OPEN COUNCIL this day of 2019.

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

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

MAYOR

CITY CLERK



BASIN BOUNDARY

BYLAW NO. 3549/B-2018

Being a Bylaw of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

- I WHEREAS pursuant to provisions of Section 648 of the Municipal Government Act, The City may by bylaw:
 - a) Provide for the imposition and payment of a levy to be known as an "off-site levy" in respect of land that is to be developed or subdivided, and
 - b) Authorize an agreement to be entered into in respect of the payment of the levy.
- 2 An off-site levy may be used only to pay for all or part of the capital cost of any or all of the following:
 - a) New or expanded facilities for the storage, transmission, treatment, or supplying of water;
 - b) New or expanded facilities for the treatment, movement, or disposal of sanitary sewage;
 - c) New or expanded storm sewer drainage facilities;
 - d) New or expanded roads required for or impacted by a subdivision or development;
 - e) Land required for or in connection with any facilities described in clauses (a) to (d);

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

- 3 This bylaw may be cited as "The Off-Site Levy Bylaw".

- 4 Definitions:

For the purpose of this bylaw:

- I) "Development" shall mean:
 - a) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or
 - b) a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.

- 2) "Gross Development Area" means each and every hectare or part thereof as shown on the Plan of Subdivision for a development which has been approved by the Municipal Planning Commission, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.
- 3) "Net Development Area" means the area remaining after the deletion of the following lands (deemed undevelopable) from the Gross Development Area:
 - a) previously developed lands for which off-site levies have already been paid;
 - b) expressway and arterial road right of ways as defined by The City;
 - c) Environmental Reserves as defined in the Municipal Government Act (e.g. native wetlands, rivers, creeks, lakes, ravines, steeply sloped areas);
 - d) major tree stands that are identified by the City for preservation and are in excess of the 10% municipal reserve dedication required by the MGA;
 - e) The power transmission right of way and facilities (e.g. substations) extending across the city. Parts of these lands that are subdivided from the right of way for development purposes would not be excluded from the Gross Development Area;
 - f) North East High School site (SW 26-38-27 W4) and accompanying recreation areas;
 - g) Oil and gas line rights-of-ways and / or facilities operated by the same company;
 - h) Railway rights-of-way;
 - i) Northside Community Centre site (Lot 1, Block 2, Plan 962 1702; SE 31-38-27-4 and SW 32-38-27-4).
- 4) "Trunk Water" means an existing or proposed water main; generally having an internal diameter of 350 mm or greater, complete with related pumping and storage facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Water Off-site Levy rate.
- 5) "Trunk Water Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Water facilities identified on Schedule "B" less the Water Off-site Levy revenues collected to date, plus interest on borrowed funds, divided by the Net Development Area within the Basin Boundary identified on Schedule "A".

¹ 3549/A-2018

- 6) "Trunk Sanitary" means an existing or proposed sanitary sewer; generally having an internal diameter of 375 mm or greater, or having a depth of cover greater than 6.0 m, complete with related pumping facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Sanitary Off -site Levy rate.
 - 7) "Trunk Sanitary Off -site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Sanitary facilities identified on Schedule ²"B" less the Sanitary Off-site Levy revenues collected to date, plus interest on borrowed funds, divided by the Net Development Area within the Basin Boundary identified on Schedule ³"A".
 - 8) "Trunk Storm" means an existing or proposed storm sewer; generally defined as having an internal diameter of 1,200 mm or greater, as well as storm water storage facilities and associated outlet piping; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Storm Off-site Levy rate.
 - 9) "Trunk Storm Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Storm facilities identified on Schedule ⁴"B" less the Storm Off-site Levy revenues collected to date, plus interest on borrowed funds, divided by the Net Development Area within the Basin Boundary identified on Schedule ⁵"A".
 - 10) "Major Thoroughfare" means an existing or proposed expressway, divided or undivided arterial roadway, including the land for right of way, storm drainage, traffic signals, and street lighting, that has been designated as a major thoroughfare by The City; the cost of same having been included in the calculation of the Major Thoroughfare off-site levy rate.
 - 11) "Major Thoroughfare Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Major Thoroughfare facilities identified on Schedule ⁶"B" less the Major Thoroughfare Off-site Levy revenues collected to date, plus interest on borrowed funds, divided by the Net Development Area within the Basin Boundary identified on Schedule ⁷"A".
- 5 That effective ⁸January 1, 2019, The City of Red Deer hereby levies an off-site levy upon all land within The City boundaries to be subdivided or developed within the areas described below and calculated as follows:

² 3549/A-2018

³ 3549/A-2018

⁴ 3549/A-2018

⁵ 3549/A-2018

⁶ 3549/A-2018

⁷ 3549/A-2018

⁸ 3549/A-2018

- 1) In all the area outlined in the attached Schedule "A", the sum of \$15,553 per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure (the "Trunk Water Off-site Levy Rate").
 - 2) In all the area outlined in the attached Schedule "A", the sum of \$33,484 for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure (the "Trunk Sanitary Off - site Levy Rate").
 - 3) In all the area outlined in the attached Schedule "A", the sum of \$73,176 for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure (the "Trunk Storm Off-site Levy Rate").
 - 4) In all the area outlined in the attached Schedule "A", the sum of \$115,690 for each hectare or part thereof within the Net Development Area for Major Thoroughfares (the "Major Thoroughfare Off-site Levy Rate").
- 6 Service Basin areas lying beyond City limits are used for purposes related to calculation of Off Site Levy rates only. Off-site Levies shall not apply to areas beyond The City's jurisdiction.
 - 7 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City following approval of a subdivision plan and prior to the issuance of a development permit or a building permit, as the case may be.
 - 8 Off-site levies imposed and collected under Bylaw 3498/2013 shall be deemed to have been imposed and collected under this Bylaw.
 - 9 Bylaw 3498/2013 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of May 2015.

READ A SECOND TIME IN OPEN COUNCIL this 22nd day of June 2015.

READ A THIRD TIME IN OPEN COUNCIL this 22nd day of June 2015.

AND SIGNED BY THE MAYOR AND CITY CLERK this 22nd day of June 2015.

⁹ 3549/A-2018

¹⁰ 3549/A-2018

¹¹ 3549/A-2018

“Mayor Tara Veer”

MAYOR

“Angie Keibel”

ACTING CITY CLERK

DATE: March 20, 2019
TO: Dean Krejci, Chief Financial Officer
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Offsite Levies Exception - Northside Community Centre
Bylaw 3549/A-2019

Reference Report:

Legislative Services, dated February 21, 2019

Bylaw Reading:

At the Monday, March 18, 2019 Regular Council Meeting, Council gave second and third reading to the following Bylaw:

Bylaw 3549/A-2019 (an amendment to the Off-Site Levy Bylaw to include the Northside Community Centre to the list of exempt lands)

Report back to Council:

No.

Comments/Further Action:

None.



Frieda McDougall
Manager

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



March 12, 2019

Supplementary Report

2019 Capital Budget Borrowing Bylaws

Financial Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, November 19 and Tuesday, November 20, 2018 Capital Budget Meeting.

