

COMMITTEE-OF-THE-WHOLE MEETING NOTES
MONDAY, MARCH 19, 2018
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Present: Mayor B. Young, Councillors B. Beckett, B. Hamilton, L. Hansen, T. Lazowski and L. Tillack

Absent: Councillor G. Finstad

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

Mayor B. Young called the meeting to order at 5:02 pm.

I. APPROVAL OF AGENDA

MOVED by Councillor B. Beckett that the Committee approve the agenda with the following deletion:

VII. Reports from Committee and Administration

d) 2017 City of Leduc Annual Report

Motion Carried Unanimously

II. ADOPTION OF PREVIOUS NOTES

a) **Approval of Notes of the Committee-of-the-Whole Meeting held Monday, March 12, 2018**

MOVED by Councillor L. Tillack that the notes of the Committee-of-the-Whole meeting held Monday, March 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

MOVED by Councillor L. Tillack that the Committee-of-the-Whole move In-Camera at 5:43 pm to discuss:

a) Edmonton International Airport Accord Transit Services and Funding

FOIP s. 21, 24 & 25

b) High School Site in Crystal Creek

FOIP s. 16, 21, 24 & 25

Motion Carried Unanimously

MOVED by Councillor B. Beckett that the Committee-of-the-Whole move In-Public at 7:29 pm.

Motion Carried Unanimously

VI. RISE AND REPORT FROM IN-CAMERA ITEMS

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a) Edmonton International Airport Accord Transit Services and Funding
FOIP s. 21, 24 & 25

M. Pieters, General Manager, Infrastructure and Planning, J. Cannon, Director, Finance, P. Benedetto, City Manager, and I. Sasyniuk, General Manager, Corporate Services, made a PowerPoint presentation (Attached).

K. Wenzel, Manager, Public Transportation, I. Sasyniuk, J. Cannon, M. Pieters, Mayor B. Young, and P. Benedetto, answered the Committee's questions.

b) High School Site in Crystal Creek
FOIP s. 16, 21, 24 & 25

M. Pieters, General Manager, Infrastructure and Planning, and P. Benedetto, City Manager, made a PowerPoint presentation (Attached) and answered the Committee's questions.

The Committee recessed at 7:29 pm.

The Committee reconvened at 7:39 pm.

VII. REPORTS FROM COMMITTEE & ADMINISTRATION

a) Facilities Master Plan ("FMP")

B. Knisley, Director, Facility and Property Services, introduced R. Baxter, Principal-in-Charge, C. Kjinserdahl, Project Lead and A. Lumby, Urban Designer, from HOK, Inc.

C. Kjinserdahl, R. Baxter and A. Lumby made a PowerPoint presentation (Attached) on the six stage project.

B. Knisley, D. Melvie, General Manager, Community and Protective Services, I. Sasyniuk, General Manager, Corporate Services, P. Benedetto, City Manager, M. Pieters, General Manager, Infrastructure and Planning, and A. Lumby, answered the Committee's questions.

Committee members requested that the FMP take into consideration:

- non-duplication of items already provided by private business
- future technological advancements
- continuing to encourage the creation of community enhancements (ie: playgrounds, skating rinks) by developers

b) 2018 Tax Review

J. Cannon, Director, Finance, and G. Damo, Manager, Revenue Services, made a PowerPoint presentation (Attached).

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

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c) Leduc Transit Commitment for Smart Fare

M. Pieters, General Manager, Infrastructure and Planning, made a presentation on the Smart Fare Initiative. The cost to commit Leduc Transit to participation in Smart Fare is \$100,000, which will be shared 65/35 with Leduc County. There are seven municipalities being invited to participate in this regional transit undertaking, with three already having signed contracts.

M. Pieters, K. Wenzel, Manager, Public Transportation, P. Benedetto, City Manager, and Mayor B. Young answered the Committee's questions.

Mayor B. Young will speak to the City of Edmonton in an effort to understand why the cost is \$100,000 per municipality across the board regardless of size.

Administration was directed to carry out some preliminary work in order to provide additional information to the Committee to assist with the decision process.

d) Service Level Review Initiatives

I. Sasyniuk, General Manager, Corporate Services, made a presentation asking if there are any specific service level initiatives that Committee members would like to see added to the service level review prior to the 2019 budget process.

I. Sasyniuk answered the Committee's questions.

e) Cannabis Update – Public Use

D. Melvie, General Manager, Community and Protective Services, and C. Chisholm, Manager, RCMP Administration and Enforcement Services, made a PowerPoint presentation (Attached).

C. Chisholm, B. Loewen, City Solicitor, Mayor B. Young and D. Melvie answered the Committee's questions.

Administration was directed to prepare a report, and a Bylaw, using a moderate private use approach, including a buffer of 50 meters and the use of temporary bans during certain events such as Canada Day celebrations. The Multiway will not be a restricted location.

f) Cannabis Report – Land Use

S. Losier, Manager, Current Planning, and P. Benedetto, City Manager, made a PowerPoint presentation (Attached) on amendments to the Land Use Bylaw relative to uses related to cannabis.

S. Losier, B. Loewen, City Solicitor, C. Post, Manager, Geomatic Services, and P. Benedetto answered the Committee's questions.

The Committee agreed with the following:

- 1) Cannabis Lounge and Cannabis Café – agree with no definition at this time;

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2) Cannabis Counselling – agree with definition;

Administration presented five scenarios to the Committee relative to retail store locations. The Committee directed Administration to proceed with the Bylaw based on Scenario 4, with the inclusion of a portion of Leduc Common and a 100 metre buffer.

VIII. GOVERNANCE

There were no governance items.

IX. COUNCIL CALENDAR UPDATES

There were no updates.

X. INFORMATION ITEMS

a) Oilfield Site

Councillor T. Lazowski noted development on lands very close to the City of Leduc boundary. Administration will ensure the development is not taking place on City of Leduc lands.

XI. ADJOURNMENT

The meeting adjourned at 9:41 pm.

