# COMMITTEE-OF-THE-WHOLE MEETING AGENDA MONDAY, MARCH 12, 2018 AT 5:00 P.M. LEDE ROOM, LEDUC CIVIC CENTRE 1 ALEXANDRA PARK, LEDUC, ALBERTA PAGE 1

	I.	APPROVAL OF AGENDA	Admin. Est. of Time
	II.	ADOPTION OF PREVIOUS NOTES	
	a)	Approval of Notes of the Committee-of-the-Whole Meeting held Tuesday, February 20, 2018	
	b)	Approval of Notes of the Committee-of-the-Whole Meeting held Monday, February 26, 2018	
	III.	DELEGATIONS & PRESENTATIONS	
N. Laing, Executive Director	a)	Leduc Regional Housing Foundation Orientation	20 minutes
	IV.	BUSINESS ARISING FROM PRESENTATIONS	
	<b>v</b> .	IN-CAMERA ITEMS	
D. Melvie	a)	Mayor's Special Award FOIP s. 24 & 29	10 minutes
	VI.	RISE AND REPORT FROM IN-CAMERA ITEMS	
	VII.	<b>REPORTS FROM COMMITTEE &amp; ADMINISTRATION</b>	
R. Yeung / K. van Steenoven	a)	Telford Lake Trail Update	15 minutes
G. Damo	b)	Condominium Mill Rate Review	30 minutes
	VIII.	INFORMATION ITEMS	

IX. ADJOURNMENT

# **APPROVAL OF AGENDA**

This is your opportunity to make an addition, deletion or revision to the Agenda

	Present: Mayor B. Young, Councillors B. Beckett, G. Finstad, B. Hamilton, L. Hansen, T. Lazowski and L. Tillack					
	Also Present: P. Benedetto, City Manager and S. Davis, City Clerk					
	Mayor B. Young called the meeting to order at 5:04 pm.					
I.	APPROVAL OF AGENDA					
	MOVED by Councillor L. Hansen that the Committee approve the agenda as					
	presented. Motion Carried Unanimously					
п.	ADOPTION OF PREVIOUS NOTES					
a)	Approval of Notes of the Committee-of-the-Whole Meeting held Monday, February 12, 2018					
	<b>MOVED</b> by Councillor B. Beckett that the notes of the Committee-of-the-Whole meeting held Monday, February 12, 2018, be approved as presented.					
	Motion Carried Unanimously					
III.	DELEGATIONS & PRESENTATIONS					
	There were no delegations or presentations.					
IV.	BUSINESS ARISING FROM PRESENTATIONS					
V.	IN-CAMERA ITEMS					
	<b>MOVED</b> by Councillor G. Finstad that the Committee-of-the-Whole move In- Camera at 5:05 pm to discuss:					
	a) Airport Accord Update – Accord Area Transit Services FOIP s. 21, 24 & 25					
	b) Accord Update – Fire/Emergency and Police Services FOIP s. 21, 24 & 25					
	c) Airport Accord Update – 65 <sup>th</sup> Avenue Funding FOIP s. 21, 24 & 25					
	d) Mayor's Special Award FOIP s. 24 & 29					
	e) Leduc Fellowship Parking Lot Proposal Update FOIP s. 17 & 24 Motion Carried Unanimously					
	<b>MOVED</b> by Councillor B. Beckett that the Committee-of-the-Whole move In-Public at 6:36 pm. Motion Carried Unanimously					
	would carried Orianimously					

The Committee recessed at 6:45 pm.

The Committee reconvened at 6:51 pm.

**MOVED** by Councillor G. Finstad that the Committee-of-the-Whole move back In-Camera at 6:51 pm to continue discussion on:

- a) Airport Accord Update Accord Area Transit Services FOIP s. 21, 24 & 25
- b) Accord Update Fire/Emergency and Police Services FOIP s. 21, 24 & 25
- c) Airport Accord Update 65<sup>th</sup> Avenue Funding FOIP s. 21, 24 & 25

Motion Carried Unanimously

**MOVED** by Councillor L. Tillack that the Committee-of-the-Whole move In-Public at 7:47 pm.

Motion Carried Unanimously

# VI. RISE AND REPORT FROM IN-CAMERA ITEMS

### a) Airport Accord Update – Accord Area Transit Services FOIP s. 21, 24 & 25

P. Benedetto, City Manager, G. Thomas, Project Manager, M. Pieters, General Manager, Infrastructure and Planning, and S. Olson, Director, Engineering, made a PowerPoint presentation (Attached).

G. Thomas, M. Pieters, S. Olson, P. Benedetto and I. Sasyniuk, General Manager, Corporate Services, answered the Committee's questions.

### b) Accord Update – Fire/Emergency and Police Services FOIP s. 21, 24 & 25

D. Melvie, General Manager, Community and Protective Services, Fire Chief G. Clancy, and G. Thomas, Project Manager, made a PowerPoint presentation (continued from VI. a).