Recommendation:

That Council lift from the table consideration of the following Bylaws:

- Bylaw 3613/2018 – 2019 Recreation Projects
- Bylaw 3614/2018 – 2019 Roads Projects
- Bylaw 3615/2018 – 2019 General Municipal Works
- Bylaw 3616/2018 – 2019 EL&P Infrastructure
- Bylaw 3617/2018 – 2019 Roads Offsite Project
- Bylaw 3618/2018 – 2019 Sanitary Offsite Bylaw

That Council considers reading the following bylaws:

- Bylaw 3613/2018 – 2019 Recreation Projects (second/third reading)
- Bylaw 3614/2018 – 2019 Roads Projects (third reading)
- Bylaw 3615/2018 – 2019 General Municipal Works (second/third reading)
- Bylaw 3616/2018 – 2019 EL&P Infrastructure (second/third reading)
- Bylaw 3617/2018 – 2019 Roads Offsite Project (second/third reading)
- Bylaw 3618/2018 – 2019 Sanitary Offsite Bylaw (second/third reading)

Proposed Resolution

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the following 2019 Capital Budget Borrowing Bylaws:

- Bylaw 3613/2018 – 2019 Recreation Projects
- Bylaw 3614/2018 – 2019 Roads Projects
- Bylaw 3615/2018 – 2019 General Municipal Works
- Bylaw 3616/2018 – 2019 EL&P Infrastructure
- Bylaw 3617/2018 – 2019 Roads Offsite Project
- Bylaw 3618/2018 – 2019 Sanitary Offsite Bylaw



That the bylaws be read as follows:

- Bylaw 3613/2018 – 2019 Recreation Projects (second/third reading)
- Bylaw 3614/2018 – 2019 Roads Projects (third reading)
- Bylaw 3615/2018 – 2019 General Municipal Works (second/third reading)
- Bylaw 3616/2018 – 2019 EL&P Infrastructure (second/third reading)
- Bylaw 3617/2018 – 2019 Roads Offsite Project (second/third reading)
- Bylaw 3618/2018 – 2019 Sanitary Offsite Bylaw (second/third reading)

Report Details

Background:

Changes to some of the 2019 borrowing bylaws were required as a result of changes made to the 2019 Capital Budget by Council. All bylaws are shown on a summarized basis as follows:

1. Bylaw 3613/2018 – 2019 Recreation Projects

Council added the Multi-Use Aquatic Centre Planning to the 2019 Capital Budget.

Project	In \$ millions	
	Original Borrowing Amount	Revised Borrowing Amount
Collicutt Centre Preservation	0.125	0.125
G. H. Dawe Community Centre Enhancements	2.649	2.649
G. H. Dawe Centre Preservation	1.023	1.023
Park Land Acquisition	0.250	.250
Multi-Use Aquatic Centre Planning		7.000
Total	4.047	11.047

2. Bylaw 3614/2018 – 2019 Road Projects

No changes were made to these projects during Council debate.

Project	In \$ millions.	
	Original Borrowing Amount	Revised Borrowing Amount
Gaetz Ave Vision Implementation – 19 St to Hwy 11A	10.072	10.072
CP Rail Overpass (Hwy 11A between Taylor Drive and Gaetz Ave)	9.734	9.734



Northland Drive – Taylor Drive to Gaetz Ave	4.957	4.957
Northland Drive – Gaetz Ave to 49 Ave	1.038	1.038
Northland Drive (Hwy 11A) Twinning and Intersection Improvements	3.692	3.692
Total	29.493	29.493

3. Bylaw 3615/2018 – 2019 General Municipal Works

Council removed the Snow Dump Base Resurfacing project from the 2019 Capital Budget.

In \$ millions		
Project	Original Borrowing Amount	Revised Borrowing Amount
Riverside Meadows / Fairview Communities Infrastructure	1.712	1.712
Snow Dump Base Resurfacing	1.042	
Snow Dump Sediment Pond	0.510	0.510
RCMP Parking Lot Expansion	1.353	1.353
Total	4.617	3.575

4. Bylaw 3616/2018 – 2019 EL&P Infrastructure

No changes were made to this project during Council debate.

In \$ millions		
Project	Original Borrowing Amount	Revised Borrowing Amount
Substations & SCADA	1.000	1.000

5. Bylaw 3617/2018 – 2019 Road Offsite Projects

No changes were made to this project during Council debate.

In \$ millions		
Project	Original Borrowing Amount	Revised Borrowing Amount
CP Rail Overpass (Hwy 11A between Taylor Drive and Gaetz Ave)	3.244	3.244



6. Bylaw 3618/2018 – 2019 Sanitary Offsite Projects

No changes were made to this project during Council debate.

Project	In \$ millions	
	Original Borrowing Amount	Revised Borrowing Amount
Hwy 11A Sanitary Trunk Extension	9.408	9.408

At the Monday, March 4, 2019 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer hereby agrees to table consideration of the 2019 Capital Budget Borrowing Bylaw 3613/2018 – Recreation Projects to the March 18, 2019 Council Meeting.

At the Monday, March 4, 2019 Regular Council Meeting, Council gave second reading to the following bylaw:

- Bylaw 3614/2018 – a borrowing bylaw in the amount of \$29, 493, 000 for 2019 Roads Projects

Prior to third reading of Bylaw 3614/2018, Council passed the following:

Resolved that Council of The City of Red Deer hereby agrees to table consideration of the following 2019 Capital Budget Borrowing Bylaws for up to two weeks:

- Bylaw 3614/2018 – 2019 Roads Projects
- Bylaw 3615/2018 – 2019 General Municipal Works
- Bylaw 3616/2018 – 2019 EL&P Infrastructure
- Bylaw 3617/2018 – 2019 Roads Offsite Project
- Bylaw 3618/2018 – 2019 Sanitary Offsite Bylaw

At the Monday, December 10, 2018 Regular Council Meeting, Council gave first reading to the 2019 Capital Budget Borrowing Bylaws.

At the Tuesday, November 20, 2018 Capital Budget Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer hereby agrees to table consideration of:

- Bylaw 3613/2018 – 2019 Recreation Projects
- Bylaw 3614/2018 – 2019 Roads Projects
- Bylaw 3615/2018 – 2019 General Municipal Works
- Bylaw 3616/2018 – 2019 EL&P Infrastructure



- Bylaw 3617/2018 – 2019 Roads Offsite Project
- Bylaw 3618/2018 – 2019 Sanitary Offsite Bylaw



Originally Submitted to the
December 10, 2018 Council
Meeting

November 23, 2018

2019 Capital Budget Borrowing Bylaws

Financial Services

Report Summary & Recommendation:

Based on the funding sources identified in the 2019 Capital Budget, borrowing is required. New borrowing bylaws are required to be approved to allow for borrowing to proceed. There are no previously approved bylaws that require amendment. All requirements of the Municipal Government Act (MGA) for approval of bylaws will be met.

It is recommended that Council approve first reading of the following bylaws:

1. 3613/2018 – 2019 Recreation Projects
2. 3614/2018 – 2019 Road Projects
3. 3615/2018 – 2019 General Municipal Works
4. 3616/2018 – 2019 EL&P Infrastructure
5. 3617/2018 – 2019 Road Offsite Project
6. 3618/2018 – 2019 Sanitary Offsite Project

City Manager Comments:

I support the recommendation of Administration. If first reading of Borrowing Bylaws 3613/2018, 3614/2018, 3615/2018, 3616/2018, 3617/2018 and 3618/2018 are given, these bylaws will come for consideration of second and third readings at the Monday, January 7, 2019 Council Meeting to allow time for advertising.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of the following bylaws:

- Bylaw 3613/2018 – 2019 Recreation Projects
- Bylaw 3614/2018 – 2019 Roads Projects
- Bylaw 3615/2018 – 2019 General Municipal Works
- Bylaw 3616/2018 – 2019 EL&P Infrastructure
- Bylaw 3617/2018 – 2019 Roads Offsite Project
- Bylaw 3618/2018 – 2019 Sanitary Offsite Project



Report Details

Background:

A number of projects have been submitted to Council for approval as part of the 2019 Capital Budget. Some of the projects require borrowing to occur as part of the financing of the projects. The amounts requested reflect the decisions made by Council during 2019 Capital Budget debate.

A borrowing bylaw enables borrowing to occur but does not mean that borrowing will occur. Borrowing will be done as required to fund expenditures in the projects and may occur over multiple years.

New bylaws and the related projects are as follows:

I. Bylaw 3613/2018 – 2019 Recreation Projects

Total cost of the projects is \$12.145 M with \$11.047 M to be funded by debt.

Collicutt Centre Preservation

Parking lot repairs and the replacement of meeting room AB divider wall will be completed. Total cost of the project is \$0.125 M to be fully funded by debt.

G. H. Dawe Community Centre Enhancements

Detailed design and business planning will occur for modernization of the existing ice surface, addition of a second ice surface, addition of an outdoor spray park, potential expansion of the fitness / programming space and consideration for site access off of 67 St, improved site traffic flow, parking and site servicing. Total cost of the project is \$2.649 M to be fully funded by debt.

G. H. Dawe Centre Preservation

The parking lot will be replaced and various infrastructure repairs such as the whirlpool basin and steam room will be completed. Total cost of the project is \$1.771 M with \$1.023 M to be funded by debt.