“Original Signed”

L. Hansen
DEPUTY MAYOR

“Original Signed”

S. Davis
CITY CLERK

ADOPTION OF PREVIOUS NOTES

Notes of the Committee-of-the-Whole Meeting
– March 19, 2018

- * VI.a. Edmonton International Airport Accord Transit Services and Funding

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

- * VI.b High School Site in Crystal Creek

Attachment Removed Pursuant to Sections 16, 21, 24 & 25 of the FOIP Act.



HOK Project Team

CORE TEAM



Robyn Baxter, Principal-in-Charge



Curtis Kjinserdahl, Senior Consultant and Project Lead



Jan Steingahs, Architect



Alison Lumby, Urban Designer



David Crane, Quantity Surveyor

SUBJECT MATTER
EXPERTS

Goals of the Long-Term Facilities Master Plan (LTFMP)

Purpose of a LTFMP: to provide the City of Leduc with a framework for decision making related to City facilities and land matters to meet the requirements of the citizens and the corporation over a 20 year planning horizon

Existing LTFMP is from 2013

This update will:

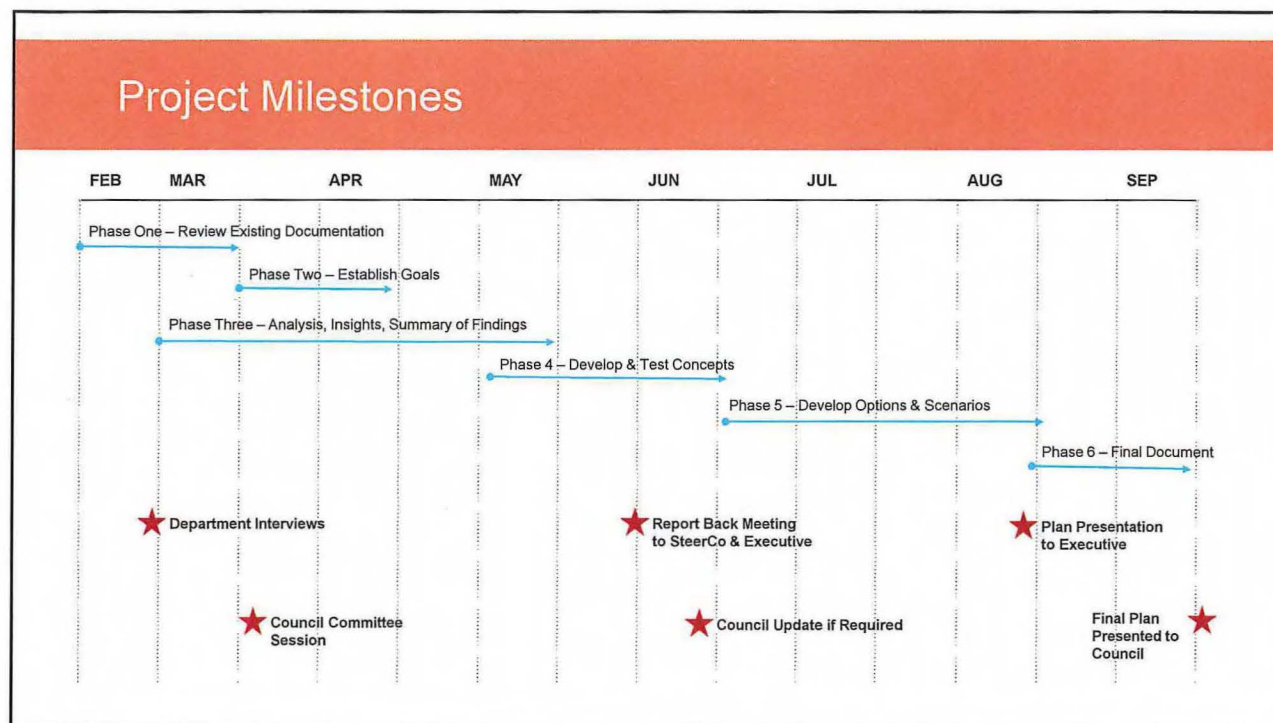
- Incorporate new statutory & strategic planning directions
- Validate future facility space requirements
- Provide recommendations on capital investment, strategic acquisitions & dispositions, geographic considerations, and related timelines
- Confirm costing of recommendations



Goal of Direction Setting Workshop with Council

Understand and explore Council Objectives and Priorities related to the Long Term Facilities Master Plan (LTFMP)

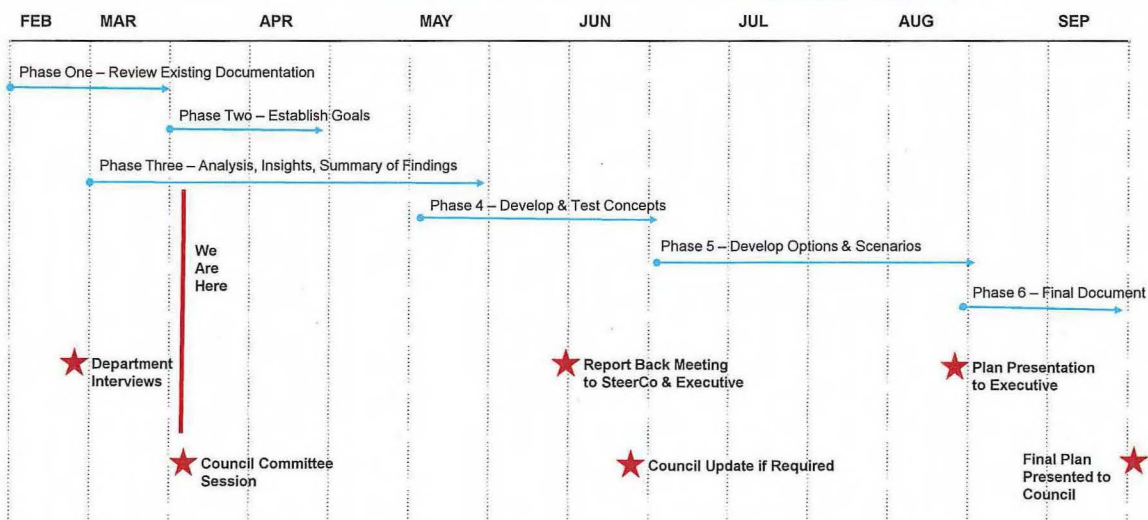




Guiding the Long-Term Facility Master Plan

1. External groups the LTFMP will consider:
 - Non-profits
 - Neighbouring Jurisdictions
 - Other Partners
2. Facility qualities the LTFMP will consider
 - Service delivery
 - Community building
 - Fiscal sustainability
 - Operational efficiency
 - Optimize existing assets
 - Employee experience
3. Are there other Council drivers that the LTFMP should be considering?

