



City Council Meeting Agenda

Monday, September 12, 2022 – Council Chambers, City Hall

Call to Order:	10:30 AM
Recess:	12:30 PM to 1:00 PM
Public Hearing(s):	5:00 PM

I. Closed Meeting (to last approximately 2 hours)

I.1. Motion to Closed Meeting

I.1.a. Land Matter - Motivating Investment in the Downtown - FOIP Sections 23(1)(a) Local public body confidences and 24(1)(a) Advice from officials, 25(1)(c) Disclosure harmful to economic and other interests of a public body and 27(1)(a) Privileged information

I.1.b. Administrative Technical Review Phase: Selecting a site for the future integrated shelter - FOIP Sections 25(1)(c) Disclosure harmful to economic and other interests of a public body and 24(1)(a) Advice from officials

I.2. Motion to Revert to Open Meeting

2. Points of Interest

3. Consent Agenda

3.1. September 12, 2022 Consent Agenda

(Page 4)

3.1.a. Minutes of the August 29, 2022 Regular Council Meeting

(Pages 5 – 17)

4. Reports

4.1. Quarterly Community Policing Report

(Pages 18 – 67)

- 4.2. 2022 Budget Amendment - Building Safer Communities Fund (Pages 68 – 71)
- 4.3. Approval of Council Meeting Dates for 2023 (Pages 72 – 73)
- 4.4. Approval to Add November 29 & 30, 2022 Council Meeting Dates and Reschedule December 5, 2022 to December 12, 2022 (Pages 74 – 75)
- 4.5. River Bend Golf and Recreation Society License and Operating Agreement
 - 4.5.a. Motion to resume consideration

5. Bylaws

- 5.1. Bylaw 3685/2022 City Manager & Designated Officers Bylaw and Bylaw 3505/A-2022 Organization Bylaw Amendment (Report is not complete – Report and associated bylaws will be placed on the September 29, 2022 Council meeting)

6. Public Hearings (to start at 5:00 p.m.)

- 6.1. Land Use Bylaw Amendment 3357/C-2022. Omnibus to improve clarity and consistency of the Land Use Bylaw (Pages 76 – 90)
 - 6.1.a. Consideration of Second Reading of Land Use Bylaw Amendment 3357/C-2022
 - 6.1.b. Consideration of Third Reading of Land Use Bylaw Amendment 3357/C-2022
- 6.2. Land Use Bylaw Amendment 3357Q-2022. Rezoning to allow Discretionary Use of a Commercial Service Facility (Pages 91 – 128)
 - 6.2.a. Consideration of Second Reading of Land Use Bylaw Amendment 3357/Q-2022
 - 6.2.b. Consideration of Third Reading of Land Use Bylaw Amendment 3357/Q-2022
- 6.3. Land Use Bylaw Amendment 3357/R-2022. Capstone Site Exception (Pages 129 – 154)

6.3.a. Consideration of Second Reading of Land Use Bylaw Amendment
3357/R-2022

6.3.b. Consideration of Third Reading of Land Use Bylaw Amendment 3357/R-
2022

7. Adjournment



September 12, 2022

September 12, 2022 Consent Calendar

Prepared by: Jennifer Hankey, Corporate Meeting Administrator
Department: Legal and Legislative Services

Proposed Resolutions

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the following Minutes:

- Confirmation of the Minutes of the August 29, 2022 Regular Council Meeting



UNAPPROVED - MINUTES

**of the Red Deer City Council Regular Meeting,
held on, Monday, August 29, 2022
commenced at 10:41 AM**

Present:

Mayor Ken Johnston
Councillor Kraymer Barnstable
Councillor Michael Dawe
Councillor Victor Doerksen
Councillor Cindy Jefferies
Councillor Lawrence Lee
Councillor Dianne Wyntjes

City Manager, Tara Lodewyk
General Manager Corporate & Employee Services, Lisa Perkins
General Manager Community Services, Sarah Tittlemore
General Manager Development & Protective Services, Ken McMullen
Deputy Acting General Manager Development & Protective Services, Erin Stuart
Corporate Communications Manager, Tara Shand
Senior Communications Consultant, Jill Hanes
Transportation Engineer, Russ Watts
Interim City Clerk, Laura Kennedy
Corporate Meeting Administrator, Jennifer Hankey
Legislative Assistant, Logan Skretting

Present (via teleconference):

Councillor Vesna Higham

Absent:

Councillor Bruce Buruma



Council recessed at 10:41 a.m. and reconvened at 10:50 a.m.

Councillor Cindy Jefferies left the meeting at 10:50 a.m. and returned at 10:52 p.m.

I. CLOSED MEETING

I.1. Motion to Closed Meeting

Moved by Councillor Cindy Jefferies, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to enter into a Closed Meeting of Council on Monday, August 29, 2022 at 10:53 a.m. and hereby agrees to exclude the following:

- All members of the media;
- All members of the public;
- And all non-related staff members

to discuss the following:

- River Bend Golf and Recreation Society License and Operating Agreement protected under FOIP Sections 25(1)(c) Disclosure harmful to economic and other interests of a public body
- Administrative Technical Review Phase: Selecting a site for the future integrated shelter protected under FOIP Sections 25(1)(c) Disclosure harmful to economic and other interests of a public body and 24(1)(a) Advice from officials

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma

MOTION CARRIED

I.1.a. River Bend Golf and Recreation Society License and Operating Agreement: Selecting a site for the future integrated shelter protected under FOIP Sections 25(1)(c) Disclosure harmful to economic and other interests of a public body

The following people were in attendance:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes



City Manager Tara Lodewyk, General Manager Corporate & Employee Services Lisa Perkins, General Manager Community Services Sarah Tittlemore, General Manager Development & Protective Services Ken McMullen, Acting Deputy General Manager Development & Protective Services Erin Stuart, Chief of Staff Sean McIntyre, Legal & Legislative Services Manager Michelle Baer, Safe & Healthy Communications Manager Kristin Walsh, Recreation Superintendent Barb McKee, Interim City Clerk Laura Kennedy, Corporate Meeting, Corporate Meeting Administrator Jennifer Hankey, Legislative Assistant Logan Skretting

1.2. Motion to Revert to Open Meeting

Moved by Councillor Victor Doerksen, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, August 29, 2022 at 12:04 p.m.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma

MOTION CARRIED

Council recessed at 12:04 p.m. and reconvened at 12:34 p.m.

Moved by Councillor Cindy Jefferies, seconded by Councillor Kraymer Barnstable

Resolved that Council of The City of Red Deer hereby agrees to enter into a Closed Meeting of Council on Monday, August 29, 2022 at 12:35 p.m. and hereby agrees to exclude the following:

- All members of the media;
- All members of the public;
- And all non-related staff members

to discuss the following:

- Administrative Technical Review Phase: Selecting a site for the future integrated shelter protected under FOIP Sections 25(1)(c) Disclosure harmful to economic and other interests of a public body and 24(1)(a) Advice from officials

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee,



Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma

MOTION CARRIED

1.1.b. Administrative Technical Review Phase: Selecting a site for the future integrated shelter protected under FOIP Sections 25(1)(c) Disclosure harmful to economic and other interests of a public body and 24(1)(a) Advice from officials

The following people were in attendance:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

City Manager Tara Lodewyk, General Manager Corporate & Employee Services Lisa Perkins, General Manager Community Services Sarah Tittlemore, General Manager Development & Protective Services Ken McMullen, Acting Deputy General Manager Development & Protective Services Erin Stuart, Chief of Staff Sean McIntyre, Legal & Legislative Services Manager Michelle Baer, Corporate Communications Manager Tara Shand, Engineering Services Manager Konrad Dunbar, City Planning & Growth Manager Emily Damberger, Safe & Healthy Communications Manager Kristin Walsh, Senior Communications Consultant Jill Hanes, Associate City Solicitor Natasha Wirtanen, Transportation Engineer Russ Watts, Safe & Healthy Communities Supervisor Ryan Veldkamp, Land Coordinator Wade Martens, Interim City Clerk Laura Kennedy, Corporate Meeting Administrator Jennifer Hankey, Legislative Assistant Logan Skretting

1.2. Motion to Revert to Open Meeting

Moved by Councillor Victor Doerksen, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, August 29, 2022 at 2:12 p.m.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma

MOTION CARRIED



Councillor Vesna Higham left the meeting at 2:13 p.m.

Council recessed at 2:13 p.m. and reconvened at 2:28 p.m.

2. CONSENT AGENDA

2.1. August 29, 2022 Consent Agenda: Minutes and Reports

Moved by Councillor Cindy Jefferies, seconded by Councillor Dianne Wytjies

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the following Minutes and Report:

- Confirmation of the Minutes of the August 15, 2022 Regular Council Meeting
- 2022 Tax Sale Reserve Bids

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wytjies

ABSENT: Councillor Bruce Buruma, Councillor Vesna Higham

MOTION CARRIED

2.2. August 29, 2022 Consent Agenda: Minutes

Moved by Councillor Cindy Jefferies, seconded by Councillor Dianne Wytjies

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the report and the corrected report (Bylaw 3357/S-2022) and first reading of the following Bylaws:

- Bylaw 3683/2022 & Bylaw 3357/U-2022
 - First Reading: That Bylaw 3683/2022 (a bylaw for a road closure for two portions of 47 Street in the Capstone neighbourhood) be read a first time.
 - First Reading: That Bylaw 3357/U-2022 (an amendment to the Land Use Bylaw to rezone two portions of 47 Street in the Capstone neighbourhood) be read a first time.
- Bylaw 3357/S-2022
 - First Reading: That Bylaw 3357/S-2022 (an amendment to the Land Use Bylaw to amend dynamic sign regulations on PS Public Service (Institutional or Government) Sites) be read a first time.



IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma, Councillor Vesna Higham

MOTION CARRIED

3. REPORTS

3.1. NASP Bylaw 3217/C-2022 and Land Use Bylaw Amendment 3357/T-2022

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to resume consideration of Bylaw 3217/B-2022 and Bylaw 3357/I-2022 that were postponed at the March 28, 2022 Regular Council Meeting.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma, Councillor Vesna Higham

MOTION CARRIED

Moved by Councillor Victor Doerksen, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer hereby agrees to file and abandon Bylaw 3217/B-2022 and Bylaw 3357/I-2022.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma, Councillor Vesna Higham

MOTION CARRIED

Moved by Councillor Victor Doerksen, seconded by Councillor Kraymer Barnstable



First Reading: That Bylaw 3217/C-2022 (an amendment to the Neighbourhood Area Structure Plan) be read a first time

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wynthjes

ABSENT: Councillor Bruce Buruma, Councillor Vesna Higham

MOTION CARRIED

Moved by Councillor Victor Doerksen, seconded by Councillor Kraymer Barnstable

First Reading: That Bylaw 3357/T-2022 [(an amendment to the Land Use Bylaw to rezone a portion of S.E. ¼ Sec 23 from AI Future Urban Development District to RI Residential (Low Density) District, RIG Residential (Small Lot) District, RIN Residential (Narrow Lot) District, and PI Parks and Recreation District)] be read a first time

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wynthjes

ABSENT: Councillor Bruce Buruma, Councillor Vesna Higham

MOTION CARRIED

Moved by Councillor Victor Doerksen, seconded by Councillor Cindy Jefferies

Resolved that Council of the City of Red Deer hereby directs Administration to provide additional information on 55th street in preparation for 2023 Capital budget deliberations.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wynthjes

ABSENT: Councillor Bruce Buruma, Councillor Vesna Higham

MOTION CARRIED

3.2. Notice of Motion by Councillor Lawrence Lee re: Cellular Phone Service in Red Deer



Moved by Councillor Lawrence Lee, seconded by Councillor Michael Dawe

Whereas the City of Red Deer is the third largest City in Alberta; and

Whereas cellular phone service is vital community infrastructure akin to roads and other utilities; and

Whereas stable and reliable cellular phone service is a necessity for Red Deer residents, especially in accessing emergency services; and

Whereas neighbourhoods in Northeast Red Deer have been home to Red Deerians for more than 10 years without adequate cellular phone coverage;

Now therefore be it resolved that the Council of The City of Red Deer directs The Office of the Mayor & Council to reach out in writing to telecommunications providers, making them aware of the need for stable and reliable cellular service within Red Deer City limits; and

Be it further resolved that the Council of The City of Red Deer directs administration to bring back to Council a process for consideration in the planning of new neighbourhoods to provide telecommunication services for residents.

Be it further resolved that the Council of The City of Red Deer directs administration to bring back to Council a process for consideration in the planning of new neighbourhoods to provide telecommunication services for residents.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wytjes

ABSENT: Councillor Bruce Buruma, Councillor Vesna Higham

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby directs The Office of the Mayor & Council to bring back a report to Council within 8 weeks with the written correspondence to telecommunication providers expressing the need for stable and reliable cellular service and connectivity within Red Deer City limits.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor



Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wytjes

ABSENT: Councillor Bruce Buruma, Councillor Vesna Higham

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wytjes

Resolved that Council of The City of Red Deer hereby directs Administration to bring back a report to Council within 8 weeks outlining a process for telecommunication services for residents when planning new neighbourhoods.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wytjes

ABSENT: Councillor Bruce Buruma, Councillor Vesna Higham

MOTION CARRIED

3.3. 2022 Budget Amendment: Residuals Management Facility

Moved by Councillor Cindy Jefferies, seconded by Councillor Dianne Wytjes

Resolved that Council of The City Red Deer having considered the report from Utility Services dated August 29, 2022 re: 2022 Budget Amendment: Residuals Management Facility hereby agrees to approve a 2022 one-time budget addition of \$250,000 funded from the Water Utility Capital Reserve for the completion of the Residuals Management Facility capital project.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wytjes

ABSENT: Councillor Bruce Buruma, Councillor Vesna Higham

MOTION CARRIED

Council recessed at 3:20 p.m. and reconvened at 3:33 p.m.

Councillor Vesna Higham returned to the meeting at 3:34 p.m.



4. BUSINESS ARISING FROM CLOSED MEETING

4.1. River Bend Golf and Recreation Society License and Operating Agreement

Council recessed at 3:42 p.m. and reconvened at 3:53 p.m.

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to postpone consideration of the River Bend Golf and Recreation Society License and Operating Agreement to the September 12, 2022 Council Meeting.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma

MOTION CARRIED

4.2. Administrative Technical Review Phase: Selecting a site for the future integrated shelter

Moved by Councillor Kraymer Barnstable, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the corrected report from Corporate Communications dated August 29, 2022 re: Administrative Technical Review Phase: Selecting a site for the future integrated shelter and further received a Closed Meeting presentation and, that the presentation form part of the Corporate Record and the report and presentation will remain confidential as protected under the Freedom of Information and Protection of Privacy Act Sections 25(1)(c) Disclosure harmful to economic and other interests of a public body and 24(1)(a) Advice from officials.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma

MOTION CARRIED



City Council Regular Meeting Minutes
Monday, August 29, 2022

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wytjies

Resolved that Council of The City of Red Deer having considered the corrected report from Corporate Communications dated August 29, 2022 re: Administrative Technical Review Phase: Selecting a site for the future integrated shelter hereby amends slide 2 of the presentation to reflect sites for Council to conduct their individual assessments using the Shelter Site Evaluation Matrix and agree that the contents of the report and assessments will remain confidential as protected under the Freedom of Information and Protection of Privacy Act Sections 25(1)(c) Disclosure harmful to economic and other interests of a public body and 24(1)(a) Advice from officials.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wytjies

ABSENT: Councillor Bruce Buruma

MOTION CARRIED

Moved by Councillor Kraymer Barnstable, seconded by Councillor Dianne Wytjies

Resolved that Council of The City of Red Deer having considered the corrected report from Corporate Communications dated August 29, 2022 re: Administrative Technical Review Phase: Selecting a site for the future integrated shelter hereby directs Administration to prepare a Next Steps document based on discussions held in the Closed Meeting for presentation to Council at the September 12, 2022 Regular Council Meeting.

Resolved that Council of The City of Red Deer hereby agrees to postpone consideration of this motion by consensus.

Moved by Councillor Cindy Jefferies, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the corrected report from Corporate Communications dated August 29, 2022 re: Administrative Technical Review Phase: Selecting a site for the future integrated shelter hereby directs the Office of the Mayor to reach out to the Province as discussed in the Closed Meeting, to gain additional information.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna



City Council Regular Meeting Minutes
Monday, August 29, 2022

Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee,
Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma

MOTION CARRIED

Moved by Councillor Cindy Jefferies, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the corrected report from Corporate Communications dated August 29, 2022 re: Administrative Technical Review Phase: Selecting a site for the future integrated shelter hereby directs Administration to electronically provide data and information on what factors make shelter successful based on the location, factors in determining economic impact, and a summary of experiential learnings gathered from the public participation process for Council to consider as part of their decision making.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

OPPOSED: Councillor Vesna Higham

ABSENT: Councillor Bruce Buruma

MOTION CARRIED

Resolved that Council of The City of Red Deer hereby agrees to resume consideration of the postponed motion.

Moved by Councillor Kraymer Barnstable, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the corrected report from Corporate Communications dated August 29, 2022 re: Administrative Technical Review Phase: Selecting a site for the future integrated shelter hereby directs Administration to prepare a Next Steps document based on discussions held in the Closed Meeting for presentation to Council at the September 12, 2022 Regular Council Meeting.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes



ABSENT: Councillor Bruce Buruma

MOTION CARRIED

5. ADJOURNMENT

Moved by Councillor Victor Doerksen, seconded by Councillor Kraymer Barnstable

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, August 29, 2022 Regular Council Meeting of Red Deer City Council at 4:19 p.m.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma

MOTION CARRIED

MAYOR

CITY CLERK



September 12, 2022

Quarterly Community Policing Report and Alberta RCMP / Justice and Solicitor General 2022 – 2025 Joint Business Plan

Prepared by: Holly Glassford, Superintendent
Department: RCMP

Report Summary and Recommendation

The Quarterly Community Policing Report covers the April 1st to June 30th, 2022, reporting period. The attached report serves to provide a quarterly snapshot of the human resources, financial data and crime statistics for Red Deer RCMP. This is provided as an update to Council.

In addition to the local priorities established collaboratively between your community and our local Detachment team, the Alberta RCMP has developed broader priorities for the provincial police service. Also attached as an appendix is the Alberta RCMP/Alberta Justice and Solicitor General 2022-2025 Joint Business Plan (JBP), which has been finalized and is now in effect. Created through a united effort between the Alberta RCMP and Justice and Solicitor General, this three-year plan is focused on ensuring Albertans are safe and protected.

Joint Business Plan is provided as information for Council.

Proposed Resolution

That City Council of The City of Red Deer receive this report as information.

Rationale for Recommendation

1. The Alberta RCMP is committed to a transparent and collaborative approach in assessing performance, including establishing appropriate indicators to track progress in achieving these goals. As such, the Alberta RCMP has secured an external Consultant to assist in developing performance metrics with ongoing consultations with the Rural Municipalities of Alberta and Alberta Municipalities to ensure alignment with the needs and expectations of our communities.
2. The result of our collaborative efforts is a plan that is robust, responsive to community needs, and in alignment with Ministry and partner plans and priorities.
3. The Red Deer RCMP Quarterly Report provides updated statistics and results to be shared with City Council and the public.



Background

Meetings with subject matter experts from the Alberta RCMP, Justice and Solicitor General, and community partners were a foundational aspect in developing collective priorities for the next three years. These meetings, in addition to recommendations from the Interim Police Advisory Board, helped identify emerging trends and best practices while providing clarity on the needs of our communities. The Red Deer RCMP conducted Town Hall Meetings with Community Partners and Stakeholders, as well as City of Red Deer Mayor and Council to identify the Red Deer RCMP Priorities for policing our community.

Our 2022-2024 Priorities are as follows:

Priority #1 - Police Response and Visibility

The goals within *Police Response and Visibility* strive to enhance our response to mental health calls and our visibility in the community through stronger working partnerships, trauma training for members, increasing specialized unit resources (PACT, DPU, Traffic), proactive patrols in key community areas (such as trails and downtown) and an enhanced community education and communication strategy.

1. Enhance Response to Mental Health

This will include increasing Police and Crisis Team (PACT) resources, continued collaboration with the Social Diversion Team, and ensuring members are current with all required mental health and trauma training.

Progress to date:

- i. We are engaged with PCN and AHS to expand the PACT teams.
- ii. We have already succeeded with a 96% of members trained in online Agora trauma training.

2. Provide Enhanced Community Education & Communications

Enhancing community communication through development of social media tools, traditional media relations, and community consultations.

Progress to date:

- i. Our communication specialist has sent out 37 media releases including Missing Persons.
- ii. Community consultations are planned for the Fall.

3. Improve Road Safety

Focused campaigns, such as alcohol and drug check stops, distracted driving, and school zone patrols, will enhance the safety of our roads for both motorists and pedestrians.

Progress to date:

- i. Red Deer RCMP Traffic Unit has already completed 7 projects that make road safety a priority.



Priority #2 - Crime Reduction

During APP Consultations, one of the community's greatest concerns was the amount of property crime occurring in Red Deer. There are many ways in which Red Deer RCMP plan to reduce crime in the next two years, including strategic, data-driven approaches, enhanced investigational techniques, increased crime prevention initiatives, and improved member training.

1. Reduce All Types of Property Crime

Property Crimes will be addressed in a number of ways: improving investigational standards for break and enters and of vehicle thefts, utilizing TRAP (Targeted Response to Auto-theft Prevention) initiatives, and focusing PINPOINT strategies to curb chronic shoplifters.

Progress to date:

- i. Red Deer is on track reducing total property crimes by 10%. There were 2530 property crime offences reported in Q1 compared to Q1 in the previous 2021 year with property crimes totalling 2816. Red Deer Detachment expects this number to fluctuate quarter to quarter consistently changing with emerging trends.

2. Develop Crime Prevention Initiatives

The Red Deer RCMP will explore education tools, new technology, and new legislations (i.e. Business Watch International, Scrap Dealer legislation) to work with the community and local businesses to reduce the opportunities and profitability of theft.

Progress to date:

- i. Red Deer RCMP working closely with the crime prevention center to develop strategies to reduce the opportunity and profitability of theft.

3. Member Training and Development

At the Red Deer RCMP, many members are Subject Matter Experts in specific fields like cyber crime, domestic violence, tactical response, and writing for Emergency Protective Orders and search warrants. An internal mentoring program will be developed to share skillsets amongst members and enhance the overall expertise of our detachment.

Progress to date:

- i. Quarter I April 1 - June 30
- ii. Red Deer RCMP is on track for in-house member training.
During this quarter 6 training opportunities were completed:
 1. ICIR Tabletops - 4 of 4 watches completed.
 2. Interviewing Information Session - 3 of 4 watches completed.
 3. NWEST - 2 of 4 sessions completed.
 4. PDS/Vehicle Tactics Tabletop - 1 of 4 watches completed training.
 5. EPO Information Sessions - 2 of 4 watches completed training.



6. Alcohol Screening Device (ASD) – training is provided to new members and training remains ongoing as required.
7. Law Enforcement Bicycle Training (LEBA)- Bike patrol is conducted by members throughout the summer months. Course is required for members on bike patrol.

Priority #3 - Engaged Community Partners

Community safety requires full participation of the community. Red Deer RCMP will work to identify both internal and external opportunities and strategies to provide greater outcomes for every Red Deerian.

1. Develop a Diversity & Inclusion Strategy

Red Deer RCMP will enhance the existing internal diversity committee by identifying a diversity coordinator that will work both within the organization and with community partners.

Progress to date:

- i. Red Deer RCMP hosted 1 WIC meeting and an Indigenous themed luncheon for the detachment to celebrate National Indigenous History month.

2. Increase Youth Diversion

Diverting youth away from the judicial system is a top priority. We will continue to work with the numerous local, provincial and federal organizations that we have had tremendous success with in prior years.

Progress to date:

- i. A total of 120 (68%) of these occurrences involved youth that could potentially have been charged with a criminal offence. Of these 120 occurrences, a grand total of 33 (27.5%) resulted in youth being diverted away from the criminal justice system.

3. Improve relationship with Justice Partners

We will work with Crown and Probation to strengthen our relationships to enhance the judicial process from arrest to release, with the intention of improving outcomes for both victim and offender.

Progress to date:

- i. The Provincial Chief Crown has appointed an interim Chief Crown for Red Deer. Red Deer RCMP will continue to work with Red Deer Crown to improve outcomes.
- ii. Probation has started to work Wednesdays from the detachment. This collaboration with a Probation Officer will ensure CRT, DVU and CPVS as the priority clients are DV offenders, PINPOINT and youth.



The 2022-2025 Joint Business Plan is focused on the following six priorities:

1. **Enhancing Engagement and Communication with Communities and Stakeholders:** Engaging with our communities to collectively develop policing priorities that are community-led and enhancing communication about matters related to local policing services.
2. **Community Safety and Well-Being:** Working with partners in an integrated, multifaceted manner to interrupt the cycle of crime and victimization.
3. **Indigenous Communities:** Strengthening relationships, working together in support of Reconciliation, and responding to the needs of Indigenous communities in Alberta.
4. **Equity, Diversity, and Inclusion:** Promoting inclusion and building trust with diverse communities by addressing the behaviours that threaten their sense of safety and belonging.
5. **Crime Reduction:** Understanding the drivers of crime and focusing on priority offenders to increase community safety.
6. **Enhancing Service Delivery:** Ensuring service delivery models and strategies effectively meet the policing needs of our communities.

Appendix

- Appendix A – RCMP Municipal Policing Report
- Appendix B – Red Deer Municipal Detachment Crime Statistics
- Appendix C – Joint Business Plan Framework
- Appendix D – Joint Business Plan – Alberta RCMP / Alberta Justice and Solicitor General

APPENDIX A

RCMP Municipal Policing Report



RCMP Municipal Policing Report

Detachment	Red Deer Municipal
Detachment Commander	
Quarter	Q1 2022
Date of Report	

Community Consultations

Date	2022-04-05
Meeting Type	Community Connection
Topics Discussed	Crime Reduction Initiatives
Attendees	
Notes/Comments	Members met with the Director of the Red Deer Dream Centre regarding future partnership to reduce the issues with regards to addictions.

Date	2022-04-20
Meeting Type	Meeting with Stakeholder(s)
Topics Discussed	Crime Reduction Initiatives
Attendees	
Notes/Comments	Member attended meeting with the Red Deer Addictions Consortium Group. Discussing addictions and how to address the issues in Red Deer. On going monthly meeting.

Date	2022-04-28
Meeting Type	Community Connection
Topics Discussed	Crime Reduction Initiatives
Attendees	
Notes/Comments	Members attended in Red Serge a National Day of Remembering of Fallen Workers at Bower Ponds.



Date	2022-05-05
Meeting Type	Community Connection
Topics Discussed	Reconciliation
Attendees	
Notes/Comments	Attended Red Dress event at City Hall park for MMIWG event. Hung Red Dresses in City hall park, participated in walk through downtown.

Date	2022-05-06
Meeting Type	Community Connection
Topics Discussed	Crime Reduction Initiative
Attendees	
Notes/Comments	Members attended the YMCA and spoke to mentors for summer mentor program. Discussions around safety and observing what is going on. Invited to participate in BBQ after and engage with youth attending the facility.

Date	2022-05-07
Meeting Type	Community Connection
Topics Discussed	Youth Event
Attendees	
Notes/Comments	Attended the Primary Care Network Fun Run and Central Alberta Child Advocacy Centre fundraiser, assisting with set up and the coffee bar.

