

**REGULAR COUNCIL MEETING AGENDA
MONDAY, MARCH 26, 2018 AT 7:00 P.M.
COUNCIL CHAMBERS, LEDUC CIVIC CENTRE
1 ALEXANDRA PARK, LEDUC, ALBERTA
PAGE 1**

I. ADOPTION OF AGENDA

II. ITEMS FOR DISCUSSION AND RELATED BUSINESS

- A. Select Items for Debate
- B. Vote on Items not Selected for Debate

III. ADOPTION OF PREVIOUS MINUTES

- A. Approval of Minutes of the Regular Council Meeting held Monday, March 12, 2018

IV. RECOGNITION ITEMS

There are no Recognition Items for the Agenda.

V. PUBLIC COMMENTARY

VI. PUBLIC HEARING

Explanation of the Public Hearing Process

- A. Bylaw No. 967-2017 - Redistricting Black Stone Stage 3
- B. Bylaw No. 968-2017 - Redistricting Black Stone Stage 3 (Direct Control)
- C. Bylaw No. 969-2017 - Redistricting Black Stone Stage 4

Call for Persons to Speak

VII. PRESENTATIONS

There are no Presentations for the Agenda.

VIII. BUSINESS

- D. Macdougall, Chair
 - A. Family and Community Support Services Advisory Board Update
- M. Pieters
 - B. Leduc Transit Commitment for Smart Fare

**REGULAR COUNCIL MEETING AGENDA
MONDAY, MARCH 26, 2018 AT 7:00 P.M.
COUNCIL CHAMBERS, LEDUC CIVIC CENTRE
1 ALEXANDRA PARK, LEDUC, ALBERTA
PAGE 2**

J. Cannon C. 2017 Operational and Capital Carry Forward

IX. BYLAWS

J. Cannon A. Bylaw No. 974-2018 - 2018 Supplementary Assessment Bylaw (1st, 2nd & 3rd Readings)

K. Woitt B. Bylaw No. 967-2017 - Redistricting Black Stone Stage (2nd Reading)

K. Woitt C. Bylaw No. 968-2017 - Redistricting Black Stone Stage 3 (Direct Control) (2nd Reading)

K. Woitt D. Bylaw No. 969-2017 - Redistricting Black Stone Stage 4 (2nd Reading)

K. Woitt E. Bylaw No. 976-2018 - Amendment to Southfork Area Structure Plan (1st Reading)

K. Woitt F. Bylaw No. 973-2018 - Redistricting Southfork Stage 7B (1st Reading)

X. PUBLIC COMMENTARY

XI. IN-CAMERA ITEMS

Mayor B. Young A. Council Appointment of Public Members to Council Remuneration Committee
FOIP s. 24 & 29

XII. RISE AND REPORT FROM IN-CAMERA ITEMS

XIII. INFORMATION REPORTS

A. Mayor's Report

B. Family & Community Support Services Quarterly Report

XIV. ADJOURNMENT

I.

ADOPTION OF AGENDA

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

II.

ITEMS FOR DISCUSSION AND RELATED BUSINESS

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

Absent: Councillor B. Beckett

Also Present: P. Benedetto, City Manager, and M. Hormazabal, Deputy City Clerk

Mayor B. Young called the meeting to order at 7:05 pm.

I. ADOPTION OF AGENDA

MOVED by Councillor L. Tillack that the Agenda be adopted as presented.

Motion Carried Unanimously

II. ITEMS FOR DISCUSSION AND RELATED BUSINESS

A. Selected Items for Debate

The following items were selected for debate:

VIII. BUSINESS

- A. Cannabis Report – What We Heard
- B. Cannabis Update – Public Use

B. Vote on Items not Selected for Debate

Votes recorded under item headings.

III. ADOPTION OF PREVIOUS MINUTES

A. Approval of Minutes of the Regular Council Meeting held Monday, February 26, 2018

MOVED by Councillor L. Tillack that the minutes of the Regular Council Meeting held Monday, February 26, 2018, be approved as presented.

Motion Carried Unanimously

IV. RECOGNITION ITEMS

There were no recognition items.

V. PUBLIC COMMENTARY

S. O'Neill, L. Rossi, K. Neiman and their K9's from Dynamo Dogsports, a local dog club, in conjunction with a Canada wide 2020 International Federation of Cynological Sports ("IFCS") in Canada, is submitting a proposal to the Agility Association of Canada (AAC) to host the IFCS World Agility Championships in Leduc in 2020. A handout was provided to Council (Attached). Hosting this event would bring economic gains from 150 competitors and team support members. It is estimated between 800-1000 spectators will be in attendance over the 4-day competition. The media coverage, including live web broadcasting, would reach global audiences.

The group has met with Administration and requested to reserve the Sobey's Arena. Additionally, they are seeking a letter of support from Council to submit with their bid this April.

Council expressed their support and recommended the group follow-up with Administration to obtain the letter.

VI. PUBLIC HEARING

There were no public hearings.

VII. PRESENTATIONS**A. Introduction of Manager, Economic Development**

K. Woitt, Director, Engineering, introduced H. Wilson, Manager, Economic Development.

Mayor, Council and P. Benedetto, City Manager, welcomed H. Wilson to the City of Leduc.

VIII. BUSINESS**A. Cannabis Report – What We Heard**

S. Losier, Manager, Current Planning, provided a PowerPoint presentation (Attached) on:

- the legal framework,
- survey results,
- what other municipalities are doing,
- Administration's preliminary thoughts, and
- next steps relative to the Land Use Bylaw and the Business License Bylaw.

S. Losier, answered Council's questions.

MOVED by Councillor G. Finstad that Council:

- Direct Administration to initiate the amendment process of the Land Use Bylaw by adding new required definitions and by amending existing definitions to add clarity around cannabis related land uses as presented in this report;
- Direct Administration to initiate the amendment process of the Land Use Bylaw by adding Cannabis Production and Distribution into the Light Industrial and Medium Industrial district as a discretionary use;

- Accept the separating distance contained in the Order in Council by the Province as a starting point on which Council may decide to build their own strategy;
- Direct Administration to prepare a report evaluating alternatives on managing cannabis related land uses other than Cannabis Production and Distribution and present it at the March 19, 2018 Committee of the Whole; and
- Direct Administration to initiate the Business Licence Bylaw amendment process as presented in this report.

Motion Carried Unanimously

B. Cannabis Update – Public Use

C. Chisholm, Manager, RCMP Administration & Enforcement Services, made a PowerPoint presentation (Attached) on the Public Use Survey highlights and the three different approaches to legalized cannabis.

IX. BYLAWS

A. Bylaw No. 967-2017 – Redistricting Black Stone Stage 3 (Part of the NW ¼ Section 22-49-25-W4) (1st Reading)

Administration recommends that Bylaw No. 967-2017 receive first reading.

MOVED by Councillor L. Tillack that Council give Bylaw No. 967-2017 First Reading.

Motion Carried Unanimously

B. Bylaw No. 968-2017 – Redistricting Black Stone Stage 3 (Part of the NW ¼ Section 22-49-25-W4) (Direct Control) (1st Reading)

Administration recommends that Bylaw No. 968-2017 receive first reading.

MOVED by Councillor L. Tillack that Council give Bylaw No. 968-2017 First Reading.

Motion Carried Unanimously

C. Bylaw No. 969-2017 – Redistricting Black Stone Stage 4 (Part of the NW ¼ Section 22-49-25-W4) (1st Reading)

Administration recommends that Bylaw No. 969-2017 receive first reading.

MOVED by Councillor L. Tillack that Council give Bylaw No. 969-2017 First Reading.

Motion Carried Unanimously

X. PUBLIC COMMENTARY

There was no public commentary.

XI. IN-CAMERA ITEMS

There were no In-Camera items.

XII. RISE AND REPORT FROM IN-CAMERA ITEMS

XIII. UPDATES FROM BOARDS & COMMITTEES

A. Council Member Updates from Boards & Committees

There were no updates.

B. Council Member Updates from Commissions, Authorities, Other

There were no updates.

XIV. INFORMATION REPORTS

A. Mayor's Report

B. Building Inspector's Report

C. Newly Issued Business Licences

There was no discussion.

XV. ADJOURNMENT

The Council meeting adjourned at 8:26 pm.

B. Young
MAYOR

M. Hormazabal
DEPUTY CITY CLERK

Dynamo Dogsports bidding to host the 2020 IFCS WORLD AGILITY CHAMPIONSHIPS in Leduc.

What is Dog Agility?

"Dog agility is a dog sport in which a handler directs a dog through a course of jumps, tunnels, dogwalks and other obstacles, in a race for both time and accuracy. Dogs run off leash with no food or toys as incentives, and the handler can touch neither dog nor obstacles. Consequently, the handler's controls are limited to voice, movement, and various body signals, requiring exceptional training of the animal and coordination of the handler." (Wikipedia) The main elements of the sport are good sportsmanship and fun for the dogs and handler.

Dogs and handlers (teams) compete in trials where they earn points contributing to titles. As teams advance in levels, courses become more complex drawing upon years of training, acquiring skill and practicing communication. Elite dogs and handlers earn spots on the national Agility Association of Canada (AAC) team and are chosen to represent Canada at World Championship competitions held in various European countries each year.



Christina and Quasi - Team Canada members

The Agility Association of Canada (AAC) was founded in 1988 and is "committed to promoting inclusive, competitive dog agility at a local, regional, national and international level, for all handlers and dogs without regard to pedigree." (AAC website). The AAC currently has 120 registered member clubs across Canada from Yellowknife, NWT to Campbell River, BC to Darlings Island, NB. Clubs run classes and hold agility trials or competitions. Thousands of enthusiasts participate in agility across Canada.

The *International Federation of Cynological Sports (IFCS)* was formed in 2001. The member countries follow the principles as outlined in the Olympic Charter. These principles include inclusiveness, respect, cooperation and importance of sport (and particularly cynological sport) in social and physical wellbeing. Canada joined the IFCS Federation in 2002 and is represented by the Agility Association of Canada (AAC).