Project Milestones





2018 Tax Review

Presented by:
Jennifer Cannon, Director, Finance
Gino Damo, Manager, Revenue Services



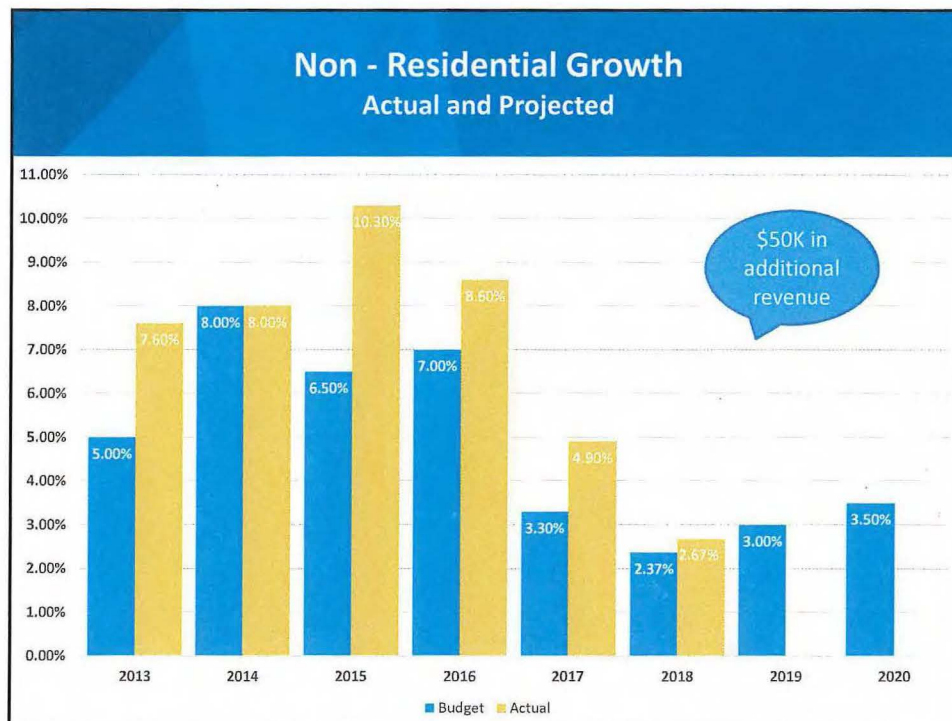
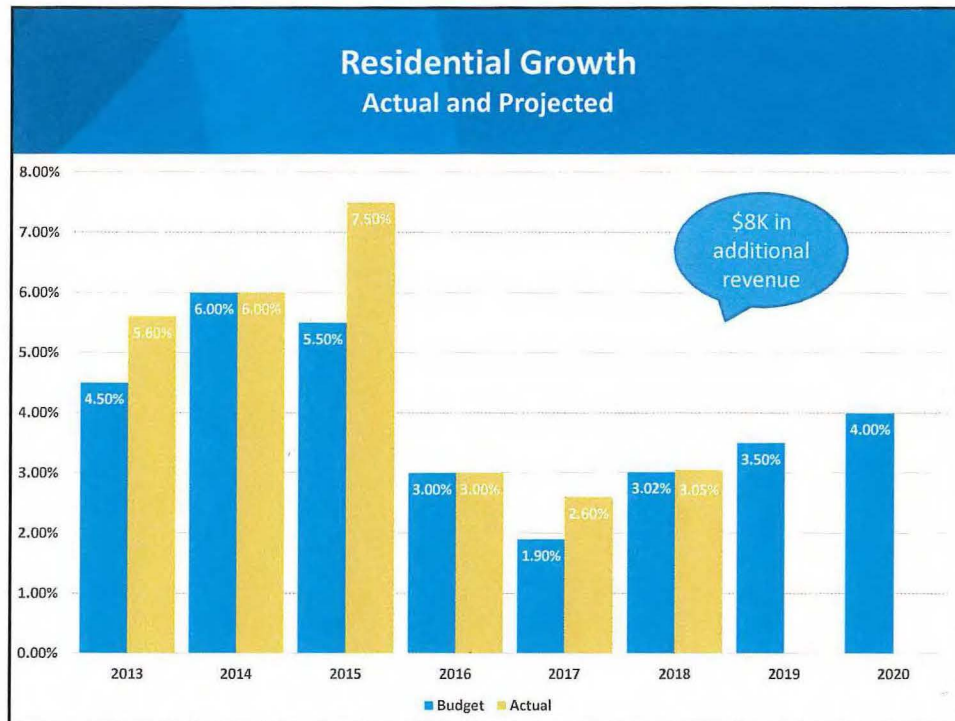
Forecasting Growth

Growth

*"New" tax assessment resulting in increased tax revenues.
i.e. New Construction*

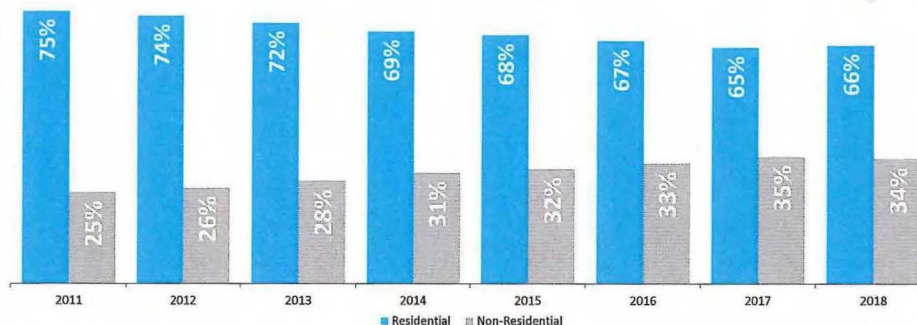
Inputs for Growth

- Offsite Levies
- Permit Revenue



How does this align to our Goal of 60/40?

