

## ***Special Council Meeting***

# **AGENDA**

Monday, September 21, 2015 – Council Chambers, City Hall

Call to Order: 2:00 PM

### **I. REPORTS**

- I.1. Development Permit Approval for Safe Harbour Society Temporary Winter Daytime Warming Centre at 5256 - 53rd Ave

(Agenda Pages 1 – 37)

- I.2. Winter Daytime Warming Centre Update

(Agenda Pages 38 – 48)

### **2. ADJOURNMENT**



September 16, 2015

## Development Permit Approval for Safe Harbour Society Temporary Winter Daytime Warming Centre at 5256 – 53<sup>rd</sup> Avenue

Inspections and Licensing Department

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

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Administration supports a Development Permit application that has been received for the use of an 11 m (36ft.) by 18.29 m (60 ft.) modular unit on 5256 – 53<sup>rd</sup> Avenue to function as a temporary seasonal daytime warming centre, until April 2017.

The subject parcel is designated Direct Control District No. 19 DC (19) of The City's Land Use Bylaw and Council is the delegated Development Authority for this application.

### **City Manager Comments:**

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I support the recommendation of Administration.

Craig Curtis  
City Manager

### **Proposed Resolution**

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Administration supports this development and recommends the following resolution be considered.

“RESOLVED that City Council approve the development of a Temporary Care Facility for a temporary winter daytime warming centre operational from November 2015 – April 2016, and from November 2016 – April 2017, to be located at 5256 – 53<sup>rd</sup> Avenue (Lot 2A, Block 4, Plan 762 2029), located in the DC(19) District of the Land Use Bylaw.

Approval is subject to the following conditions:

- I. The Applicant is required to provide site drawings satisfactory to the Development Officer which must include the following items:



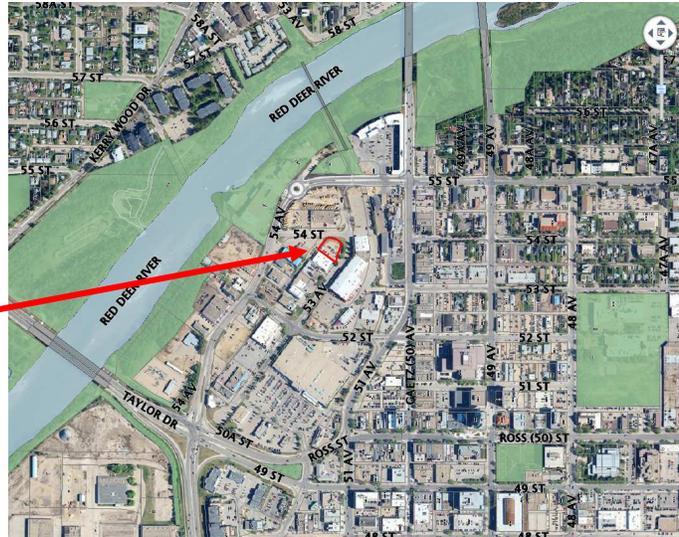
- a. Utilities Plan: The Utilities Plan must identify the proposed and existing water, sanitary, stormwater and shallow utilities for the site and adjacent roadways.
- b. Drainage Plan: The Drainage Plan must display the existing elevations of the site, adjacent boulevard, and adjacent roadways. The plan should also display the elevation of the modular and any site grading modifications.
- c. Based on the revised site drawings, the Applicant is required to implement any further changes to meet Crime Prevention Through Environmental Design (CPTED) principles, prior to issuance of a Building Permit.
- d. Landscaping: A landscaping plan showing plantings and a grassed area between the proposed parking lot and public roadways.

## Report Details

### Background:

Central Alberta's Safe Harbour Society for Health & Housing (Safe Harbour Society) has applied to operate a temporary daytime warming centre on their parcel located at 5256 – 53<sup>rd</sup> Avenue, in the Railyards neighbourhood.

**Proposed location**



The subject parcel is designed DC(19) District and is currently being used for staff parking for the adjacent Safe Harbour Society non-medical detoxification centre and overnight shelter. The Safe Harbour Society parcel south of the subject site is designated DC(19) and the surrounding parcels are designated DC(28). A copy of the DC(19) District is included in Appendix A.



Council, as the Development Authority, is responsible for decision-making related to the two (2) properties in the DC(19) District and the Development Officer is assigned with enforcing any landscaping or site development regulations. City Council's approval is requested for:

- **Discretionary Use** [Section 8.19(1)(b)(i)] – Temporary Care Facility for a temporary daytime warming centre operational from November 2015 – April 2016, and from November 2016 – April 2017; open daily from 8:00 am until 5:00 pm.

### Discussion:

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The temporary daytime warming centre is proposed to be operated from an 11 m x 18.28 m (36 ft. x 60 ft.) modular structure made up of 3 separate components. Photos of the modular exterior and elevations are included in Appendix B. The modular structure is proposed to be located 1.7 m from the north property boundary with 54<sup>th</sup> Street, 25.5 m from the east property boundary with 53<sup>rd</sup> Avenue, 10.5 m from the south property boundary, and placed along the west property boundary. No setback is proposed along the west boundary to minimize areas that would impair visibility. A copy of the proposed site plan is included in Appendix C.

Although the proposed use is temporary, the building will remain on the site year-round and will not be used from May – October. Once the temporary use expires (April 2017), the modular structure will be removed from the site.

Three (3) employees will be working at the warming centre during operating hours and Safe Harbour Society expects between 20-40 people will utilize the warming centre throughout the day. Users of the centre will be provided complimentary coffee, tea, juice and snacks. It is anticipated the centre will have outreach services provided by external agencies. A designated smoking area will be located directly east of the modular structure.

28 parking stalls are proposed on the subject site to accommodate the temporary warming centre staff along with staff at the adjacent Safe Harbour Society parcel. Section 3.1 of the LUB for a Temporary Care Facility requires 1 stall for every 93 m<sup>2</sup>; therefore ten (10) parking stalls are required for the existing Safe Harbour Society building on the adjacent parcel, and three (3) for the proposed temporary warming centre for a total of 13. The proposed parking stalls exceed the LUB requirements by 15 stalls.

Access to the site is via 53<sup>rd</sup> Avenue and there are no sidewalks along the perimeter of the subject site. 53<sup>rd</sup> Avenue serves as a pedestrian spine through the Railyards district; The City of Red Deer is currently designing 53<sup>rd</sup> Avenue as a “complete street”, in accordance with the Greater Downtown Action Plan, as a capital project slated for construction in 2016. A sidewalk is shown on the site plan connecting the building to the public sidewalk.



The landscaping of the parking lot must meet the downtown parking lot regulations as per policy therefore a revised landscaping plan is requested as a condition. Plantings and grass are required to buffer the parking lot from public roadways.

Safe Harbour Society has stated safety at the proposed location is paramount. The proposed modular structure has windows to enable staff to monitor outside activities, and the structure is proposed to be sited in such a way that there are clear sightlines to oversee the entire property. Additional information on the proposed temporary daytime warming centre is available in Appendix D.

#### Department Consultation

The development proposal was circulated to internal departments, and The City's CPTED consultant, for their comments and conditions. A site visit with the CPTED consultant was conducted to provide comments on the application. Any concerns brought forward have been addressed in the conditions of the resolution.

#### Public Consultation

Thirty-six (36) letters were hand delivered to landowners and tenants and twenty-one (21) letters were mailed to the registered landowners within 100 m of the subject site. The letters explained the proposed development, provided an opportunity to comment, and advised of the Council date the application would be considered. A copy of the landowner referral letter is provided in Appendix E.

Of the fifty-seven (57) letters sent out, nine (9) responses were received; one (1) in support, one (1) that asked questions regarding security, and seven (7) in opposition. Of the opposition submissions, two (2) were from the same business. Copies of the written submissions are included in Appendix F.

<b>Comments (paraphrased)</b>	<b>Responses</b>
<p><b>Concerns Related to Behaviour and City Homelessness</b></p> <ul style="list-style-type: none"> <li>• Open drug use, drug deals, drug paraphernalia left behind, human excrement, indecent acts, littering, loitering, harassment of clients and staff, and property damage;</li> <li>• People camping under the bushes and in the open grassy areas;</li> <li>• Increased visibility of homeless people creates the impression the Railyards area is unsafe which creates concern for clients and staff and potentially drives them away. Having the warming centre located</li> </ul>	<p>The modular structure is proposed to be positioned to allow for proper surveillance of the site. If approved, there will be three (3) staff on site to monitor behaviour on the site and in the building.</p> <p>Safe Harbour Society anticipates providing connections to housing, drug and alcohol counselling services and educating about the proper disposal of drug paraphernalia.</p> <p>In addition, there are several resources available to the public for assistance with the noted behaviour cited:</p>



Comments (paraphrased)	Responses
<p>in the Railyards will exacerbate these issues;</p> <ul style="list-style-type: none"> <li>• No increase in police surveillance despite criminal activity occurring;</li> </ul>	<ul style="list-style-type: none"> <li>• 9-1-1 for urgent matters that require immediate attention;</li> <li>• Graffiti Hotline available 24-hours at 403-356-8908; or the</li> <li>• RCMP Complaint Line available 24-hours at 403-343-5575. The complaint line is for non-urgent matters such as:                         <ul style="list-style-type: none"> <li>○ Break-ins or thefts where the suspect is gone;</li> <li>○ Reporting a crime previously committed;</li> <li>○ Suspicious vehicles, person(s) or activities;</li> <li>○ Neighbourhood disputes including, but not limited to, noise complaints; and</li> <li>○ Other non-urgent cases where immediate police attendance is not critical.</li> </ul> </li> <li>• Central Alberta Crime Prevention Centre at 403-986-9904. The Centre provides information for residents, businesses, programs and agencies on matters relating to crime prevention.</li> </ul> <p>The issue of people camping on private and public property is a broader City issue that happens independent of this use approval. Safe Harbour Society staff provide supports that may assist the homeless to get the supports they need.</p> <p>If public camping is occurring, The City of Red Deer encourages the public to report all camp activity occurring on public land to the RCMP Parks Bylaw Line at 403-343-5575. Once a complaint is lodged, it triggers immediate response by the Parks Bylaw Officers (under the RCMP) to deal with the individual(s). Once the Parks Bylaw Officers address the individual(s), the City's Parks Department is notified and will clean up the site within one (1) week.</p>



Comments (paraphrased)	Responses
	The City's Community Standards Bylaw requires all properties, including Safe Harbour Society, to be maintained in a clean and safe manner.
<p><b>Questions Related to Overall City Homeless Population</b></p> <ul style="list-style-type: none"> <li>• Where do the patrons go after 5:00 pm?</li> <li>• Who will control after-hours when the clients congregate once they are out?</li> <li>• Will landowners/tenants have a direct contact to assist with their concerns?</li> </ul>	<p>The 5:00 pm closing time coincides with the availability of community dinners, so individuals have the option to transfer to another place to be warm.</p> <p>Safe Harbour Society will provide its neighbours with a 24/7 contact number for a member of their senior administration.</p>

### Analysis:

The Municipal Development Plan (MDP) speaks to the important role downtown serves, including the opportunity to accommodate a variety of social services and facilities that serve the needs of the community (11.1). The MDP goes on to promote social and support services in the downtown, including the provision of preventative social services, to meet the community's needs (11.6 and 15.7).

