

# ***CITY COUNCIL ADDITIONAL***

## ***AGENDA***

Monday, July 23, 2018 – 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. BYLAWS**

- I.1. Proposed Land Use Bylaw Amendment to Redesignate 22 Gunn Street from A1 Future Urban Development to R2T Residential (Town House)  
Bylaw 3357/A-2018

(Agenda Pages 1 – 160)

I.1.a. Motion to Table

- I.2. Code of Conduct Bylaw 3608/2018

(Agenda Pages 161 – 210)

I.2.a. Consideration of Second Reading of the Bylaw

I.2.b. Consideration of Third Reading of the Bylaw



July 9, 2018

## Proposed *Land Use Bylaw* Amendment to Redesignate 22 Gunn Street from *A1 Future Urban Development* to *R2T Residential (Town House)*

### Bylaw 3357 / A – 2018

Planning Department

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

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An application by a developer has been submitted to amend the *Land Use Bylaw* by redistricting the land at 22 Gunn Street (Lot 24, Plan 002 3831) from the *A1 Future Urban Development District* to the *R2T Residential (Town House) District* to allow for the consideration of a 21 unit two-storey town house development.

Administration recommends Council table *Land Use Bylaw* amendment 3357/A-2018 (see *Appendix A – Land Use Bylaw Amendment 3357/A-2018*) to allow Administration three months to prepare a site guidance document for Council.

#### **City Manager Comments**

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I support the approach recommended by Administration (Option 2) which would allow for further dialogue between the developer and the adjacent properties. I believe a lower density development would have less impact on neighbouring properties and this could be accommodated by a mix of housing types.

Craig Curtis  
City Manager

#### **Proposed Resolution**

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Resolved that Council of The City of Red Deer hereby agrees to table consideration of Bylaw 3357/A-2018 for up to 3 months to allow Administration time to prepare a site guidance document.

## Rationale for Recommendation

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**1. Proposed density is not supported.**

In consideration of community non-support of the proposed density, Administration recommends a planning tool to explore density as it relates to adjacent land uses.

**2. Alternate land use districts and options are viable.**

Based on a review of several residential land use districts Administration recommends a planning tool to explore options.

## Discussion

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### Background

The ±0.455 hectare (±1.12 acre) subject *A1 Future Urban Development District* parcel is situated at 22 Gunn Street (Lot 24, Plan 0023831) and falls within the Glendale Park Estates neighbourhood (see *Appendix B – Maps and Images of Subject Area*). Surrounding land uses include low density residential to the south and north of the site (*R1 Residential (Low Density) District*), an apartment to the east (*R2 Residential (Medium Density) District*), and a youth centre to the west (*PS Public Service District*). The youth centre was designed to fit within the neighbourhood and appears as a large single family dwelling. Until autumn of 2017 the property was fully treed, since then the majority of the trees have been removed, by a previous landowner, with the exception of trees along the east, north, and west property lines.

The current *A1 Future Urban Development District* is intended to allow for agricultural and related uses until such time the land is to be used for urban development. A copy of the *A1 District* can be found in *Appendix C – A1 Future Urban Development District*. With the exception of allowing one dwelling unit on an *A1 property*, residential development is not considered within the district. The developer has indicated that they wish to redesignate the property to the *R2T Residential (Town House) District* to allow for the consideration of a town house development (See *Appendix D – Application*).

### History of the Site

Previous to 2000 the subject parcel was part of the *PS District* parcel located to the west. At that time the parcel was owned by the Province. In 2000 the parcel was redesignated and subdivided off as it was identified as a surplus to the Province's needs. The land was redesignated to the *A1 District* to ensure that a public consultation process would be undertaken prior to any future development or uses on the property. As shown below, since 2000 there have been numerous development applications for the site.

- 2001 – 48 unit apartment development
- 2002 – 24 unit apartment development
- 2002 – 33 unit town house development
- 2015 – 16 unit town house development

Each application was circulated to residents, however all applications were ceased by the developer prior to Council consideration and the land subsequently sold to a new landowner.

Policy Framework

As there is no MASP, NASP, or ARP governing land use in this area it is the general *MDP* policies, *Land Use Bylaw (LUB)* regulations, and *Neighbourhood Planning and Design Standards (NPDS)* which provide land use direction.

The *MDP* encourages intensification in mature neighbourhoods where there is adequate capacity in municipal infrastructure and the development conforms to redevelopment policies. Should any upgrades be required to municipal infrastructure, they would be at the developer's expense at the development permit stage.

The elements of design such as building height and privacy, are applicable to all neighbourhoods, including Glendale, within the *Mature Neighbourhood Overlay District* in the *LUB*, and would be reviewed at the development permit stage.

Through evaluating the proposal (Appendix D: Application) and consulting with affected landowners Administration has identified three key aspects of review being site development considerations, density and design as shown below:

Site Development Considerations

Table 1: Site Development Considerations

Key Points	Considerations
Location	The <i>NPDS</i> also encourages a transition of uses and building types. Town houses may be an appropriate transition between the apartment and existing detached dwelling units; however, the number of proposed units may not be appropriate.
Density	The community is not supportive of the proposed number of units due to parking and traffic concerns. Decreasing the number of units would create a more balanced approach for this site.
Parking	Internal parking is regulated through the <i>LUB</i> and would be addressed at the development permit stage. Currently the developer has proposed parking that exceeds the minimum required amount.  Neighbouring landowners are concerned that if the property is developed the lack of on-street parking would increase as there would likely be more vehicles parked on the street, and the area available to park would decrease. The youth centre and existing residents occupy the on-street parking currently.
Landscaping	Landscaping is regulated through the <i>LUB</i> and

Key Points	Considerations
	<p>would be addressed at the development permit stage. Currently the developer has proposed landscaped areas that exceed the minimum required amount.</p> <p>The community desires increased landscaping to address privacy.</p>
Privacy	<p>Landscaped areas could be considered to increasing privacy to adjacent properties north of the subject site. Fencing would also be reviewed at the time of development to ensure adequate privacy for adjacent landowners.</p>

*Density*

The *MDP* minimum density target for a new neighbourhood is 17 dwelling units (du)/hectare (ha); the density for the Glendale Park Estates neighbourhood is 13.0 du/ha. In reviewing the current density, the neighbourhood would be able to accommodate the additional town house development. The proposed development of 21 units would increase the neighbourhood density to 13.3 du/ha. Based on community conversations the proposed land use and density is not well accepted by affected landowners. Several affected landowners have stated that a less dense proposal may be more openly accepted.

Specific to this site, a comparison of various residential district densities is found in the tables below. The comparison estimates how many dwelling units each district could support on this site, based on a specific housing type. The parcel is not wide enough to accommodate a public roadway; therefore, Detached Dwellings, Semi-Detached Dwellings, and Multi-Attached Buildings could either be developed on a frontage basis with individual driveways or as a development with access from a private internal road.

Table 2: Site Design Options

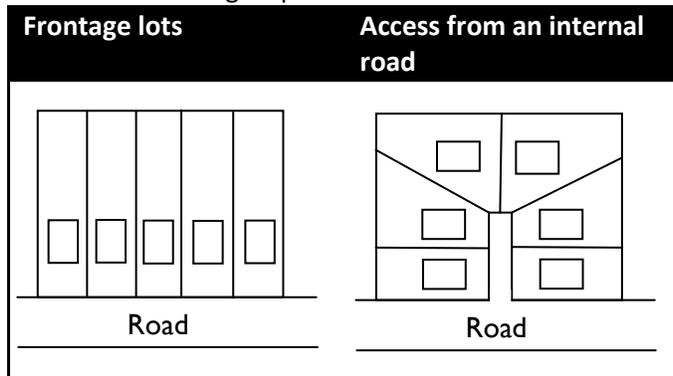


Table 3: Dwelling Unit Comparison for Frontage Lots

Land Use District	Housing Type	Approximate maximum number of dwelling units
<sup>1</sup> R1	Detached Dwelling (single family dwelling)	5
R1N	Detached Dwelling (single family dwelling)	5
R1G	Detached Dwelling (single family dwelling)	5
R1A	Semi-Detached Dwelling (duplex)	8
R2	Multi-Attached Building (fourplex, town house, row house, etc.)	10
R2T	Multi-Attached Building (town house)	10

Notes:

Current Frontage is 61.78m

Current Lot Area is 0.455ha (4,550m<sup>2</sup>)

<sup>1</sup>Does not consider Secondary Suites

Table 4: Dwelling Unit Comparison for Lots Accessed Via an Internal Road

Land Use District	Housing Type	Approximate maximum number of dwelling units
<sup>1</sup> R1	Detached Dwelling (single family dwelling)	12
R1N	Detached Dwelling (single family dwelling)	11
R1G	Detached Dwelling (single family dwelling)	13
R1A	Semi-Detached Dwelling (duplex)	18
R2	Multi-Attached Building (fourplex, town house, row house, etc.)	24
<sup>2</sup> R2	Multiple Family Building (apartment)	15
R2T	Multi-Attached Building (town house)	24
<sup>3</sup> R3	Multiple Family Building (apartment)	38

Notes:

Current Frontage is 61.78m

Current Lot Area is 0.455ha (4,550m<sup>2</sup>)

<sup>1</sup>Does not consider Secondary Suites

<sup>2</sup>Based on NPDS low-rise Multiple Building density of 35du/ha

<sup>3</sup>Based on density of 85du/ha generally used for high-rise Multiple Family Buildings

The potential dwelling unit range based on a frontage design is 5-10 units. The potential dwelling unit range with a private road is 11-38 units.

### Design

Currently the developer is proposing to develop 21 units in three separate buildings with a private interior road. Concerns regarding the site design and the number of parcels proposed have been raised by several affected landowners. These landowners believe their concerns could be mitigated through a reduced number of units and alternative housing types.

### Dialogue

The application was circulated to various City departments for review. No concerns regarding the re-districting were raised by City Administration. Comments regarding development will be addressed at the development permit stage.

Throughout processing the application, a referral letter was sent out to landowners within 100m of the property in December 2017, an open house was held in March 2018, and group discussions with the community were conducted in May 2018. In each type of consultation there was opposition to the application. Appendix E – Dialogue with Landowners within 100m of the Subject Site includes copies of communication between the City and area landowners.

### Options

Administration has reviewed three options and is recommending Option 2 – Table the amendment to provide Administration 3 months to prepare a site development guidance document. The document would be created in consultation with the Developer, the community and Administration.

The three options were considered by Administration as viable courses of action in its review of the propose Land Use Bylaw amendment.

#### Option 1 – Give First Reading

Give first reading to the proposed amendment based on the following merits:

1. Consistent with *MDP* policies that support the creation of mix housing types, and the efficient use of land; and
2. The neighbourhood density with the addition of the development proposal increases from 13.0 du/ha to 13.3 du/ha.

Should this option be chosen, Administration recommends that a public hearing be held six weeks later on September 4, 2018 as the community has requested that a public hearing for this application not be held during the summer months.

#### Option 2 – Table the amendment to provide Administration 3 months to prepare a site development guidance document

This option is based on the following rationale:

1. A balanced approach between the community concerns and the developer's desires; and
2. Additional review and recommendations to provide guidance to applicant and clarity to community for current and any future site development applications.

#### Option 3 – Defeat the amendment

Defeat the proposed Land Use Bylaw amendment for the following reasons:

1. The application is not supported by the community.

## **Appendices**

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Appendix A – Land Use Bylaw Amendment 3357/A-2018

Appendix B – Maps and Images of Subject Area

Appendix C – *A1 Future Urban Development District*

Appendix D – Application

Appendix E – Dialogue with Landowners within 100m of the Subject Site

## **APPENDIX A**

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### **Land Use Bylaw Amendment 3357/A-2018**



Schedule "A"

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

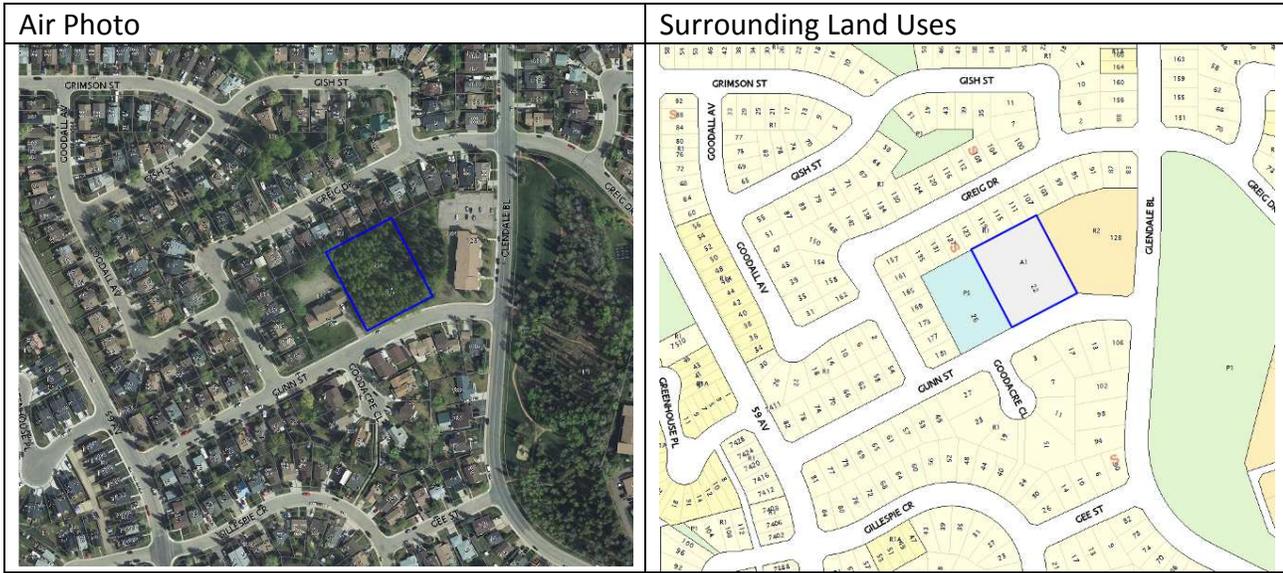


## **APPENDIX B**

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### **Maps and Images of Subject Area**





Site Photos	
 A photograph showing a cleared area of land with a dense line of evergreen trees in the background under a blue sky with scattered white clouds. The foreground is covered in green grass and some brush.	<p>Southwest corner of property looking northeast</p> <p>Tuesday, May 22, 2018, 1:00pm</p>
 A photograph of a paved asphalt road with a manhole cover in the foreground. A yellow curb is visible on the right side of the road. In the background, there is a line of trees and a clear blue sky with white clouds.	<p>Front yard looking northwest</p> <p>Tuesday, May 22, 2018, 1:00pm</p>
 A photograph showing a concrete sidewalk and a paved road. A green utility pole with a yellow sign that says "END PLAY GROUND ZONE" is visible on the right. The background features a line of trees and a blue sky with white clouds.	<p>Southeast corner of property looking northwest</p> <p>Tuesday, May 22, 2018, 1:00pm</p>

## **APPENDIX C**

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### ***A1 Future Urban Development District***



**7.1 A1 Future Urban Development District**

**General Purpose**



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**

<b>(a) Permitted Uses</b>	
(i)	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 feedlots, abattoirs, or the packing or processing of meat or poultry products.
(ii)	Greenhouse or landscape nursery - stock farms including ancillary sales.
(iii)	Home occupations - office only subject to section 4.7(8).
(iv)	Identification and local advertising on the following types of signs subject to sections 3.3 and 3.4: (1) awning signs, and (2) canopy signs.
<b>(b) Discretionary Uses</b>	
(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)	Home occupations subject to section 4.7(8).
(iv)	Identification and local advertising on free standing signs subject to sections 3.3 and 3.4.
(v)	Residential uses: one detached dwelling or one manufactured home.
(vi)	Utilities and sanitary landfill.
(vii)	<sup>1</sup> 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 <sup>2</sup>
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

<sup>1</sup> 3357/X-2014

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City of Red Deer Land Use Bylaw 3357/2006

<b>Regulations</b>	<b>Requirements</b>
Parking Spaces	Subject to sections 3.1 & 3.2
Site Area Minimum	1.2 ha
Frontage Minimum	Subject to Commission approval

## **APPENDIX D**

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### **Application**



**LAND USE BYLAW AND  
PLAN AMENDMENT  
APPLICATION**

All of the information requested in the application and attached checklist is necessary to complete a thorough evaluation and timely decision on your application. All material submitted must be clear, legible and precise; staff will only accept complete applications.

**Type of amendment(s) requested: (please circle those that apply)**

- |                           |                                   |                                |
|---------------------------|-----------------------------------|--------------------------------|
| Land Use Bylaw            | Neighbourhood Area Structure Plan | Industrial Area Structure Plan |
| Major Area Structure Plan | Municipal Development Plan        | Area Redevelopment Plan        |

**Registered Owner of Land that is the Subject of the Proposed Amendment(s):**

Name / Company: 1940252 ALBERTA LTD. O/A Brooker Developments  
 Contact Person: JONATHAN JACOBSON  
 Street Address: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Phone Number: 403-302-7366 Fax Number: 403-782-0772  
 E-Mail Address: j.jacobson@brookerdevelopments.com

**Applicant (if different from the Registered Owner)**

Name / Company: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

**Landowner Authorization (this section to be completed by Landowner)**

I (We), 1940252 ALBERTA LTD.  
 (Print Full Name)

hereby certify that I am (we are) the registered owner(s) of the land that is subject of this application, and that the information given on this form is full and complete, and is, to the best of my (our) knowledge, a true statement of the facts relating to this Amendment Application.

Land Use Bylaw and Plan Amendment Application  
Page 2 of 3

**Authorization to Act on Behalf of the Registered Owner:** (if applicable)

I (we) hereby authorize JONATHAN JACOBSON to act on my (our) behalf on matters pertaining to this Amendment Application.

Landowner Signature(s): [Signature]

Date: 8 NOVEMBER 2017

**Description of Land Proposed for Amendment:**

Lot(s): 24 Block(s): 5 Plan(s): 002-3831

Municipal Address(s): 22 GUNN ST.

Land Area: 4552 m<sup>2</sup> hectares, m<sup>2</sup>.

**Amendment Proposed (Land Use Bylaw Re-designation Amendment only)**

Existing Land Use Designation: A1

Proposed Land Use Designation: R2T

**Applicant's Rationale**

Please provide your rationale for requesting the proposed amendment. You may use the space below or prepare a separate statement and attach it to this application. This submission will be included in any reports presented to The City of Red Deer Municipal Planning Commission (MPC) and to City Council. (Attach additional pages if necessary).

SEE ATTACHED

The personal information on this form is collected under the authority of section 617 of the *Municipal Government Act* and section 33(c) of the *Freedom of Information and Protection of Privacy Act*. This information will be used to facilitate contact between the parties and to determine the location of the subject property. A summary of the amendment proposal and identity of the subject property's owner may be issued to adjacent land owners. If you have any questions regarding the collection, use or protection of this information, please contact the Director of the Planning Services Division at 403-406-8700. Planning Services is located on the third floor of City Hall, 4914-48 Avenue, Red Deer, Alberta.

To whom it may concern,

We have recently purchased the site at 22 Gunn Street with the anticipation that a rezoning from A1 to R2T would be the best and most suitable zoning for the site, given its proximity to green space, good size, and the relatively low density of the Glendale subdivision.

As stated in the land use bylaw, the:

The General Purpose of this District [A1] is to allow agricultural and related uses until such time as the land is required for urban development

As such, it is understood that the City of Red Deer would desire a rezoning application for this piece of land once a suitable urban development proposal could be put together.

Our proposal is for a 21 unit townhome condominium development. These are two storey units, with 1232 square feet of above grade square footage. They have three bedrooms, one office, two and a half bathrooms, plus a spacious rear deck. When completed, they provide a fantastic starter home for families with plenty of space as is, and room to expand if the basement is developed.

Learning from our current project of this nature, under construction and almost complete in Lacombe, we have added an additional storage building for the purchasers to place things like bicycles that are somewhat cumbersome to keep inside a townhome.

This project is anticipated to fill a housing need for families who would like to purchase a home and need space to grow but need to stay under a \$300,000.00 price.

In consultation with the planning department and taking into account all their comments, we have prepared a site plan that conforms to a permitted use under the R2T zoning designation. It is our sincere hope the City agrees with this assessment and vision for the land located at 22 Gunn Street.

Land Use Bylaw and Plan Amendment Application  
Page 3 of 3

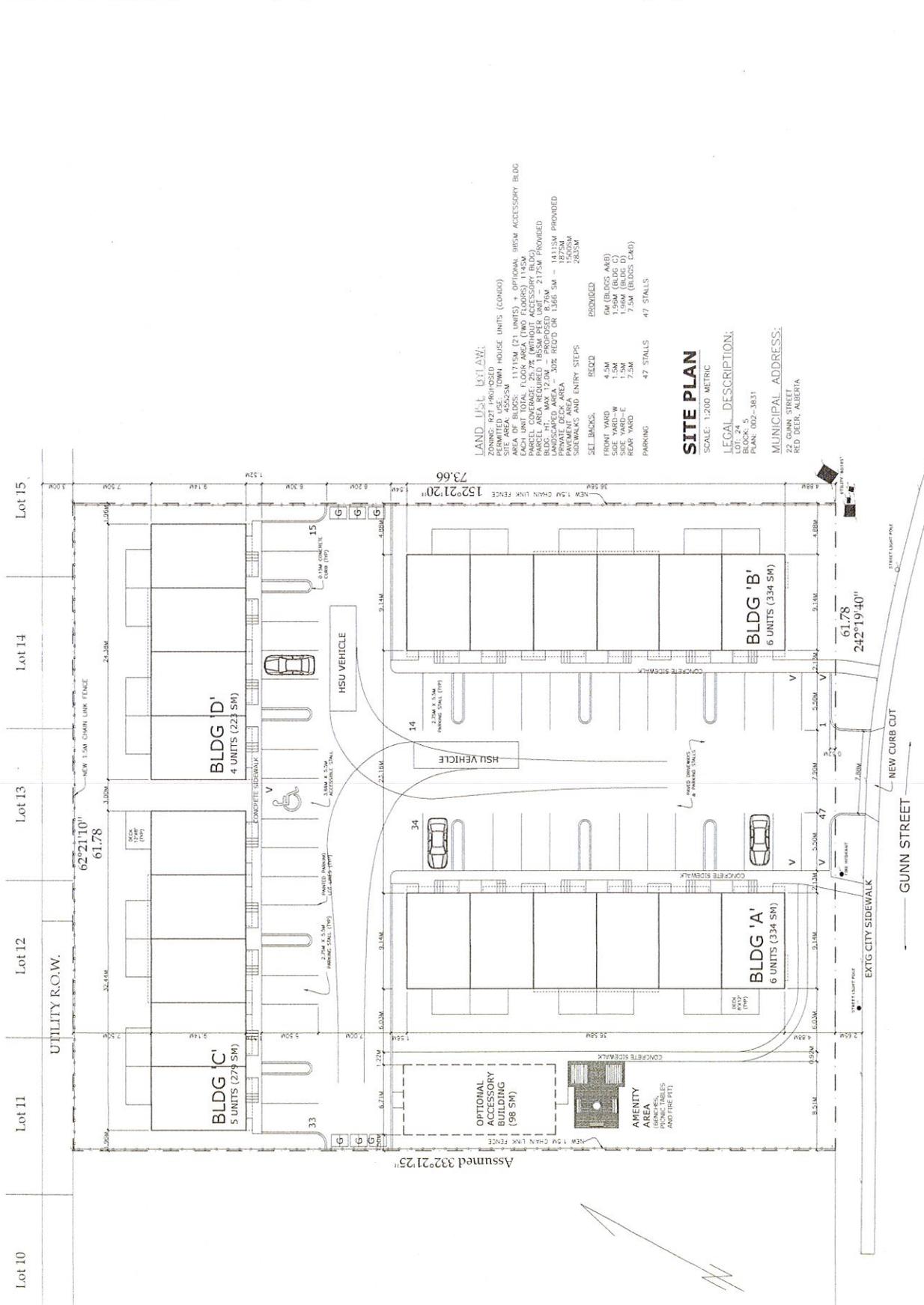
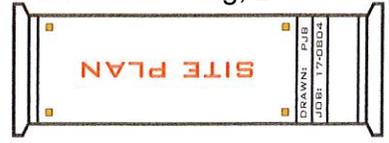
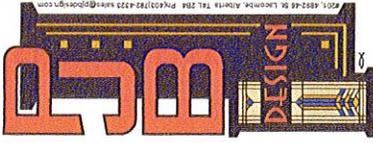
### **Additional Amendment Application Requirements:**

Attach the following information to the application:

1. A copy of the current Certificate of Title(s) for the subject lands, dated no later than 30 days from the date of the application and one copy of each easement document, right-of-way, restrictive covenant or other legal document registered on the property that affects the use of the lands. If either the registered landowner or the applicant is registered as a numbered company, the names of the principles of the numbered company.
2. Drawing or site map showing the lands proposed to be rezoned/amended complete with dimensions and areas of each district.
3. Payment of applicable fees.
  - o This includes an advertising fee due upon receipt of an invoice from the City of Red Deer. Please also be advised that if the applicant is required to hold an open house, any and all related costs are the responsibility of the applicant.
4. Additional information may be requested by the Planning Department after application is submitted such as traffic, market, land use or feasibility studies and neighbourhood surveys required by City Administration,

### **Amending the Land Use Bylaw**

Sections 2.19, 2.20, 2.21, and 2.22 of the Land Use Bylaw establish regulations for amending the Land Use Bylaw. Applicants are encouraged to review these sections to familiarize themselves in the process. The City of Red Deer will take in reviewing and deciding upon their application.



**LAND USE REVIEW:**  
 ZONING: R27 PROPOSED  
 SITE AREA: 4552.5M<sup>2</sup> (1117.15M<sup>2</sup> PER HOUSE UNITS (CONDO))  
 AREA OF BLDGS: 1177.15M<sup>2</sup> (21 UNITS) + OPTIONAL 98SM ACCESSORY BLDG  
 PARCEL COVERAGE: 25.7% (WITHOUT ACCESSORY BLDG)  
 PARCEL AREA REQUIRED: 1855M PER UNIT - 2175M PROVIDED  
 LANDSCAPED AREA - 30% REQD OR 1365.5M - 141.15M PROVIDED  
 PRIVATE DRIVE AREA - 1975M<sup>2</sup>  
 SIDEWALKS AND ENTRY STEPS - 2835M<sup>2</sup>

**SET BACKS:** RECD  
 FRONT YARD - 4.5M (BLDG A&B)  
 SIDE YARD-W - 1.5M (BLDG C)  
 SIDE YARD-E - 1.5M (BLDG D)  
 REAR YARD - 7.5M (BLDG C&D)

**PARKING:** 47 STALLS 47 STALLS

**SITE PLAN**  
 SCALE: 1:2000 METRIC  
**LEGAL DESCRIPTION:**  
 BLOCK: 5  
 PLAN: 002-3831  
**MUNICIPAL ADDRESS:**  
 22 GUNN STREET  
 RED BEER, ALBERTA

THE PLAN AND COPIES OF THE PLAN ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT. THE CITY OF RED DEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF RED DEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF RED DEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.





## LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0034 876 946	0023831;;24	112 224 225 +1

LEGAL DESCRIPTION  
 PLAN 0023831  
 LOT 24  
 EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AREA: 0.455 HECTARES (1.12 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 4;27;38;29;NW

MUNICIPALITY: CITY OF RED DEER

REFERENCE NUMBER: 052 274 056

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
112 224 225	21/07/2011	AMENDMENT-LEGAL DESCRIPTION		

## OWNERS

F & H RESIDENTIAL & ASSESSMENT SERVICES LTD.  
 OF 300, 4825-47 STREET  
 RED DEER  
 ALBERTA T4N 1R3

## ENCUMBRANCES, LIENS &amp; INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 274 057	08/07/2005	MORTGAGE MORTGAGEE - 997020 ALBERTA LTD. 500,4911-51 ST RED DEER ALBERTA T4N6V4 ORIGINAL PRINCIPAL AMOUNT: \$120,000

TOTAL INSTRUMENTS: 001

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 12 DAY OF  
OCTOBER, 2017 AT 01:12 P.M.