Park Land Acquisition

Park land acquisition will occur to meet the vision of the River Valley and Tributary Park Concept Plan. Total cost of the project is \$0.6 M with 0.25 M to be funded by debt.

Multi-Use Aquatic Centre Planning

Detailed design and business planning will occur for construction of a 54 metre pool and related amenities, parking, site servicing and land acquisition as required. Total cost of the project is \$7 M to be fully funded by debt.



2. Bylaw 3614/2018 – 2019 Road Projects

Total cost of the projects is \$48.477 M with \$29.493 M to be funded by tax supported debt.

Gaetz Ave Vision Implementation – 19 St to Hwy 11A

Gaetz Ave and Highway 11A intersection improvements will be designed and constructed. Total cost of the project is \$10.072 M in 2019 / 20 to be fully funded by debt.

CP Rail Overpass (Hwy 11A between Taylor Drive and Gaetz Ave)

A single bridge structure over the CP Rail line crossing on Hwy 11A will be designed and constructed. Total cost of the project is \$12.978 M in 2019 – 2021 with \$9.734 M to be funded by tax supported debt.

Northland Drive – Taylor Drive to Gaetz Ave

A 4 lane urban cross section for this portion of Northland Drive (Hwy 11A) will be designed and constructed. Total cost of the project is \$15.160 M in 2019 / 20 with \$4.957 M to be funded by debt.

Northland Drive – Gaetz Ave to 49 Ave

A 4 lane roadway for this portion of Northland Drive will be designed and constructed. Total cost of the project is \$1.038 M in 2019 / 20 to be fully funded by debt.

Northland Drive (Hwy 11A) Twinning and Intersection Improvements

The twinning of Northland Drive (Hwy 11A) from west of Taylor Drive to Gaetz Ave will be designed and constructed. Total cost of the project is \$9.229 M in 2019 with \$3.692 M to be funded by debt.

3. Bylaw 3615/2018 – 2019 General Municipal Works

Total cost of the projects is \$3.575 M fully funded by debt.

Riverside Meadows / Fairview Communities Infrastructure

Core infrastructure will be replaced in both communities with improvement projects related to intersections, street lighting and streetscapes. The borrowing is specifically for Greenway Development and concrete / asphalt work. Total project cost is \$1.712 M to be fully funded by debt.

Snow Dump Sediment Pond

Repairs will be completed to the north snow storage site sedimentation pond liner and pond access ramp to prevent groundwater contamination and unfavourable environmental impacts. Total cost of the project is \$0.510 M to be fully funded by debt.

RCMP Parking Lot Expansion

To expand the detachment parking lot over the adjacent storm pond to provide for anticipated growth in police vehicles and immediate access to respond to emergencies. Total cost of the project is \$1.353 M to be fully funded by debt.



4. Bylaw 3616/2018 – 2019 EL&P Infrastructure

Substations & SCADA

Upgrades and replacements in both 4kV distribution substations and transmission substations will occur as well as SCADA system enhancements by upgrading technology for monitoring, control and reporting. Total cost of the project is \$3.541 M with \$1.0 M to be funded by debenture debt.

5. Bylaw 3617/2018 – 2019 Road Offsite Projects

CP Rail Overpass (Hwy 11A between Taylor Drive and Gaetz Ave)

A single bridge structure over the CP Rail line crossing on Hwy 11A will be designed and constructed. Total cost of the project is \$12.978 M in 2019 – 2021 with \$3.244 M to be funded by offsite debt.

6. Bylaw 3618/2018 – 2019 Sanitary Offsite Projects

Hwy 11A Sanitary Trunk Extension

This project provides sanitary servicing requirements in a portion of the growth area north of Hwy 11A. Total cost of the project is \$9.408 M to be fully funded by debt.

There are no previously approved bylaws that require amendment.

A total of \$57.767 M of borrowing

Discussion:

For each bylaw the required MGA process of 1st reading, advertising, petition period, 2nd & 3rd readings and 30 day waiting period for Court of Queen's Bench appeal will be followed. This would result in valid borrowing bylaws being in place by the end of February 2019.

Analysis:

If the borrowing bylaws are not approved, the projects included in the bylaws will not proceed or alternate financing would be required.

BYLAW NO. 3613/2018
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$11,047,000 for the purpose of financing the 2019 Recreation Projects

- a. Collicutt Centre Preservation**
- b. G.H. Dawe Community Centre Enhancements**
- c. G.H. Dawe Centre Preservation**
- d. Park Land Acquisition**
- e. Multi-Use Aquatic Centre Planning**

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the 'MGA') provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a bylaw pursuant to Section 258 of the *MGA* to authorize the financing, undertaking and completion of the 2019 Recreation Projects.
- C. The total cost of the projects are estimated to be \$12,145,000 and the Municipality estimates the following funding sources will be applied to the projects:

Public Reserve	\$ 350,000
Customer Contribution	748,000
Debentures	<u>11,047,000</u>
Total Cost	\$ 12,145,000

- D. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$11,047,000, for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debenture(s) and on the terms and conditions referred to in this bylaw.
- E. The estimated lifetime of the G.H. Dawe Community Centre Enhancements, the Park Land Acquisition and the Multi-Use Aquatic Centre projects financed under this bylaw is equal to, or in excess of 30

Bylaw No. 3613/2018

years. The estimated lifetime of the Collicutt Centre Preservation and G.H. Dawe Centre Preservation projects is equal to, or in excess of 15 years.

- F. The principal amount of the outstanding debt of the Municipality as at the date of the bylaw is \$272,558,631.39 and no part of the principal or interest is in arrears.
- G. Section 252 of the MGA stipulates that no municipality may make a borrowing if the borrowing will cause the municipality to exceed its debt limit, unless the borrowing is approved by the Minister. The proposed borrowing will not cause The City to exceed its debt limit of \$517,918,110.00.
- H. All required approvals for the projects have been or will be obtained, and the projects are or will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1. That for the purpose of the 2019 Recreation Projects, the sum of ELEVEN MILLION AND FORTY SEVEN THOUSAND DOLLARS (\$11,047,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture(s) on the credit and security of the Municipality at large.
- 2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the 2019 Recreation Projects.
- 3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed THIRTY (30) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 6.505%.
- 4. The indebtedness is to be repaid by way of revenue raised through municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
- 5. The indebtedness shall be contracted on the credit and security of the Municipality.
- 6. The net amount borrowed under this bylaw shall be applied only to the projects specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the projects.

7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this day of 2018.

READ SECOND TIME IN OPEN COUNCIL this day of 2019.

READ THIRD TIME IN OPEN COUNCIL this day of 2019.

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

MAYOR

CITY CLERK

BYLAW NO. 3614/2018
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$29,493,000 for the purpose of financing the following 2019 Road Projects:

- a. Gaetz Ave Vision Implementation – 19 St to Hwy IIA**
- b. CP Rail Overpass (Hwy IIA between Taylor Drive and Gaetz Ave)**
- c. Northland Drive – Taylor Drive to Gaetz Ave**
- d. Northland Drive – Gaetz Ave to 49 Ave**
- e. Northland Drive – (Hwy IIA) Twinning and Intersection Improvements**

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the 'MGA') provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a bylaw pursuant to Section 258 of the *MGA* to authorize the financing, undertaking and completion of the 2019 Road Projects.
- C. The total cost of the projects are estimated to be \$48,477,000 and the Municipality estimates the following funding sources will be applied to the projects:

Reserves	\$ 000,000
Customer Contribution	15,740,000
Debentures – Roads	
Offsite	3,244,000
Debentures – Roads Tax	
Supported	<u>29,493,000</u>
Total Cost	\$48,477,000

- D. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$29,493,000, for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debenture(s) and on the terms and conditions referred to in this bylaw.