Every year, the IFCS hosts the World Championships. In 2017, 206 handler/dog teams from 15 countries competed in the IFCS World Championship held in Spain. Canada placed 3rd overall.

The IFCS World Agility Championships coming to Leduc?

Dynamo Dogsports, a local dog club, in conjunction with a Canada wide "2020 IFCS in CANADA" bid committee, is submitting a proposal to the AAC to host the IFCS World Agility Championships in Leduc in 2020. Dynamo Dogsports (<http://dogsport.org>) was founded in 2010 by a group of people who love their dogs, love dog sports, and wanted to develop some new and exciting ways for people to play with their dogs. (Facebook). Dynamo has a history of organizing numerous sanctioned AAC agility trials, Regional Championships and the AAC National Championships. Many of these events took place at the Lede Park in Leduc. They will be hosting the Canadian Classic International Dog Agility Championship in Leduc in September, 2018.

There are thousands of dog agility competitors in Canada, but the agility community in the Edmonton area has more members per capita than any other community in Canada. More elite world AAC team members also come from Edmonton than any other community. There would be considerable support for hosting this event in terms of volunteers and spectators. It is anticipated that many spectators will travel across Canada and the US to watch these elite teams.

This would be the first time that any dog agility world championship or international competition has been held in Canada.

Why Leduc?

- Leduc Recreation Centre is a world class facility.
- City of Leduc is known for it's support of sporting events.
- Stellar volunteer support from Alberta agility community.
- Proximity to airport, hotels, restaurants.
- Proximity to Banff and Jasper will be an additional draw for visitors.

Benefits for Leduc?

- Economic gains from 150 competitors and team support members such as managers, physiotherapists, trainers, etc.
- 800-1000 expected spectators over the 4 day competition.
- Media coverage including live web broadcast reaching global audiences.
- Web presence on IFCS venue webpages.

Web links:

Dynamo Dogsports - www.dogsport.org

Agility Association of Canada (AAC) - www.aac.ca

AAC National Agility Team - www.aacnationalagilityteam.com

International Federation of Cynological Sports (IFCS) - <http://ifcsdogsports.org>

IFCS 2018 World Championships - <http://worldagilitychampionship.com/>

Cannabis – What we heard

2017-CR-135



Outline

- Legal framework
- Survey results
- Other municipalities
- Administration's preliminary thoughts
- Next steps

Legal framework

- Federal Government (GoC)
- Provincial Government (GoA)
- Municipality (CoL)

**All levels of government must play a role
in education and awareness**

Federal Government

- Legalise and define cannabis
- Regulate and monitor the producers
- Enable personal growing and set limit to 4 plants per dwelling housing
- Create the framework for provinces

Provincial Government

- Regulate and monitor the distribution and retailing of cannabis
- Online sale - Alberta Gaming and Liquor Commission (AGLC)
- Retailing – private sector on independent premises
- AGLC to conduct background checks

Provincial Government

- Manage retailing licenses through AGLC
- Set the age for consumption
- Set the hours of operation for retailers
- Order in Council setting 100 meters separating distances for Schools, SR, and health facility (Leduc Hospital)

Provincial Government

- Guidelines on naming of recreational cannabis businesses
- Other regulations/guideline might be created
- Create the framework for municipalities

Municipality

- Maintain same powers under the MGA
- Need to amend Land Use Bylaw
- May decide to amend other bylaws (e.g. Business License, Health, Community Standards, etc.)

Survey results

- Survey ran from Jan. 12 to Feb. 2
- Advertised in Leduc Representative (Jan. 19 & 26) & Social Medias
- Just under 1,500 participants
- Focusing on the retailing component

Survey results

Question 1

How familiar are you with the roles of each level of government and the various objectives and strategies related to cannabis legalization?

| | | | |
|-------------------|-----|---------------|-----|
| Somewhat familiar | 40% | Familiar | 19% |
| Not familiar | 29% | Very familiar | 10% |
| | | I don't know | 2% |

Survey results

Question 2

While preparing the legal framework that will allow the City of Leduc to manage cannabis related land uses, emphasis should be put on:

| | |
|---|-----|
| Finding the right balance between economic growth opportunities and ensuring the health and wellness of our community | 62% |
| Taking this opportunity for economic growth and diversification | 23% |
| Ensuring the health and wellness of our community | 15% |

Survey results

Question 3

While preparing the legal framework that will allow the City of Leduc to manage cannabis related land uses, the City of Leduc should:

| | |
|--|-----|
| Regulate cannabis land use similar to liquor stores | 51% |
| Increase the regulations for cannabis related land use compared to liquor stores | 17% |
| Increase the regulations for both cannabis related land use and liquor stores | 15% |
| Decrease the regulations for cannabis related land use compared to liquor stores | 11% |
| I don't know enough about liquor store regulation in the city | 6% |

Survey results

Question 4

Within Leduc, which areas of the city should cannabis retail be permitted. Please indicate all those that apply:

| | |
|--|-----|
| Commercial (Leduc Common, 50 St., 50 Ave, west of QEH, etc.) | 81% |
| Downtown | 54% |
| Industrial Parks | 37% |
| Mixed Use (amenities located at entrance of communities) | 32% |
| Residential | 14% |
| Other | 7% |

Survey results

Question 5

In regards to separating distance between schools/ parks and cannabis retail stores, the City of Leduc should apply:

| | |
|--|-----|
| A minimum of 160 metres as it is currently for alcohol | 45% |
| A minimum of 400 metres | 38% |
| A distance between 100 and 400 metres | 14% |
| I do not have enough information to answer this question | 3% |

Survey results

Question 6

Should the City of Leduc impose additional restrictions on hours of operation for cannabis retail stores?

| | |
|--|-----|
| No | 61% |
| Yes | 36% |
| I do not have enough information to answer this question | 3% |

Survey results

Question 7

While considering potential locations for cannabis retail stores, the City of Leduc should:

| | |
|--|-----|
| Let market dictate the concentration of cannabis stores in strategic area(s) of the city | 44% |
| Favour the dispersion of cannabis retail stores in strategic area(s) of the city | 23% |
| Favour the concentration of cannabis retail stores in strategic area(s) of the city | 18% |
| I do not have enough information to answer this question | 15% |

Survey results

Question 8

Are there any other topics related to cannabis that the City of Leduc should discuss and/or investigate?

| | | | |
|-----------------------------|-----|-------------------------|----|
| Education/ research | 17% | Youth | 6% |
| Liken to alcohol | 15% | Prohibit legalization | 6% |
| Consumption locations | 13% | Odour | 4% |
| Enforcement | 12% | Number of liquor stores | 3% |
| Retail location/ regulation | 10% | Minimum age increase | 3% |
| Economic development | 9% | Health impacts | 2% |

Survey results

Question 9

Please identify which category you belong to:

| | |
|----------------|-----|
| Resident | 87% |
| Other | 9% |
| Business owner | 4% |

Survey results

- Cannabis is a topic of high interest and social acceptance varies
- Many see cannabis stores similar to liquor stores
- Participants support retail in commercial areas
- Recognition that all regulations are not currently known

Other municipalities

- 11 municipalities throughout Alberta to learn about their LUB initiatives
- Most focused on medical or medicinal cannabis so far
- Fast evolving environment

Other municipalities

- 6 municipalities throughout Alberta to learn about their Business License Bylaw initiatives
- Most don't expect major changes or were awaiting LUB progress
- Fast evolving environment

Preliminary thoughts

- A stepped and balanced approach is desirable
- Clarifying definitions is a must
- Cannabis Production & Distribution seems a natural fit within Light and Medium Industrial districts
- Other related land uses need additional attention

Next steps - Land Use Bylaw

- add definitions for:

| | |
|--------------------------------------|-------------------------|
| Cannabis | Cannabis café |
| Cannabis Counselling | Cannabis Lounge |
| Cannabis Production and Distribution | Retail Store (Cannabis) |

Next steps - Land Use Bylaw

- Modify definitions for:

| | |
|---|-----------------------------------|
| Agriculture | Bars and neighbourhood pubs |
| Commercial storage Facility | Eating and Drinking Establishment |
| Eating and Drinking Establishment Limited | General Industrial (light) |
| General Industrial (medium) | Greenhouse |

Next steps - Land Use Bylaw

- Modify definitions for:

| | |
|------------------|-----------------|
| Health Services | Home Occupation |
| Home Office | Late Night Club |
| Personal Service | Private Club |

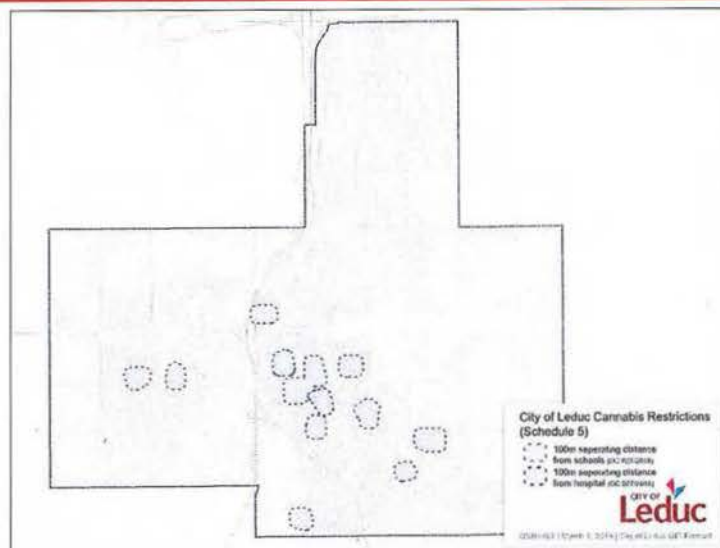
Next steps - Land Use Bylaw

- Amend section 14.4 (IL) and 14.6 (IM) for Cannabis Production and Distribution – discretionary use
- Need to prepare a report on other land uses related to cannabis and separating distances

Next steps - Land Use Bylaw

- Order in Council – 100 meters
 - ✓ Schools
 - ✓ School Reserves
 - ✓ Public health (Leduc Hospital)

Next steps - Land Use Bylaw



Next steps - Land Use Bylaw

- Other uses could be considered sensitive
- Clustering of cannabis retailing
- Next report (March 19)
- Introduction of amending bylaw – 1st reading (March 26 or early April)

Next steps – Business License

- No major changes is expected
- Conflict between “restricted product” and allowed cannabis accessories under Federal Act
- Removal of restricted product section

Next steps – Business License

- Update of 2 definitions and their references
- Introduction of amending bylaw – 1st reading (March 26 or early April)
- contemplate a review in 2019 or 2020

Next steps

Question ?