ORDER NUMBER: 33873412

CUSTOMER FILE NUMBER: DRM-145190



\*END OF CERTIFICATE\*

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THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

FORM 8  
THE LAND TITLES ACT  
(Section 68)

**TRANSFER OF LAND**

**F. & H. RESIDENTIAL & ASSESSMENT SERVICES LTD.**

being registered owner of an estate in fee simple, subject, however, to registered encumbrances, liens, and interests, if any, in all that certain piece of land situate in the Province of Alberta, legally described as follows:

**PLAN 0023831  
LOT 24  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 0.455 HECTARES (1.12 ACRES) MORE OR LESS**

do hereby in consideration of the sum of Good and Valuable Consideration received by us from **Elysian Ventures Ltd., the intervening transferee, the receipt of which sum it hereby acknowledges, transfer to**

**1940252 Alberta Ltd.  
of 7121 Henner's Road, Lacombe, Alberta, T4L 0C3**

all our estate and interest in the said piece of land.

**We, the Transferors, certify that we are residents of Canada for all purposes arising under the Income Tax Act of Canada, including but not limited to section 116(5) thereof.**

IN WITNESS WHEREOF the Corporation has hereunto affixed its corporate seal by the hands of its proper officers this 27 day of October, 2017.

**F. & H. Residential & Assessment Services Ltd.**

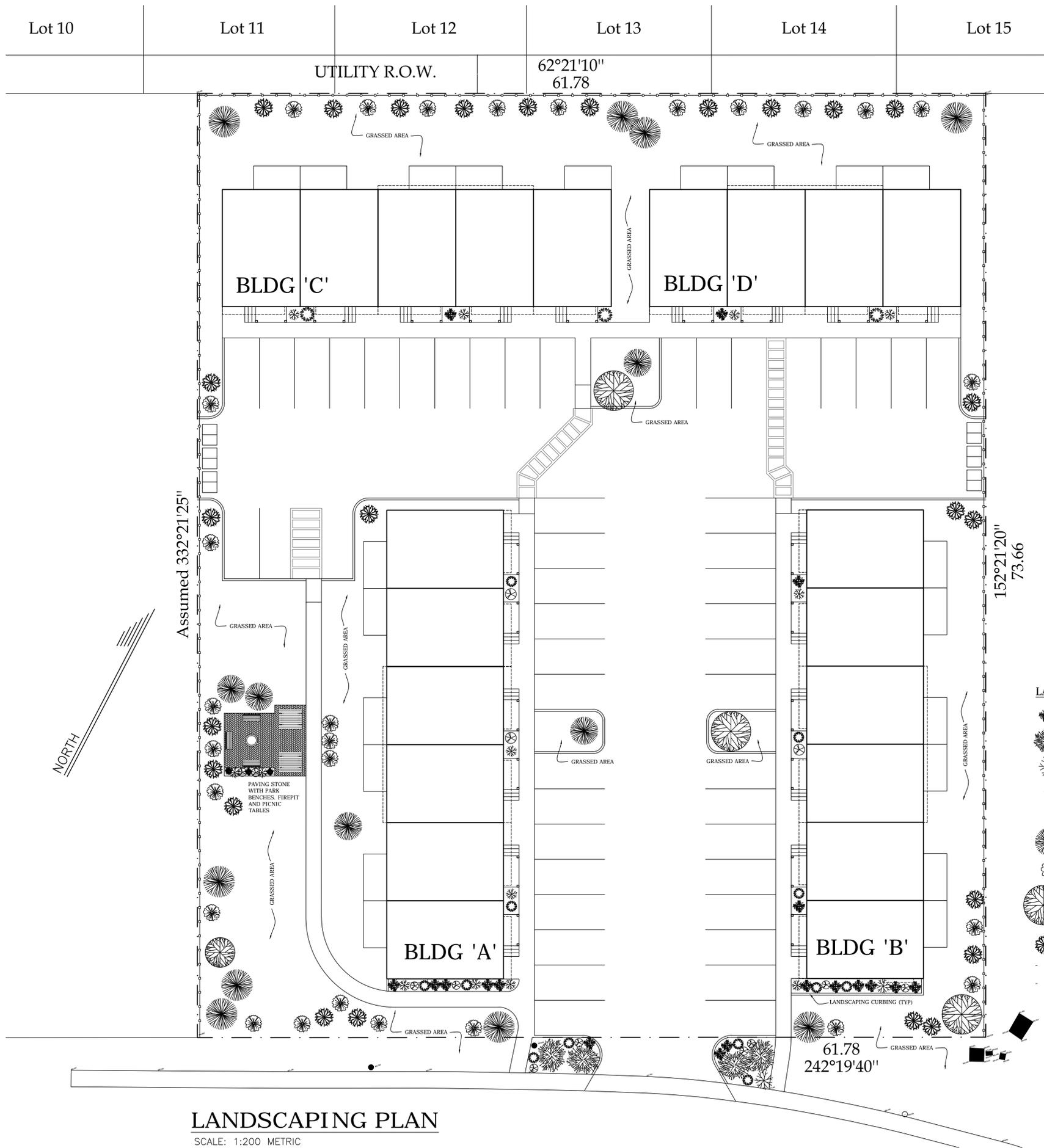
Per:  \_\_\_\_\_



Name of the Principals of 1940252 Alberta Ltd.

- Jonathan Jacobson
  - 403-302-7366
  - [J.jacobson@broderdevelopments.com](mailto:J.jacobson@broderdevelopments.com)
- Garth Torwalt
  - 403-845-0549
  - gtorwalt@gmail.com





**LANDSCAPING LEGEND:**

-  KARL FORESTER GRASS-1 GAL - (21 REQ'D)  
"CALAMAGROSTIS ACUTIFLORA"
  -  PRINCE OF WALES JUNIPER-1 GAL - (4 REQ'D)  
"JUNIPERUS HORIZONTALIS"
  -  MANGO TANGO POTENTILLA-1 GAL - (15 REQ'D)  
"POTENTILLA FRUTICOSA"
  -  SNOWMOUND SPIREA-1 GAL - (15 REQ'D)  
"SPIRAEA NIPPONICA"
  -  DARTS COLD NINEBARK - 1 GAL - (13 REQ'D)  
"PHYSOCARPUS OPULIFOLIUS"
  -  WHITE SPRUCE - 3M HIGH - (14 REQ'D)  
"PICEA GLAUCA"
  -  SWEDISH COLUMNAR ASPEN - 50MM CALIPER - (28 REQ'D)  
"POPULUS TREMULA ERECTA"
  -  GREEN ASH - 50MM CALIPER - (4 REQ'D)  
"FRAXINUS PENNSYLVANIA"
  -  EASTERN WHITE CEDAR - 1.5M HEIGHT (25 REQ'D)  
"THUJA OCCIDENTALIS SKYBOUND"
- ALL SHRUB BEDS TO HAVE 2" 50MM (MIN) OF BARK MULCH ON LANDSCAPE FABRIC  
- ALL SHRUB BEDS ARE SEPARATED FROM GRASS AREAS WITH 6" 150MM CAST IN PLACE LANDSCAPE CONCRETE CURBING

**LANDSCAPING PLAN**

SCALE: 1:200 METRIC



City of Red Deer City Council Additional Meeting, 2018/07/23 - Page 32  
 GUNN STREET  
 CONDO SUB-BROWD  
 LANDSCAPING PLAN  
 REVISED 05.03.18  
 DRAWN: PJ  
 JOB: 17-08

THE MATERIALS SPECIFIED AND STANDARD CONSTRUCTION PROCEDURES OR METHODS SHOWN ON THIS DRAWING ARE AS RECOMMENDED BY PUB DESIGN CONSULTANTS. THE ACTUAL MATERIALS/STANDARDS USED ON THE STRUCTURE SHALL BE PER THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. UNDER NO CIRCUMSTANCES SHALL THE MATERIALS/STANDARDS USED BE BELOW THE MINIMUM STANDARDS REQUIRED BY THE ALBERTA BUILDING CODE, LATEST EDITION AND REVISION. DO NOT SCALE DRAWINGS. USE NOTED MEASUREMENTS ONLY. ANY ERRORS / OMISSIONS OR DISCREPANCIES ARE TO BE REPORTED TO DESIGNER/BUILDER PRIOR TO CONSTRUCTION AND/OR FABRICATION. PROFESSIONAL LIABILITY OF PUB DESIGN CONSULTANTS IS LIMITED TO THE REVISIONS OF THESE DRAWINGS IF REQUIRED.

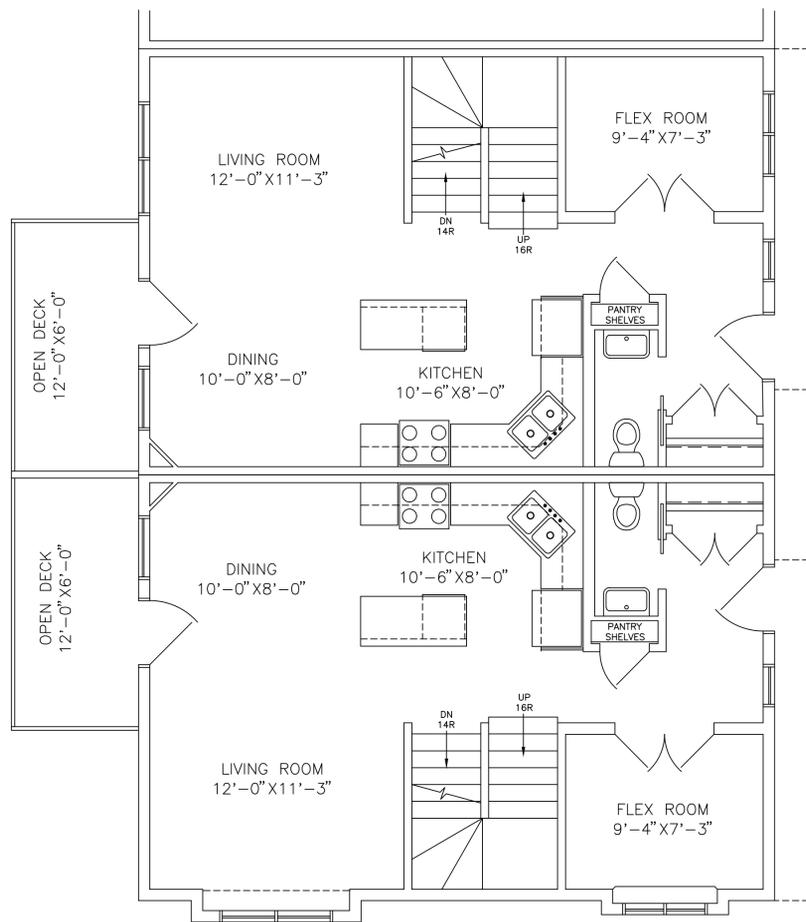


**EAST ELEVATION** BUILDING 'A'

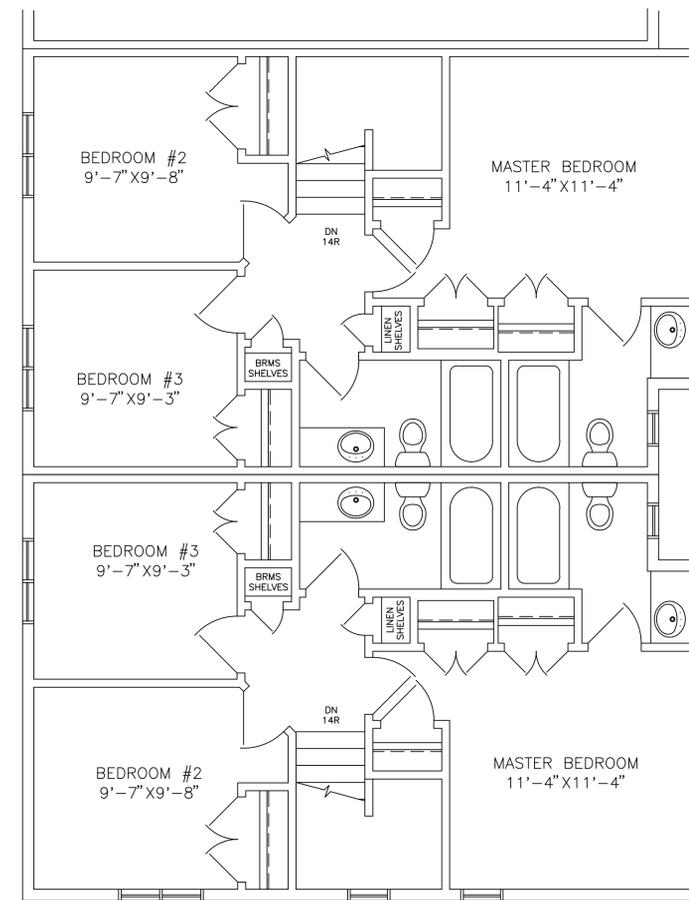


**SOUTH ELEVATION** BUILDING 'A'

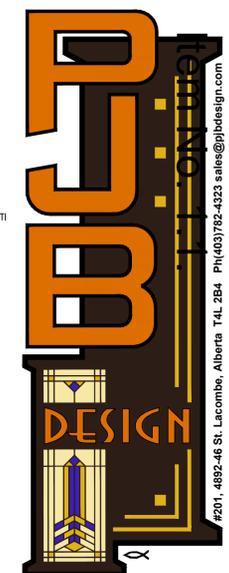
SCALE: 1/8" = 1'-0"



**MAIN FLOOR PLAN** 600 SF (608 END UNIT)



**SECOND FLOOR PLAN** 632 SF (652 CENTER UNITS)



City of Red Deer City Council Additional Meeting, 2018/07/23 - Page 33  
 GUNN STREET CONDOS FOR BROWDB  
 REVISED 05.03.18  
 DRAWN: PJ  
 JOB: 17-08

THE MATERIALS SPECIFIED AND STANDARD CONSTRUCTION PROCEDURES OR METHODS SHOWN ON THIS DRAWING ARE AS RECOMMENDED BY PUB DESIGN CONSULTANTS. THE ACTUAL MATERIALS/STANDARDS USED ON THE STRUCTURE SHALL BE PER THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. UNDER NO CIRCUMSTANCES SHALL THE MATERIALS/STANDARDS USED BE BELOW THE MINIMUM STANDARDS REQUIRED BY THE ALBERTA BUILDING CODE, LATEST EDITION AND REVISION. DO NOT SCALE DRAWINGS. USE NOTED MEASUREMENTS ONLY. ANY ERRORS / OMISSIONS OR DISCREPANCIES ARE TO BE REPORTED TO DESIGNER/BUILDER PRIOR TO CONSTRUCTION AND/OR FABRICATION. PROFESSIONAL LIABILITY OF PUB DESIGN CONSULTANTS IS LIMITED TO THE REVISIONS OF THESE DRAWINGS IF REQUIRED.

## **APPENDIX E**

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### **Dialogue with Landowners within 100m of the Subject Site**

**December 2017**

In December 2017 a referral letter was sent out to approximately 63 landowners within 100m of the property. A summary of the comments received and Administration's response is below.

**Planning Related Comments**

<b>Comment</b>	<b>Administration's Response</b>
Concern with increase in density	The current density of Glendale Park Estates is 13.0 dwelling units/gross developable hectare. The addition of 21 dwelling units would increase this to 13.30 dwelling units/gross developable hectare. The <i>MDP</i> density target for each neighbourhood is 17.0 dwelling units/gross developable hectare.
Concern with increase in traffic	Typically increased development of a site will lead to a higher volume of traffic. Based on the type of development proposed for this site a traffic impact assessment has not been warranted based on current and proposed traffic volumes.
Concern with on-street parking	This would be addressed at the development permit stage, however the proposed development exceeds the minimum required amount of on-site parking.
Concern with increase in noise	Concerns regarding noise are regulated through the City's Community Standards Bylaw. Complaints can be made to the RCMP complaint line at 403-343-5575.
Increased stress on City infrastructure (roads, water, sewer, power)	If required, any upgrades to accommodate the proposed development would be at the developer's expense. This would be determined at the development permit stage.
Concern with increase in light pollution	This is a development permit related concern and will be reviewed at the development permit stage.
No on-site yards or play areas for residents	This is a development permit related concern. The <i>NPDS</i> specifies that all multi-unit residential projects should have amenity areas.
Concern with internal access and circulation	Currently the proposed development meets the minimum requirements for access and circulation but will be further reviewed at time of development.
Loss of privacy	This is a development permit related concern.

<b>Comment</b>	<b>Administration's Response</b>
	Privacy, through window and balcony placement are regulated within the <i>Mature Neighbourhood Overlay District</i> .
Increase congestion for garbage/recycling pick-up	This is a development permit related concern.
Concern with underground spring in the area and how the proposed development and adjacent properties will be impacted by construction	This is a development permit related concern. No concerns have been raised by the Engineering department.
The development will have an adverse effect on the appearance of the neighbourhood	The appearance would be evaluated at the development permit stage through the implementation of the <i>Neighbourhood Planning and Design Standards</i> .
Concern with decrease in green space	Similar to any private property within the City, the landowner has the right to remove trees without City permission. Any development proposals would be required to provide the minimum amount of landscaping space specified in the underlying land use district. This would be addressed at the development permit stage.

#### **Other Comments**

<b>Comment</b>	<b>Administration's Response</b>
Concern with increase in number of rental properties	The type of occupant, either owner or renter, is not relevant to the redesignation or development permit process.
Concern with increase in crime	Non-urgent crime concerns can be made to the RCMP complaint line at 403-343-5575. Urgent concerns can be made to the RCMP at 911.
Concern with decrease in property values	Development on adjacent properties may or may not affect property values. Overtime the market would determine if the property values are impacted.

December 7, 2017

File: 3357/A-2018  
DP078307

«Prime\_Owner\_Name»

«Owner\_Address\_1»

«Owner\_Address\_2» «Owner\_Address\_3» «Owner\_Address\_4\_»

Dear Landowner:

**RE:           22 Gunn Street  
              Lot 24, Plan 002 3831  
              Proposed Rezoning and Development**

---

This letter is to inform you that a re-zoning and Development Permit application have been received for consideration of a townhouse Development at the above address.

### **What is being proposed?**

#### Re-zoning

22 Gunn Street is currently zoned A1 Future Urban Development. This District allows for limited uses until the land can be used for urban Development. The Applicant is proposing to re-zone the property to allow a townhouse Development. A copy of the R2T District is attached to this letter for further information.

#### Development

The Applicant is proposing to construct 21 townhouses. Townhouses, with no variances, are a Permitted Use within the R2T District. Enclosed is a copy of the site plan which depicts placement and elevations at completion.

### **Do I have to provide comments?**

It is optional to provide comments. Comments or concerns regarding the re-zoning or Development application may be submitted in writing, using the enclosed Public Comments form, prior to **Friday, January 5, 2018** to the address listed below. Please note that any comments submitted may be made public.

*Development Officer  
City of Red Deer c/o Inspections & Licensing Department  
P.O. Box 5008, 3rd Floor, 4914 - 48 Avenue  
Red Deer, AB T4N 3T4*

### **What will happen if I submit comments?**

Comments received regarding either the re-zoning or Development application will be reviewed by Administration and will be incorporated into a report that will be forwarded to Council and the Development Authority when considering the applications.

**What are the next steps?**

The re-zoning application will be presented to Council for consideration in the coming months. Individuals will be given the opportunity to speak to Council about concerns they have with the re-zoning at a Public Hearing. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within 100 metres of the Site will also receive written notification of the Public Hearing.

Should the re-zoning be approved by Council, the Development Authority will then consider the Development Permit application for the town houses in the weeks following Council approval.

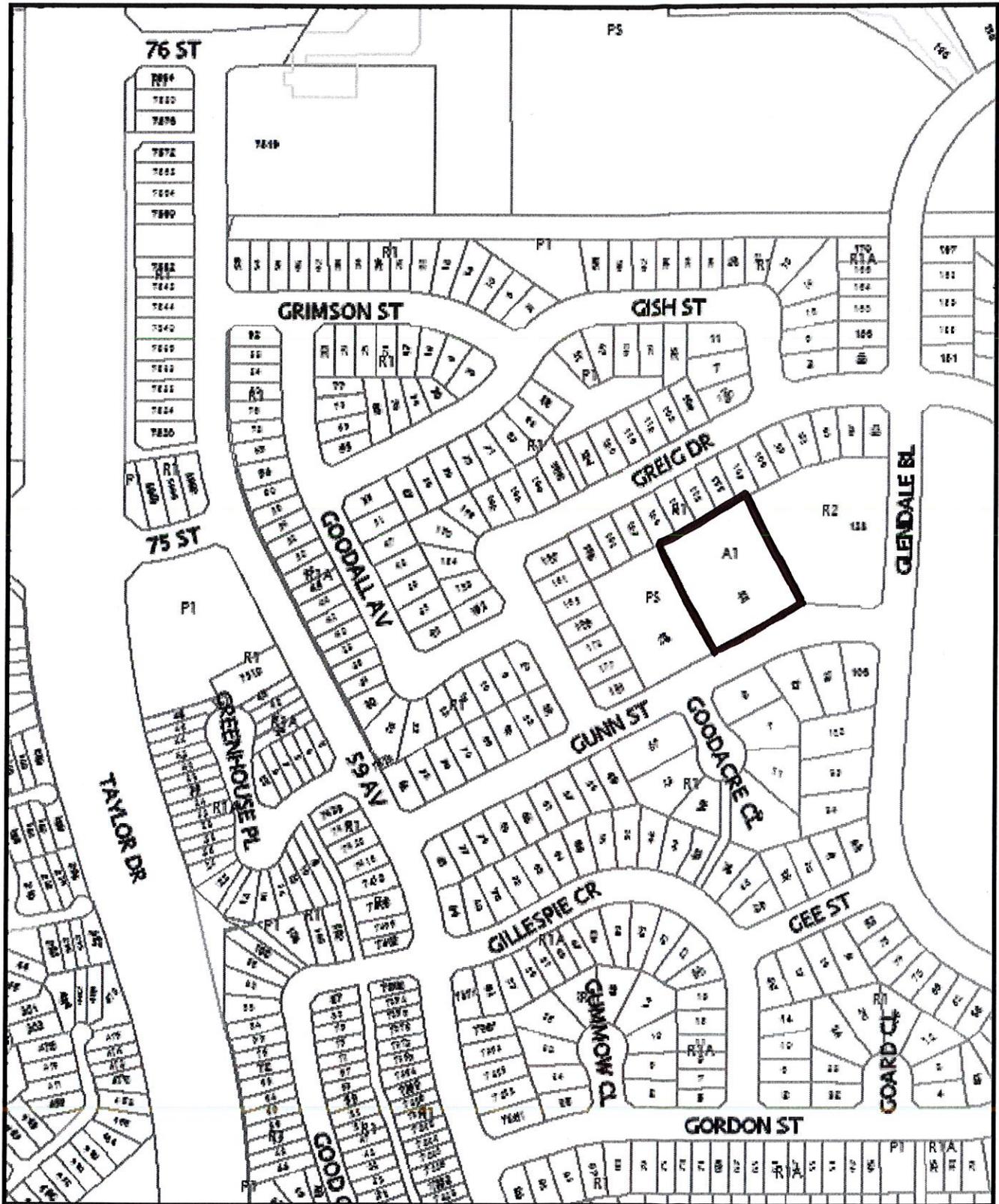
Should you require further information or clarification on this matter, please contact our office between 8:00 am - 4:30 pm Monday – Friday at 403-342-8190.

Sincerely,



Beth McLachlan  
Development Officer

Enc.



 **Red Deer 22 Gunn Street**

The City of Red Deer does not guarantee the accuracy of the information.  
 Data to be used as information only.  
 Copyright © 2012 The City of Red Deer



December 8, 2017  
 Scale 1:1930

**<sup>1</sup>4.4.1 R2T Residential (Town House) District****R2T****General Purpose**

The general purpose of this District is to provide for town or row house development in traditional side by side lots, clustered, stacked or condominium format. No front driveways permitted to or from an arterial roadway.

**1. R2T Permitted and Discretionary Uses Table**

<b>a) Permitted Uses</b>	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Town or row house or Stacked Town or row house dwelling
(iii)	Home music Instructor/Instruction (two students), subject to section 4.7(10)
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	Neighbourhood identification signs subject to section 3.4
<b>b) Discretionary Uses</b>	
(i)	Home Occupations which will generate additional traffic, subject to section 4.7(8)
(ii)	Home Music Instructor/Instruction (six students), subject to section 4.7(10)
(iii)	<sup>2</sup> Show Home or Raffle Home.

**2. R2T Residential (Town House) District Regulations****(d) Table 4.4.1 R2T Regulations**

<b>Regulations</b>	<b>Requirements</b>
Floor Area Minimum	60.0 m <sup>2</sup> per dwelling unit
Site Coverage Maximum	40% (includes any garage & accessory buildings)
Building Height	Maximum: 2½ storeys with a maximum height of 12.0 m measured from the average of the lot grade Minimum: 2 storeys
<sup>3</sup> Front Yard Minimum	<ul style="list-style-type: none"> <li>▪ Minimum 3.0 m and maximum 4.5 m for the live portion of a dwelling unit, and</li> <li>▪ Minimum 6.0 m for any front attached garage portion of a dwelling unit.</li> </ul>

<sup>1</sup> 3357/L-2013<sup>2</sup> 3357/T-2015<sup>3</sup> 3357/D-2015

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 City of Red Deer Land Use Bylaw 3357/2006
 

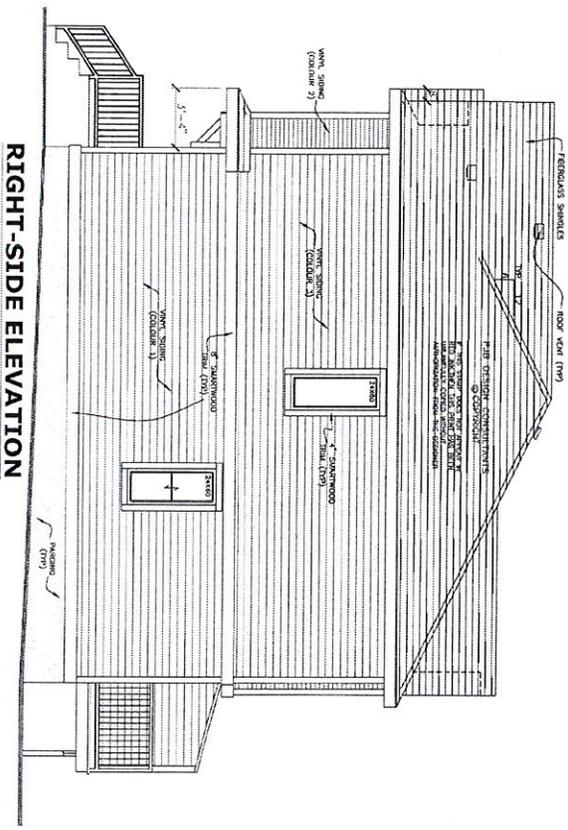
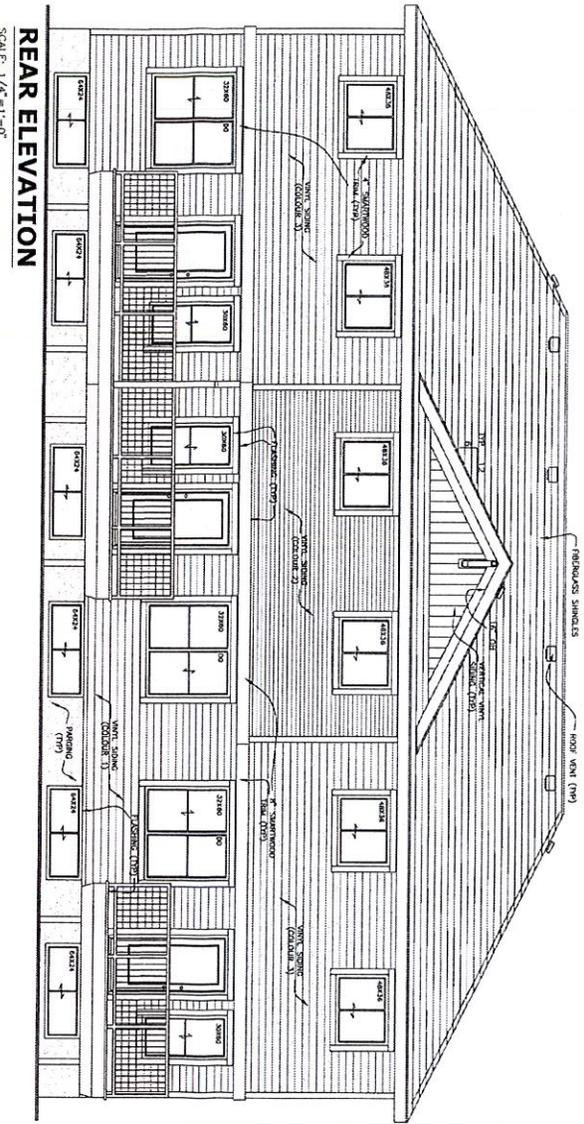
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Regulations	Requirements
Side Yard Minimum	1.5 m except: <ul style="list-style-type: none"> <li>▪ where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B</li> <li>▪ nil for internal dwelling units</li> <li>▪ nil on the internal side of an end dwelling unit</li> </ul>
Rear Yard Minimum	7.5 m except if dwelling unit has a rear attached garage, the garage portion of the dwelling unit only requires a minimum 6.0 m setback from the back edge of a lane or private driveway
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	185 m <sup>2</sup>
Lot Frontage Minimum	6.1 m per dwelling unit

- (b) The R2T District is subject to any applicable residential regulations listed within section 4.7.
- (c) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R2T, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.”