D. Melvie, Fire Chief G. Clancy, and P. Benedetto, City Manager, answered the Committee's questions.

# c) Airport Accord Update – 65<sup>th</sup> Avenue Funding FOIP s. 21, 24 & 25

G. Thomas, Project Manager, and S. Olson, Director, Engineering, made a PowerPoint presentation (continued from VI. b).

G. Thomas, S. Olson, M. Pieters, General Manager, Infrastructure and Planning and P. Benedetto, City Manager, answered the Committee's questions.

### d) Mayor's Special Award FOIP s. 24 & 29

R. Yeung, Manager, Community Development, made a presentation and answered the Committee's questions.

### e) Leduc Fellowship Parking Lot Proposal Update FOIP s. 17 & 24

R. Yeung, Manager, Community Development, made a PowerPoint presentation (Attached) and answered the Committee's questions.

# VII. REPORTS FROM COMMITTEE & ADMINISTRATION

# a) Highway QE2 Beautification

R. Yeung, Manager, Community Development, made a PowerPoint presentation (Attached).

R. Yeung and D. Melvie, General Manager, Community and Protective Services, answered the Committee's questions.

Committee members are not in favour of providing financial assistance at this time.

# b) Council's Staff Appreciation Barbecue

D. Melvie, General Manager, Community and Protective Services, and I. Sasyniuk, General Manager, Corporate Services, spoke about the amount of work done by Administration to make the barbecue so successful. Committee members expressed their appreciation to Administration.

This year's event will take place on June 20<sup>th</sup>. Administration will look at options to have part of the event catered. Committee members will continue to participate in this important celebration.

# VIII. GOVERNANCE

There were no governance items.

# IX. COUNCIL CALENDAR UPDATES

There were no updates.

### X. INFORMATION ITEMS

### a) Invitation to Leduc #1 Energy Discovery Centre

Mayor B. Young advised that an invitation had been received from Leduc #1 Energy Discovery Centre to attend a private tour of the facility. Mayor B. Young suggested instead that the City of Leduc host an evening at the Discovery Centre

and invite other municipalities in the region for a networking opportunity. The Committee members were in favour of hosting the event.

# XI. ADJOURNMENT

The meeting adjourned at 7:58 pm.

B. Young MAYOR

S. Davis CITY CLERK

# ADOPTION OF PREVIOUS NOTES

# Notes of the Committee-of-the-Whole Meeting – February 20, 2018

# \* VI.a. Airport Accord Update – Accord Area Transit Services

Attachment Removed Pursuant to Sections 21, 24 & 25 of the FOIP Act.

# \* VI.e. Leduc Fellowship Parking Lot Proposal Update

Attachment Removed Pursuant to Sections 17 & 24 of the FOIP Act.

# Highway QE2 Beautification

Committee-of-the-Whole, February 20, 2018 – Rachel Yeung, Manager, Community Development

REPORT NUMBER: #2017-CoW-127



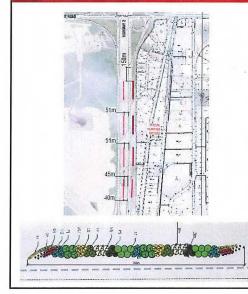


- Established to beautify the highway/road corridor between Leduc and Edmonton
- Completed first pilot project in 2017 at Red Tail Landing Golf Course (private land)
  - Cost of \$80,000 (planting bed, 89 trees, 52 shrubs)
- Have received approvals from Alberta Transportation to complete remainder of their proposed planting sites.
- Committed to raising funds to complete eight sites in total.



We believe positive changes would improve the image of the Capital Region, enhance the experience of the travelling public, and give a sense of pride in the entrance to the Capital.

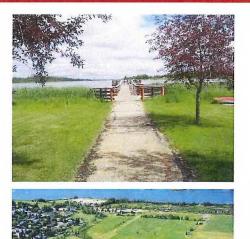
# Request to the City



- Requesting \$87,000 (annually) for three years to complete three sites
- Cost would cover the trees and shrubs, planting and two years' maintenance.
- After two years, no maintenance will be required, and ongoing maintenance would be completed by Alberta Transportation.
- Plantings will be selected to best suit the conditions and environment along the highway and approved through Alberta Transportation
  - Sites are located on Alberta Transportation land.

# Leduc Tree Replacement Program

- Current tree replacement budget of \$135,000 annually
- There is substantial insect infestation in City Trees.
- Current budget doesn't cost the cost of all the trees that had to be removed and replaced.
- Administration anticipates infestation will be worse in 2018 and moving forward.
- Residents may have to wait 2-3 years without a replacement trees as per current budget.