Cannabis Update - Public Use

March 12, 2018
Committee of the Whole
Report # 2018-CoW-043

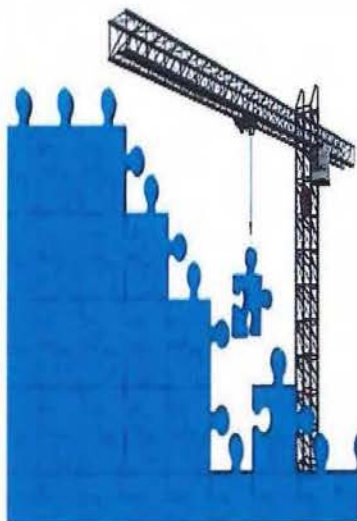


Cannabis Update - Public Use

The Federal Government is legalizing adult cannabis possession and consumption in the summer of 2018



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)

Driving and Working while impaired will remain illegal

Cannabis Update - Public Use

What We Heard



Survey Highlights

- More than 91% want it to be same as or more restrictive as current tobacco regulations.
- 78% said vaping of cannabis should be subject to same regulations as our Health Bylaw
- 74% felt it was not acceptable to smoke/vape in areas frequented by seniors/vulnerable groups and 54% said no to parks
- 44% responded it was not acceptable while walking down the streets, in the downtown area, on multiways and industrial areas

Cannabis Update - Public Use

What We Heard



Survey Highlights (cont.)

- 66% stated cannabis should only be used in designated areas at events while 19% said it should be banned entirely.
- Preferred distances from prohibited locations --
 - 27% less than 25 metres,
 - 27% 25-100 metres and
 - 14% greater than 100 metres.
- The survey reflected the age demographics of our community.


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
 - A) Open
 - B) Moderate
 - C) Restrictive



| Cannabis Update - Public Use Approach | |
|---------------------------------------|---|
| OPEN | <p>What this means..... Public Use - Adults could use cannabis in public but not in or near areas prohibited by the Province</p> |
| MODERATE | <p>Set up stricter policies for where cannabis can be smoked or vaped.</p> <p>What this means for... CONSUMPTION - Adults could not consume cannabis on some public lands in addition to currently prohibited areas covered by the Province.</p> |
| Restrictive | <p>Make our policies on cannabis restrictive.</p> <p>What this means for... CONSUMPTION - Adults may consume cannabis on private property but not on public lands.</p> |

| Cannabis Update - Public Use | |
|---|--|
|  | <p>March 19th Committee of Whole Council Discussion on Options</p> <p>- End of Presentation -</p> |

IV.

RECOGNITION ITEMS

There were no Recognition Items.

V.

PUBLIC COMMENTARY

PUBLIC HEARING

Explanation of the Public Hearing Process

- A. Bylaw No. 967-2017 - Redistricting Black Stone Stage 3
- B. Bylaw No. 968-2017 - Redistricting Black Stone Stage 3 (Direct Control)
- C. Bylaw No. 969-2017 - Redistricting Black Stone Stage 4

Call for Persons to Speak

VII.

PRESENTATIONS

There were no Presentations.

Business

Family & Community Support Services
Advisory Board Update

Presented by:

D. Macdougall

Business

Leduc Transit Commitment for Smart Fare

(Distributed Under Separate Cover)

Presented by:

M. Pieters

COUNCIL REQUEST FOR DECISION

DATE: March 6th, 2018

MEETING DATE: March 26th, 2018

SUBMITTED BY: Jennifer Cannon, Director, Finance

PREPARED BY: Charles Thorn, Financial Analyst

REPORT TITLE: 2017 Operational and Capital Carry Forward

REPORT NUMBER: 2018-CR-004

REPORT SUMMARY

This report contains Administration's recommendations for the 2017 operational, capital, and offsite levy carry forwards. Carry forward projects are those that can span multiple years. In these cases funds are committed in the first year while construction is over two or more years requiring funds to be carried forward into future years. It includes projects that were not started due to variety of factors such as resource constraints, economies of scale, or economic conditions.

RECOMMENDATION

1. That Council amends the 2018 capital budget to include the 2017 capital budget carry forwards in the amount of:
 - \$15,894,180 for city capital projects;
 - \$9,998,713 for offsite levy projects;
2. That Council amends the 2018 operating budget to include the 2017 operating carry forwards of:
 - \$351,549

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The 2017 financial year end review is complete, however, the audit is not expected to be completed until April 9th, 2018. Approval of a budget carry forward is required to facilitate the funding of multi-year projects.

PAST COUNCIL CONSIDERATION:

For Council:

At the Council meeting of December 4th, 2017, Administration presented the 2018 budget for approval.

CITY OF LEDUC PLANS:

Facilities Master Plan; Downtown Master Plan; Transportation Master Plan; Parks, Recreation and Culture Master Plan; Water Master Plan; Sanitary Sewer Master Plan; Telford Lake Master Plan; Environmental Plan;

IMPLICATIONS OF RECOMMENDATION

GENERAL:

The carry forward amounts are made up of two components. There is an operational component which is for operational projects that were either not started or started but not completed in 2017. The reasons for the delay in completion may be capacity pressures, timing issues, or other factors. Examples of some operational projects that require carry forwards are marketing and business retention initiatives, business feasibility review, and intranet project.

The second component to the carry forwards are the capital carry forward amounts which are made up of city projects and offsite levy projects. It is critical to understand that the capital program includes multi-year projects and that these projects are approved in their entirety in their first year. This results in the need to carry forward these funds for the term of the project. These multi-year projects are impacted by timing and cannot be completed within our fiscal year (January 1 to December 31st) and in some cases may take a number of years to complete. The road program is an example where there will be carry forwards. When a road project is completed the first year consists of construction but there is typically a portion of the funding retained and carried forward to address any capital maintenance the follow year.

The following projects are some of the projects that are expected to span several years:

- Asset Management
- Leduc Regional Fire Services
- Airport Accord
- Lift Station and Force Main (offsite levy project)
- Financial Software

There are a number of projects that did not start in 2017 due to circumstances beyond our control. Some of the reasons that projects may not have been started is the need to have a commitment of funding prior to the City of Leduc commencing, situations where developer repayment is delayed and as a result of development timelines (offsite levies) are delayed, and awaiting approval requirements (e.g. permits). Some of the projects that did not start in 2017 due to external circumstances beyond the control of Administration are:

- Traffic Signal Upgrades (\$304k)
- Sanitary over sizing for land outside of City limits (\$700k)
- Coady Boulevard – offsite project (\$757k)
- North Spine Road – offsite project (\$300k)
- 65th Avenue Interchange (\$2M)
- Crystal Creek Grading (\$200k)

In some circumstances Administration makes a strategic decision to defer a project. An example would be the acquisition of land for the north fire hall (\$1.8M) which was re-budgeted in 2019 as it is part of the Leduc Regional Fire Services initiative. The snow storage site (\$500k) is an example of another project that was deferred and re-budgeted in 2021-2022.

Proposed Offsite Levy Project Carry Forward

The table below lists the offsite levy projects, which are developer funded projects, requiring carry forward funding into 2018. Reasons for the requested carry forward funding includes developer not initiating the project, agreements not signed, projects that are multiyear, and not receiving approval of the final acceptance certificate.

COUNCIL REQUEST FOR DECISION

The offsite levy program carry forwards makes up 39% of the total 2017 capital carry forwards request and the amount requested to be carried forward is \$9,998,713. The list below includes only those projects that have carry forward amounts. There were minimal savings of \$97k in offsite levy projects in 2017.

| Offsite Levy Capital Program | 2017 Budget | 2017 Actuals | Carry Forward |
|--|----------------|-----------------|------------------|
| 075.051 - Annexation Area Lift Station and Forcemain | 8,287,549 | 2,626,498 | 5,661,051 |
| 075.034 - Water Reservoir | 4,800,000 | 2,577,635 | 2,222,365 |
| 075.079 - Airport Road Upgrades #66 | 3,600,000 | 3,105,833 | 494,167 |
| 075.046 - Trunk Water Mains | 800,000 | 451,181 | 348,819 |
| 075.045 - Coady Boulevard #24 | 757,310 | - | 757,310 |
| 075.056 - North Spine Road #32 | 300,000 | - | 300,000 |
| 075.058 - South Boundary Road (TWP 493) - #18 | 150,000 | - | 150,000 |
| 075.054 - 50 Ave Widening #8 | 65,000 | - | 65,000 |

Proposed City Capital Projects Carry Forward

The city capital project carry forward is listed below. Many of these projects have signed agreements and/or span more than one year which results in these costs being committed. The total amount of the City capital project carry forward is \$15,894,180. Administration has diligently reviewed these carry forward requests which represent approximately 41% of the overall city capital budget. This year we have experienced savings of \$6 million which is 16% of the total city capital program. The \$6 million in savings was mainly in the road program and 79% of the savings were funded by the MSI grant. These savings will transform into available carry forward with respect to these conditional capital grants.