Date	2022-05-19
Meeting Type	Community Connection
Topics Discussed	Education Session



Attendees	
Notes/Comments	Member presented the Role of police in Canadian Society to a group of adult new Canadians.
Date	2022-05-24
Meeting Type	Community Connection
Topics Discussed	Education Session
Attendees	
Notes/Comments	Presentation for Indigenous awareness week to management team. Presentation addressed TRC and Indigenous concerns.
Date	2022-05-26
Meeting Type	Community Connection
Topics Discussed	Education Session
Attendees	
Notes/Comments	Detachment hosted Bobbi-Jo Nerubenko speaking about Indigenous culture and concerns to members for Indigenous awareness week.
Date	2022-05-27
Meeting Type	Meeting with Stakeholder(s)
Topics Discussed	Reconciliation
Attendees	
Notes/Comments	Members invited to attend an HIV BBQ information session with Shining Mountains organization.
Date	2022-05-09
Meeting Type	Meeting with Elected Officials



Topics Discussed	Annual Planning
Attendees	
Notes/Comments	OIC meeting with City Manager and Mayor.

Date	2022-06-11
Meeting Type	Community Connection
Topics Discussed	Reconciliation
Attendees	
Notes/Comments	Members attended Red Deer Cemetery in Red Serge to participate in the 'Remembering the Children' event. Members listened to stories from Residential School Survivors and participated in smudging.

Date	2022-06-20
Meeting Type	Community Connection
Topics Discussed	Reconciliation
Attendees	
Notes/Comments	Members attended the Waskasoo Sepee Traditional Pow Wow. Members walked in the opening ceremony/parade, listened to elders stories. They stayed for the entirety of the event.

Date	2022-07-01
Meeting Type	Community Connection
Topics Discussed	Crime Reduction Initiative
Attendees	
Notes/Comments	CPVS members attended Canada Day at Bower Ponds. Foot patrols of the park and engaged with community members and youth. Gave out 'positive tickets' for youth wearing helmets and other swag.



Date	2022-07-06
Meeting Type	Community Connection
Topics Discussed	Crime Reduction Initiative
Attendees	
Notes/Comments	Members from CPVS and Supt. Glassford attended Red Deer's Downtown McDonald's for Coffee With a Cop to engage with the community. They spent 1.5 hours talking with community members and making a presence in the community.

Date	2022-07-07
Meeting Type	Meeting with Stakeholder(s)
Topics Discussed	Education Session
Attendees	
Notes/Comments	Attended the Sexual Assault Investigations Review Committee meeting to deliver opening remarks.

Date	2022-07-09
Meeting Type	Community Connection
Topics Discussed	Diversity
Attendees	
Notes/Comments	Ma'am and members from CPVS attended the Eid Celebration. Ma'am presented a speech to share greetings from the RCMP community in the city of red Deer and the Eid Celebration with fellow Muslims.



Community Priorities

<p>Priority 1</p>	<p>Police Response and Visibility</p>
<p>Current Status & Results</p>	<p>Red Deer is right on track at meeting the targets set out. We are engaged with PCN and AHS to expand the PACT teams. We have already succeeded with a 96% of members trained in trauma, and 73% of our designated front line workers with Municipal Policing Services. Our communication specialist has sent out 37 media releases including Missing Persons. Community consultations are planned for fall. Red Deer Traffic has already completed 7 projects making road safety a priority.</p>
<p>Priority 2</p>	<p>Crime Reduction</p>
<p>Current Status & Results</p>	<p>Red Deer is on track reducing total property crimes by 10%. There were 2530 property crime offences reported in Q1 compared to Q1 in the previous 2021 year with property crimes totaling 2816. Red Deer Detachment expects this number to fluctuate quarter to quarter consistently changing with emerging trends.</p>
<p>Priority 3</p>	<p>Engage Community Partners</p>
<p>Current Status & Results</p>	<p>Our Red Deer team has made some excellent progress in Q1. Police response and visibility goals are well underway and Traffic Services has exceeded targets recommended and Downtown Unit continues with excellent pro-active work. Property Crime stats are depicting strong decreases for Q1 and with the initiatives and action plans I would expect this trend to continue. A highlight of Q1 was the Soup and Bannock lunch which contributes to our Truth and Reconciliation and Diversity and Inclusion goals for the year. ULQA's are identified and have been assigned.</p>



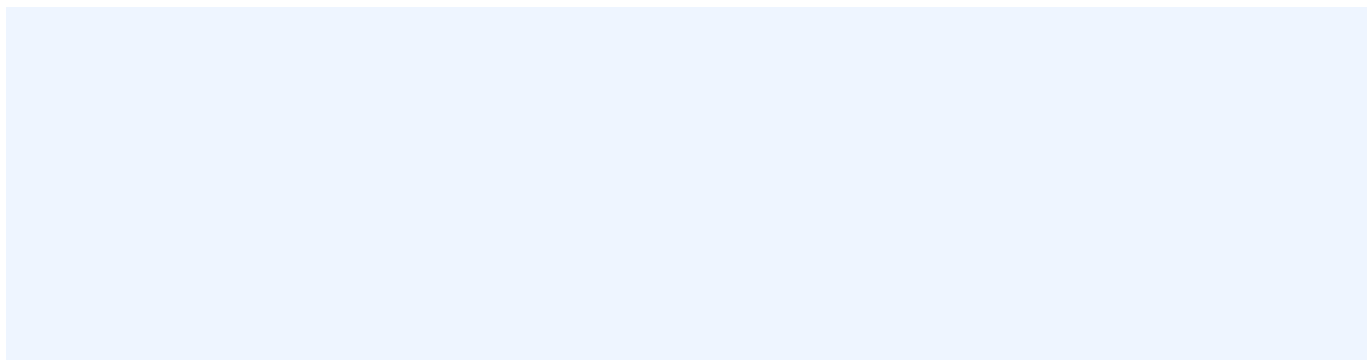
Crime Statistics¹

The following table provides policing statistics on actual offences within the periods listed. Please see Appendix for additional information and a five-year comparison.

Category	April - June			January - December		
	2021	2022	% Change Year-over-Year	2020	2021	% Change Year-over-Year
Total Criminal Code	4,683	4,199	-10%	18,408	17,857	-3%
<i>Persons Crime</i>	774	672	-13%	2,864	2,870	0%
<i>Property Crime</i>	2,816	2,574	-9%	10,431	10,955	5%
<i>Other Criminal Code</i>	1,093	953	-13%	5,113	4,032	-21%
Traffic Offences						
<i>Criminal Code Traffic</i>	129	179	40%	797	603	-24%
<i>Provincial Code Traffic</i>	1,780	2,397	35%	8,704	7,712	-11%
<i>Other Traffic</i>	28	18	-36%	116	126	9%
CDSA Offences	156	118	-24%	694	518	-25%
Other Federal Acts	176	130	-26%	812	584	-28%
Other Provincial Acts	1,386	1,395	1%	4,880	5,253	8%
Municipal By-Laws	487	476	-2%	2,012	1,604	-20%
Motor Vehicle Collisions	493	599	22%	2,330	2,392	3%

¹ Data extracted from a live database (PROS) and is subject to change over time.

Trends/Points of Interest





Municipal Overview: Human Resources²

Staffing Category	Established Positions	Working	Special Leave ³	Hard Vacancies ⁴	Revised Plan at Q1	2022 FTE Utilization Plan
Police Officers	174	157	18	7	157	157
Detachment Support						

² Data extracted on June 30, 2022 and is subject to change.

³ Once members are placed on "Special Leave" (eg. Maternity/paternity, medical >30 days, leave without pay, graduated return to work) they are not included in the FTE count and their pay is not charged directly to each location. However, any salary expenditures associated with these employees while on leave is included as an "indirect cost" and billed within the Divisional Administration rate, charged to all contracts.

⁴ Hard vacancies reflect positions that do not have an employee attached and need to be filled.

Comments

Police Officers - of the 174 established positions, 157 officers are working. 18 officers are on special leave (3 Parental, 15 Medical). Several of these positions are backfilled to ensure coverage. 3 positions have 2 officers assigned to each and there are 7 resources Surplus to Establishment. There are 7 hard vacancies. The annual plan for Red Deer is based on 157 working officers.



Municipal Overview: Financial/O&M

Municipal	Year to Date Expenditures ⁵	Revised Plan at Q1	2022 Financial Plan
Pay	4,516,269	18,232,000	18,232,000
Overtime	425,418	1,773,000	1,773,000
Operating and Maintenance	286,139	1,350,000	1,350,000
Commissionaire Guarding	503	0	0
Equipment	72,551	1,682,189	1,682,189
Other	52,719	458,637	458,637
Div. Admin & Indirect Costs	2,479,103	10,764,454	10,764,454
Total (in 100% terms)	7,832,000	34,260,280	34,260,280
Total (with applicable cost share ratio of 90% applied)	7,049,502	30,934,252	30,934,252

⁵ Includes expenditures up to June 30, 2022.

Comments

The financial plans as identified above are in alignment with the recent multi-year financial plan and 2022/23 forecast. The forecast includes the approximate 4% pay-raise increase for Non-Commissioned Officers which was effective as of April 1, 2022, as per the collective bargaining agreement. Quarter 1 invoicing for the 2022/23 fiscal year as well as the 2021/22 reconciliation package, will be distributed no later than August 23rd.

Inquiries regarding the retroactive pay-raise can be directed to the to the CMC Secretariat at ps.cmcsec-cgesec.sp@ps-sp.gc.ca.



Definitions

Municipal Overview: Human Resources

FTE Utilization	A full-time equivalent (FTE) employee is defined by the number of months in a fiscal year that a position is filled. The FTE utilization level refers to the total months filled for all positions within the detachment/unit.
2021/22 FTE Utilization Plan	This reflects the number of working FTEs planned to be in place for the fiscal year.
Revised Plan at Q1	This reflects any adjustments to the planned number of working FTEs, which may vary as hard and soft vacancies fluctuate throughout the year.

Municipal Overview: Financial/O&M

Year-To-Date (YTD) Expenditures	YTD expenditures reflect the actual expenditures within each category, as of the date of the report.
Revised Plan at Q1	This reflects any adjustments to the forecasted spending plan for the relevant category, which may vary as expenditures are realized throughout the year.
2021/22 Financial Plan	This reflects the target spending levels set for each category of expenditure, and the initial financial plan for the 2021/22 fiscal year.
Pay	Includes salary costs and associated allowances for police officers and civilian support.
Overtime	Includes direct overtime costs for police officers.
Operating and Maintenance	Reflects all unit operating costs, including items such as travel, fuel and vehicle repairs.
Commissionnaire Guarding	Reflects the costs of guarding prisoners within detachments.
Equipment	Include expenditures for operational and technology equipment, police vehicles and the fit-up of those vehicles.
Div. Admin & Indirect Costs	This reflects the division administration charges associated to core administration costs, special leaves and health services costs, and the indirect costs associated to all employees, including benefits, Canada Pension Plan and Employment Insurance rates.
Other	This includes all remaining expenditures including applicable training costs, secret expenditures and air services costs if applicable.
Total	Reflects the total costs of all categories of expenditures.

APPENDIX B

Red Deer Municipal Detachment Crime Statistics



Red Deer Municipal Detachment Crime Statistics (Actual) April to June (Q1): 2018 - 2022

All categories contain "Attempted" and/or "Completed"

July 7, 2022

CATEGORY	Trend	2018	2019	2020	2021	2022	% Change 2018 - 2022	% Change 2021 - 2022	Avg File +/- per Year
Offences Related to Death		4	2	4	1	7	75%	600%	0.5
Robbery		25	24	23	36	33	32%	-8%	2.8
Sexual Assaults		38	45	36	48	44	16%	-8%	1.5
Other Sexual Offences		15	31	29	34	10	-33%	-71%	-0.7
Assault		396	473	345	351	364	-8%	4%	-18.6
Kidnapping/Hostage/Abduction		17	10	7	16	10	-41%	-38%	-0.8
Extortion		5	2	10	7	9	80%	29%	1.3
Criminal Harassment		80	90	115	123	71	-11%	-42%	1.5
Uttering Threats		142	133	150	158	124	-13%	-22%	-1.1
TOTAL PERSONS		722	810	719	774	672	-7%	-13%	-13.6
Break & Enter		308	323	233	309	281	-9%	-9%	-6.8
Theft of Motor Vehicle		226	282	127	262	188	-17%	-28%	-9.6
Theft Over \$5,000		34	30	18	43	27	-21%	-37%	-0.1
Theft Under \$5,000		1,318	1,414	800	992	1,037	-21%	5%	-98.4
Possn Stn Goods		151	186	95	95	92	-39%	-3%	-20.9
Fraud		300	363	287	373	209	-30%	-44%	-17.2
Arson		10	12	9	14	11	10%	-21%	0.4
Mischief - Damage To Property		0	20	328	459	430	N/A	-6%	129.9
Mischief - Other		681	670	227	269	299	-56%	11%	-116.5
TOTAL PROPERTY		3,028	3,300	2,124	2,816	2,574	-15%	-9%	-139.2
Offensive Weapons		95	134	104	112	113	19%	1%	1.4
Disturbing the peace		520	623	496	545	494	-5%	-9%	-13.0
Fail to Comply & Breaches		368	478	430	318	198	-46%	-38%	-50.0
OTHER CRIMINAL CODE		182	209	130	118	148	-19%	25%	-15.9
TOTAL OTHER CRIMINAL CODE		1,165	1,444	1,160	1,093	953	-18%	-13%	-77.5
TOTAL CRIMINAL CODE		4,915	5,554	4,003	4,683	4,199	-15%	-10%	-230.3



Red Deer Municipal Detachment Crime Statistics (Actual) April to June (Q1): 2018 - 2022

All categories contain "Attempted" and/or "Completed"

July 7, 2022

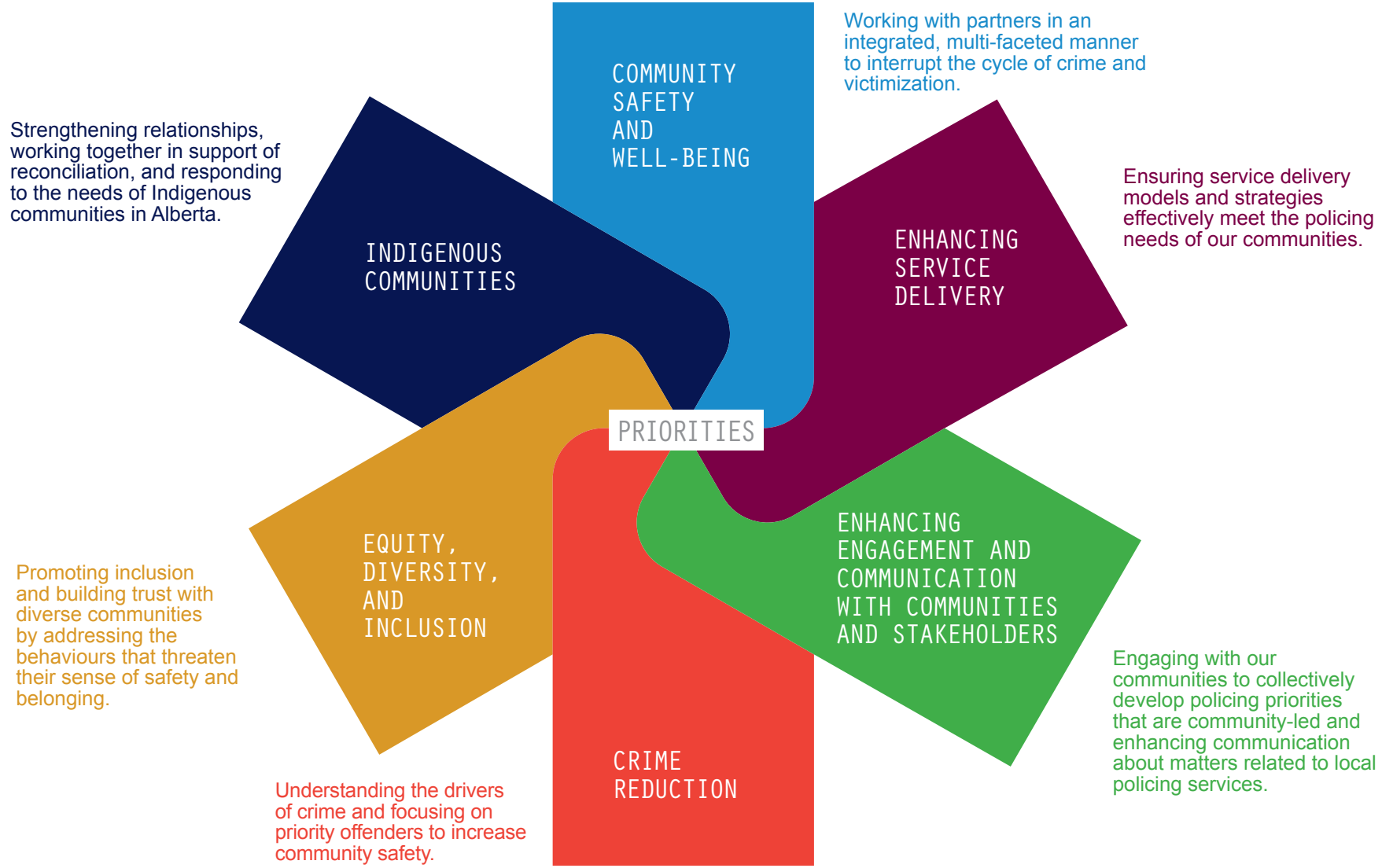
CATEGORY	Trend	2018	2019	2020	2021	2022	% Change 2018 - 2022	% Change 2021 - 2022	Avg File +/- per Year
Drug Enforcement - Production		5	1	0	0	0	-100%	N/A	-1.1
Drug Enforcement - Possession		189	139	103	96	72	-62%	-25%	-27.7
Drug Enforcement - Trafficking		159	89	64	60	43	-73%	-28%	-26.1
Drug Enforcement - Other		1	1	5	0	3	200%	N/A	0.3
Total Drugs		354	230	172	156	118	-67%	-24%	-54.6
Cannabis Enforcement		0	5	6	5	0	N/A	-100%	0.0
Federal - General		14	24	28	15	12	-14%	-20%	-1.3
TOTAL FEDERAL		368	259	206	176	130	-65%	-26%	-55.9
Liquor Act		103	87	89	94	86	-17%	-9%	-2.7
Cannabis Act		0	23	23	19	12	N/A	-37%	2.0
Mental Health Act		471	467	499	592	700	49%	18%	58.3
Other Provincial Stats		437	443	596	681	597	37%	-12%	55.8
Total Provincial Stats		1,011	1,020	1,207	1,386	1,395	38%	1%	113.4
Municipal By-laws Traffic		44	19	24	15	50	14%	233%	0.8
Municipal By-laws		445	350	601	472	426	-4%	-10%	8.4
Total Municipal		489	369	625	487	476	-3%	-2%	9.2
Fatals		2	1	0	1	0	-100%	-100%	-0.4
Injury MVC		22	33	19	18	26	18%	44%	-0.7
Property Damage MVC (Reportable)		778	683	324	439	538	-31%	23%	-72.4
Property Damage MVC (Non Reportable)		44	42	37	35	35	-20%	0%	-2.5
TOTAL MVC		846	759	380	493	599	-29%	22%	-76.0
Roadside Suspension - Alcohol (Prov)		N/A	N/A	N/A	N/A	76	N/A	N/A	N/A
Roadside Suspension - Drugs (Prov)		N/A	N/A	N/A	N/A	3	N/A	N/A	N/A
Total Provincial Traffic		15,262	9,806	1,619	1,780	2,397	-84%	35%	-3,375.6
Other Traffic		36	32	16	28	18	-50%	-36%	-4.0
Criminal Code Traffic		256	177	167	128	179	-30%	40%	-20.3
Common Police Activities									
False Alarms		531	274	187	173	196	-63%	13%	-77.1
False/Abandoned 911 Call and 911 Act		93	53	43	16	39	-58%	144%	-14.5
Suspicious Person/Vehicle/Property		1,127	1,636	1,336	1,074	906	-20%	-16%	-100.4
Persons Reported Missing		370	247	190	224	193	-48%	-14%	-37.7
Search Warrants		10	11	6	9	6	-40%	-33%	-1.0
Spousal Abuse - Survey Code (Reported)		412	414	402	443	426	3%	-4%	5.7
Form 10 (MHA) (Reported)		0	0	40	34	47	N/A	38%	12.8

APPENDIX C

Joint Business Plan Framework



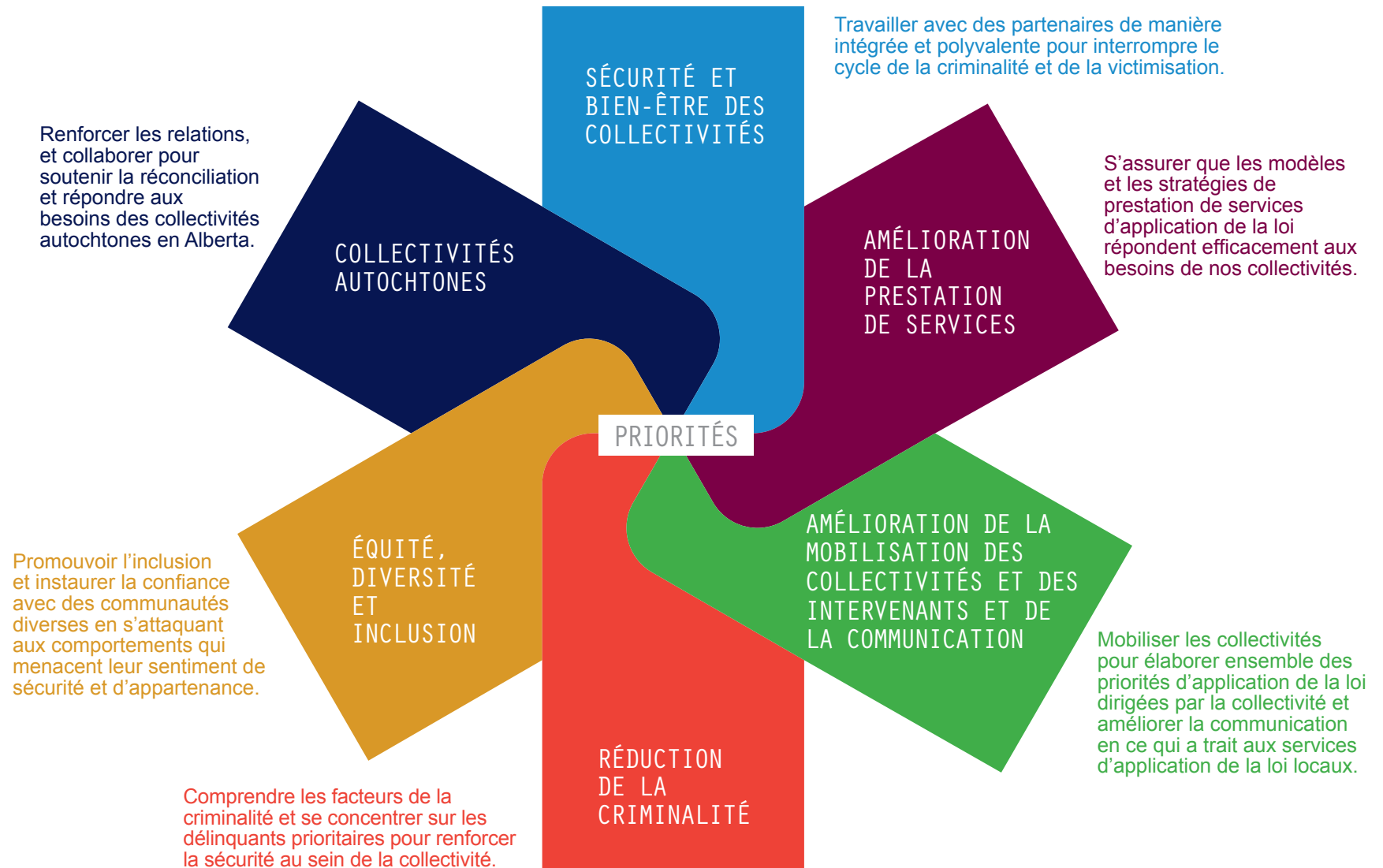
Alberta Provincial Police Service Priorities Alberta RCMP and JSG Joint Business Plan (2022-2025)



For more information about the Alberta RCMP's provincial policing priorities, please visit:
<https://www.rcmp-grc.gc.ca/ab/publications/joint-business-plan-2022-25-plan-d'activites-conjoint-eng.htm>



Priorités des services de police provinciaux de l'Alberta Plan d'activités conjoint de la GRC en Alberta et du ministère de la Justice et du Solliciteur général (2022-2025)



Pour obtenir des renseignements sur les priorités de la GRC en Alberta en matière de services de police provinciaux, voir le site suivant :

<https://www.rcmp-grc.gc.ca/ab/publications/joint-business-plan-2022-25-plan-d'activites-conjoint-fra.htm>



APPENDIX D

Joint Business Plan – Alberta RCMP / Alberta Justice and Solicitor
General

2022/23 – 2024/25

Joint Business Plan

Alberta RCMP / Alberta Justice and
Solicitor General

Joint Business Plan 2022/23-2024/25

Fact Sheet – Mandate and Structure

The Alberta Royal Canadian Mounted Police (RCMP) ensures the safety and well-being of all Albertans. Through the Provincial Police Service Agreement, the RCMP provides policing services as Alberta's Provincial Police Service. The Alberta RCMP is committed to upholding the law so that all residents can feel safe in their communities. The 2022/23-2024/25 Joint Business Plan supports the 2021-2024 Alberta Justice and Solicitor General's Business Plan outcome that *Albertans are safe and protected*. This will be achieved through priorities that have been developed in consultation and collaboration with JSG and with input from Rural Municipalities of Alberta and Alberta Municipalities. The development of this plan has also taken into consideration input from communities as reflected in the Interim Police Advisory Board (PAB) report.

Over the next three years, the Alberta RCMP pledges to enhance engagement and communication with communities and stakeholders, and work collectively through consultation and collaboration to develop policing priorities that reflect their needs. The first step of this was initiated in the creation of this plan by making a conscious effort to ensure that JSG, Rural Municipalities of Alberta (RMA), and Alberta Municipalities (AM) were involved in the creation of priorities that serve our communities. Moving forward, the RCMP will work at local levels to ensure all Albertans are informed about and included in setting the policing priorities for their communities.

As an innovative organization, the RCMP understands that in order to create and maintain safe communities, policing needs to be proactive and disrupt the cycle of crime. We must understand the drivers of crime and focus on priority offences to increase community safety. In order to do this efficiently we must use all resources available, including intelligence, analytics, and partnerships to ensure that all parts of the crime cycle are addressed. By working collaboratively with partners we are able to effectively utilize police resources and services within the community safety ecosystem.

We understand that communities have different needs and that in order to be effective we must be responsive to those needs. By strengthening relationships, working together in support of Reconciliation, and responding to the needs of Indigenous communities we can ensure safety for all. Promoting inclusion and building trust with diverse communities is paramount, and we must address the behaviours that threaten their sense of safety and belonging. We must listen to the concerns of diverse and vulnerable communities in order to respond effectively and promote their inclusion. In so doing, we can ensure that service delivery models and strategies effectively meet the policing needs of all our communities.