Bylaw No. 3614/2018

- E. The estimated lifetime of the projects financed under this bylaw is equal to, or in excess of 30 years.
- F. The principal amount of the outstanding debt of the Municipality as at the date of the bylaw is \$272,558,631.39 and no part of the principal or interest is in arrears.
- G. Section 252 of the MGA stipulates that no municipality may make a borrowing if the borrowing will cause the municipality to exceed its debt limit, unless the borrowing is approved by the Minister. The proposed borrowing will not cause The City to exceed its debt limit of \$517,918,110.00.
- H. All required approvals for the projects have been or will be obtained, and the projects are or will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the 2019 Road Projects, the sum of TWENTY-NINE MILLION FOUR HUNDRED AND NINETY-THREE THOUSAND DOLLARS (\$29,493,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture(s) on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the 2019 Road Projects.
3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed THIRTY (30) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 6.505%.
4. The indebtedness is to be repaid by way of revenue raised through municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.

Bylaw No. 3614/2018

6. The net amount borrowed under this bylaw shall be applied only to the projects specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the projects.
7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this day of 2018.

READ SECOND TIME IN OPEN COUNCIL this day of 2019.

READ THIRD TIME IN OPEN COUNCIL this day of 2019.

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

MAYOR

CITY CLERK

BYLAW NO. 3615/2018
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$3,575,000 for the purpose of financing the following 2019 General Municipal Works projects:

- a. Riverside Meadows / Fairview Communities Infrastructure**
- b. Snow Dump Sediment Pond**
- c. RCMP Parking Lot Expansion**

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the 'MGA') provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a bylaw pursuant to Section 258 of the *MGA* to authorize the financing, undertaking and completion of the 2019 General Municipal Works.
- C. The total cost of the projects are estimated to be \$3,575,000 and the Municipality estimates the following funding sources will be applied to the projects:

Reserves	\$ 000,000
Other - 3rd Party Rev	000,000
Grants	000,000
Debentures	<u>3,575,000</u>
Total Cost	\$3,575,000

- D. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$3,575,000 for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debenture(s) and on the terms and conditions referred to in this bylaw.
- E. The estimated lifetime of the Riverside Meadows / Fairview Communities Infrastructure and RCMP Parking Lot Expansion projects financed under this bylaw is equal to, or in excess of 30 years. The estimated lifetime of

Bylaw No. 3615/2018

- the Snow Dump Sediment Pond project is equal to, or in excess of 20 years.
- F. The principal amount of the outstanding debt of the Municipality as at the date of the bylaw is \$272,558,631.39 and no part of the principal or interest is in arrears.
 - G. Section 252 of the MGA stipulates that no municipality may make a borrowing if the borrowing will cause the municipality to exceed its debt limit, unless the borrowing is approved by the Minister. The proposed borrowing will not cause The City to exceed its debt limit of \$517,918,110.00.
 - H. All required approvals for the projects have been or will be obtained, and the projects are or will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the 2019 General Municipal Works, the sum of THREE MILLION FIVE HUNDRED AND SEVENTY FIVE THOUSAND DOLLARS (\$3,575,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture(s) on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the 2019 General Municipal Works.
3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed THIRTY (30) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 6.505%.
4. The indebtedness is to be repaid by way of revenue raised through municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under this bylaw shall be applied only to the projects specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the projects.

Bylaw No. 3615/2018

7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this day of 2018.

READ SECOND TIME IN OPEN COUNCIL this day of 2019.

READ THIRD TIME IN OPEN COUNCIL this day of 2019.

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

MAYOR

CITY CLERK

BYLAW NO. 3616/2018
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$1,000,000 for the purpose of financing the 2019 ELP Infrastructure:

a. ELP Substations & SCADA

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the 'MGA') provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a bylaw pursuant to Section 258 of the *MGA* to authorize the financing, undertaking and completion of the 2019 ELP Infrastructure.
- C. The total cost of the project is estimated to be \$3,541,000 and the Municipality estimates the following funding sources will be applied to the project:

Reserves	\$ 2,541,000
Other – 3 rd Party Rev	000,000
Debentures	<u>1,000,000</u>
Total Cost	\$ 3,541,000

- D. In order to complete the project it will be necessary for the Municipality to borrow the sum of \$1,000,000 for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debenture(s) and on the terms and conditions referred to in this bylaw.
- E. The estimated lifetime of the project financed under this bylaw is equal to, or in excess of 30 years.
- F. The principal amount of the outstanding debt of the Municipality as at the date of the bylaw is \$272,558,631.39 and no part of the principal or interest is in arrears.

Bylaw No. 3616/2018

- G. Section 252 of the MGA stipulates that no municipality may make a borrowing if the borrowing will cause the municipality to exceed its debt limit, unless the borrowing is approved by the Minister. The Proposed borrowing will not cause The City to exceed its debt limit of \$517,918,110.00.
- H. All required approvals for the project have been or will be obtained, and the project is or will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the 2019 ELP Infrastructure, the sum of ONE MILLION DOLLARS (\$1,000,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture(s) on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the 2019 ELP Infrastructure.
3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed THIRTY (30) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 6.505%.
4. The indebtedness is to be repaid by way of revenue raised through municipal utility revenue and/or property tax and the Municipality shall levy and raise in each year municipal utility charges and taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under this bylaw shall be applied only to the project specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the project.

7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this day of 2018.

READ SECOND TIME IN OPEN COUNCIL this day of 2019.

READ THIRD TIME IN OPEN COUNCIL this day of 2019.

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

MAYOR

CITY CLERK

BYLAW NO. 3617/2018
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$3,244,000 for the purpose of financing the 2019 Road Offsite Project:

a. CP Rail Overpass (Hwy IIA between Taylor Drive and Gaetz Ave)

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the 'MGA') provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a bylaw pursuant to Section 258 of the *MGA* to authorize the financing, undertaking and completion of the 2019 Road Offsite Project.
- C. The total cost of the project is estimated to be \$12,978,000 and the Municipality estimates the following funding sources will be applied to the project:

Reserves	\$ 000,000
Debentures – Tax Supported	9,734,000
Debentures - Offsite	<u>3,244,000</u>
Total Cost	\$ 12,978,000

- D. In order to complete the project it will be necessary for the Municipality to borrow the sum of \$3,244,000, for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.
- E. The estimated lifetime of the project financed under this bylaw is equal to, or in excess of 30 years.
- F. The principal amount of the outstanding debt of the Municipality as at the date of the bylaw is \$272,558,631.39 and no part of the principal or interest is in arrears.

Bylaw No. 3617/2018

- G. Section 252 of the MGA stipulates that no municipality may make a borrowing if the borrowing will cause the municipality to exceed its debt limit, unless the borrowing is approved by the Minister. The proposed borrowing will not cause The City to exceed its debt limit of \$517,918,110.00.
- H. All required approvals for the project have been or will be obtained, and the project is or will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the 2019 Roads Offsite Project, the sum of THREE MILLION TWO HUNDRED AND FORTY-FOUR THOUSAND DOLLARS (\$3,244,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture(s) on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the 2019 Roads Offsite Project.
3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed THIRTY (30) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 6.505%.
4. The indebtedness is to be repaid by way of revenue raised through roads offsite levies and municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the project.

Bylaw No. 3617/2018

7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this day of 2018.

READ SECOND TIME IN OPEN COUNCIL this day of 2019.

READ THIRD TIME IN OPEN COUNCIL this day of 2019.

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

MAYOR

CITY CLERK

BYLAW NO. 3618/2018
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$9,408,000 for the purpose of financing the 2019 Sanitary Offsite Project:

a. Hwy 11A Sanitary Trunk Extension

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the 'MGA') provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a bylaw pursuant to Section 258 of the *MGA* to authorize the financing, undertaking and completion of the 2019 Sanitary Offsite Project.
- C. The total cost of the project is estimated to be \$9,408,000 and the Municipality estimates the following funding sources will be applied to the project:

Reserves	\$ 000,000
Other – 3 rd Party Rev	000,000
Debentures	<u>9,408,000</u>
Total Cost	\$ 9,408,000

- D. In order to complete the project it will be necessary for the Municipality to borrow the sum of \$9,408,000 for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debenture(s) and on the terms and conditions referred to in this bylaw.
- E. The estimated lifetime of the project financed under this bylaw is equal to, or in excess of 30 years.
- F. The principal amount of the outstanding debt of the Municipality as at the date of the bylaw is \$272,558,631.39 and no part of the principal or interest is in arrears.