The listing below is not an all-inclusive listing of the carry forwards for city projects. Only those projects with a budget of \$500,000 or greater where included.

| City Capital Program | 2017 Budget | 2017 Actuals | Carry Forward |
|---|----------------|-----------------|------------------|
| 077.498 - Arterials | 3,135,000 | 1,908,794 | 150,000 |
| 077.578 - 65th Avenue Interchange Design | 2,000,000 | - | 2,000,000 |
| 077.577 - 47 Street | 1,800,000 | 979,606 | 40,000 |
| 077.550 - Caledonia road rehabilitation | 1,615,000 | 1,263,015 | 60,000 |
| 079.135 - Annexation and Accord | 1,349,172 | 14,732 | 1,334,440 |
| 076.158 - Water Distribution System Upgrades | 1,200,000 | 577,181 | 300,000 |
| 076.303 - Telford Lake Multiway | 1,142,613 | 1,082,476 | 60,137 |
| 076.301 - North Telford Development | 1,116,314 | 409,496 | 706,818 |
| 086.276 - LRC Pool Office Reconfiguration | 945,080 | 940,875 | 4,205 |
| 079.134 - Downtown Redevelopment Plan | 744,330 | 468,177 | 276,153 |
| 076.198 - Sanitary over sizing for land outside of City limits (West) | 700,000 | - | 700,000 |
| 077.541 - Transportation Master Plan | 653,462 | 315,457 | 338,005 |
| 089.206 - Fire and Public Services Communication System Upgrade | 650,000 | 617,292 | 32,708 |
| 080.266 - Storm Pond Refurbishment | 626,199 | 62,250 | 563,949 |
| 092.368 - Asset Management | 610,687 | 123,873 | 486,814 |
| 077.562 - New Traffic Signal Installation | 510,000 | 415,459 | 30,000 |
| 080.278 - Civic Centre Concrete Replacement | 500,000 | 361,397 | 138,603 |

COUNCIL REQUEST FOR DECISION

Proposed Operating Carry Forward

The operating projects that were not completed in 2017 due to timing or capacity issues are listed below. It is proposed that these funds be carried forward into the 2018 operating budget. The total of all operating carry forward amounts is \$351,549.

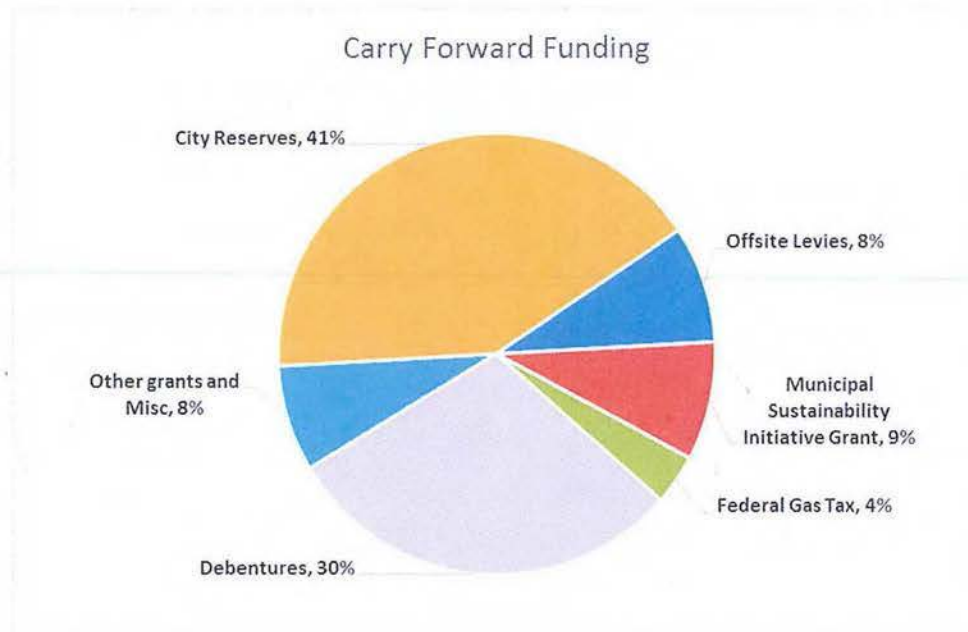
| Operating Carry Forward | Project Description | Carry Forward |
|--|--|---------------|
| Family & Community Support Services | Opioid prevention campaign & communication strategy | 75,000 |
| Economic Development | Marketing and business retention initiatives | 75,000 |
| General Government | Business feasibility review | 49,000 |
| Communications & Marketing Services | Intranet project | 40,000 |
| Intergovernmental Affairs & Corporate Planning | Interjurisdictional Accord, Engage Leduc, and strategic planning project | 39,600 |
| Community Services | Sponsorship program and signage | 38,000 |
| Enforcement Services | QEII Traffic Safety Study - multi year project | 14,580 |
| Leduc Recreation Centre | Critical Incident & Stress Management program | 8,000 |
| Leduc Recreation Centre | Pool policy and procedure review and update | 5,000 |
| Culture & Community Development | Leduc Recreation Centre recognition wall | 5,000 |
| Mayor & Council | Council supplies | 2,369 |

ORGANIZATIONAL:

There are no organizational implications.

FINANCIAL:

The total capital carry forward request is \$25,892,893. Of this amount 38% is for offsite levy projects that are developer funded of which 8% is funded by offsite levies and 30% is from debentures. City capital projects accounts for 62% of the capital carry forwards and are funded from a combination of City reserves and government grants. The chart below shows the funding for the capital carry forward amounts.



COUNCIL REQUEST FOR DECISION



POLICY:

There are no policy implications.

LEGAL:

The 2018 operating and capital budgets have been previously adopted by Council (December 4, 2017); therefore, they are the only body that can approve these changes. As these carry forwards will affect the 2018 budget it is necessary to receive approval to carry forward the amounts.

ALTERNATIVES:

1. That Council denies the recommendation of the 2018 capital budget to include the 2017 capital budget carry forward in the amount of:
 - \$15,894,180 for city capital projects;
 - \$9,998,713 for offsite levy projects;
2. That Council amends the recommendation of the 2018 capital budget to include the 2017 capital budget carry forward in the amount of:
 - \$15,894,180 for city capital projects;
 - \$9,998,713 for offsite levy projects;
3. That Council denies the recommendation of the 2018 operating budget to include the 2017 operating carry forward of \$351,549.
4. That Council amends the recommendation of the 2018 operating budget to include the 2017 operating carry forward of \$351,549.

ATTACHED REPORTS / DOCUMENTS:

Not applicable.

Others Who Have Reviewed this Report

Others Who Have Reviewed this Report P. Benedetto, City Manager / B. Loewen, City Solicitor / I. Sasyniuk, General Manager, Corporate Services / D. Melvie, General Manager, Community & Protective Services / M. Pieters, General Manager, Infrastructure & Planning / J. Cannon, Director, Finance

COUNCIL REQUEST FOR DECISION



DATE: January 29, 2018

MEETING DATE: March 12, 2018

SUBMITTED BY: Jennifer Cannon – Director, Finance

PREPARED BY: Melinda Smith – Tax Specialist, Revenue Services

REPORT TITLE: 2018 SUPPLEMENTARY ASSESSMENT BYLAW 974-2018
FIRST, SECOND AND THIRD READING

REPORT NUMBER: 2018-CR-005

REPORT SUMMARY

To consider adopting the 2018 Supplementary Assessment Bylaw No 974-2018.

RECOMMENDATION

1. That Council give Bylaw No.974-2018 First Reading.
2. That Council give Bylaw No. 974-2018 Second Reading.
3. That Council unanimously agrees to consider Bylaw No. 974-2018 Third Reading.
4. That Council give Bylaw No. 974-2018 Third Reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

A municipality may prepare an assessment (supplementary assessment) for any improvements that are completed or occupied during the current taxation year, that were not included in the current year's assessment and tax notice. The supplementary assessment and tax notices are issued in November. As land is already included in the assessment and tax notice, a supplementary assessment applies only to buildings.

The municipal and education tax rates for the current year are applied to the supplementary assessment with the resulting tax pro-rated based on the number of days the improvement to the building has been completed and occupied to the end of December.

Supplementary assessment and tax provides equity among city tax payers. When new homes and buildings are completed, additional City services are likely requested and consumed. Supplementary tax contributes toward the current year's cost of providing these services to all tax payers.

LEGISLATION AND/OR POLICY:

The proposed bylaw is being brought forward to comply with the Municipal Government Act (section 313), which requires a municipality to pass a supplementary property assessment bylaw each year prior to May 1 to authorize the municipality to carry out a supplementary assessment. The purpose of this bylaw remains the same as its predecessor.

PAST COUNCIL CONSIDERATION:

Predecessor - 2017 Supplementary Assessment Bylaw 942-2017 approved on March 21, 2017 .

IMPLICATIONS OF RECOMMENDATION

GENERAL:

This Bylaw provides the City with the ability to assess and tax new buildings and / or building improvements for the portion of the year in which they were completed or occupied that were not included in the current year's assessment and tax notice.

ORGANIZATIONAL:

No organizational implications.

FINANCIAL:

The supplementary property tax budget amount for 2018 is \$75,000 for Residential and \$75,000 for Non-Residential. Failure to continue this equitable practice will result in loss of budgeted revenue.

POLICY:

No policy implications.

LEGAL:

1. The MGA section 313(1) states that if a municipality wishes to require the preparation of supplementary assessments for improvements, the council must pass a supplementary assessment bylaw authorizing the assessments to be prepared for the purpose of imposing a tax under Part 10 in the same year.

IMPLEMENTATION / COMMUNICATIONS:

No implementation / communications implications.

ALTERNATIVES:

1. That Council defeats Bylaw 974-2018.

ATTACHED REPORTS / DOCUMENTS:

1. 2018 Supplementary Assessment Bylaw 974-2018.