Assessment Split 2011 to 2018



	Taxable Assessment Base							
	2011	2012	2013	2014	2015	2016	2017	2018
Residential	2,792,029,840	2,954,189,000	3,205,053,130	3,433,663,970	3,785,971,050	3,996,276,700	3,883,273,900	3,918,794,100
Non-Residential	932,267,900	1,056,251,580	1,259,416,280	1,510,885,360	1,748,867,150	1,983,977,510	2,081,167,440	2,051,452,850
Total	3,724,277,740	4,008,440,590	4,464,463,410	4,944,359,330	5,534,838,240	5,980,251,210	5,977,441,340	5,970,246,450

Next Steps



- Committee-of-Whole meeting March 26, 2018
-Assessment Review
-Mill Rate Discussion



- 1st Reading of Bylaw April 9, 2018



- 2nd and 3rd Reading will be presented for Council's approval on April 23, 2018

Cannabis Update – Public Use

2018-COW-019



Cannabis Update – Public Use

Alberta Provincial Government Framework Setting the legal age at 18+

Once legal, adults may:

- Possess up to 30 grams;
- Grow 4 plants indoors per household;
- Smoke in areas smoking tobacco is allowed (exclusions currently include; vehicles, hospital, school or daycare property, near playgrounds, sports fields, skateboard or bicycle parks, outdoor theatres and outdoor pools or splash pads)

Cannabis Update – Public Use

As a municipality.....

- can determine where, or if, we would like to allow retail cannabis stores, cannabis production facilities, or consumption on public land.
- three different approaches to legalized cannabis have been mapped out:
 - A) Open
 - B) Moderate
 - C) Restrictive

Cannabis Update - Public Use

Approach

OPEN

What this means.....

Public Use - Adults could use cannabis in public but not in or near areas prohibited by the Province

Set up stricter policies for where cannabis can be smoked or vaped.

MODERATE

What this means for...

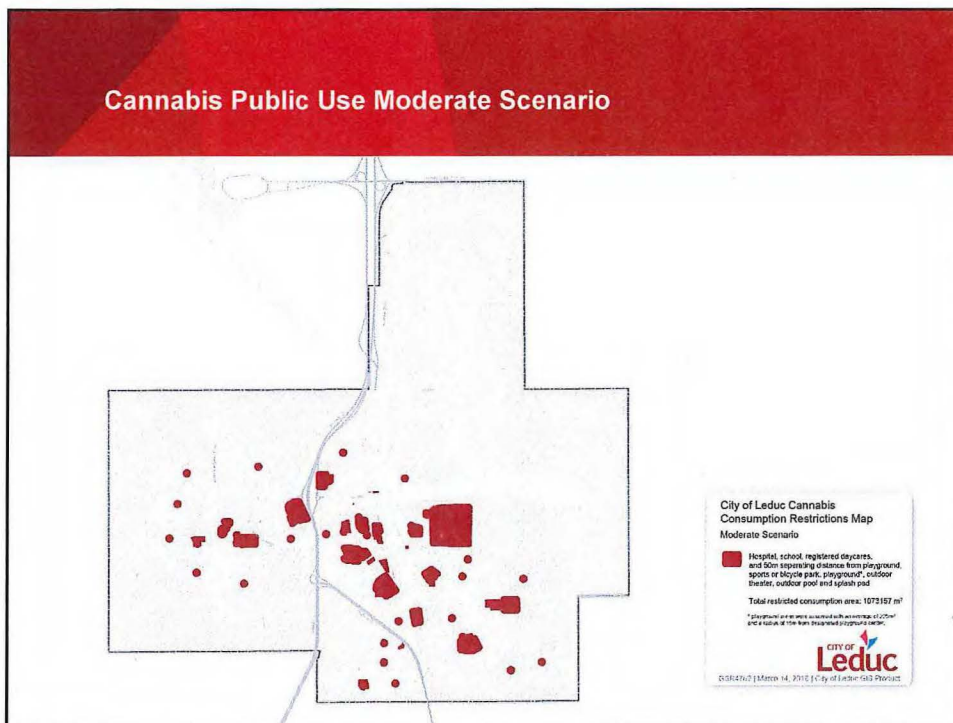
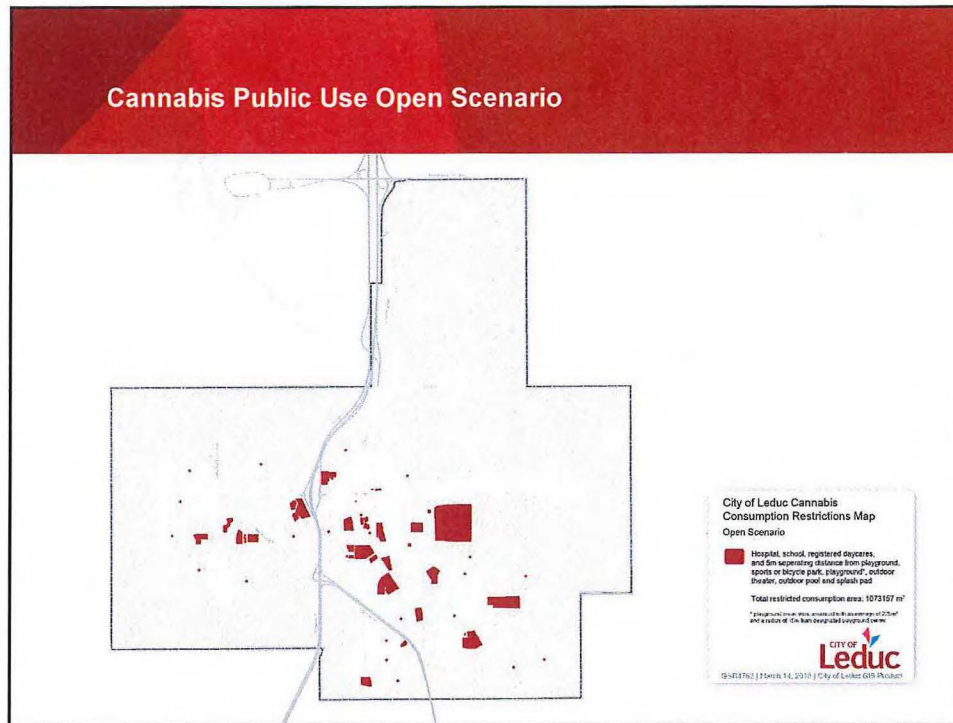
CONSUMPTION - Adults could not consume cannabis on some public lands in addition to currently prohibited areas covered by the Province. Distances from locations prohibited by the Province can be increased and/or new prohibited locations added.