THE MATERIALS, SPECIFICATIONS AND FINISHES SHOWN ON THIS DRAWING ARE AS INDICATED BY THE DIMENSIONS AND NOTATIONS. THE ARCHITECT MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED ON THIS DRAWING. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE FOUNDATION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS DRAWING.

**ELEVATIONS**

DRAWN BY: **BAH**  
 JOB: **180107**  
**2/6**

**THREE-PLEX FOR  
 BROWOOD  
 DEVELOPMENTS**

8291, 4852-48 St. Lacombe, Alberta T4L 2H4 PH (403) 782-4323 • FAX (403) 782-4884



Public Comments  
Development Authority

**Comment Forms due by: Friday, January 5, 2018**

**Notification of:**                      **Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)**

**Decision to be Made By:**        **Development Authority**

Please Print

**Contact Information:**

Name (required): \_\_\_\_\_

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):

\_\_\_\_\_ Phone #: \_\_\_\_\_

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

**Comments:**

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**Your comments are important!** over



# 1



Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: **Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)**

RECEIVED  
DEC 27 2017

Decision to be Made By: **Development Authority**

Please Print

Contact Information:  
Name (required): Hal + Carol Hargreaves

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):  
\_\_\_\_\_

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments: Please See Attached.

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Your comments are important!

over

*Carol & Hal Hargreaves*

**Red Deer, AB. T4P 3C4**

**Phone:**

**Fax:**

**Email:**

December 17, 2017

Via Mail

File 171217-1

Development Officer  
City of Red Deer c/o Inspections & Licensing Department  
P.O. Box 5008, 3rd Floor, 4914-48 Avenue  
Red Deer, AB. T4N 3T4

**Re; 22 Gunn Street Lot 24, Plan 002 3831  
Proposed Rezoning and Development.**

Dear Mr. Kvapil / Ms. McLachlan

A bit about ourselves;

We have been home owners in Red Deer since 1974. We have never been in arrears with our taxes or utilities. We have both worked and ran businesses in the city all this time. At present we own and operate a manufacturing shop in North Red Deer where we employ up to 15 people.

As in the past our objections are the same as to previous applications for high density development at 22 Gunn Street.

It is our belief that the proposed zoning change will greatly increase the density of the area and force property values down. Gunn Street is the only connecting route to St. Patrick's School from the Johnstone Park subdivision and one of the only ways to get on Taylor Drive, in Glendale, to go South. This along with the recent addition of the multi duplex development situated at the west end of Gunn Street has resulted in a constant and high traffic volume for our street. Twenty one condos will result, on average, an additional 84 people and 42 vehicles impacting an already overburdened street. It will more than double the residences already on Gunn Street.

Since the inception of Glendale, 35 plus years, the absence of back lanes makes on street parking very difficult. In the winter waste and recycle pick up are also affected.

The young offenders home at 26 Gunn Street generates a constant high traffic flow with the 3-4 times a week presence of police and emergency vehicles. The facility does not have adequate on site parking for staff and visitors adding to the congestion.

At present we are faced with a previously beautiful little forest area that deer and birds frequented to a totally destroyed and unsightly lot courtesy of this developer. Trees are laying everywhere, large stumps, and garbage piled up.

If this is any indication of how this developer operates it clearly implies as to how they would address the proposed development.

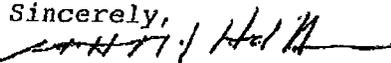
We respectfully submit that council reject this proposal as it is simply illogical to concentrate this population and their vehicles into an area of this size. The proposed development would overwhelm Gunn Street. As you are well aware the crime rate in this area is exceptionally high. The input of this development would only add to the existing problems that plague this subdivision.

The value of our home is its value as life insurance for our children and our retirement fund. If it declines in value, so does the security of our family. In addition, more crowding, more traffic and more crime would be extremely upsetting to the many residents of this neighbourhood.

In the past planning departments and councils have always been sensitive to the unique character of this area and maintaining the family strengths of our community. We urge you to vote against this zoning change. Zoning in our neighbourhood should remain as it is. Those wishing to build a multiple family development have many alternatives more appropriate than this from which to choose.

If you would vote "No" to this proposal we would be very grateful.

Sincerely,

  
Carol & Hal Hargreaves

Homeowners for 36+years  
Gunn Street)

subject property (22

**Marilee Littmann**

---

**From:** Carol Hargreaves  
**Sent:** January 05, 2018 12:07 PM  
**To:** Beth McLachlan  
**Subject:** 22 Gunn Street re-zoning application

Good Afternoon Beth;

My husband and I recently submitted (via mail) our comments regarding the above stated re-zoning application.

It has come to my attention that I erroneously stated St.Patrick's School in my comments. I meant to state **ST. TERESA'S SCHOOL** when referring to the heavy and constant traffic from Johnstone Park enroute to **ST.TERESA'S SCHOOL** that additionally burdens Gunn Street.

Thank you and I apologize for this error.

Carol Hargreaves

#12



Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)

RECEIVED  
DEC 27 2017

Decision to be Made By: Development Authority

December 20, 2017 Please Print

Contact Information:

Name (required): Paul and Teresa Helm

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):  
\_\_\_\_ Phone #: \_\_\_\_\_

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Disapproval for Rezoning

Comments:

We have owned our home for 19 plus yrs. and we fought to keep the trees and green space on 22 Gunnst. intact, four separate times. (July 1999, Sept 2001, April 2002 and March 2015) Each time someone wanted to rezone the property to build something that didn't fit with the neighborhood.

We fought as a community to keep the trees. The city of Red Deer in November 2017 seems to have allowed who ever bought 22 Gunnst. to cut down the trees, this angered us immensely, how could the city all of a sudden NOT CARE

Your comments are important! over



Public Comments  
Development Authority

about the tax payers and what the neighborhood  
thought (we find this very deceitful)  
Was this done with the thought that "well,  
now the trees are clear cut, rezoning wouldn't  
be an issue," that's very wrong.

The cutting down the trees we have fought 18  
years for, doesn't change our minds

REZONING IS NOT A GOOD FIT IN OUR  
NEIGHBORHOOD...

Parking problems will happen, the extra  
noise in our quiet area.

Replanting the trees, now that fits our  
neighborhood.

Sincerely

PAUL HELM

TERESA HELM

Personal information 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. An individual choosing to provide a comment to a member of Council, to a member of a committee and/or to City of Red Deer administration must understand that comments, including personal information, could be publicly disclosed. 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 Legislative Services Manager at The City of Red Deer, 4914 - 48 Ave, Red Deer, AB 403-342-8132.

#13



Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)

Decision to be Made By: Development Authority

Please Print

Contact Information:

Name (required): TRAVIS + Jo-Ann Dunker

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):

Phone #: /

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

I strenuously object to change to Multi-dwelling  
this would essentially double the number of people on  
this street. I would have no objection to two  
lots for individual houses.

Your comments are important!

over

#4

**Marilee Littmann**

---

**From:** Planning Services  
**Sent:** January 04, 2018 9:11 AM  
**To:** Beth McLachlan  
**Subject:** FW: Proposed Rezoning and Development: 22 Gunn Street

Hi Beth, Frieda asked me to send this to you.

Elisabeth Smythe  
Senior Administrative Assistant  
Planning Services Directorate  
The City of Red Deer  
403-406-8712

**From:** Frieda Mcdougall [mailto: ]  
**Sent:** December 27, 2017 6:19 PM  
**To:** Planning Services  
**Subject:** FW: Proposed Rezoning and Development: 22 Gunn Street

We are opposed to the proposed development. Over the years, there have been several rezoning applications with respect to this site; all of which the community objected to because of the intensification of the neighbourhood. Glendale is already one of the highest density subdivisions in the city and does not need more multi-family development. Additionally, Gunn Street already has heavy traffic flows with much of the traffic from that part of the neighbourhood routing to 59 Street and out to Taylor Drive. An additional multi-family will only add to the traffic issues.

Throughout prior applications the community has commented on the wildlife corridor the stand of trees on this site provided. It is unfortunate that a developer has now gone and bull-dozed down an entire forest. While we appreciate this is privately held land; this total clearing of a valued piece of land is an act of disregard to the community and does not lend itself to a positive redevelopment experience.

A small cul de sac with four or five single family homes would be a better fit in our neighbourhood than additional multi-family.

Lee & Frieda McDougall

# 5



Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)

RECEIVED  
JAN 04 2018

Decision to be Made By: Development Authority

Please Print

Contact Information:

Name (required): Dorothy Haynes

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):

Phone #: \_\_\_\_\_

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

Please see attached letter

Your comments are important!

over

The City of Red Deer Administration - Development Authority  
January 3, 2018

LIFE DOES EXIST ON THE NORTH SIDE

I am writing this letter as a citizen of Red Deer, who has grown up and lived on the North Side of Red Deer for over fifty plus years, and I do remember when there was a dirt road leaving Oriole Park, and yes I am dating myself, but for good reason.

My late Father, Bud Haynes, and my mother, Dot Haynes, myself and my sister Catherine Carswell have lived in Red Deer since 1965, and we have seen great changes, but our family has also seen prejudice to the north side of Red Deer since the early 1940's. When My father was attending school in Red Deer, although an honor student with second highest marks in school, heard a teacher say to a fellow student, "You are so stupid you would think you came from North Red Deer, my father jumped to his feet and said "I resent that I come from North Red Deer", and to his credit the teacher replied, "Yes, Bud you are right, you should never judge someone from where they live".

And our family has lived on the north side of Red Deer since, and have had many snotty comments, our children heard them while playing sports, band, etc., Ghetto Glendale, and I could go on for pages, my recent comment from a unknowing waiter a few months ago, while my husband Jim Baggaley, and I were having dinner at the Canadian Brew House Restaurant in Leduc.

When our waiter asked where we were from, and we told him Red Deer, he replied, "Oh where you don't cross to north side of the river for anything, and he had just moved to Leduc from Fort McMurray, so our reputation proceeds us.

And now for THE THIRD TIME, we are fighting for our rights regarding the Notification for the ATTEMPT to Rezone 22 Gunn Street Red Deer, and build twenty plus town houses. The developer has had the arrogance to chop all the trees down in the green area, giving the opinion it was a done deal.

And the lot where my mother, and late Father Bud Haynes ( 3 Goodacre Close ) borders on that what was beautiful green area, where they have lived there for the thirty years, and yes I do remember going as a young child to see friends who had an acreage on that property in the 1960's in now in danger of losing yet more green area.

My home was built in 1990, ( ), my sister lives on 1 \_\_\_\_\_ and all around us we have seen green areas disappear to high density apartment buildings, etc and yes when you live here for decades you see it all. Promises broken, developers who will never live in our neighborhoods, and many times the North Side slighted, looked down, and passed by for more suitable areas for upcoming projects, but as some people planned we wouldn't fight for our rights, and the loss of green areas has continued for decades.

As I told my children, while they were growing up, most of the most successful people I know came from the North Side of Red Deer, and I could fill pages with that too, and yes I could have moved, but the North Side is my home, and I am proud of it, and it deserves respect, not just to walked over and ignored. I wrote this for my Mother and my family.

With Respect, Linda ( Haynes) Baggaley  
President of Bud Haynes & Co. Auctioneers Ltd. Red Deer





#6

Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)

RECEIVED  
JAN 04 2018

Decision to be Made By: Development Authority

Please Print

Contact Information:

Name (required): Tera Townsend

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):  
\_\_\_\_\_  
Phone #: \_\_\_\_\_

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

As a resident within 100 meters of this development I feel a 21 unit townhouse complex is too much for the current lot. This area is already flooded with townhouses, 4plexes, and apartment buildings. To add a 21 unit complex would add to the dense population that exists in the area. I believe parking would also be an issue on an already busy street. Gunn Street is one of the only three streets in Glendale so additional traffic and parked cars would be an added concern to an

Your comments are important!

over



Public Comments  
Development Authority

already busy road street.

I believe a single family dwelling would be the only way that current residents in the area would be happy.

As a resident of Goodasses close we have become a custom to a quiet area and we feel this would bring more noise and traffic to our quiet little close.

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#17



Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)

Decision to be Made By: Development Authority

Please Print

RECEIVED  
JAN 04 2018

Contact Information:

Name (required): JACK HAAKMAN

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):  
Phone #: \_\_\_\_\_

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

PLEASE SEE ATTACHED LETTER

Your comments are important!

over

January 4, 2018

City of Red Deer  
P.O. Box 5008  
4914 - 48<sup>th</sup> Avenue  
Red Deer, AB, T4N 3T4

**Attention: Beth McLachlin, Development Officer**

Re: 22 Gunn Street, Lot 24, Plan 0023831 - Proposed Rezoning and Development

I don't understand why we have to go through this process again. I believe some of the home owners have been driven into submission. They have become apathetic! If I am correct, this will be the fifth time a developer has asked for a rezoning of lot 24. The developers in the past clearly do not understand how they are affecting our neighbourhood. They only understand PROFIT. This particular developer wants to ram 21 townhouses in this lot. Across the street there is only 1 full and parts of 2 other single detached homes.

The reason I said ram is because he went ahead and cut all the trees in the lot except for around the borders. It looks like sh\_t! I have lived on Goodacre Close for nearly 35 years. That lot with the trees separated the Youth Assessment Centre and the fairly large apartment building which happens to be subsidized by the Government for low income, single parent families etc. Now that the trees are gone, there was a deer wondering around Goodacre Close with a large rack which I had never seen before. He lost his home and how many others have had to move on.

Some of the people in this area (within 100m) thought it was going through, because of the removal of the trees. So they have given up. They are not sending out a comment form, whereas in the past they did. That shows what fighting with the previous owners and a city bureaucracy can do. It is landowners against big money, big profit developers and a city that has enabled this to fester on.

Glendale is the highest density living neighbourhood in the city. Because of that, more homes are on the low cost end of the spectrum hence they are prime investment opportunity to become rentals. Most renters fit into a neighborhood and co-exist but it is a fact that they are more transient and they don't own the property which means they are not concerned about the value of the property they live in and hence it shows in the upkeep of the property. This is also true for a lot of home owners. They either don't have the money, or just don't care.

When somebody asks me where I live, it is embarrassing to tell them "Ghetto Glendale". The City has created this. On the Northeast border to Glendale is Northwood Heritage Estates with 346 mobile units. On the Southeast corner between Glendale Boulevard, Northey Avenue and Grant Street there are over 100 townhouses in one block. On the Northeast corner of Glendale at Glendale Plaza there are over 50 townhouses in that block. On the Southwest corner is Glenwood Village with over 50 townhouses plus 2 apartment buildings with 12 units in each building. Bordering on the Southwest corner is Mustang Acres with 314 mobile units. In Good Crescent and along 59<sup>th</sup> Avenue there are 80 very narrow homes. They are approximately 15

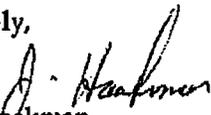
steps wide per home. One person passionately calls it "Newfie Fishing Village". I have always known it as "Smurf Village". Directly to the north of this where Dentooms Greenhouse used to be, the developer recently built 15 duplexes. On the East side of Glendale Boulevard there are 23 fourplexes and 4 apartment buildings with 24 units in each. It is nice that they separated from the houses in the Westside by the trees. There are numerous duplexes also in Glendale which I am sure the city would know how many.

From my understanding, when the homes were built in Goodacre Close and along Glendale Boulevard (3 homes) they were supposed to be a lot more executive homes built. With the downturn in the economy at that time, the city decided to carve the lots in smaller sizes. Ever since that time all new development has been very high density for example, Good Crescent and Greenhouse Place to name a few.

This past year has been the worst for crime in our area. During the summer, somebody punched both of my keyholes on my vehicle and broke in. My neighbour heard the alarm and went out to investigate but the culprit was gone by then. I figure I am looking at close to \$500.00 to repair the damage. My neighbour to the South had his tires slashed as well as my neighbours to the North. My neighbour across the Close had a vehicle stolen. My neighbour to the North had his house windows recently during the cold spell. When I talked to the RCMP officer I mentioned all the crap going on and he asked me if I contacted the RCMP about these incidents and I told him No, what was the point - nothing gets done about it. The City likes to make money with all the traffic cameras and radar detectors at some lights and in the city pickups. The peace officers are probably making record profit from motorists too. Take this money and increase the RCMP force to combat this excessive crime.

In closing, I wish the city would zone this lot for 2 detached homes to tie in with the houses on the other side of the road. If that is not acceptable to the developer, the city should buy the lot and let the trees grow back in like we have had for the past 35 years.

Sincerely,

  
Jack Haakman

# 8

From: Proverus 4033464466

To: 4033428200

01/04/2018 12:07

#648 P.002/003

RECEIVED

JAN 04 2018

Patrick Blair

---

January 4, 2018

By Fax: 403-342-8200

City of Red Deer  
Planning Department  
Box 5008  
Red Deer, AB T4N 3T4

Attention: Development Officer

Dear Development Officer,

Re: **22 Gunn Street, Lot 24, Plan 002 3831**  
**Proposed Rezoning and Development**  
**Response from Landowner within 100 m of 22 Gunn Street, Red Deer**

I present my initial comments for your consideration. The time limit the City has given to provide comments and express concerns is too short to allow me more research to corroborate these comments, however most are obvious:

1. This area of Glendale is already a high-density location, without further multi-unit dwellings. Twenty-one households (an increase from the sixteen households proposed in 2015 and objected to at that time) in this condensed area would result in too many householders for the area.
2. Current plans provide limited access for 9 residences at the rear, with only one small entry and exit road, creates safety concerns - including for access of emergency vehicles such as fire trucks.
3. Loss of existing 200' of parking on Gunn Street will create parking deficiency; more residents and visitors will magnify this deficiency. Inadequate parking will also increase the potential for parking violations within this roadway.
4. Due to proximity of elementary and middle schools in the area, area children continually use this residential route to access schools. Increased population and traffic will increase risk to area children.

From: Proverus 4033464466

To: 4033428200

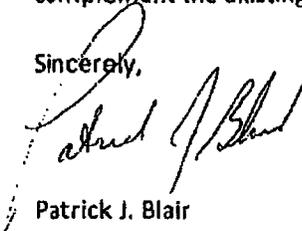
01/04/2018 12:07

#646 P.003/003

5. The proposed development includes no yards or play area for a population of this density, and existing reserve area has been reduced.
6. A new development on the west end of Gunn Street (Green House Place) has just added at least 34 household units. The area is still adapting to this change.
7. Twenty-one units in this area along with the recent multi-unit development just completed to the west will further increase the density of the area, creating stress on the infrastructure – water/sewer/power/streets.
8. Problems with an underground spring in the vicinity of the new development have been ongoing. Studies must ensure that any development, particularly one of this magnitude, will not create changes that will lead to complications for existing properties.
9. The immediate area of the development includes a 24-unit apartment building directly to the east and Youth Assessment Centre directly to the west, both which create heavy local traffic and demand for parking. Gunn Street is currently very busy, and is narrow. Parking on sides of street and/or snow accumulation frequently narrows this street to one driving lane. Further development will result in more traffic loss of parking for the Youth Assessment Centre and others bordering the proposed area.
10. Increased population density will contribute to an increase in traffic, congestion, noise and crime in the area.
11. The proposed development will diminish the appeal of the neighborhood and negatively impact the marketability and value of existing single family residences on Gunn Street, Goodacres Close, Greig Drive and Glendale Boulevard. Current residents purchased these properties with consideration being given to the proximity of a quiet neighborhood with treed reserve area.
12. Main access to the proposed development will be directly across from existing single family residences, and a parking area bordering Gunn Street will adversely affect the appearance of this neighborhood.

I object to the R2T rezoning for the above reasons. This area is better suited for four single detached residential lots or four duplex units to ease congestion and demands on infrastructure, and maintain a reasonable level of traffic flow and safety. It will also better complement the existing neighborhood.

Sincerely,



Patrick J. Blair

#9



Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)

RECEIVED  
JAN 04 2018

Decision to be Made By: Development Authority

Please Print

Contact Information:

Name (required): Doug & Shelby Dixon

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):  
Phone #: !

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

We are strongly opposed to the re-zoning of Lot 24  
22 Gunn Street. We live almost directly across the street from  
Lot 24, and feel we would be severely negatively impacted  
by the addition of 21 townhouses. Glendale (and Normandeau)  
are already overpopulated, surrounded by 2 trailer  
parks, several townhouse and 4-plex complexes, and low  
income apartment buildings. There is simply not enough room  
for another 21 families in one small lot. Many of us living  
in Glendale have been victims of crime. We feel that increasing  
the population density with condos that will be rented out  
to low income individuals will increase the likelihood of

Your comments are important!

over



Public Comments  
Development Authority

crime around our homes. The police response time is so long that they rarely make it in time to do anything but take a statement. The lot is so small that we do not think there will be enough parking to accommodate all of the vehicles from the tenants and their guests. They will definitely end up clogging up the street significantly. With the added vehicles comes a ton of traffic. People often speed down Glendale Blvd, even though it is a playground zone. We are worried about our Daughter as well as all of the children at the elementary and middle schools down the street, because of the amount of traffic that already exists. Instead of ~~putting~~ putting in townhouses, we would greatly prefer letting the trees grow back, or even adding a small park. Even a single house would be much better. It is really unfortunate the trees were cut down. Please don't make our neighborhood worse. We are all incredibly unhappy about this.

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#10

**Marilee Littmann**

---

**From:** InspectionsMailbox  
**Sent:** January 05, 2018 7:56 AM  
**To:** Beth McLachlan  
**Subject:** FW: 22 Gunn Street, Lot 24

Thank You,

**Heather Nelson**  
Administrative Assistant  
Inspections and Licensing  
The City of Red Deer

Phone: 403-342-8190

[www.reddeer.ca](http://www.reddeer.ca)

**From:** Ryan Best [mailto:s  
**Sent:** January 04, 2018 6:56 PM  
**To:** InspectionsMailbox  
**Subject:** re: 22 Gunn Street, Lot 24

Good day Beth,

This email is in response to a letter we received in the mail from the city in regards to a development that is trying to take root within a short distance from where my family and I live on . We are strongly opposed to this development because Glendale is already a high density area but also a valuable green space. The fact that the developer has seen fit to just go ahead and remove the trees where countless small mammals and birds make their home is ignorant and selfish to this community. The fact that they are trying to pressure residents in this area to cave is also extremely bad. I grew up with my friends in this area when I have fond memories of this area and I moved my family to this area because of those memories. To see this kind of change trying to be forced in our community is an absolute outrage and we do not want to see anymore change taking place on 22 Gunn Street Lot 24. These developers have no business trying to move forward without proper consent and the voice of the residents within this community, we believe that the area in question should be left as a natural space instead of having 21 townhouses jammed into that area, we already have enough density in Glendale, it does need to be added to. Several of our neighbors agree and especially the ones whose houses back on to what is left of the green space these developers selfishly took upon themselves to destroy.

These developers need be held accountable for their actions and told that they cannot just do as they please. I would greatly appreciate it that this letter be taken in heavy consideration before allowing these greedy people to force their plans down our throats.

Kind Regards

Ryan & Deanna Best

Red Deer, AB

A11

**Marilee Littmann**

---

**From:** InspectionsMailbox  
**Sent:** January 05, 2018 7:58 AM  
**To:** Development  
**Cc:** Beth McLachlan  
**Subject:** FW: Rezoning 22 Gunn Street Lot 24 Plan 002 3831

Thank You,

Heather Nelson  
 Administrative Assistant  
 Inspections and Licensing  
 The City of Red Deer

Phone: 403-342-8190

[www.reddeer.ca](http://www.reddeer.ca)

-----Original Message-----

**From:** .  
**Sent:** January 04, 2018 3:52 PM  
**To:** InspectionsMailbox  
**Subject:** Rezoning 22 Gunn Street Lot 24 Plan 002 3831

I would like to express my concern. With the proposal for the 21 unit town home complex at 22 Gunn Steet. I have lived at \_\_\_\_\_ for over 25 yrs and during that time there has been numerous requests to have this property rezoned for multi unit housing. Each time it has been turned down due to opposition from the local property owners. This area of Glendale already has a very high density population as there are numerous townhouse,trailer parks and multi unit dwellings within a 3 or 4 block distance from my residence. I am concerned that there is no area available for street parking on Gunn street now as there are driveways and a Close entrance across the street from this location. Looking at the property size and the amount of residences proposed I find it hard to believe that there will be adequate room to park vehicles from 21 units if they are built. This could lead to people parking in other areas of the surrounding streets and neighbourhood. I am also disappointed that the developer chose to clear cut this property before the application to rezone it was made known to local residents. Perhaps they thought this would reduce opposition to their application as in the past some people have objected due to the presence of wildlife and birds in the green area. I would urge city councillors and the development department to personally look at this property and ask themselves if they believe that this size of development is reasonable. I believe that if this area needs to be developed that single family homes or duplexes would be a more appropriate and reasonable use.

Sincerely  
 Lyle Parker .

#112



Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)

RECEIVED  
JAN 05 2018

Decision to be Made By: Development Authority

Please Print

Contact Information:  
Name (required): Clement & Bonnie Hebert

Mailing Address & Postal Code (contact will allow administration to respond to you if necessary):  
Phone #: \_\_\_\_\_

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

We object to the proposed rezoning and development permit for townhouses at 22 Gunn Street Lot 24, Plan 002 3831.

We are concerned about the many high density apartments, townhouses, condos, 4 plexes, duplex in Glendale. There are also two mobile home parks near Glendale.

When we built our home in 1982 our understanding was that this area was to be mostly single family dwellings. The estate lots are large and appealed to us as this area was more open and not crowded with higher density housing.

Your comments are important!

over



Public Comments  
Development Authority

Since then, this area has changed a lot.

Are the proposed townhouses to be sold to home owners or are there going to be rental units as well? Rental units brings more concerns.

Please consider our concerns.

Sincerely,  
Clemmie Bonnie Hebert

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# 13



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JAN 05 2018

Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: **Proposed Rezoning and Development**  
**22 Gunn Street (Lot 24, Plan 002 3831)**

Decision to be Made By: **Development Authority**

Please Print

Contact Information: Jesus Farina  
Name (required):

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):  
Phone #:

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:  
Since moving to my residence at \_\_\_\_\_, I have been disappointed  
at the amount of crime and overall neglect of the Glendale community.  
My property has turned into a dumping ground for people walking  
past my property; my truck has been broken into. Honestly  
the last thing I want developed near my house is another  
town house development, to which more people can move  
into and potentially cause more disturbance.  
Also the amount of traffic that goes through glendale  
fail to comply with the posted speed signs. I personally  
don't want more traffic volume around the area.