Others Who Have Reviewed this Report

B. Loewen, Acting City Manager / B. Loewen, City Solicitor / I. Sasyniuk, General Manager, Corporate Services / J. Cannon, Director, Finance

Bylaw No. 974-2018
SUPPLEMENTARY ASSESSMENT FOR 2018 BYLAW

PAGE 1

A BYLAW OF THE CITY OF LEDUC, IN THE PROVINCE OF ALBERTA, TO AUTHORIZE THE PREPARATION OF SUPPLEMENTARY ASSESSMENTS FOR IMPROVEMENTS FOR 2018

WHEREAS Section 313(1) of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended or repealed and replaced from time to time, states that if a municipality wishes to require the preparation of supplementary assessments for improvements, the council must pass a supplementary assessment bylaw authorizing the assessments to be prepared for the purpose of imposing a tax under Part 10 in the same year;

AND WHEREAS The City of Leduc wishes to require the preparation of supplementary assessments for improvements for the purpose of imposing a tax;

THEREFORE the Council of the City of Leduc, in the Province of Alberta, duly assembled, hereby enacts as follows:

BYLAW TITLE

1. This bylaw shall be known as the "Supplementary Assessment for 2018 Bylaw".

APPLICATION

2. That a supplementary assessment shall be prepared for all improvements in 2018 for the purpose of imposing a tax under part 10 of the *Municipal Government Act*.

ENACTMENT

3. This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS 12th DAY OF MARCH, AD 2018

READ A SECOND TIME IN COUNCIL THIS 12th DAY OF MARCH, AD 2018.

UNANIMOUSLY AGREED TO PRESENT BYLAW 974-2018 FOR THIRD READING.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 12th DAY OF MARCH, AD 2018.

APPROVED

As to Form

B. L.

City Solicitor

Bob Young
MAYOR

Date Signed

Sandra Davis
CITY CLERK

COUNCIL REQUEST FOR DECISION

DATE: March 2, 2018

MEETING DATE: March 26, 2018

SUBMITTED BY: Ken Woitt, Director, Planning & Development

PREPARED BY: April Renneberg, Current Planner II

REPORT TITLE: Bylaw 967-2017 - Redistricting Black Stone Stage 3

REPORT NUMBER: 2018-CR-024

REPORT SUMMARY

Bylaw 967-2017 will amend Bylaw 809-2013, Section 27.0 – Land Use Map, by redistricting part of the E and W ½ of the NW ¼ Section 22-49-25-W4 from UR – Urban Reserve to RNL – Residential Narrow Lot. The redistricting will allow for continued residential development in the Black Stone neighbourhood.

RECOMMENDATION

That Council give Bylaw 967-2017 second reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The RNL land use district is intended to accommodate residential dwellings on narrower lots, providing an opportunity for more efficient use of land and a more compact urban form. Black Stone Stage 3 proposes to redistrict an area of undeveloped land within the NW ¼ Section 22-49-25-W4 to facilitate 13 lots for single detached, zero lot line homes with rear detached garages.

Zero lot line parcels are those where the single detached dwelling is located directly on the side property boundary on one side of the lot. These types of buildings have specific development requirements. The City of Leduc requires a 1.5 m easement registered on the adjacent property to allow for encroachment of eaves, drainage and general access for maintenance purposes. This easement is registered along with the subdivision of the lands. In order to encourage fire safety, the Alberta Building Code requires that side of the building to have fire-rated drywall as well as restriction on wall penetrations such as windows; doors; dryer, furnace, water heater and fireplace vents; and fresh air intakes. Under Land Use Bylaw 809-2013 the minimum lot width for a single detached dwelling with a zero metre side yard and without access to a lane is 9.2 m wide.

The City's Subdivision Authority has given conditional approval to the subdivision application. The redistricting of these lots by City Council to the RNL land use district under Land Use Bylaw 809-2013 is a condition of subdivision, as is the successful negotiation by administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision are met, the subdivision will not be endorsed by administration nor registered at Land Titles.

LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
 - S. 640(2)(a) requires a municipality be divided into land use districts.

COUNCIL REQUEST FOR DECISION



- S. 606 and S. 692 govern the requirements for advertising a bylaw. More specifically, S. 692(4) outlines those additional advertising requirements for a bylaw changing the land use district designation of a parcel of land.
- 2. Land Use Bylaw 809-2013, as amended

PAST COUNCIL CONSIDERATION:

Bylaw 967-2017 was given first reading by Council on at its regular meeting held March 12, 2018.

CITY OF LEDUC PLANS:

Bylaw 967-2017 is consistent with the City's Municipal Development Plan, as amended and the Blackstone Area Structure Plan. The redistricting is also in keeping with the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no organizational implications.

POLICY:

There are no policy implications.

IMPLEMENTATION / COMMUNICATIONS:

The public hearing was held earlier at this meeting of Council. The hearing was advertised in the March 9 and 16, 2018 issues of 'The Representative' and notices were mailed to property owners within 61.0 m of the subject area.

ALTERNATIVES:

1. That Council amend Bylaw 967-2018;
2. That Council defeat Bylaw 967-2018.

ATTACHED REPORTS / DOCUMENTS:

1. Bylaw 967-2018
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan

Others Who Have Reviewed this Report

P. Benedetto, City Manager / B. Loewen, City Solicitor / M. Pieters, General Manager, Infrastructure & Planning

Bylaw No. 967-2017

Page 1

AMENDMENT #71 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

AND: in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

THEREFORE: the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

PART I: APPLICATION

1. **THAT:** Bylaw No. 809-2013, the Land Use Bylaw, is amended by this Bylaw.
2. **THAT:** the Land Use Map, attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of the E & W ½ of NW ¼ Section 22-49-25-W4
(consisting of 1.98 ha more or less)

From: UR – Urban Reserve
To: RNL – Residential Narrow Lot

as shown in Schedule A, attached hereto and forming part of this bylaw.

PART II: ENACTMENT

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS _____ DAY OF _____, AD 2018.

READ A SECOND TIME IN COUNCIL THIS _____ DAY OF _____, AD 2018.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS _____ DAY OF _____, AD 2018.