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# **Funding Options**

- **Option A** forward the request through the 2019 Budget within Grants to Organizations.
- Option B bring forward the funding request (partial or full request) to Council in the current budget year for approval to amend the 2018 capital Budget.
  - Specify that contribution is towards locations within Leduc corridor
  - Confirm ongoing and future maintenance/replacement program
  - Partial request remainder of request would need to be secured by Foundation
- Option C provide no financial assistance to the Foundation



### UNCONFIRMED



# COMMITTEE-OF-THE-WHOLE MEETING NOTES MONDAY, FEBRUARY 26, 2018 PAGE 16

Present: Mayor B. Young, Councillors B. Beckett, G. Finstad, B. Hamilton, L. Hansen, T. Lazowski and L. Tillack

Also Present: P. Benedetto, City Manager and S. Davis, City Clerk

Mayor B. Young called the meeting to order at 5:08 pm.

# I. APPROVAL OF AGENDA

**MOVED** by Councillor L. Hansen that the Committee approve the agenda as presented.

Motion Carried Unanimously

# II. ADOPTION OF PREVIOUS NOTES

There were no previous notes to approve.

# III. DELEGATIONS & PRESENTATIONS

There were no delegations or presentations.

# IV. BUSINESS ARISING FROM PRESENTATIONS

### V. IN-CAMERA ITEMS

**MOVED** by Councillor B. Beckett that the Committee-of-the-Whole move In-Camera at 6:01 pm to discuss:

- a) TELUS Fibre to the Premise FOIP s. 16, 24 & 25
- b) Airport Accord Oversight Committee FOIP s. 21, 24 & 25

Motion Carried Unanimously

**MOVED** by Councillor G. Finstad that the Committee-of-the-Whole move In-Public at 6:55 pm.

Motion Carried Unanimously

# VI. RISE AND REPORT FROM IN-CAMERA ITEMS

a) TELUS Fibre to the Premise FOIP s. 16, 24 & 25

S. Olson, Director, Engineering, made a PowerPoint presentation (Attached), which briefed the Committee on the content of the agreement with TELUS.

S. Olson, P. Benedetto, City Manager, and Mayor B. Young answered the Committee's questions.

The Committee was supportive of Administration executing the agreement.



### b) Airport Accord Oversight Committee FOIP s. 21, 24 & 25

M. Pieters, General Manager, Infrastructure and Planning, made a PowerPoint presentation (Attached).

M. Pieters, Mayor B. Young, P. Benedetto, City Manager, and I. Sasyniuk, General Manager, Corporate Services, answered the Committee's questions.

# VII. REPORTS FROM COMMITTEE & ADMINISTRATION

### a) School Site Rationalization

A. Renneberg, Current Planner II, made a presentation on the work being carried with both St. Thomas Aquinas Roman Catholic School Division and Black Gold Regional School Division relative to strategies for school site determination.

A. Renneberg, M. Pieters, General Manager, Infrastructure and Planning, and P. Benedetto, City Manager, answered the Committee's questions.

# b) Communications Strategy - Cannabis

N. Booth, Manager, Communications and Marketing Services, and P. Benedetto, City Manager, made a PowerPoint presentation (Attached) on the 2018 Communication Strategy for Cannabis, including key messages.

N. Booth, P. Benedetto, S. Losier, Manager, Current Planning, M. Pieters, General Manager, Infrastructure and Planning, and D. Melvie, General Manager, Community and Protective Services, answered the Committee's questions.

Administration will share generic key messages with the Downtown Business Association, Leduc/Nisku Economic Development Association and the Leduc Regional Chamber of Commerce.

### c) Leduc Arts Foundry Update ("Arts Foundry")

D. Melvie, General Manager, Community and Protective Services, made a presentation concerning the Arts Foundry's request for a Council member to be on the Board. An Administrative Liaison currently works with the Board.

Committee members agreed that, at this time, there is no need for a Council member to be appointed to the Arts Foundry Board. A request will be put forward to the Parks, Recreation and Culture Board to nominate a member to be on the Arts Foundry Board.

# VIII. INFORMATION ITEMS

There were no information items.



# IX. ADJOURNMENT

The meeting adjourned at 6:58 pm.

B. Young MAYOR

S. Davis CITY CLERK

# ADOPTION OF PREVIOUS NOTES

# Notes of the Committee-of-the-Whole Meeting – February 26, 2018

\* VI.a. TELUS Fibre to the Premise

Attachment Removed Pursuant to Sections 16, 24 & 25 of the FOIP Act.

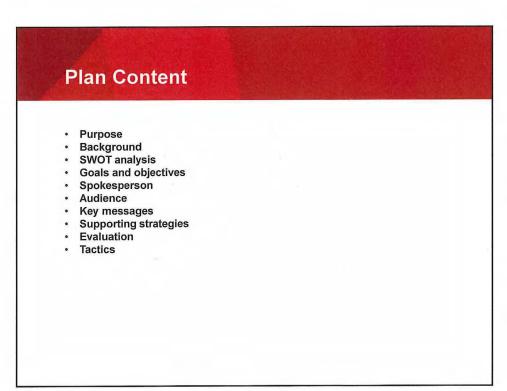
\* VI.b. Airport Accord Oversight Committee

Attachment Removed Pursuant to Sections 21, 24 & 25 of the FOIP Act.