Your comments are important!

over

Received Jan 5/2018 # 14  
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JAN 05 2018



Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)

Decision to be Made By: Development Authority

Please Print

Contact Information:

Name (required): GUEN ADKINS

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):  
Phone #: \_\_\_\_\_

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

- WHY IS RE ZONING INFORMATION ONLY AVAILABLE TO RESIDENTS AFTER THE TREES ARE TAKEN DOWN?  
- IF THIS IS LOW INCOME HOUSING? GLENDALE ALREADY HAS A HIGH DENSITY OF THIS TYPE, WHY IS DENSITY NEVER CONSIDERED IN CITY DEVELOPMENTS SUCH AS LEGAL SUITES FOR EXAMPLE A DENSITY NUMBER IS GIVEN BUT ALL SUITES COULD BE ON ONE BLOCK WHICH IS NOT GOOD FOR PARKING & TRAFFIC.  
- THIS WILL INCREASE TRAFFIC ON GLENDALE BLVD, AS WELL AS GRANT STREET. TRAFFIC IS ALREADY HIGH, COUNT THE PARKING SPACES, THATS THE INCREASE IN TRAFFIC.  
- IS THE LANDSCAPING AREA ABOVE OR AT THE MINIMUM 30%?  
I DON'T THINK SO, IF SO WHAT TYPE OF LANDSCAPING?  
- DOES FRONTAGE MEET 6.1 m per dwelling?

Your comments are important!

over



# 15



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JAN 05 2018

Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)

Decision to be Made By: Development Authority

Please Print

Contact Information:

Name (required): MARK & Lillian ADAMS

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):  
- Phone #:

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

IT IS BELIEVED THIS IS NOT A GOOD  
STEP AS THIS AREA IS ALREADY A HEAVILY  
SATURATED POPULACE. THE RECENT DEVELOPMENT  
AT WEST END OF GUNN ST, GREENHOUSE CLOSE(?)  
HAS ALREADY STRESSED THE EXISTING MUNICIPAL  
INFRASTRUCTURE RE: TRAFFIC SURROUNDING  
MULTI-FAMILY DWELLINGS.  
MANY LOCAL RESIDENTS SHOWED INTEREST IN  
MAINTAINING THE CURRENTLY ZONED A1 LOT  
AS AN ANIMAL REFUGE IN THE AREA.  
DEER, MOOSE AND A PLETHORA OF BIRDS LIVE & BREED

Your comments are important!

over



Public Comments  
Development Authority

IN THE FUTURE. WE HAVE SEEN AN  
ENCOURAGE 4 different WOODPECKER SPECIES  
RESIDING THERE. RED HEADED DOWNY, PE EATED,  
FLYER ALL COME FROM THERE TO FEED IN  
OUR YARD.

THE FLORA & FAUNA THERE WERE A MAIN  
REASON WE PURCHASED OUR PROPERTY AND WE  
ANTICIPATED IT TO BE A GREAT SELLING FEATURE  
TOO.

LASTLY, THE ANTICIPATED INCREASE IN RENTAL  
PROPERTIES IS LIKELY TO DE-VALUE MY  
EXISTING PROPERTY.

A DIVISION INTO 2 LOTS AND 2 DWELLINGS  
WOULD BE A BETTER, LESS INVASIVE, ALTERNATIVE  
AND WOULD INCUR LESS STRESS ON LOCAL RESOURCES.  
IN CHOOSING, NO ONE IN THE AREA LOOKS FORWARD  
TO ANOTHER SUMMER OF CONSTRUCTION IN THE  
MATURE AREA.

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# 16

**Marilee Littmann**

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**From:** InspectionsMailbox  
**Sent:** January 05, 2018 11:14 AM  
**To:** Development  
**Subject:** FW: Proposed Rezoning and Development at 22 Gunn Street

Thank You,

Heather Nelson  
Administrative Assistant  
Inspections and Licensing  
The City of Red Deer

Phone: 403-342-8190

[www.reddeer.ca](http://www.reddeer.ca)

**From:** Sherrie Atherton [<mailto:>]  
**Sent:** January 05, 2018 11:10 AM  
**To:** InspectionsMailbox  
**Subject:** Proposed Rezoning and Development at 22 Gunn Street

We opposed this proposal as this complex would over populate the area.  
This is a quiet area, nice homes over there and this complex may devalue the existing homes.

Sincerely  
Cy Cordell :

#117

Robin Vincent

January 05, 2018

To the City of Red Deer  
Development Officer Beth McLachan  
Via email inspections@reddeer.ca

**Proposed Rezoning and development  
32 Gunn street (Lot24, Plan 002 3831)**

I live at \_\_\_\_\_ and have lived here for over 19 years. I was born in Red Deer, I am a long-time resident, Voter, and tax payer.

**I object strongly** to the proposed rezoning and development Lot 24, Plan 002 3831.

The Glendale neighbourhood is over saturated already. We have more trailer lots, duplex's, multi family and small narrow house lots than any where I am aware of in Red Deer.

I am opposed to the rezoning adamantly. This property has been submitted for rezoning in the past and should be zoned to single family single dwelling, R1. Any further attempts to rezone this property should be forbidden.

The crime rate in our area seems to be ever increasing and daily we hear about more terrible events happening. I feel part of this is partially due to the high density of housing and many rental units with transient occupants.

The proposed development due to its size, depth, width, height and mass would have an unacceptably adverse impact on the amenities of the properties immediately surrounding the site and the surrounding area by reason of overlooking, loss of privacy and visually overbearing impact. With a twenty-one (21) townhouse development comes, forty to sixty more vehicles, could you imagine the people that live across from the property having that many vehicles shining their lights in their front room everyday. The road and neighbourhood is not equipped for that much more traffic. The proposed rezoning, would result in an unacceptable loss of privacy, adversely affecting the amenities enjoyed by the residents of the near by homes.

The proposals for internal circulation within the site are unacceptable and will create conflicts between pedestrians, cyclists and vehicular movements thereby creating a safety hazard. One road in and out, no visitor parking, emergency vehicle access could be blocked. Even garbage pick-up for sixty to one hundred residences will be an obstacle. The proposal could lead to vehicles overhanging the site plan and parking on Gunn street that already has limited parking due to the group home and apartment building, resulting to the detriment of existing road users.

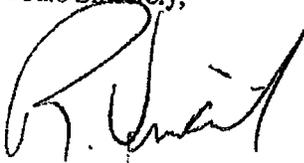
The subject property was a wildlife habitat, with many birds, rabbits, deer's making use of the property. The area has been cleared with no regard to the wildlife.

For this rezoning there is significant objection to this proposal amongst residents of Glendale and for the above reasons the proposed rezoning and development should be refused.

I can be contacted by email at \_\_\_\_\_ or by cell at \_\_\_\_\_

I thank you for your consideration and expect that the zoning will not be allowed.

Yours Sincerely,



Robin Vincent  
**Born here in Red Deer**  
**Long Time Resident**  
**Tax Payer**  
**Voter**

# 18



Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)

Decision to be Made By: Development Authority

Please Print

Contact Information:

Name (required): Chris Lavers

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):  
Phone #: \_\_\_\_\_

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

Myself and my family are one of the homes backing onto the proposed development. I have lived here for a long time, not knowing this green space was privately owned.

Our favorite thing about Glendale is the mature trees and space it has. We would be devastated if all our privacy was suddenly replaced with "multiple" homes staring into our back yard. I feel not only will it take away our privacy but create a noisy neighborhood with congested living spaces.

Your comments are important!

over



Public Comments  
Development Authority

I also believe if this development passes it will hurt the value of our homes surrounding it.

Me and my family strongly oppose the rezoning for purpose of a congested townhouse development. we feel that our neighborhood doesn't need to be the target of a new development like this one. Glendale is a beautiful part of red deer and we hope you take it into consideration before allowing anymore condensed living into it.

Thanks for taking the time to read our comments

Lavers family

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# 19



Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)

Decision to be Made By: Development Authority

Please Print

Contact Information:  
Name (required): FIONA NI'GIOLLARUA

Mailing Address & Postal Code (optional; will allow administration to respond to you if necessary):  
Phone #: \_\_\_\_\_

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

No. No. No! We do NOT NEED ANY MORE  
HIGH DENSITY HOUSING IN THIS NEIGHBOURHOOD.  
We have enough problems with crime. We also  
don't need INCREASED TRAFFIC THROUGH OUR  
neighbourhoods while frantic parents try to get  
their kids to school.  
I understand these folks want to  
maximize their profit on their investment.  
How about 2 duplexes? I could live  
with that. But NO 6 plexes, 4 plexes  
Row housing high density housing!!! People.

Your comments are important!

over



Public Comments  
Development Authority

in rentals have no respect for home owners.  
A mobile population brings crime & drugs.  
NO THANKS. It will also bring down  
MY property value.  
→ We also don't need increased  
noise from vehicles coming & going -  
noisy parties & the like. This is a  
nice neighbourhood - why do you  
keep trying to ruin it? And by the way  
The housing development at  
Greenhouse place is a bloody  
eyesore. The architectural design does NOT  
suit the area. Ugly as sin.

Fiona ni Tokehua  
\* First murder of 2002 occurred just down the street  
from here in the apt. block just off Freg Drive.  
NO MORE HIGH DENSITY RENTALS!

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FROM : 3

FAX NO. : 4033477124

Jan. 05 2018 03:20PM P1

#20



Public Comments  
Development Authority

Comment Forms due by: Friday, January 5, 2018

Notification of: **Proposed Rezoning and Development  
22 Gunn Street (Lot 24, Plan 002 3831)**

Decision to be Made By: **Development Authority**

Please Print:

Contact Information:

Name (required): Ly CORDELL

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):  
Phone #:

Do you wish to be advised of the decision on this application? Yes  No

If yes, please provide an email address for response \_\_\_\_\_

Your contact information allows administration to respond if needed. When disclosing public comments, The City will endeavour to disclose on the author's name, unless there is a legislative, privacy or public reason to disclose more or less information.

Comments:

I BOUGHT MY PROPERTY AT  
24 YRS. AGO. NICE QUIET NEIGHBOURHOOD ON THE  
EDGE OF THE CITY WITH VERY LOW CRIME RATE.  
THAT'S ALL CHANGED. THE CITY GREW, WE GOT  
MORE APARTMENTS + MORE POPULATION. WE HAVE  
2 (TWO) GROUP HOMES IN THE IMMEDIATE AREA  
(ONE RIGHT NEXT TO 22 GUNN ST.) THAT DON'T  
CREATE MUCH PROBLEM EXCEPT FOR NOISE AND  
POLICE CARS. THIS NEW DEVELOPEMENT AT  
22 GUNN STREET IS (IN MY OPINION) DEFINATELY  
RAISING THE POPULATION OF THE AREA A LOT.

Your comments are important!

over

FROM : 3

FAX NO. : 4033477124

Jan. 05 2018 03:21PM P2



Public Comments  
Development Authority

WITH THIS NEW DEVELOPEMENT THERE WILL  
DEFINATELY BE MORE CARS AND MORE NOISE.  
IT WILL BE ABLE TO SEE IT FROM MY  
FRONT DOOR. I AM ALSO CONCERNED ABOUT  
THIS PROPERTY IN RELATION TO CRIME,  
WHICH HAS GONE UP CONSIDERABLY SINCE I  
BOUGHT HERE.

I STRONGLY DISAPPROVE OF THIS NEW  
PROPOSAL.

Thank you  
By Candell

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#21

**Christi Fidek**

---

**From:** Emily Damberger  
**Sent:** January 02, 2018 9:14 AM  
**To:** Christi Fidek  
**Subject:** FW: Proposed Rezoning and Development: 22 Gunn Street

Emily Damberger  
 Planning Manager  
 City of Red Deer  
 403-406-8708  
[emily.damberger@reddeer.ca](mailto:emily.damberger@reddeer.ca)

**From:** Planning Services  
**Sent:** January 02, 2018 9:14 AM  
**To:** Emily Damberger  
**Subject:** FW: Proposed Rezoning and Development: 22 Gunn Street

Emily, this came to the planning mailbox...

Elisabeth Smythe  
 Senior Administrative Assistant  
 Planning Services Directorate  
 The City of Red Deer  
 403-406-8712

**From:** Frieda Mcdougall  
**Sent:** December 27, 2017 6:19 PM  
**To:** Planning Services  
**Subject:** FW: Proposed Rezoning and Development: 22 Gunn Street

We are opposed to the proposed development. Over the years, there have been several rezoning applications with respect to this site; all of which the community objected to because of the intensification of the neighbourhood. Glendale is already one of the highest density subdivisions in the city and does not need more multi-family development. Additionally, Gunn Street already has heavy traffic flows with much of the traffic from that part of the neighbourhood routing to 59 Street and out to Taylor Drive. An additional multi-family will only add to the traffic issues.

Throughout prior applications the community has commented on the wildlife corridor the stand of trees on this site provided. It is unfortunate that a developer has now gone and bull-dozed down an entire forest. While we appreciate this is privately held land; this total clearing of a valued piece of land is an act of disregard to the community and does not lend itself to a positive redevelopment experience.

A small cul de sac with four or five single family homes would be a better fit in our neighbourhood than additional multi-family.

Lee & Frieda McDougall

#22

RECEIVED  
JAN 18 2018

**January 18, 2018**

**Valerie Stang-Foran**

**There are are plans for 2 1/2 story townhouses at 22 Gunn Street (lot 24, Plan 002 3831). We are an oasis of single family homes surrounded by duplex's, fourplex's, townhouse's, and apartments.**

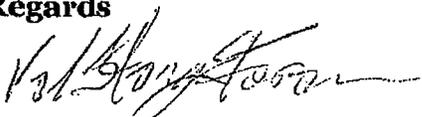
**The dynamics of this proposed townhouse will have a profound effect with traffic. Glendale Boulevard, and 59th Avenue, Gunn Street are already busy roads especially between the hours of 7:30am to 9 am and again between 2:30pm to 5pm as they are the main roads to two schools Glendale Sciences, Technology School and St Teresa of Avila School.**

**Also there are concerns with crime, density and property values. As you are aware we have a proliferation of multifamily dwellings right now in our neighborhood.**

**Why wasn't the community notified before the trees were cut down? What are the parameters for who is notified with land zoning and development? Timing the inquiry of this development over the holidays shows a disregard for our community.**

**I would like the opportunity to address council on this issue.**

**Regards**



**Valerie Stang-Foran**

**Christi Fidek**

---

**From:** Beth McLachlan  
**Sent:** January 23, 2018 11:16 AM  
**To:** Christi Fidek  
**Subject:** FW: 22 Gunn Lot 22 Plan 002 3831 Proposal  
**Attachments:** image1.JPG; image2.JPG; image3.JPG; image4.JPG

**Beth McLachlan | Development Officer**  
Inspections & Licensing | The City of Red Deer  
T: 403.342.8190 | D: 403.309.8582 | F: 403.342.8200

**From:** Development  
**Sent:** January 23, 2018 10:59 AM  
**To:** Beth McLachlan  
**Subject:** FW: 22 Gunn Lot 22 Plan 002 3831 Proposal

These go with comment #8 – I have attached this email in the folder.

**From:** InspectionsMailbox  
**Sent:** January 23, 2018 9:52 AM  
**To:** Development  
**Subject:** FW: 22 Gunn Lot 22 Plan 002 3831 Proposal

Thank You,

**Heather Nelson**  
Administrative Assistant  
Inspections and Licensing  
The City of Red Deer

Phone: 403-342-8190

[www.reddeer.ca](http://www.reddeer.ca)

**From:** Patrick Blair [[mailto:](#)]  
**Sent:** January 22, 2018 5:34 PM  
**To:** InspectionsMailbox  
**Subject:** 22 Gunn Lot 22 Plan 002 3831 Proposal

Dear Sir/Madam,

Further to my fax of January 4<sup>th</sup>, I attach photos showing current parking congestion in the area of proposed development on Gunn Street.

Regards,  
Pat

Patrick Blair







March 2018

In March 2018 an invite to a public Open House was mailed to landowners within 100m of the subject property. In total, 36 people attended the Open House. A summary of the comments received and Administration's response is below.

**Planning Related Comments**

<b>Comment</b>	<b>Administration's Response</b>
<p><b>Traffic</b> Increase in volume of traffic; Egress from Gunn Street to Taylor Drive at 75 Street; TIA needed before rezoning; Safety concern for pedestrian with busier roads</p>	Typically increased development of a site will lead to a higher volume of traffic. Based on the type of development proposed for this site a traffic impact assessment has not been warranted based on current and proposed traffic volumes.
<p><b>Parking</b> Parking is already an issue along Gunn Street; The development will not reasonable be able to accommodate both residents and visitors</p>	This would be addressed at the development permit stage, however the proposed development exceeds the minimum required amount of on-site parking.
<p><b>Density</b> Density issues on the block already; Density is currently high enough in neighbourhood; Glendale is one of the most dense neighbourhoods already; Ok with 2-8 additional units (mostly 2-3); Need a rejuvenation plan for the neighbourhood; Enough multi-family exists; Only develop single family units; Develop similar lot size and housing type that is present on street</p>	The current density of Glendale Park Estates is 13.0 dwelling units/gross developable hectare. The addition of 21 dwelling units would increase this to 13.30 dwelling units/gross developable hectare. The <i>MDP</i> density target for each neighbourhood is 17.0 dwelling units/gross developable hectare.
<p><b>Green Space/Park</b> Replace trees; Loss of privacy; Loss of flora and fauna; Loss of sound barrier; Existing view has been wrecked</p>	<p>Similar to any private property within the City, the landowner has the right to remove trees without City permission.</p> <p>Landscaping would be reviewed at the development permit stage however the current proposal exceeds the minimum amount required.</p>
Increase in noise (traffic, construction, people)	Concerns regarding noise are regulated through the City's Community Standards Bylaw. Complaints can be made to the RCMP complaint line at 403-343-5575.
Issues with underground water	This is a development permit related concern. No concerns have been raised by the Engineering department.

**Other Comments**

<b>Comment</b>	<b>Administration's Response</b>
Increase in crime	Non-urgent crime concerns can be made to the RCMP complaint line at 403-343-5575. Urgent concerns can be made to the RCMP at 911.
Decrease in property values	Development on adjacent properties may or may not affect property values. Overtime the market would determine if the property values are impacted.
Supervision and enforcement issues with youth centre; safety of families next to youth centre	These type of complaints can be made to the RMCP complaint line at 403-343-5575.
Problems with rentals - maintenance, transient population, not invested in community	The type of occupant, either owner or renter, is not relevant to the redesignation or development permit process.
Develop into a low-cost rental area	The redesignation does not consider if the proposed development will be used for low income housing.
Bylaw enforcement issues with old vehicles and unkempt grass	These types of complaints are enforced through the Community Standards Bylaw. Complaints can be made to the RCMP complaint line at 403-343-5575.
Impacting a mature neighbourhood	The City is dedicated to building great neighbourhoods. The foundation of the <i>Neighbourhood Planning and Design Standards</i> is to ensure that all new development complements and fits in with existing development.
City needs to be concerned with keeping Glendale attractive	The appearance of the proposal would be evaluated at the development permit stage through the implementation of the <i>Neighbourhood Planning and Design Standards</i> .



## PLANNING DEPARTMENT

February 21, 2018

«Prime\_Owner\_Name»

«Owner\_Address\_1»

«Owner\_Address\_2»

### **Dear Resident,**

We invite you to a public meeting about the proposed rezoning and development at 22 Gunn Street. Since sending the previous letter about the application in December, City staff has been reviewing comments received.

### **Meeting Details**

When: Monday, March 12. Drop in anytime from 3 p.m. to 7 p.m.

Where: Activity Room #3  
G.H. Dawe Community Centre  
56 Holt Street, Red Deer, AB

### **Public Participation and Redevelopment in Mature and Established Neighbourhoods**

This information package aims to help you understand the role redevelopment plays in Red Deer.

This package also outlines the role you play in the final decision to approve or deny the application for the rezoning and development permit to construct 21 townhouses.

Your comments matter. Along with the input of you and your neighbours, existing City plans, Planning rationale and other expertise will be considered in the final decision by City Council.

We invite you to connect with us through this public meeting and consider some of these questions we will explore:

- Does the application affect the use or enjoyment of your property? If so, how?
- What are the pros and cons of the application for the neighbourhood?
- What changes might help the application to better address the cons?
- What changes would make the application a better fit for the neighbourhood?

**Feedback**

Come ask questions and provide your comments on the proposed development on March 12. Your comments can be submitted at the public meeting and to The City for the two weeks following.

If the proposal passes first reading, a public hearing will be scheduled, at which time The City will send you a letter notifying you. Public hearings are also posted at [www.reddeer.ca/publichearings](http://www.reddeer.ca/publichearings).

Thanks for reviewing the information, and we hope to see you on March 12.

Christi Fidek  
Senior Planner  
403.406.8701  
[christi.fidek@reddeer.ca](mailto:christi.fidek@reddeer.ca)



# REDEVELOPMENT IN RED DEER



Sometimes referred to as **infill**, redevelopment is new construction in mature and established neighbourhoods.

Redevelopment may preserve an existing house with renos; replace with brand new housing; or build on an undeveloped lot.

Red Deer has 16 mature neighbourhoods (built before 1970) and 34 established neighbourhoods (built from 1970-1995).

## REASONS FOR REDEVELOPMENT

Redevelopment is another choice in the variety of housing options available to citizens.



Neighbourhood demographics change and evolve. Redevelopment allows housing to also change and evolve for sustainable neighbourhoods.

Reinvests into future of mature neighbourhoods. Uses existing infrastructure (roads, services, schools and parks) to create more efficient land use.



## REGULATING REDEVELOPMENT

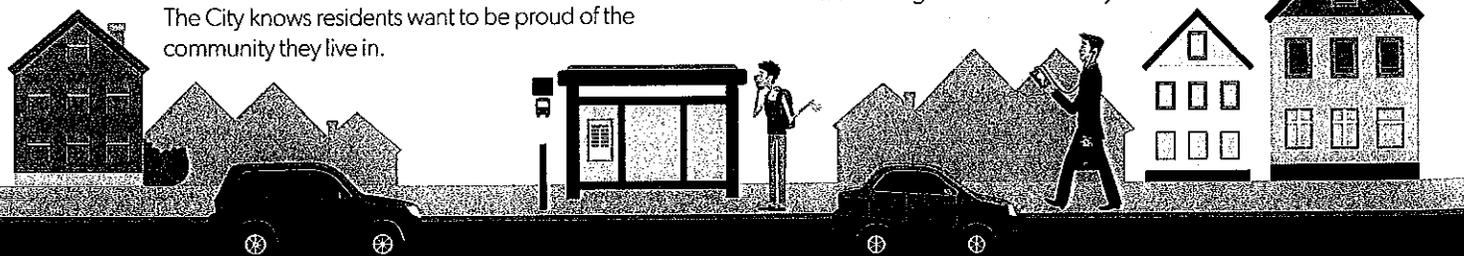
Citizens in mature and established neighbourhoods want assurance that a new development will afford them privacy and fit into the streetscape.

**Good urban design should create an environment that is attractive, safe, functional, walkable, social, sustainable and vibrant.**

The City knows residents want to be proud of the community they live in.

**There are many City policies and plans to guide how Red Deer will grow over time.**

- Municipal Development Plan
- Neighbourhood Planning and Design Standards
- Land Use Bylaw
- Mature Neighbourhood Overlay District





# PUBLIC PARTICIPATION FOR REDEVELOPMENT

We want residents and businesses to be a part of the decision making when rezoning for redevelopment is proposed in their community.

## WHO & WHAT IS CONSIDERED IN A DECISION

### PUBLIC & STAKEHOLDER INPUT

Includes you and your neighbours, builders and developers.

### TECHNICAL EXPERTISE

Includes examples such as planning rationale; City plans, policies & bylaws; engineering or other operational expertise.

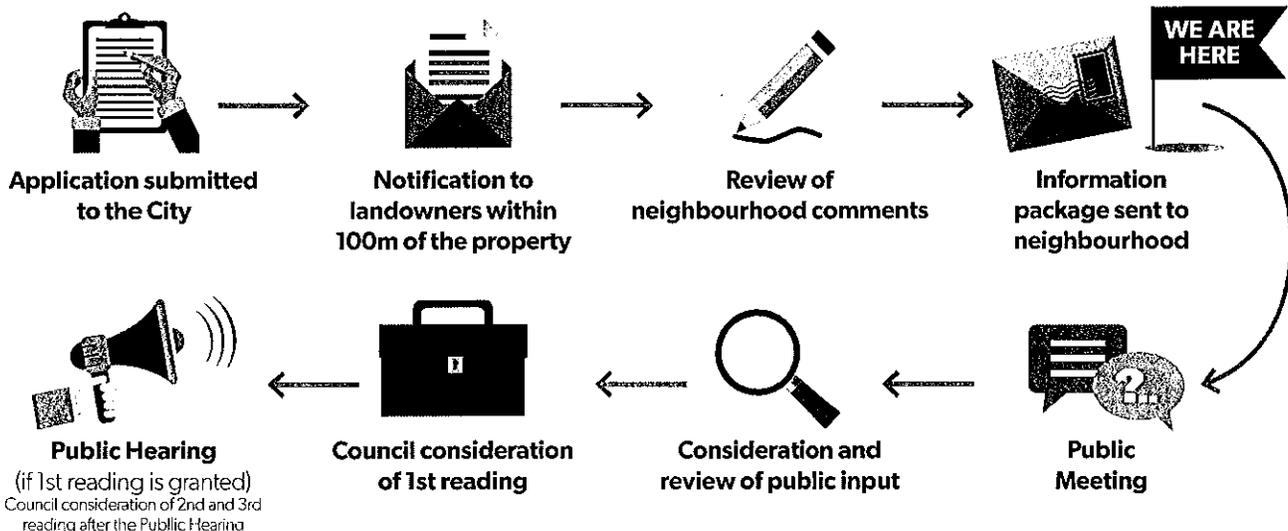
### CITY COUNCIL AND/OR CITY MANAGEMENT PERSPECTIVE

Bring their experience and leadership to the decision.

### DECISION MAKER

The decision maker is the Development Authority, which depending on the project, may be City Council, Municipal Planning Commission or Development Officer.

## WHERE ARE WE IN THE REZONING PROCESS?



## HOW TO HAVE YOUR SAY?

### Some/all of these opportunities may be available

- Submit comments
- Talk to a City planner
- Take a survey if available
- Attend in person any public meeting or public hearing

Keep up to date on redevelopment projects by visiting [www.reddeer.ca](http://www.reddeer.ca) and check out What's Happening.

For the latest public hearing, visit [www.reddeer.ca/publichearings](http://www.reddeer.ca/publichearings).

**Thanks for being a partner in the process!**



# Comment Sheet

We invite you to provide feedback regarding the proposed Redevelopment of 21 townhouses located at 22 Gunn Street. Your feedback is important to us.

Please submit comments by Monday, March 26, 2018.

*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.*

**Contact Information**

Your contact information allows administration to respond as needed.

Name: GLEN ADKINS

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**1. Does the application affect the use or enjoyment of your property? If so, how?**

TRAFFIC ON GLENDALE BLVD, IS ALREADY HEAVY.  
- 26 GUNN ST, YOUTH CENTRE  
- 198 GLENDALE BLVD, YOUTH CENTRE  
- 128 GLENDALE BLVD, LARGE LOW INCOME APARTMENT  
- MULTIPLE SECONDARY SUITES WITH POOR  
DENSITY GUIDELINES (MANY ON ONE BLOCK) & DUPLEXES  
- POORLY DESIGNED EXIT ROUTES FROM GLENDALE  
SOUTH.

**2. What are the pros and cons of the application for the neighbourhood as a whole?**

THE CITY NEEDS TO BE CONCERNED ABOUT  
KEEPING GLENDALE AN ATTRACTIVE LOCATION

BEFORE IT IS TOO LATE AND A BIG  
BURDEN ON THE CITY.

**3. What changes might help the application to better address the cons?**

THIS AND OTHER AREAS IN THE NORTH NEED  
SINGLE FAMILY HOMES AND ATTRACTIONS OTHER  
THAN LOW INCOME OR MULTIPLE HIGH DENSITY  
SITES

**4. What changes would make the application a better fit for the neighbourhood?**

**5. General Comments**

I HAVE LIVED IN CUENOAUE ESTATES FOR OVER  
30 YEARS AND ENJOY IT STILL BUT I AM  
NOW FIGHTING TO HELP THE CITY AVOID AN  
AREA THAT BECOMES TOO MUCH FOR THE CITY  
TO HANDLE.