APPROVED
As to Form

B. L.

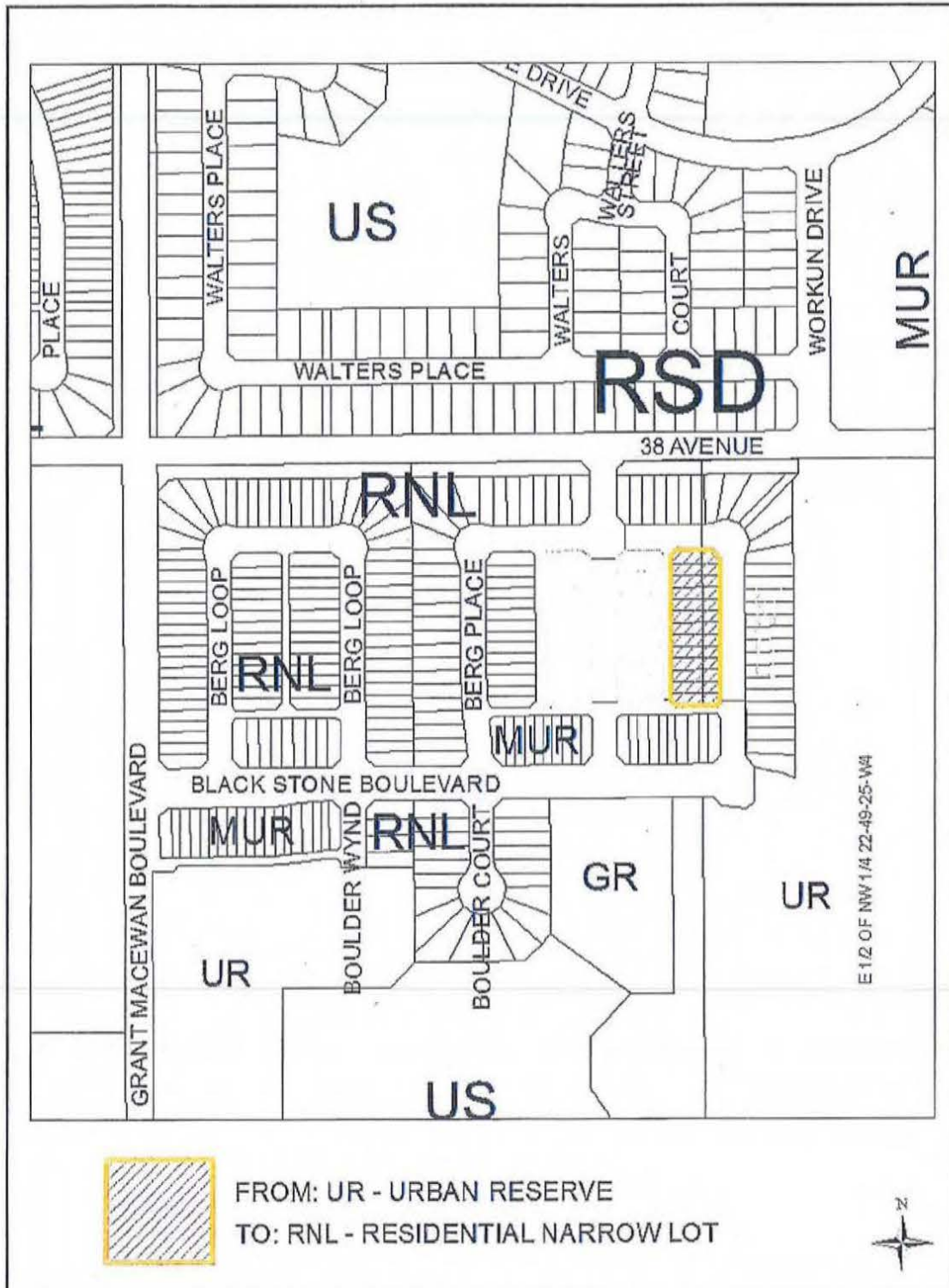
City Solicitor

Robert Young
MAYOR

Sandra Davis
CITY CLERK

Date Signed _____

SCHEDULE A



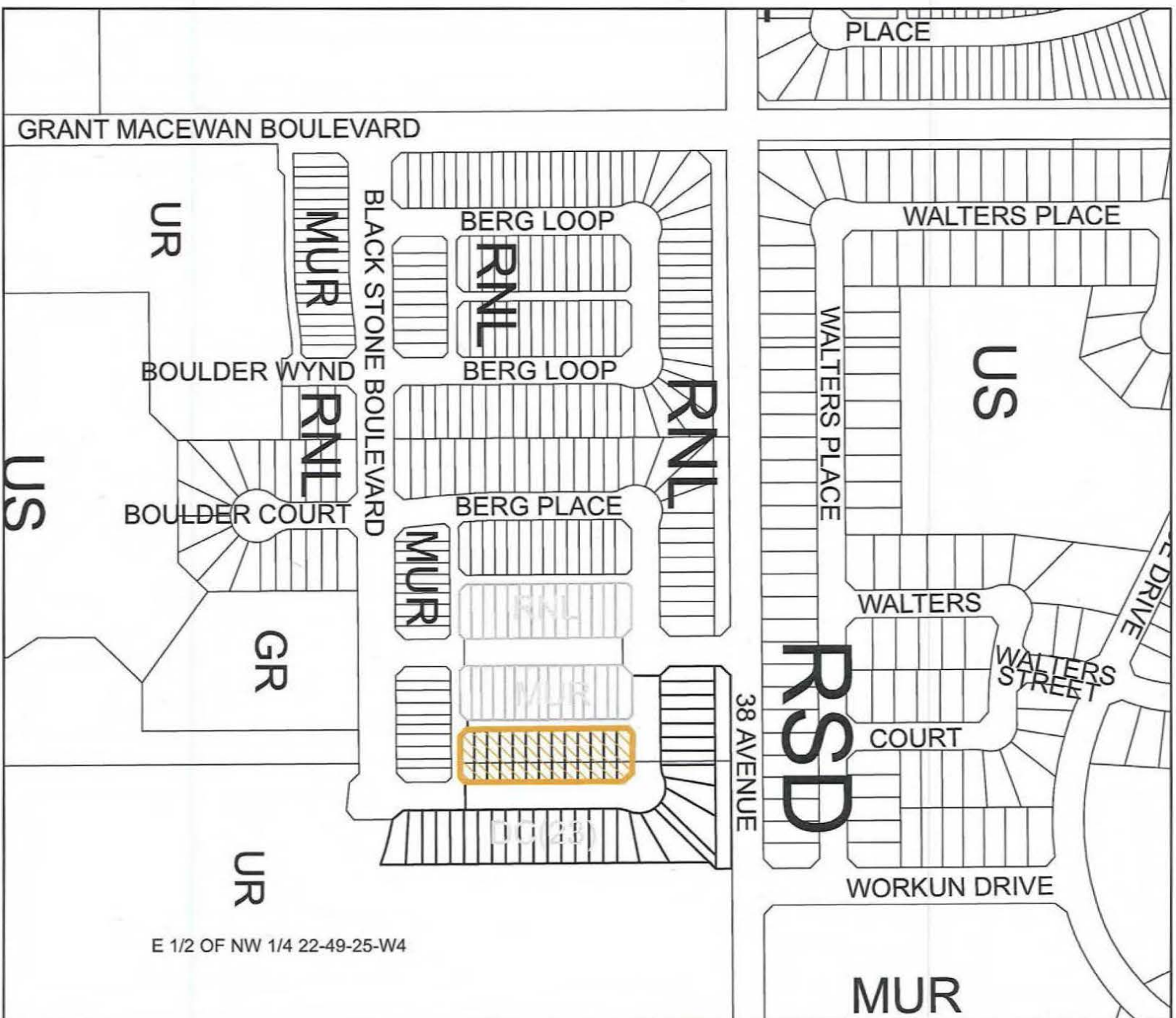
KEY PLAN

ATTACHMENT 2



SUBJECT AREA

ATTACHMENT 3



E 1/2 OF NW 1/4 22-49-25-W4



FROM: UR - URBAN RESERVE
TO: RNL - RESIDENTIAL NARROW LOT





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All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus ■■■■ and contains approximately 1.98 hectares, including 42 residential lots.

Blackmud Enterprises

TENTATIVE PLAN OF SUBDIVISION
BLACKSTONE STAGE 3

1161 106045 MR
November 16, 2017

1:1000

November 16, 2017

Revision

10

YALDO

COUNCIL REQUEST FOR DECISION

DATE: March 2, 2018

MEETING DATE: March 26, 2018

SUBMITTED BY: Ken Woitt, Director, Planning & Development

PREPARED BY: April Renneberg, Current Planner II

REPORT TITLE: Bylaw 968-2017 - Redistricting Black Stone Stage 3 (Direct Control)

REPORT NUMBER: 2018-CR-025

REPORT SUMMARY

Bylaw 968-2017 will amend Bylaw 809-2013, Section 27.0 – Land Use Map, by redistricting part of the E and W ½ of the NW ¼ Section 22-49-25-W4 from UR – Urban Reserve to DC(23) – Direct Control Distinctive Design. The redistricting will allow for continued residential development in the Black Stone neighbourhood.

RECOMMENDATION

That Council give Bylaw 968-2017 second reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

Zero lot line parcels are those where the single detached dwelling is located directly on the side property boundary on one side of the lot. These types of buildings have specific development requirements. The City of Leduc requires a 1.5 m easement registered on the adjacent property to allow for encroachment of eaves, drainage and general access for maintenance purposes. This easement is registered along with the subdivision of the lands. In order to encourage fire safety, the Alberta Building Code requires that side of the building to have fire-rated drywall as well as restriction on wall penetrations such as windows; doors; dryer, furnace, water heater and fireplace vents; and fresh air intakes. Under Land Use Bylaw 809-2013 the minimum lot width for a single detached dwelling with a zero metre side yard and without access to a lane is 9.2 m wide.

In 2017, the developer of the NW ¼ Section 22-49-25-W4 indicated their desire to try and implement a smaller lot zero lot line housing product within the Black Stone neighbourhood. As these lands are minimally developed at present, administration believes this is a good opportunity to establish this type of narrow lot product without unduly affecting existing neighbours. At the same time, the added diversity in housing options and increased density on the lands would help achieve the objectives of the City's Municipal Development Plan, the Neighbourhood Design Guidelines, as well as the residential densities required by the Edmonton Metropolitan Region Growth Plan.

The general purpose of a Direct Control District is to provide for desirable Development on particular sites taking into consideration the amenities of the neighbourhood, the existing use of land and the future Development opportunities. Development proposals may have unique characteristics, innovative ideas and sites with unusual constraints, thus requiring distinctive design and specific regulations. If Bylaw 968-2017 is approved by Council, it will allow lots narrower in width for zero lot line dwelling lots only within these lands, and the effect of the narrower lot width on the neighbourhood can be

monitored. In time, if administration determines that there is no adverse effect, recommendation may be made to amend the Land Use Bylaw to allow a narrower lot width for zero lot line parcels throughout the residential districts in the City.

The intent of the proposed DC land use district is to establish a district in which residential lots will be narrower than the City's current standard. Bylaw 968-2017 restricts the decreased lot width to only those specific lots in the subdivision area and identified within this redistricting bylaw. Twenty-nine (29) single detached lots with a zero metre side yard and without lane access are proposed to have a minimum 7.3 m (24') building pocket. This will result in a lot that has a minimum width of 8.8 m. All other aspects of development for the lots zoned under this direct control district will be required to follow the regulations of the RNL – Residential Narrow Lot district as well as all other relevant sections of the bylaw. Variance to the minimum lot width will not be permitted.

The redistricting of the remainder of the lands within Stage 3 is being brought forward to Council under a separate bylaw.

The City's Subdivision Authority has given conditional approval to the subdivision application. The redistricting of these lots by City Council to the RNL land use district under Land Use Bylaw 809-2013 is a condition of subdivision, as is the successful negotiation by administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision are met, the subdivision will not be endorsed by administration nor registered at Land Titles.

LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26 as amended
 - Section 641 grants a municipality the power to exercise particular control over the use and development of land or buildings by designating an area as a direct control district under its land use bylaw.
2. Land Use Bylaw 809-2013, as amended

PAST COUNCIL CONSIDERATION:

Bylaw 968-2017 was given first reading by Council on at its regular meeting held March 12, 2018.

CITY OF LEDUC PLANS:

Bylaw 968-2017 is consistent with the City's Municipal Development Plan, as amended and the Blackstone Area Structure Plan. The redistricting is also in keeping with the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no organizational implications.

POLICY:

There are no policy implications.

IMPLEMENTATION / COMMUNICATIONS:

Under the direct control land use requirements in the City's Land Use Bylaw, the applicant is required to obtain public input prior to the proposal going before Council. An information package was mailed by the developer to all residents within 61 m of the proposed direct control zone. The mail out included a letter outlining the proposed type of development, as well as a detailed map of the area affected. Contact information was provided in the letter for the applicant of the redistricting to ensure that recipients of the letter were able to ask any questions necessary and clarify information. Neither the applicant

nor administration were contacted in relation to this public notice. A copy of the notice sent is attached to this report for reference.

The public hearing was held earlier at this meeting of Council. The hearing was advertised in the March 9 and 16, 2018 issues of 'The Representative' and notices were mailed to property owners within 61.0 m of the subject area.

ALTERNATIVES:

1. That Council amend Bylaw 968-2018;
2. That Council defeat Bylaw 968-2018.

ATTACHED REPORTS / DOCUMENTS:

1. Bylaw 968-2018
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan
5. Copy of Notice (Direct Control Public Input)

Others Who Have Reviewed this Report

P. Benedetto, City Manager / B. Loewen, City Solicitor / M. Pieters, General Manager, Infrastructure & Planning

AMENDMENT #72 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

AND: in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

THEREFORE: the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

PART I: APPLICATION

1. **THAT:** Bylaw No. 809-2013, the Land Use Bylaw, is amended by this Bylaw.
2. **THAT:** the Land Use Map, attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of the E & W ½ of NW ¼ Section 22-49-25-W4
(consisting of 1.98 ha more or less)

From: UR- Urban Reserve

To: DC(23) – Direct Control – Distinctive Design

as shown in Schedule "A", attached hereto and forming part of this bylaw.