2/26/2018

# Cannabis Communications Plan

www.leduc.ca



Leduc

1

# 2/26/2018

# **Timeline – Social Media**

Cannabis Public Use Survey – ends on March 2

Survey results – March 12

•While we don't want a gap in communication - it also needs to be of interest

Proposing:

 March 3 – Social media post on Twitter and Facebook thanking residents for taking part and providing next steps

-March 5-12 – Did you know posts related to Cannabis information – opportunity to provide education

•March 13 - Provide an update from Council COW on social media accounts, as well as next steps

 March 14-April 14 – Create two social media posts/week related to what we heard from the surveys and direct them to Leduc.ca/cannabis for more info.

April – Post about public hearing – reminder to attend and process

•Night of public hearing - live Tweet

•We will post a summary on Facebook the following day and provide next steps.

 May 1 – July 1 –create social media posts and update the website to reflect information coming from the Federal and Provincial governments, our new Land-Use Bylaw, information on economic development, educational information related to Cannabis in Leduc re: public consumption.

# **Other Tactics**

• Interviews with The Rep and The One – March 16 paper

•Determine if we need an Open House prior to the Public Hearing

•Based on the survey results, this would allow for conversation to be had with residents

•Challenges: don't want to impede the Public Hearing process

 Information materials – factsheets or brochure – that outlines new land-use bylaw and information on where people can consume cannabis

•Content would the be the same as on the website.

•Placed in locations for youth and adults 18+ can access it

•Determine if we can do a presentation at a Chamber Luncheon that outlines what the City is doing.

·People will hear information at State of the Region as well.

•Key Messages developed for Council

# **Key Messages - Council**

• The first set of key messages will come to Council March 3

- •This will highlight the number of participants for each survey
- •Thank residents for taking time to fill in survey

Next steps

•Updated key messages will be provided on March 13

•Highlight discussion in COW on March 12

- Information about Public Hearing and any other public engagement
- Next steps

·Updated key messages will be provided after public hearing

•Number of people that attended

•Council has heard from residents through several channels, etc

Next steps

·Update key messages will continue through to legalization date

# Goals

• We want to ensure that residents and business community, whether they are supportive of legalization or not, understand what work the City is doing to prepare.

•Provide residents and business community with information about what outlets there are to share their thoughts and opinions now that surveys are closed.

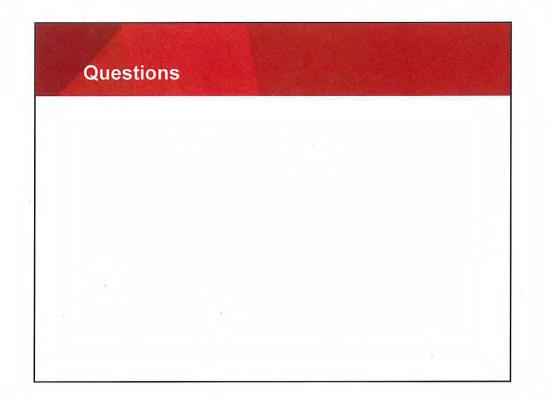
•Build trust with residents and business community so they have confidence that we are working diligently on cannabis legalization and have the best interests of the community in mind.

•Leave residents and business community with the impression that we are focused on continuing to have a safe and vibrant community to live, work and play in.

•Ensure that residents and business community understand the important role that the federal and provincial governments play in cannabis legalization.

·Educate and inform residents about cannabis legalization.

# 2/26/2018



IIIa.

# DELEGATIONS & PRESENTATIONS

Leduc Regional Housing Foundation Orientation

Presented by:

N. Laing, Executive Director

# IV. **BUSINESS ARISING FROM** PRESENTATIONS

# **IN-CAMERA ITEMS**

# Mayor's Special Award

(Exception to Disclosure – Sections 24 & 29 of the FOIP Act)

Presented by:

D. Melvie

# RISE AND REPORT FROM IN-CAMERA ITEMS



# **MEETING DATE: March 12, 2018**

SUBMITTED BY: Rachel Yeung, Manager, Community Development

**PREPARED BY: Rachel Yeung, Manager, Community Development** 

**REPORT TITLE: Telford Lake Trail Update** 

# **REPORT SUMMARY**

Administration is providing an update to Committee on the Telford Lake Trail project planned for 2018, including future 2019 enhancement options and a recommendation for the connection of the existing boardwalk to Leduc Lions Park via upgrading the existing sidewalk from 1.5m to a 3.0m monowalk.

# BACKGROUND

# **KEY ISSUES:**

The City of Leduc provides multiway connectors between subdivisions and amenities to enhance residents' recreational opportunities and facilitate active transportation within the community. The 2010 Telford Lake Master Plan identified Multiway and Trails as a priority for the City of Leduc and the overall development of Telford Lake. These trails are to focus on the protection of the shoreline while providing a 3.0m wide, asphalt multi-use trail (multiway) around the lake and to connect the existing boardwalk to Leduc Lions Park.