Comment sheets may be submitted by **Monday, March 26, 2018** 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
- Scan and email to [christi.fidek@reddeer.ca](mailto:christi.fidek@reddeer.ca)

**Thank you for your input!**



# Comment Sheet

We invite you to provide feedback regarding the proposed Redevelopment of 21 townhouses located at 22 Gunn Street. Your feedback is important to us.

Please submit comments by Monday, March 26, 2018.

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**Contact Information**

Your contact information allows administration to respond as needed.

Name: Deanna Best

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

1. Does the application affect the use or enjoyment of your property? If so, how?

Yes, driving down property values, renters trashing property, noise, increased traffic.

2. What are the pros and cons of the application for the neighbourhood as a whole?

no pros

see comments above.

**3. What changes might help the application to better address the cons?**

Build in the new developments like Timberlands.

**4. What changes would make the application a better fit for the neighbourhood?**

2 single family homes or let the trees grow back.

**5. General Comments**

I am very disconcerted that these changes in the property were made without anyone realizing exactly what was going on.

We live in a high density neighbourhood and are getting a little nervous about having so many more people adding to the crowding and noise.

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**Thank you for your input!**



## Comment Sheet

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### Contact Information

Your contact information allows administration to respond as needed.

Name: Ryan Best

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

1. Does the application affect the use or enjoyment of your property? If so, how?

The application affects the enjoyment of my property in a way that is negative. This is because Glendale is already a high density area and does not need more residents adding to traffic, noise, crime and destruction of natural space that several plants & animals have called home. New developments hurt old neighborhoods because the older properties go down in value when new properties go up in close proximity.

2. What are the pros and cons of the application for the neighbourhood as a whole?

There is no "pro's" for the neighborhood if this development moves forward. The "con's" are the developer's themselves.

3. What changes might help the application to better address the cons?

Tell developer to leave Glendale and go build on Timberlands and other outlying area.

4. What changes would make the application a better fit for the neighbourhood?

2 single family homes or let the green space grow back.

### 5. General Comments

I am very disappointed that the developer(s) did not bother to consult the neighborhood before just trying to move forward. Perhaps developers should get valuable opinions before making decisions that only benefit them.

Our property value has already dropped by \$10,000.00 and we have only been at \_\_\_\_\_ for less than 2 years. If this development proceeds, it is likely that selling our house could become a reality because it will be difficult to raise property value with a new development / street over.

It is embarrassing that the city of Red Deer would just allow this to happen without due process and research in the beginning phase of such ventures.

Comment sheets may be submitted by **Monday, March 26, 2018** using the following options:

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- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue; or
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**Thank you for your input!**



# Comment Sheet

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### Contact Information

Your contact information allows administration to respond as needed.

Name: Devin & Shelby Dixon

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

### 1. Does the application affect the use or enjoyment of your property? If so, how?

Yes. Moved to an older quieter matured area, adding a few (4) houses is fine but 20 is ridiculous. Plus their right in a view between the youth home and the apartment building. More crime. Great

### 2. What are the pros and cons of the application for the neighbourhood as a whole?

There are no pros. CONS: population density will increase when it is already too high. Traffic will increase, parking is already limited & it will double the amount of cars on the street, not including their visitors.

The townhomes are priced high, no one who can afford one will want to live in that spot so they will be rented out.

**3. What changes might help the application to better address the cons?**

Do not rezone it. Leave it as a park. Let it grow in. There is nothing positive about cramming 21 houses into a tiny lot.

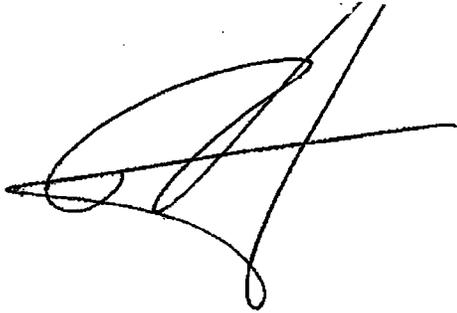
**4. What changes would make the application a better fit for the neighbourhood?**

Make it a 4 unit lot of less. That street is already congested enough. We moved to our neighbourhood for a reason we like it this way its our home. Don't pack 20 families in there, all its going to do is piss alot of people off. We good people. We work hard



1. It will double the amount of people on Gunn Street and also increase traffic and traffic noise considerably
2. Property values in the area will decrease
3. Construction noise will be considerable and over an extended period of time.
4. I have no objection to two lots for single houses being formed of similar size to those in the same area on the Street. I.e. across the road.
5. Egress from Gunn Street to Taylor Drive is already dangerously bottlenecked at 75th Street and the increase in traffic will exacerbate it considerably

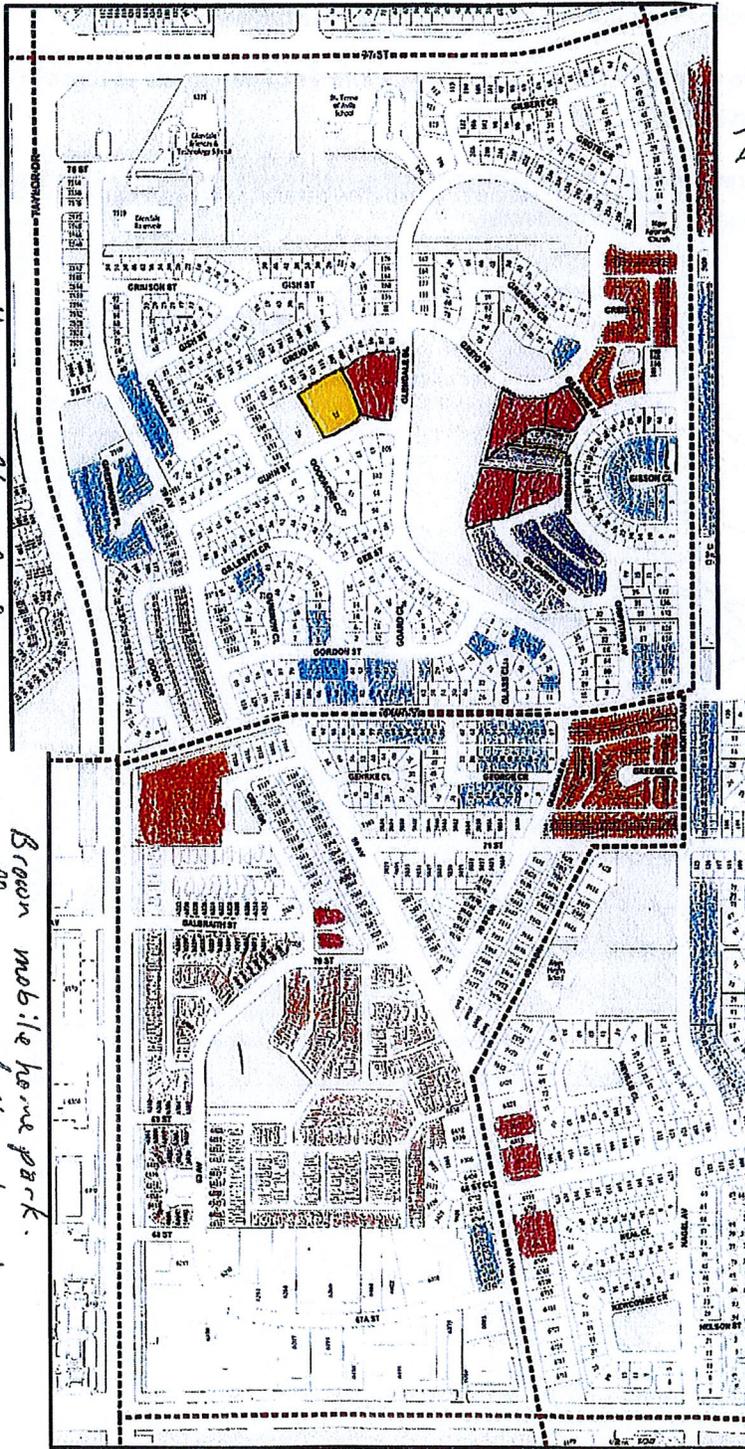
TRAVIS + Jo-Ann Dunlop

A stylized handwritten signature in black ink, consisting of a large, sweeping loop followed by a horizontal line and a vertical stroke that loops back down.



# Neighbourhood Address Map

Glendale Park Estates



*Red = Apartments  
Orange = Townhouses*

*Blue Duplex  
Purple townplex*

*Brown mobile home park.  
Yellow proposed townhouses*

*2*

*Mobile Home Park 3.*



# Neighbourhood Address Map

*1*



# Comment Sheet

We invite you to provide feedback regarding the proposed Redevelopment of 21 townhouses located at 22 Gunn Street. Your feedback is important to us.

Please submit comments by Monday, March 26, 2018.

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.

### Contact Information

Your contact information allows administration to respond as needed.

Name: Francis Foran Valerie Stangforan

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

1. Does the application affect the use or enjoyment of your property? If so, how?

Property Value - this type of development does not help. The north end already has a bad rep!  
Traffic - at peak commuter times it is already difficult to get on surrounding streets. Gunn St is used as a connector between Glendale Blvd & 59 st its dangerous as it is.  
NOISE from all the extra traffic.

2. What are the pros and cons of the application for the neighbourhood as a whole?

Can't think of any pro's  
Cons - Traffic Speed noise density parking.

3. What changes might help the application to better address the cons?

leave it alone. it has been empty for 40 + years.

If you think you must develop have it reflect the same type of home and yard size on the street. unlike the houses on the west side of 59 Ave & Green house close.

4. What changes would make the application a better fit for the neighbourhood?

Replant the tree's that were cut down. (on a weekend) - which seems underhanded.

### 5. General Comments

- There are 17 homes on Gunn St. this development will add 21 units in a fraction of the space. Then lets add the duplexes in greenhouse close driving 59 Ave @ peak times is hazardous & the noise. This development would add at least 40 more vehicles onto an overloaded road.
- The map provided at the information event used colours that blended so you couldn't tell high density units from single family homes. I have attached a map that shows our area. We are an oasis of single family homes surrounded by high density units.
  - Gillespie to Grant St. there are 22 houses on the west side & homes on the East. when you build in mature neighborhoods keep in mind it should blend into the community.

Comment sheets may be submitted by **Monday, March 26, 2018** 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
- Scan and email to [christi.fidel@reddeer.ca](mailto:christi.fidel@reddeer.ca)

Thank you for your input!

& be aesthetically pleasing to the eye  
Greenhouse Close is none of this. The proposed development does not serve our community



# Comment Sheet

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### Contact Information

Your contact information allows administration to respond as needed.

Name: Abe & Jessie Friesen

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

### 1. Does the application affect the use or enjoyment of your property? If so, how?

" High traffic

" More crime, than there already is

" wrecking a mature neighbourhood

### 2. What are the pros and cons of the application for the neighbourhood as a whole?

\_\_\_\_\_

\_\_\_\_\_

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**3. What changes might help the application to better address the cons?**

Nothing, don't want it in our already developed neighbourhood.

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**4. What changes would make the application a better fit for the neighbourhood?**

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# Comment Sheet

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Please submit comments by Monday, March 26, 2018.

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**Contact Information**

Your contact information allows administration to respond as needed.

Name: AUDREY GRAHAM

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**1. Does the application affect the use or enjoyment of your property? If so, how?**

There will be increased traffic  
on Glendale Blvd & Greig Drive.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. What are the pros and cons of the application for the neighbourhood as a whole?**

I feel that the increased need for  
parking on Gunn will be a detriment

to those <sup>on the</sup> nearby close, devaluing their property. who said the developer could cut down the trees?

**3. What changes might help the application to better address the cons?**

Have their own <sup>ample</sup> visitor & resident parking. (condos <sup>new 2+</sup>)  
 - a much smaller development, like 2 or 3 <sup>residential</sup> homes, hopefully not rentals.

**4. What changes would make the application a better fit for the neighbourhood?**

see above  
 - more park area would be better than to densely populate the glendale area more. Period.

5. General Comments

Owned homes are not valued by real estate agents because Glendale is known as "ghetto" with low rent apartments, duplexes, starter homes, "Smurff Village" for one.

We have a hard time getting good value on our owned homes, as it is: LOCATION, LOCATION, LOCATION.

All I can hope for when I sell my home, is the fact that it is on a bus route, close to two schools, 7 soccer fields. I have lived here since 1983, except for 2 years.  
Thank you.

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- 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
- Scan and email to [christi.fidek@reddeer.ca](mailto:christi.fidek@reddeer.ca)

Thank you for your input!





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**3. What changes might help the application to better address the cons?**

*Fewer number of units - 8 maximum*

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**4. What changes would make the application a better fit for the neighbourhood?**

*More green space*

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## Comment Sheet

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### Contact Information

Your contact information allows administration to respond as needed.

Name: Doreen Mardian

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

### 1. Does the application affect the use or enjoyment of your property? If so, how?

Lower Property Value

Invasion of privacy

Increase in traffic

Increased crime

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### 2. What are the pros and cons of the application for the neighbourhood as a whole?

Over crowding of neighbor hood of

multiple dwellings - townhouses, apartments etc.

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**3. What changes might help the application to better address the cons?**

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**4. What changes would make the application a better fit for the neighbourhood?**

*Smaller scale of development.*

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# Comment Sheet

We invite you to provide feedback regarding the proposed Redevelopment of 21 townhouses located at 22 Gunn Street. Your feedback is important to us.

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### Contact Information

Your contact information allows administration to respond as needed.

Name: Corinne McInenly

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

### 1. Does the application affect the use or enjoyment of your property? If so, how?

I live in the house to the  
The photo shows the traffic congestion before  
the proposed development, which would add an est. 40+  
vehicles. You will notice there is only one driving lane  
on Gunn St when the streets are uncleared. Gunn St  
was (partially) plowed only once this winter.

### 2. What are the pros and cons of the application for the neighbourhood as a whole?

There are already high-density developments at

the East and West ends of Gunn St.  
Home owners at the right (S) and left (N)  
of the area in the attached photo have needed  
major construction due to damage from  
underground water.

**3. What changes might help the application to better address the cons?**

This area will not support a development  
larger than four single-family residential homes.

**4. What changes would make the application a better fit for the neighbourhood?**

SEE #3

**5. General Comments**

I believe the new homeowners in the (proposed) development will be dissatisfied when the existing homeowners relocate and this area deteriorates further.

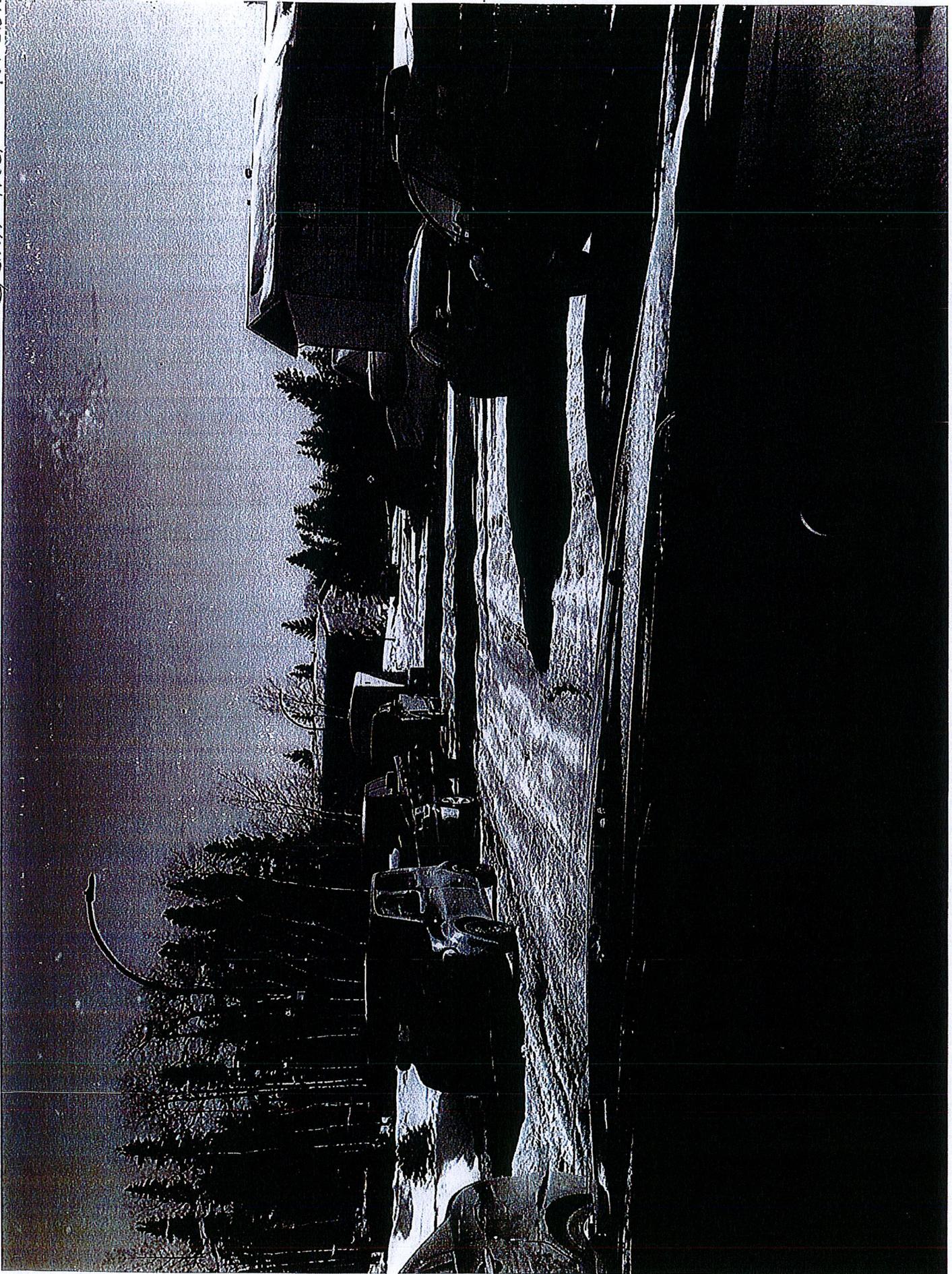
Potential exists for the area to become a high-density, low-cost rental area with resulting demand on emergency services, risk to local schools, and negative consequences for the greater surrounding area.

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- 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
- Scan and email to [christi.fidek@reddeer.ca](mailto:christi.fidek@reddeer.ca)

**Thank you for your input!**

Gunn Street May 2018



- Concerns w/ 26 Gunn Street & enforcement.  
Kids are out causing crime & are not well supervised.

- has community bylaw enforcement issues.  
- old vehicles, unkempt grass.  
- parking concerns for 22 Gunn Str.  
- Density issues w/in the block

Joanne McIvor



March 12, 2018

From: William D. Mitchell and Fiona ni'Giollarua

To: City of Red Deer Administration

P.O Box 5008

4914-48<sup>th</sup> Ave.

Red Deer AB T4N 3T4

Attention: Beth MacLachlan Development Officer

**Re: Proposed Rezoning and Development 22Gunn Street, Lot 24, Plan 0023831**

Red Deer recently made the news as being the fifth most dangerous city in Canada to live in, with our crime severity index nearly triple the national average, according to MacLean's magazine. We ranked fourth nationally in break and enters. Examination of city statistics as provided by the RCMP, indicate rising crimes against property. While I was unable to obtain statistics for crime by subdivision, **it is a well known fact among residents as well as RCMP that north Red Deer has a reputation for high crime rates and one of the most significant contributing factors is high density housing.**

High density housing attracts a mobile, transient population that has no vested interest in maintaining property values or making any contribution to the immediate neighbourhood or larger community. If one examines a map of North Red Deer, it is readily apparent we have the highest population density in the city.

When you drive along the main thoroughfares of Glendale you do not see desirable homes. Instead, you see high density housing and lots of it.

**Grant Street** boasts lot after lot of Red Deer housing units for low income until the corner of **Glendale Blvd** where there is a solid block of row townhouses. **Goodall Avenue** also boasts a predominance of low income housing belonging to the City. Drive down **Northey Ave** which divides Glendale from Normandeau on the east side of the street, going north from Grant Street is apartment buildings and duplexes; **Gibson Close** is also full of duplexes. Beside the convenience store, is another block of condos; **George Crescent** is almost exclusively duplexes

and on and on and on...not to mention **Northwood Estates, Mustang Acres and Parkside Estates—three trailer parks.**

Drive down these streets. The dwellings are shabby and run down. Landlords are not willing to cut into their profits to maintain their properties.

The current proposed development will NOT alleviate any of the social problems North Red Deer and Glendale face. It will only add to them.

**1) Increased noise:**

- i) Increased noise during construction will disturb residents in the area who are home all day.
- ii) Construction will also disturb rare birds who nest in the area (pileated woodpeckers)
- iii) Increased noise will be ongoing as the proposed housing is filled with families adding another 80+ people to the local neighbourhood.

- 2) **Increased traffic:** Gish St is one of the routes leading to Glendale Middle School. In the mornings and afternoons traffic is heavy and usually speeding. People do not watch where they are driving and I have narrowly missed being hit more than once as I am backing into my driveway. Foot traffic is also heavy at these times with children going to and from school. It is so noisy in the mornings that we cannot open our windows in the warmer months.

**3) Increased CRIME:**

- i) One of the things I loved about our neighbourhood was the lovely park along Glendale Boulevard. I used to walk there daily. I no longer walk there as it is not safe. I have inadvertently come across drug deals in progress in the middle of the day and I have found used needles beside the bench at the first bus stop on Glendale Blvd as you face north. I have reported used mattresses thrown in the bushes by the fourplexes and lean-to's built in the trees being used as shelters by homeless people.
- ii) Vandalism: stolen cigarette butts and threatening harassment by a resident of YAC on more than one occasion. How did Glendale rate getting both Youth Assessment centres being built 2 blocks within one another anyways? We have also had rare lilies torn up by the roots by children living in the apartment complex on Grieg Dr.
- iii) Bottles stolen from our back patio by low income residents and YAC residents;
- iv) Neighbours who have had multiple vehicular break ins;
- v) Attempted residential break and enter last week, while I was in the home alone. Someone opened and closed the back door, driven off by our dogs. I reported the incident to RCMP. The person who took the call did not bother to take down particulars and no car was dispatched.

- 4) Single family homes in proximity to high density housing have lower property values.
- 5) Rental properties contribute to the decline of a neighbourhood.

I purchased my home on \_\_\_\_\_ in 2002. At that time, I was a divorced single mother with 2 middle school aged children. I remarried in 2006, and rather than buy a bigger home, or build a new home we chose to renovate the present property so that we could stay in our home well into retirement.

Sadly, one thing we notice in our neighbourhood is that more and more, single family homes are becoming income properties. This only contributes to crime and neighbourhood decline.

While we recognize the landowner's right to benefit from his or her land investment, such benefit cannot and should not be to the detriment of neighbouring residents. The land is presently zoned A-1 and would permit one detached dwelling or one manufactured home. We would not be against a building of that type. What we need in Glendale is a subdivision rejuvenation plan that will attract families of higher middle incomes who desire long term residences, who take pride in their homes and want to build a safe and nurturing community to raise their children in.

**We do not need any more high density housing in Glendale.**

Sincerely

Fiona ni'Giollarua and William D Mitchell

Handwritten signature of Fiona ni'Giollarua and William D Mitchell in cursive script.

**Christi Fidek**

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**From:** Elisabeth Smythe on behalf of Tara Lodewyk  
**Sent:** March 26, 2018 8:42 AM  
**To:** Emily Damberger; Christi Fidek  
**Subject:** FW: Gunn Street Development - FYI

**Importance:** High

FYI

Elisabeth Smythe  
Senior Administrative Assistant  
Planning Services Directorate  
The City of Red Deer

**From:** Frieda McDougall  
**Sent:** March 26, 2018 7:52 AM  
**To:** City Council; Craig Curtis; Tara Lodewyk; Lisa Perkins  
**Cc:** Samantha Rodwell  
**Subject:** FW: Gunn Street Development

For your information, a citizen complaint and the organizational response provided.

**Frieda McDougall** | Manager  
Legislative Services  
The City of Red Deer

T: 403-342-8136  
F: 403-346-6195

**From:** Frieda McDougall  
**Sent:** March 26, 2018 7:48 AM  
**To:**  
**Subject:** FW: Gunn Street Development

Good morning Valerie. Members of Council are in receipt of your email and asked that I respond. Because rezoning and the required public hearing are legislative processes, it is extremely important that members of Council consider the information in its entirety during the process and not via one-off conversations or written submissions. This ensures that all information, from the developer and any other affected parties, is given equal consideration and that there is no perception that Council was biased or influenced in its decision making. As a result, members of Council are unable to engage with you in advance of the formal process which is why only administration attended the open house. If this matter comes to Council a part of the legislative process is the requirement for a public hearing and it is at this time that Council will hear from all parties.

With respect to your comment about someone being away while comments are due, there are other members in the Planning department that can assist you if you have questions. Please feel free to contact them at [planning@reddeer.ca](mailto:planning@reddeer.ca).

Thank you for taking the time to write.

**Frieda McDougall** | Manager  
Legislative Services  
The City of Red Deer

T: 403-342-8136  
F: 403-346-6195

Begin forwarded message:

**From:**  
**Date:** March 25, 2018 at 4:31:19 PM MDT  
**To:** [ken.johnston@reddeer.ca](mailto:ken.johnston@reddeer.ca), [vesna.higham@reddeer.ca](mailto:vesna.higham@reddeer.ca), [lawrence.lee@reddeer.ca](mailto:lawrence.lee@reddeer.ca),  
[frank.wong@reddeer.ca](mailto:frank.wong@reddeer.ca), [dianne.wyntjes@reddeer.ca](mailto:dianne.wyntjes@reddeer.ca), [buck.buchanan@reddeer.ca](mailto:buck.buchanan@reddeer.ca),  
[mayor@reddeer.ca](mailto:mayor@reddeer.ca), [michael.dawe@reddeer.ca](mailto:michael.dawe@reddeer.ca), [tanya.handley@reddeer.ca](mailto:tanya.handley@reddeer.ca)  
**Subject:** **Gunn Street Development**

I find it disturbing that the person we are to send our comment sheets to by March 26th is out of the office until April 3.

I also wonder why there was no representation from our elected officials at the meeting that was held on March 12th regarding the 22 Gunn Street proposed development.

Sincerely

Valerie Stang-Foran



May 2018

In May 2018 an invite to a group discussion regarding the development of the lot was mailed to landowners within 100m of the subject property. In total, 30 people attended the discussion. A summary of the comments received and Administration's response is below.

**Planning Related Comments**

<b>Comment</b>	<b>Administration's Response</b>
Concern with increase in traffic	Typically increased development of a site will lead to a higher volume of traffic. Based on the type of development proposed for this site a traffic impact assessment has not been warranted based on current and proposed traffic volumes.
Concern with decrease in on-street parking	This would be addressed at the development permit stage, however the proposed development exceeds the minimum required amount.
Concern with increase in noise	Concerns regarding noise are regulated through the City's Community Standards Bylaw. Complaints can be made to the RCMP complaint line at 403-343-5575.
Concern with decrease in green space	Similar to any private property within the City, the landowner has the right to remove trees without City permission.  Landscaping would be reviewed at the development permit stage however the current proposal exceeds the minimum amount required.
Concern with increase in number of people living in the area; density is high enough already; proposal is over-developed for the lot	The current density of Glendale Park Estates is 13.0 dwelling units/gross developable hectare. The addition of 21 dwelling units would increase this to 13.3 dwelling units/gross developable hectare. The <i>MDP</i> density target for each neighbourhood is 17.0 dwelling units/gross developable hectare.
Increased stress on City infrastructure	If required, any upgrades to accommodate the proposed development would be at the developer's expense. This would be determined at the development permit stage.
Concern with garbage pick-up	This is a development permit related concern and would be addressed at the development

<b>Comment</b>	<b>Administration's Response</b>
	permit stage.
Concerns with privacy for adjacent properties	This is a development permit related concern. Privacy, through window and balcony placement are regulated within the <i>Mature Neighbourhood Overlay District</i> .
Development will adversely affect the appearance and views	Appearance and views would be evaluated at the development permit stage through the implementation of the <i>Neighbourhood Planning and Design Standards</i> .  Development of the site would require the developer to grade the ground and removed the existing tree stumps which would be an improvement to the site visually.