3. **THAT:** Table 41 of the Land Use Bylaw be amended by adding the following:

| | | | | |
|----------|--|--|--------------------------|--------|
| 968-2017 | | Black Stone Part E & W ½ of NW ¼ 22-49-25-W4 | Narrow Lot Zero Lot Line | DC(23) |
|----------|--|--|--------------------------|--------|

4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(23) Development Regulations:

DC(23) Development Regulations**1.0 General Purpose of District**

To establish a site specific development control district to provide for 29 lots to accommodate zero lot line single detached dwellings without access to a lane having an 8.8 m minimum lot width.

2.0 Area of Application

The DC District shall apply to Lots 1-29, Block 7 within the third stage of subdivision of the E & W ½ of NW ¼ Section 22-49-25-W4, as shown on Schedule "A" attached to and forming part of the regulations of this Bylaw.

3.0 Development Criteria

- i) The minimum Site Width shall be 8.8 m (9.7 m on a Corner Lot)

APPROVED
As to Form
B.L.

City Solicitor

- ii) The minimum Site Area shall be 299 m² (330 m² on a Corner Lot)

4.0 General Regulations

- a) Development in this District shall be evaluated with respect to compliance with the RNL – Residential Narrow Lot land use district and all other provisions of Land Use Bylaw 809-2013 where not specifically overridden by this Direct Control zoning.
- b) No variance to the minimum requirements of this Bylaw will be permitted.

PART II: ENACTMENT

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS _____ DAY OF _____, AD 2018.

READ A SECOND TIME IN COUNCIL THIS _____ DAY OF _____, AD 2018.

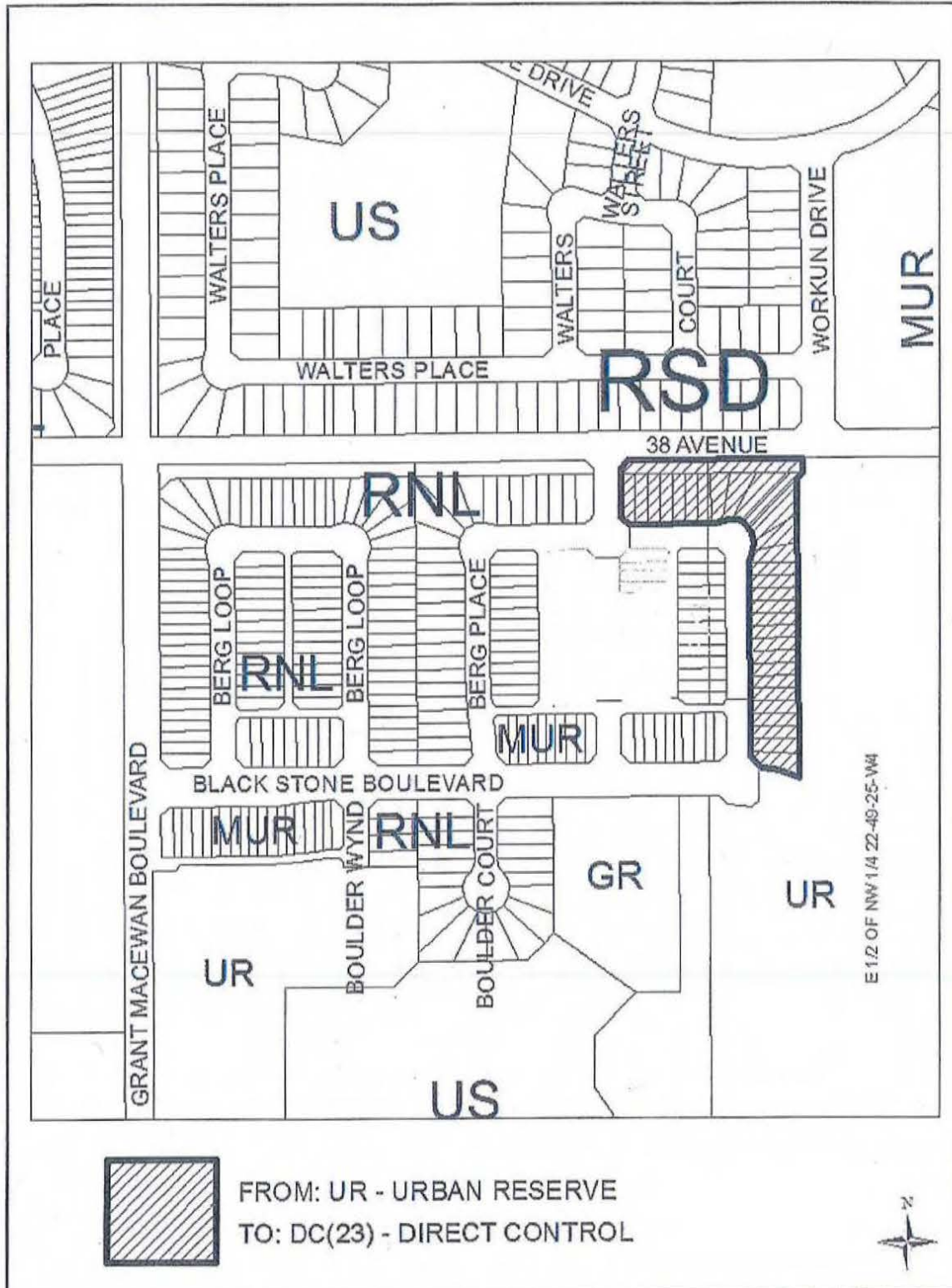
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS _____ DAY OF _____, AD 2018.

Date Signed

Robert Young
MAYOR

Sandra Davis
CITY CLERK

SCHEDULE "A"