Restrictive

Make our policies on cannabis restrictive.

What this means for...

CONSUMPTION - Adults may consume cannabis on private property but not on public lands.



Cannabis Update – Public Use

Next Steps ..

April 9th - First reading of bylaw amendments required to address public use of cannabis in Leduc.

End of presentation

Cannabis Land Use Scenarios

2017-CoW-018



Outline

- A few definitions
- Retail stores
- 5 scenarios
- Other considerations
- Next steps

Definitions

- Provincial Act prohibits consumption at premises where sold
- Cannabis Café and Cannabis Lounge
- What are the merits/pitfalls of defining something that may never be legalized?

Waiting = opportunity and certainty

Definitions

- Cannabis Counselling
- Potential impact on well-being and/or life quality
- Standalone definition excluding retail and consumption of cannabis

Definitions

- Draft definition - means a use where counselling on cannabis is provided by a person or group of persons who are not medical professionals, and whereas no sales or consumption of cannabis is permitted at the premise where the activity is conducted

Discretionary in districts where retail will be discretionary as well

Land use Scenarios

- 5 scenarios within potentially acceptable range from very permissive to restrictive
- Framework under the MGA
- All scenarios have positive and negative impacts – therefore, trade-offs are important

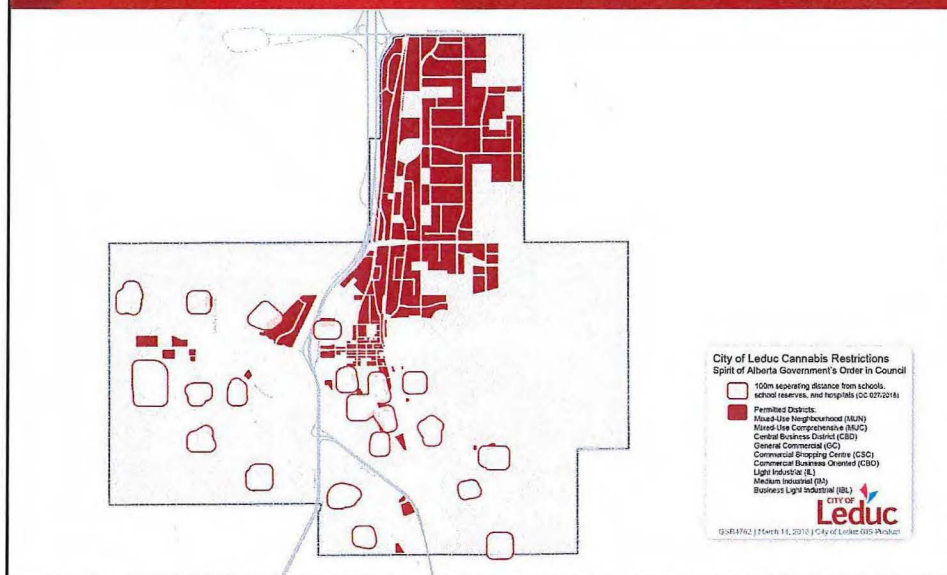
Land use Scenarios

- Survey results
- Land uses distribution
- Experiences learned in the USA
- Initiatives from other municipalities
- Legislation and objectives of GoC + GoA

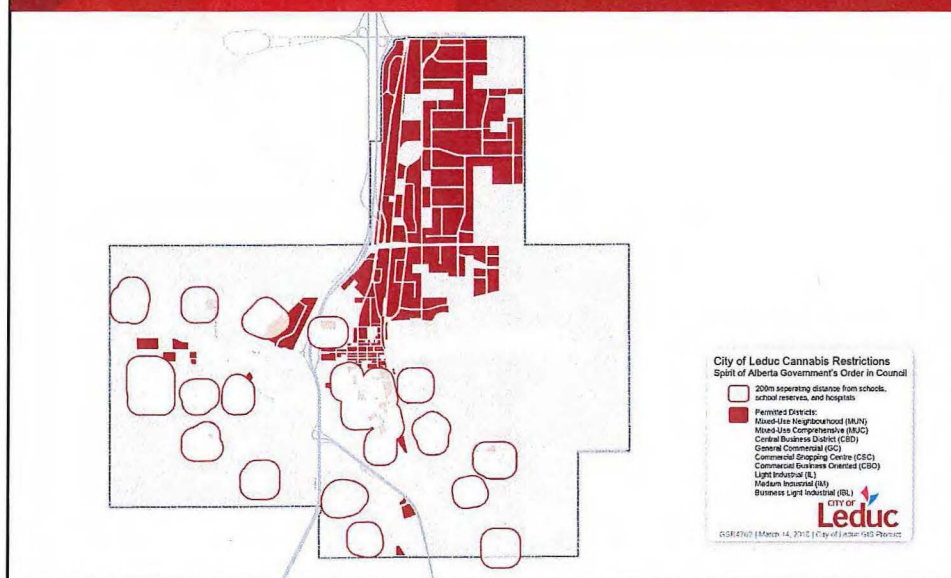
Sc1 Spirit of Alberta + protection

- Available districts: MUN, MUC, CBD, GC, CSC, CBO, IL, IM, IBL
- Excluded districts: mainly residential
- Separating distance of 100 (schools as per ASP, SR, Leduc Community Hospital)
- Alternate – 200 meters