The proposed temporary warming centre meets the regulations of the Land Use Bylaw.

The subject site is located within the Greater Downtown Action Plan (GDAP), in the Railyards neighbourhood. The broad concept of the Railyards is a high density residential district with integrated services to support urban living. This approval is for a two year temporary term like several other recent temporary approvals in the area which have been up to 10 years while it transitions to the long-term vision.

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- Appendix A: Direct Control District No. 19 DC(19)
  - Appendix B: Modular Structure Details
  - Appendix C: Proposed Site Plan
  - Appendix D: Development Permit Application Supplementary Information
  - Appendix E: Copy of Landowner/Tenant Referral Letter
  - Appendix F: Public Comments

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

This District will allow all of the prescribed uses as listed in the C1A Commercial City (City Centre West) District and allow development of a non-medical detoxification centre and overnight shelter program. For the purpose of this Direct Control District, Council is the Development Authority.

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

<b>(a) Permitted Uses</b>	
(i)	All uses listed as permitted in the C1A Commercial (City Centre West) District.
(ii)	<sup>1</sup> Maximum 46 bed combined non-medical detoxification centre and overnight shelter.
<b>(b) Discretionary Uses</b>	
(i)	All uses listed as discretionary in the C1A Commercial (City Centre West) District.

**2. Development Standards**

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

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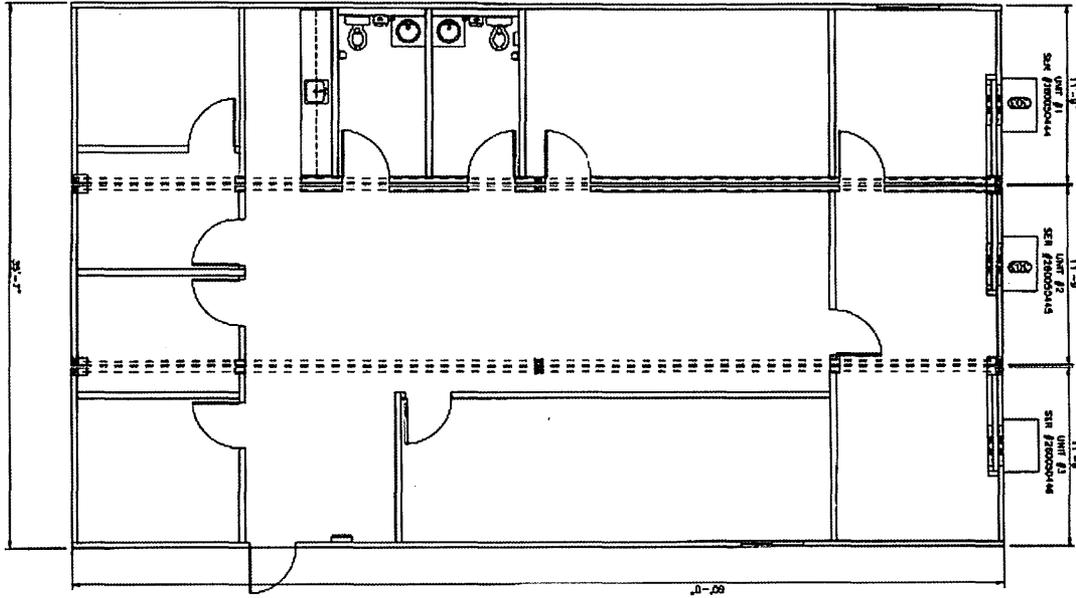
<sup>1</sup> 3357/BB-2013

Appendix B

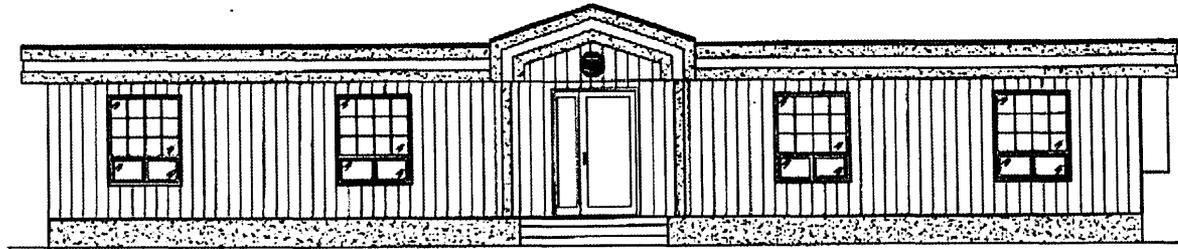
Development Permit No. 1150336

Proposed Temporary Daytime Warming Centre Modular Structure Details

Modular Building – General Floor Plan for Illustrative Purposes Only (interior layout subject to change)



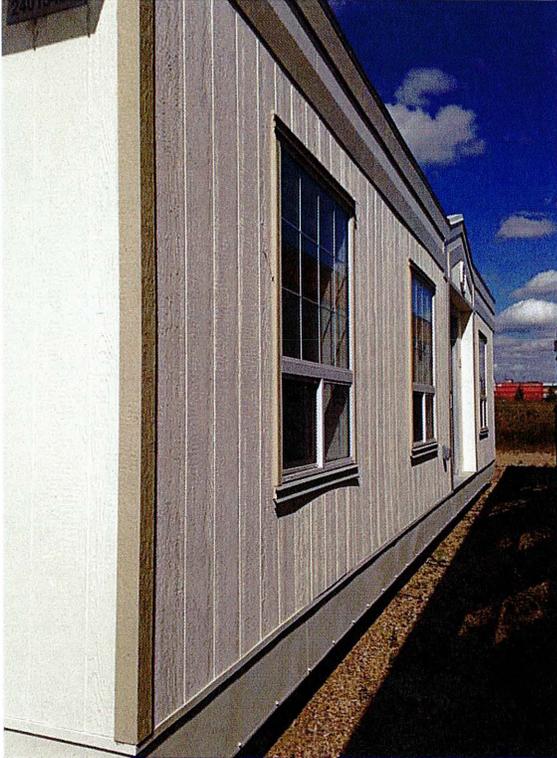
Modular Building – Elevations (subject to slight modifications)