Bylaw No. 3618/2018

- G. Section 252 of the MGA stipulates that no municipality may make a borrowing if the borrowing will cause the municipality to exceed its debt limit, unless the borrowing is approved by the Minister. The proposed borrowing will not cause The City to exceed its debt limit of \$517,918,110.00.
- H. All required approvals for the project have been or will be obtained, and the project is or will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the 2019 Sanitary Offsite Project, the sum of NINE MILLION FOUR HUNDRED AND EIGHT THOUSAND DOLLARS (\$9,408,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture(s) on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the 2019 Sanitary Offsite Project.
3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed THIRTY (30) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 6.505%.
4. The indebtedness is to be repaid by way of revenue raised through offsite levies and/or municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under this bylaw shall be applied only to the project specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the project.

7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this day of 2018.

READ SECOND TIME IN OPEN COUNCIL this day of 2019.

READ THIRD TIME IN OPEN COUNCIL this day of 2019.

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

MAYOR

CITY CLERK

DATE: March 20, 2019
TO: Dean Krejci, Chief Financial Officer
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: 2019 Capital Budget Borrowing Bylaws

Reference Report:

Financial Services, dated March 12, 2019

Resolution:

At the Monday, March 18, 2019 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer hereby agrees to amend second reading of Bylaw 3613/2018 by changing the number \$11,407,000 to \$11,047,000.

Bylaw Reading:

At the Monday, March 18, 2019 Regular Council Meeting, Council gave second and third reading to the following Bylaws:

Bylaw 3613/2018 (a borrowing bylaw in the amount of \$11,047,000 for the 2019 Recreation Projects), as amended.

Bylaw 3615/2018 (a borrowing bylaw in the amount of \$3,575,000 for 2019 General Municipal Works Projects:

- a) Riverside Meadows / Fairview Communities Infrastructure
- b) Snow Dump Sediment Pond
- c) RCMP Parking Lot Expansion)

Bylaw 3616/2018 (a borrowing bylaw in the amount of \$1,000,000 for the 2019 ELP Infrastructure: ELP Substations & SCADA)

Bylaw 3617/2018 (a borrowing bylaw in the amount of \$3,244,000 for the 2019 Road Offsite Project: CP Rail Overpass (Hwy 11A between Taylor Drive and Gaetz Avenue)

Bylaw 3618/2018 (a borrowing bylaw in the amount of \$9,408,000 for the 2019 Sanitary Offsite Project: Hwy 11A Sanitary Trunk Extension)

At the Monday, March 18, 2019 Regular Council Meeting, Council gave third reading to the following Bylaw:

Bylaw 3614/2018 (a borrowing bylaw in the amount of \$29,493,000 for 2019 Roads Projects)

Report back to Council:

No.

Comments/Further Action:

None.



Frieda McDougall
Manager

- c. Director of Corporate Services
Director of Community Services
Director of Development Services
Director of Planning Services
Corporate Meeting Administrator



February 21, 2019

Land Use Bylaw Amendment – Redistricting A1 to A2 Bylaw 3357/C-2019

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, February 4, 2019 City Council meeting.

Recommendation:

That Council considers second and third readings to Land Use Bylaw Amendment 3357/C-2019.

Background:

Council gave first reading to Bylaw 3357/C-2019, an amendment to the Land Use Bylaw for a redistricting of +/- 30m on either side of Piper Creek in the SW ¼ of 34 37-27-W4 from A1 Future Urban Development District to A2 Environmental Preservation 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 February 8 and February 15, 2019. A Public Hearing will be held on Monday, March 18, 2019 at 6:00 p.m. during Council's regular meeting.

Proposed Resolution:

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

Land Use Bylaw Amendment 3357/C-2019

Public Comments Received

Amber Senuk

Subject: FW: BYLAW NO. 3357/C– 2019
Attachments: PiperCk rezone topo e.jpg; PiperCk rezone topo w.jpg; PiperCk rezone topo.jpg

From: Tony Blake
Sent: February 21, 2019 9:55 AM
To: Legislative Services <LegislativeServices@reddeer.ca>
Subject: BYLAW NO. 3357/C– 2019

To: Mayor & City Council c/o Legislative Services

Re: BYLAW NO. 3357/C– 2019

I have lived in Red Deer since 1965, and I have been involved with the Piper Creek Restoration Agriculture Project (PCRAP) since its inception five years ago.

I support the bylaw to rezone the land adjacent to Piper Creek east of 40th Avenue to **A2**, but I believe further evaluation and planning will be needed to realize the full potential of this area.

Rezoning is an expedient move that protects:

- significant long-term cash investments by the Piper Creek Restoration Agriculture Project since 2013
- thousands of hours of volunteer labor contributed by several organizations, educational institutions, and individuals
- a great deal of natural capital that will be of tremendous value to future citizens of Red Deer
- the City of Red Deer from liability due urban development on land subject to flooding or slope failure
- developed property downstream (i.e. Sunnybrook and south) from flooding and erosion thanks to the mitigating effects of leaving the floodplain intact

Referring to *Landuse Constraints* on the City's web map is not particularly helpful for understanding an outlying area like this one. The map only shows a 25 meter *escarpment offset* from the center of the creek channel even though most of the actual escarpment slopes are much further away. It shows no *flood-fringe offset* even though much of the area was inundated during spring runoff last year. Fortunately the proposed boundary takes most of the hazard areas I am aware of. I have been informed that the province will be evaluating Piper Creek in the near future to determine flood risks, so the city will have better information that could justify future changes to the **A2** boundary.

Risk zones should be determined by a number of criteria including:

- elevation above flood-ways,
- slope angles,
- soil stability,
- conservation and recreation values

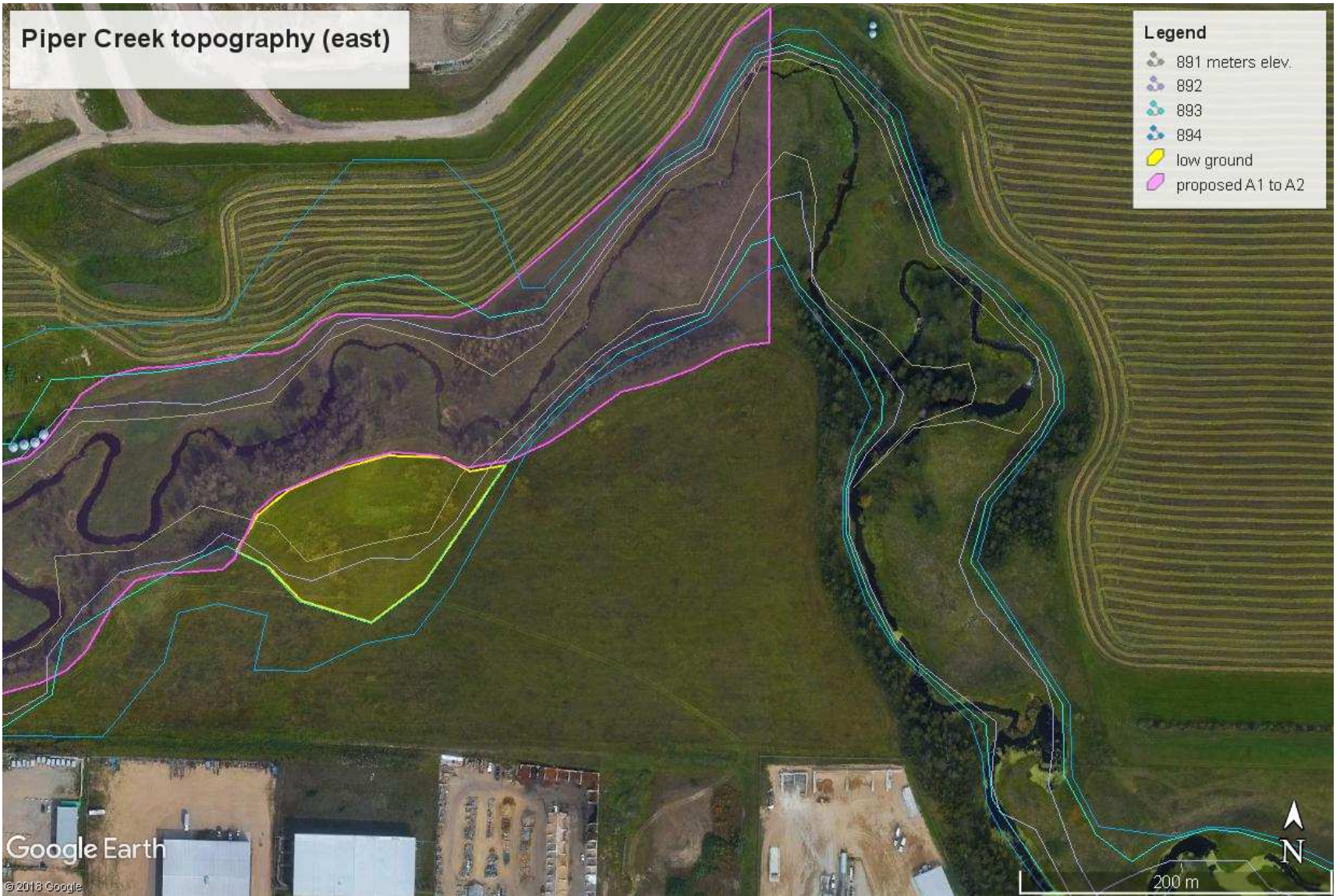
To illustrate, please have a look at the attached .kmz file (visible on GoogleEarth). I've marked the one meter elevation lines so that the steep valley breaks are more obvious. You will notice that proposed A2 boundary simply follows the old fence-lines. The one-hectare chunk on the south side (outlined in yellow) is of particular concern because it's low elevation and marshy character might expose it to flooding.