Joint Business Plan 2022/23 - 2024/25

The 2022-25 Alberta Justice and Solicitor General/Alberta RCMP Joint Business Plan supports the 2021-2024 JSG Business Plan's outcome that Albertans are safe and protected. This will be achieved through the following priorities that are being proposed for Minister's consideration following a series of joint planning meetings between AJSG and AB RCMP.

Priority 1: Enhancing Engagement and Communication with Communities and Stakeholders

Engaging with our communities to collectively develop policing priorities that are community-led and enhancing communication about matters related to local policing services.

Objectives

- 1.1 Work collectively through consultation and collaboration to develop policing priorities that are community-led.
- 1.2 Develop communications in a manner that improves community knowledge and understanding about matters related to local policing services.

Activities

- 1.1.a Engage with key stakeholders to enhance reporting and to better understand the needs of our communities and how the RCMP can best meet those needs.
- 1.1.b Hold Initial town-hall style meetings to solicit input on community policing priorities and concerns, which will inform the APP. These results will be reported in follow-up town-hall meetings, and on an ongoing basis through Quarterly Community Reports.
- 1.2.a Enhance timely communications with communities using existing and new tools.
- 1.2.b Pursue opportunities to proactively and creatively increase knowledge about Alberta RCMP programs and services that keep Albertans safe.
- 1.2.c Enhance engagement and information sharing with communities around service delivery, contract and financial issues.
- 1.2.d Continue to implement the roll-out of detachment-managed social media accounts.

Performance Measurements

Short Term Outcomes:

1.1

- Key stakeholders report:
 - Increased opportunities to provide feedback
 - RCMP are more accessible
 - Being heard
 - Increased awareness of crime prevention strategies
- Number of priorities identified through consultations and town halls

1.2

- Albertans report increased awareness about incidents and events in their communities
- Albertans report increased awareness about Alberta RCMP programs and services
- Communities report increased levels of engagement, increased availability of information
- Number of social media followers
- Increased number of interactions with posts (e.g., likes, shares, comments)
- Stakeholders, partners, and Albertans report increased availability of information through social media channels

Medium Term Outcomes:

1.1

- Key stakeholders report increased levels of satisfaction
- Increased satisfaction with detachment/community relationships among partners
- Increased number of policing priorities communicated
- Increased levels of satisfaction reported among Albertans
- Number of priorities actioned

1.2

- Albertans report increased levels of satisfaction and trust and confidence in the RCMP
- Communities report increased levels of satisfaction and trust and confidence in the RCMP
- Increased levels of satisfaction reported among partners, stakeholders, Albertans
- Stakeholders and partners are satisfied with dissemination

Priority 2: Community Safety and Well-Being

Working with partners in an integrated, multi-faceted manner to interrupt the cycle of crime and victimization.

Objectives

- 2.1 Work in a multi-faceted, collaborative manner with partners to achieve common goals that support community safety, reduce vulnerabilities that contribute to victimization, and that effectively use police resources within the entire safety ecosystem.
- 2.2 Provide timely and meaningful information to the public, which increases public engagement, trust and confidence with the RCMP.

Activities

- 2.1.a Collaborate with community partners to facilitate initiatives (e.g., Crime Stoppers, Rural Crime Watch, Citizens on Patrol) that improve or address vulnerable populations in Alberta, then share information about these initiatives for replication by other communities.
- 2.1.b Deliver programs related to community wellbeing, including Rural Police and Crisis Teams and Referral-based programs.
- 2.1.c Research and deliver training to police on intervention/de-escalation techniques
- 2.2.a Develop and improve communication platforms, including:
 - Crime Mapping and RCMP app
 - Strong social media campaigns in specific areas for unfolding issues
 - Improve call management communication
 - Build Crime Prevention Toolkit stakeholders

Performance Measurements

Short Term Outcomes:

- 2.1
- Number of crime impacted community initiatives
 - Number of community member/volunteers participating in the shared initiatives
 - Number of people referred to services provided by partners, and/or community agencies within the safety ecosystem
 - Number of front-line members trained in de-escalation techniques

Medium Term Outcomes:

- 2.1
- Reduced repeat victimization
 - Reduction of crime in vulnerable communities
 - Stakeholders express confidence in the RCMP
 - Increase in referrals to agencies within the safety ecosystem
 - Reduction in number of intervention options used during mental health calls

2.2

- Number of site hits
- Number of media messages
- Increase in reporting using online reporting
- Number and results learned from use of crime prevention tools

2.2

- Albertans express satisfaction with provided RCMP information
- Increased public engagement and participation through social media accounts

Priority 3: Indigenous Communities

Strengthening relationships, working together in support of Reconciliation, and responding to the needs of Indigenous communities in Alberta.

Objectives

- 3.1 Consult with Indigenous communities in order to effectively respond to the needs of Indigenous communities.
- 3.2 Strengthen positive relationships with Indigenous communities in Alberta.
- 3.3 Work together with Indigenous communities in support of Reconciliation.

Activities

- 3.1.a Work with community partners to ensure culturally sensitive supports are in place for victims, witnesses, offenders, and police officers.
- 3.2.a Increase efforts focused on Indigenous Community Engagement.
- 3.2.b Increase the representation of Indigenous people in Alberta RCMP.
- 3.3.a Enhance awareness and education opportunities to support Reconciliation.

Performance Measurements

Short Term Outcomes:

3.1

- Number and type of Restorative Justice Practice (RJP) training opportunities available
- Number of community partnerships developed

Medium Term Outcomes:

3.1

- Frequency of use of RJP by type of practice and offense
- Number of pre-charge referrals
- Staff report implementing community advice and guidance in policing practice

3.2

- Number of events attended
- Number of First Nation Communities reported on the Annual Performance Planning (APP) platform
- Number of recommendations from Commanding Officer's Indigenous Advisory Committee (COIAC) actioned
- Number of recruitment activities specifically targeting Indigenous people

3.2

- Staff report improvements in workplace culture
- Indigenous stakeholders' express confidence in the RCMP
- Number of actions implemented
- Staff report changes in policing practices based on COIAC recommendations
- Number of Indigenous recruits attending Depot (training academy)
- Increase in the percent of RCMP that self identifies as First Nations, Metis, or Inuit

3.3

- Number and type of training opportunities hosted in Indigenous communities
- Number of staff participating in training opportunities

3.3

- Staff report changes in policing practices due to knowledge gained from training opportunities in Indigenous communities

Priority 4: Equity, Diversity, and Inclusion (EDI)

Promoting inclusion and building trust with diverse communities by addressing the behaviours that threaten their sense of safety and belonging.

Objectives

- 4.1 Listen to and understand the safety concerns of diverse communities to promote inclusion, promote inclusion of diverse communities by addressing behaviours that threaten their sense of safety and belonging, and build trust and strengthen positive relationships with diverse communities in Alberta.

Activities

- 4.1.a Enhance awareness of hate crimes/incidents and provide education on importance of reporting such incidents and what to do if you are involved as a victim or bystander.
- 4.1.b Introduce/profile RCMP Alberta's diverse employees and share their stories
- 4.1.c Internal EDI dashboard/newsletter developed.
- 4.1.d Review and align Commanding Officer's Diversity Advisory Committee (CODAC) findings with EDI initiatives.

- 4.1.e Set up Diversity Committees/Councils at detachments throughout Alberta and meet proactively with leaders of communities.
- 4.1.f Work with community partners to ensure supports are in place for victims and witnesses who experience hate crimes.

Performance Measurements

Short Term Outcome:

4.1

- Staff report increased awareness of hate crimes/incidents
- Increased awareness of Alberta's diverse populations
- Number of newsletter items included by diversity topic
- Number of CODAC recommendations provided
- Number of diverse community events attended by RCMP representatives
- Number of Diversity Council meetings
- Number of media releases, interviews, and videos disseminated
- Number of media articles/posts that promote awareness of hate crimes/incidents, the impact it has on communities, and how to report incidents

Medium Term Outcome:

4.1

- Staff report changes in policing practices based on education and training in hate crimes/incidents
- Increased understanding of Alberta's diverse populations
- Increased staff satisfaction with workplace inclusion and culture
- Number of CODAC recommendations actioned
- Communities/Councils provide recommendations; recommendations are implemented
- Increased reporting of hate crimes/incidents

Priority 5: Crime Reduction

Understanding the drivers of crime and focusing on priority offences to increase community safety.

Objectives

- 5.1 Increase community safety and reduce crime by focusing on priority offenders.
- 5.2 Led by analytics evidence and community partner input, identify and address the drivers of crime and emerging crime trends.
- 5.3 Be proactive in identifying and prioritizing crime to reduce unreported crimes that contribute to community safety concerns.

Activities

- 5.1.a Expand and adopt Integrated Offender Management Initiative (IOMI).
- 5.2.a Expand Data 2 Action (D2A) initiative.
- 5.2.b Educate and engage with frontline members to improve understanding and use of data and intelligence to initiate proactive initiatives (“Hot Spot” patrols, property/persons crime data, gun violence, Project Lock Up, Crime Prevention Through Environmental Design (CPTED)).
- 5.2.c Use Crime Reduction Unit (CRU) teams to address specific drivers and types of crime.
- 5.3.a Expand partnerships to address crime trends.
- 5.3.b Develop and deliver the Community Engagement Unit as a support for the frontline effort to address community safety concerns.

Performance Measurements

Short Term Outcome:

- 5.1
 - Number of agencies providing supports to offenders through IOMI
 - Reduction in number of negative contacts in IOMI participants
 - Reduction in harm score of IOMI participants
- 5.2
 - Proportion of detachments with D2A implemented
 - Improved access to data and intelligence products
 - Improved understanding of data and intelligence among frontline members
- 5.3
 - Partner awareness of policing and crime prevention strategies
 - Number of collaborative crime prevention initiatives started as a result of identified community safety concerns

Medium Term Outcome:

- 5.1
 - Rate of offender graduation from IOMI
 - Reduction in recidivism (3 to 5 years post graduation from IOMI)
- 5.2
 - In D2A communities, prevalent crime types targeted (reduction in crime reporting, increased clearance rates)
 - Frontline members report changes in policing practices because of improved understanding of data and intelligence
 - Target crime reduced
 - Targeted victimization reduced
- 5.3
 - Partnership satisfaction with police collaboration
 - Partner satisfaction with policing and crime prevention strategies
 - Decrease in proportion of unreported crime by crime type

- Number of communities requesting consultation/presentations by the Community Engagement Unit
- Partner satisfaction with policing and crime prevention strategies

Priority 6: Enhancing Service Delivery

Ensuring service delivery models and strategies effectively meet the policing needs of our communities.

Objectives

6.1 Increase public trust and confidence in the police through the development and delivery of innovative and continuously improving police services that are responsive to the concerns of our communities and the needs of individuals impacted by crime.

Activities

- 6.1.a Continued exploration of service delivery strategies to improve frontline ability to focus on community-level, ongoing, and emerging police concerns, such as visibility, response times, vacancy management, and coverage.
- 6.1.b Implementation of alternate methods of responding to calls for service involving those in mental health crisis. Increase frontline access to training and tools to assist with assessment and de-escalation during calls for service involving those in mental health crisis.
- 6.1.c Trauma-informed, victim-centered investigation training, advice, guidance, and investigational review for frontline members.
- 6.1.d Cybercrime Unit and Division Cybercrime working group to provide expertise, advice, and guidance in the investigation of cybercrime.

Performance Measurements

Short Term Outcomes:

- 6.1
- Number and type of service delivery models explored
 - Number and type of collaborations
 - Number of occurrences where Rural Policing and Crisis Team (RPACT) provided assistance
 - Number of mental health transports to designated facilities
 - Staff access of Health IM applications

Medium Term Outcomes:

- 6.1
- Percentage of priority one calls for service with involvement/oversight from Real-time Operations Centre (RTOC)
 - Increase in communication with other police services, law enforcement partners, and Justice and Solicitor general regarding cross-jurisdictional and unfolding serious incidents

- Percentage of employees who have completed required courses in trauma-informed investigations
- Percent of sexual assault incorrectly files scored as unfounded
- Number of interviews completed at Child Advocacy Centres
- Percent of sexual assault files scored as cleared by charge
- Number of cybercrime investigations
- Percentage of employees who have completed required training in cybercrime investigations
- Increase in real-time tactical intelligence products supporting frontline operations
- Research on service delivery strategies and implementation of selected evidence-based service delivery strategies
- Increase partner and stakeholder trust and confidence in the RCMP
- Estimated time savings from decrease in health transports to designated facilities
- Increased successful use of de-escalation techniques
- Staff perception of Health IM application
- Staff perceptions of trauma-informed approaches
- Percentage pre-charge approval for sexual assault cases by detachment
- Number and type of Sexual Assault Review Coordinator (SARC) recommendations implemented
- Staff perceptions of cybercrime investigation training and support
- Percentage pre-charge approval for cyber crime
- Clearance rate

Performance Measurement Frameworks

Enhancing Engagement and Communication with Communities and Stakeholders

Objectives	Activities	Indicator - Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
To work collectively through consultation and collaboration to develop policing priorities that are community-led.	Engage with key stakeholders (i.e., Interim Police Advisory Board, RMA, AM, Métis Settlements, First Nations communities, etc.) to collaborate with them to enhance our reporting and work with them to better understand the needs of our communities and how the RCMP can best meet those needs	Number of engagements held with key stakeholders Number of activities, ideas, best practices implemented as a result of engagement and collaboration	Key stakeholders report:	Overall, I am satisfied with the RCMP’s delivery of its programs and services: 55% (CLIPS)*	Key stakeholders report increased levels of satisfaction Increased satisfaction with detachment/community relationships among partners Increased number of policing priorities communicated	Overall, I am satisfied with the RCMP’s delivery of its programs and services: 55% (CLIPS) Overall, I am satisfied with the RCMP’s delivery of its programs and services: 55% (CLIPS) The RCMP has a motivated workforce: 60% (CLIPS) The RCMP provides appropriate consultation on decisions and actions that have an impact on my organization: 57% (CLIPS) The RCMP provides its clients with useful
			<ul style="list-style-type: none"> increased opportunities to provide feedback 	RCMP personnel are responsive to my needs: 70% (CLIPS)		
			<ul style="list-style-type: none"> RCMP are more accessible 	My organization and the RCMP collaborate in the development of community plans, e.g. detachment/unit performance plan: 66% (CLIPS)		
			<ul style="list-style-type: none"> being heard 	The RCMP communicates effectively about its actions: 59% (CLIPS) The RCMP provides its clients with useful information about its work: 68% (CLIPS) Overall, I am satisfied with the information the RCMP		

Objectives	Activities	Indicator - Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
				provides to my community/province/territory: 71% (CLIPS)		information about its work: 68% (CLIPS)
	Initial town hall-style meeting(to focus on soliciting input on community policing priorities/concerns)	Number first meetings held	Number of priorities identified through consultations/town halls	<i>To be established</i>	Increased levels of satisfaction reported among Albertans	<i>To be established</i>
		Number issues/concerns raised at 1 st meeting				
	Second town hall-style meeting (to share the APP, which will be informed by input received at first town hall and results will be reported ongoing basis through Quarterly Community Reports)	Number of second (follow up) meetings held				Number of priorities actioned
		Number attendees				
		Number follow up items shared at second meeting				
To develop communications in a manner that improve community knowledge and understanding about matters related to local policing services	Enhance timely communications with communities using existing and new tools (i.e., Mass Notification System (MNS), RCMP app, social media, etc.)	Number of times MNS is used Number of downloads of RCMP app Usage metrics (e.g., clicks, downloads)	Albertans report increased awareness about incidents and events in their communities	RCMP information is timely: 54% (CLIPS)	Albertans report increased levels of satisfaction and trust and confidence in the RCMP	I have trust and confidence in the RCMP: 88% (CLIPS)
	Pursue opportunities to proactively and creatively increase knowledge about Alberta RCMP programs and services that keep Albertans safe	Number of proactive communications products (i.e., videos, interactive story telling)	Albertans report increased awareness about Alberta RCMP programs and services	The RCMP communicates effectively about its actions: 59% (CLIPS)	Albertans report increased levels of satisfaction and trust and confidence in RCMP	I have trust and confidence in the RCMP: 88% (CLIPS)

Objectives	Activities	Indicator - Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
	Enhance engagement and information-sharing with communities around service delivery, contract and financial issues	Number of engagements and information-sharing	Communities report increased levels of engagement, increased availability of information	RCMP personnel are responsive to my needs: 70% (CLIPS) RCMP information is timely: 54% (CLIPS)	Communities report increased levels of satisfaction and trust and confidence in the RCMP	I have trust and confidence in the RCMP: 88% (CLIPS) Overall, I am satisfied with the RCMP’s delivery of its programs and services: 55% (CLIPS)
	Continue to implement the roll-out of detachment-managed social media accounts	Number social media accounts created Number social media content posted Usage metrics (e.g., clicks, downloads)	Number of social media followers Increased number of interactions with posts (e.g., likes, shares, comments)	4 detachments <ul style="list-style-type: none"> • Banff (930 followers) • Grande Prairie (200 followers) • Lloydminster (741 followers) • Wetaskiwin (895 followers) 	Increased levels of satisfaction reported among partners, stakeholders, Albertans	Overall, I am satisfied with the RCMP’s delivery of its programs and services: 55% (CLIPS)
			Stakeholders, partners, and Albertans report increased availability of information through social media channels	The RCMP provides timely information through the web and social media, such as Twitter and Facebook: 48% (CLIPS)	Stakeholders and partners are satisfied with dissemination	I am satisfied with the information the RCMP provides my organization: 71 % (CLIPS)

*Client and Partner Survey (CLIPS)

Community Safety and Well-Being

Objectives	Activities	Indicator – Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
Work in a multi-faceted, collaborative manner with partners to achieve common goals that support community safety, reduce vulnerabilities that contribute to victimization and that effectively use police resources within the entire safety ecosystem.	<p>Collaborate with community partners to facilitate initiatives that improve or address vulnerable populations in Alberta and then share information about these initiatives for replication by other communities.</p> <p>Examples of partners and initiatives:</p> <ul style="list-style-type: none"> • Crime stoppers, Rural Crime Watch (RCW), and Citizens on Patrol (COP) • Wetaskiwin Group • Siksika or other First Nation/Metis community on victims/offenders or education. • Repeat Victimization: Brain Story Program 	<p>Community partnerships using RCMP intelligence and data to address shared concerns established.</p> <p>Multi-agency initiatives in crime affected communities established.</p> <p>Successful initiatives replicated in new communities.</p>	<p>Number of crime impacted community initiatives</p> <p>Number of community member/volunteers participating in shared initiatives</p>	<p><i>To be established</i></p> <p><i>To be established</i></p>	<p>Reduced repeat victimization</p> <p>Reduction of crime in vulnerable communities</p> <p>Stakeholders express confidence in the RCMP</p> <p>Increase in referrals to agencies within the safety ecosystem.</p>	<p><i>To be established</i></p> <p><i>To be established</i></p> <p>I have trust and confidence in the RCMP: 88% (CLIPS)*</p> <p><i>To be established</i></p>
	<p>Deliver programs related to community wellbeing, including:</p> <ul style="list-style-type: none"> • Rural Police and Crisis Teams (RPACT) • Referral-based programs <p>Research and Deliver training to police on intervention/de-escalation techniques.</p>	<p>Participated in community wellbeing programs delivered through collaborative partnerships.</p> <p>Implementation of training plan.</p>	<p>Number of people referred to services provided by partners, and/or community agencies within the safety ecosystem.</p>	<p><i>To be established</i></p>	<p>Reduction in number of intervention options used during mental health calls.</p>	<p><i>To be established</i></p>

Objectives	Activities	Indicator – Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
			Number of front-line members trained in intervention/de-escalation techniques.	<i>To be established</i>		
Provide timely and meaningful information to the public, which increases public engagement, trust and confidence with the RCMP	Develop and improve communication platforms, including: <ul style="list-style-type: none"> • Crime Mapping and RCMP app • Strong social media campaigns in specific areas for unfolding issues. • Improve call management communication, i.e. How to report ... Online Crime Reporting • Build Crime Prevention Toolkit stakeholders. 	Communicated information on a variety of media platforms Distributed Crime Prevention Toolkit	Number of site hits Number of media messages Increase in reporting using online reporting Number and results learned from use of crime prevention tools initiated.	<i>To be established</i> <i>To be established</i> <i>To be established</i>	Albertans express satisfaction with provided RCMP information. Increased public engagement and participation through social media accounts.	<i>To be established</i> The RCMP provides timely information through the web and social media, such as Twitter and Facebook: 48% (CLIPS)

*Client and Partner Survey (CLIPS)

Indigenous Communities

Objectives	Initiatives	Activities	Indicator - Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline
To consult with Indigenous communities in order to effectively respond to the needs of Indigenous communities	Work with community partners to ensure culturally sensitive supports are in place for victims, witnesses, offenders, police officers	Increase Restorative Justice training and supports for employees and partners	Number and type of Restorative Justice Practice (RJP) training opportunities available	Staff are aware of RJP and when they should be used	<i>To be established</i>	Frequency of use of restorative justice practice by type of practice, offence	<i>To be established</i>
						Number of pre-charge referrals	<i>To be established</i>
		Increase partnerships with Indigenous communities/knowledge keepers	Number of community partnerships developed	Staff report soliciting cultural advice from community	<i>To be established</i>	Staff report implementing community advice and guidance in policing practice	<i>To be established</i>
To strengthen positive relationships with Indigenous communities in Alberta	Increase efforts focused on Indigenous Community Engagement	Participate in Indigenous events such as Indigenous week celebrations, awards, community events, presentations and ceremonies	Number of events attended	Staff report increased awareness of Indigenous culture, practice, beliefs	<i>To be established</i>	Staff report improvements in workplace culture	I think that my department or agency respects individual differences (e.g., culture, work styles, ideas, abilities): 67% (Alberta RCMP PSES)*
						Indigenous stakeholders express confidence in the RCMP	<i>To be established</i>
		Consult with First Nation Communities to create Annual Performance Plans (APP) that reflect mutual needs and goals	Number of First Nation Communities reported on the APP platform	100% Community Tripartite Agreement (CTA) First Nations are engaged in the APP platform	<i>To be established</i>	Number of actions implemented	<i>To be established</i>

Objectives	Initiatives	Activities	Indicator - Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline
	Increase the representation of Indigenous people in Alberta RCMP	Build upon the quarterly Commanding Officer’s Indigenous Advisory Committee (COAIC) meetings to provide further guidance and support to issues that affect Indigenous people in Alberta	Number of recommendations from the COIAC actioned	Number of COIAC recommendations implemented	<i>To be established</i>	Staff report changes in policing practices based on COIAC recommendations	<i>To be established</i>
		Enhance the proactive recruitment of Indigenous people to join all ranks of RCMP	Number of recruitment activities specifically targeting Indigenous people	Number of Indigenous contacts during recruitment activities	<i>To be established</i>	Number of Indigenous recruits attending depot (training academy)	<i>To be established</i>
						Increase in the percentage of RCMP that self-identifies as First Nations, Metis, Inuit (annual)	<i>To be established</i>
To work together with Indigenous communities in support of Reconciliation	Enhance awareness and education opportunities to support Reconciliation	Cultural awareness training (specific to Treaty 6, 7, 8, the Metis and Inuit) hosted in various Indigenous communities	Number and type of training opportunities hosted in Indigenous communities	Staff report knowledge gains from training opportunities in Indigenous communities	<i>To be established</i>	Staff report changes in policing practices due to knowledge gained from training opportunities in Indigenous communities	<i>To be established</i>
		Continue implementing the Alberta RCMP’s Reconciliation Strategy	Number of staff participating by training opportunity				
			Regular reporting on the RCMP’s Reconciliation Strategy and the four identified objectives				

*Alberta Royal Canadian Mounted Police Public Service Employee Survey; completed by Regular Members and Public Service employees

Equity, Diversity, and Inclusion (EDI)

Objectives	Activities	Indicator – Output (Measure)	Indicator – Short term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
<p>To listen to and understand the safety concerns of diverse communities to promote inclusion</p> <p>To promote inclusion of diverse communities by addressing the behaviours that threaten their sense of safety and belonging</p>	<p>Enhance awareness of hate crimes/incidents and provide education on importance of reporting such incidents and what to do if you are involved as a victim or bystander</p>	<p>Number training courses/modules reviewed and updated</p> <p>Number of education and training events</p> <p>Number of staff participating in education and training</p>	<p>Staff report increased awareness of hate crimes/incidents</p>	<p><i>To be established</i></p>	<p>Staff report changes in policing practices based on education and training in hate crimes/incidents</p>	<p><i>To be established</i></p>
<p>To build trust and strengthen positive relationships with diverse communities in Alberta</p>	<p>Introduce/profile Alberta RCMP’s diverse employees and share their stories</p>	<p>Number of profiles developed</p>	<p>Increased awareness of Alberta’s diverse populations</p>	<p><i>To be established</i></p>	<p>Increased understanding of Alberta’s diverse populations</p>	<p>The RCMP is sensitive to the needs of different cultures and groups: 66% (CLIPS)*</p> <p>The RCMP treats members of visible minority communities fairly: 68% (CLIPS)</p> <p>The RCMP treats members of the LGBTQ2S community fairly: 57% (CLIPS)</p>

Objectives	Activities	Indicator – Output (Measure)	Indicator – Short term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
	Internal EDI dashboard/newsletter developed	EDI dashboard developed	Number of newsletter items included by diversity topic	<i>To be established</i>	Increased staff satisfaction with workplace inclusion and culture	<p>In my work unit, every individual is accepted as an equal member of the team: 66% (Alberta RCMP PSES)**</p> <p>My department or agency implements activities and practices that support a diverse workplace: 66% (Alberta RCMP PSES)</p> <p>I think that my department or agency respects individual differences (e.g., culture, work styles, ideas, abilities): 67% (Alberta RCMP PSES)</p>
	Review and align Commander Officer’s Diversity Advisory Committee (CODAC) findings with EDI initiatives	<p>Number meetings with diversity committee</p> <p>Increased number of CODAC advisors</p>	Number of CODAC recommendations provided	<i>To be established</i>	Number of CODAC recommendations actioned	<i>To be established</i>

Objectives	Activities	Indicator – Output (Measure)	Indicator – Short term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
	Set-up Diversity Committees/Councils at detachments throughout Alberta and meet proactively with leaders of communities	Diversity Engagement toolkit (how to set up a diversity council; how to engage with diverse peoples)	Number of diverse community events attended by RCMP representatives Number of Diversity Council meetings	<i>To be established</i> <i>To be established</i>	Communities/Councils provide recommendations Recommendations are implemented	The RCMP fulfils the commitments it has made: 59% (CLIPS) RCMP personnel are responsive to my needs: 70% (CLIPS) Overall, I am satisfied with the RCMP’s delivery of its programs and services: 55% (CLIPS)
	Work with community partners to ensure supports are in place for victims and witnesses who experience hate crimes	Communications strategy developed (promoting awareness of hate crimes/incidents, the impact it has on communities and how to report incidents)	Number of media releases, interviews, videos disseminated Number of media articles/posts that promote awareness of hate crimes/incidents, the impact it has on communities and how to report incidents	<i>To be established</i> <i>To be established</i>	Increased reporting of hate crimes/incidents	<i>To be established</i>

*Client and Partner Survey (CLIPS)

**Alberta Royal Canadian Mounted Police Public Service Employee Survey; completed by Regular Members and Public Service employees