To date, administration has completed the initial assessment of the proposed path areas and worked with landowners to submit approval to Alberta Environment and Parks for the delineation of the bed and shore. In addition, administration has completed the preliminary design for the remainder of the Telford Lake Trail and the detailed design for the 2018 work. The trail alignment to be completed in 2018 includes the east end of Telford Lake including all the lands belonging to the city as well as the northern connection through Leduc Lions Park as identified in the enclosed map. The remaining alignment is proposed for 2019 construction as formal approvals or land dedication has not been completed at this time. Administration will continue to work with land owners to complete this work in 2018.

In addition to the primary trail alignment for 2019, administration is presenting enhancement options to committee for review and consideration. These enhancements will then be presented through a public engagement process to gather interest from residents. Enhancement options will include a bird blind, outlook options, weir enhancements, sitting nodes, fitness nodes and a potential boardwalk. The boardwalk will provide additional environmental and educational opportunities for users and provide users a destination site at the east end. Cost estimates will be presented by the consultant.

The northwest area of Telford Lake is home to the North Telford community. In order to make a multiway connection around the lake, the trail will need to pass through this neighbourhood. The 2010 Telford Lake Master Plan suggested a connection utilizing 53 avenue sidewalk. The current 1.5m sidewalks are not adequate for safe and universal access to the adjacent and future multiway. Recognizing the sensitivities of the neighbourhood, administration requested an assessment to be completed by a consultant.



The consultant reviewed three considerations and provided the following comments:

- 1. Utilizing the existing gravel lane at the back of the residences along 53 Avenue, from 45 to 43 street.
  - Current lane surface is gravel and would need to be paved to promote accessibility.
  - Lane width is too narrow for proper visibility and safety, as well would not be able to accommodate turning radii for vehicles backing out of their garages.
  - Without major improvements, the likelihood of users opting out for the narrower but open walkway connection along 53 Avenue is relatively high.
- 2. Acquiring land north of the gravel land from 45 to 43 street.
  - Annexing land is a timely process that would postpone the connection.
  - The cost would be the highest of the three options, including the cost to purchase land and the required accommodations to the neighbouring landowners.
  - Functionally, the distance required for users to detour would logically force them to cut through the neighbourhood along 53 Avenue, regardless of the walkway width.
- 3. The City is currently undertaking the redesign of 53 Avenue, and can upgrade the existing sidewalk to a 3.0m monowalk.
  - 53 Avenue is currently undergoing upgrades, with the ability to expand the scope of work to address the multiway connection by widening the sidewalk to 3.0m.
  - Timing of this connection to be completed ahead of the other options.
  - Most cost-effective option, since only trail widening and delineation are required.
  - Driveway crossing the walkway is not ideal. However, ample visibility is maintained along most residential properties, with building setbacks allowing uninterrupted views throughout.
  - Open corridor of the street is more likely to make users comfortable using this space, as opposed to the back lane.
  - Direct connection to Leduc Lions Park would make it not feel like a detour.

The consultant and administrations recommendation is to pursue Option 3.

Budget for the Telford Lake Trail projects planned for 2018 is captured in the current capital budget to the amount of \$1.6 million (076.303). The 2019 enhancements and potential boardwalk are not currently identified in the capital budget; these items would be brought forward for consideration through the 2019 budget process.



- Telford Lake Trail Primary Trail Alignment
- North Telford Trail Connection Suitability Report

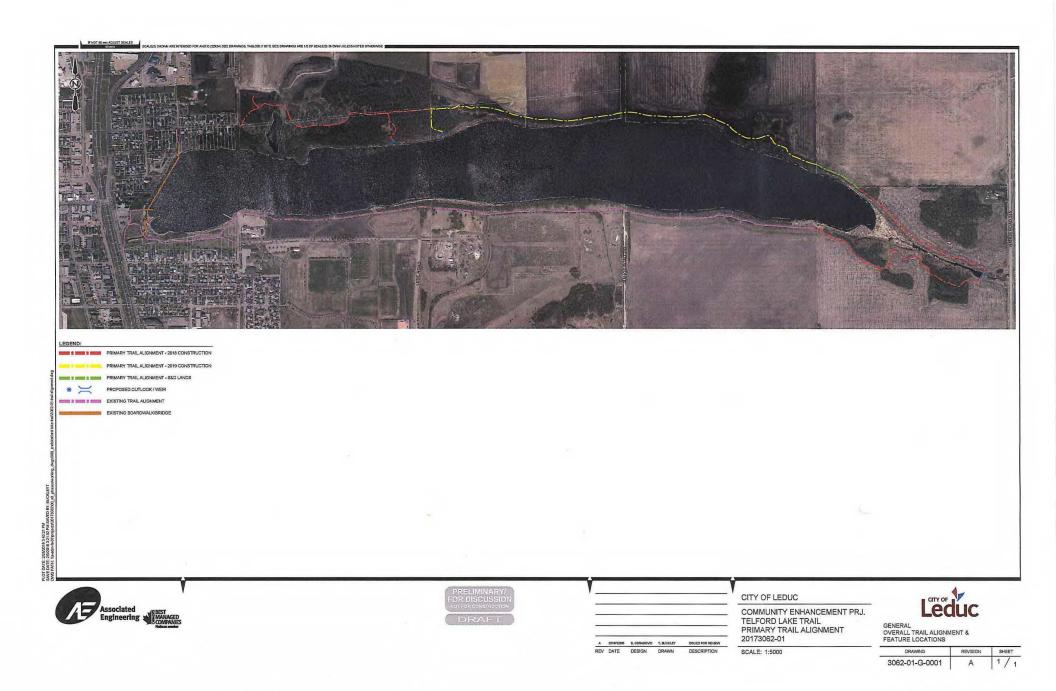
# RECOMMENDATION

Item is for information only.