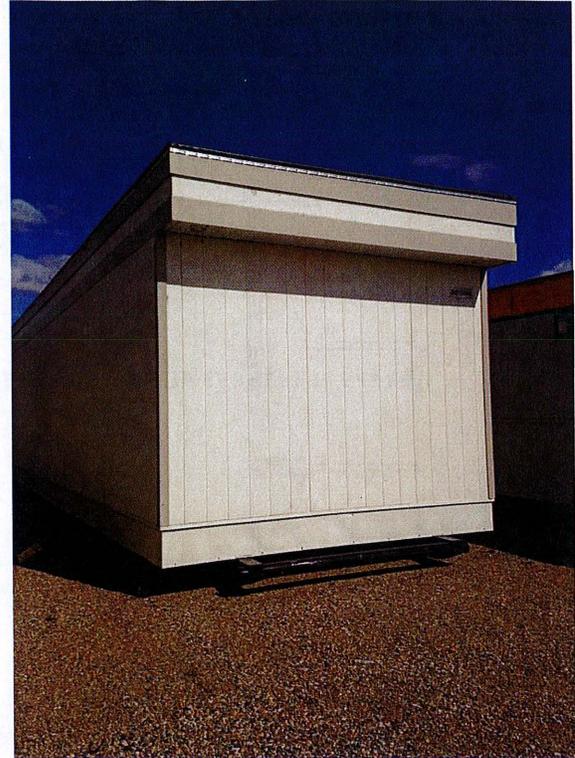
ELEVATION

Appendix B

**Modular Building – Front Component**



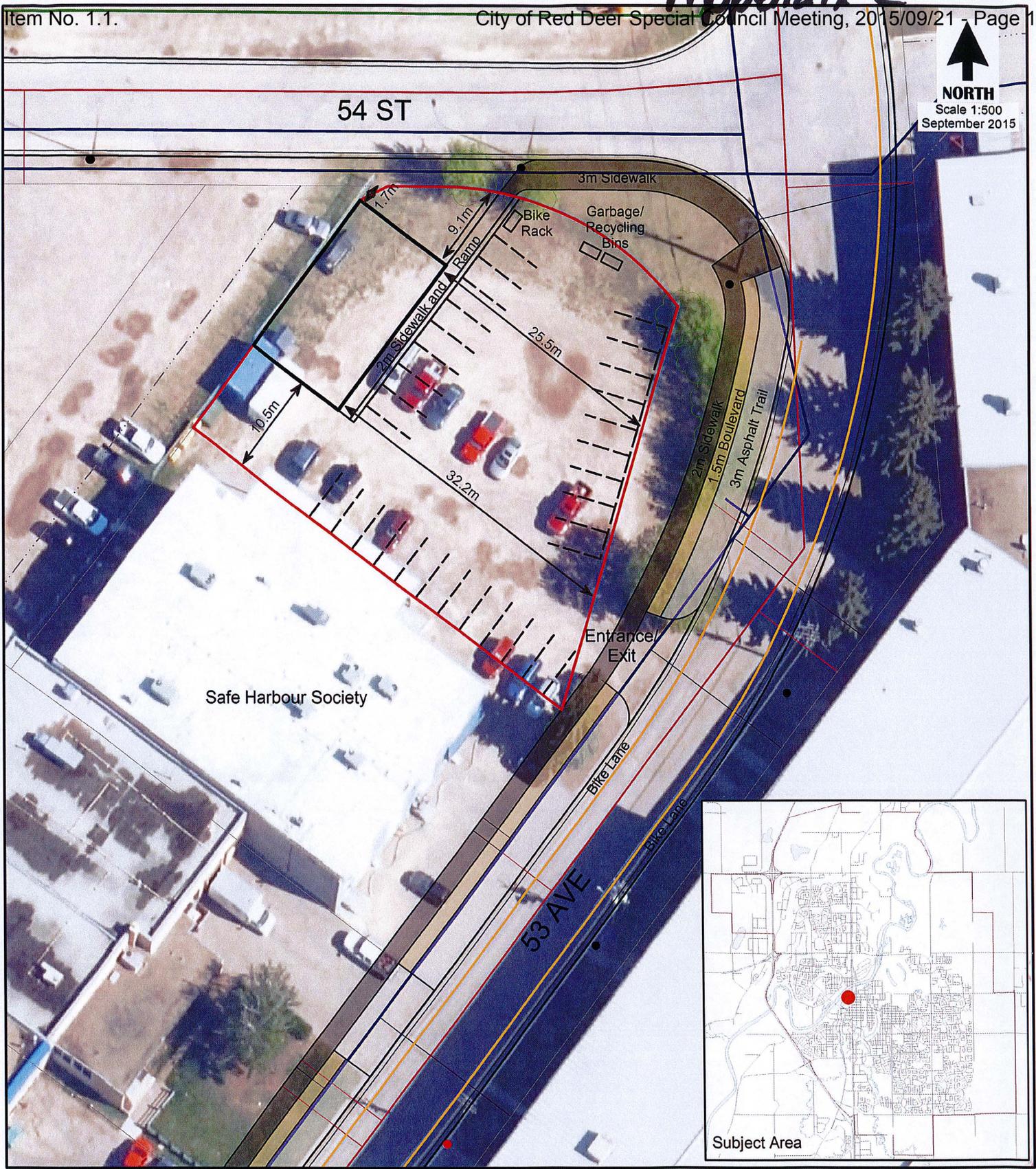
**Modular Building – Centre Component**



**Modular Building – Rear Component**

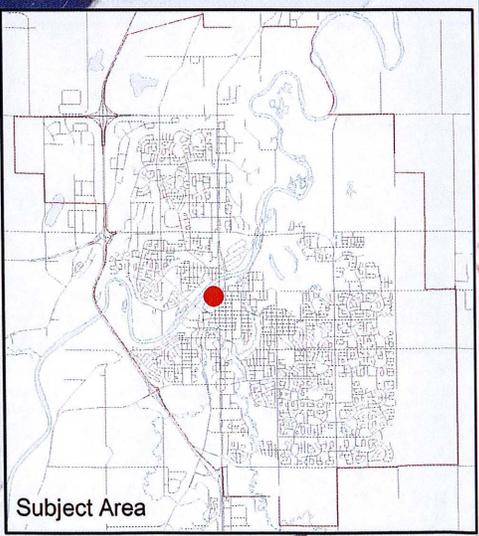


**NORTH**  
Scale 1:500  
September 2015



Safe Harbour Society

53 AVE



Subject Area



**5256 53 Ave**  
**Plan 762 2029**  
**Lot 2A, Block 4**

- |  |                              |  |                      |  |                                |
|--|------------------------------|--|----------------------|--|--------------------------------|
|  | Subject Site                 |  | Curb                 |  | Storm Pipe                     |
|  | Property Line                |  | Bike Lane            |  | Water Pipe                     |
|  | Modular Unit (35'-7" x 60')  |  | Utility Right of Way |  | Sanitary Pipe                  |
|  | Parking Stalls (2.7m x 5.5m) |  | Street Light         |  | Existing Trees (to be removed) |
|  | Building Footprint           |  | Utility Pole         |  |                                |

## Development Permit Application – Supplementary Information

- **Background:** The placement of a temporary structure on 5256 53ave is being proposed as an option to meet the demands of our homeless citizens during the cold winter months. Responding to a City of Red Deer request for proposals, Safe Harbour Society has been identified as the successful proponent to operate a Warming Centre, if a suitable location is identified. A structure of this nature will meet the operational requirements outlined in The City of Red Deer's evaluation of the winter warming centre managed by the Safe Harbour Society last winter - namely safety and connection to programs and services designed to end homelessness.

### Safety:

- Building will meet fire & safety codes (ex. capacity, emergency exits)
- Designated location for smoking (on site, re. perception of safety)
- Windows to assist with the monitoring of activities outside
- Ability to check-in items for temporary storage, while using the service
- Accessible location (reached by foot with relative ease)

### Connection to Housing:

- Private space for One on One conversation (housing & other community resources)
- Potential Computer Access

- **Installation of a Modular Unit:** A 36' x 60' Modular Office Complex is being proposed at 5256 53ave. This unit would be complete with proper hook-ups for gas, electricity, water and sewer. The unit will have dividing walls allowing for separate office space, general areas for activities, as well as washrooms for staff and client access. While the modular unit will be utilized for the winter periods, it will remain on site year-round.
- **Hours of operation:** The Warming Centre will be in operation from November 1, 2015 to April 30, 2016 and November 1, 2016 to April 30, 2017. Hours of operation will be daily from 8:00am to 5:00pm.
- **Number of employees and expected number of clients:** The Warming Centre is expected to have three employees on at all times. In 2014/15 there were 455 unique individuals who utilized the centre. On average, 65 individuals utilized the Warming Centre each day. It is expected that up to 20-40 individuals would be present at one time.
- **Services to be provided at the location:** This location is intended to serve as a safe reprieve for individuals experiencing homelessness, from the harsh winter elements. Staff's primary role is to ensure safety at this site. In addition to program staff, it is also predicted that outreach services may be provided from external agencies (ex. Housing and Counselling supports) Food services are not provided at this location. Complimentary coffee, tea, water, juice and pre-packaged energy bars will be the extent of food distributed at the site.
- **Parking location and number of stalls:** Parking is provided on this site for the main building located at 5246 53ave. The proposed development at 5256 53ave will allow for 28 parking stalls, enough parking for both sites.

- Presence or absence of abandoned wells: The attached AER Well Map indicates an absence of any wells at this location.
- Pre-identified concerns the neighbourhood may have and list any mitigation measures proposed: Crime and Safety are likely to be identified by neighbours as primary concerns. Safety has been heavily considered in the proposal of Safe Harbour Society's site. When it is manageable, Warming center staff will do regular sweeps of the area. Sight lines from windows in the modular unit will allow for outside supervision. In addition, this site should allow for additional intake and screening. There will be a designated smoking area at the exterior of the building area. This should limit congregation to within the 5256 53ave site. Neighbours are familiar with Safe Harbour Society and the operations, and are aware of how we can be contacted should any concerns arise.

Appendix E



## INSPECTIONS AND LICENSING DEPARTMENT

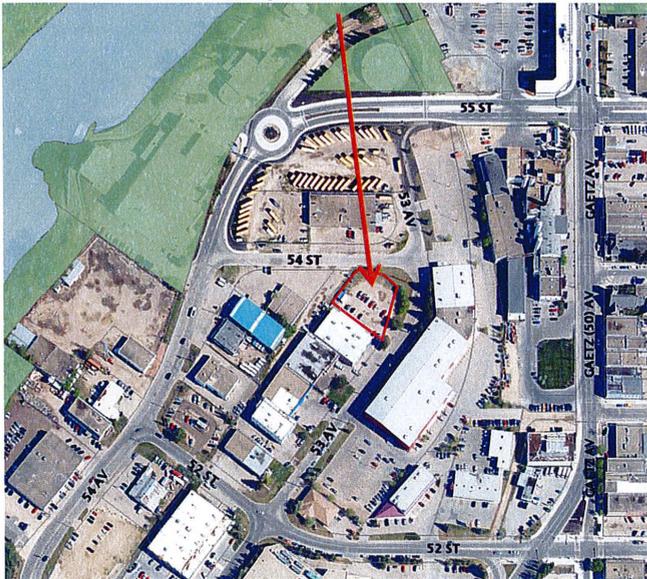
September 9, 2015

To: Landowners/tenants within 100 metres of 5256 – 53<sup>rd</sup> Avenue

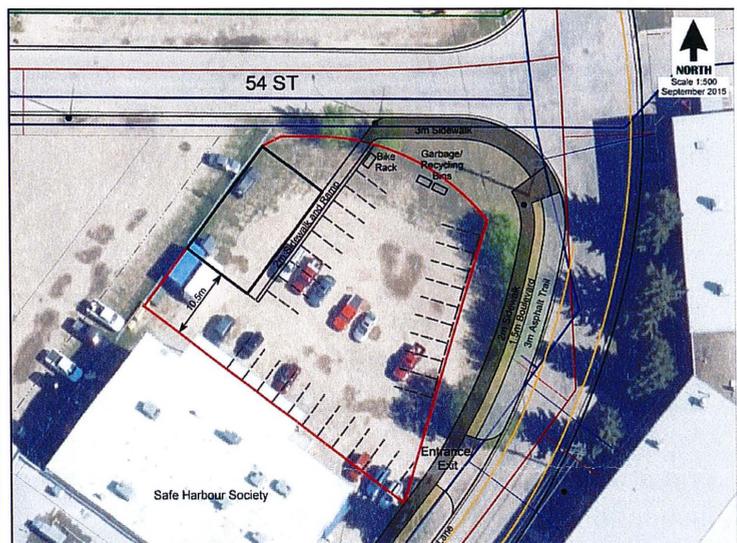
Re: 5256 – 53<sup>rd</sup> Avenue (Lot 2A, Block 4, Plan 762 2029)  
 Development Permit Number: 1150336  
 Proposed Temporary Warming Centre  
 Direct Control District No. 19 DC(19)

The Inspections and Licensing Department has received a development permit application to place a modular structure to function as a temporary daytime warming centre until April 30, 2017, at 5256 – 53<sup>rd</sup> Avenue as shown below:

Subject Parcel



Proposed Site Plan\*



*\*Please note that the proposed site plan may undergo slight modifications depending on the servicing requirements.*

Details of the proposed temporary daytime warming centre include:

- Proposed to be operational from November 2015 – April 2016 and November 2016 – April 2017;
- Open daily during the winter months (described above) from 8:00 a.m. until 5:00 p.m.;
- Three (3) employees will be at the proposed temporary warming center during hours of operation;
- A designated smoking area will be provided and the modular will have windows to assist with monitoring outside activities;

- A designated area for storage of personal items will be provided in the modular structure;
- It is anticipated 20 – 40 individuals will be using the temporary warming centre at one time during the day; and
- The intent is to first and foremost provide a safe reprieve for people experiencing homelessness from the winter elements; outreach services may be provided in the proposed modular structure (e.g. housing and counselling support), and complimentary coffee, tea, water, juice and pre-packaged snacks.