Crime Reduction

Objectives	Activities	Indicator – Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
To increase community safety and reduce crime by focusing on priority offenders	Integrated Offender Management Initiative (IOMI) expansion and adoption	Increase in the number of communities adopting IOMI Increase in the number of offenders participating in IOMI	Number of agencies providing supports to offenders through IOMI	<i>To be established</i>	Rate of offender graduation from IOMI Reduction in recidivism (3 to 5 years post graduation from IOMI)	<i>To be established</i>
			Reduction in number of negative contacts of IOMI participants	<i>To be established</i>		
			Reduction in harm score of IOMI participants	<i>To be established</i>		
Led by analytics intelligence and community partner input, identify and address the drivers of crime and emerging crime trends.	Expand Data 2 Action (D2A) initiative		Proportion of detachments with D2A implemented	<i>To be established</i>	In D2A communities, for prevalent crime types targeted (Reduction in crime reporting, increased clearance rates)	<i>To be established</i>
	Educate and engage with Frontline members to improve understanding and use of data and intelligence to initiative proactive initiatives (“Hot Spot” Patrols; Property/Persons Crime data; Gun violence Lock Up, CPTED)	Number and type of intelligence products shared Participation in engagement/educational opportunities	Improved access to data and intelligence products Improved understanding of data and intelligence among Frontline members (annual)	<i>To be established</i> <i>To be established</i>	Frontline members report changes in policing practices because of improved understanding of data and intelligence	<i>To be established</i>

Objectives	Activities	Indicator – Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
	Use Crime Reduction Unit (CRU) Team for specific drivers/crime types	Number and type of crime reduction initiatives			Targeted crime reduced Targeted victimization reduced	<i>To be established</i> <i>To be established</i>
Be proactive in identifying and prioritizing crime to reduce unreported crimes that contribute to community safety concerns.	Expand partnerships to address crime trends. Example: SARC	Number of multi-agency operations commenced Number and type of joint crime reduction initiatives	Partner awareness of policing and crime prevention strategies	<i>To be established</i>	Partnership satisfaction with police collaboration Partner satisfaction with policing and crime prevention strategies Decrease in proportion of unreported crime by crime type (GSS survey)	<i>To be established</i> <i>To be established</i> <i>To be established</i>
	Deliver and develop the Community Engagement Unit as a support for the frontlines effort to address community safety concerns	Number of consultations and presentations initiated by the Community Engagement Unit	Number of collaborative crime prevention initiatives started as a result identified community safety concerns	<i>To be established</i>	Partner satisfaction with policing and crime prevention strategies	RCMP information is timely: 54% (CLIPS)*

Objectives	Activities	Indicator – Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
			Number of communities requesting consultation/ presentations by the Community Engagement Unit	<i>To be established</i>		RCMP information and intelligence is of high quality: 67% (CLIPS)

*Client and Partner Survey (CLIPS)

Enhancing Service Delivery

Objectives (Expected Results)	Activities	Indicator – Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
<p>Increasing public trust and confidence in the police through the development and delivery of innovative and continuously improving policing services that are responsive to the concerns of our communities and the needs of individuals impacted by crime.</p>	<p>Continued exploration of service delivery strategies to improve frontline ability to focus on community-level, ongoing and emerging policing concerns, such as visibility, response times, vacancy management, and coverage.</p>	<p>Establishment of Real Time Operations Centre (RTOC)</p>			<p><u>RTOC</u> Percentage of priority 1 calls for service with involvement/oversight from RTOC</p>	<p><i>To be established</i></p>
		<p>Research on models of organization that could improve frontline focus on community-level policing concerns, such as relief teams, hubbing, addition of frontline resources, and addition of specialized resources.</p>	<p>Number and type of service delivery models explored</p>	<p><i>To be established</i></p>	<p>Increase in operational communication with other police services, law enforcement partners, and Justice and Solicitor General regarding cross-jurisdictional and unfolding serious incidents.</p>	<p><i>To be established</i></p>
		<p>Research and collaborate with partners on alternate policing models and service delivery strategies that could improve frontline focus on community-level policing concerns.</p>	<p>Number and type of collaborations</p>	<p><i>To be established</i></p>	<p>Increase in real-time tactical intelligence products supporting frontline operations.</p>	<p><i>To be established</i></p>
					<p>Research on service delivery strategies and implementation of selected evidence-based service delivery strategies</p>	<p><i>To be established</i></p>
					<p>Increase partner and stakeholder trust and confidence in the RCMP</p>	<p>I have trust and confidence in the RCMP: 88% (CLIPS)*</p>

Objectives (Expected Results)	Activities	Indicator – Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
	Implementation of alternate methods of responding to calls for service involving those in mental health crisis. Increase frontline access to training and tools to assist with assessment and de-escalation during calls for service involving those in mental health crisis.	Continued establishment of Rural Police and Crisis Teams (RPACTs) Implementation of Health IM Application	Number of occurrences where RPACT provided assistance Number of mental health transports to designated facilities Staff access of Health IM Application	<i>To be established</i> <i>To be established</i> <i>To be established</i>	Estimated time savings from decrease in health transports to designated facilities (Calculated estimate per health transport) Increased successful use of de-escalation techniques Staff perceptions of Health IM Application	<i>To be established</i> <i>To be established</i> <i>To be established</i>
	Trauma-informed, victim-centered investigation training, advice, guidance and investigational review for frontline members	Continue establishment of the Sexual Assault Review Team (SART) Number of Sexual Assault Investigations Review Committee (SAIRC) meetings Number of files reviewed by SART	Percentage of employees who have completed required courses in trauma-informed investigations Percentage decrease of sexual assault files incorrectly scored as unfounded Number of interviews completed at Child Advocacy Centres	<i>To be established</i> <i>To be established</i> <i>To be established</i>	Staff perceptions of trauma-informed approaches Percentage of pre-charge approval for sexual assault cases – by detachment ¹ Number and type of SAIRC recommendations implemented	<i>To be established</i> <i>To be established</i> <i>To be established</i>

¹ Pre-charge approval targets determined by RCMP. Note: measure to include detachments with pre-charge approval processes and to be expanded as detachments with pre approval expands.

Objectives (Expected Results)	Activities	Indicator – Output (Measure)	Indicator – Short Term Outcome (Measure)	Indicator – Short Term Outcome Baseline (2021)	Indicator – Medium Term Outcome (Measure)	Indicator – Medium Term Outcome Baseline (2021)
			Percentage of sexual assault files scored as cleared by charge	<i>To be established</i>		
	Cybercrime Unit and Division Cybercrime working group – provide expertise, advice and guidance in the investigation of cybercrime	Establishment of Cybercrime Unit, Cybercrime working group Training and supports available to inform cybercrime investigation	Number of cybercrime investigations Percentage of employees who have completed required training in cybercrime investigations	RCMP effectively responding to cybercrime threats: 32% (CLIPS)* <i>To be established</i>	Staff perceptions of cybercrime investigation training and support Percentage of pre-charge approval for cybercrime Clearance rate	<i>To be established</i> <i>To be established</i> <i>To be established</i>

*Client and Partner Survey (CLIPS)



September 12, 2022

2022 Budget Amendment - Building Safer Communities Fund

Prepared by: Kristin Walsh, Safe & Healthy Communities Manager
Ryan Veldkamp, Safe & Healthy Communities Supervisor
Department: Safe & Healthy Communities

Report Summary

The City of Red Deer was notified by Public Safety Canada that it was eligible to receive ~\$2.1m through the Building Safer Communities Fund over the next four years. This is an opportunity to support local prevention and intervention efforts for youth entering gun and/or gang violence.

The Safe & Healthy Communities Department has worked with Public Safety Canada on a draft year-one plan to help determine local priorities, in preparation for project implementation in grant years 2-4, starting April 1, 2023.

As this revenue opportunity has been presented mid-City budget year, Administration is requesting that City Council approve a budget amendment to receive and spend the additional grant dollars as outlined in the report.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Safe & Healthy Communities dated September 12, 2022 re: 2022 Budget Amendment – Building Safer Communities Fund hereby approves the amending of 2022-2026 Operating Budgets to incorporate this one-time budget request and the receipt of \$2,131,176.11 to be allocated as follows:

Year one (April 1, 2022 – March 31, 2023)	\$ 213,217.61
Year two (April 1, 2023 – March 31, 2024)	\$ 746,261.64
Year three (April 1, 2024 – March 31, 2025)	\$ 746,261.64
Year four (April 1, 2025 – March 31, 2026)	\$ 426,435.22
Total allocation	\$2,132,176.11

Rationale for Recommendation

1. The City of Red Deer is eligible to receive \$2,132,176 over the next four years, assisting the community to provide preventative and intervention initiatives to address gun and gang violence.
2. The desired outcomes of the Federal Building Safer Communities Fund are consistent with the Toward a Vision for a Safe Red Deer: Community Safety Strategy.
3. The program allows the municipality to develop a local strategy for implementation. Year one efforts will focus on program targets and will be led by local data and local expertise, including the Systems Leadership Team and youth-based organizations.



Background

On April 8, 2022, The City of Red Deer was notified by Public Safety Canada that it was eligible to receive funding through the Building Safer Communities Fund (BSCF) to support prevention and intervention initiatives that address gun and gang violence; municipalities were selected based on firearms and gang related crime statistics.

The objective of the Building Safer Communities Fund (BSCF) is to support Municipalities and Indigenous (First Nation, Inuit or Metis) governments in their efforts to address gun and gang prevalence by providing a determined funding allocation to put in place community led projects to prevent and combat gun and gang violence and address knowledge gaps concerning the impacts of interventions in gun and gang violence. Eligible Recipients may further distribute funds to recipients of their choice to:

- develop local and community-based strategies and initiatives
- build capacity to better understand the nature, scope and impacts of the types of
- prevention and intervention initiatives implemented
- enhance evidence-based and targeted prevention and intervention activities
- advance knowledge and evidence of what works, and
- develop a data collection strategy and system

The funding is available over four years, and year one commenced on April 1, 2022. In total, The City of Red Deer is eligible to receive is \$2,132,176.11, and is distributed over the four years, using the following breakdown:

Year one (2022/23)	\$213,217.61
Year two (2023/24)	\$746,261.64
Year three (2024/25)	\$746,261.64
Year four (2025/26)	\$426,435.22
Total allocation	\$2,132,176.11

Strategic Alignment:

This grant is aligned with and allows us to advance our work in the following key areas of *Toward a Vision for a Safe Red Deer: Community Safety Strategy*:

Action 9: Identify priority risk factors for Red Deer to address the root causes of crime and safety issues.

Action 12: Invest in initiatives with multiple reinforcing strategies to promote neighbourhood capacity building and connection.

Action 16: Dedicate staff resources to provide coordination, facilitation, research and data analysis necessary for success.

Action 17: Allow the Centre of Responsibility (now known as the Systems Leadership Team locally) to establish funding priorities, guidelines, and outcomes for the successful implementation of this strategy.

Operational Impacts

Since receiving this notification, Administration has taken several steps to better understand the intent of the BSCF, and what is required of us to move forward.



- An initial, internal working group has been formed to review this opportunity and identify strategies moving forward; members include representatives from: Safe & Healthy Communities, Business Excellence, Municipal Policing Services, RCMP and the Grants Specialist.
- A connection has been made with our zone representative for Public Safety Canada, who has provided us with key documents that will guide our work (e.g. Submission Guidelines, Submission Template, Sample Work Plan, Sample Budget, Terms and Conditions, and Resources/Links)
- A draft year-one plan and budget submission has been made to Public Safety Canada for review.

In meeting with Public Safety Canada, they recognized the inherent challenge municipalities faced by announcing the funds in April, with funds being available immediately. Municipalities require time to develop the strategy, and work through budget processes to align revenue with expenditures. Recognizing this, Public Safety Canada is allowing municipalities to submit a plan for year one (April 1, 2022 – March 31, 2023), and a second plan for years two through four (April 1, 2023 – March 31, 2026). This will allow municipalities – including The City of Red Deer – to develop the year one plan and have that approved before being required to have the full strategy developed and implemented. A copy of Red Deer’s “Year One Plan” is included in Appendix A.

Financial:

The primary purpose of this report is to amend the 2022 budget to receive and spend these additional onetime dollars.

The City of Red Deer is eligible to receive the following annual amounts:

Year one (2022/23)	\$213,217.61
Year two (2023/24)	\$746,261.64
Year three (2024/25)	\$746,261.64
Year four (2025/26)	<u>\$426,435.22</u>
Total allocation	\$2,132,176.11

Funds will be primarily allocated to third-party service providers, with a percentage being retained for administration. Funds will need to be fully expended within the financial year provided.

Analysis

Safe & Healthy Communities is well positioned to support the implementation of the Building Safer Communities Fund in Red Deer. The desired outcomes of the Building Safer Communities Fund are consistent with the *Toward a Vision for a Safe Red Deer: Community Safety Strategy*.

This work is similar with other grant administration the department does, including homelessness support services and Family & Community Support Services. It is envisioned that the community, through other City departments, systems’ players and third-party service providers will play the leading roles in the project’s strategies and implementation.

Administration is requesting that City Council approve a budget amendment to receive the grant dollars, as outlined in the report.



Appendix A: Year One Plan

The proposed Year One work plan breaks down as follows:

- I. Secure external consultant(s) to support all project activity in year one, including, but not limited to:
 - a. Work with internal working team to review parameters of BSDC program and develop the year one development plan
 - b. Collect data (RCMP, local gun and gang themes, high risk youth involved occurrences, trends, emerging issues) to support the development of a youth gang and gun prevention/intervention strategy
 - c. Conduct focused community consultations with known youth-based organizations (specifically high-risk youth) to gather information on gaps in service, strengths in working collaboratives, and prominent risk and protective factors to be addressed
 - d. Work with the Systems Leadership Team (SLT) to provide oversight for year-one's work, including the development of local and community-based strategies, program targets, and initiatives, consistent with the Community Safety Strategy.
 - i. The SLT includes: City of Red Deer administration, Red Deer RCMP, Urban Aboriginal Voices Society, Red Deer Regional Catholic Schools, Red Deer Public Schools, Alberta Justice Red Deer, Ministry of Justice and Solicitor General, Red Deer Polytechnic, Central Region Ministry of Children's Services, Alberta Health Services Central Zone, and Alberta Works Red Deer.
 - e. Develop the 3-year gun and gang prevention/intervention strategy with internal and external partners and submit to Public Safety Canada for approval.
 - i. Set target goals for the program.
2. Develop the potential Request for Proposal to select agencies to carry out the activities and strategies identified for gun and gang violence prevention and intervention.

**Project activities for Years 2-4, including evaluation, will be planned in Year 1 and are therefore yet to be determined.



September 12, 2022

Approval of Council Meeting Dates for 2023

Prepared by: Jennifer Hankey, Corporate Meeting Administrator
Department: Legal & Legislative Services

Report Summary & Recommendation:

That Council pass a resolution to adopt the 2023 Schedule of Council Meeting dates.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Legal & Legislative Services dated October 24, 2022 hereby approves the Council meeting dates for 2023 as follows:

Council Meeting Dates

Monday	January 9, 2023	Regular Council Meeting	10:30 AM
Monday	January 23, 2023	Regular Council Meeting	10:30 AM
Monday	February 6, 2023	Regular Council Meeting	10:30 AM
Tuesday	February 21, 2023	Regular Council Meeting	10:30 AM
Monday	March 6, 2023	Regular Council Meeting	10:30 AM
Monday	March 20, 2023	Regular Council Meeting	10:30 AM
Monday	April 3, 2023	Regular Council Meeting	10:30 AM
Monday	April 17, 2023	Regular Council Meeting	10:30 AM
Thursday	April 20, 2023	Regular Council Meeting/Agency Day	1:00 PM
Monday	May 1, 2023	Regular Council Meeting	10:30 AM
Monday	May 15, 2023	Regular Council Meeting	10:30 AM
Monday	June 12, 2023	Regular Council Meeting	10:30 AM
Monday	June 26, 2023	Regular Council Meeting	10:30 AM
Monday	July 10, 2023	Regular Council Meeting	10:30 AM
Monday	July 24, 2023	Regular Council Meeting	10:30 AM
Monday	August 21, 2023	Regular Council Meeting	10:30 AM
Tuesday	September 5, 2023	Regular Council Meeting	10:30 AM
Monday	September 18, 2023	Regular Council Meeting	10:30 AM
Thursday	September 21, 2023	Regular Council Meeting/Agency Day	1:00 PM
Tuesday	October 3, 2023	Regular Council Meeting	10:30 AM
Monday	October 16, 2023	Regular Council Meeting	10:30 AM



Monday	October 30, 2023	Organizational Meeting/ Regular Council Meeting	10:30 AM
Tuesday	November 14, 2023	Regular Council Meeting	10:30 AM
Monday	November 20-23, 2023	2024 Multi-Year Budget Review	10:00 AM to 4:30 PM
Monday	December 4, 2023	Regular Council Meeting	10:30 AM
Monday	December 18, 2023	Regular Council Meeting	10:30 AM

Rationale for Recommendation:

1. Number of City Council meetings is increased from 23 in 2022 to 24 meetings for 2023. City Council meetings are proposed to be held on Monday every two weeks, with the exception of weeks with a Monday statutory holiday when the City Council meeting will be held on the following Tuesday. Each month has a minimum of 2 City Council meetings scheduled except August.
2. Two Agency meetings have been scheduled for April 20, 2023 and September 21, 2023 with start times of 1:00 PM.
3. Start time for City Council meetings remains at 10:30 AM to ensure matters are completed within the mandatory 8 - hour meeting limitation. City Council – Budget Review is scheduled to occur from 10:00 AM to 4:30 PM each day of budget.
4. Approval of the meeting schedule enables updating of Corporate calendars and The City of Red Deer website for the public and media.
5. National Day of Truth & Reconciliation is Friday, September 30, 2023. Day in lieu is Monday, October 2, 2023 the City Council meeting will move to Tuesday, October 3, 2023.

Background:

Each year Council sets the dates of the Council meeting, including budget meetings, for the upcoming year. The proposed meeting dates take into consideration Council Members potential attendance at the following:

2023 FCM Convention: May 25 – 28, 2023: Toronto, ON

2023 AUMA Convention: September 27 – 29, 2023: Edmonton, AB

Discussion:

The following Regular Council Meetings were not included in the two week schedule:

1. Regular Council Meeting scheduled for May 29, 2023 due to the potential of Members attending FCM Conference.
2. Regular Council Meeting scheduled for August 7, 2023 due to summer break.
3. Regular Council Meeting scheduled for November 27, 2023 due to prior week Multi-Year Budget Meetings.



September 12, 2022

Approval to Add November 29 & 30, 2022 Council Meeting Dates and Reschedule December 5, 2022 to December 12, 2022

Prepared By: Jennifer Hankey, Corporate Meeting Administrator
Department: Legal & Legislative Services

Report Summary & Recommendation:

Each year Council sets the dates of the Council meetings for the upcoming year. On November 1, 2021, Council adopted the 2022 Council Meetings dates. At that time, the 2022-2023 Multi-Year Budget Meeting was scheduled for November 28, 2022. Administration is recommending two additional days be added to the 2022 Council Schedule to allow sufficient time for Council to consider the 2022-2023 Multi-Year Budget.

If Council agrees to the two additional days, Administration is recommending a scheduled meeting time of 10:00 am – 4:30 pm for budget discussion and deliberations, and Administration further recommends moving the December 5, 2022 Regular Council Meeting to Monday, December 12, 2022.

Proposed Resolutions

Resolved that Council of The City of Red Deer having considered the report from Legal & Legislative Services dated September 12, 2022 hereby approves the following additional Council Meeting dates and times:

1. November 29, 2022 Continuation of 2022-2023 Multi-Year Budget
2. November 30, 2022 Continuation of 2022-2023 Multi-Year Budget, and
3. Start and End times to be 10:00 a.m. – 4:30 p.m. for November 28, 29 and 30, 2022.

Resolved that Council of The City of Red Deer having considered the report from Legal & Legislative Services dated September 12, 2022 hereby approves rescheduling the Monday, December 5, 2022 Regular Council Meeting to Monday, December 12, 2022.

Rationale for Recommendation:

1. Additional budget meeting dates allow sufficient time for Council to consider its upcoming Multi-Year Budget.
2. The set time will be advertised and provides clarity on the scheduled process.
3. Moving the Council meeting from December 5th to the 12th allows Administration the time to prepare for the next City Council meeting.

**Background:**

Each year Council sets the dates of Council meetings for the upcoming year pursuant to the Municipal Government Act. Amending the schedule to accommodate more days of deliberation for City Council's budget process is consistent with a well-run government. If the additional dates and times are approved, advertising the changes to the calendar will be done before the meetings to ensure the public is informed.



September 12, 2022

Land Use Bylaw Amendment 3357/C-2022 Omnibus Land Use Bylaw Amendment Consideration of Second and Third Reading

Prepared By: Haley Mountstephen, Senior Planner
Department: City Planning and Growth

Report Summary

The attached reports are being brought forward from the Monday, August 15, 2022 City Council meeting.

Recommendation:

Following the Public Hearing, Council considers second and third reading of Bylaw 3357/C-2022.

Background:

On August 15, 2022 Council gave first reading to Bylaw 3357/C-2022 an amendment to the Land Use Bylaw to provide City staff and the public with clearer interpretation and increased flexibility in implementation of the Land Use Bylaw

Proposed Resolution:

That Bylaw 3357/C-2022 be read a second and third time.



Originally submitted at the
August 15, 2022 Council
Meeting

August 15, 2022

Land Use Bylaw Amendment 3357/C-2022

Omnibus Land Use Bylaw Amendment

Prepared by: Haley Mountstephen, Senior Planner

Department: City Planning and Growth

Report Summary

City Administration has initiated this omnibus Land Use Bylaw (LUB) amendment to provide City staff and the public with clearer interpretation and increased flexibility in implementation of the LUB.

The proposed omnibus amendment aims to improve clarity and consistency in a number of areas including:

1. Clarification of Development Authority roles
2. Clarification of minor exterior renovations to residential buildings not requiring a permit
3. Clarification of regulations that can be varied by the Development Officer
4. Clarification of regulations for projections related to minimum yard setbacks in residential districts
5. Provision for larger Accessory Buildings in RIN District to allow standard double garages
6. Provisions for Show Home or Raffle Home as a Permitted Use
7. Clarification of sign regulations

Administration recommends Council give first reading to Land Use Bylaw 3357/C-2022 as it presents an opportunity to bring improved clarity and flexibility to the LUB.

Proposed Resolution

That Bylaw 3357/C-2022 an omnibus amendment to the land use bylaw to provide City staff and the public with clearer interpretation and increased flexibility in implementation of the Land Use Bylaw be read a first time.

If first reading is given, this bylaw will be advertised with a Public Hearing to be held on Monday, September 12, 2022.



Rationale for Recommendation

1. Amendment improves efficiency in application of LUB

The proposed amendment provides for a Show Home or Raffle Home as a Permitted Use and extends the allowable time period for Show Home permits in the LUB. The proposed amendments also provide for larger Accessory Buildings in the RIN District to accommodate standard sized double garages without need for a variance.

2. Amendment removes unnecessary red tape

The proposed amendment removes unnecessary regulations related to Freestanding Sign placement.

3. Amendment provides clarification of Approving Authority in the LUB

The proposed amendment addresses sections of the LUB where the Development Authority should be the listed Approving Authority.

Background

City Administration has initiated this Land Use Bylaw (LUB) amendment to provide City staff and the public with clearer interpretation and implementation of the LUB. The amendments proposed were identified by administration as areas where the LUB could be improved to consider a wider range of development options and to clarify the development Approving Authority.

Strategic Alignment:

The 2019-2022 Strategic Plan provides the framework for creating a strong, dynamic economy. The application is consistent with the 2019-2022 Strategic Plan.

See Appendix A for relevant policies of the 2019-2022 Strategic Plan.

Policy Linkage:

The Municipal Development Plan (MDP) provides policy direction to create positive business environments, economic diversification, and encourage infill development. The application is consistent with the MDP.

See Appendix B for relevant policies of the MDP.

Stakeholder Consultation:

The application was circulated to the Inspections and Licensing and Legal Services Departments for review. All comments have been considered within the proposed bylaw.



An advanced public consultation package has not been sent out for this low-risk application. Stakeholder consultation was not required.

Analysis

The proposed amendments are focused on red tape reduction and bringing increased clarity to the Land Use Bylaw. This allows for improved efficiency for staff and a more business-friendly approach for customers.

Provisions for the Development Authority as the Approving Authority in the LUB clarifies that the Approving Authority may be either the Development Officer or MPC.

Amendments to the sign section of the LUB clarify that the separation distance requirement for Freestanding Signs (not Dynamic Signs) are intended to address separation distances within a site and do not affect adjacent sites. The requirement for a minimum distance between the bottom of a Freestanding Sign and the ground is removed. Sightlines for signs are reviewed by the Development Officer and Engineering Departments making this regulation unnecessary.

Show Home or Raffle Home is moved from a Discretionary to a Permitted Use and Show Homes are provided a 24-month maximum time before requiring a new permit rather than the current 12-month time limit. The Show Home or Raffle Home use is compatible with other residential uses and no negative impacts have been observed.

Proposed amendments to the requirements for minor exterior renovations clarify the types of residential renovations which do not require a permit. This ensures that minor changes, such as the replacement of windows, can be completed without a Development Permit and eliminates unnecessary red tape.

Changes to the regulations for Accessory Buildings in residential districts provides for a standard size double garage to be built in the RIN District without requiring a variance where it can meet all other regulations.

The proposed bylaw is consistent with the 2019-2022 Strategic Plan, and the MDP. The proposed amendments are consistent with the objectives of red tape reduction and provision of a business-friendly environment. The amendments proposed reflect opportunities for improvements to the LUB identified by planning and development staff.