Scenario 1 – Spirit of Alberta Government's Order in Council



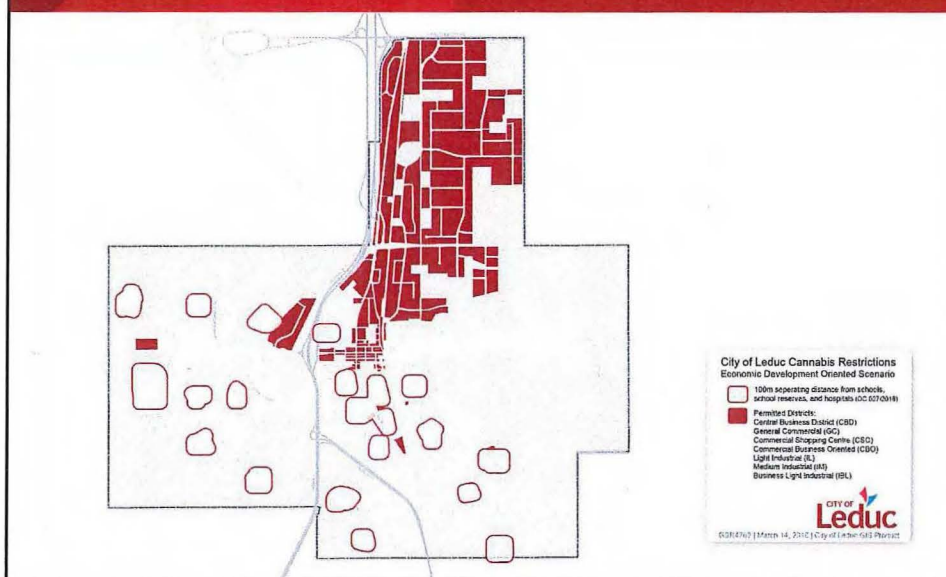
Scenario 1 – Spirit of Alberta Government's Order in Council



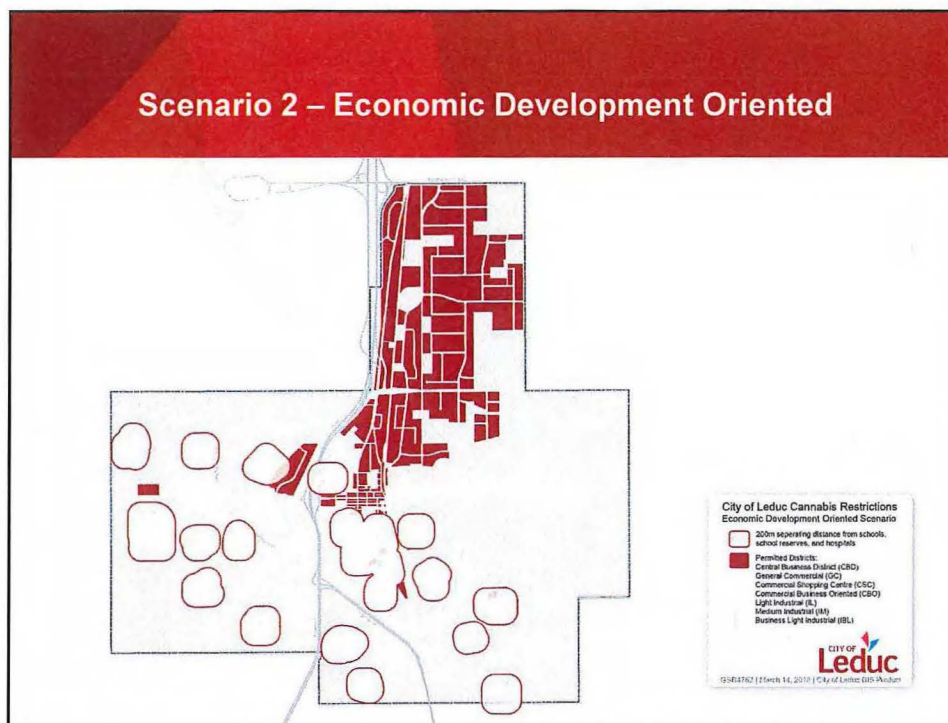
Sc2 Economic Development Oriented

- Available districts: CBD, GC, CSC, CBO, IL, IM, IBL
- Excluded districts: residential and mixed-use districts
- Separating distance of 100 (schools as per ASP, SR, Leduc Community Hospital)
- Alternate – 200 meters

Scenario 2 – Economic Development Oriented



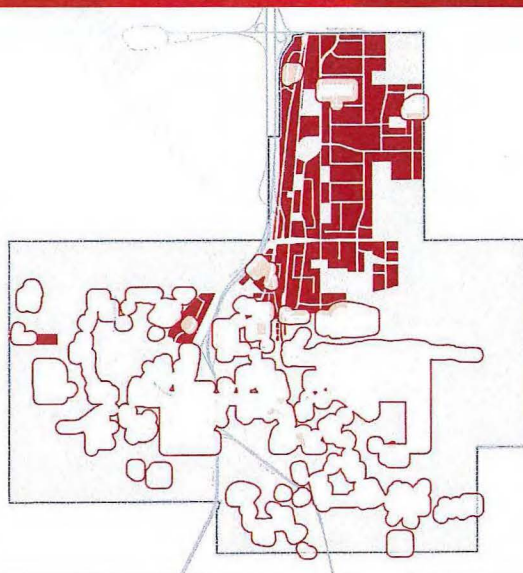
Scenario 2 – Economic Development Oriented