Others Who Have Reviewed this Report

P. Benedetto, City Manager / I. Sasyniuk, General Manager, Corporate Services / D. Melvie, General Manager, Community & Protective Services / M. Pieters, General Manager, Infrastructure & Planning / J. Cannon, Director, Finance







### LEGEND

- = = 3.0m ASPHALT MULTI-USE TRAIL
- - 1.5m CONCRETE MONOWALK
- 1.5m CONCRETE SEPARATE WALK
- 🗖 🗖 🗖 GRAVEL LANE
- FUTURE 3.0m ASPHALT TELFORD LAKE TRAIL

# FIGURE 1. EXISTING TRAIL NETWORK & TELFORD LAKE TRAIL ALIGNMENT



### LEGEND

- = = = 3.0m ASPHALT MULTI-USE TRAIL
- = = = 1.5m CONCRETE MONOWALK
- = = 1.5m CONCRETE SEPARATE WALK
- 3.0m SEPARATE WALK EXPANSION
- FUTURE 3.0m ASPHALT TELFORD LAKE TRAIL

# FIGURE 2. SUITABLE TRAIL NETWORK & TELFORD LAKE TRAIL ALIGNMENT



GLOBAL PERSPECTIVE.

January 19, 2018 File: 2017-3062

Pamela Regier Engineering Project Manager City of Leduc 1 Alexandra Park T9E 4C4 Associated Engineering Alberta Ltd. 500, 9888 Jasper Avenue Edmonton, Alberta, Canada T5J 5C6

TEL: 780.451.7666 FAX: 780.454.7698 www.ae.ca

### Re: NORTH TELFORD NBHD. - NORTH TRAIL CONNECTION TO TELFORD LAKE ASSESSMENT

Dear Pamela:

The City is looking to provide an adequate pedestrian connection through the neighbourhood of North Telford, to link the 3.0m wide multiway trail coming from the Telford Lake boardwalk at 45 Street to the future trail system at Telford Lake to the East.

**Figure 1** shows that the series of 1.5m wide concrete monowalks and separate walks run through the neighbourhood, providing a direct connection from 45 Street, and across 53 Avenue to Telford Lake. Where 1.5m sidewalks exist, the width is not adequate for safe and universal access to the adjacent multiway, which is required to be 2.5 to 3.0 meters.

Associated Engineering has assessed the three multiway trail connection alternatives considered by the City, and has provided recommendations that will help identify the ideal route and define its width requirements.

The three considerations by the City include:

- 1. Utilizing the existing gravel lane (Picture 1 & Figure 1) at the back of the residences along 53 Avenue, from 45 to 43 Street.
- 2. Acquiring land north of the gravel lane from 45 to 43 Street (Figure 1).
- 3. The City is currently undertaking the redesign of the 53 Avenue, and can upgrade the 53 Avenue sidewalk to a 3.0m monowalk (Picture 2 & Figure 1).

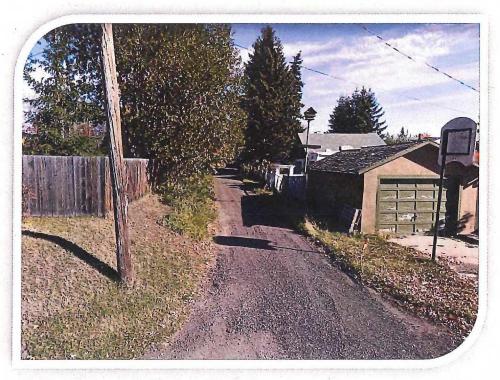
### 1. Gravel Lane

We have assessed the back lane for it's suitability to accommodate the future 3.0m wide pedestrian trail connection, and have found it unsuitable in its current condition. The reasons for unsuitability are listed below.

- Current lane surface is gravel, and would need to be paved to promote universal accessibility
- Existing lane width is too narrow to safely accommodate vehicle and pedestrian traffic.

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- There would not be enough space to accommodate turning radii for vehicles backing out of their garages without crossing onto the pedestrian corridor. Visibility for vehicles backing into the lane is poor due to garage walls and fences along the edges of the lane.
- Universally accessible corridors require users to feel comfortable in the space, with escape routes should they feel threatened. With private properties bordering the lane for a full residential block, those needed escape routes do not exist. The tunnel effect of the adjacent property fences, buildings, and thick vegetative buffer would substantially reduce the likelihood of the lane being used in a desired way.