### Next Steps

As part of the City's overall Development Permit application evaluation process landowners within 100 metres of the subject parcel are provided with an opportunity to review and comment on the proposed development. Please provide your comments via the enclosed comment sheet. Comments may be mailed, e-mailed, or faxed to The City of Red Deer Inspections and Licensing Department via the contact information provided on the comment sheet; email submissions are encouraged as they are the most efficient way to submit any comments and concerns you may have. Please submit your comments by **4:30 pm, Thursday September 17, 2015**.

Following the September 17<sup>th</sup> comment deadline, staff will answer comments received in their analysis and attach comments to the Council report. The proposed temporary daytime warming centre Development Permit application will be considered at the September 21, 2015 Council meeting. All Council meetings are open to the public and agendas are posted online at [www.reddeer.ca](http://www.reddeer.ca).

Thank you for taking the time to provide. Please contact the undersigned if you need any further information or clarification.

Sincerely,



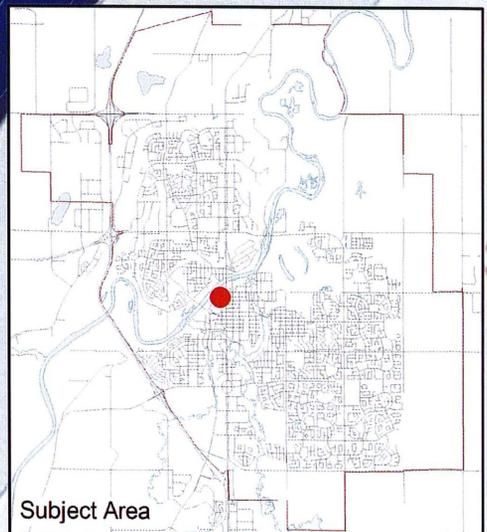
Erin Stuart  
Inspections & Licensing Manager  
Phone: 403-342-8192  
Email: erin.stuart@reddeer.ca



Jolene Tejkl, RPP MCIP  
Senior Planner  
Phone: 403-406-8705  
Email: jolene.tejkl@reddeer.ca



**NORTH**  
Scale 1:500  
September 2015



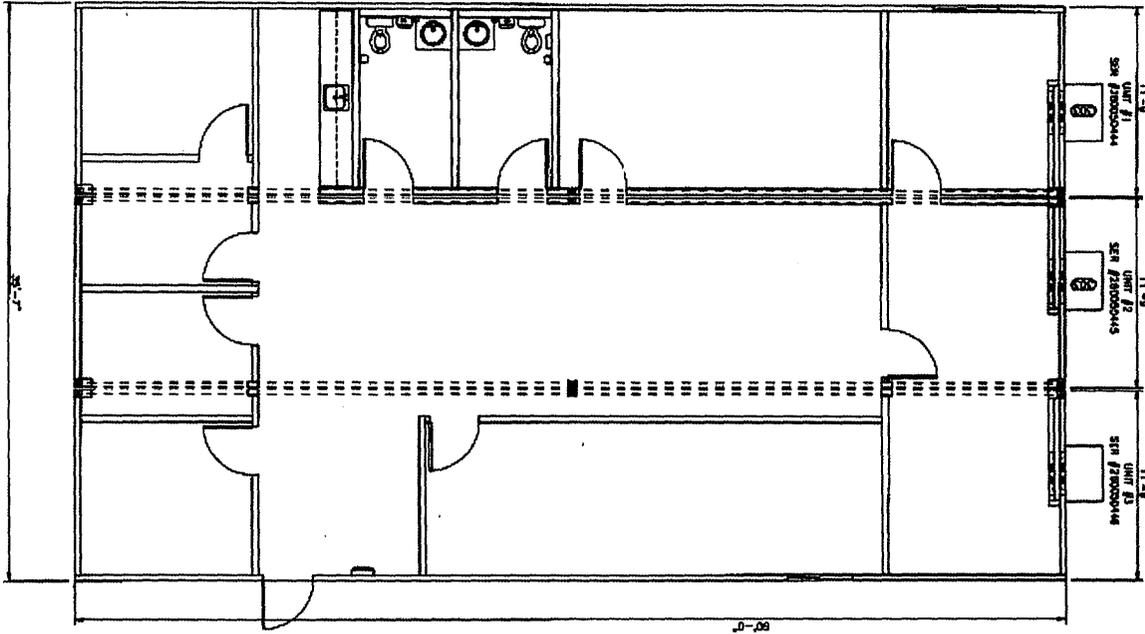
**THE CITY OF**  
**Red Deer**  
**5256 53 Ave**  
**Plan 762 2029**  
**Lot 2A, Block 4**

- |  |                              |  |                      |  |                                |
|--|------------------------------|--|----------------------|--|--------------------------------|
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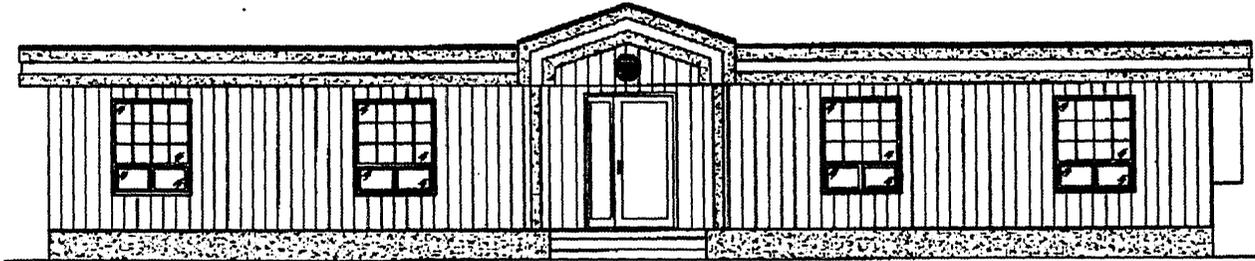
Development Permit No. 1150336

Proposed Temporary Daytime Warming Centre Modular Structure Details (double sided)

Modular Building – General Floor Plan for Illustrative Purposes Only (interior layout subject to change)

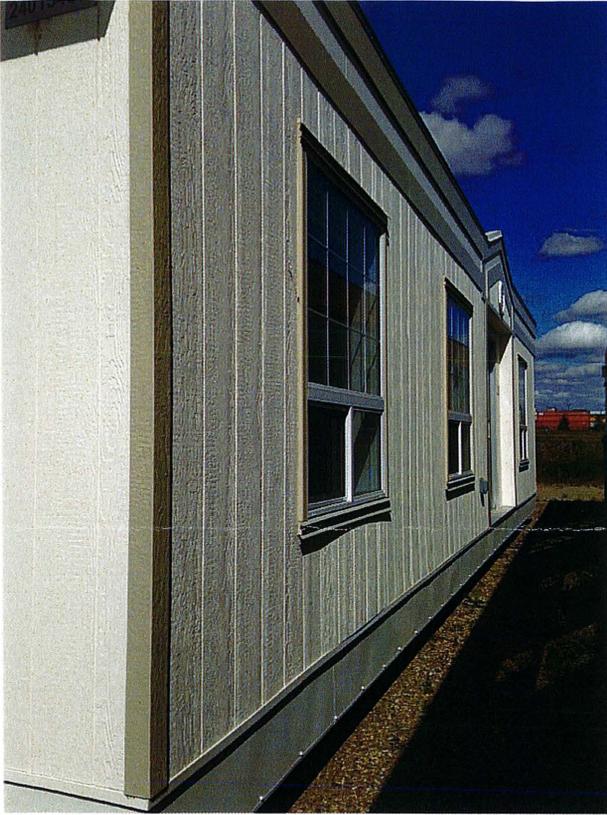


Modular Building – Elevations (subject to slight modifications)

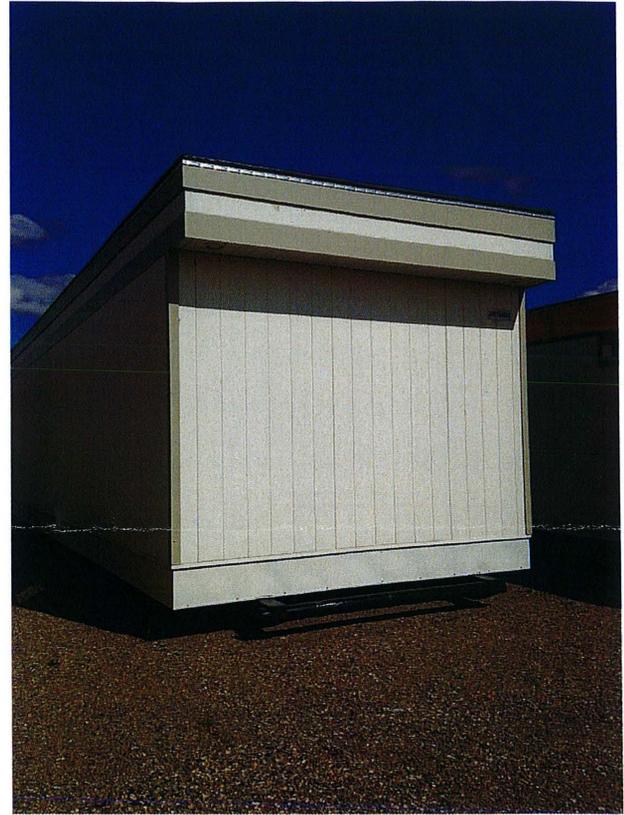


ELEVATION

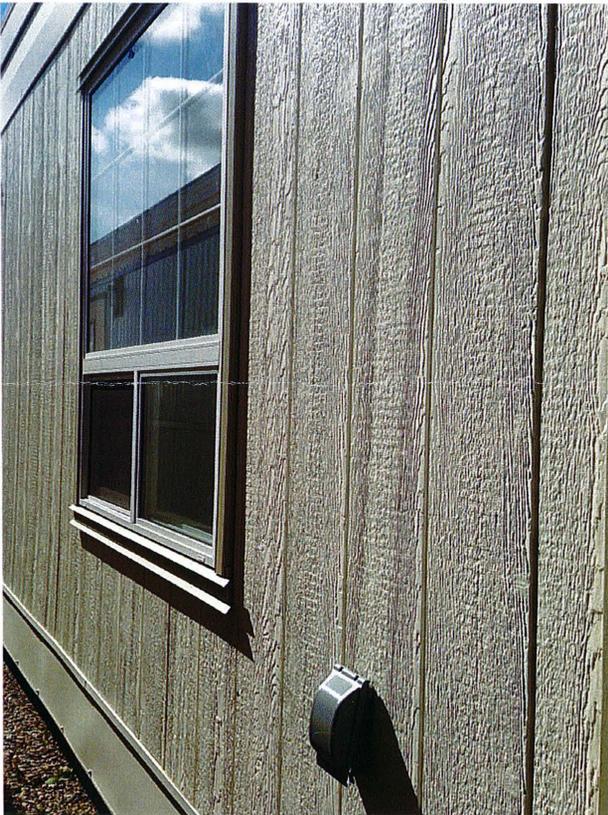
**Modular Building – Front Component**



**Modular Building – Centre Component**



**Modular Building – Rear Component**





Date: September 9, 2015

Re: 5256 – 53 Avenue (Lot 2A, Block 4, Plan 762 2029)  
Development Permit Number 1150336  
Proposed Temporary Warming Centre  
Direct Control District No. 19 DC(19)

**Comments Due: Thursday, September 17, 2015 at 4:30 p.m.**

**Comment Return Options:**

- Return, by mail to: City of Red Deer Inspections and Licensing Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off comments at the Inspections and Licensing Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax comments to the Inspections and Licensing Department at 403-342-8200; or
- Scan and email the comments to [development@reddeer.ca](mailto:development@reddeer.ca)

**Your comments are important.**

***Collection & Release of Your Information:***

The City is collecting your information as part of the referral process that is described in Section 2.19(4) 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*. An individual choosing to complete and submit this comment sheet to a member of Council, to a member of a committee and/or to City of Red Deer administration must understand that comments, including your residential address, 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 Inspections and Licensing Manager at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-342-8190.