Appendices

Appendix A – Summary of Proposed Amendments

Appendix B - Relevant City Policies, Objectives, and Regulations



BYLAW NO. 3357/C-2022

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

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

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

- I. The following sections are amended by deleting the word “Commission” and replacing it with “Development Authority”:
 - i. Section 3.18(1)
 - ii. Section 4.4(4)(b)
 - iii. Section 4.5(2)(a) Side Yard Minimum
 - iv. Section 4.5(3)(a)
 - v. Section 4.6(2)(a)
 - vi. Section 4.7(11)(e)
 - vii. Section 5.1(2)(a) Front Yard Minimum
 - viii. Section 5.1(2)(a) Side Yard Minimum
 - ix. Section 5.1(2)(a) Rear Yard Minimum
 - x. Section 5.1(2)(a) Landscaped Area
 - xi. Section 5.2(2)(a) Building Height Maximum
 - xii. Section 5.7(1)(d)
 - xiii. Section 6.2(2)(a) Site Area Minimum
 - xiv. Section 6.2(3)(a)
 - xv. Section 6.6(3)(b)(i)(2)



- xvi. Section 6.6(3)(b)(i)(3)
 - xvii. Section 7.1(2)(a) Landscaped Area
 - xviii. Section 7.1(2)(a) Frontage Minimum
 - xix. Section 7.2(2)(a)
 - xx. Section 7.2(2)(c)
 - xxi. Section 7.3(3)(a) Loading
 - xxii. Section 7.4(2)(a) Front Yard Minimum
 - xxiii. Section 7.4(2)(a) Side Yard Minimum
 - xxiv. Section 7.4(2)(a) Rear Yard Minimum
 - xxv. Section 7.4(2)(a) Landscaped Area
 - xxvi. Section 7.4(2)(a) Loading
 - xxvii. Section 8.22 (2)(a)
- 2.** Section 1.2(2)(q) is deleted and replaced with the following:
- (q) The basement development of any residential Dwelling Unit in which the Dwelling Unit has received a development permit including, but not limited to, the addition of, or changes to, basement windows.
- 3.** Section 1.2(2) is amended by adding a new subsection as follows:
- (v) Minor exterior renovations to a residential building including, but not limited to, changes in material, the addition of windows or doors, or changes to existing windows or doors.
- 4.** Section 2.7(1)(j) is deleted and replaced with the following:
- (j) May, where the test set out in section 2.7(i) is met, approve, without or without conditions, a variance related to the following regulations:
- 5.** Section 2.7(1)(j)(ii) is deleted and replaced with the following:



- (ii) minimum and maximum Front Yard;
- 6.** Section 2.7(1)(j) is amended by adding a new subsection as follows:
- (vii) minimum Landscaped Area;
- 7.** Section 2.7(1)(j) is amended by adding a new subsection as follows:
- (viii) minimum and maximum Floor Areas
- 8.** Section 4.1(1)(b) is amended by deleting subsection (xii).
- 9.** Section 4.1.1(2)(b) is amended by deleting subsection (vi).
- 10.** Section 4.1.2(1)(b) is amended by deleting subsection (vi).
- 11.** Section 4.1(1)(a) is amended by adding a new subsection as follows:
- (viii) Show Home or Raffle Home
- 12.** Section 4.1.1(2)(a) is amended by adding a new subsection as follows:
- (viii) Show Home or Raffle Home
- 13.** Section 4.1.2(1)(a) is amended by adding a new subsection as follows:
- (vi) Show Home or Raffle Home
- 14.** Section 4.6.1(3)(a) is amended by deleting the words “Municipal Planning Commission” and replacing them with the words “Development Authority”.
- 15.** Section 4.7(1)(c) is amended by adding a new subsection as follows:
- (ii) Not less than 90% of the minimum or maximum regulations listed in section 4.7(5), which relates to the placement of projections (decks, steps, etc.) over minimum yard setbacks.
- 16.** Section 4.7(3)(a)(ii) is deleted and replaced with:
- (ii) occupy more than two thirds of the width of the Rear Yard of any Site, except in an RIN District where an Accessory Building can be up to a maximum of 7.32 m provided it complies with the Side Yard setback requirement, or
- 17.** Section 4.7(5)(a)(ii) is deleted and replaced with the following:



(ii) Rear Yard: a canopy, eaves, or chimney which projects not more than 1.5 m over or on a minimum Rear Yard, and an unenclosed veranda, balcony, steps, or barrier-free ramp, which projects not more than 3.0 m over or on a minimum Rear Yard.

18. Section 4.7(16)(d) is deleted and replaced with the following:

(d) A Show Home shall not operate for a period of more than 24 consecutive months; however, when the 24 consecutive month period expires the landowner or an agent of the landowner may reapply for a development permit.

19. Section 11.4.3 is amended by deleting subsection (1)(g).

20. Section 11.13(2) is deleted and replaced with:

(2) Siting Criteria

(a) Freestanding Signs shall be located a minimum of 100.0 m from any other Freestanding Sign on the same Site.

21. Section 11.13 Freestanding Sign Development Standards is amended by deleting subsection (3).

READ A FIRST TIME IN OPEN COUNCIL this day of 2022.

READ A SECOND TIME IN OPEN COUNCIL this day of 2022.

READ A THIRD TIME IN OPEN COUNCIL this day of 2022.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2022.

MAYOR

CITY CLERK



APPENDIX A

Summary of Proposed Amendments

Italics - indicate new text added

~~Strikethrough~~ - indicates text removed

Clarification of Development Authority Roles			
Bylaw Item	Existing	Proposed	Rationale
I.	The Approving Authority is stated as the "Commission".	The word "Commission" is deleted and replaced with "Development Authority".	The amendment clarifies that the applicable Development Authority will be the Approving Authority.
14.	<p>(3) Redevelopment within existing subdivision</p> <p>(a) Notwithstanding other sections within this bylaw, in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or</p>	<p>(3) Redevelopment within existing subdivision</p> <p>(a) Notwithstanding other sections within this bylaw, in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission <i>Development Authority</i> shall have the authority to require increased development standards for any redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood</p>	The amendment clarifies that the applicable Development Authority will be the Approving Authority.



	along the applicable street.	or along the applicable street.	
Clarification of Minor Exterior Renovations Not Requiring a Permit			
2.	(q) The basement development of any residential Dwelling Unit in which the Dwelling Unit has received a development permit	(q) The basement development of any residential Dwelling Unit in which the Dwelling Unit has received a development permit <i>including, but not limited to, the addition of, or changes to, basement windows.</i>	Clarifies that basement development includes, but is not limited to, the addition of or changes to basement windows.
3.	The proposed is a new section being added.	(v) <i>Minor exterior renovations to a residential building including, but not limited to, changes in material, the addition of windows or doors, or changes to existing windows or doors.</i>	Clarifies that minor exterior renovations, such as changes to windows or doors, are exempt from requiring a permit for residential buildings.
Clarification of regulations that can be varied by the Development Officer			
4.	(j) Where the test set out in section 2.7(i) is met, the Development Officer may approve, with or without conditions, a variance related to the following regulations:	(j) <i>May</i> , where the test set out in section 2.7(i) is met, the Development Officer may approve, with or without conditions, a variance related to the following regulations:	Clarification of wording of the section. There is a minor error in current bylaw. The words Development Officer are removed because they are repeated in the previous section.
5.	(ii) minimum Front Yard;	(ii) minimum <i>and maximum</i> Front Yard;	Clarifies that the Development Officer may approve a variance to both minimum and



			maximum Front Yard as the bylaw currently refers only to the minimum Front Yard.
6.	The proposed is a new section being added.	<i>(vii) minimum Landscaped Area;</i>	Clarifies that the Development Officer may approve a variance to the minimum Landscaped Area. This is done in practice but was not expressly stated in the LUB.
7.	The proposed is a new section being added.	<i>(viii) minimum and maximum Floor Areas</i>	Clarifies that the Development Officer may vary the minimum or maximum floor area. This is done in practice but was not expressly stated in the LUB.
Provisions for Show Home or Raffle Home as a Permitted Use			
8. - 13.	“Show Home or Raffle Home” is currently a Discretionary Use in RI, RIC, RIWS.	“Show Home or Raffle Home” is moved to a Permitted Use in the RI, RIC, RIWS	The use “Show Home or Raffle Home” is moved from a Discretionary Use to a Permitted Use in these districts because there have been no negative impacts observed from this use. This is an opportunity to cut unnecessary “red tape”.
18.	(d) A Show Home shall not operate for a period of more than	(d) A Show Home shall not operate for a period of more than 12 24	Extends maximum allowable time period for a development



	12 consecutive months; however, after which the landowner or an agent of the landowner may reapply for a development permit.	consecutive months; however, after which <i>when the 24 consecutive month period expires</i> the landowner or an agent of the landowner may reapply for a development permit.	permit for a Show Home from 12 to 24 consecutive months with the option to reapply.
Provision for larger Accessory Buildings in RIN district to allow Standard Double Garages			
16.	ii) occupy more than two thirds of the width of the rear yard of any site, or	(ii) occupy more than two thirds of the width of the Rear Yard of any Site, <i>except in an RIN District where an Accessory Building can be up to a maximum of 7.32 m provided it complies with the Side Yard setback requirement, or</i>	Provides for a standard two car garage to be built in the RIN without the automatic requirement for a variance.
Clarification of Regulations for Projections related to Minimum Yard Setbacks in Residential Districts			
15.	The proposed is a new section being added.	(ii) <i>Not less than 90% of the minimum or maximum regulations listed in section 4.7(5), which relates to the placement of projections (decks, steps, etc.) over minimum yard setbacks.</i>	Clarifies that the Development Officer may deem compliant an existing building or lot in a residential district where not less than 90% of the minimum or maximum regulations are met related to the placement of projections (decks, steps, etc) over minimum yard setbacks.
17.	(ii) Rear Yard: a canopy, eaves,	ii) Rear Yard: a canopy, eaves, chimney, or steps	Provides for a 3.0m projection into the



	chimney, or steps which projects not more than 1.5 m over or on a minimum rear yard, and an unenclosed veranda, balcony or barrier free ramp, which projects not more than 3.0 m over or on a minimum rear yard.	which projects not more than 1.5 m over or on a minimum Rear Yard, and an unenclosed veranda, balcony, steps, or barrier-free ramp, which projects not more than 3.0 m over or on a minimum Rear Yard.	Rear Yard for steps rather than the current 1.0m .
Clarification of Sign Regulations			
19.	(g) minimum clearance above grade for Freestanding Signs; and	(g) minimum clearance above grade for Freestanding Signs; and	Removes requirement for minimum clearance from grade for a freestanding sign. Sightlines for signs are reviewed by the Development Officer and Engineering Departments as the requirements can vary site by site.
20.	(2) Siting Criteria (a) Freestanding Signs shall be located a minimum of 100.0 m from any other Freestanding Sign. (b) The above distance requirement may be varied if it results in no Freestanding Signs being allowed on a Site. In such cases, the Development	(2) Siting Criteria (a) Freestanding Signs shall be located a minimum of 100.0 m from any other Freestanding Sign <i>on the same Site</i> . (b) The above distance requirement may be varied if it results in no Freestanding Signs being allowed on a Site. In such cases, the Development	Clarifies that the 100m separation distance for Freestanding Signs applies only to signs on the same Site. General regulations for all signs provide minimum setbacks to address separation between signs on adjacent sites. Reduces red tape for sites requiring a variance in the past



	Authority may vary the separation distance to allow not more than 1 Freestanding Site on the Site.	Authority may vary the separation distance to allow not more than 1 Freestanding Site on the Site.	to allow for a sign on their site.
21.	(3) The bottom of Freestanding Signs shall be: (a) at least 2.8 m above grade in the C3 Commercial (Neighbourhood Convenience) District; (b) at least 3.6 m above grade in all other Districts.	(3) The bottom of Freestanding Signs shall be: (a) at least 2.8 m above grade in the C3 Commercial (Neighbourhood Convenience) District; (b) at least 3.6 m above grade in all other Districts.	Removes requirement for minimum clearance from grade for a freestanding sign. Sightlines for signs are reviewed by the Development Officer and Engineering Departments as the requirements can vary site by site.



APPENDIX B

Relevant City Policies, Objectives, and Regulations

2019-2022 Strategic Plan

An Economic Leader: We have a strong, dynamic economy, fostered by entrepreneurship and innovation. Leveraging our central location, Red Deer is an economic hub with a revitalized downtown and diverse local economy.

Municipal Development Plan

5.18 Infill Development

The City should support infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes.

6.2 Creating a Positive Business Environment

The City should foster a competitive business climate through policies and actions that help maintain competitive operating costs and streamline approval processes and timelines.

6.3 Economic Diversification

The City should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries.

6.8 Community Economic Development

The City should pursue community economic development, which emphasizes community self reliance and fosters growth from within the community, with emphasis on nurturing small business, supporting skills training, and entrepreneurship.



September 12, 2022

Land Use Bylaw Amendment 3357/Q-2022 Rezoning 6204 46 Avenue from II Industrial (Business Support) District to IC Industrial/Commercial (Mixed Use) District and a site exception to allow Commercial Service Facility as a Discretionary Use

Consideration of Second and Third Reading

Prepared By: Christi Fidek, Senior Planner
Department: City Planning and Growth

Report Summary

The attached reports are being brought forward from the Monday, August 15, 2022 City Council meeting.

Recommendation:

Following the Public Hearing, Council considers second and third reading of Bylaw 3357/Q-2022.

Background:

On August 15, 2022 Council gave first reading to Bylaw 3357/Q-2022 an amendment to the Land Use Bylaw to rezone 6204 46 Avenue from II Industrial (Business Support) District to IC Industrial/Commercial (Mixed Use) District and a site exception to allow Commercial Service Facility as a Discretionary Use

Proposed Resolution:

That Bylaw 3357/Q-2022 be read a second and third time.



August 15, 2022

Land Use Bylaw Amendment 3357/Q-2022

Rezoning 6204 46 Avenue from I1 Industrial (Business Support) District to IC Industrial/Commercial (Mixed Use) District and a site exception to allow Commercial Service Facility as a Discretionary Use

Prepared by: Christi Fidek, Senior Planner
Department: City Planning and Growth

Report Summary

Administration has received a two-part external application from the landowners of 6204 46 Avenue in the Riverside Light Industrial neighbourhood. They are applying for:

1. The rezoning of the property from I1 Industrial (Business Support) District to IC Industrial/Commercial (Mixed Use) District.
2. A site exception to allow for a Commercial Service Facility (limited to a massage therapy school and a massage therapy clinic) as a Discretionary Use.

Council is the approving authority on all rezoning and site exception applications and is required to provide a decision on the application.

Administration recommends Council proceed with Option I, first reading of Land Use Bylaw 3357/Q-2022 to rezone the property from I1 District to IC District. This does not include the site exception requested for a Commercial Service Facility.

Proposed Resolution

That Bylaw 3357/Q-2022 a bylaw to rezone 6204 46 Avenue from I1 Industrial (Business Support) District to IC Industrial/Commercial (Mixed Use) District and a site exception to allow Commercial Service Facility as a Discretionary Use be read a first time.

If first reading is given, this bylaw will be advertised with a Public Hearing to be held on Monday, September 12, 2022.



Rationale for Recommendation

1) Aligns with City policies, regulations, and area studies

The rezoning aligns with the 2019-2022 Strategic Plan, Municipal Development Plan, and Land Use Bylaw. A Council endorsed 2016 study led to the entire Riverside Light Industrial area being recommended suitable for the IC District.

2) Compatible and complementary to surrounding uses

The IC District was created specifically for the Riverside Light Industrial neighbourhood. Over one third of the industrial properties are zoned IC. Rezoning will align with surrounding zoning.

3) Future flexibility and diversity of uses

Additional commercial and recreational IC uses will increase development potential for the site.

Background

Site Context:

Administration has received an external application from the landowners of 6204 46 Avenue to rezone the property from II Industrial (Business Service) District to IC Industrial/Commercial (Mixed Use) District to accommodate flexibility in future uses. The IC District does not list a massage therapy school or clinic as a use. A massage school and clinic are considered “Commercial Service Facility” uses within the Land Use Bylaw. The applicant has therefore also applied for a site exception to allow for a Commercial Service Facility use limited to a massage therapy school and a massage therapy clinic. Rationale for the application is found in Appendix A.

As defined in the Land Use Bylaw, the Commercial Service Facility use means “a development in which commercial services related to the day-to-day needs of customers are provided and which may include the sale of associated products and an office incidental to the principal use. This use includes Commercial Schools, small animal clinics and small animal grooming.”

The site is in the Riverside Light Industrial neighbourhood. Existing on site is a vacant industrial building previously used by a consulting and construction company. If the rezoning and site exception application is approved, it is anticipated the landowner will proceed with submitting a development permit application for a massage therapy college that offers both instruction to students and services to the public. Approximately 16-36 students would be enrolled on site during the year. An additional 8-16 remote students would visit the site one weekend per month.



Should only the rezoning to IC be approved, the landowner would still have opportunity for additional commercial type uses, when compared to existing I1 zoning. A massage therapy clinic and college would not be allowed to operate on the site.

Surrounding properties are predominantly used for light industrial uses and are zoned either I1 or IC. Northwest of the site is an escarpment area that leads to Parkland Mall. The site is within

a landfill setback area which limits certain uses including residences, schools (K-12), and hospitals. As the neighbourhood was initially developed as an industrial area, no sidewalks have been developed in the area, though the site is approximately 480m from the trail network along the river. There are three transit stops located in the neighbourhood, all along Riverside Drive. See Appendix B for maps and images of the site and surrounding area.

Strategic Alignment:

The 2019-2022 Strategic Plan provides the framework for creating a strong, dynamic economy fostered by entrepreneurship and innovation. It provides direction for Red Deer to maintain its position as an economic hub with a revitalized downtown and diverse local economy. The rezoning of I1 to IC aligns with the Strategic Plan.

The Municipal Development Plan (MDP) contains general policies to guide and direct future growth and development within Red Deer. It contains policies that support infill and intensification of vacant or underutilized land in appropriate settings. However, it also provides policies to ensure appropriate infrastructure and facilities are developed to ensure the safety and ease of use of public areas. In looking at the lack of pedestrian infrastructure in the area and the number of potential students using the site, the site exception is not supported by the policies regarding pedestrian infrastructure in the MDP. The rezoning portion of the application aligns with the MDP.

See Appendix C for relevant policies and objectives of the 2019-2022 Strategic Plan and MDP.

Non-Statutory Plans:

In January 2016, Council endorsed the Riverside Light Industrial Area Land Use Review for the industrial neighbourhood. The recommendation out of the review and further engagement with landowners in the area led to the landowners in the area being invited to rezone their lands to a new IC mixed use commercial industrial district. Several landowners have rezoned their properties and others choose to remain purely industrial with a future potential of IC. Commercial uses exempt from the recommendation included Commercial Schools, Drinking Establishments, and Gaming Establishments due to the lack of pedestrian and parking infrastructure available and the potential impacts of these uses to surrounding developments. Therefore, the site exception portion of the application does not satisfy the intent of the review.

Policy Linkage:

There is no area structure plan or area redevelopment plan covering the subject property.



Stemming from the recommendations of the Riverside Light Industrial Area Land Use Review, Administration initiated work on a new land use district that would be adopted primarily for the neighbourhood. In 2019, the IC District was adopted; the district was a further assessment of the existing and desired uses of neighbourhood landowners and tenants, implementing the overall intent of the 2016 review.

The purpose of the IC district is to allow for light industrial, commercial, and recreational uses compatible and complementary to one another. The district allows for a balanced mix of uses reflective of existing infrastructure in the area. The IC District contains all of the uses from II plus six additional uses: Office, Indoor Recreation Facility, Industrial/Commercial Training Facility, Microbrewery, and Supporting Merchandise Sales. Currently, 37% of the Riverside Light Industrial properties are zoned IC. Rezoning the subject property to IC aligns with the intent of the district.

Site exceptions, as proposed for a Commercial Service Facility serving a massage therapy school and massage therapy clinic, are also regulated by the Land Use Bylaw (LUB). Site exceptions may be considered on a site-specific basis for developments that have unique characteristics, accommodate innovative ideas, or in situations with unusual site constraints. The LUB does not allow for site exceptions where a proposed development could be accommodated in another district. Administration does not support the site exception portion of the application as it does not meet the site exception criteria.

The II District, IC District, and site exception criteria from the LUB are found in Appendix C.

Land Use Bylaw (LUB) Update

Administration is currently in the process of updating The City's LUB. Part of the intent of the update is to reduce red tape, increase flexibility, and respond to development trends.

Across all land use districts, it is proposed to include additional compatible and complementary uses. This means once the new LUB is adopted, there may be more commercial uses included within traditionally light industrial areas; this would be dependent on the size and scale of the development and existing infrastructure in the area. Additional commercial uses will create more flexibility for industrial sites as well as reduce the need for redesignating land uses and site exceptions. In addition to providing increased flexibility, it also provides easier access to services, both from residential areas and places of work. Examples of uses that may be expanded to light industrial areas include Office, Health and Medical Services, Commercial Service Facility and Business Support Services. Part of the review will include existing infrastructure in the area, as more commercial style developments may require more pedestrian infrastructure in older industrial areas.



Across Alberta several municipalities have adopted an industrial/commercial mixed use district. Several of these include defined uses in which massage therapy schools and massage therapy clinics would fall under, see Appendix D.

Though the site exception portion of the application may be in line with future LUB updates and municipal trends, the update is incomplete and the potential increase in pedestrians may prematurely create demand for and unplanned costs of added sidewalk infrastructure.

Stakeholder Consultation:

The application was circulated to various City departments for review. Concerns raised by departments are included as rationale for recommendation in the analysis section of the report.

A consultation package was circulated to landowners within 100m of the site; 20 letters in total were mailed. No letters of concern were received by The City.

Operational Impacts

Financial:

There are not direct budget or financial implications as a result of the recommendation.

Analysis

The rezoning portion of the application aligns with The City's strategic and policy framework in the 2019-2022 Strategic Plan, MDP, Riverside Light Industrial Area Land Use Review, and LUB. Rezoning the site allows for future development flexibility while ensuring compatibility between uses.

Administration does not recommend the site exception portion proceed. A site exception would not align with the Riverside Light Industrial Area Land Use Review, or the LUB. Upon completion of the Land Use Bylaw Review, Commercial Service Facility may be contemplated in industrial areas as this would be consistent with several other municipalities. Older industrial areas will be reviewed for existing infrastructure and review of an increase intensity of pedestrian activity uses will be considered along with potential future infrastructure improvement costs. These reviews are yet to be completed, and therefore consideration of uses that increase pedestrian activity in older industrial areas are premature.

There have been no concerns raised by landowners within the area.

**Options:**

Administration has identified two options for Council to consider. They include:

Option 1 – Grant first reading for rezoning only**Benefits**

- Compatible to adjacent development
- Provides added flexibility of IC uses for future development
- Aligns with City's strategic and policy framework
- No foreseeable operational impacts
- Allows for public hearing feedback prior to final consideration of third reading

Constraints

- Does not allow for Commercial Service Facility flexibility that the applicant desires

Option 2 – Grant first reading for rezoning and site exception**Benefits**

- Provides added flexibility for future uses
- No foreseeable operational impacts
- Allows for public hearing feedback prior to final consideration of third reading

Constraints

- Does not align with the Land Use Bylaw site exception criteria and the Riverside Light Industrial Area Land Use Review recommendation
- Site exception is premature as industrial districts are still under review as part of the Land Use Bylaw Review project
- Adequate pedestrian infrastructure is not in place to support increase potential demands of Commercial Service Facility development

Recommended Option

Administration recommends Option 1 based on the numerous benefits and low risk.

Appendices

Appendix A – Applicant's Rationale

Appendix B – Area Maps and Images

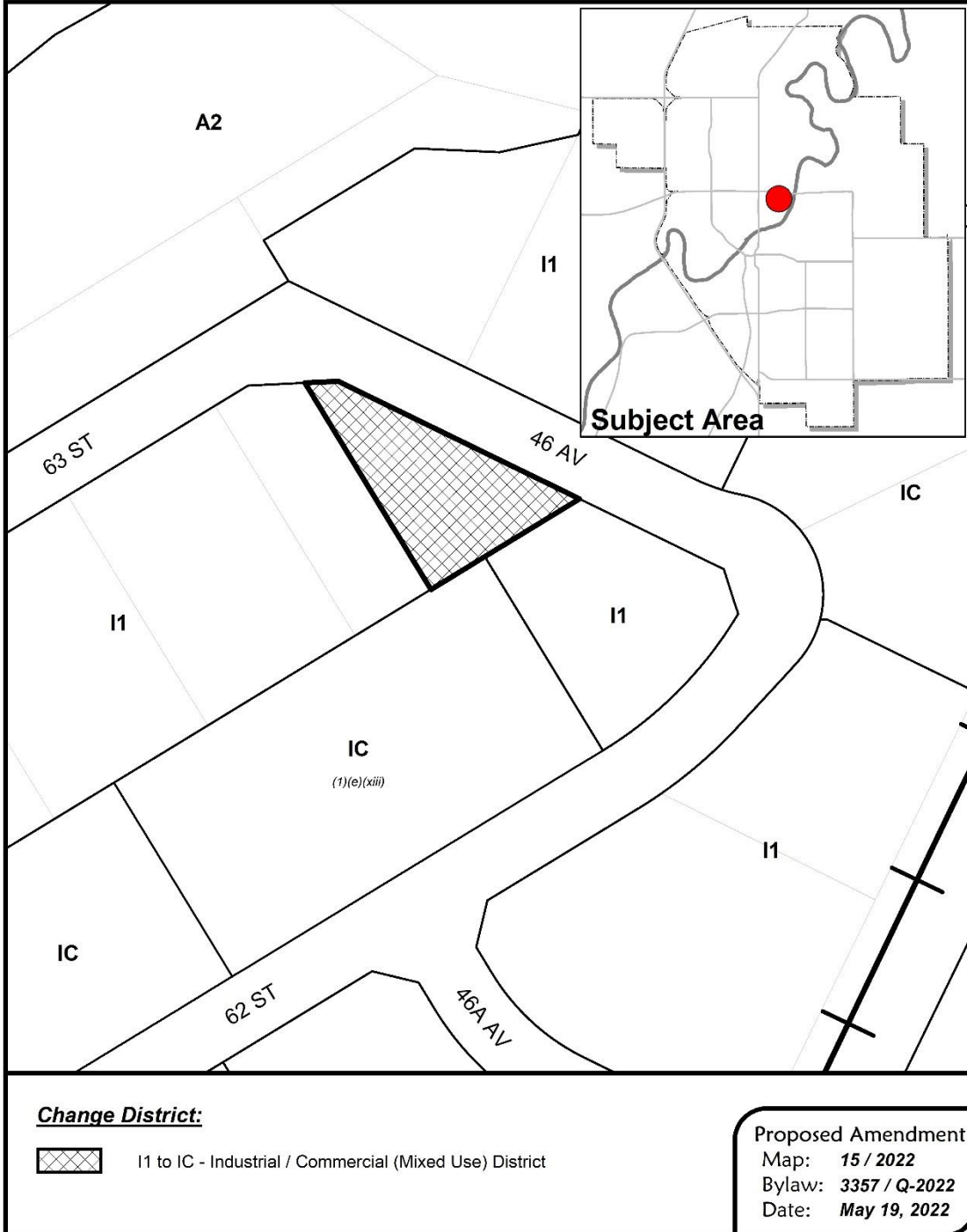
Appendix C – Policy Framework

Appendix D – Municipal Comparison



Schedule "A"

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





Appendix A – Applicant's Rationale



East Lincoln Properties Corp. is requesting a change of zoning as well as an allowance on use. The change in zoning is to increase the flexibility of allowable uses and tenants to this property. Many of the surrounding businesses are zoned as IC and this will help the organization be competitive in the market in the future. For the present, this application is also asking for an allowance on use. The Alberta Institute of Massage is very interested in operating a commercial training and commercial services business at this facility. Please see the attached letter from the Alberta Institute of Massage. We believe this location will be well suited to the Institute's needs of parking, open interior spaces as well as exterior natural spaces.



May 13, 2022

To Whom It May Concern:

We have been operating in the City of Red Deer since 1994. Our school, the Alberta Institute of Massage, is a licensed private vocational school. We mostly train certificate and diploma programs geared a career readiness.

We teach the odd continuing education workshops focused on wellness that are open to the public.

Our clinic is primarily massage therapy and related disciplines such as reflexology and nutrition.

The location at 6204 – 46 Avenue would be an excellent spot for our facility. It has ample parking which is designated specifically to the building. There are no other services of this nature in the area. With workers in the surrounding businesses being mainly laborers and office workers, we could be a resource for them for health and wellness and musculoskeletal maintenance.

The proximity to the river paths and Three Mild Bend is an attractive option for our students who would appreciate being able to access these areas on breaks. They could be utilized for some of the outdoor sessions we do (fitness walking, stretching, etc.).

Please let me know if you require any further information.