Sc3 Calibrated Economic Development

- Available districts: GC, CSC, CBO, IL, IM, IBL
- Excluded districts: residential, mixed-use, and CBD districts
- Separating distance includes additional sensitive uses (parks, playground, library, recreation centres, registered daycares, retail (cannabis and/or liquor)
- Alternate – 200 meters

Scenario 3 – Calibrated Economic Development



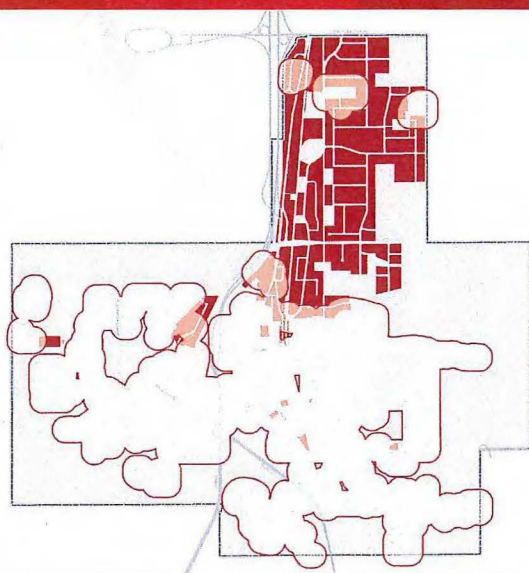
City of Leduc Cannabis Restrictions
Calibrated Economic Development Scenario

100m separating distance from schools, school reserves, hospitals, playground, park, library, recreation centres, liquor stores and registered daycares

Permitted Districts:
 General Commercial (GC)
 Commercial Shopping Centre (CSC)
 Commercial Business Oriented (CBO)
 Light Industrial (LI)
 Medium Industrial (MI)
 Business Light Industrial (BLI)

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 03/03/2018 (March 14, 2018) City of Leduc GIS Product

Scenario 3 – Calibrated Economic Development



City of Leduc Cannabis Restrictions
Calibrated Economic Development Scenario

200m separating distance from schools, school reserves, hospitals, playground, park, library, recreation centres, liquor stores and registered daycares

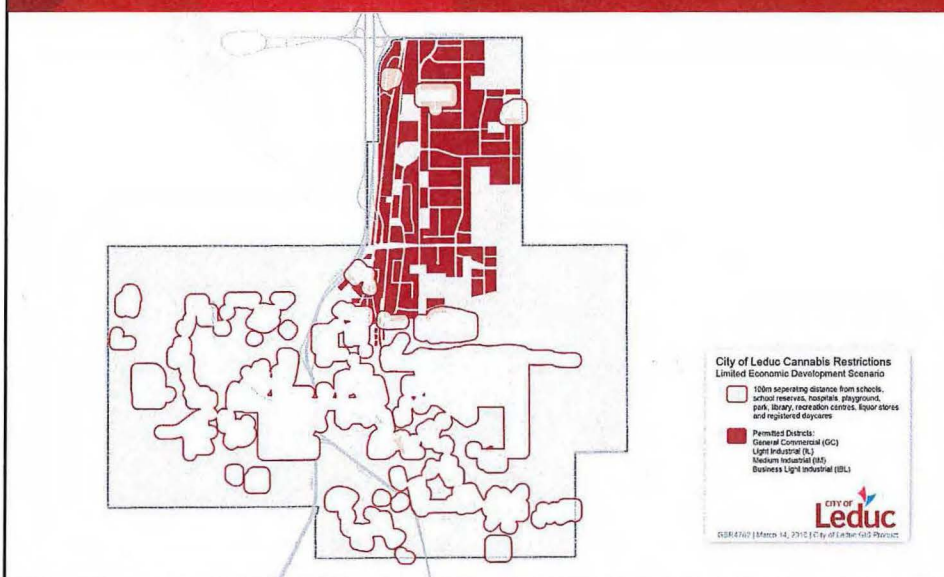
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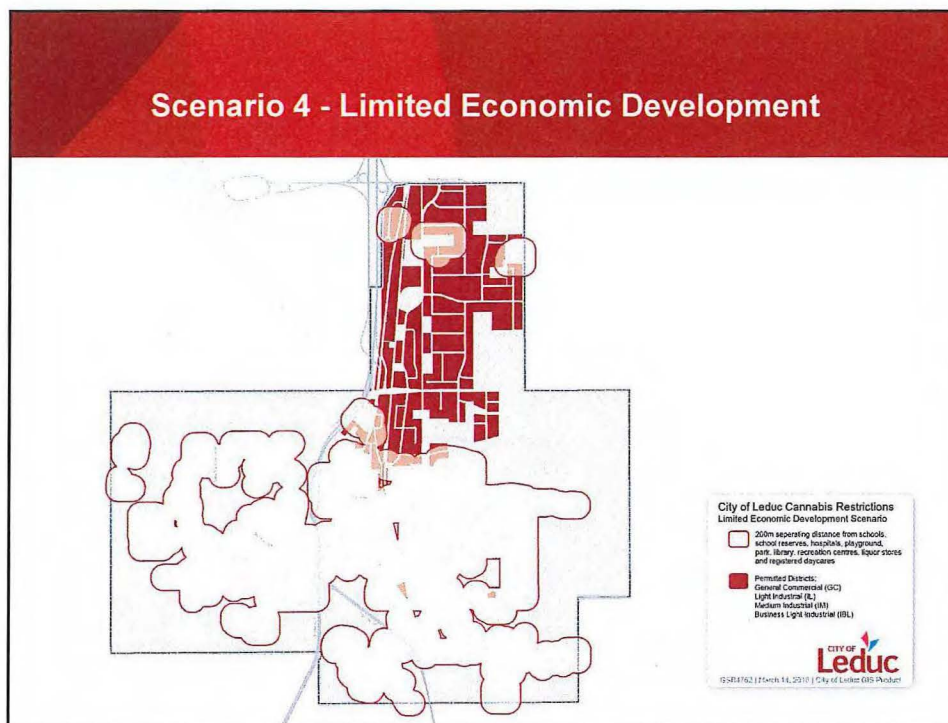
Sc4 Limited Economic Development