***Contact Information***

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

Name: \_\_\_\_\_

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

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



**Proposed Temporary  
Warming Centre  
5256-53 Ave  
(Lot 2A, Block 4, Plan 762 2029)**

**Public Comments**



Date: September 9, 2015

Re: 5256 – 53 Avenue (Lot 2A, Block 4, Plan 762 2029)  
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Direct Control District No. 19 DC(19)

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Name: Reinhard Timmermann at Thomson Cabinets

Mailing Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

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

E-mail Address: \_\_\_\_\_



**General comments on the proposed temporary warming center at 5256 – 53 Avenue:**

We support our neighbors 100% with their facility expansion and extended services

Reinhard Timmermann

A handwritten signature in black ink, appearing to be 'R. Timmermann', written over the printed name.

Thank you.



Date: September 9, 2015

Re: 5256 – 53 Avenue (Lot 2A, Block 4, Plan 762 2029)  
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***Contact Information***

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Name: Brad Rowbotham - Roll'n Oilfield Ind Ltd.

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

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

Regarding proposed warming center at 5256-53Ave:

Due to a countless number of unacceptable events that have occurred on our property and in the neighborhood in recent years we are strongly against any further development of 5256 53Ave.

We have significant safety concerns for our staff. It is very common there are individuals on our property including entering our building who have no business here. The list of illegal acts, indecent acts, vandalism, etc. are too long to list.

Police until the last few weeks have not gave any indication that this neighborhood is a priority.

The City should examine if there is a better location for the whole center to be relocated, where it would not have such a significant effect on the law abiding citizens of Red Deer.

Thanks

Brad Rowbotham



Date: September 9, 2015

Re: 5256 – 53 Avenue (Lot 2A, Block 4, Plan 762 2029)  
Development Permit Number 1150336  
Proposed Temporary Warming Centre  
Direct Control District No. 19 DC(19)

Comments Due: Thursday, September 17, 2015 at 4:30 p.m.

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Name: Gina Shields

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

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

September 14, 2015

I am writing this in response to the Proposed Temporary Warming Shelter.

I have worked in this area for close to 20 years and over this time I have seen many changes to the City of Red Deer. One of these changes is the increased visibility of homelessness. I used to be able to drive to work and park my car without giving homelessness much thought. Now I drive to work and I see people sleeping under bushes or out on grassy areas and I wonder where did they come from?

It doesn't matter what city you live in there is homelessness, addictions, and mental health issues but there is also a perception that where homelessness and such is so visible it is unsafe. Justified or not this is the perception, the area is unsafe. This perception causes several problems for my business. The first problem is that most of my clients/customers are seniors. They are a vulnerable population. They don't want to take the bus and have to walk past a lot of these people who are on the streets. The senior population do not want to have to deal with potential panhandlers or being asked for cigarettes etc. This causes them to be fearful. This has a direct impact on my business because my clients will decide to go elsewhere, where they feel safer.

There have been incidents of people shooting up drugs in the back parking lot, I have seen a woman swinging a golf club at vehicles coming out of the Superstore parking lot, we have had a male who has been coming into all of the businesses asking for a variety of things, just to name a few. I won't even get out of my car to go into McDonalds for a coffee, I will only use the drive thru as I do not want to have to walk through large groups of homeless people to get a coffee or to be asked for change or cigarettes.

The second problem is my staff. They do not like having to deal with people sneaking into the office trying to steal, asking for water, making inappropriate comments etc. Nor do they want to park their vehicles in areas where people are sleeping in the bushes, feeling like it is unsafe to walk into work, or wondering if their vehicle is going to be broken into. It is hard enough to find, train and retain good employees, but to risk losing them to the perception of an area being unsafe. How do I as a small business owner deal with that?

I could ask the City for an increase in police patrols, but is sleeping under a bush illegal? No, so this doesn't solve the problem. The perception is that an increased visibility in homelessness makes an area unsafe, so building a warming shelter will bring more visibility to the problem, bring more people to the area, increasing the perception of an area being unsafe. Justified or not the area is no longer safe.

I would request that the City find a different location for this Temporary Warming Shelter as I do not want it near my business.



Gina Shiels  
Hearing Sense Inc.



Date: September 9, 2015

Re: 5256 – 53 Avenue (Lot 2A, Block 4, Plan 762 2029)  
Development Permit Number 1150336  
Proposed Temporary Warming Centre  
Direct Control District No. 19 DC(19)

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Name: DR. GLEN CHARAYLO - 52 STREET DENTAL CLINIC

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

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

Dear Sir or Madam,

Re: Proposed Development #1150336 Warming Centre

I applaud the city governance for their social conscience. The long range plans for Railyards is indeed a great vision of city planning for the decaying city core, and the proposed development embraces the reality of our society where citizens fall victim of circumstance and end up homeless, cold and hungry. When the proposal for the Safe Harbour Society project came into our lives we had the usual misgivings associated with the unknown effects on us who spend more time downtown at work (12 hours is not unusual) than we do during awake hours with our families. But, inside, our social values prevented us from making a strong objection to a social solution to a societal problem. And so here we are some 4-5 years later wondering why we feel as a group of 16 that we have already done our part.? Why indeed; after all it worked in Seattle, Victoria and Vancouver, right? Would you knowingly subject your friends and employees (not to mention our clients), to more public acts of sex, intravenous drug use, excretion, indolence, accosting and dangerous behavior, and daily infectious litter including used needles?? We **categorically oppose** the above development permit and using the utmost control refrain from writing what we really think about the great Railyards vision of the planners of the City of Red Deer.

Dr. Glen N Chabaylo

52<sup>nd</sup> Street Dental Clinic



Date: September 9, 2015  
Re: 5256 – 53 Avenue (Lot 2A, Block 4, Plan 762 2029)  
Development Permit Number 1150336  
Proposed Temporary Warming Centre  
Direct Control District No. 19 DC(19)

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Name: Staff at the 52nd Street Dental Clinic

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

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_



**General comments on the proposed temporary warming center at 5256 - 53 Avenue:**

We are very much against the proposed temporary warming center. Just recently we have had a few incidents due to Safe Harbour Society being located behind our business. We had to contact the RCMP due to a gentleman being a public nuisance by trying to use our washroom, take coffee and was caught trying to steal a wallet from a business 2 doors down. Just this week one of our employees was scratched with a needle she picked up that was laying on the ground where our patients walk. We have experienced people approach us as we exit our vehicles asking for money or cigarettes, people "shooting up" in the Fabricland parking lot, drug deals exchanged and beggars on the corner by the banks Royal Bank and Scotia Bank. I can not remember the last time I was not approached while going to the bank by the <sup>Thank you.</sup> Same man each time. In fact he once barged on my window before I even had my car in park. If these incidents are happening daily already we fill it will be worse with the warming centers in this location.

We have witnessed drug use in vehicles in the Fabricland parking lot and called the RCMP. We were told to watch the vehicle and get a license plate number. After 45 minutes the vehicle left with the driver high and still no police presence was present. Never have we felt that with the high volume of criminal activity present was there ever evidence of increased police surveillance or any solution to this activity.

~~Perhaps~~ Perhaps a city cleaning schedule could be an option for the removal of the high numbers of needles, personal hygiene products, feces, condoms, garbage and personal items left in our parking lot used by patients and the streets surrounding us.

Our continued efforts for parking close to our facility have been once again thwarted by the bike lanes. Over 50 parking spots have been lost to these lanes. This leaves staff to walk a number of blocks to their vehicles often in the dark morning and evenings. Staff again, has been approached by users of Sete Harbour, making us feel unsafe as we try to get to our work place.



Date: September 9, 2015

Re: 5256 – 53 Avenue (Lot 2A, Block 4, Plan 762 2029)  
Development Permit Number 1150336  
Proposed Temporary Warming Centre  
Direct Control District No. 19 DC(19)

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Name: Scott Hucal General Manager

Mailing Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

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

E-mail Address: \_\_\_\_\_



**General comments on the proposed temporary warming center at 5256 – 53 Avenue:**

- ① As we have Buses coming in and out of our facilities all day will there be staff to watch the Area to ensure the safety of the Patrons using the Facility.
- ② Where do the Patrons go After 5:PM
- ③ Who will control After Hours when they Congregate once they are out.
- ④ Will we have a Direct Contact to Assist or Concerns.
- ⑤ We do have some Safety Concerns of our Staff After and Before the Warming Centre opens.
- ⑥ We Understand the Need For this Facility But have to make sure our Staff are safe At all.

Thank you for checking into our Concerns.

Thank you.

**General comments on the proposed temporary warming center at 5256 - 53 Avenue:**

I certainly agree a temporary warming centre in R.D. is needed, I do not agree on it's location. I am a professional in the 52 St. Centre since 2002. We have seen an increasing amount of mischief and undesirable characters in our parking lots and immediate area since the opening of Safe Harbour House. This is not favourable for our customers and staff. Wondering what is coming next....

Our property taxes have skyrocketed here, but our property value is sure not keeping up. The city needs to find a location away from this area! We already have enough problems and homeless in this area.

It would be considerate for us to be at least "re-bated" ~~at~~ if this location is chosen.