Regards,

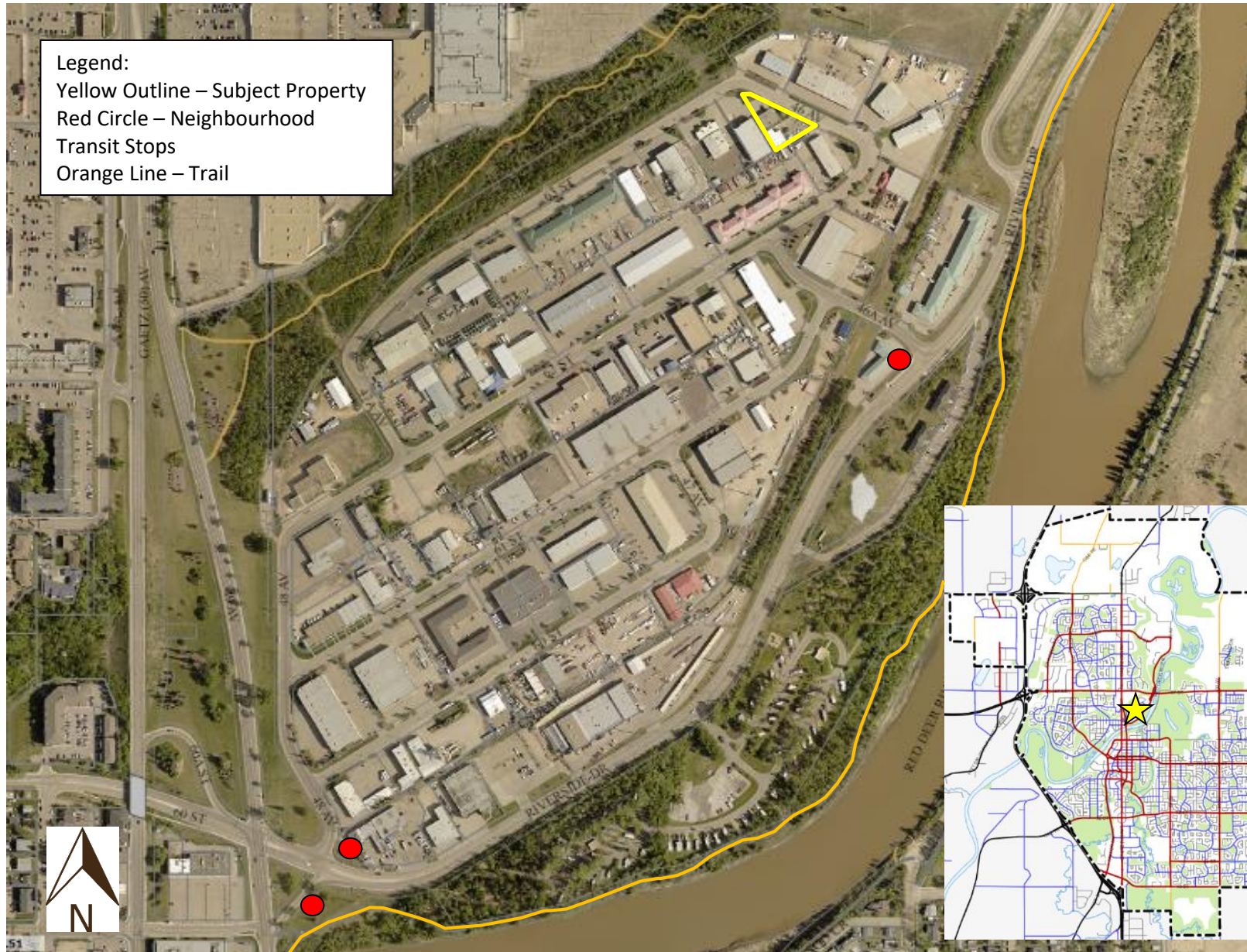
Carol F. Edwards, RMT
Coowner

Alberta Institute of Massage
4315 – 55 Avenue, Unit 104A Red Deer, AB T4N 4N7
403.340.1330 (phone) 403.346.0606 (fax)
info@aimassage.ca / www.albertainstituteofmassage.ca

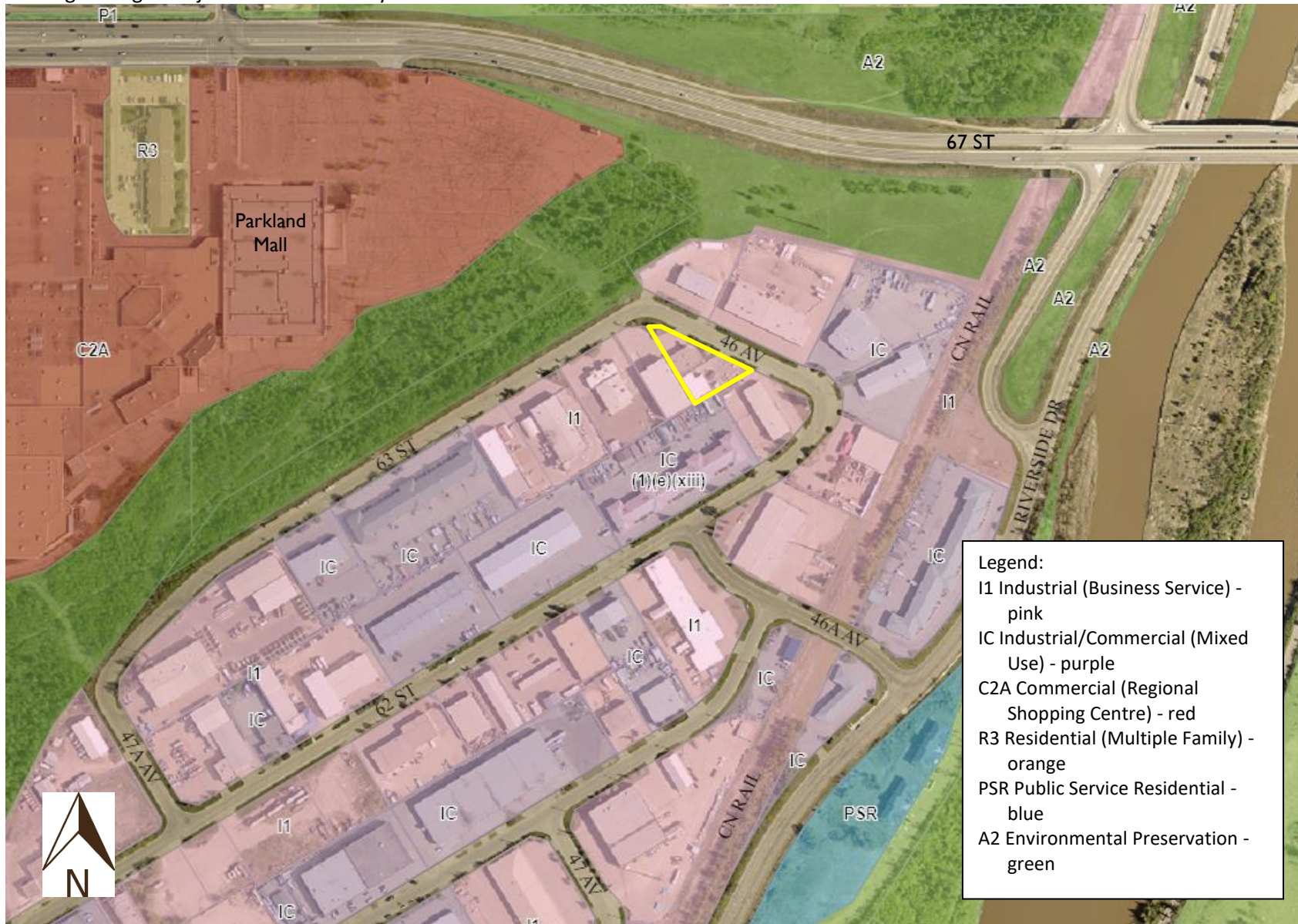


Appendix B – Area Maps and Images

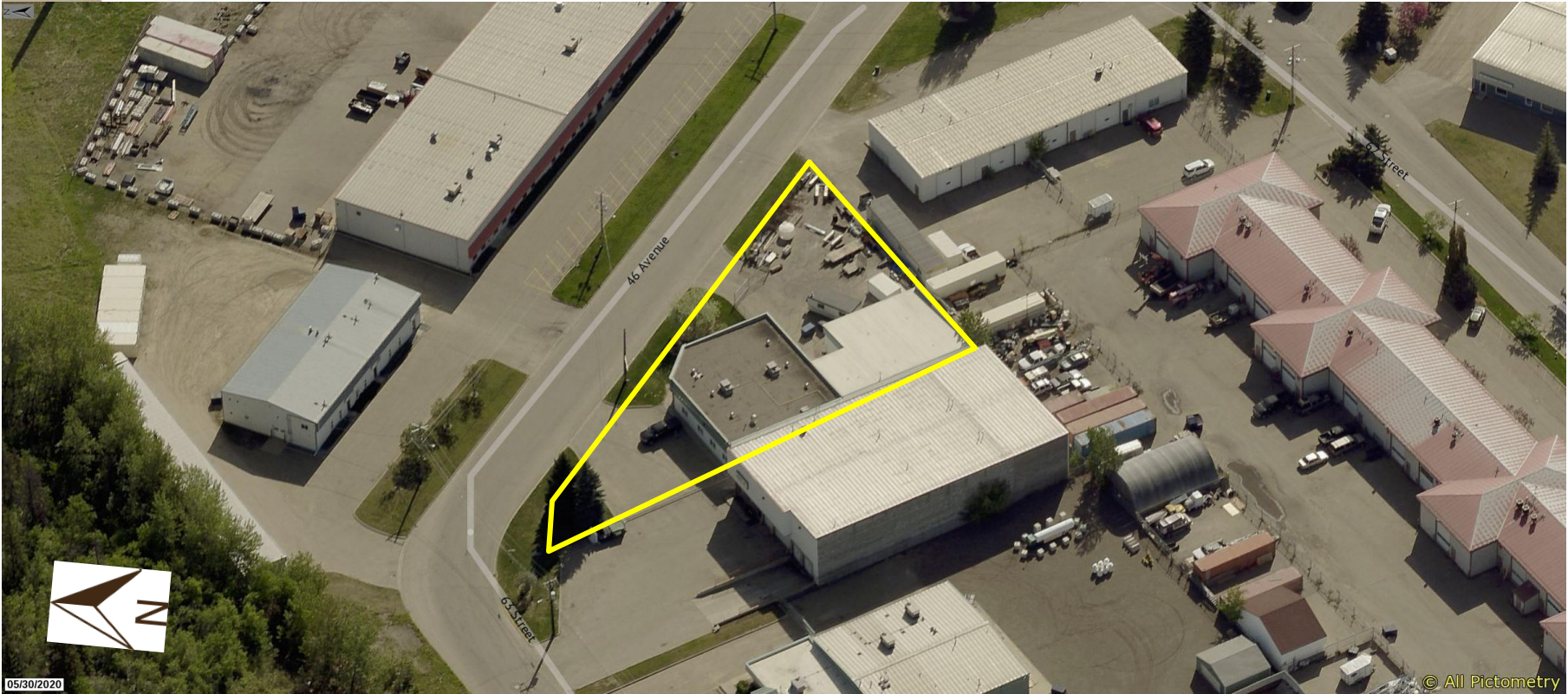
Riverside Light Industrial Neighbourhood



Existing Zoning – subject site outlined in yellow











View from entrance at 46 Avenue

Appendix C – Policy Framework



2010 – 2022 Strategic Plan

Red Deer is an Economic Leader:

We have a strong, dynamic economy, fostered by entrepreneurship and innovation. Leveraging our central location, Red Deer is an economic hub with a revitalized downtown and diverse local economy.

Municipal Development Plan

5.6 Efficient Utilization of Infrastructure

The City shall give priority to the efficient utilization of existing and planned capacity in utility and transportation infrastructure in determining appropriate short-term growth directions.

5.10 Redevelopment and Intensification

The City shall undertake reviews of potential redevelopment and intensification opportunities in the established areas, including but not limited to:

- Greater Downtown
- Gaetz Avenue Corridor
- Michener Centre lands
- Red Deer College area
- Vacant and under-utilized sites in communities

5.17 Efficiency of Land Use

The City should promote intensification of the urban areas by ensuring its design guidelines and specifications encourage the efficient use of land.

5.18 Infill Development

The City should support infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes.

7.4 Promote Urban Design That Encourages Pedestrian Accessibility

The City shall promote urban design that encourages pedestrian accessibility by providing functional and attractive pedestrian linkages connecting:

- residential neighbourhoods with the trails system and adjacent community services and
- commercial developments with the public sidewalk system.

13.2 Maintaining an Adequate Supply of Industrial Land

The City should maintain and/or facilitate an adequate inventory of serviced industrial sites of various lot sizes and type (light and heavy) to meet the needs of business and industry.

13.4 Land Use Compatibility with Industrial Development

The City, through provisions in the Land Use Bylaw and other planning documents, shall ensure that appropriate separation distances and transition between industrial and non-industrial uses are maintained.

16.5 Transportation Needs in Industrial and Commercial Areas

The City shall ensure the provision of appropriate transportation facilities in commercial and industrial areas to accommodate the travel needs of customers and employees in a variety of modes of travel and the needs of truck traffic.

16.11 Pedestrian Links



The City shall require the provision of appropriate pedestrian linkages between building entrances, and public sidewalks and pathways within and adjacent the site in all developments, including safe roadway crossings.

16.12 Provision for Alternative Transportation Modes

The City shall encourage alternatives to the single occupant private automobile trip by requiring that all new transportation projects investigate, and where practical include, provisions that encourage the use of transit, walking, cycling and car pooling.

16.13 Provisions for Pedestrians

The City shall encourage walking by requiring appropriate provision for pedestrians in all new developments, in all redevelopment of existing properties, and in all changes to existing or proposed roads and transit facilities.

19.8 Preparation of Area Redevelopment Plans

The City should prepare and adopt area redevelopment plans for areas that could benefit from the direction of such plans. In preparing area redevelopment plans, the following considerations should be taken into account:

- area residents and other stakeholders should be as active as possible in the planning process;
- recognize and plan for the role the area, for which the plan is being prepared, plays or could play within the greater community;
- input should be provided from key resource personnel and professional expertise related to land use planning; and
- sufficient time and information should be provided to allow a full understanding of the implications of the proposed plan.

As a general guide, the statutory component of an area redevelopment plan should address the following:

- proposed land uses for the area, including the planned densities and building forms;
- proposals for acquiring land for parks, schools or similar community facilities;
- status and any required upgrades of utility systems; and
- the existing and future transportation systems serving the area.

The area redevelopment plan may also contain a non-statutory community plan that addresses plan process, background information, planning concepts and possible action plan items.

Riverside Light Industrial Area (RLIA) Land Use Review

Recommendation:

In keeping with the direction of the Municipal Development Plan it is recommended that the land use district within the RLIA remain as I1 Industrial (Business Service) with the possible exception of those properties fronting onto Riverside Drive, and 48 Avenue south of 61 Street, as shown in Figure 11: Potential Land Use Concept. It is proposed that Council consider granting these properties site exceptions to allow all C4 Commercial (Major Arterial) District uses, different from those listed within the I1 District, as a discretionary use with the exception of Commercial Schools, Drinking Establishments, and Gaming Establishments.

Land Use Bylaw

8.22 Exceptions Respecting Land Use

1. General Regulations

- (a) An exception to the uses and/or regulations of a District or this Bylaw may be approved by Council on a site specific basis when a proposed Development, because of its unique characteristics or innovative



ideas or because of unusual site constraints, can only proceed if an exception to the provisions of this Bylaw is approved.

- (b) Exceptions to the uses and/or regulations of a District shall not be sought:
 - (i) if a redistricting to another District could achieve the same result either with or without relaxations of this Bylaw; or
 - (ii) to regulate matters that are typically addressed by conditions imposed by the Subdivision or Development Authorities.

- (c) An applicant for an exception to the uses and/or regulations of a District shall, as part of the application for the exception, submit a written statement indicating why, in the applicant's opinion, an exception is necessary and why the proposed Development cannot proceed without an exception.

6.1 I1 Industrial (Business Service) District



General Purpose

¹The general purpose of this District is to provide for a limited range of light industrial, warehousing, storage, and industrial support services within the performance standards of section 6.6 subsection (2)(a), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this district will provide for certain other businesses which are incompatible in commercial districts.

1. I1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory buildings or uses excluding sales subject to section 3.5.
(ii)	Accessory sales related to manufacturing, processing, and/or distribution of any article.
(iii)	Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time.
(iv)	² Building Sign; and
(v)	³ Freestanding Sign.
(vi)	Industrial support services.
(vii)	⁴ DELETED
(viii)	Manufacture, processing, distribution, repair, servicing, and/or rental of any articles.
(ix)	Service stations.
(x)	⁵ Warehousing.
(xi)	⁶ Outdoor storage.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Animal services.
(iii)	Auction marts (excluding livestock).
(iv)	⁷ Billboard Sign;

¹ 3357/N-2019, 3357/M-2019

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/E-2006

⁶ 3357/E-2006

⁷ 3357/B-2018



City of Red Deer Land Use Bylaw 3357/2006

(b) Discretionary Uses <i>continued</i>	
(v)	¹ DELETED
(vi)	² DELETED
(vii)	³ Dynamic Fascia Sign; and
(viii)	⁴ Dynamic Freestanding Sign.
(ix)	Crematorium
(x)	Dangerous goods occupancy.
(xi)	Restaurant.
(xii)	⁵ Sale of large trucks over 10,000 Kg, Manufactured Homes, heavy construction equipment and machinery
(xiii)	Sale of horse, stock, and light flatdeck and cargo trailers.
(xiv)	⁶ DELETED
(xv)	Transportation, communication or utility facility.
(xvi)	⁷ Industrial trade schools (maximum capacity of 60 persons).
(xvii)	⁸ Accessory outdoor display or sale of goods
(xviii)	⁹ Pet Crematorium
(xix)	¹⁰ Alternative/Renewable Energy Facility on sites designated in an Eco Industrial Park Overlay District.
(xx)	¹¹ Uses that produce waste materials, outputs, or by-products that may be used as inputs for an industrial operation within the Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales.
(xxi)	¹² Uses that may consume waste materials, outputs, or by-products that are produced by an industrial operation within an Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales.

2. I1 Industrial (Business Service) District Regulations

(a) Table 6.1 I1 Regulations

Regulations	Requirements
Floor Area Minimum	n/a
Building Height	n/a

¹ 3357/G-2016, 3357/B-2018
² 3357/G-2016, 3357/B-2018
³ 3357/B-2018
⁴ 3357/B-2018
⁵ 3357/E-2016
⁶ 3357/B-2018
⁷ 3357/L-2011
⁸ 3357/E-2006
⁹ 3357/M-2008
¹⁰ Correction 38
¹¹ 3357/L-2018
¹² 3357/L-2018



City of Red Deer Land Use Bylaw 3357/2006

Regulations	Requirements
Maximum	
Front Yard Minimum	6.0 m, except Edgar Industrial Drive “and I1 ¹ zoned lands located within an Eco Industrial Park Overlay District” which is 9 m
Side Yard Minimum	6.0 m one side
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	929.0 m ²
Frontage Minimum	22.0 m

- (b) ²I1 District is subject to any applicable industrial regulations listed within section 6.6.
- (c) Notwithstanding section 6.1(2)(a) Table 6.1, buildings on properties abutting a major arterial or abutting a service road adjacent to a major arterial shall be constructed at least 18.0 m from the said arterial or service road. The building on Lot 10A, Block A, Plan 782 0258 (2404 - 50 Avenue) shall be exempted from this regulation, but shall have a minimum front yard setback of 15.0 m.

¹ 3357H-2014

² 3357/N-2019, 3357/M-2019



¹6.5 IC Industrial/Commercial (Mixed Use) District

General Purpose

²The general purpose of the IC Industrial/ Commercial District is to allow for light industrial, commercial and recreational uses that are compatible and complementary to one another, the operation of which create or emit little to no noises, odours, dust, fumes or other factors which are regarded as nuisances. The IC District is intended for the Riverside Light Industrial area, areas identified within an area structure plan, and light industrial areas adjacent to major commercial areas.

1. IC Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any development legally existing or legally approved prior to the passing of Bylaw 3357/M-2019
(ii)	Accessory buildings or uses (excluding sales)
(iii)	Accessory sales related to manufacturing, processing &/or distribution of any article
(iv)	Accessory sales of used trucks, automobiles, and used vehicles whose function is for recreation, providing that collectively there are not more than three units for sale on the site at any one time.
(v)	Building Sign
(vi)	Freestanding Sign
(vii)	Industrial Support Services
(viii)	Manufacture, processing, distribution, repair, servicing, and/or rental of any articles
(ix)	Service Stations
(x)	Warehousing
(xi)	Outdoor Storage
(b) Discretionary Uses	
(i)	Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/M-2019 Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Animal Services
(iii)	Auction Marts (excluding livestock)
(iv)	Dynamic Fascia Sign
(v)	Dynamic Freestanding Sign
(vi)	Crematorium
(vii)	Dangerous goods occupancy
(viii)	Restaurant
(ix)	Sale of large trucks over 10,000 KG, Manufactured Homes, heavy

¹ 3357/M-2019

² 3357/E-2021



City of Red Deer Land Use Bylaw 3357/2006

	construction equipment & machinery
(x)	Sale of horse, stock & light flat deck & cargo trailers
(xi)	Transportation, communication or utility facility
(xii)	Industrial Trade Schools (max. capacity of 60 persons))
(xiii)	Accessory outdoor display or sale of goods
(xiv)	Pet Crematorium
(xv)	Indoor Recreation Facility
(xvi)	Industrial/Commercial Training Facility up to 929m ² of the gross leasable area of the lot on which it is located
(xvii)	Microbrewery
(xviii)	Office up to 929m ² of the gross leasable area of the lot on which it is located
(xix)	Supporting Merchandise Sales

2. IC Development Standards

(a) Table 6.5 IC Development Standards

Regulations	Requirements
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	6.0 m
Side Yard Minimum	6.0 m
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum Front Yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Spaces	Subject to section 3.7
Site Area Minimum	929.0 m ²
Frontage Minimum	22.0 m

- (b) The IC District is subject to any applicable development standards listed within section 6.6 General Industrial District Regulations.
- (c) All Development shall meet the requirements of section 7.15 Major Entry Areas Overlay District.
- (d) ¹DELETED

¹ 3357/L-2020

Appendix D – Municipal Comparison

City of Calgary

Massage therapy clinic and commercial school related uses:

Retail and Consumer Service means a use where any of the following activities occur:

- (i) the general retail sale or rental of goods, materials products or supplies including merchandise that may also be sold at a Building Supply Centre;
- (ii) services related to the care and appearance of the human body or hair;
- (iii) services intended for relaxation and rejuvenation through massage, aromatherapy and similar nonmedical therapies;
- (iv) the care, cleaning, alteration or repair of clothing, jewelry, or shoes;
- (v) portrait and professional photography services;
- (vi) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home; or
- (vii) a market for the sale of new or used goods and food products, not including live animals, by multiple vendors renting tables or space either in an enclosed building or outdoors.

Instructional Facility means a use:

- (i) where instruction, training or certification in a specific trade, service or skill are provided;
- (ii) that includes, but is not limited to, instruction and training in building trades, dance, music, martial arts, cooking, computers, driving, climbing, gymnastics and other similar instruction;
- (iii) where the instruction, training or certification is provided to individuals engaged in a scheduled program of instruction and must not be available to a broad spectrum of the public on a drop-in basis; and
- (iv) that is not a School – Private, School Authority – School or a Post-secondary Learning Institution;

District	Purpose	Retail and Consumer Service	Instructional Facility
I-C Industrial Commercial	The Industrial – Commercial District is intended to be characterized by: <ul style="list-style-type: none"> (a) locations on the perimeter of industrial areas, along major streets or expressways; (b) light industrial uses that are unlimited in size; (c) small scale commercial uses that are compatible with and complement light industrial uses; 	P	P

District	Purpose	Retail and Consumer Service	Instructional Facility
	<p>(d) controls to ensure that developments provide a transition between other land use districts and the Industrial – General District or between highly visible industrial parcels and the Industrial – General District;</p> <p>(e) setbacks, screening, landscaping and building design that addresses aesthetic concerns associated with highly visible locations; and</p> <p>(f) parcels located within 200.0 metres of a major street or expressway.</p>		
I-B Industrial Business	<p>The Industrial – Business District is intended to be characterized by:</p> <p>(a) prestige, high quality, manufacturing, research and office developments;</p> <p>(b) parcels in desirable locations that contribute to employment centres or locations that are visible from expressways and major streets;</p> <p>(c) activities contained within buildings;</p> <p>(d) a limited range of small uses that provide services to the office and industrial uses within the immediate area;</p> <p>(e) pedestrian pathway connections to and between buildings and to transit;</p> <p>(f) flexibility in building density established through floor area ratios for individual parcels; and</p> <p>(g) varying building heights established through maximum building height for individual parcels.</p>	D	P
I-E Industrial Edge	<p>The Industrial – Edge District is intended to be characterized by:</p> <p>(a) locations on the perimeter of industrial areas where the industrial parcel shares a property line with a residential district, local street or lane abutting a residential district;</p> <p>(b) a limited range and size of uses; and</p> <p>(c) limitations on outside activities, vehicular access, and parking and loading, aimed at mitigating the impact of uses on nearby non – industrial parcels.</p>	P	P
I-R Industrial Redevelopment	<p>The Industrial – Redevelopment District is intended to be characterized by:</p> <p>(a) small blocks of parcels originally surveyed on a grid lotting pattern contained within the Alyth, Bonnybrook, Greenview, Manchester, and Skyline Industrial Areas;</p> <p>(b) fragmented land ownership creating parcels that are small and narrow in width;</p>	X	D

District	Purpose	Retail and Consumer Service	Instructional Facility
	<ul style="list-style-type: none"> (c) small, narrow parcels where it may be difficult to provide landscaping along the front and corner side property lines and where it may be difficult to provide motor vehicle parking stalls; (d) reduction in landscaping standards in order to facilitate redevelopment of the smaller parcel and achieve parking on the parcel; (e) parcels that are not located along a major street or share a property line with a residential district; and (f) a wide range of industrial uses that would allow for reuse and redevelopment of existing parcels. 		
I-G Industrial General	<p>The Industrial – General District is intended to be characterized by:</p> <ul style="list-style-type: none"> (i) a wide variety of light and medium general industrial uses and a limited number of support commercial uses; (ii) parcels typically located in internal locations; (iii) the application of discretion for parcels that share a property line with a major street or expressway to ensure an appropriate interface and compliance with City plans and policies; (iv) a limited number of non-industrial uses that may be appropriate due to building or parcel requirements generally found in industrial areas; (v) uses and buildings that may have little or no relationship to adjacent parcels; (vi) appropriate controls to ensure screening of any outdoor activities; and (vii) limits on sales and office activities in order to preserve a diverse industrial land base. 	X	X

P – Permitted Use D – Discretionary Use X – Use not listed

City of Edmonton

Massage therapy clinic and commercial school related uses:

Personal Service Shops means a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This Use includes barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, and dry cleaning establishments and laundromats. This Use does not include Health Services.

Commercial School means development used for training and instruction in a specific trade, skill, service or artistic endeavour. The Use does not include schools defined as Public Education Services or Private Education Services. Typical Uses include secretarial, business, hairdressing, beauty culture, dancing or music schools.