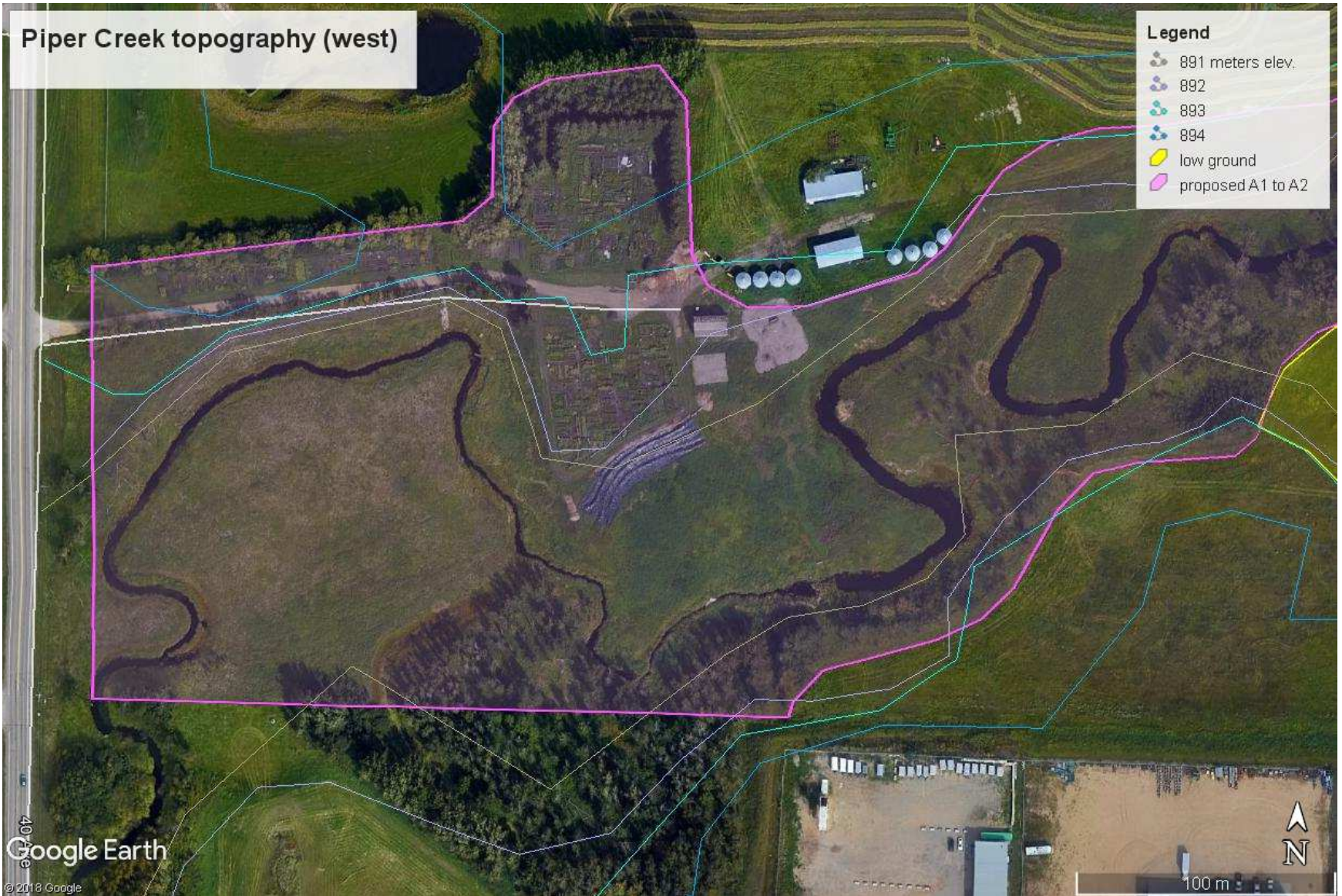
This is not a serious problem in the short term since no urban development is pending, however I urge the city to wait for a thorough evaluation. Urban planning can wait until the A2 boundary is redrawn after considering all relevant factors.

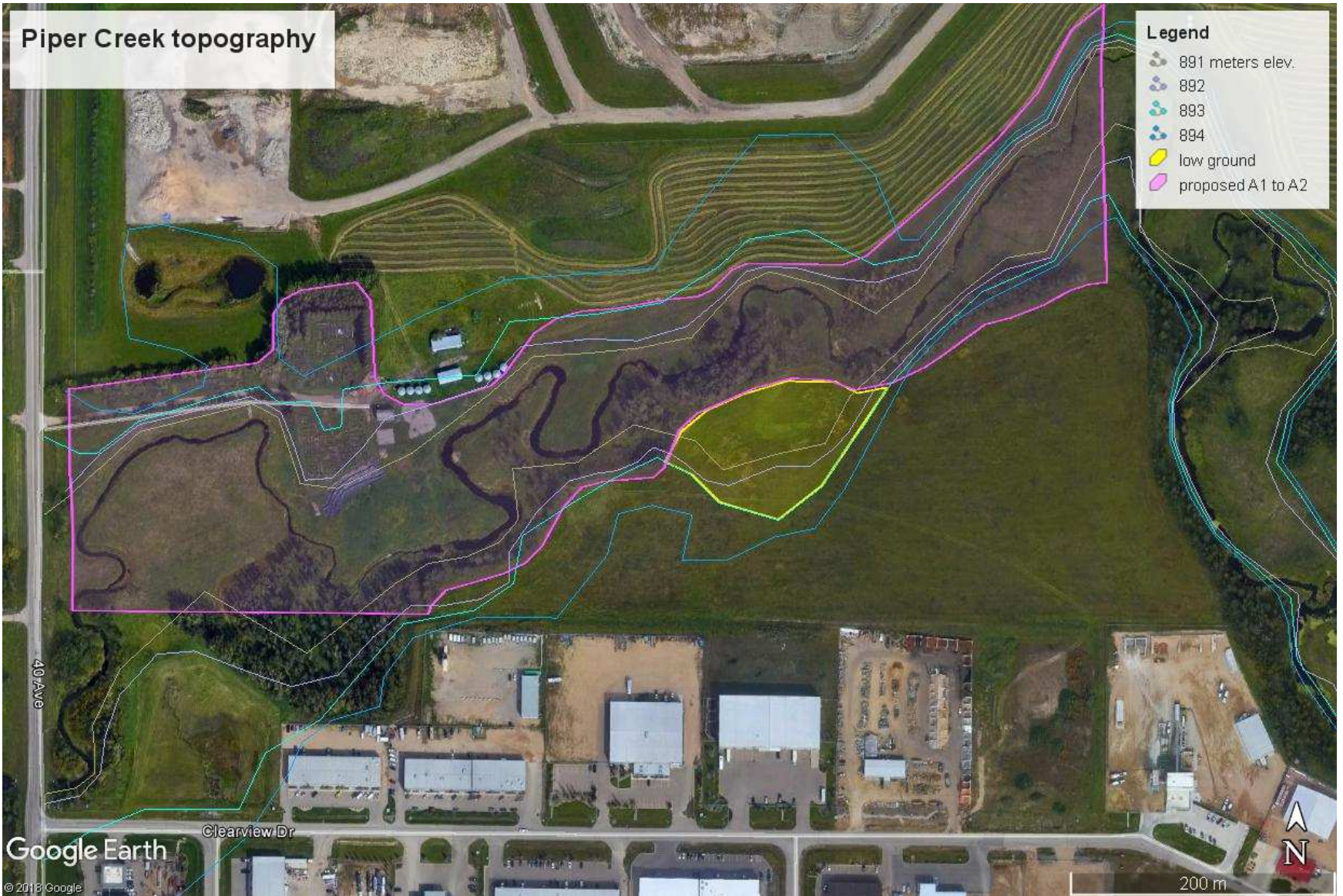
I also urge the city to consider the value of Piper Creek as a contiguous, working watershed that provides enormous environmental benefits to the whole region.