Please call me personally on this matter

Sincerely

Dr. Dan T. Pohl

of

Thank you.

Heritage Chiropractic Clinic

**Louise Maher**

---

**Subject:** FW: September 17, 2015 RE: Temporary Warming Centre - Saputo Comments

**From:** Hyshka, Kevin [[mailto:](#)]  
**Sent:** September 17, 2015 9:34 AM  
**To:** Development  
**Subject:** Daytime Warming Centre

Name: Kevin Hyshka - Saputo

Mailing Address: 5410 Gaetz Avenue, Red Deer, AB T4N 4B5  
Phone: .  
E-mail: \_

I do not support the proposed temporary daytime warming.

As well as operating the Saputo dairy plant at 5410 Gaetz Avenue, we are also temporarily renting some storage space at the Cannery Row building (former bingo hall) during our construction period. We have noticed numerous issues around Cannery Row. Homeless people sit on the steps and around the building. Our property is constantly littered with debris, alcohol bottles and used needles. We've had numerous issues with broken windows and graffiti. Recently two of our employees had their license plates stolen off their vehicles.

Although I sympathize with homeless people, it's not in our best interest to invite additional problems into our area. The other issue is that the warming center operates during the day. What is the plan for these people outside of these hours?

Policing and security needs to be increased in these areas.

Kevin Hyshka  
Plant Manager  
Red Deer Operations  
Saputo

Saputo Dairy Products Canada G.P.  
5410 Gaetz Avenue  
Red Deer, Alberta, Canada  
T4N 4B5



Date: September 9, 2015

Re: 5256 – 53 Avenue (Lot 2A, Block 4, Plan 762 2029)  
Development Permit Number 1150336  
Proposed Temporary Warming Centre  
Direct Control District No. 19 DC(19)

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Name: NAT + RITA MERIN - G & L HOLDINGS INC.

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

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



**General comments on the proposed temporary warming center at 5256 – 53 Avenue:**

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As owner's of this 2 bay Condominium - We say Definitely NOT!! to your proposal of a warming centre at this location.

We we're strapped with the Detox Centre and we have had enough!! At the time were told "You'll never know it's there" was only in the City's imagination.

Break-ins - Vandalism - Cleaning up needles - Human waste on our front door step is now one big health and safety concern, let alone decrease in property value.

In a 100 metre area of proposed site, how many actual business owners of this area are the actual property owners?

I know of 1 business that knew nothing of this proposal as wasn't passed on to them by the property owner.

Valley Park Manor has been sitting empty for years. Is not a building that may need a few renovations a lot better than under a tree? Spending Tax Payers money on new modular structures and services is a waste of money when there are still existing buildings available. Put this money into those renovations!

Homelessness is out of control and getting worse instead of better. Our downtown is becoming a scary, scary, place! All the revitalization in the world is not going to change that.

Nat & Rita Morin

G & L Holdings Inc.  
5215-54 Avenue  
Red Deer, AB T4N 5K5.

---

Thank you.



**Council Decision – September 21, 2015**

**DATE:** September 23, 2015  
**TO:** Tara Lodewyk, Director of Planning Services  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Development Permit Approval for Safe Harbour Society  
Temporary Winter Daytime Warming Centre at 5256-53  
Avenue.

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**Reference Report:**

Inspections and Licensing Department, dated September 16, 2015

**Resolution:**

At the Monday September 21, 2015 Special Council Meeting, Council passed the following Resolution:

RESOLVED that City Council approve the development of a Temporary Care Facility for a temporary winter daytime warming centre operational from November 2015 – April 2016, and from November 2016 – April 2017, to be located at 5256 – 53<sup>rd</sup> Avenue (Lot 2A, Block 4, Plan 762 2029), located in the DC(19) District of the Land Use Bylaw.

Approval is subject to the following conditions:

- I. The Applicant is required to provide site drawings satisfactory to the Development Officer which must include the following items:
  - a. Utilities Plan: The Utilities Plan must identify the proposed and existing water, sanitary, stormwater and shallow utilities for the site and adjacent roadways.
  - b. Drainage Plan: The Drainage Plan must display the existing elevations of the site, adjacent boulevard, and adjacent roadways. The plan should also display the elevation of the modular and any site grading modifications.
  - c. Based on the revised site drawings, the Applicant is required to implement any further changes to meet Crime Prevention Through Environmental Design (CPTED) principles, prior to issuance of a Building Permit.

September 21, 2015

Page 2

- d. Landscaping: A landscaping plan showing plantings and a grassed area between the proposed parking lot and public roadways.

**Report back to Council: No**



Frieda McDougall  
Manager

- c. J. Tejkl, Senior Planner  
Inspections & Licensing Manager  
Director of Community Services



September 15, 2015

## Winter Daytime Warming Centre Update

Community Services Directorate

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

---

This report summarizes Administration and community stakeholders efforts in locating a site for the 2015/2016 Winter Daytime Warming Centre to be operated by Safe Harbor Society (SHS). Since May 2015, Administration and our partners have put significant efforts into locating a site for a Winter Warming Centre to service Red Deer's homeless population for the 2015-2016 winter.

Administration is recommending that Council approve new capital funding of up to \$158,000 for Safe Harbour Society to purchase and install mobile units to operate a Winter Warming Centre as well as \$92,000 to come from 2015 City Manager Capital Fund. It is also recommended that Council approve funding for operating costs estimated at \$79,100 for each of the two years of operation.

Further, Administration is also recommending that Council consider officially requesting a grant from the Province of Alberta for the total capital and operating costs of the 2015-2017 temporary daytime warming centre response strategy in Red Deer at a cost of \$628,200.

### **City Manager Comments:**

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The operating of a warming centre should be considered a Provincial responsibility as both overnight accommodation and daytime warming centres are a critical step in any homelessness strategy as a step towards permanent accommodations in affordable housing. With the closure of Barachah Place, the City has connected with stakeholders and has determined that it has a responsibility in the interim to find a temporary solution to the lack of a warming centre.

It is recommended that if the City approve the necessary fund to "develop" and grant the warming shelter on an interim basis for two years, that the full amount be requested to be reimbursed by the Provincial government as part of its mandate.

Craig Curtis  
City Manager



## Proposed Resolution

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Resolved that Council of The City of Red Deer having considered the report from Community Services Directorate dated September 15, 2015 re: Winter Daytime Warming Centre Update hereby endorses the following recommendations:

1. Approval of new capital funding to purchase and install mobile units to operate a Winter Warming Centre as follows:
  - a. \$92,000 to be funded from the 2015 City Manager Capital Fund
  - b. \$66,000 to be funded from the Capital Projects Reserve;
2. Approval of operating costs estimated at \$79,100 for each of the two years of operation (2016 and 2017) to be funded from the Operating Reserve - Tax Supported; and
3. That the Province of Alberta be requested to fund the full cost of both capital and operating (including a reimbursement to the City Manager Capital Fund and the City's Housing Solutions Fund) to a total of \$628,200.

## Report Details

### Background:

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On Oct 16, 2014, Barachah's Place announced they would not be operating their day support programs during the 2014/2015 winter months. After 9 years of operation, this closure meant a loss of service delivery during the day time hours for vulnerable or street involved people to access daytime supports such as having a shower, washing laundry, storing their belongings and making social connections.

The "Downtown Community Development Project" is identified as Strategy #5 in the City's Safety Charter. This initiative is designed to explore the development of a downtown social development strategy that identifies and responds to social issues in the downtown, engages key stakeholders (internal and external) to resolve issues, enhances relationships among businesses, social agencies, residents and the general public, and maps resources to assist in resolving issues. To that end, Administration has been working with stakeholders to try to create open dialogue in the downtown. Over the past two years, a community conversation group has formed, now referred to as the Downtown Community Development Committee. In the Fall of 2014, this group, supported by the City's Administration, invited other stakeholders to come together with them to discuss possible activities and areas of focus for setting priorities and determining future action.



The Fall 2014 Berachah closure was strong catalyst for the creation of a strategy for centralized services for street involved people in the downtown, including Day Support (aka Drop-in). The Downtown Community Development Committee has already identified day shelter/centralized services as one of their priority areas. In order to continue conversations of stakeholders, Administration hosted a community conversation about Day Support on November 12, 2014 at the Salvation Army. This highly successful conversation (and one subsequent community meeting the next day) resulted in an agreement with Safe Harbour Society (SHS) to operate a temporary downtown warming centre and day support program in partnership with the City of Red Deer and the Seventh Day Adventist Church. Within this agreement, the City was able to embed requirements for much needed data collection and evaluation strategies so we could better understand the population being served, the services being provided, and the actual need for services in the community.

SHS operated a Winter Warming Centre from Nov 2014-April 2015. It was located at 7<sup>th</sup> day Adventist Church (5014 49 St) and operated from 8:00 AM to 5:00 PM, seven days a week. At this site, individuals were able to participate in drop in activities as well as gain access to social supports. These service provisions were meant to be minimal and did not include services such as meal provisions, storage for personal belongings, showers or laundry service.

As per our agreement with SHS, a comprehensive evaluation was conducted at the end of April 2015 and the executive summary and draft document was debriefed/discussed at another stakeholder community meeting held on June 30, with the final evaluation document circulated to Council on July 22. In this final document, recommendations for change were put forward that included criteria for selection of an alternate site and changes to operations for future warming centres.

In July 2015, utilizing the recommendations from the evaluation as a basis, the City of Red Deer issued an RFP for operation of the 2015/2016 Winter Warming Centre. Safe Harbor Society was the only agency to submit a proposal and was therefore selected as the service provider conditional on the City of Red Deer finding a suitable location. Total operating costs over the two year period are estimated at \$340,000, and were anticipated to be funded from the City's Housing Solutions Fund, with \$60,000 to be requested from the Province of Alberta in 2016 and 2017.

Administration compiled a comprehensive list of potential sites for the temporary Warming Center, and after a comprehensive evaluation process that included zoning criteria, facility amenities & logistics, Safe Harbor Society's requirements for operation, and cost, narrowed it down the former Parks building located at 4934-54 Avenue. The City of Red Deer proceeded to obtain approvals for this location.

On Monday, August 17 Council defeated second reading of the Land Use Bylaw amendment proposing a site exception to allow a daytime warming centre until June 2017 at the former Parks building. Immediately following this decision of Council, Administration hosted



another community stakeholder meeting on August 24, 2015 to consider alternatives. The stakeholders were asked to evaluate if a 'scattered site' approach was a viable solution with various community social agencies offering services on different days at different locations. The community response was not positive and this approach was not a desired solution from these stakeholders.