District	Purpose	Personal Service Shops	Commercial School
IB Industrial Business	The purpose of this Zone is to provide for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-industrial Zone, and to accommodate limited, compatible non-industrial businesses. This Zone should normally be located on the periphery of industrial areas and adjacent to arterial or major collector roadways.	D	D
IL Light Industrial	The primary purpose of this Zone is to provide for high quality, light industrial developments that operate in such a manner that no nuisance factor is created or apparent outside an enclosed building. Limited outdoor activities (loading, service, storage, etc.) that are accessory to a principal Use may occur providing the scale of such activities does not unduly conflict with the primary purpose of this Zone or dominate the Use of the site. This Zone is intended for sites located on, or in proximity to, arterial or collector roadways within an industrial area; or wherever required to implement the objectives of a Plan or Use study.	X	X

P – Permitted Use D – Discretionary Use X – Use not listed

City of Airdrie

Massage therapy clinic and commercial school related uses:

Personal Service means a development used for the provision of personal services to an individual which are related to their care, wellbeing or appearance. This use includes such uses as barber-shops, hairdressers, tattoo parlours, spas, and beauty salons, tanning salons, shoe repair shops, but does not include health services or adult entertainment facilities.

Commercial School means a development used for the training and instruction in a specific trade, skill or service for the financial gain of the individual or company owning and/or operating the school. Typical uses include small-scale adult education facilities as well as specialized schools providing training in business, dance, music, administration, and personal service.

District	Purpose	Personal Service	Commercial School
IB-1 Mixed Business / Employment	The purpose of this district is to accommodate a range of small to medium-scale employment uses providing employment opportunities and potential transition between other land use districts. This district is intended to promote flexibility in small-to-medium scale land uses.	D	D
IB-O Office Park and Employment	The purpose of this district is to accommodate buildings for a range of office and complementary uses. The focus of this district will be on commercial business employment, generally office, research and development, and other related business uses. Secondary retail, service, and industrial uses may be developed at a smaller scale to support the employment base.	X	P
IB-2 Industrial Employment	The purpose of this district is to accommodate areas of concentrated manufacturing, fabrication, and other industrial uses. Development in this district is intended to limit the scope of commercial developments, which are intended to be secondary in nature and may be incorporated to serve district employees.	X	X

P – Permitted Use D – Discretionary Use X – Use not listed

City of Medicine Hat

Massage therapy clinic and commercial school related uses:

Retail and Consumer Services means a Development that does not fall within any other use definition in this Bylaw and whose Principal Use is the sale of goods and services directly to the public, including establishments that provide: groceries, alcoholic beverages, household goods, furniture and appliances, hardware, building materials, clothing, printed matter, confectionary, tobacco, pharmaceutical and personal care items, automotive parts and accessories, office equipment and supplies, photography, photo developing, hair cutting, hair styling, dry-cleaning, and personal fitness services. This Use does not include Cannabis Production and Distribution Facility, Cannabis Retail Store, or Cannabis Lounge.

Education Institution means a Development whose Principal Use is to provide instruction and training, and includes a business school, trade school, college or university but does not include an elementary school, junior high school or high school.

District	Purpose	Retail and Consumer Services	Education Institution
I-B Business Industrial	To create a transition area between commercial and industrial Districts in which commercial activities occur primarily indoors and do not create adverse impacts to other lands, while allowing for limited activity in outdoor areas.	D	D

District	Purpose	Retail and Consumer Services	Education Institution
I-G General Industrial	The purpose of this District is: (i) to provide for industrial businesses whose activities may occur in whole or in part outdoors but generally do not have a significant adverse impact on other Sites; (ii) to provide an area for compatible non-industrial businesses.	X	D

P – Permitted Use D – Discretionary Use X – Use not listed

City of Lethbridge

Massage therapy clinic and commercial school related uses:

Personal Service means Development providing services for the personal care and appearance and includes the supplementary retail sale of associated products and may include therapeutic massage as an Accessory Use. This term refers to Uses such as beauty salons, barber shops and esthetic services/spas. Medical and Health Office (Outpatient) and Fitness Facility are separate Uses.

Commercial School means Development providing technical instruction to students on a commercial basis and may incorporate services, Restaurant and retail sales related to the instruction function as Accessory Uses. This does not include commercial truck driving schools which are Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction. Education Facility and Fitness Facility are separate Uses.

District	Purpose	Personal Service	Commercial School
I-B Business Industrial	For the Development of industrial, warehousing and commercial Uses which have no offsite impacts and that are compatible with Uses in adjacent Districts.	P	D
I-G General Industrial	For the Development of manufacturing, processing, distribution and storage Uses and related services.	X	X

P – Permitted Use D – Discretionary Use X – Use not listed

Red Deer County

Massage therapy clinic and commercial school related uses:

Personal Service Facility means development used for the provision of personal service to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. Typical uses include, but are not limited to, hairdressers, spas and massage

services, tanning salons, shoe repair shops, dry cleaning establishments but does not include medical offices, health services, general retail businesses or adult entertainment facilities.

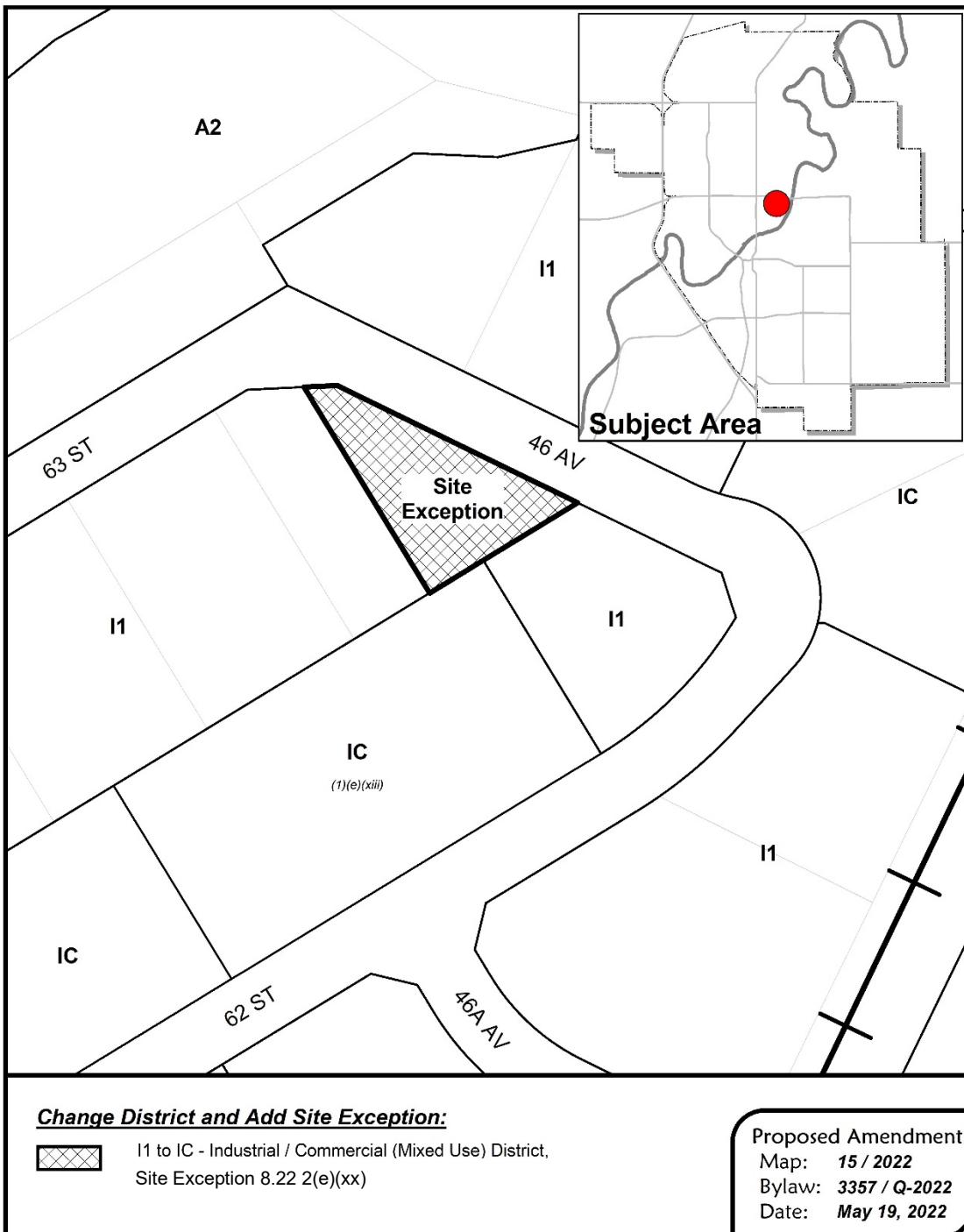
Industrial/Commercial Training Facility means a development that provides for technical instruction to students and/or the training of personnel in commercial businesses and/or industrial operations.

District	Purpose	Personal Service Facility	Industrial / Commercial Training Facility
BSI Business Service Industrial	To provide for business and service industrial uses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the district is compatible with any adjacent non-industrial use.	X	P

P – Permitted Use D – Discretionary Use X – Use not listed

Schedule "A"

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





September 12, 2022

Land Use Bylaw Amendment 3357/R-2022 Capstone Site Exception Consideration of Second and Third Reading

Prepared By: Kimberly Fils-Aime, Senior Planner
Department: City Planning and Growth

Report Summary

The attached reports are being brought forward from the Monday, August 15, 2022 City Council meeting.

Recommendation:

Following the Public Hearing, Council considers second and third reading of Bylaw 3357/R-2022.

Background:

On August 15, 2022 Council gave first reading to Bylaw 3357/R-2022 an amendment to the Land Use Bylaw to establish a site exception in the Capstone area

Proposed Resolution:

That Bylaw 3357/R-2022 be read a second and third time.



Originally submitted at
the August 15, 2022
Council Meeting

August 15, 2022

Land Use Bylaw Amendment 3357/R-2022 Capstone Site Exception

Prepared by: Kimberly Fils-Aime, Senior Planner
Department: City Planning and Growth

Report Summary

Administration has received an external Land Use Bylaw site exception application to consider a commercial building at 5441 45 Street in the Capstone neighbourhood. The proposed application to build an L-shaped single-story structure, does not meet the Capstone land use district regulations. The regulations can not be varied by the Development Authority. As such, the applicant is looking for Council to consider the following site exceptions:

1. Reduce height requirement on the site from 2 storeys to 1 storey
2. Build a structure where the building does not run the length of the lot frontage
3. Build a structure where the building does not abut the entire edge zone
4. Allow more than 40% of the frontage to be surface parking

Administration is currently exploring regulation flexibility opportunities within the Land Use Bylaw Capstone Districts, while maintaining the vision of Capstone. The proposed development is not in alignment with flexibility concepts developed to date. Proposed amendments will come before Council this fall following consultation. As Administration works to update the Capstone District, there is further opportunity for us to work alongside the applicant and for them to provide their input on large scale changes in Capstone.

Administration recommends proceeding with Option 1 to table the application until Administration has the opportunity to complete a review of the Capstone District and bring forward some updates to the District as a whole.

Proposed Resolution

That Bylaw 3357/R-2022 a bylaw to establish a site exception in the Capstone area be read a first time.

If first reading is given, this bylaw will be advertised with a Public Hearing to be held on Monday, September 12, 2022.

Rationale for Recommendation

1. The application is premature to Administration's upcoming review of the Capstone District.



Administration is currently working on a review of the Capstone District to provide more development flexibility. These changes will provide further opportunity for the applicant to work alongside Administration to help shape development in Capstone and may help strike a balance for their proposal. These changes are expected to come before council in November.

2. The application does not meet the criteria for a site exception

The Land Use Bylaw (LUB) states Council may approve a site exception because of its unique characteristics or innovative ideas, or because of unusual site constraints. Site exceptions in Capstone should not be considered if the proposal does not meet these criteria.

3. The application does not meet the vision of the Riverlands ARP

The LUB states the Development Authority shall ensure that Development conforms to the general intent of the 2016 Riverlands Area Redevelopment Plan (ARP). The intent of the ARP is to ensure development complies with The Vision (Appendix C) which is to develop a mixed-use, high density, urban, neighbourhood in the city unlike what has serviced most of Red Deer's commercial areas.

4. The application does not meet the design intent of the Land Use Bylaw or Riverlands ARP

The LUB development standards (regulations), which are based off the Guiding Principles and Policies of the Riverlands ARP, were created to foster a specific visual aesthetic and physical experience geared towards a pedestrian oriented community. The proposed development is more suited to the auto-oriented developments that exist in other commercial areas of The City.

Background

An application has been received to amend the Land Use Bylaw to allow the construction of a strip mall requiring several design variances at 5441 45 Street (Lot 13A, Blk 9, Pln 536 5NY). The property is located within the Capstone Neighbourhood. This area has been transitioning from light industrial uses to commercial and residential uses. The subject property is currently vacant and zoned Riverlands Taylor Drive District (RL-TD). The lands surrounding the subject lot are zoned RL-TD to the east, Parks and Recreation District (PI) to the south, Riverlands Primarily Residential District (RL-PR) and Environmental Preservation District (A2) to the west, and RL-PR and Riverlands Commercial District (RL-C) to the north. Maps and images of the property and area are provided in Appendix B.

The applicant would like to construct a Commercial Service Facility (strip mall), on the subject property (Appendix A). Commercial Service Facility is a Permitted Use in the RL-TD District. A



site exception is required as the proposal does not meet several of the development standards for the Riverlands District as outlined in part 10.6 of the LUB.

Strategic Alignment:

The 2019-2022 Strategic Plan provides the framework for creating a strong, dynamic economy. The application is consistent with the 2019-2022 Strategic Plan.

The Municipal Development Plan (MDP) provides policy direction to create positive business environments, economic diversification, and land use compatibility. The generalized land use concept in the MDP shows this general area as a mix of commercial and industrial. The application is consistent with the MDP.

See Appendix C for relevant policies and objectives of the 2019-2022 Strategic Plan, MDP and the Riverlands Area Redevelopment Plan.

Policy Linkage:

Riverlands Area Redevelopment Plan

Development in Capstone is guided by the Riverlands Area Redevelopment Plan. The plan contains several policies which indicate the proposed development, in its current form, conflicts with the vision and the intent for the Capstone Neighbourhood (Appendix C).

Land Use Bylaw

The Land Use Bylaw (LUB) Riverlands Taylor-Drive District (RL-TD) general purpose is to facilitate redevelopment of the lands generally east of 54th Avenue and 55th Avenue, adjacent to Taylor Drive, as an Office/Commercial transition area between Historic Downtown, the Red Deer Regional Hospital, and the residential area within Riverlands. Currently, the RL-TD District lists Commercial Service Facility as a Permitted Use. The proposed layout of the site (Appendix A) does not meet the following LUB regulations:

- *Figure 12 Building Heights: Min 2 storeys, Max 6 storeys*
- *Section 10.5.3.2: “Buildings must be designed with a front façade that runs the entire length of the Frontage”.*
- *Section 10.6.2(b): “Buildings shall not be setback farther than the maximum Edge Zone”.*
- *Section 10.6.11(i)(v): “Surface parking shall not be greater than 40% of the Frontage”.*

The following land use constraints for the site are identified within the LUB:

- Escarpment Offset

Part 8.22.1 of the Land Use Bylaw lists criteria needed to approve a site exception (Appendix C). The application does not meet the site exception criteria.



Stakeholder Consultation:

The application was circulated to various City departments for review. Administrative feedback is reflected in the analysis and recommendation, that the application is not in alignment with the pedestrian design focus of the ARP and there are design options possible to achieve the vision while meeting the development needs.

A public consultation package was mailed out to 36 surrounding landowners within 100m of the subject site. Two letters were received (Appendix D). Both letters expressed concern over excessive parking being located at the front of the property. Among the reasons cited for this concern is that parking in the proposed location is in direct conflict with the design intent for the Capstone neighbourhood and one letter describes it as “uninviting to the pedestrian community”.

Operational Impacts

Financial:

There are no direct budget or financial implications as a result of the recommendation.

Property assessment shifts will likely occur with the change of use, change of the physical characteristics of the improvements and/or change of valuation methodology.

Other Risks:

	City	Developer
Benefits of recommendation	City maintains its commitment to the Riverlands ARP vision and to the LUB Part 10 development standards. This provides predictability for landowners.	Opportunity to develop one of the first businesses in Capstone neighbourhood that adheres to Riverlands ARP vision and LUB development guidelines. Developer will also have the assurance of knowing surrounding properties will be held to similar standards.
Risks of recommendation	Developer withdraws application in Capstone.	Council denies application in the current site design form.

Analysis

The proposed application, to build an L-shaped single-story structure, does not meet the Capstone land use district development standards. The standards can not be varied by the Development Authority. As such, the applicant is looking for Council to consider the following site exceptions:

1. Reduce height requirement on the site from 2 storeys to 1 storey



2. Build a structure where the building does not run the length of the lot frontage
3. Build a structure where the building does not abut the entire edge zone
4. Allow more than 40% of the frontage to be surface parking

1. Height

Section 10.6.4 of the LUB states development heights must comply with Figure 12 (Appendix B) and cannot be varied by the Development Authority. The height requirement for the subject property is 2 to 6 storeys. The applicant is proposing a one storey building. The rationale for the height requirements in Capstone, as outlined in the Riverlands ARP, is based on two primary goals: density and weather (Appendix C). Capstone aims to step away from low density developments, and therefore buildings under 2 storeys are not permitted. The second primary reason for the height requirements is “to allow maximum sun exposure at the heart of the neighbourhood and also create a high edge along the periphery to protect from wind and noise”. Structures alongside Taylor Drive can be up to 12 storeys high, and up to 8 storeys high along the river, while the interior has a maximum height of 6 storeys.

2. & 3. Frontage & Edge Zone

Section 10.5.3.2 of the LUB states “Buildings must be designed with a front façade that runs the entire length of the Frontage”. The length of the frontage of the subject property is 65.4m. The proposed building layout (Appendix A) shows an L-shaped building where only 20.4m of the front façade runs the length of frontage. This is equivalent to less than a third of the frontage (31%). Section 10.6.2(b) of the LUB states “Buildings shall not be setback farther than the maximum Edge Zone”. Figure 3 (Appendix B) indicates the edge zone along 45 St is 1.5-2.5 meters. Due to the proposed orientation of the L-shaped building, most of the building (45m or 69%) is setback farther than the Edge Zone.

The rationale behind these two LUB regulations is to create pedestrian scale developments, create “great streets”, and encourage parking to be located behind buildings so as not to be the main visible feature of the development. Edge zones are the setback between the building and the abutting street and were created to “enable Commercial activities to spill-out into the public realm and add life to the Street”. The Riverlands ARP aims to turn streets into public spaces that pedestrians can perceive as, “an outdoor room between building walls along the street”. This spatial and visual component creates a comfortable street environment and experience. One can think of Ross Street Patio when envisioning the edge zone and building placement regulations proposed in Capstone. Ross Street Patio is a pedestrian oriented development that encourages users to stay and socialize. If we compare that to the scale and layout of a typical strip mall, it offers a very different experience for users, geared towards vehicular movement, leaving little opportunity for outdoor socialization.

4. Parking

Section 10.6.11(i)(v) of the Land Use Bylaw states “surface parking shall not be greater than 40% of the Frontage”. The frontage is 162.5m^2 (2.5 m (edge zone) times the width of the lot 65 m). 40%



of this frontage space would be equivalent to a maximum of 5 parking stalls. The proposal is currently requesting 19 parking stalls at the front of the property.

This parking regulation was developed to encourage parking designs to integrate with the Riverlands pedestrian environment. Limiting parking at the front of the property ensures that parking lots do not overwhelm the space and a comfortable pedestrian scale can be maintained.

Administration believes the applicant has presented a good development proposal that, in its current form, would be well suited in many other parts of The City. While the subject property is in the older and original part of Riverlands, there are several other districts within the city that would allow the proposed development without the need for amendments, such as in the C2A, C2B, C4 and IIA/BSR Districts. If the applicant were to change the orientation of the building (Appendix E) and allow opportunity for second storey development, Administration could support the proposal at the desired location. This option was presented to the applicant for consideration.

The Riverlands ARP describes the neighbourhood's identity in the following terms: "*Development within Riverlands is encouraged to include unique architecture, interesting built forms and an engaging public realm to support the shaping of a unique neighbourhood character while respecting the history of the neighbourhood and the vision of the future*". Administration believes that every incoming development proposal plays a crucial role in realizing this neighbourhood identity.

Administration recognizes the area is in transition and the need to be business friendly. To meet these objectives, Administration has met to discuss the key principles and intent of the Riverlands ARP and Capstone Land Use Districts, with flexibility being built into regulations while meeting the intent of the Capstone vision. Examples include a building's façade running the majority of a property's frontage rather than the entire frontage. Administration can also look at implementing building height minimums which may remove the emphasis on number of stories and focus more on built form. Minimum site criteria standards with a menu of options for developers is also being considered.

Administration is meeting with building industry stakeholders in the fall to get additional feedback and perspective, with any proposed changes being circulated to the Capstone neighbourhood.

This application is coming before Council in advance of future Capstone area changes at the applicant's request. It should be noted that regardless of the future proposed changes, Administration would still not be supporting this application in its current form.



Options:

Option #1 Council direct Administration to table the proposed amendment to allow Administration the opportunity to provide more development flexibility for all of Capstone.

Benefits

- Entire Capstone neighbourhood benefits from proposed changes.
- Allows for opportunity to consult with the development community.
- Allows the applicant further opportunity to make changes to their application based on proposed changes.

Risks

- Development timeline of Applicant is delayed

Option #2 Council direct Administration to create a site exception to develop new design criteria for the site (e.g. request height minimum, request re-orientation of the building to be more in line with edge zone requirements, etc)

Benefits

- Allows the opportunity to make changes that are more in line with Capstone vision.
- Allows the opportunity for applicant to move forward with application with some changes.
- Allows for public hearing feedback prior to final consideration of third reading.

Risks

- The reputational risk of not allowing similar and compatible development to existing adjacent development. Section 8.22.1 of the Land Use Bylaw requires a site to have unique characteristics to proceed with a site exception.

Option #3 Grant first reading to the bylaw for a site exception as requested by the applicant to allow for public hearing consideration

Benefits

- Allows for public hearing feedback prior to final consideration of third reading.

Risks

- The reputational risk of not allowing similar and compatible development to existing adjacent development. Section 8.22.1 of the Land Use Bylaw requires a site to have unique characteristics to proceed with a site exception.

Appendices

Appendix A – Applicant’s Rationale & Proposed Building


Appendix B – Area Maps and Images, LUB Figures

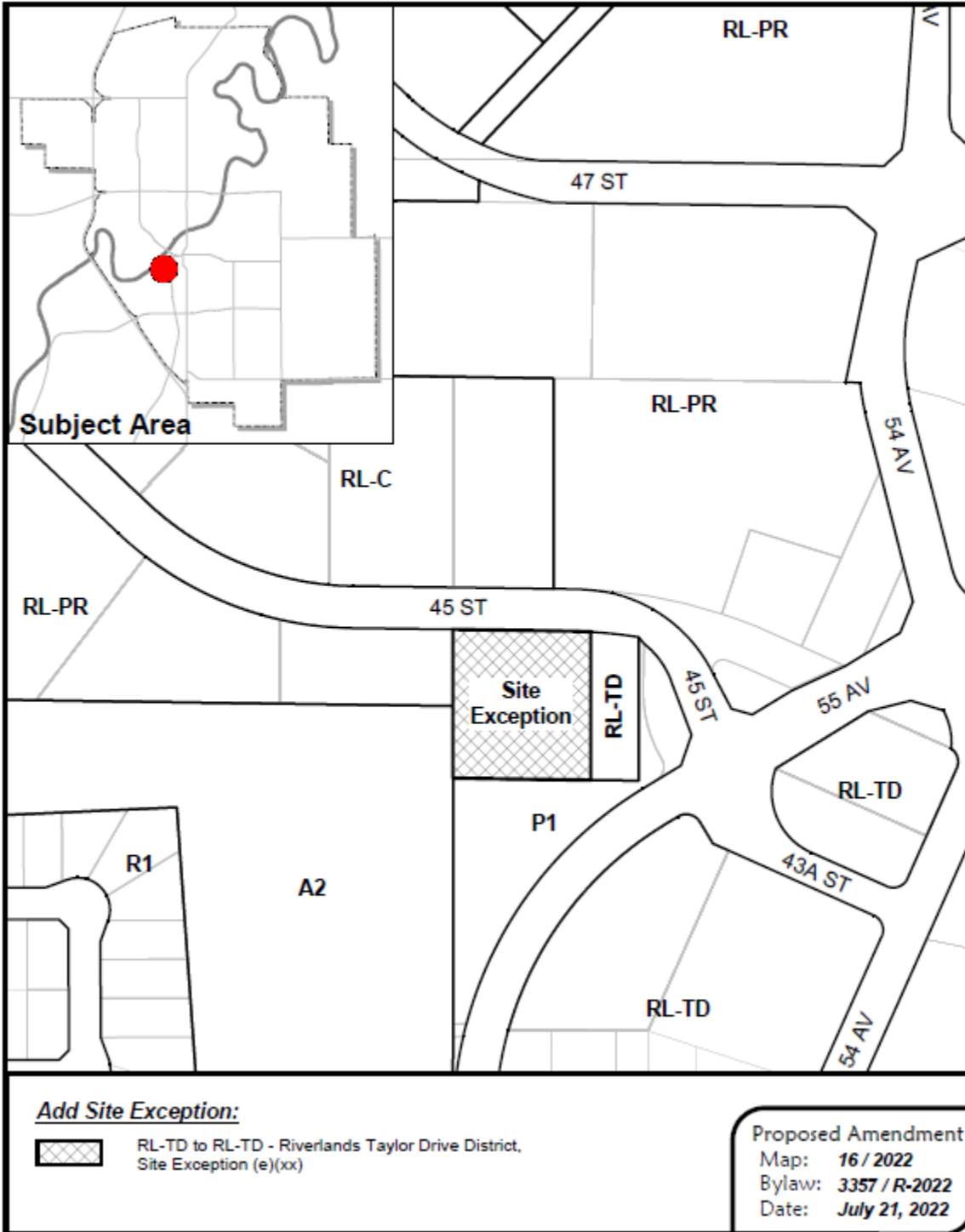
Appendix C – Relevant City Policies, Objectives, and Regulations

Appendix D- External Referral Landowner Responses


Appendix E- Administration Proposed Building Layout

Schedule "A"

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



Add Site Exception:

 RL-TD to RL-TD - Riverlands Taylor Drive District,
Site Exception (e)(xx)

Proposed Amendment
Map: 16 / 2022
Bylaw: 3357 / R-2022
Date: July 21, 2022

APPENDIX A

Applicant's Rationale & Proposed Building

Applicant's Rationale

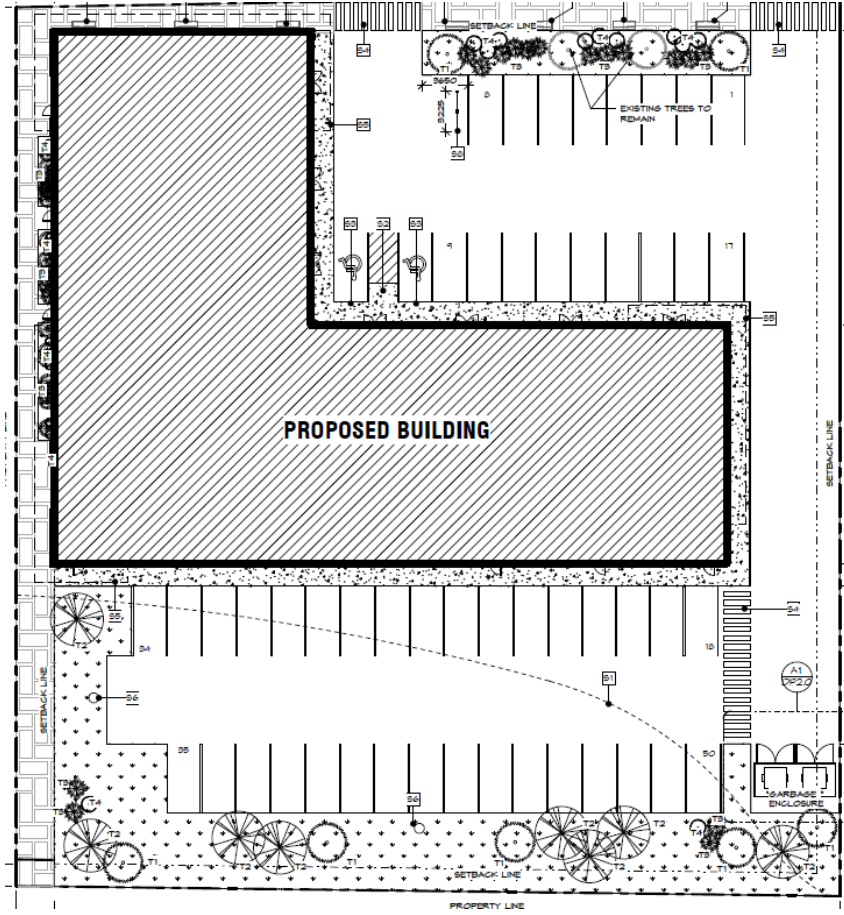
Please provide your rationale for requesting the proposed amendment. You may use the space below or prepare a separate statement and attach it to this application. This submission will be included in any reports presented to The City of Red Deer Municipal Planning Commission (MPC) and to City Council.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

The current zoning of RL-TD, and specifically section 10.6.4 Building Heights for Riverlands Districts states:

- (a) Building Heights may not be varied by the Development Authority.
- (b) Building Heights for all Developments in this Part, excluding Accessory Buildings, shall comply with Fig 12 Building Heights.
 - Figure 12 designates this lot as having a minimum of 2 storeys.