• There isn't adequate pedestrian lighting along the lane.

Picture 1. 53 Avenue Back Lane Looking East

Without major improvements, the likelihood of users opting out for the narrower but open walkway connection along 53 Avenue is relatively high.

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### 2. Land acquisition

The City is considering acquiring land to the north of the gravel lane (see Figure 2), which is the least suitable solution based on feasibility and timing. The rational for this recommendation is outlined in more detail below.

- Land acquisition is a timely process that would postpone the connection to be made well after the
  other proposed options. The legal issues alone can stall or force the project to be cancelled, in turn
  wasting valuable time and resources.
- The cost would also be the highest out of the three options, since more land would need to be purchased, with accommodations to the neighbouring landowners required well beyond the acquisition boundary.
- Functionally, the distance required for users to detour to get to the East side of Telford Lake would logically force them to cut through the neighbourhood along 53 Avenue, regardless of the walkway width. Typically, people will take the path of least resistance, to get to their destination.

There are many more reasons for why land acquisition is not the ideal solution for this project, some of which it shares with the gravel lane option.

### 3. 53 Avenue walkway expansion (45 to 43 Street)

Providing that the planning for the upgrades to the 53 Avenue are ongoing, this would be a better option for the future multiway connection, as it would require the least amount of upgrades, and is the safest option. Reasons for suitability along 53 Avenue (from 45 to 43 Street) are listed below (Picture 2 & Figure 2).

- 53 Avenue is currently undergoing upgrades, with the ability to expend the scope of work to address the multiway connection by widening the sidewalk to 3.0m.
- Timing of the 53 Avenue upgrades will allow the connection to be completed ahead of the other options.
- The overhead power lines will not allow for a separate 3.0m trail widening, but a monowalk can be
  accommodated. This is not as ideal as being able to maintain a boulevard landscape buffer from
  vehicle traffic, but other methods of delineation (such as bollards) can be incorporated to provide an
  additional safety measure for the pedestrians.
- This is the most cost-effective option, since only trail widening, delineation and tree replacement is
  required. As there will not be sufficient room to replant the trees along this side of the road the trees
  will be included in another area of the project to meet the 1:1 replacement criteria.
- Driveways crossing the walkway are not ideal. However, ample visibility is maintained along most residential properties, with building setbacks allowing uninterrupted views throughout.
- Existing street lighting is not ideal for pedestrians but will be adequate, should upgrades to lighting not be considered.

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- The open corridor of the street is more likely to make users comfortable using this space, as opposed to the back lane.
- Direct connection to the East Telford Lake is also an added benefit, as it would not feel like a
  detour.



Picture 2. 53 Avenue Road and Sidewalks Looking East

Our recommendation to The City of Leduc would be to pursue widening the 1.5m concrete sidewalk on the south side of 53 Avenue (from 45 to 43 Street) to a 3.0m monowalk, with a consideration of adding bollards or other forms of delineation from the road.

Yours truly,

"Original Signed"

Landscape Architect, CSLA, AALA BO



# **MEETING DATE: March 12, 2018**

SUBMITTED BY: Jennifer Cannon, Director Finance

**PREPARED BY: Gino Damo, Manager Revenue Services** 

**REPORT TITLE: Condominium Mill Rate Review** 

# **REPORT SUMMARY**

The City of Leduc has received inquiries from condominium residents with respect to having a separate mill rate for condominiums. In response to these inquiries Administration has reviewed numerous municipalities across Alberta. Based on the findings Administration is recommending that the City remain status quo as this is a stable and equitable practice for condominium owners.

# BACKGROUND

# PREVIOUS COUNCIL/COMMITTEE ACTION:

**May 2, 2005**- (Committee-of-the-Whole), Administration presented a financial analysis identifying the impact of a separate mill rate based on information submitted by the Fair Assessment of Condominium Taxes Committee. The City of Leduc's tax rate remained status quo at this time.

# **KEY ISSUES:**

At this time the current practice is that condominiums fall within the residential taxation base; resulting in the same mill rate. Condominiums are treated the same as other residential properties in that the City provides municipal services to the municipal street front of all properties. The City does not access private residential property to provide services or maintenance of infrastructure. All services that the City provides such as FCSS, Parks and Recreation, Police, and Fire Protection are provided for each and every resident of the City on an equal access basis. However, garbage collection is handled differently, condominiums are not charged an environmental fee as they are private and it is paid through their condo fees; whereas all residential properties are charged the environmental fee.

The City of Leduc has received inquiries from condominium residents regarding looking into the feasibility of having a separate mill rate for condominiums. As a result of these inquiries Administration initiated a comprehensive review of various municipalities across Alberta. The table below identifies the municipalities that were reviewed. As part of this review the 2017 Property Tax Bylaws were studied and in an effort to obtain a heightened understanding, many of these municipalities were contacted for further explanation of existing mill rate structure, definitions, property classification, and past condominium mill rate considerations.