The following represents the work undertaken by Administration up until August 24, 2015 to facilitate a warming centre for the 2015/2016 season:

<b>Date</b>	<b>Summary of Activity</b>
May 25, 2015	Council resolution recommending to AUMA: "to continue to work collaboratively with local communities and organizations toward long-term strategies; to focus additional resources and strategies toward enhanced assertive supports for people declining access to housing first supports; and to target additional resources for emergency response strategies, including day supports, necessary to address the needs of Albertan's entrenched in street homelessness."
May 26, 2015	A set of "Key Principles" for moving forward were initially developed; these were to be further developed in the Warming Centre evaluation.
May 27, 2015	Safe Harbor Society(SHS) Board and Staff met City Council and Staff to discuss "Community Shelter Needs"
June 4, 2015	A Three-phase model was developed (long, medium, and short) with winter warming identified a short term ('in the meantime') service by Administration.
June 11, 2015	Administration met to determine a list for potential Warming Centre locations.
June 25, 2015	Administration met with SHS (as the 2014-2015 warming centre operator) to tour the Old Parks site to receive feedback on the suitability for a Warming Centre purpose.
June 26, 2015	Administration identified a final list of potential sites; SHS was asked for their feedback of these sites based on their understanding of operations, and some sites were visited for further investigation.
June 30, 2015	Group of community stakeholders interested in "Day Supports" met at the Salvation Army to review Social Planning's Warming Centre evaluation. Council's resolution to be presented at AUMA was also presented. It was also shared that an RFP process would be undertaken shortly to select an operator for next year's Warming Centre.
July 2, 2015	Land Use Bylaw Application was submitted for Old Parks Building
July 3, 2015	An RFP was issued to identify and operator for the Warming Centre, contingent on a suitable location being selected.
July 10, 2015	Administration met to determine communication processes for LUB including distribution to landowners and businesses
July 14, 2015	The DBA was formally consulted on the proposed usage of the Parks site
July 15, 2015	Social Planning hand delivered the proposed Land-use Bylaw amendment packages to landowners and businesses with one hundred meters if 4934-54 Ave.



	A development permit was submitted by Administration and circulated internally for feedback.
	Warming Centre evaluation executive summary provided to Council
	RFP process closed. SHS was only applicant.
July 17, 2015	Warming Centre evaluation provided to interested 'Day Support' working group members.
July 20, 2015	Land Use Bylaw Amendment 3357/S-2015 Temporary Warming Centre at 4934-54 Avenue-First Reading of the Bylaw—Motion Carried
July 27, 2015	Steve Woolrich of Rethink Urban was asked to complete a CPTED evaluation of 4934-54 Avenue. An initial feedback report was prepared prior to the August 17 <sup>th</sup> Council Meeting.
July 31, 2015	Administration compiled a document containing landowner/businesses comments and feedback; this document was sent to Council as part of the package for the August 17 <sup>th</sup> Council meeting
August 5, 2015	Administration & SHS Staff re-visited various sites again to determine the best recommendation.
August 13, 2015	Administration followed up with all businesses and landowners who provided their feedback over the proposed bylaw amendment. The purpose of these phone calls was to discuss relevant concerns contained in their letters and to provide accurate feedback to their specific questions/concerns.
August 17, 2015	Land Use Bylaw Amendment 3357/S-2015 Temporary Warming Centre at 4934-54 Avenue-Second Reading—was defeated.

## Discussion:

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Since the August 24th community stakeholder meeting that recommended against a “scattered site” approach, Administration continued to pursue alternative warming centre locations. Formerly identified, but ruled out sites including potential other leased commercial sites, mobile unit options, and the Old RCMP Detachment site were reconsidered. Two potential sites were identified for detailed consideration: the Old RCMP Detachment building, and a mobile unit option.

Administration toured the RCMP site with SHS. Based on the development process and timelines that included MPC approval, the costs associated with repairs to make functional, and potential sale of facility to Provincial Government for demolition, the RCMP site was once again ruled out. On September 4, SHS worked with Administration, a consultant for mobile units, and Steve Woolrich (Secure Solutions) to determine a safe site layout and estimated costs for the only remaining option for consideration, which is a modular office building located on the existing SHS site.



## Analysis:

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If the Safe Harbour Site was utilized for a mobile unit on a temporary basis for warming centre operations, a Development Permit is required from the landowner. After consideration of the options related to a location for a warming centre, SHS Board of Directors resolved:

"That Central Alberta's Safe Harbour Society for Health and Housing make application to The City of Red Deer for a development permit to locate an Atco Trailer facility on our land in the parking lot by the Safe Harbour Office/Detox and Mat program, and further, that The City will provide a grant to Safe Harbour to cover all costs including the purchase, moving and locating of the facility, as well as the cost for all the tie ins to include, but not be limited to, gas, water, electrical and Wifi and further noting this is not our preferred option".

This will be considered as part of the September 21 Council meeting.

If the Development Permit is approved, the Safe Harbour Society is requesting that the City be responsible for all costs associated with securing the site for the warming centre as was stipulated in our RFP process for operation.

To that end, the following represents the anticipated costs that would need to be covered by the City of Red Deer: *(\*note: these costs may differ slightly from the letter of request from SHS as updated quotes were provided after receipt of their letter)*

### 2016 Capital:

Purchase and install of mobile units:	\$222,000
Modifications (furniture, accessibility)	<u>\$28,000</u>
TOTAL	\$250,000 *
Less City Manager Capital Fund	<u>(\$92,000)</u>
	\$158,000

\*Some cost recovery is expected from the resale of mobile units (\$100,000) offset by site restoration and removal of the mobile units costs at \$35,000.

### 2015-2016 Operating

Contracted RFP	\$170,000
Maintenance	\$5,000
Insurance & Utilities	<u>\$14,100</u>
TOTAL	\$189,100
Less Housing Solutions Fund	<u>(\$110,000)</u>



Net                    \$79 100

Total capital and operating request for 2015/2016 season: \$329,100

2016-2017 Operating

Contracted RFP                    \$170,000

Maintenance                    \$5,000

Insurance & Utilities                    \$14 100

TOTAL                    \$189 100

Less Housing Solutions Fund (\$110,000)

Net                    \$79 100

Total funding request for 2016/2017 season: \$79 100

Based on Council's AUMA resolution, the City of Red Deer is asking the Province to target additional resources for emergency response strategies, including day supports, necessary to address the needs of Albertan's entrenched in street homelessness. Council may wish to request cost recovery from the Province of Alberta for both the capital and operating costs associated with operating a daytime winter emergency response in Red Deer.

### **Recommendation:**

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That City Council approve one time capital costs of \$158,000 and \$79,100 in operating costs for both 2016 and 2017 for the two year operation of the daytime warming centre.

And Further that the Province of Alberta be requested to fund the full cost of both capital and operating (including a reimbursement to the City Manager Capital Fund and the City's Housing Solutions Fund) to a total of \$628,200.



September 15, 2015

Dear Mayor Veer and City Council,

The following letter outlines costs that will need to be undertaken by The City of Red Deer in the provision of a Warming Centre for 2015/16 and 2016/17, noting this is intended to be a temporary solution. Additionally, Safe Harbour is proposing an Option 3.

## **BACKGROUND**

### Safe Harbour:

As Council is aware, Safe Harbour is a community not for profit whose mission is to welcome and connect. Our primary focus is on the Red Deer citizens who are the most vulnerable, and who are marginalized every day of their lives. Safe Harbour provides programs and services that meet the full spectrum of ending homelessness, as outlined in both municipal and provincial plans. Our programs include "Emergency Response" (People's Place, Mat Program and the Warming Centre), "Housing" (Harbour House which is Housing First and 4 permanent supported homes for the hard to house) and "Supports" (detox, day support, outreach, triage and Aboriginal).

### Warming Centre

It has been indicated by service users and providers, Council and the community that a Warming Centre/drop in for our vulnerable citizens is needed in Red Deer during winter months. In a request for proposal process, for 2015/16 and likely 2016/17, Safe Harbour has been selected as the operator of the temporary Warming Centre, providing programs and services that will ensure that the guests are warm and safe. In addition, services such as washrooms, showers, laundry and storage will be available, along with work being done to connect guests to other appropriate programs and services that will assist in moving them toward permanent housing. As part of the Safe Harbour contract with The City, it is the responsibility of The City to find and pay for all capital and operating expenses related to an appropriate temporary site, according to the needs identified by Safe Harbour in the operating contract.

### **Option 1**

On August 24, 2015, City administration brought forward Option 1, which was the utilization of the former Parks building located at 4934 54th Ave. From Safe Harbour's perspective, this was an ideal facility that included a large open space with good sight lines, good washrooms, a shower, lockable lockers for storage and office space. The location is also ideal, in that it is on the fringe of the downtown but still accessible by foot. This option was ruled out by Council, based on concerns of the neighbours, primarily because of issues that are currently happening and a fear of what might happen in the future. Their concerns about current happenings were verified in a Crime Prevention Through Environmental Design (CPTED) assessment, which identified many things that need to be done to clean up the building and the area and provide for better safety. Safe Harbour believes there was a lack of understanding by neighbours on what Safe Harbour does and how the Centre would be operated. This happened, in an effort to focus on the land use specifically rather than the program.....in hindsight, the two needed to be considered together to give clarity on the benefit of this option. Safe Harbour was most disappointed at Council's decision, as this Option 1 was our first choice of several sites that The City had explored for possible use.



**GOING FORWARD**

**Option 2**

Given the ruling out of Option 1, Option 2 is before Council with a Development Permit Application submitted by Safe Harbour. The Development Permit Application for Option 2 proposes that 3 mobile trailer units be placed on a temporary basis on Safe Harbour property at 5256 53 Ave, next to the current Safe Harbour offices and the Detox/Mat program. Safe Harbour is to purchase the mobile trailers with a grant from The City and will gift it back to The City at the end of the needed use. The City has done most of the research and Safe Harbour has had extensive discussions with City Administration. We are very grateful for their work and support. Council will see that the resolution in the Development Permit Application, in support of Option 2, was passed by the Safe Harbour Board, but noted clearly that this is not our preferred Option.

Outlined below are the costs for Option 2, followed by a list of Pros and Cons.