Please feel free to contact me if you have questions.

G.A. (Tony) Blake









Originally Submitted to the
February 4, 2019 Council Meeting

January 24, 2019

Land Use Bylaw Amendment- Redistricting A1 to A2 - Bylaw 3357/C-2019

Administration Report

Report Summary & Recommendation

The Planning Department has received an application for an amendment for a redistricting (rezoning) of +/-30m on either side of Piper Creek in the SW1/4 of 34 37-27-W4 from A1 Future Urban Development District to A2 Environmental Preservation District.

Administration recommends Council support First Reading of Land Use Bylaw amendment (Bylaw 3357/C-2019).

City Manager Comments

I support the recommendation of Administration. This follows the general land use for the area and protects the natural areas along Piper Creek. If first reading of Bylaw 3357/C-2019 is given, a Public Hearing would then be held on Monday, March 18, 2019 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Bylaw 3357/C-2019 be read a first time.

Rationale for Recommendation

1. Provides further protection for an environmentally sensitive area

The proposed A2 Environmental Preservation District will ensure that development is compatible to the unique environmental needs of the area.

2. Site is currently part of the escarpment constraint layer

The proposed rezoning site is currently within an escarpment area and is therefore already considered an environmentally sensitive site. Rezoning to A2 would further ensure low impact development.

3. Proposed amendment is in keeping with Municipal Development Plan

The Municipal Development Plan encourages the protection of natural systems areas.

Discussion

Background

The subject property is owned by The City of Red Deer and is located along the south City boundary. The site contains the City's Waste Management Facility to the north of Piper Creek and is bordered by Red Deer County to the west and south (Appendix A). The section is not currently within any MASPs or NASPs and is zoned A1 Future Urban Development District. The A1 District is a district that allows existing uses on a property to remain until such time as the land is required for urban development or other zoning considerations. City Administration has applied for a rezoning of +/- 30m on either side of Piper Creek in order to ensure the protection of the environmentally sensitive areas on the property.

There is an existing contract between The City and Sustainable Red Deer, a nonprofit society dedicated to enhancing the long term quality of life in Red Deer. The organization is spear heading the Piper Creek Restoration Agriculture Project (PCRAP) in collaboration with The City which aims to restore an approximately 25-acre section of Piper Creek immediately south of the City of Red Deer Landfill. PCRAP will help repair and improve the historical impacts on this riparian and agricultural area in the Red Deer River watershed.

Analysis

There are currently no built structures on the proposed rezoning site. The A2 District focuses on environmental preservation while still allowing the opportunity for the development of facilities that are compatible with the natural characteristics of the site (Appendix A). The rezoning will ensure the restoration work is preserved.

Dialogue

The application was circulated to various City departments for review. There were no concerns regarding the proposed Land Use Bylaw amendment.

An information package and comment sheets were sent to landowners within 100 metres of the subject site. Administration did not receive any comments regarding this application.

Recommendation

Administration recommends Council support First Reading of Land Use Bylaw Amendment (Bylaw 3357/C-2019).

Appendices

Appendix A- Bylaw 3357/C-2019

Appendix B- Map, A1 & A2 District Regulations, MDP Policy 9.11

Appendix A

Bylaw 3357/C-2019

BYLAW NO. 3357/C– 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 A1 Future Urban Development District to A2 Environmental Preservation District.
- 2. The “Land Use District Map O8” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 2/ 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.

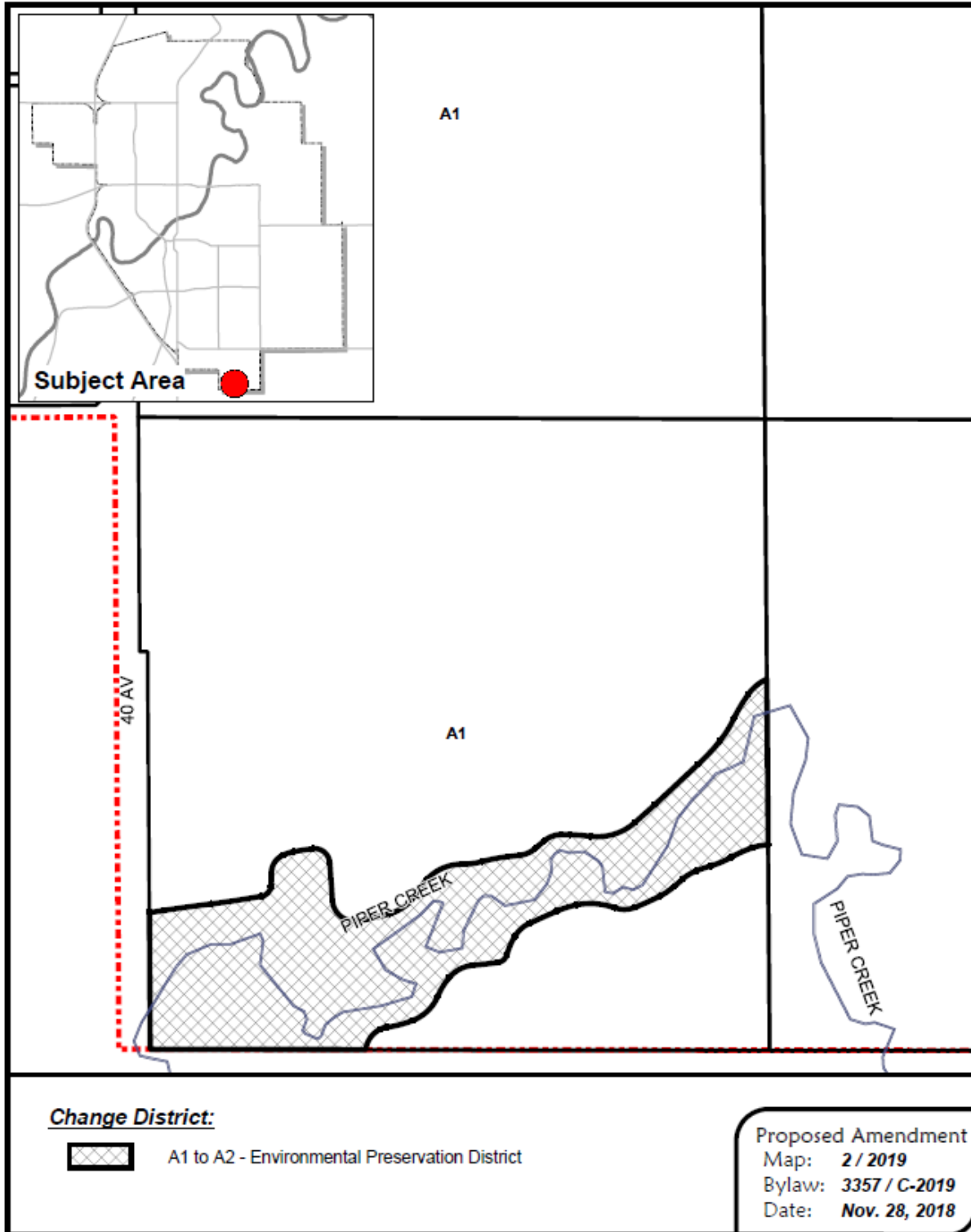
MAYOR

CITY CLERK

Schedule "A"