**Other Comments**

<b>Comment</b>	<b>Administration's Response</b>
Concern with decrease in property values	Development on adjacent properties may or may not affect property values. Overtime the market would determine if the property values are impacted.
Concern with increase in crime	Non-urgent crime concerns can be made to the RCMP complaint line at 403-343-5575. Urgent concerns can be made to the RCMP at 911.
Development will turn into low income housing, the neighbourhood has enough already	The redesignation does not consider if the proposed development will be used for low income housing.
Development will lead to more rental properties.	The type of occupant, either owner or renter, is not relevant to the redesignation or development permit process.
Supervision and enforcement issues with youth centre; safety of families next to youth centre	These type of complaints can be made to the RMCP complaint line at 403-343-5575.



May 8, 2018

File: 3357/A-2018

«Prime\_Owner\_Name»

«Owner\_Address\_1»

«Owner\_Address\_2» «Owner\_Address\_3» «Owner\_Address\_4\_»

Dear Landowner within 100 metres of 22 Gunn Street:

**RE: 22 Gunn Street – Revised Development Concept**

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This letter is to update you about changes to the proposed development concept at 22 Gunn Street as well as invite you to a City of Red Deer led meeting to discuss potential changes to the development in response to neighbourhood feedback.

### **What has changed?**

The developer is still applying to rezone the site from A1 Future Urban Development to R2T Residential (Town House). However based on the comments from the March 12, 2018 Open House the developer has increased the landscaping at the back of the site to allow for more privacy for the existing landowners along Greig Drive and has increased the number of parking stalls from 47 to 49 to help alleviate some of the parking concerns.

### **Will you join us?**

In addition to the above changes the developer is willing to consider other options provided by neighbouring landowners. You are invited to attend the second round of public consultation regarding the development of 22 Gunn Street hosted by the City of Red Deer. The City is offering to conduct a meeting on **Thursday, May 24, 2018 from 6:00pm – 8:00pm at Glendale School (6375 77 Street)** to discuss feedback previously identified. The purpose of the meeting would be to explore feedback, and work towards potential options that respond to feedback within the developer's parameters.

\* Please note that the developer will not be in attendance at this meeting.

### Developer's Parameters

The developer has agreed to consider a revised development concept based on:

- Up to a 5% decrease in density
- Up to a 20% increase in landscaped area
- Revised configuration of townhouse units

If you are interested in participating in this meeting please RSVP by Friday, May 18, 2018 to Christi Fidek at 403.406.8701 or [christi.fidek@reddeer.ca](mailto:christi.fidek@reddeer.ca). This meeting will require a minimum number of participants to occur. If RSVP'ing by telephone please provide a contact number where you can be reached at should the meeting be cancelled.

**Do I have to provide comments?**

It is optional to provide comments. **If you are attending the City led meeting please submit your comments after the meeting.** Comments or concerns regarding the re-zoning or development concept may be submitted, using the enclosed Public Comments form, prior to **Monday, May 28, 2018** by one of the following options. Please note that any comments submitted may be made public.

- Mail to City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48
- Fax to the Planning Department at 403.342.8200
- Scan and email to [christi.fidek@reddeer.ca](mailto:christi.fidek@reddeer.ca)

**What will happen if I submit comments?**

Comments received will be reviewed by Administration and will be incorporated into a report that will be forwarded to Council and the Development Authority when considering the applications.

**What are the next steps?**

The re-zoning application will be presented to Council for consideration in the coming months. Individuals will be given the opportunity to speak to Council about concerns they have with the re-zoning at a Public Hearing. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within 100 metres of the Site will also receive written notification of the Public Hearing.

Should the re-zoning be approved by Council, the Development Authority will then consider the Development Permit application for the town houses in the weeks following Council approval.

Should you require further information or clarification on this matter, please feel free to contact me at 403.406.8701.

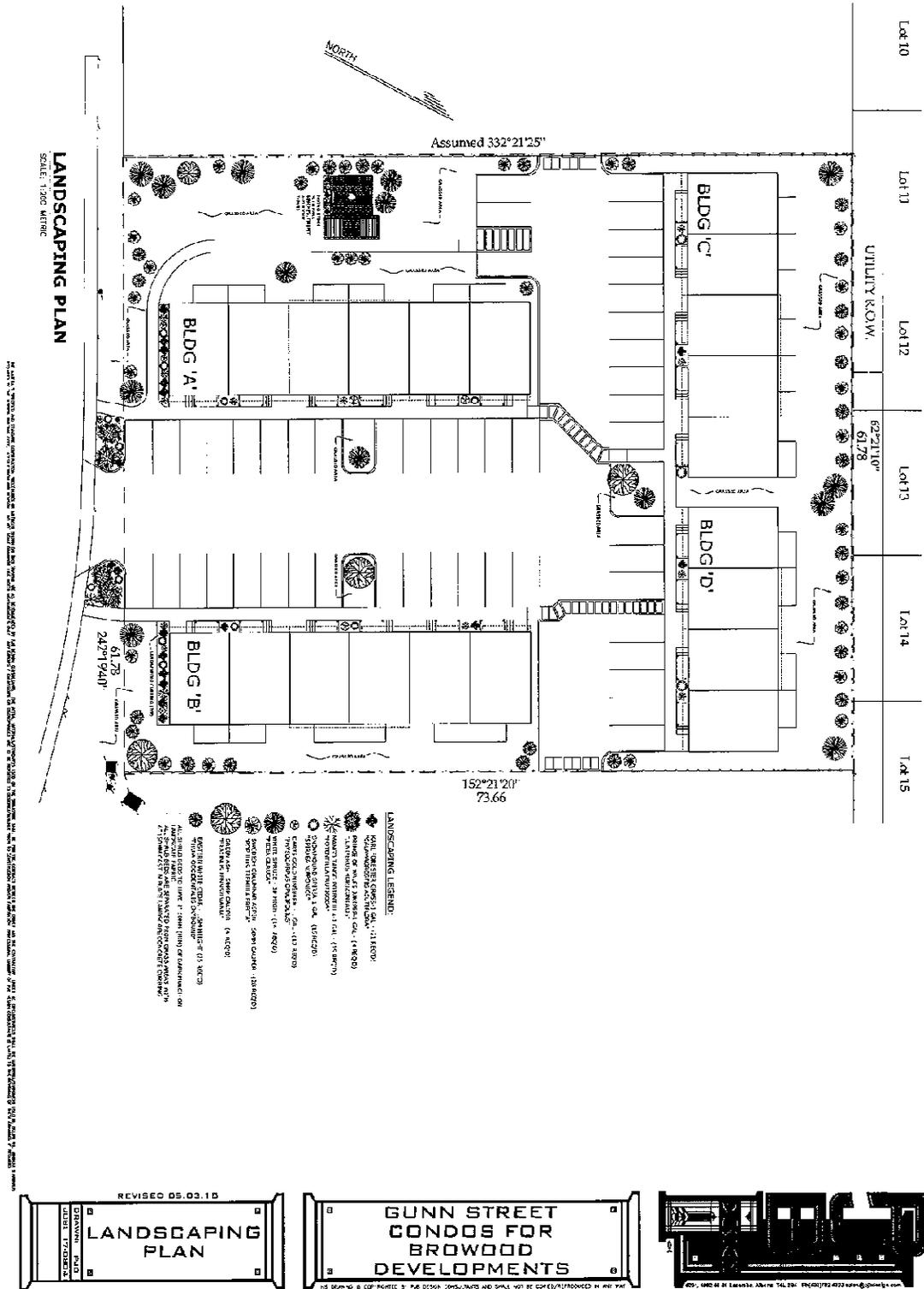
Sincerely,

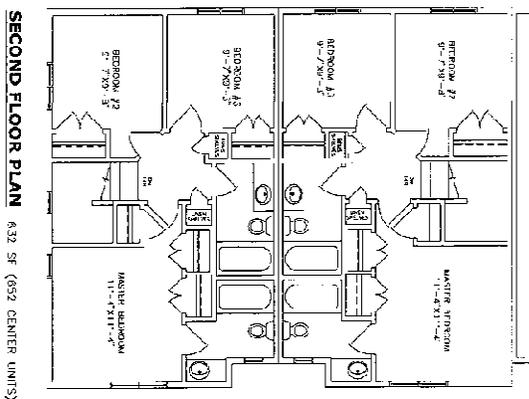
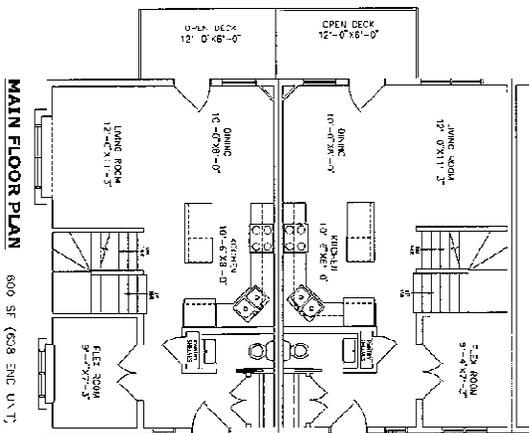
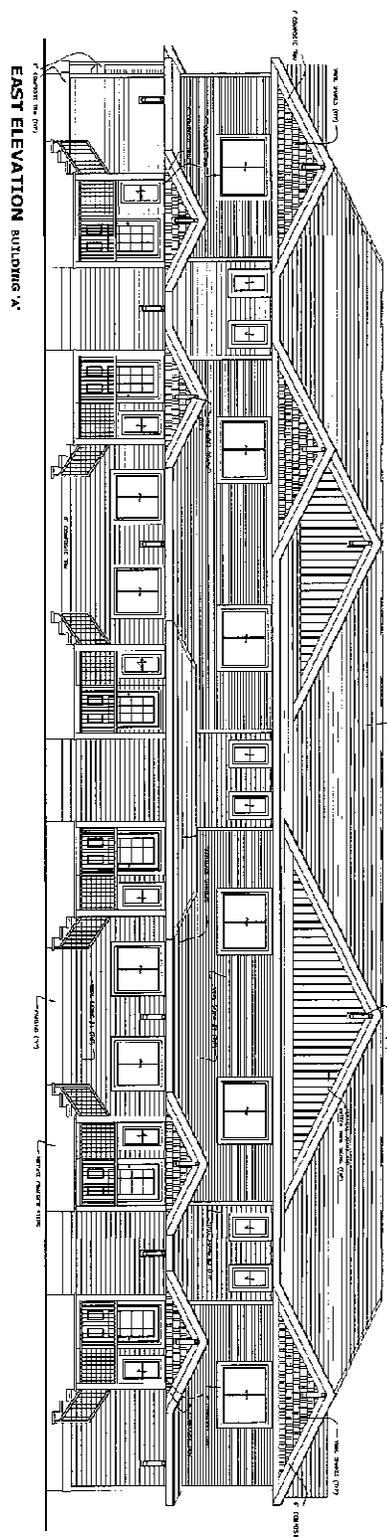
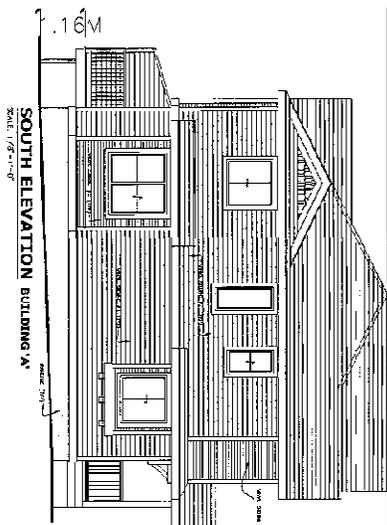


Christi Fidek  
Senior Planner

Enc.

Revised Site Plan





ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

REVISED 05.03.18

**ELEVATIONS FLOOR PLANS**

3  
 2  
 1  
 0  
 1/8" = 1'-0" (20mm)

**GUNN STREET CONDOS FOR BROWOOD DEVELOPMENTS**

THIS DRAWING IS A PRELIMINARY PRELIMINARY AND SHALL BE USED FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.







## Comments and Concerns from Discussions at Each Table – May 24<sup>th</sup>, 2018

### **Table 1:**

- § Noise concerns
- § Traffic congestion concerns
- § Traffic speeds are an issue
- § No visitor parking
- § Safety concerns
- § Loss of wildlife concerns
- § Property values will decrease
- § Servicing (aged, already at capacity)
- § How will garbage be picked up?
- § Orientation (not enough trees in the area)
- § Is this development for young families?
- § Can the townhouses be turned to face the street?
- § Can the number of townhouse units be reduced?
- § Development is too large/dense (community already has 2 group homes and a school)
- § Property should be subdivided (what about a cul-de-sac?)
- § Want single detached homes, not townhouses (for lower density)
- § 1 to 4 single detach dwellings
- § Feels the north end of Red Deer is neglected

### **Table 2:**

- § There's already two group homes across the street
- § Wants 2 to 4 houses
- § Doesn't want more density (high density in the neighbourhood as is)
- § Concerned about noise (already very noisy from group homes and school)
- § Concerned about traffic (already lots of traffic from group homes and school)
- § Concerned property values will decrease
- § Concerned about crime in the neighbourhood (safety concerns)
- § Concerned about renters (lack of care for the property – won't maintain)
- § Concerned about trees being cut down
- § Garbage concerns
- § No sense of belonging in the neighbourhood
- § Exasperate existing issue
- § The changes made to the development proposal are not meaningful

### **Table 3:**

- § There's already too many people in the neighbourhood as is
- § Traffic concerns (more potential for vehicular accidents)
- § School traffic will increase)
- § Property values will decrease; property taxes will increase
- § Concerned about noise during the construction
- § Concerned about noise from kids and pets
- § Concerned about crime and drug use
- § Transitioning concerns (not invested in the neighbourhood)
- § Lack of green space on the site (nowhere safe for kids to play)
- § Wants fewer units (up to 4 single family units)
- § No privacy for neighbours (landscaping should accommodate this concern)

**Table 4:**

- § Only wants 5 detached dwellings (lower density)
- § Concerned about the impact on quality of life
- § Concerned about on-street parking
- § Noise concerns
- § Safety concerns
- § If a condo, want it to be condo bylaw owner occupied

**Table 5:**

- § Not enough on-street parking
- § Wants 2 single family homes, or nothing (with natural space at the back of the homes)
- § Neighbourhood is already too congested
- § Concerned for environment (natural spring/less wildlife)
- § Concerned about the disturbance from construction
- § Concerned that the value of homes will decrease
- § Feels council doesn't listen to the neighbourhood
- § Feels there is no positive outcome from the development



SAME CONCERNS  
AS PAST  
MAY 24/18

# Comment Sheet

We invite you to provide feedback regarding the proposed Redevelopment of 21 townhouses located at 22 Gunn Street. Your feedback is important to us.

Please submit comments by Monday, March 26, 2018.

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.

**Contact Information**

Your contact information allows administration to respond as needed.

Name: PATRICK BLAIR

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**1. Does the application affect the use or enjoyment of your property? If so, how?**

THIS PROPOSED DEVELOPMENT WOULD NEGATIVELY AFFECT MY PROPERTY AND MY ENJOYMENT OF MY PROPERTY IN A NUMBER OF WAYS INCLUDING: TRAFFIC WOULD SIGNIFICANTLY INCREASE, PARKING WOULD BE DECREASED (ALREADY BAD), NOISE WOULD INCREASE, GREEN AREA DECREASED, RESULT IN DECREASE IN MY HOUSE VALUE, MORE FAMILIES MORE VISITORS AND MORE CRIME, AND ADVERSELY AFFECT APPEARANCE AND MY VIEW

**2. What are the pros and cons of the application for the neighbourhood as a whole?**

- THERE ARE NO PROS IN THE PROPOSED DEVELOPMENT.
- ALREADY HIGH-DENSITY DEVELOPMENT APPLICABLE TO

EAST AND HIGH DENSITY TO WEST ON GUNN ST.  
DEVELOPMENT DOES NOT FIT WITH AREA WHICH  
SHOULD BE SINGLE FAMILY HOMES

**3. What changes might help the application to better address the cons?**

THE DEVELOPMENT SHOULD BE ABOUT 4 SINGLE  
FAMILY RESIDENTS, WHICH WOULD FIT THE  
RESIDENTIAL AREA

**4. What changes would make the application a better fit for the neighbourhood?**

FOUR SINGLE FAMILY RESIDENTS.

## 5. General Comments

CHANGES TO THE PROPOSED DEVELOPMENT  
 APPEARS NOT TO BE TAKEN SERIOUSLY  
 AS ONLY VERY MINOR CHANGES WERE MADE  
 IN VL LAST PROPOSAL UPDATE.

21 MORE FAMILIES IN THIS SAME  
 LOT (AREA) WITH NO YARDS WILL ALSO  
 CAUSE MORE PROBLEMS WITH CHILDREN PLAYING IN  
 THE NARROW STREET AND MORE AREA  
 PROBLEMS INCLUDING CRIME. AREA IS JUST  
 NOT RIGHT FOR INCREASE TO HIGH  
 DENSITY UNITS PROPOSED.

Comment sheets may be submitted by **Monday, March 26, 2018** 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
- Scan and email to [christi.fidek@reddeer.ca](mailto:christi.fidek@reddeer.ca)

**Thank you for your input!**



# 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 checking the appropriate box and addressing application address & name of the planner.**

*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:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

### Contact Information

Your contact information allows administration to respond as needed.

Name: Dee Dixon

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ e-mail Address: \_\_\_\_\_

### General Comments

I've lived in Glendale since 2010 and our whole family loves calling it home. We choose this part of the city cause it felt alot like the small town we're from. Way more mature and less crowded. Some where in Red Deer we could call home. We aren't against the development of the lot. Just less units. There's tons of areas of Red Deer to cram units in we choose this neighbourhood for the same reason as many of our friends

and neighbours. Cause its less cramped and over crowded. Zone it for 4 houses or something reasonable. We already have issues with people racing down our streets and almost hitting kids. Please don't make this area busier. We have alot of schools and kids at all times. Red Deer is a beautiful city and its our diverse areas that make us so amazing. Please don't over develop and destroy our street. I know it only sounds like one rezoning but its our home.

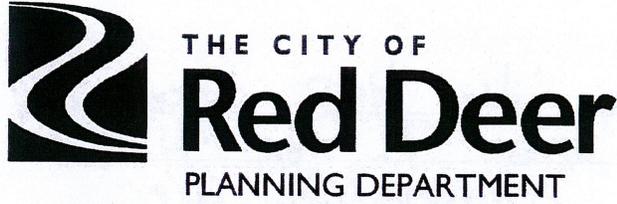
Thanks for your time

-Dany

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- 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 [christi.fidek@reddeer.ca](mailto:christi.fidek@reddeer.ca)

Thank you for your input!



# 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 checking the appropriate box and addressing application address & name of the planner.**

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Please check the box below which applies:

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

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

### Contact Information

Your contact information allows administration to respond as needed.

Name: TAUN & TERESA ADELIN

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

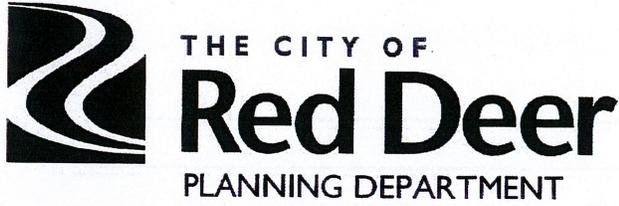
Phone #: \_\_\_\_\_ e-mail Address: \_\_\_\_\_

### General Comments

It is obvious now, that like impetuous children, the City of Red Deer and the developer will not take NO, for an answer.

The amount of development that is acceptable on 22 Gunn St. is none, zero.





# 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 checking the appropriate box and addressing application address & name of the planner.**

**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:

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- Subdivision Application
- Plan Amendment
- Other

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

### Contact Information

Your contact information allows administration to respond as needed.

Name: Frank Marsdian / Doreen Marsdian

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

### General Comments

- ① Devalue of property
  - ② Increase in traffic
  - ③ Increase of noise levels
- 
- 
- 
- 
- 
- 
- 
- 
- 
-



**Christi Fidek**

---

**From:** Fiona ni'GiollaRua  
**Sent:** May 24, 2018 3:14 PM  
**To:** Christi Fidek  
**Subject:** 22 Gunn Street rezoning

Dear Christi

Thank you for this opportunity to voice our concerns regarding the proposed condominium construction on 22 Gunn St.

- 1) Glendale has a high number of multi family housing projects. We do not need anymore high density housing in this sub division.
- 2) It is laudable that the developer wishes to provide a way for people who cannot afford to purchase housing in the present market a means to get into the housing market. That was his claim at the last open house. Here is the problem with that line of thinking. \*f they cannot afford to get into a starter home now...chances are they cannot afford to get into better housing in future. So, essentially this is another kind of low income housing—the only difference being that they will own the condo, not rent it.
- 3) Glendale already has an inordinate number of low income housing in this subdivision. How many low income housing units are on the Southside?
- 4) Condos have low resale value. What is stopping these people from turning their investment into a rental property when they want to move into a detached single family home? And what is stopping a developer from purchasing several units and then using these as rental properties?
- 5) The average family consists of 2 adults, and 2 children plus pets. With 21 units that potentially computes as 84 or more people, 21 extra dogs and or cats or more., and 42 additional vehicles. We already have huge problems with traffic here roaring up and down the street especially during the times of day when parents are dropping off or picking up children from school. It becomes hazardous to try to get in or out of your own driveway. If there was no median at Taylor and Grant this traffic would not be such a problem.
- 6) Multi family housing will lower my property value...but not my taxes.
- 7) Potential increase in crime.
- 8) increase in noise and traffic...cars, bikes, and pedestrian.
- 9) visitor parking...is there any? has any been provided? How many spaces? parking is very limited on our streets.
- 10) If these people cannot afford to purchase conventional housing, then the question remains , can they afford upkeep?
- 11) Instead of a 21 unit condo, why not build FOUR single family homes? Building four new homes would not impact the neighbourhood in the same way that 21 condos will.
- 12) Increased, water, power and sewer usage on an out-dated system .
- 13) environmental impact to the deer and birds that used that area as their home.

Thank you for this opportunity to air our concerns.

Fiona ni'Giollarua and Will Mitchell



# 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 checking the appropriate box and addressing application address & name of the planner.**

*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.*

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- Subdivision Application
- Plan Amendment
- Other

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

### Contact Information

Your contact information allows administration to respond as needed.

Name: Holly Pearson

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

### General Comments

10 units facing south on Gunn St. could work and have a driveway instead of parking lot. There would be room for a fenced back yard and natural trees would be appreciated by the new property owners. Property values are a concern as well as the high number of units (21).



FILE COPY



Council Decision – July 23, 2018

**DATE:** July 25, 2018  
**TO:** Christi Fidek, Senior Planner  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Proposed Land Use Bylaw Amendment to Redesignate 22 Gunn Street from AI Future Urban Development to R2T Residential (Town House) - Bylaw 3357/A-2018

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**Reference Report:**

Planning Department, dated July 9, 2018

**Resolution:**

At the Monday, July 23, 2018 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer hereby agrees to table consideration of Bylaw 3357/A-2018 for up to 3 months to allow Administration time to prepare a site guidance document.

**Report back to Council:**

Yes. This Bylaw will come back to Council in up to 3 months' time.

**Comments/Further Action:**

None.

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

For Frieda McDougall  
Manager

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



July 16, 2018

## Implementing Municipal Government Act (MGA) amendments: Council Code of Conduct Bylaw 3608/2018

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

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Bylaw 3608/2018 – Council Code of Conduct was given first reading on July 9, 2018. The attached bylaw reflects the amendments requested by Council and responds to the request for a definition on ‘offensive’ and ‘inappropriate’. Administration recommends Council give second and third reading to the bylaw.

All municipalities in Alberta must establish a Code of Conduct bylaw. The relevant sections of the Municipal Government Act came into force on October 26, 2017 with a requirement that such a bylaw be established with 270 days (9 months) from that date. As a result, Council is required to adopt the bylaw no later than July 23, 2018.

### **City Manager Comments:**

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I support the proposal as directed by Council.

Craig Curtis  
City Manager

### **Proposed Resolution:**

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That Council give second and third reading to Code of Conduct Bylaw 3608/2018.

### **Background:**

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Bylaw 3608/2018 was presented to Council on July 9, 2018. The Bylaw received first reading after the following eight amendments were passed:

- I. Amend Bylaw 3608/2018, Section 11.4 by deleting the words “or elsewhere”



2. Amend Bylaw 3608/2018, Section 15.2 by adding the wording:  
“Council members will file a disclosure with the Legislative Services Manager for all accepted gifts, discounts, or hospitality valued at greater than \$50.”
3. Amend Bylaw 3608/2018, Section 13.2 by deleting the word “unless excused by council” and adding the following words to the end of the sentence “unless doing so is not practically possible.”
4. Amend Bylaw 3608/2018, Section 19.1 by adding the following:
  - (d) If the facts, as reported, include the name of one or more Members who are alleged to be responsible for the breach of this Bylaw, the Member or Members concerned shall receive a copy of the complaint submitted to the Reviewer;
  - (e) Upon receipt of a complaint under this Bylaw, the Reviewer shall review the complaint and decide whether to proceed to investigate the complaint or not. If the Reviewer is of the opinion that a complaint is frivolous or vexatious or is not made in good faith, or that there are no grounds or insufficient grounds for conducting an investigation, the Reviewer may choose not to investigate and may dispose of the complaint in a summary manner. In that event, the complainant and Council, if Council is not the Investigator, shall be notified of the Reviewer’s decision;
  - (f) In all other cases, the Reviewer will refer the complaint to the Investigator. The Investigator shall take such steps as it may consider appropriate, which may include seeking legal advice. All proceedings of the Investigator regarding the investigation shall be confidential;
  - (g) If the Investigator is not Council, the Investigator shall, upon conclusion of the investigation, provide Council and the Member who is the subject of the complaint, the results of the Investigator’s investigation;
  - (h) A Member who is the subject of an investigation shall be afforded procedural fairness, including an opportunity to respond to the allegations before Council deliberates and makes any decision or any sanction is imposed.
5. Amend Bylaw 3608/2018, Section 2.1(i) by deleting and replacing the definition with the following:  
“Reviewer” means the Mayor and two Members, none of whom are the subject of or are implicated in the complaint. Members would be selected on a rotation by the Mayor or Deputy Mayor



6. Amend Bylaw 3608/2018 as follows:  
Correct the preamble to ensure wording relates to members of Council versus Councillor
7. Amend Bylaw 3608/2018, Section 4.1(c) by adding the wording “as well as Deputy Mayor duties” following the words “appointed by Council”
8. Amend Bylaw 3608/2018, by adding the following as Section 8.1 and subsequently renumbering the remainder of Section 8.

Council members will establish and model a respectful workplace where they will not speak disrespectfully about the organization, other members of Council, the City Manager, or employees of The City.

Council also directed Administration to explore verbiage related to 12.1(b) to define the words offensive or inappropriate.

### **Discussion:**

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The Code of Conduct bylaw as presented meets the requirements of the legislation and bylaw before Council reflects the amendments passed.

Administration, as directed, undertook a review of The City of Red Deer policy set to define the words offensive or inappropriate as it pertains to section 12.1b - Use of Municipal Assets and Services. These words are not further defined in any current Council policy, however the corporate policies *Information Technology Usage and Security Policy (CP – 5201)* and *Respectful Workplace Policy (CA-2024)* set out expectations of technology use by city staff.

It is not possible to itemize or describe every instance of appropriate or inappropriate behaviour or offensive or inoffensive behaviour. The complaint process as part of this code allows for the reviewer and/ or investigator to determine the validity of the complaint; they will determine were the council members actions related to the use of municipal assets and services is offensive or inappropriate.

Administration requests Council’s direction on the following options;

- A) Similar to other City of Red Deer polices, not defining the words offensive or inappropriate at this time. Where undefined terms are used in a Bylaw, they are read in context and given their normal definition.



- B) Although as noted above, any undefined terms that are used in a bylaw are given their normal definition; however, Council could, add to the definitions section within their code.

Offensive: Something that is offensive upsets or embarrasses people because it is rude or insulting.

Inappropriate: Something that is inappropriate is not useful or suitable for a particular situation or purpose.

- C) Section 12.1 b relates to the use of municipal assets and services. Council may wish to consider the creation of a policy outlining the expectations of use for technology. This policy could be created at a later date in conjunction with other policy work that will be required once the code of conduct bylaw is in place.