- Available districts: GC, IL, IM, IBL
- Excluded districts: residential, mixed-use, and most commercial districts
- Separating distance includes additional sensitive uses (parks, playground, library, recreation centres, registered daycares, retail (cannabis and/or liquor))
- Alternate – 200 meters

Scenario 4 - Limited Economic Development

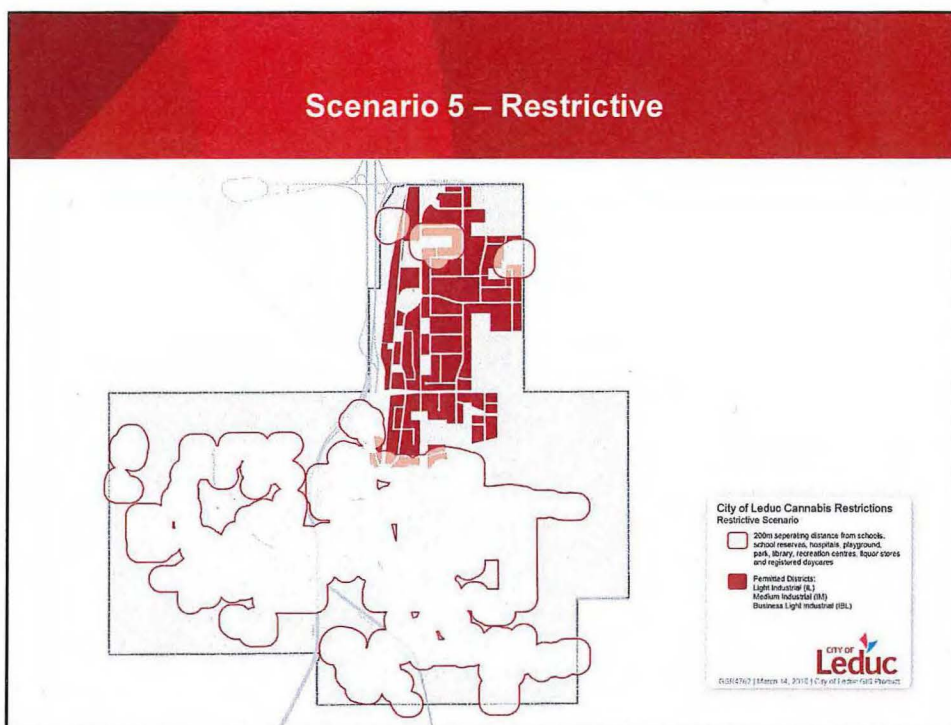
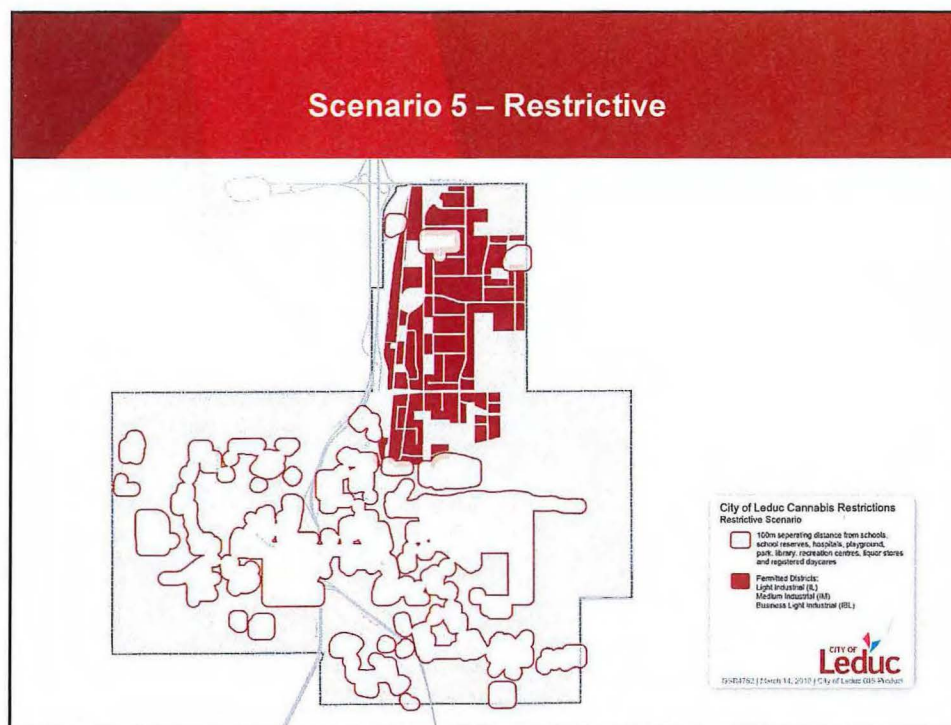


Scenario 4 - Limited Economic Development
































Sc5 Restrictive

- Available districts: IL, IM, IBL
- Excluded districts: all other districts
- Separating distance includes additional sensitive uses (parks, playground, library, recreation centres, registered daycares, retail (cannabis and/or liquor)
- Alternate – 200 meters



Scenarios summary

SCEN.	MUN	MUC	CBD	CSC	CBO	GC	IL	IM	IBL
1									
2									
3									
4									
5									

Scenarios summary

- Administration - scenarios 3 and 4
- Separating distances – 200 meters
- Possible to move towards hybrid

Other considerations

- Personal cultivation of cannabis
- Federal Act 4 plants per dwelling-house
- Province may propose Regulation
- A few cities in the USA are regulating

Other considerations

- Considerable unknowns
 - Jurisdiction
 - Provincial position on this issue
 - Enforcement process
 - Required resources and training
 - Pros and cons

Next steps

- April 9 Draft Land Use Bylaw and Business License Bylaw
- Research permitting process for personal cultivation and potentially coming back to CoW

Next steps

Question ?