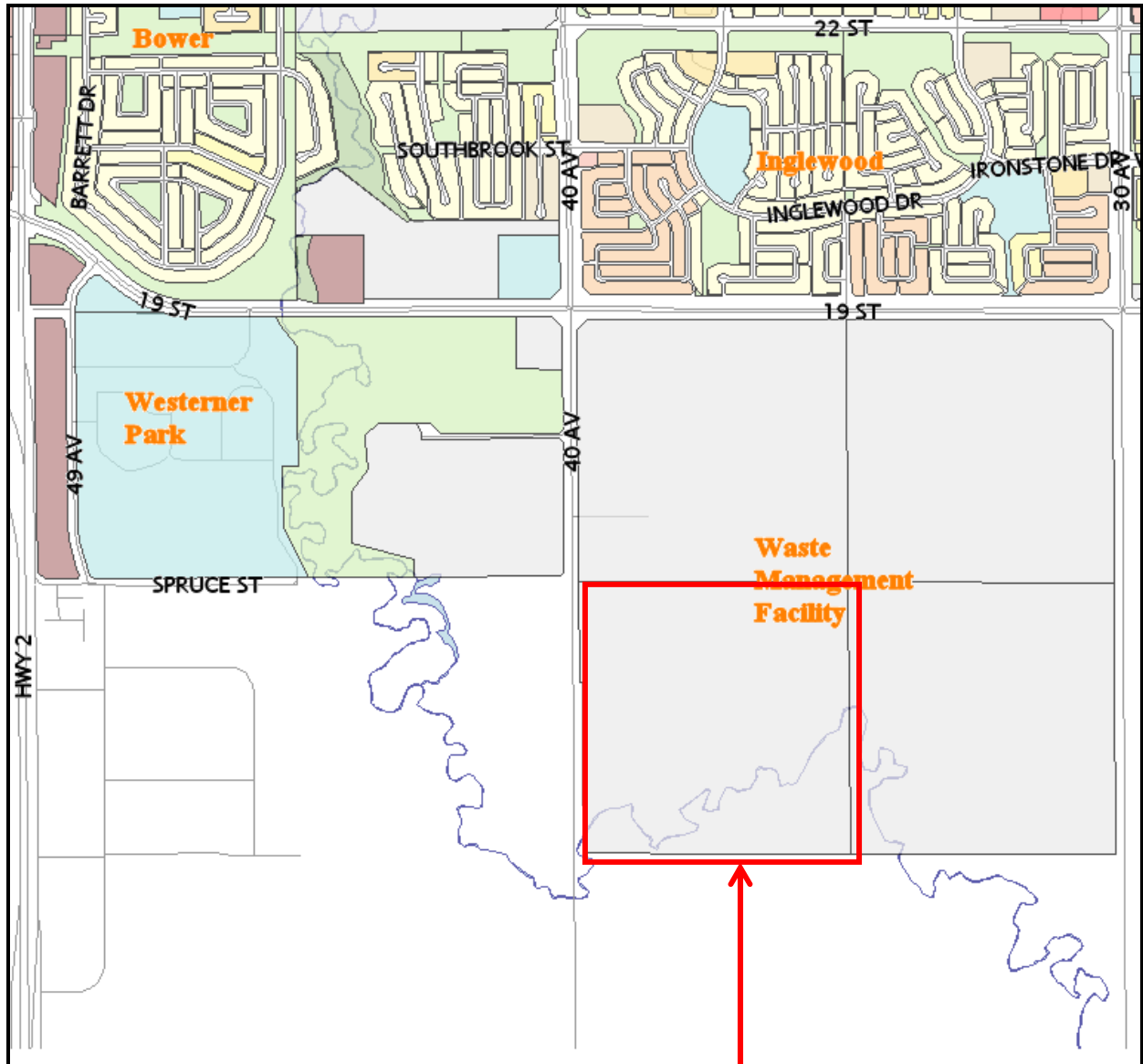


Proposed Amendment to Land Use Bylaw 3357/2006



Appendix B

Map, A1 & A2 District Regulations, MDP Policy 9.11



Subject Property

7.1 A1 Future Urban Development District

General Purpose

A1

The General Purpose of this District is to allow agricultural and related uses until such time as the land is required for urban development.

1. A1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign.
(ii)	² Growing of crops and produce, market gardens or other agricultural operations which may include stands for the sale of produce grown or produced on the site but shall not include Cannabis Retail Sales, feedlots, abattoirs, or the packing or processing of meat or poultry products.
(iii)	³ Greenhouse or landscape nursery - stock farms including ancillary sales not including Cannabis Retail Sales..
(iv)	Home occupations - office only subject to section 4.7(8).
(v)	⁴ DELETED
(b) Discretionary Uses	
(i)	Bed & breakfast, subject to section 4.7(11).
(ii)	Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
(iii)	⁵ Freestanding Sign.
(iv)	Home occupations subject to section 4.7(8).
(v)	⁶ DELETED
(vi)	Residential uses: one detached dwelling or one manufactured home.
(vii)	Utilities and sanitary landfill.
(viii)	⁷ Accessory building, subject to section 3.5

2. A1 Future Urban Development District Regulations

(a) Table 7.1 A1 Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwellings 75.0 m ²

¹ 3357/B-2018

² 3357/L-2018

³ 3357/L-2018

⁴ 3357/B-2018

⁵ 3357/B-2018

⁶ 3357/B-2018

⁷ 3357/X-2014

Regulations	Requirements
Building Height Maximum	10 m measured from the average of the lot grade
Front Yard Minimum	15.0 m
Side Yard Minimum	7.5 m
Rear Yard Minimum	7.5 m
Landscaped Area	Subject to Commission approval
Parking Spaces	Subject to sections 3.1 & 3.2
Site Area Minimum	1.2 ha
Frontage Minimum	Subject to Commission approval

7.2 A2 Environmental Preservation District

A2

General Purpose

The general purpose of this District is to protect environmentally sensitive land by restricting development to minimal and environmentally compatible uses.

1. A2 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Natural vegetation.
(ii)	Parks.
(b) Discretionary Uses	
(i)	Cemetery.
(ii)	⁸ Growing of crops and produce, market gardens or other agricultural uses which may include stands for the sale, not including Cannabis Retail Sales, of produce grown or produced on the premise but shall not include feedlots, abattoirs, meat or poultry products, packing or processing.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Recreational and sports activities and facilities provided that the use is compatible with the natural characteristics of the site.
(v)	Utilities.

2. A2 Environmental Preservation District Special Provisions and Regulations

- (a)** All regulations of this district are subject to Commission approval.
- (b)** After the passing of this Bylaw, no permanent building shall be erected on any site in this district.
- (c)** Trees shall not be cut, felled or removed without prior approval of the Commission.
- (d)** No aggregate extraction will be allowed.

⁸ 3357/L-2018

Municipal Development Plan

9.0 Environmental and Ecological Management

**9.11 Environmental
Education and
Awareness Initiatives
and Partnerships**

The City should establish a stewardship program to, among other things, provide education, promote awareness and encourage residents to value biodiversity, plant native vegetation, naturalize their property and assist in monitoring the health of the city's natural areas (e.g. invasive plants).

FILE COPY



Council Decision – March 18, 2019

DATE: March 20, 2019
TO: Kimberley Fils-Aime, Senior Planner
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment
Redistricting A1 to A2 - Bylaw 3357/C-2019

Reference Report:

Legislative Services, dated February 21, 2019

Bylaw Reading:

At the Monday, March 18, 2019 Regular Council Meeting, Council gave second and third reading to the following Bylaw:

Bylaw 3357/C-2019 (an amendment to the Land Use Bylaw for a redistricting of +/-30m on either side of Piper Creek in the SW ¼ of 34 37-27-W4 from A1 Future Urban Development District to A2 Environmental Preservation District)

Report back to Council:

No.

Comments/Further Action:

None.

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

Frieda McDougall
Manager

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