**BYLAW NO. 3608/2018**

## A BYLAW TO ESTABLISH A CODE OF CONDUCT FOR MEMBERS OF COUNCIL

WHEREAS, pursuant to section 146.1(1) of the *Municipal Government Act*, a council must, by bylaw, establish a code of conduct governing the conduct of Members of Council;

AND WHEREAS, pursuant to section 153 of the *Municipal Government Act*, Members of Council have a duty to adhere to the code of conduct established by the council;

AND WHEREAS the public is entitled to expect the highest standards of conduct from the Members that it elects to council for the City of Red Deer;

AND WHEREAS the establishment of a code of conduct for members of council is consistent with the principles of transparent and accountable government;

AND WHEREAS a code of conduct ensures that members of council share a common understanding of acceptable conduct extending beyond the direction provided through legislative provisions governing the conduct of Members of Council;

NOW THEREFORE the Council of the City of Red Deer, in the Province of Alberta, duly assembled, enacts as follows:

**1. Short Title**

1.1 This Bylaw may be referred to as the "Council Code of Conduct Bylaw".

**2. Definitions**

2.1 In this Bylaw, words have the meanings set out in the Act, except that:

- (a) "**Act**" means the *Municipal Government Act*, R.S.A. 2000, c. M-26, and associated regulations, as amended;
- (b) "**Administration**" means the administrative and operational arm of the Municipality, comprised of the various departments and business units and including all employees who operate under the leadership and supervision of the City Manager;
- (c) "**City Manager**" means the chief administrative officer of the Municipality, or their delegate;
- (d) "**FOIP**" means the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000, c. F-25, any associated regulations, and any amendments or successor legislation;
- (e) "**In Camera**" means a meeting, or a portion of a meeting, which is closed to the public in accordance with the Act;

- (f) **“Investigator”** means Council or the individual or body established by Council to investigate and report on complaints;
- (g) **“Member”** means a member of Council and includes a councillor or the Mayor;
- (h) **“Municipality”** means the municipal corporation of the City of Red Deer; and
- (i) **“Reviewer”** means the Mayor and two Members, none of whom are the subject of or are implicated in the complaint. Members would be selected on a rotation by the Mayor or Deputy Mayor.

### **3. Purpose and Application**

- 3.1 The purpose of this Bylaw is to establish standards for the ethical conduct of Members relating to their roles and obligations as representatives of the Municipality and a procedure for the investigation and enforcement of those standards.

### **4. Representing the Municipality**

- 4.1 Members shall:
  - (a) act honestly and, in good faith, serve the welfare and interests of the Municipality as a whole;
  - (b) perform their functions and duties in a conscientious and diligent manner with integrity, accountability and transparency;
  - (c) conduct themselves in a professional manner and make every effort to participate in the meetings of Council, committees of Council and other bodies to which they are appointed by Council, as well as Deputy Mayor duties; and
  - (d) arrange their private affairs and conduct themselves in a manner that promotes public confidence.

### **5. Communicating on Behalf of the Municipality**

- 5.1 Unless Council directs otherwise, the Mayor is Council’s official spokesperson and in the absence of the Mayor it is the Deputy Mayor or Acting Mayor. All inquiries from the media regarding the official Council position on an issue shall be referred to Council’s official spokesperson.
- 5.2 A Member who is authorized to act as Council’s official spokesperson must ensure that their comments accurately reflect the will or official position of Council as a whole, even if the Member personally disagrees with Council’s position.
- 5.3 A Member must not claim to speak on behalf of Council unless authorized to do so.

- 5.4 No Member shall make a statement when they know that statement is false.
- 5.5 No Member shall make a statement with the intent to mislead Council or members of the public.

## **6. Respecting the Decision-Making Process**

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  - (c) maliciously or falsely injure the professional or ethical reputation, or the prospects or practice of employees of the Municipality.

## **9. Confidential Information**

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- (a) disclose or release by any means to any member of the public, including the media, any confidential information acquired by virtue of their office, unless the disclosure is required by law or authorized by Council;
  - (b) access or attempt to gain access to confidential information held by the Municipality unless it is needed for the performance of the Member's duties and then only through appropriate channels; or
  - (c) use confidential information for personal benefit or for the benefit of any other individual or organization.

- 9.3 Confidential information includes information in the possession of, or received in confidence by, the Municipality that the Municipality is prohibited from disclosing pursuant to legislation, court order or by contract, or is required to refuse to disclose under FOIP or any other legislation, or any other information that pertains to the business of the Municipality, and is generally considered to be of a confidential nature, including but not limited to information concerning:
- (a) the security of the property of the Municipality;
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- 17.1 Any Member who has identified or witnessed conduct by another Member that the Member reasonably believes, in good faith, is in contravention of this Bylaw may address the prohibited conduct by:
- (a) advising the Member that the conduct violates this Bylaw and encouraging the Member to stop; and
  - (b) requesting the Mayor to assist in informal discussion of the alleged complaint with the Member in an attempt to resolve the issue. In the event that the Mayor is the subject of, or is implicated in a complaint, the person may request the assistance of the Deputy Mayor.
- 17.2 Individuals are encouraged to pursue this informal complaint procedure as the first means of remedying conduct that they believe violates this Bylaw. However, an individual is not required to complete this informal complaint procedure prior to pursuing the formal complaint procedure outlined below.

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- (a) All complaints shall be made in writing and shall be dated and signed by an identifiable individual;
- (b) All complaints shall be addressed to the Reviewer;
- (c) The complaint must set out reasonable grounds for the allegation that the Member has contravened this Bylaw, including a detailed description of the facts, as they are known, giving rise to the allegation;
- (d) If the facts, as reported, include the name of one or more Members who are alleged to be responsible for the breach of this Bylaw, the Member or Members concerned shall receive a copy of the complaint submitted to the Reviewer;
- (e) Upon receipt of a complaint under this Bylaw, the Reviewer shall review the complaint and decide whether to proceed to investigate the complaint or not. If the Reviewer is of the opinion that a complaint is frivolous or vexatious or is not made in good faith, or that there are no grounds or insufficient grounds for conducting an investigation, the Reviewer may choose not to investigate and may dispose of the complaint in a summary manner. In that event, the complainant and Council, if Council is not the Investigator, shall be notified of the Reviewer's decision;
- (f) In all other cases, the Reviewer will refer the complaint to the Investigator. The Investigator shall take such steps as it may consider appropriate, which may include seeking legal advice. All proceedings of the Investigator regarding the investigation shall be confidential;
- (g) If the Investigator is not Council, the Investigator shall, upon conclusion of the investigation, provide Council and the Member who is the subject of the complaint, the results of the Investigator's investigation;
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- (h) A Member who is the subject of an investigation shall be afforded procedural fairness, including an opportunity to respond to the allegations before Council deliberates and makes any decision or any sanction is imposed.

## **20. Compliance and Enforcement**

- 20.1 Members shall uphold the letter and the spirit and intent of this Bylaw.
- 20.2 Members are expected to co-operate and comply with the application and enforcement of this Bylaw.
- 20.3 No Member shall:
  - (a) undertake any act of reprisal or threaten reprisal against a complainant or any other person;
  - (b) obstruct Council, or any other person, in carrying out the objectives or requirements of this Bylaw.
- 20.4 Sanctions that may be imposed on a Member, by Council, upon a finding that the Member has breached this Bylaw may include:
  - (a) a letter of reprimand addressed to the Member;
  - (b) requesting the Member to issue a letter of apology;

- (c) publication of a letter of reprimand or request for apology and the Member’s response;
- (d) suspension or removal of the chief elected official’s presiding duties under section 154 of the Act;
- (e) suspension or removal from some or all Council committees and bodies to which council has the right to appoint members;
- (f) reduction or suspension of remuneration as defined in section 275.1 of the Act corresponding to a reduction in duties; or
- (g) any other sanction Council deems reasonable and appropriate in the circumstances provided that the sanction is not contrary to the Act.

**21. Review**

21.1 This Bylaw shall be brought forward for review at the beginning of each term of Council, when relevant legislation is amended, and at any other time that Council considers appropriate to ensure that it remains current and continues to accurately reflect the standards of ethical conduct expected of Members.

READ A FIRST TIME IN OPEN COUNCIL this 9 day of July 2018.

READ A SECOND TIME IN OPEN COUNCIL this 23 day of July 2018.

READ A THIRD TIME IN OPEN COUNCIL this 23 day of July 2018.

AND SIGNED BY THE MAYOR AND CITY CLERK this 23 day of July 2018.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3608/2018**

## A BYLAW TO ESTABLISH A CODE OF CONDUCT FOR MEMBERS OF COUNCIL

WHEREAS, pursuant to section 146.1(1) of the *Municipal Government Act*, a council must, by bylaw, establish a code of conduct governing the conduct of ~~councillors~~ **Members of Council**;

AND WHEREAS, pursuant to section 153 of the *Municipal Government Act*, ~~councillors~~ **Members of Council** have a duty to adhere to the code of conduct established by the council;

AND WHEREAS the public is entitled to expect the highest standards of conduct from the ~~members~~ **Members of Council** that it elects to council for the City of Red Deer;

AND WHEREAS the establishment of a code of conduct for members of council is consistent with the principles of transparent and accountable government;

AND WHEREAS a code of conduct ensures that members of council share a common understanding of acceptable conduct extending beyond the direction provided through legislative provisions governing the conduct of ~~councillors~~ **Members of Council**;

NOW THEREFORE the Council of the City of Red Deer, in the Province of Alberta, duly assembled, enacts as follows:

**1. Short Title**

1.1 This Bylaw may be referred to as the "Council Code of Conduct Bylaw".

**2. Definitions**

2.1 In this Bylaw, words have the meanings set out in the Act, except that:

- (a) "**Act**" means the *Municipal Government Act*, R.S.A. 2000, c. M-26, and associated regulations, as amended;
- (b) "**Administration**" means the administrative and operational arm of the Municipality, comprised of the various departments and business units and including all employees who operate under the leadership and supervision of the City Manager;
- (c) "**City Manager**" means the chief administrative officer of the Municipality, or their delegate;
- (d) "**FOIP**" means the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000, c. F-25, any associated regulations, and any amendments or successor legislation;
- (e) "**In Camera**" means a meeting, or a portion of a meeting, which is closed to the public in accordance with the Act;

- (f) **“Investigator”** means Council or the individual or body established by Council to investigate and report on complaints;
- (g) **“Member”** means a member of Council and includes a councillor or the Mayor;
- (h) **“Municipality”** means the municipal corporation of the City of Red Deer; and
- (i) **“Reviewer”** means the Mayor and two Members, none of whom are the subject of or are implicated in the complaint. Members would be selected on a rotation by the Mayor Deputy Mayor. ~~or, in the event that the Mayor is the subject of or is implicated in a complaint, the Deputy Mayor.~~

### 3. Purpose and Application

- 3.1 The purpose of this Bylaw is to establish standards for the ethical conduct of Members relating to their roles and obligations as representatives of the Municipality and a procedure for the investigation and enforcement of those standards.

### 4. Representing the Municipality

- 4.1 Members shall:
  - (a) act honestly and, in good faith, serve the welfare and interests of the Municipality as a whole;
  - (b) perform their functions and duties in a conscientious and diligent manner with integrity, accountability and transparency;
  - (c) conduct themselves in a professional manner and make every effort to participate in the meetings of Council, committees of Council and other bodies to which they are appointed by Council, **as well as Deputy Mayor duties**; and
  - (d) arrange their private affairs and conduct themselves in a manner that promotes public confidence.

### 5. Communicating on Behalf of the Municipality

- 5.1 Unless Council directs otherwise, the Mayor is Council’s official spokesperson and in the absence of the Mayor it is the Deputy Mayor or Acting Mayor. All inquiries from the media regarding the official Council position on an issue shall be referred to Council’s official spokesperson.
- 5.2 A Member who is authorized to act as Council’s official spokesperson must ensure that their comments accurately reflect the will or official position of Council as a whole, even if the Member personally disagrees with Council’s position.
- 5.3 A Member must not claim to speak on behalf of Council unless authorized to do so.

- 5.4 No Member shall make a statement when they know that statement is false.
- 5.5 No Member shall make a statement with the intent to mislead Council or members of the public.

## **6. Respecting the Decision-Making Process**

- 6.1 Decision-making authority lies with Council, and not with any individual Member. Council may only act by bylaw or resolution passed at a Council meeting held in public at which there is a quorum present. No Member shall, unless authorized by Council, attempt to bind the Municipality or give direction to employees in Administration, agents, contractors, consultants or other service providers or prospective vendors to the Municipality.
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  - (a) undertake any act of reprisal or threaten reprisal against a complainant or any other person;
  - (b) obstruct Council, or any other person, in carrying out the objectives or requirements of this Bylaw.
- 20.4 Sanctions that may be imposed on a Member, by Council, upon a finding that the Member has breached this Bylaw may include:
  - (a) a letter of reprimand addressed to the Member;
  - (b) requesting the Member to issue a letter of apology;





Originally Submitted to the July 9,  
2018 Council Meeting.

June 18, 2018

## Implementing Municipal Government Act (MGA) amendments: Council Code of Conduct Bylaw 3608/2018

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

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All municipalities in Alberta must establish a Code of Conduct bylaw. The relevant sections of the Municipal Government Act came into force on October 26, 2017 with a requirement that such a bylaw be established with 270 days (9 months) from that date. As a result, Council is required to adopt the bylaw no later than July 23, 2018.

A draft Code of Conduct bylaw based on the direction provided by Council during a series of workshops is provided for Council's consideration.

### **City Manager Comments:**

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Council's direction is requested. If Council passes first reading of Bylaw 3608/2018, this bylaw will be brought back to the July 23, 2018 meeting of Council for consideration of 2<sup>nd</sup> and 3<sup>rd</sup> readings.

### **Proposed Resolution:**

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That Council give first reading to Code of Conduct Bylaw 3608/2018.

Upon 2<sup>nd</sup> & 3<sup>rd</sup> reading of Bylaw 3608/2018 is is recommended that:

1. Council repeal Code of Conduct Policy GP-A-2.2; and
2. Adopt the amendments as outlined to policies:
  - a. GP-A-2.3 Decision Making
  - b. GP-B-2.0 Council's Role & Responsibilities
  - c. GP-B-2.1 Mayor & Acting Mayor's Role



## **Background:**

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In 2014 Alberta Municipal Affairs launched a comprehensive review of the MGA. Over the course of a series of public consultations Red Deer City Council has been apprised of a number of changes that resulted in direct instructions to Council. One of those changes was the addition of s. 146.1(1) which requires that municipalities must establish a code of conduct bylaw that governs the conduct of Council.

Since 2012, Red Deer City Council has had in place a policy that guides its conduct. There are many similarities in what Council has already had in place and the requirements of the new legislation; however, some changes are required as is a substantial rewrite to move from policy to bylaw language.

## **Legislation:**

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Municipal Government Act:

- 146.1 (1) A council must, by bylaw, establish a code of conduct governing the conduct of councillors.
- (2) A code of conduct under subsection (1) must apply to all councillors equally.
- (3) A council may, by bylaw, establish a code of conduct governing the conduct of members of council committees and other bodies established by the council who are not councillors.
- (4) A councillor must not be disqualified or removed from office for a breach of the code.
- (5) The Minister may make regulations
- (a) respecting matters that a code of conduct established under subsection (1) must address;
  - (b) respecting the date by which councils must establish a code of conduct under subsection (1);
  - (c) respecting sanctions to be imposed for a breach of a code of conduct established under subsection (1);
  - (d) respecting matters that a council must take into consideration in establishing a code of conduct under subsection (1) or (3), or both;
  - (e) respecting implementation of a code of conduct established under subsection (1) or (3), or both;
  - (f) respecting any other matter the Minister considers necessary or advisable to carry out the intent and purpose of this Division.

At this time, no Ministerial regulations (subsection (5)) have been passed; however, this entire section is instructive as to minimum requirements of what should be included within a code of conduct bylaw.



An Implementation Fact Sheet published by Alberta Municipal Affairs is attached and outlines that at minimum, the following topics must be covered:

- Representing the municipality
- Communicating on behalf of the municipality
- Respecting the decision-making process
- Adherence to policies, procedures and bylaws
- Respectful interactions with councillors, staff, the public and others
- Confidential information
- Conflicts of interest
- Improper use of influence
- Use of municipal assets and services
- Orientation and other training attendance

### **Discussion:**

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The Code of Conduct bylaw as presented meets the requirements of the legislation.

### **Discussion**

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Code of Conduct bylaws can range on a spectrum from meeting minimum requirements only to adding such additional requirements that meet the unique needs of this Council. Council's consideration of policy options will be required to direct the bylaw development.

**BYLAW NO. 3608/2018**

## A BYLAW TO ESTABLISH A CODE OF CONDUCT FOR MEMBERS OF COUNCIL

WHEREAS, pursuant to section 146.1(1) of the *Municipal Government Act*, a council must, by bylaw, establish a code of conduct governing the conduct of councillors;

AND WHEREAS, pursuant to section 153 of the *Municipal Government Act*, councillors have a duty to adhere to the code of conduct established by the council;

AND WHEREAS the public is entitled to expect the highest standards of conduct from the members that it elects to council for the City of Red Deer;

AND WHEREAS the establishment of a code of conduct for members of council is consistent with the principles of transparent and accountable government;

AND WHEREAS a code of conduct ensures that members of council share a common understanding of acceptable conduct extending beyond the direction provided through legislative provisions governing the conduct of councillors;

NOW THEREFORE the Council of the City of Red Deer, in the Province of Alberta, duly assembled, enacts as follows:

**1. Short Title**

1.1 This Bylaw may be referred to as the "Council Code of Conduct Bylaw".

**2. Definitions**

2.1 In this Bylaw, words have the meanings set out in the Act, except that:

- (a) "**Act**" means the *Municipal Government Act*, R.S.A. 2000, c. M-26, and associated regulations, as amended;
- (b) "**Administration**" means the administrative and operational arm of the Municipality, comprised of the various departments and business units and including all employees who operate under the leadership and supervision of the City Manager;
- (c) "**City Manager**" means the chief administrative officer of the Municipality, or their delegate;
- (d) "**FOIP**" means the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000, c. F-25, any associated regulations, and any amendments or successor legislation;
- (e) "**In Camera**" means a meeting, or a portion of a meeting, which is closed to the public in accordance with the Act;

- (f) **“Investigator”** means Council or the individual or body established by Council to investigate and report on complaints;
- (g) **“Member”** means a member of Council and includes a councillor or the Mayor;
- (h) **“Municipality”** means the municipal corporation of the City of Red Deer; and
- (i) **“Reviewer”** means the Mayor or, in the event that the Mayor is the subject of or is implicated in a complaint, the Deputy Mayor.

### **3. Purpose and Application**

- 3.1 The purpose of this Bylaw is to establish standards for the ethical conduct of Members relating to their roles and obligations as representatives of the Municipality and a procedure for the investigation and enforcement of those standards.

### **4. Representing the Municipality**

- 4.1 Members shall:

- (a) act honestly and, in good faith, serve the welfare and interests of the Municipality as a whole;
- (b) perform their functions and duties in a conscientious and diligent manner with integrity, accountability and transparency;
- (c) conduct themselves in a professional manner and make every effort to participate in the meetings of Council, committees of Council and other bodies to which they are appointed by Council; and
- (d) arrange their private affairs and conduct themselves in a manner that promotes public confidence.

### **5. Communicating on Behalf of the Municipality**

- 5.1 Unless Council directs otherwise, the Mayor is Council’s official spokesperson and in the absence of the Mayor it is the Deputy Mayor or Acting Mayor. All inquiries from the media regarding the official Council position on an issue shall be referred to Council’s official spokesperson.
- 5.2 A Member who is authorized to act as Council’s official spokesperson must ensure that their comments accurately reflect the will or official position of Council as a whole, even if the Member personally disagrees with Council’s position.
- 5.3 A Member must not claim to speak on behalf of Council unless authorized to do so.

- 5.4 No Member shall make a statement when they know that statement is false.
- 5.5 No Member shall make a statement with the intent to mislead Council or members of the public.

## **6. Respecting the Decision-Making Process**

- 6.1 Decision-making authority lies with Council, and not with any individual Member. Council may only act by bylaw or resolution passed at a Council meeting held in public at which there is a quorum present. No Member shall, unless authorized by Council, attempt to bind the Municipality or give direction to employees in Administration, agents, contractors, consultants or other service providers or prospective vendors to the Municipality.
- 6.2 Members shall conduct and convey Council business in an open and transparent manner other than for those matters which, by law, are authorized to be dealt with In Camera. This allows the public to view the process and rationale which was used to reach decisions and the reasons for taking certain actions.
- 6.3 Members shall accurately communicate the decisions of Council, even if they disagree with Council's decision, such that respect for the decision-making processes of Council is fostered.

## **7. Adherence to Policies, Procedures and Bylaws**

- 7.1 Members shall uphold the law established by the Parliament of Canada and the Legislature of Alberta and the bylaws, policies and procedures adopted by Council.
- 7.2 Members shall respect the Municipality as an institution, its bylaws, policies and procedures and shall encourage public respect for the Municipality, its bylaws, policies and procedures.
- 7.3 A Member must not encourage disobedience of any bylaw, policy or procedure of the Municipality in responding to a member of the public, as this undermines public confidence in the Municipality and in the rule of law.

## **8. Respectful Interactions with Council Members, Staff, the Public and Others**

- 8.1 Members shall act in a manner that demonstrates fairness, respect for individual differences and opinions, and an intention to work together for the common good and in furtherance of the public interest.
- 8.2 Members shall treat one another, employees of the Municipality and members of the public with courtesy, dignity and respect and without abuse, bullying or intimidation.
- 8.3 No Member shall use indecent, abusive, or insulting words or phrases toward another Member, any employee of the Municipality or any member of the public.

- 8.4 No Member shall speak in a manner that is discriminatory to any individual based on the person's race, religious beliefs, colour, gender, physical disability, mental disability, age, ancestry, place of origin, marital status, source of income, family status or sexual orientation.
- 8.5 Members shall respect the fact that employees in Administration work for the Municipality as a corporate body and are charged with making recommendations that reflect their professional expertise and a corporate perspective. Members shall respect that employees are entitled to carry out their work free from pressure or undue influence from any Member or group of Members.
- 8.6 Members must not:
- (a) involve themselves in matters of Administration, which fall within the jurisdiction of the City Manager;
  - (b) use, or attempt to use, their authority or influence for the purpose of intimidating, threatening, coercing, commanding or influencing any employee of the Municipality with the intent of interfering in the employee's duties; or
  - (c) maliciously or falsely injure the professional or ethical reputation, or the prospects or practice of employees of the Municipality.

## **9. Confidential Information**

- 9.1 Members must not disclose matters that were discussed In Camera at a Council or Council committee meeting until the matter is discussed at a meeting held in public.
- 9.2 In the course of their duties, Members may also become privy to confidential information received outside of an In Camera meeting. Members must not:
- (a) disclose or release by any means to any member of the public, including the media, any confidential information acquired by virtue of their office, unless the disclosure is required by law or authorized by Council;
  - (b) access or attempt to gain access to confidential information held by the Municipality unless it is needed for the performance of the Member's duties and then only through appropriate channels; or
  - (c) use confidential information for personal benefit or for the benefit of any other individual or organization.
- 9.3 Confidential information includes information in the possession of, or received in confidence by, the Municipality that the Municipality is prohibited from disclosing pursuant to legislation, court order or by contract, or is required to refuse to disclose under FOIP or any other legislation, or any other information that pertains to the business of the

Municipality, and is generally considered to be of a confidential nature, including but not limited to information concerning:

- (a) the security of the property of the Municipality;
- (b) a proposed or pending acquisition or disposition of land or other property;
- (c) a tender that has or will be issued but has not been awarded;
- (d) contract negotiations;
- (e) employment and labour relations;
- (f) draft documents and legal documents, including reports, policies, bylaws and resolutions, that have not been the subject matter of deliberation in a meeting open to the public;
- (g) law enforcement matters;
- (h) litigation or potential litigation, including matters before administrative tribunals; and
- (i) advice that is subject to solicitor-client privilege.

## **10. Conflicts of Interest**

10.1 Members have a statutory duty to comply with the pecuniary interest provisions set out in Part 5, Division 6 of the Act and a corresponding duty to vote unless required or permitted to abstain under the Act or another enactment.

10.2 Members are expected to carry out their duties free from improper influence and must not act or appear to be acting in order to gain financial benefits for themselves, family, friends or associates, business or otherwise.

10.3 Members shall approach decision-making with an open mind that is capable of persuasion.

## **11. Improper Use of Influence**

11.1 No Member shall use their position as a Member for their own private gain, or for that of persons or organizations that the member is personally associated with.

11.2 No Member shall act as a paid agent to advocate on behalf of any individual, organization or corporate entity before Council or a committee of Council or any other body established by Council.

11.3 Members shall not contact or otherwise attempt to influence members of any adjudicative body regarding any matter before it relating to the Municipality.

- 11.4 Members shall refrain from using their positions to assist any person to obtain employment with the Municipality or elsewhere. The only exception to this is for the City Manager, who is Council's sole employee. Members may provide a reference for a person who is or has been employed by the Municipality in the role of City Manager at their discretion. Members are ineligible to apply or be considered for any position with the Municipality while they hold their elected position and for one year after leaving office.

## **12. Use of Municipal Assets and Services**

- 12.1 Members shall use municipal property, equipment, services, supplies and staff resources only for the performance of their duties as a Member, subject to the following limited exceptions:
- (a) municipal property, equipment, service, supplies and staff resources that are available to the general public may be used by a Member for personal use upon the same terms and conditions as members of the general public, including booking and payment of any applicable fees or charges; and
  - (b) electronic communication devices, including but not limited to desktop computers, laptops, tablets and smartphones, which are supplied by the Municipality to a Member, may be used by the Member for personal use, provided that the use is not offensive or inappropriate.

## **13. Orientation and Other Training Attendance**

- 13.1 Every Member must attend the orientation training offered by the Municipality following a municipal election, unless doing so is not practically possible.
- 13.2 Unless excused by Council, every Member must attend retreats and workshops organized at the direction of Council for the benefit of Members throughout the Council term.

## **14. Remuneration and Expenses**

- 14.1 Members are stewards of public resources and shall avoid waste and abuse in the use of public resources.
- 14.2 Members shall be transparent and accountable with respect to all expenditures and strictly comply with all municipal bylaws, policies and procedures regarding claims for remuneration and expenses.

## **15. Gifts and Hospitality**

- 15.1 Members shall not accept gifts, hospitality or other benefits that would, to a reasonable member of the public, appear to be in gratitude for influence, to induce influence, or otherwise to go beyond the necessary and appropriate public functions involved.

15.2 Members may accept hospitality, gifts or benefits that normally accompany the responsibilities of office and are received as an incident of protocol or social obligation.

15.3 Gifts received by a Member on behalf of the Municipality as a matter of official protocol which have significance or historical value for the Municipality shall be left with the Municipality when the Member ceases to hold office.

## **16. Election Campaigns**

16.1 No Member shall use any facilities, equipment, supplies, services, municipal logo or other resources of the Municipality for any election campaign or campaign-related activity.

## **17. Informal Complaint Process**

17.1 Any Member who has identified or witnessed conduct by another Member that the Member reasonably believes, in good faith, is in contravention of this Bylaw may address the prohibited conduct by:

- (a) advising the Member that the conduct violates this Bylaw and encouraging the Member to stop; and
- (b) requesting the Mayor to assist in informal discussion of the alleged complaint with the Member in an attempt to resolve the issue. In the event that the Mayor is the subject of, or is implicated in a complaint, the person may request the assistance of the Deputy Mayor.

17.2 Individuals are encouraged to pursue this informal complaint procedure as the first means of remedying conduct that they believe violates this Bylaw. However, an individual is not required to complete this informal complaint procedure prior to pursuing the formal complaint procedure outlined below.