Edmonton	<ul> <li>Calgary</li> </ul>	<ul> <li>Medicine Hat</li> </ul>
Cold Lake	Airdrie	<ul> <li>Strathcona County</li> </ul>
Drayton Valley	<ul> <li>Fort Saskatchewan</li> </ul>	Grande Prairie
Olds	• St. Albert	Slave Lake
Red Deer	Spruce Grove	Wetaskiwin
City of Camrose	Devon	Beaumont
Hinton	Lloydminster	Lethbridge
Stony Plain	Strathmore	

# **Comparative Review**

During this review Administration was unable to find any municipality that classifies a condominium (that is considered a primary residence) in a separate mill rate class. To clarify, this means that any condominium that is considered a primary residence is classified within the residential assessment classification; which is the current practice of the City of Leduc.

However, it was found that 7 of the 23 municipalities that were scanned had a separate mill rate for multi-family dwellings and this mill rate is higher than the residential mill rate. This separate mill rate has been labelled differently depending on the municipality, but it generally goes by the following: multi-family, multiple family, other residential, or multi-residential.

The below table illustrates the 7 municipalities with differing mill rates

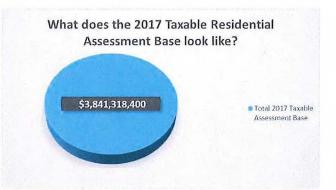
Municipality	2017 Residential Mill Rate	2017 Multi Family Residential Rate
Cold Lake	6.764	7.511
Drayton Valley	5.695	11.437
Edmonton	6.007	6.971
Lethbridge	8.025	11.834
Medicine Hat	6.414	7.980
Red Deer	6.352	6.696
Spruce Grove	5.565	8.489

In an effort to understand why the separate mill rate is higher than the residential mill rate, Administration reviewed the definitions of each of these classifications and the impetus behind this decision to create this separate mill rate. Through discussion with each of these municipalities it was determined that the separate mill rate was for multi-family units that were held by one owner with multiple properties; essentially considered an investment property and not for primary use. The triggering point of whether or not it falls within the residential mill rate or the higher multi-family mill rate differs somewhat for each municipality and is typically determined through ownership (land titles) and exceeding a predetermined minimum number of dwellings. The intent of the higher mill rate classification is for properties that are income generating.

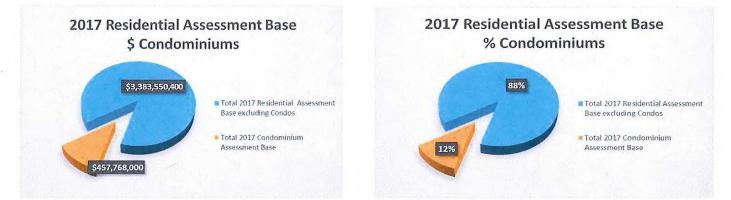


# Separating the Condominium Mill Rate

Administration also reviewed the feasibility of separating the condominiums into a separate mill rate. It is important to understand that in order to have a separate mill rate, the condominium assessment base would need to be detached from the overall residential assessment base. At this time the City of Leduc has an overall residential assessment base in the amount of \$3.8 billion (2017), as shown in the chart below.



Within the residential assessment base condominimums comprise 12% or \$458 million, as shown in the chart below.



Drawing upon discussions with the comparative municipalities, along with Administrations knowledge of assessment and taxation, separating condominiums into a separate mill rate class will create instability. At this time, condominium sfall within the residential classification and this large assessment base (\$3.8 billion) insulates the small condominium sub-class (\$458 million) from market unpredictability and other influencing factors. Separating the condominium classification will result in increased volatility to this separate classification. To further explain, in a year where the condominium assessment base contracts as a result of market conditions, this will result in a significant mill rate increase if the condominium assessment base is separated. The reason why this would occur is because this separate class is no longer insulated from the larger residential assessment base. If the same contraction to the condominium assessment base occurred within the residential assessment base a minimal mill rate increase will result due to the size of the overall residential tax base it is encompassed within.

The City of Leduc's current assessment structure allows market conditions and other influencing factors to be spread out equitably amongst the entire residential assessment base (which includes condominiums) and provides overall stability.



# **Concluding Remarks**

Through this review of various municipalities, the following important key points emerged:

- Condominium apartments or townhouses that pay condo fees and are individually owned are levied the residential mill rate for all the municipalities.
- Separating condominiums into a separate and smaller assessment class will make condominiums susceptible to market conditions and lose their insulating environment.

# RECOMMENDATION

This review reaffirms that keeping the condominiums within the residential assessment class supports a continued stable and equitable practice that benefits condominium owners. Administration recommends that we keep the current property assessment and mill rate structure status the same.

Others Who Have Reviewed this Report

P. Benedetto, City Manager / I. Sasyniuk, General Manager, Corporate Services / J. Cannon, Director, Finance

VIII.

# **INFORMATION ITEMS**