**OPTION 2 (TRAILERS) SUMMATION**

<p><b>Option 2 (Trailers) Capital Costs Year 1</b></p> <p>Purchase - \$130,000                  Transport - \$3,500                  Installation - \$30,000                  Utility Hookup - \$20,000                  Modifications - \$10,000                  Accessibility Ramp - \$3,000                  Site Levelling - \$5,000                  Tables &amp; Chairs - \$3,000</p> <p><b>Total Capital Costs Year 1 - \$204,500</b></p>	<p><b>Option 2 (Trailers) Capital Costs Year 2</b></p> <p>Removal of Units - \$30,000                  Site Restoration - \$5,000</p> <p><b>Total Capital Costs Year 2 - \$35,000</b></p>
<p><b>Option 2 (Trailers) Operating Costs Year 1</b></p> <p>Current Operating Agreement - \$170,000                  Utilities - \$12,000                  Insurance - \$1,200                  Annual Maintenance - \$15,000                  Tele-Communications - \$900</p> <p><b>Total Operating Costs Year 1 - \$199,100</b></p>	<p><b>Option 2 (Trailers) Operating Costs Year 2</b></p> <p>Current Operating Agreement - \$170,000                  Utilities - \$12,000                  Insurance - \$1,200                  Annual Maintenance - \$15,000                  Tele-Communications - \$900</p> <p><b>Total Operating Costs Year 2 - \$199,100</b></p>
<p><b>Option 2 (Trailers) Pro's</b></p> <p>Has large open space with good sight lines                  Washrooms are available                  Lockable storage space available                  Accessible by foot                  Emergency services are familiar with address</p>	<p><b>Option 2 (Trailers) Con's</b></p> <p>Very high costs for a temporary site                  High concentration of people on this one site                  Potential of negative interactions between detox clients and WC clients                  More maintenance required                  Potential parking issues (lack of)                  Potential vandalism during summer months                  No showers available                  Good faith lost between SHS and neighbours</p>



**Option 3 (as proposed by Safe Harbour)**

As Option 3, Safe Harbour is proposing that the decision to rule out Option 1 (the former City owned Parks facility) be reconsidered by Council, along with some enhanced operations and upfront investment. While still utilizing our preferred site/facility (the Parks facility), our proposal is aimed at addressing those concerns of the neighbourhood as to what is currently happening and about "what will happen after the centre is closed each evening", "where will everyone go" and "what will they be doing". To mitigate these concerns we are proposing that additional operating funds be approved for the hiring of an outdoor outreach support staff. This will ensure that users of the Warming Centre will be moved along out of the area, and if issues arise, someone will be in the area to assist our guests.

Outlined below are the costs for Option 3, followed by a list of Pros and Cons.

**OPTION 3 (PARKS SITE) SUMMATION**

<p><b>Option 3 (Parks Site) Capital Costs Year 1</b></p> <p>Minor refurbishment and renovations - \$50,000 Addressing CPTED recommendations</p> <p><b>Total Capital Costs Year 1 - \$50,000</b></p>	<p><b>Option 3 (Parks Site) Capital Costs Year 2</b></p> <p>\$0</p> <p><b>Total Capital Costs Year 2 - \$0</b></p>
<p><b>Option 3 (Parks Site) Operating Costs Year 1</b></p> <p>Current operating agreement - \$170,000 Addition of outdoor outreach support - \$31,741</p> <p><b>Total Operating costs - \$201,740</b></p>	<p><b>Option 3 (Parks Site) Operating Costs Year 2</b></p> <p>Current operating agreement - \$170,000 Addition of outdoor outreach support - \$31,741</p> <p><b>Total Operating costs - \$201,740</b></p>
<p><b>Option 3 (Parks Site) Pro's</b></p> <p>Much lower costs both capital &amp; operating Meets SHS operating needs Has all amenities Less concentration of people on main SHS site Available by foot On fringe of downtown core SHS can help with neighbour concerns</p>	<p><b>Option 3 (Parks Site) Con's</b></p> <p>Neighbourhood concerns previously expressed Probable confusion of neighbours about process</p>

**SUMMARY**

Safe Harbour prides ourselves on our mission of welcoming and connecting. We are also very proud of our community reputation as being transparent and responsive to community needs of the vulnerable people we work with, our neighbours, our funders and the broader community as a whole. We are seen as good neighbours by the majority of people and businesses near or adjacent to our current programs and properties in the community. Our goal is to make the whole community a better place.



Safe Harbour is working hard, along with City Administration, to find the best site for a temporary Warming Centre. We are very grateful for the support and work undertaken by Administration in research, costing and presentation of options. Having said this, Safe Harbour's primary goal is focused on medium term solutions to meet "in the meantime" emergency response and for ultimately finding permanent housing for our vulnerable citizens in Red Deer. We are in the planning stages of permanent solutions and will be coming forward with requests to Council for support in advocacy, zoning and funding.

**REQUEST**

That Council for The City of Red Deer fund full capital and operating costs for the facility/site and operational needs for a Warming Centre for 2015/16 and 2016/17 for either Option 2 OR Option 3 (as noted above) and further;

That Council for The City of Red Deer put forward a "motion to reconsider" the decision to rule out Option 1 and further;

That Council for The City of Red Deer consider Option 3, as proposed by Safe Harbour, that is based on the foundation of Option 1, but includes enhanced operations for extended outdoor outreach, modest refurbishments to the former Parks Building and implementation of the CPTED recommendations put forward by Steve Woolrich.

Thank you for your consideration of our letter and request.

Sincerely,

Colleen Fisher  
Chair  
Safe Harbour Society

cc.

Craig Curtis  
Sarah Cockerill  
Scott Cameron  
Tara Lodewyk

## Louise Maher

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**From:** Council Agenda  
**Subject:** FW: Warming shelter

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**From:** Chelsey Loughlin [<mailto:chelseystumpf@hotmail.com>]  
**Sent:** September 20, 2015 7:39 AM  
**To:** MayorMailbox  
**Subject:** Warming shelter

My name is Chelsey Loughlin and I am a neighbor to the people's place/ loaves and fishes building in Riverside Meadows. I wanted to speak for the shelter and ease some people's minds about having a place like this around.

We live directly behind the shelter and have contact with the people there everyday. We have not had any major issue with them being behind us. The only problems that we have had are minor ( people bugging the dog, garbage over the fence ect. ). Most of the people that stay are respectful and will move on or apologize if you ask them nicely and talk to them like anyone else. If that doesn't work we have always been able to get ahold of one of the people at safe harbour ( Kath Hoffman in particular). I have several direct phone numbers for staff over there, I can get ahold of them anytime and they always answer and help to rectify any issue. Their response is very quick to anything that they can help with. They try to include us and do there best to be good neighbour's. Despite what people think about the shelter they are not bad neighbors buy any means. The people there are out in the park picking up garbage everyday and are actually quite nice to me and my family, including 2 young kids.

I never hesitate to call because I know they need to hear people's input and issues so they can fix any problems.

I believe the warming center would be great where it is being proposed now. It is close proximity to the safe harbor office so they can keep an eye on it better is a wonderful idea. They closeness to different services downtown as well as the night shelters makes it ideal. I know that so many people oppose these in their area but I wanted to speak up for them and let people know that most of the people using the place just need somewhere to go and don't want to cause trouble. If anything does come up or become a problem the ladies at Safe Harbour are great and easy to talk to. They do whatever they can to fix the problem and make the area a happy place for everyone. They make themselves very available to anyone that is willing to talk and say what an issue is and not just complain.

I wish I could make it to the council meeting but am unable to make it I person. I hope my words help to shed some light as to what kind of neighbors they are as well.

Thank you for taking the time to read my story.

Chelsey Loughlin  
6009 55 ave

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**Louise Maher**

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**Subject:** FW: Warming shelter

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**From:** Chelsey Loughlin [mailto:](mailto:)  
**Sent:** September 20, 2015 7:39 AM  
**To:** MayorMailbox  
**Subject:** Warming shelter

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Thank you for taking the time to read my story.

Chelsey Loughlin

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September 4<sup>th</sup>, 2015

Mayor Veer and City Council

Enclosed is the Development Permit Application from Central Alberta's Safe Harbour Society for Health and Housing for the installation of a temporary winter Warming Centre, to be positioned on our existing site at 5256 53<sup>rd</sup> Ave pending Council approval of all related capital and operating costs.

The placement of this temporary structure, consisting of trailer units, on our current site is being proposed as a less preferred second option, in the view of Safe Harbour, than the first option of the utilization of the former City owned Parks facility, which was previously ruled out by City Council. The placement of a temporary structure of this nature, while not ideal, will meet the operational requirements outlined in The City's review of the Winter Warming Centre in 2014/15, namely the safety of Red Deer's homeless citizens and the connecting to programs and services designed to end homelessness. While having some reservations, the placement of these portable units is an option that Safe Harbour is prepared to work with in the short term (1-2 years), while plans can be prepared for a longer term sustainable solution.

Please see board resolution below:

"That Central Alberta's Safe Harbour Society for Health and Housing make application to The City of Red Deer for a development permit to locate an Atco Trailer facility on our land in the parking lot by the Safe Harbour Office/Detox and Mat program, and further, that The City will provide a grant to Safe Harbour to cover all costs including the purchase, moving and locating of the facility, as well as the cost for all the tie ins to include, but not be limited to, gas, water, electrical and Wifi and further noting this is not our preferred option".

To that end, Central Alberta's Safe Harbour Society for Health and Housing is requesting Red Deer City Council to approve the attached Development Permit Application, pending approval of all capital costs for the temporary structure (including, but not limited to purchase, moving, installation, servicing and removal) and all operating costs. It is noted that these costs are significant.

Thank you in advance for your consideration.

Sincerely,

Colleen Fisher, Chair  
Safe Harbour Society for Health and Housing

**FILE COPY**



**Council Decision – September 21, 2015**

**DATE:** September 23, 2015  
**TO:** Sarah Cockerill, Director of Community Services  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Winter Daytime Warming Centre Update

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**Reference Report:**

Community Services Directorate, dated September 15, 2015.

**Resolution:**

At the Monday September 21, 2015 Special Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from Community Services Directorate dated September 15, 2015 re: Winter Daytime Warming Centre Update hereby endorses the following recommendations:

1. Approval of new capital funding to purchase and install mobile units to operate a Winter Warming Centre as follows:
  - a. \$92,000 to be funded from the 2015 City Manager Capital Fund
  - b. \$66,000 to be funded from the Capital Projects Reserve;
2. Approval of operating costs estimated at \$79,100 for each of the two years of operation (2016 and 2017) to be funded from the Operating Reserve - Tax Supported; and
3. That the Province of Alberta be requested to fund the full cost of both capital and operating (including a reimbursement to the City Manager Capital Fund and the City's Housing Solutions Fund) to a total of \$628,200.

September 21, 2015

Page 2

Winter Daytime Warming Centre Update

**Report back to Council: No**



Frieda McDougall  
Manager

- c. Chief Financial Officer  
Director of Planning Services