## **18. Formal Complaint Process**

18.1 Any Member who has identified or witnessed conduct by another Member that the Member reasonably believes, in good faith, is in contravention of this Bylaw may file a formal complaint in accordance with the following procedure:

- (a) All complaints shall be made in writing and shall be dated and signed by an identifiable individual;
- (b) All complaints shall be addressed to the Reviewer;
- (c) The complaint must set out reasonable grounds for the allegation that the Member has contravened this Bylaw, including a detailed description of the facts, as they are known, giving rise to the allegation;

- (d) If the facts, as reported, include the name of one or more Members who are alleged to be responsible for the breach of this Bylaw, the Member or Members concerned shall receive a copy of the complaint submitted to the Reviewer;
- (e) Upon receipt of a complaint under this Bylaw, the Reviewer shall review the complaint and decide whether to proceed to investigate the complaint or not. If the Reviewer is of the opinion that a complaint is frivolous or vexatious or is not made in good faith, or that there are no grounds or insufficient grounds for conducting an investigation, the Reviewer may choose not to investigate and may dispose of the complaint in a summary manner. In that event, the complainant and Council, if Council is not the Investigator, shall be notified of the Reviewer's decision;
- (f) In all other cases, the Reviewer will refer the complaint to the Investigator. The Investigator shall take such steps as it may consider appropriate, which may include seeking legal advice. All proceedings of the Investigator regarding the investigation shall be confidential;
- (g) If the Investigator is not Council, the Investigator shall, upon conclusion of the investigation, provide Council and the Member who is the subject of the complaint, the results of the Investigator's investigation;
- (h) A Member who is the subject of an investigation shall be afforded procedural fairness, including an opportunity to respond to the allegations before Council deliberates and makes any decision or any sanction is imposed.

## **19. Public Complaints**

- 19.1 Members of the public who have identified or witnessed conduct by a Member that they reasonably believe, in good faith, is in contravention of this Bylaw may address their concerns by:
- (a) providing a written complaint, dated and signed by an identifiable individual;
  - (b) delivering the complaint to the Mayor or the Deputy Mayor;
  - (c) the complaint should set out a detailed description of the facts, as they are known, giving rise to the concern.

## **20. Compliance and Enforcement**

- 20.1 Members shall uphold the letter and the spirit and intent of this Bylaw.
- 20.2 Members are expected to co-operate and comply with the application and enforcement of this Bylaw.
- 20.3 No Member shall:



 THE CITY OF <b>Red Deer</b>	<b>Council Policy</b>	
	<b>Code of Conduct</b>	
	Policy Type: GOVERNANCE PROCESS	GP-A-2.2

Council commits itself to ethical, professional and lawful conduct, including proper use of authority.

1 Connection with Community:

- (1) Council members will represent the community, not conflicted by any personal interest as a citizen, loyalties to staff or other organizations.

2 Non-Preferential Treatment:

- (1) Council members will not give preferential treatment to any person or organization based solely on the identity of the person(s) or organization(s).

3 Confidential, Private and Sensitive Information:

- (1) Council will protect information not routinely releasable, considered sensitive, subject to FOIP, and/or identified verbally or in writing as confidential.
- (2) While in office and after leaving office, Council members must not make use of confidential information or take improper advantage of knowledge gained due to the member's position on Council.

4 Outside Employment and/or Business Activities:

- (1) Council members may engage in outside employment or business activities provided it does not unduly interfere with the performance of their duties as a Council member.

5 Use of City Property, Resources and Services:

- (1) Council members may use laptops and other wireless devices provided by The City for personal use. Council members may not use any other City resources, property, equipment, services, information or supplies to pursue their private interest or the interests of someone they know.

6 Social Media/Networking:

- (1) Councillors who maintain their own personal Facebook pages and Twitter accounts to communicate with the public are encouraged to repost or retweet official City of Red Deer tweets but must not share confidential information or information that has not yet been officially released by The City of Red Deer.
- (2) Council members must keep in mind they are always a representative of The City of Red Deer; accordingly, when engaging in social media activities, even via private channels, City Councillors are encouraged to identify when the views expressed are theirs alone and not official City of Red Deer communication.
- (3) Council members using Facebook and Twitter are encouraged to post the following caveat into the information section of their profiles:

	<b>Council Policy</b>	
	<b>Code of Conduct</b>	
	Policy Type: GOVERNANCE PROCESS	GP-A-2.2

- (a) Facebook: The views here are my own and may not represent official City of Red Deer communication. The City's official Facebook page is [www.facebook.com/thecityofreddeer](http://www.facebook.com/thecityofreddeer).
- (b) Twitter: Tweets posted by me are my opinion, and may not necessarily represent official @CityofRedDeer communication.

#### 7 Political Events, Support and Contributions:

- (1) Council members may participate in political events and/or contribute to a political party or candidate at their own expense and in conformity with legislation.

#### 8 Gifts, Hospitality and Other Benefits:

- (1) Council members, in their role, may accept gifts, hospitality, discounts or other benefits associated with their official duties and responsibilities if it meets all of the following conditions:
  - (a) is a normal accepted expression of courtesy of a business relationship and would not raise questions about the member's objectivity and impartiality and would not compromise the integrity of Council or The City.
  - (b) Council members will file a disclosure with the Legislative Services Manager for all accepted gifts, discounts, or hospitality valued at greater than \$50.
  - (c) Disclosures will be reported publicly on a quarterly basis.
- (2) Council members or any member of their family will not solicit or accept any gift or other advantage (i.e. gifts, hospitality or discounts) that could, or be perceived to, influence the member of Council in the exercise of an official power, duty or function.
- (3) Council members will refuse or return improper gifts or benefits; if there is no opportunity to refuse or return an improper gift or benefit, or where refusal or return may be seen as offensive for cultural or other reasons, the gift or benefit must be disclosed and turned over to the Mayor to make a suitable disposition of the item.

#### 9 Cell Phones:

- (1) Council members will turn cell phones to vibrate during Council meetings and retreats.
  - (a) Council members may text during Council meetings.
  - (b) Council members will step out of a meeting to receive a call.

#### 10 Restriction of Agency:

- (1) Council members will not appear as a paid agent of a third-party before Council or any of its committees or local boards.

 THE CITY OF <b>Red Deer</b>	<b>Council Policy</b>	
	<b>Code of Conduct</b>	
	Policy Type: GOVERNANCE PROCESS	GP-A-2.2

#### 11 Conflict of Interest:

- (1) Council members must avoid conflict of interest with respect to their fiduciary responsibility.
- (2) Members of Council will annually disclose their involvements with other organizations, vendors, or any associations that might be or might reasonably be seen as being a conflict.
- (3) When Council is to decide upon an issue, about which a Council member has a conflict of interest, that member will disclose that conflict prior to Council deliberation and absent himself or herself from the deliberation and vote.
  - (a) A Council member who abstains from voting due to a conflict of interest is still included in determining quorum.
  - (b) The minutes will record all declarations of conflict of interest.
- (4) Council members will not use their position on Council to obtain employment in the organization for themselves, family members or close associates.
- (5) An interest in common is not a conflict of interest; therefore, Council members may be eligible to vote.

#### 12 Pecuniary Interest:

- (1) A pecuniary interest is a conflict of interest; accordingly, Council members will adhere to the provisions of the Municipal Government Act.
- (2) Council members will annually disclose to Legislative Services (LS) the name or names of:
  - (a) their family,
  - (b) the Council member's employer(s)
  - (c) each corporation, other than a distributing corporation, in which the member of Council is a shareholder, director or officer,
  - (d) each distributing corporation in which the member of Council beneficially owns voting shares carrying at least 10% of the voting rights attached to the voting shares of the corporation or of which the Council member is a director or officer.

#### 13 Bias:

- (1) A member of Council will not have a 'closed' mind to discussion or presentation of a matter that requires a decision of Council.
  - (a) When a bias or perception of bias is identified by a Council member themselves, another member of Council, a citizen or a staff member, the Mayor will be informed of the bias or perceived bias. The Mayor will then disclose the bias or perceived bias to Council in confidence. Council will determine whether the Council member in question may participate in the deliberation and vote.

	<b>Council Policy</b>	
	<b>Code of Conduct</b>	
	Policy Type: GOVERNANCE PROCESS	GP-A-2.2

**14 Primacy of the Council Table / Compliance with Decision Making:**

- (1) Council members may respectfully disagree with other members of Council.
- (2) Council members will uphold and respect Council decisions:
  - (a) irrespective of the Council member's personal position on the issue
  - (b) in the event of absence from an open Council meeting.
- (3) Council member's interaction with the City Manager or staff must recognize the lack of individual authority except when explicitly authorized by Council as a whole.
- (4) Council members will make no formal or public evaluations of the Mayor, Council members, or City Manager outside of the official process.

**15 Respectful Workplace:**

- (1) Council members will establish and model a respectful workplace where they will not speak disrespectfully about the organization, other members of Council or the performance of employees of the City Manager.

**16 Dispute Resolution:**

- (1) Council members will work to resolve conflict between one another, using one or more of the following options.
  - (a) Council members may first attempt to speak directly with the Council member they perceive to have an issue with.
  - (b) Council members may seek assistance from the Mayor, City Manager or City Clerk as appropriate. This person may hold a meeting with those parties directly involved in the situation.
  - (c) As a last option, Council members may document and submit the issue for discussion with the whole of Council. Council shall consider the facts surrounding the complaint, and discuss the findings and recommendation to move forward with a formal decision in a closed meeting of Council.

**17 Compliance with the Code of Conduct:**

- (1) Council members will uphold and promote the principles of the Code of Conduct.
- (2) Council members must report known or perceived violations of the Code of Conduct, using one or more of the three options:
  - (a) A Council member who perceives or is aware of a violation of the Code of Conduct may speak directly with the person.
  - (b) Council members may discuss concerns of a violation of the Code of Conduct to the Mayor, City Manager or LS Manager.
  - (c) Where the situation warrants, Council members may report the concern to the whole of Council. An inquiry and/or investigation will be undertaken as directed by Council and may result in:
    - (i) verbal warning and/or censure
    - (ii) written warning and/or censure
    - (iii) public censure

	<b>Council Policy</b>	
	<b>Code of Conduct</b>	
	Policy Type: GOVERNANCE PROCESS	GP-A-2.2

(iv) other measures as determined by the whole of Council in order to restore the accountability of Council.

**Document History:**

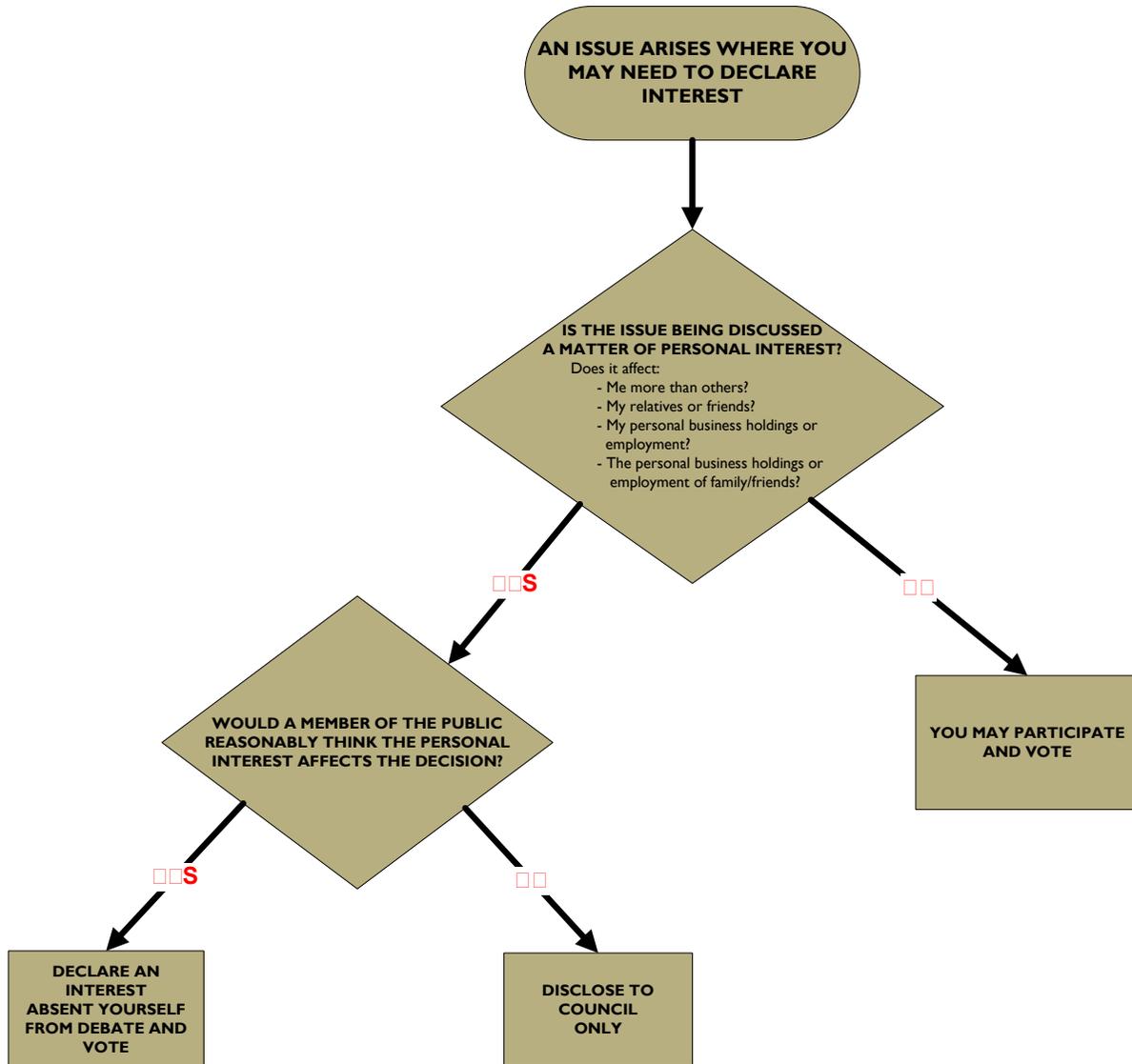
Policy Adopted	October 15, 2012
Policy Revised	March 18, 2013

**Administrative Revisions:**

<b>Date:</b>	<b>Description:</b>
October 6, 2017	Updated to current format.

	<b>Council Policy</b>	
	<b>Code of Conduct</b>	
	Policy Type: GOVERNANCE PROCESS	GP-A-2.2

### Appendix A: Declaring Interests Flowchart



	Council Policy	
	Decision Making	
	Policy Type: GOVERNANCE PROCESS	GP-A-2.3

Council will ensure decision-making is open, clear, transparent, accountable, in compliance with the MGA, Strategic Direction and the organization's pillars of sustainability.

1 Decision Making Style:

- (1) Council will solicit and consider input from the community, information experts, management and other stakeholders.
- (2) Council will enable public engagement and participation to encourage decision making that reflects the diversity of its citizens and responds to the views of its citizens.
- (3) Council will discuss matters freely and openly at Council meetings, presenting both supporting and contrary points of view to make informed decisions.
- (4) Council will access appropriate measures of debate, discussion and thought provoking analysis to obtain a solid foundation in the final decision at an Open Council meeting.
- (5) Council will only make decisions about Purpose Statements, Council Governance Processes, Executive Limitations and Council-Management Delegations. Council will not make decisions that are in the authority of the City Manager to make.
- (6) Council members will make decisions as representatives of the community as a whole.
- ~~(7) Decision making will be attained by the majority vote of Council members in attendance at an open Council meeting, subject to the reconsideration procedures of Council.~~
- ~~(8) Once a decision has been voted on in an open Council meeting, that decision is final and binding, subject to reconsideration procedures of Council.~~ **Reflected within Code**

2 Decision Making Framework:

- (1) Council will only allow itself to address a topic after it has answered these questions:
  - (a) Whose issue is this? Is it Council's or the City Manager's?
  - (b) Has Council dealt with this subject in a policy?
    - (i) If so, what has Council already said on this subject and how is this issue related? If Council has already addressed the matter, does Council wish to change what it has already said?
  - (c) If the matter is several levels below Council level, what is the broadest way to address this issue so that it is still under existing Council policy? Does that policy suffice to deal with the concern?

**Document History:**

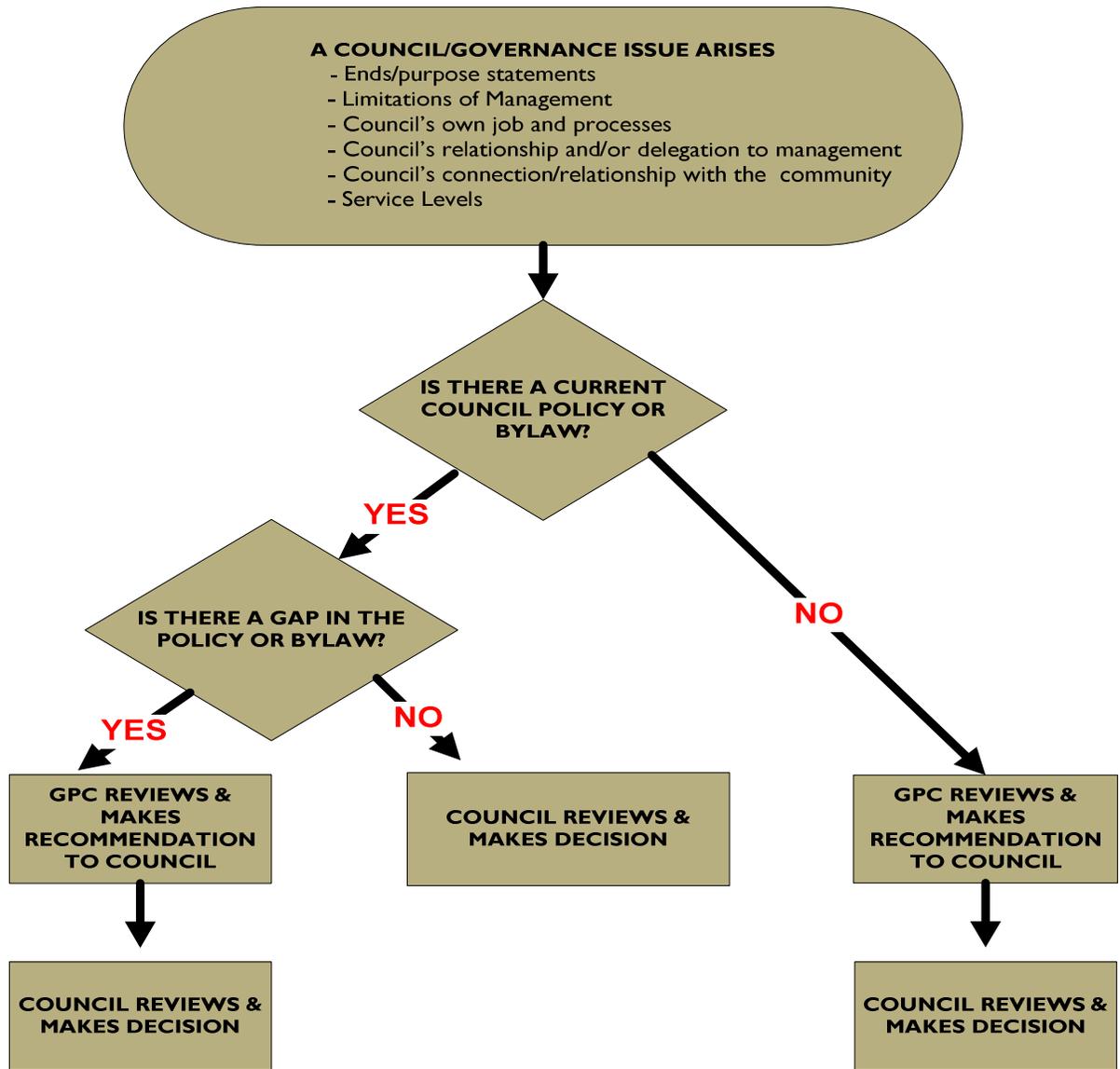
Policy Adopted	October 15, 2012
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 THE CITY OF <b>Red Deer</b>	<b>Council Policy</b>	
	<b>Decision Making</b>	
	Policy Type: GOVERNANCE PROCESS	GP-A-2.3

Policy Revised	March 18, 2013
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	<b>Council Policy</b>	
	<b>Decision Making</b>	
	Policy Type: GOVERNANCE PROCESS	GP-A-2.3

**Appendix A: How Issues go to GPC and Council**





## Mayor &amp; Acting Mayor's Role

Policy Type: GOVERNANCE PROCESS | GP-B-2.1

The primary function of the Mayor is to help Council do its work and accomplish its objectives. The assigned result of the Mayor's job is that Council behaves consistently with its own policies and those legitimately imposed upon it from outside the organization.

### 1 Role of the Mayor as Head of Council:

#### (1) Leadership:

- (a) The Mayor provides leadership to Council.
- (b) The Mayor ensures integrity in the Council process.
- (c) The Mayor ensures meeting discussion content will be on issues which according to Council policy clearly belong to Council to decide or to monitor.
- (d) The Mayor will appoint Councillors to City and affiliated committees.

#### (2) Relationship/Link with City Manager:

- (a) The Mayor is the principal elected link between Council and the City Manager.
- (b) The Mayor will review Council Agendas with the City Manager.

#### (3) Representation:

- (a) ~~The Mayor is the official spokesperson of Council unless otherwise delegated.~~ **Reflected in Code**
- (b) The Mayor will represent The City at public functions and ceremonies that Council or the Mayor determines appropriate.
- (c) The Mayor will liaise with elected officials from other municipalities and other levels of government on matters of concern to The City.
- (d) The Mayor is a member of all Council committees and all bodies to which Council has the right to appoint members, unless Council provides otherwise.

### 2 Role of the Mayor as Chief Governance Officer:

#### (1) Policy Guidance Monitoring & Review:

- (a) The Mayor is authorized to make reasonable interpretations of Governance Process policies and Council-Management Delegation policies.
- (b) The Mayor will monitor Council's adherence to its policies and ensure annual review of the Red Deer Governance Framework.

#### (2) Conflict Resolution:

- (a) The Mayor will assist Council members, when necessary, in resolving disputes and issues.

#### (3) Compliance with the Code of Conduct:

- (a) The Mayor will address any matters brought to his/her attention that are either perceived or actual violations of the Code of Conduct. **May require amendment based on Code direction**

### 3 Delegation:

- (1) The Mayor may delegate this authority within Council, but remains accountable for its use.



## Council Policy

# Mayor & Acting Mayor's Role

Policy Type: GOVERNANCE PROCESS | GP-B-2.1

#### 4 Acting Mayor:

- (1) An Acting Mayor will be appointed when the Mayor is absent for a minimum of one month.
- (2) The Acting Mayor will receive the same compensation as the Mayor during the period they are in the role of Acting Mayor.

#### Document History:

Policy Adopted	October 15, 2012
Policy Revised	March 18, 2013

#### Administrative Revisions:

Date:	Description:
October 6, 2017	Updated to current format.

	<b>Council Policy</b>	
	<b>Council's Role &amp; Responsibilities</b>	
	Policy Type: GOVERNANCE PROCESS	GP-B-2.0

- 1 In accordance with the MGA s.3, the purposes of a municipality are to:
  - (a) provide good government;
    - (a.1) to foster the well-being of the environment,
  - (b) provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality,
  - (c) develop and maintain safe and viable communities, and
  - (d) to work collaboratively with neighbouring municipalities to plan, deliver and fund intermunicipal services
  
- 2 Council is responsible for producing three non-delegable outcomes:
  - (1) connection with the community
  - (2) written governing policies
  - (3) assured organizational performance
  
- 3 Leadership Role:
  - (1) Vision: Council, including every new term of office, reviews and sets the future vision of the organization through Purpose Statements.
  - (2) Priorities: Council sets the Strategic Priorities for the organization every four years.
  - (3) Legislative: Council upholds the laws governing the collective and individual behavior of Council members.
    - (a) Council members need to ensure they not only act in the right interests and with the right motivations; they need to be seen to be acting ethically.
  - (4) Mentor: Act as mentors for new Council Members and assist in their orientation.
  - (5) Linkage with Other Organizations: Council will identify organizations in the community with a mutual interest in the betterment of the community and establish mechanisms for maintaining open communication with these organizations.
  
- 4 Representational Role:
  - (1) Community Input: Council will seek the input of the community on key issues and act in the best interests of the community.
  - (2) Community & Organization Advocate: Council will represent the interests of the residents, tax payers, and the organization by:
    - (a) Ensuring the city and organization's interests are represented to Provincial and Federal levels of government, where appropriate.
    - (b) Bringing advocacy related resolutions forward to open Council for consideration. These may include: comments on discussion papers, proposed amendments to legislation, or other matters at the provincial and/or federal level.
    - (c) Investing in relationships with key government representatives and with a multitude of stakeholders for effective advocacy.
    - (d) Implementing an advocacy/governance strategy for effective management of issues that impact The City of Red Deer.

	<b>Council Policy</b>	
	<b>Council's Role &amp; Responsibilities</b>	
	Policy Type: GOVERNANCE PROCESS	GP-B-2.0

~~(3) Council will participate in and attend Council meetings, government functions, committees, workshops and retreats. Included in Code~~

5 Conflict Resolution Role:

- (1) Resolve Difference, Seek Alternatives, Review Policy Options: Council members will resolve differences on matters within the jurisdiction of the municipality.
- (2) Council will listen to all sides of an issue, seek administrative advice and research as necessary; review policy and budgetary consequences; ensure a thorough process has been followed; and decide.

6 Policy Role:

- (1) Council makes decisions with long-term perspective in the interests of its citizens.
  - (a) In order to ensure their decision-making effectiveness, it is important that Council members attend Council meetings, Council workshops and meetings for committees to which they have been assigned.
- (2) Council establishes the policies and bylaws necessary to translate Council decisions into action to guide the activities and actions of staff, Council and citizens.
- (3) Council ensures present Council policies reflect current Council's views.
- (4) Council ensures those issues delegated by law or policy to the City Manager are, in fact, delegated.

7 Role in Determining/Establishing Service Delivery:

- (1) Determine Services: Council decides which services will be offered.
- (2) Levels of Service: Council determines the level of services.
- (3) Report Publicly: Council ensures the decisions of Council are properly discharged.

8 Role in Monitoring Results:

- (1) Assess Annual Results: Council assesses the annual results of the activities and projects undertaken by the municipality.

9 Fiduciary Leadership Role:

- (1) Budget Process: Council ensures an appropriate and comprehensive budget process has been established.
  - (a) Council signals what results are to be achieved, and the degree of tax subsidy by the residents/businesses of the community.
  - (b) Council may provide open access to the public for preliminary budget discussions.
- (2) Financial Policies: Council ensures comprehensive financial policies are in place.
- (3) External Audit and Compliance: Council ensures the external auditor has access to all necessary financial information, and monitor the administration's compliance with any recommendations.

	<b>Council Policy</b>	
	<b>Council's Role &amp; Responsibilities</b>	
	Policy Type: GOVERNANCE PROCESS	GP-B-2.0

**Document History:**

Policy Adopted	October 15, 2012
Policy Revised	March 18, 2013
Policy Revised	July 8, 2013

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REVISED



Council Decision – July 23, 2018

**DATE:** July 25, 2018  
**TO:** Lisa Perkins, Director of Corporate Services  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Code of Conduct Bylaw 3608/2018

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**Reference Report:**

**Resolution:**

At the Monday, July 23, 2018 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3608/2018, Section 2.1(i) by adding “,or at the Mayor’s discretion, the Mayor” after ““Reviewer” means the Mayor”

**Bylaw Reading:**

At the Monday, July 23, 2018 Regular Council Meeting, Council gave second and third reading to the following bylaw:

**Bylaw 3608/2018** (a Code of Conduct bylaw which governs the conduct of Councillors)

**Report back to Council:**

This bylaw will be brought back to Council in 4 years’ time, in accordance with section 7 of the Code of Conduct for Elected Officials Regulation.

**Comments/Further Action:**

This office will distribute copies in due course.

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

For Frieda McDougall  
Manager

c. Deputy City Clerk



Council Decision – July 23, 2018

**DATE:** July 25, 2018  
**TO:** Lisa Perkins, Director of Corporate Services  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Code of Conduct Bylaw 3608/2018

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**Bylaw 3608/2018** (a Code of Conduct bylaw which governs the conduct of Councillors)

**Report back to Council:**

No.

**Comments/Further Action:**

This office will distribute copies in due course.

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

For Frieda McDougall  
Manager

c. Deputy City Clerk