East Lincoln Properties asks for allowance to build a 1 storey building. It is the developer's opinion that there would be insufficient area for parking if the building were designed at 2 storeys. Further, this would require a higher level of financial risk and exposure for the developer. Additionally, the majority of surrounding businesses are at 1 storey.

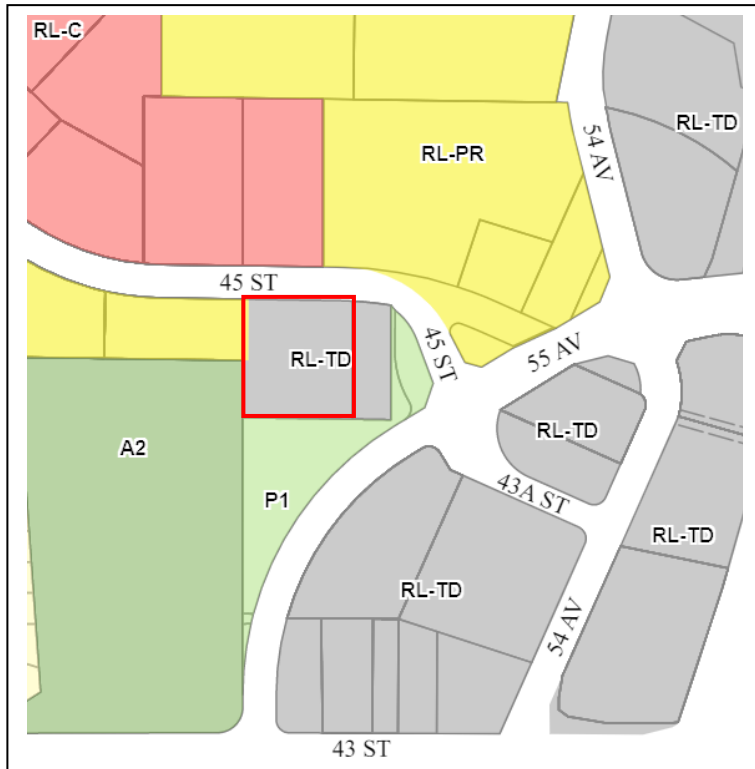
The developer is also requesting relaxation on bylaw guidelines 10.5.3.2 Building Design (a) Buildings must be designed with a front façade that runs the entire length of the Frontage. Street frontages in the area are meant to be active and pedestrian friendly. With respect to the entire building fronting on to the street, with the developer's L-shape design, this would result in lease space hidden at the back of the lot, rendering it virtually unleaseable. Additionally, as the neighborhood is not currently pedestrian friendly, it will take significant time before these existing buildings are re-purposed to suit the intent of the bylaw. The design for this development is a hybrid of current and future and will blend suitably into both streetscapes. Further, requiring all of the parking to be at the rear of the building is not appealing for customers servicing these businesses. This adds unnecessary financial risk to the project. Additionally, the L shape we are proposing will allow the sun rays to reach the bays, which will allow them to be welcoming, and to have the benefit of natural light. During winter time, it will prevent the main pavement on the 45 Street from overly retaining ice and snow until Spring, making the access safer. At the same time, the trees in the edge zones will enjoy the sun as well, extending their lifetime. The edge zone will be in the sun, making it more accommodating and creating higher utilization by current and future pedestrians.



APPENDIX B

Area Maps and Images, LUB Figures

Air Photo – Subject Site in Red



Land Use District Map – Subject Site in Red



Escarpment Offset Constraint– Subject Site in Blue

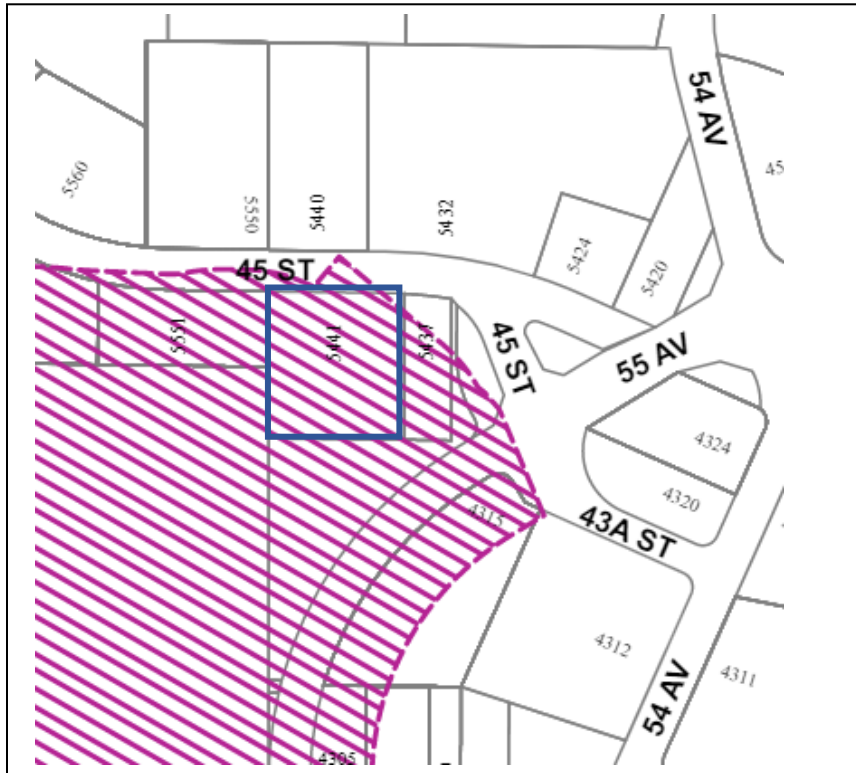


Figure 9- Edge Zones- Subject Site in Blue

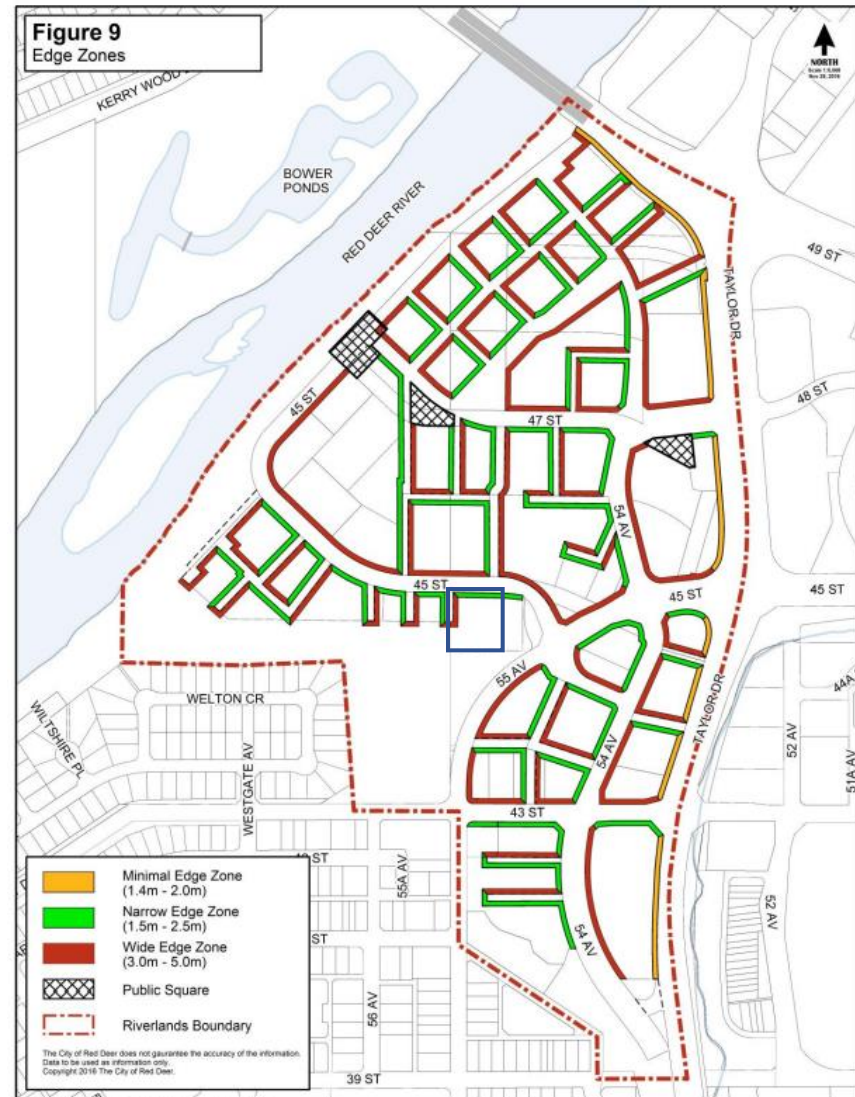
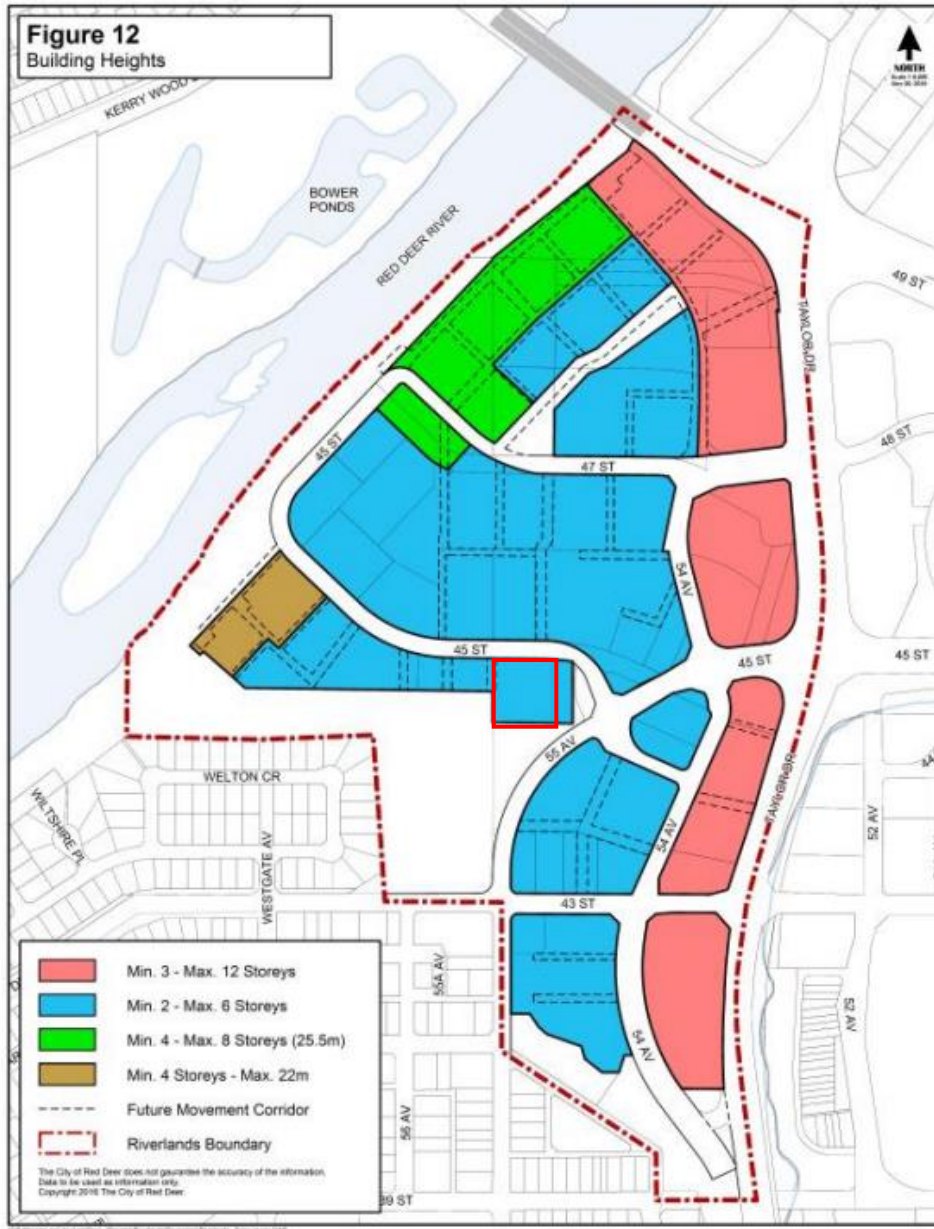


Figure 12- Building Heights- Subject Site in Red



APPENDIX C

Relevant City Policies, Objectives, and Regulations

2019-2022 Strategic Plan

An Economic Leader: We have a strong, dynamic economy, fostered by entrepreneurship and innovation. Leveraging our central location, Red Deer is an economic hub with a revitalized downtown and diverse local economy.

Municipal Development Plan

6.2 Creating a Positive Business Environment

The City should foster a competitive business climate through policies and actions that help maintain competitive operating costs and streamline approval processes and timelines.

6.3 Economic Diversification

The City should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries.

6.8 Community Economic Development

The City should pursue community economic development, which emphasizes community self reliance and fosters growth from within the community, with emphasis on nurturing small business, supporting skills training, and entrepreneurship.

12.1 Commercial Planning Guidelines and Standards

The City shall create and apply planning guidelines and standards for all forms of commercial development covering issues of siting and design of buildings, landscaping and screening (of buildings and refuse containers, for example), parking, vehicle and pedestrian circulation, signage and intensity of development, mixing with residential uses and other matters as deemed appropriate by The City.

Generalized Land Use Concept

- Identifies area for a mix of industrial and commercial uses.

Riverlands Area Redevelopment Plan

PARKING

4.4.2 Private Lanes, Service Access and Pedestrian Circulation: Encourage private developments on large lots to provide well designed internal laneways to allow servicing, parking areas and key pedestrian linkages.

4.4.4 Design and Integration of Parking Lots and Structures: Ensure surface parking lots and parking structures (both private and public) are designed to integrate with the Riverlands pedestrian environment. Designs should incorporate high quality, pedestrian scale facades and possibly screening mechanisms such as the use of public art, landscaping, lighting, etc.

4.4.6 Reduced Parking Requirements for Development on Private Land: The current parking requirements of the Land Use Bylaw should be evaluated with the view to reducing the requirements given the new form of compact urban development to be achieved in Riverlands. Parking variances may be supported based on the context of the development application. A combination of at-grade and underground parking will be provided at the time of development by developers.

PEDESTRIAN SCALE/ FORM

4.1.2 Residential developments will include a variety of medium and high density housing forms. Buildings with residential uses will be developed at heights that allow maximum sun exposure at the heart of the neighbourhood and also create a high edge along the periphery to protect from wind and noise.

4.3.3 Streets as Public Spaces: Design streets in Riverlands as public spaces that have a strong sense of street enclosure (the pedestrian's perception of an outdoor room between building walls along the street). The spatial and visual components of the street create richly articulated elements or physical attributes of a comfortable street environment and overall experience. Implement designs that support social interaction and a wide range of activities. Design the streets and open spaces as a network of pedestrian-friendly routes that support and encourage walking as a primary mode of circulation in Riverlands.

4.3.4 Generous Sidewalks and Boulevards: Determine the appropriate space requirements for Riverlands sidewalks and boulevards to allow comfortable pedestrian movement in both directions and to facilitate continuous planting along both sides of all roadways. Where appropriate, provide space for specialized uses such as sidewalk cafes and sidewalk sales.

4.3.6 Pedestrian Network Improvements: Riverlands will be an experience of pedestrian connections. These connections provide multiple routes not only within the neighbourhood but also to historic downtown, the Red Deer River, Waskasoo Park Trail and other city neighbourhoods, including provisions for a new pedestrian bridge across the Red Deer River west to Bower Ponds (See Map 7: Movement Corridors for potential bridge location). New crossings at 47 Street (Alexander Way) serve as a major entry into the area.

GENERAL

3.3 GENERAL DEVELOPMENT CONCEPT

[...] Driven by a people first design, development will focus around public and shared space and public life incorporating flexible medium to high density residential and commercial redevelopment, with a wide variety of civic and cultural uses and facilities.

4.2.1 Variety of Commercial Development Forms: Develop commercial spaces with a mix of retail and office, auto-oriented and pedestrian-oriented commercial uses developed at different densities styles, and types. Active commercial main floors serving pedestrian traffic will be required in key areas based around movement corridors (see Map 6: Proposed Land Use Districts, Map 7: Movement

Corridors, and section 10.5 Riverlands Active Commercial Main Floor Overlay District of the Land Use Bylaw) to ensure lively streets and public spaces are created. An amendment to this plan is not required for a change in location of an active commercial main floor due to a minor change in location of a movement corridor.

4.2.7 Parks, Open Spaces and Recreation: Develop a parks and open space system encompassing a new major riverside public space, upgraded riverside trails, landscaped treed boulevards, and broad sidewalks throughout the area. The open space system will provide for a variety of passive and possibly some active recreational experiences. Encourage through edge zones the development of publicly accessible open spaces on private commercial or residential lands.

4.7.3 Riverlands – Taylor Drive District (RL-TD)

This district will function primarily as a commercial transition area between downtown and the residential area within Riverlands. The emphasis of this district is on more intensive types of commercial and office lands uses than the other Riverlands land use districts, with the potential for residential uses. In close proximity to the Red Deer Regional Hospital this district is expected to attract several hospital support services to the area.

3.1 VISION OF RIVERLANDS

The vision for Riverlands is an once-in-a-lifetime opportunity for the City as a major landowner to direct the development of a model downtown riverfront community.

The vision of Riverlands has evolved, consistently with prior plans since the first Greater Downtown Action Plan public forums were held over fifteen years ago.

The Riverlands Vision is described as follows:

“The 2009 relocation of the City’s civic yards created a unique opportunity for the City to move forward towards their development goals of sustainability and densification.

Rather than the traditional suburban expansion that has serviced most of Red Deer’s recent growth, Riverlands will be developed using proven urban design principles that call for a new urban form for an older part of Red Deer. Riverlands will become a mixed-use, high density, urban, neighbourhood in the city.

The Red Deer River forms the border for over a third of the Greater Downtown, and much of that is in Riverlands. Development will take bold steps in enhancing and connecting to the river’s edge, culminating in a central civic plaza projecting over the bank with a bridge across the river to Bower Ponds.

Significant public amenity spaces (following on those already successfully constructed in downtown) will continue as a major public initiative through Riverlands.

The western leg of the long-envisioned east-west continuous pedestrian link across downtown will continue to be achieved through the innovative redesign of the Taylor Drive intersections.

47 Street (Alexander Way) will be Riverland's Main Street, with potential for infrastructure to accommodate various types of users integrated into its generous public realm. The design of the streets, 6 the civic areas and neighbourhood retail shops create a wide range of unique places for residents, employees and visitors.

Central to the Riverlands vision is the construction of great civic open spaces along 47 Street (Alexander Way). The open spaces will be unique to Red Deer, drawing visitors and citizens year-round to a wide variety of activities, programs and services.

There is a synergy to all of Riverlands' diverse community components – public and private; commercial and retail; cultural and residential – all of which support a new urban style of living in Red Deer.”

Land Use Bylaw

2.11 ¹Applications Within Escarpment Areas

- (1)** all applications for subdivision or Development within an Escarpment Area shall be evaluated on their merits by the Subdivision or Development Authority in accordance with the provisions of this section.
- (2)** the Subdivision or Development Authority may impose conditions of approval that the Subdivision or Development Authority determines are reasonable having considered the purpose of the intended application and the uniqueness of the Site, including, but not limited to:
 - (a)** the provision of a real property report during preliminary construction showing the location of any Structure or Development relative to the crest of the escarpment;
 - (b)** that the applicant meets the recommendations of any applicable report and the requirements of any restrictive covenant registered against the lands respecting maintenance of slope stability;
 - (c)** the provision of emergency access;
 - (d)** ongoing monitoring programs and related access;
 - (e)** stormwater, drainage and erosion control measures;
 - (f)** that any Development shall be designed and constructed using materials, processes and/or techniques intended to minimize slope risks or instability;
 - (g)** that the applicant and any current or future owner of the Site shall enter into an Indemnity Agreement with the City respecting environmental risks, including but not limited to slope stability;
 - (h)** the provision of a post-construction certificate or report from a relevant professional confirming:
 - (i)** that the Development has been located and constructed in accordance with any Site Plan or report accepted by the Subdivision or Development Authority; and
 - (ii)** compliance with an accepted professional lot grading plan; and
 - (iii)** that the applicant enter into and comply with an agreement with the City respecting those matters set out in sections 650, 651 and 655 of the *Municipal Government Act*.

8.22 Exceptions Respecting Land Use

1. ¹General Regulations

- (a) An exception to the uses and/or regulations of a District or this Bylaw may be approved by Council on a site specific basis when a proposed Development, because of its unique characteristics or innovative ideas or because of unusual site constraints, can only proceed if an exception to the provisions of this Bylaw is approved.
- (b) Exceptions to the uses and/or regulations of a District shall not be sought:
 - (i) if a redistricting to another District could achieve the same result either with or without relaxations of this Bylaw; or
 - (ii) to regulate matters that are typically addressed by conditions imposed by the Subdivision or Development Authorities.
- (c) An applicant for an exception to the uses and/or regulations of a District shall, as part of the application for the exception, submit a written statement indicating why, in the applicant's opinion, an exception is necessary and why the proposed Development cannot proceed without an exception.

Commercial Service Facility means a development in which commercial services related to the day-to-day needs of customers are provided and which may include the sale of associated products and an office incidental to the principal use. This use includes Commercial Schools, small animal clinics and small animal grooming.

APPENDIX D

External Referral Landowner Responses

Comment Sheet

**We invite you to provide feedback regarding the proposed Bylaws.
Your feedback is important to us.**

Collection & Release of Your Information: *The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. This is 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 403-304-8383.*

Land Use Bylaw: Planner:	Bylaw 3357/R-2022 site exception at 5441 45 Street Kimberly Fils-Aime
Please provide comments by 4:30 PM, Wednesday, June 29, 2022	

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: Craig Boris, 908 Engineering Incorporated

Mailing Address: PO Box 20020, Red Deer, Alberta Postal Code: T4N 6X5

Phone #: 403 986 2939 E-mail Address: Craig@908eng.com

General Comments

Although we are generally in support of a development on this lot, we would like to express our objection to two of the proposed site exceptions. We are specifically objecting to an exception to LUB 10.5.3.2 & 10.6.11 (i) (v). The overall design intent of this neighborhood is a pedestrian-friendly walkable community. Excessive front asphalt parking is in direct conflict with the neighborhood design mandate and general good urban planning. There is nothing more uninviting to the pedestrian community than a sea of cars and black asphalt.

There are provisions in the LUB to provide access to parking facilities from the front facade. Namely LUB 10.5.3.2 (a) (i) provides 7.0m of the frontage to be dedicated to parking access. A simple redesign of the lot to primarily place the parking in the rear is reasonable and can be executed with a bare minimum of disruption to the project budget or vision.

Cars belong in the back! The LUB clearly mandates this and it should be enforced.

Parking facilities in the rear of the lot is not an unreasonable design characteristic.

Comment Sheet

We invite you to provide feedback regarding the proposed Bylaws.
Your feedback is important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. This is part of the referral process that is described in Section 2.19(3) 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, 4814-48 Ave, Red Deer, AB 403-304-8383.

Land Use Bylaw:	Bylaw 3357/R-2022 site exception at 5441 45 Street
Planner:	Kimberly Fils-Aime
Please provide comments by 4:30 PM, Wednesday, June 29, 2022	

Contact Information
Your contact information allows administration to respond as needed.
PLEASE PRINT

Name: Cheryl Vold

Mailing Address: 158 Donnelly Cres., R.D. Postal Code: T4R 2L7

Phone #: 403-350-1400 E-mail Address: cvold1@shaw.ca

General Comments

Re: 1 story request: 1 story would be fine. - However if the business at ground level would be conducive to rental condo's above two storeys should be encouraged.

- The shape of the building and the placement on the lot is not a concern for me.
- The towering poplars at the front of the lot are in poor condition + should be replaced.
- The biggest concern here (in my opinion) is parking. Over the past two+ years I have been part of a collaborative process with members of The Conquistador Business Center + the City of R.D. to develop a (over)

Façade Renovation Guide. In this process there have been discussions around improving the appearance of the entry ways into the Capstone area.

One of the points of discussion has been that as the public enters on 45 st. 'it looks like a used car lot.'

Primarily this is due to the Enterprise Car rental business who appear to have an arrangement with the Medical center across the street.

There can be upwards of 40 cars parked there daily.

It is my understanding Enterprise does not fit our zoning & was given an exception.

This needs to be addressed.

As this relates to the new strip mall proposal.

The front of building parking is not attractive, but it may not be so bad if the area didn't have other parking concerns that are more unsightly.

Comment sheets may be submitted using the following options:

- Mail: The City of Red Deer, City Planning and Growth Department, Attention: Kimberly Fils-Aime, Box 5008, Red Deer, AB, T4N 3T4
- Drop off: The City of Red Deer, 4914-48 Avenue, Attention: Kimberly Fils-Aime, City Planning and Growth Department
- Email: kimberly.fils-aime@redder.ca

Thank you for your input!

P.S. I do not know who has made this proposal, but if it happens to be our neighbor 'The Troubled Mark' I would ask you to 'Green light' it.

-They have been a tremendous asset to Capstone + are great neighbors!

APPENDIX E

Administration Proposed Building Layout