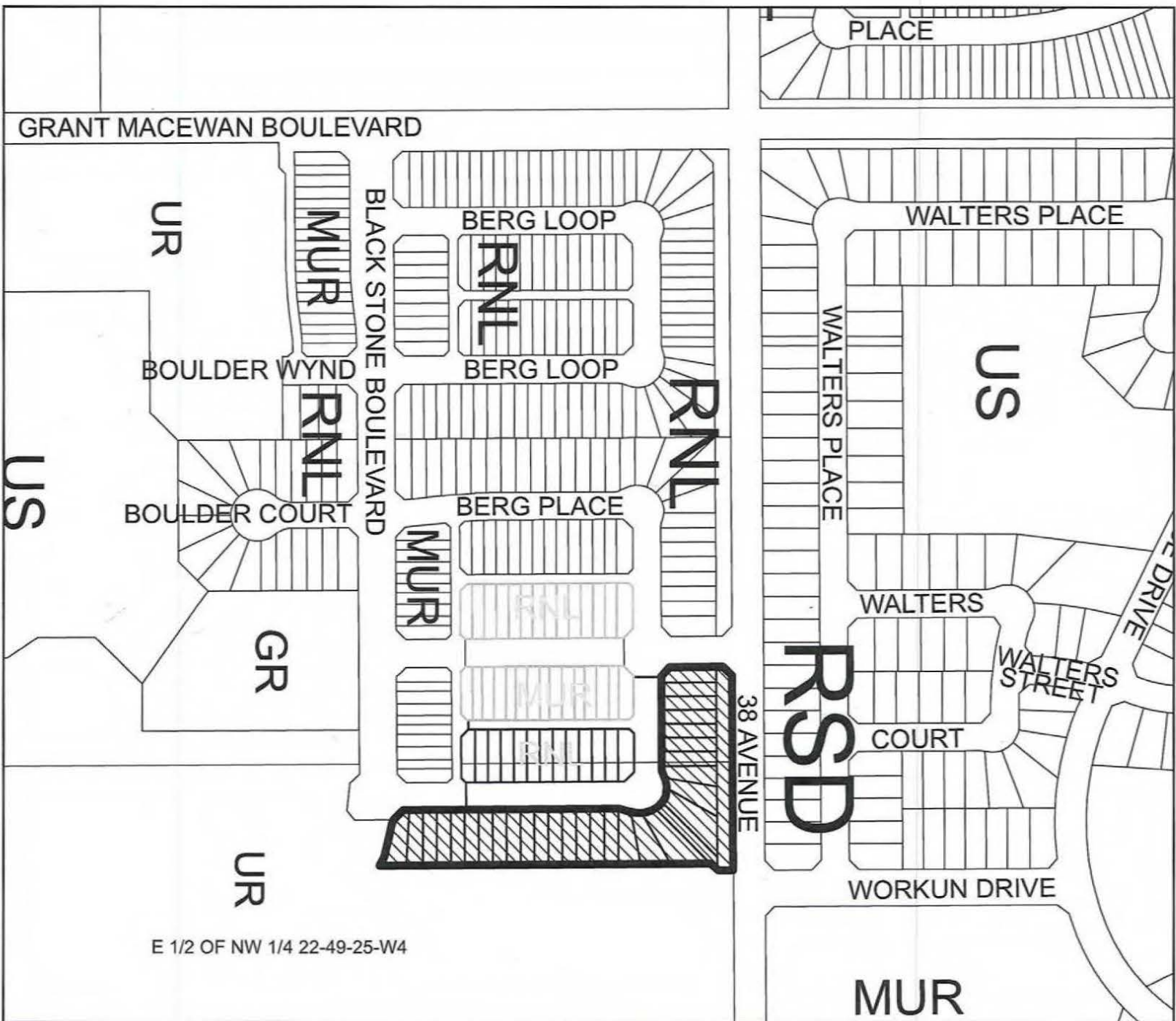
KEY PLAN

ATTACHMENT 2



SUBJECT AREA

ATTACHMENT 3

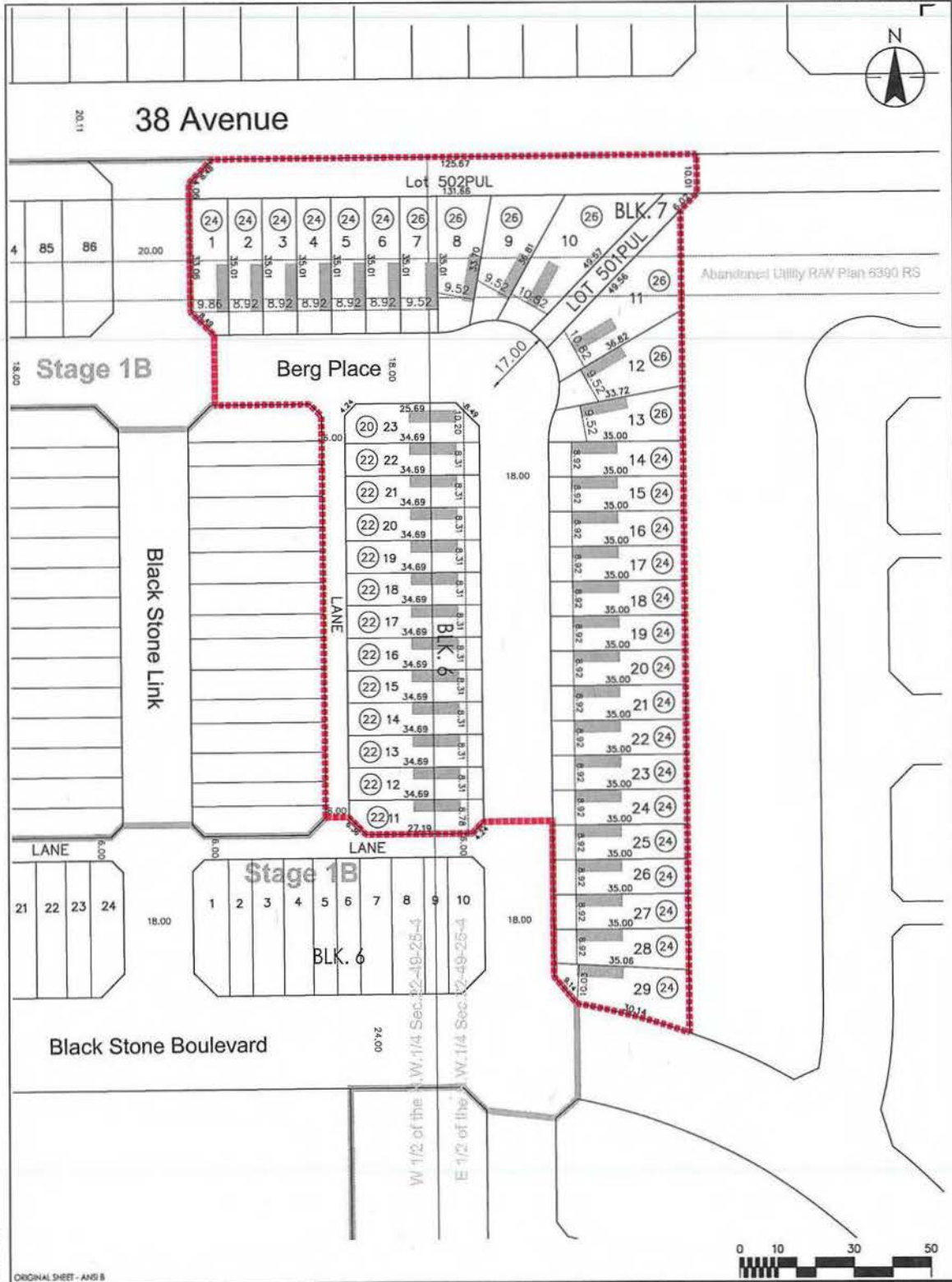


E 1/2 OF NW 1/4 22-49-25-W4



FROM: UR - URBAN RESERVE
TO: DC(23) - DIRECT CONTROL





ORIGINAL SHEET - A8



Stantec

10160-112 Street
Edmonton, AB T5K 2L6
Tel. 780.917.7000
www.stantec.com

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Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus ■■■■■ and contains approximately 1.98 hectares, including 42 residential lots.

Revision

By

YFAM/DO

Client/Project

Blackmud Enterprises

Portion of
E 1/2 of the N.W. 1/4 Sec. 22-49-25-W4M
& W 1/2 of the N.W. 1/4 Sec. 22-49-25-W4M
Leduc, AB

Title

TENTATIVE PLAN OF SUBDIVISION
BLACKSTONE STAGE 3

Project No.

1161 106045 MR
November 16, 2017

Scale

1:1000



Stantec Consulting Ltd.
10160 - 112 Street, Edmonton, AB T5K 2L6

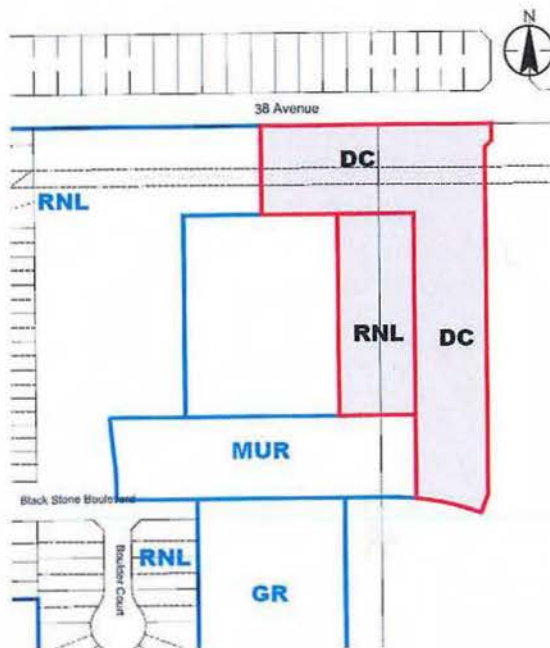
February 13, 2018
File: 1161106045

Dear Property Owner / Resident,

Reference: Rezoning from Urban Reserve (UR) to Direct Control District (DC)

This letter is to inform you of, and to solicit your feedback on, an upcoming rezoning application. Stantec, on behalf of our client, Blackmud Enterprises, is proposing to rezone a portion of NW-22-49-25-4 from Urban Reserve (UR) to a Direct Control District (DC). The affected lands are shown below.

The proposed rezoning will establish a site specific development control district to accommodate zero lot line single detached dwellings with front drive access and a reduced frontage. Zero lot line developments allow a building to be built to the property line on one side, with a side yard provided adjacent to the opposite property line that provides access between buildings. As a result, zero lot line developments require less frontage per lot. The proposed Direct Control District generally complies with the Residential Narrow Lot land use district (RNL).





February 13, 2018

Page 2 of 2

Reference: Rezoning from Urban Reserve (UR) to Direct Control District (DC)

If you have any comments or questions, please contact the undersigned by March 5, 2018. All comments, opinions, and concerns will be documented and submitted to the City of Leduc as part of the future application.

Regards,

Stantec Consulting Ltd.
"Original Signed"

Tom Young
Associate, Planning
Phone: 780-969-3368
Fax: 780-917-7179
Tom.young@stantec.com

DATE: March 2, 2018

MEETING DATE: March 26, 2018

SUBMITTED BY: Ken Woitt, Director, Planning & Development

PREPARED BY: April Renneberg, Current Planner II

REPORT TITLE: Bylaw 969-2017 - Redistricting Black Stone Stage 4

REPORT NUMBER: 2018-CR-026

REPORT SUMMARY

Bylaw 969-2017 will amend Bylaw 809-2013, Section 27.0 – Land Use Map, by redistricting part of the W ½ of the NW ¼ Section 22-49-25-W4 from UR – Urban Reserve to RNL – Residential Narrow Lot and MUR – Mixed-Use Residential. The redistricting will allow for continued residential development in the Black Stone neighbourhood.

RECOMMENDATION

That Council give Bylaw 969-2017 second reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The RNL land use district is intended to accommodate residential dwellings on narrower lots, providing an opportunity for more efficient use of land and a more compact urban form. The MUR land use district provides for the development of a range of dwelling unit types and densities along with community supporting services.

Zero lot line parcels are those where the single detached dwelling is located directly on the side property boundary on one side of the lot. These types of buildings have specific development requirements. The City of Leduc requires a 1.5 m easement registered on the adjacent property to allow for encroachment of eaves, drainage and general access for maintenance purposes. This easement is registered along with the subdivision of the lands. In order to encourage fire safety, the Alberta Building Code requires that side of the building to have fire-rated drywall as well as restriction on wall penetrations such as windows; doors; dryer, furnace, water heater and fireplace vents; and fresh air intakes. Under Land Use Bylaw 809-2013 the minimum lot width for a single detached dwelling with a zero metre side yard and without access to a lane is 9.2 m wide.

Black Stone Stage 4 proposes to redistrict an area of undeveloped land within the NW ¼ Section 22-49-25-W4 to facilitate 14 lots for single detached, zero lot line homes with rear detached garages as well as 15 lots for street-fronting townhouse dwellings.

The City's Subdivision Authority has given conditional approval to the subdivision application. The redistricting of these lots by City Council to the RNL and MUR land use districts under Land Use Bylaw 809-2013 is a condition of subdivision, as is the successful negotiation by administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision are met, the subdivision will not be endorsed by administration nor registered at Land Titles.

COUNCIL REQUEST FOR DECISION



LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
 - S. 640(2)(a) requires a municipality be divided into land use districts.
 - S. 606 and S. 692 govern the requirements for advertising a bylaw. More specifically, S. 692(4) outlines those additional advertising requirements for a bylaw changing the land use district designation of a parcel of land.
2. Land Use Bylaw 809-2013, as amended

PAST COUNCIL CONSIDERATION:

Bylaw 969-2017 was given first reading by Council on at its regular meeting held March 12, 2018.

CITY OF LEDUC PLANS:

Bylaw 969-2017 is consistent with the City's Municipal Development Plan, as amended and the Blackstone Area Structure Plan. The redistricting is also in keeping with the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no organizational implications.

POLICY:

There are no policy implications.

IMPLEMENTATION / COMMUNICATIONS:

The public hearing was held earlier at this meeting of Council. The hearing was advertised in the March 9 and 16, 2018 issues of 'The Representative' and notices were mailed to property owners within 61.0 m of the subject area.

ALTERNATIVES:

1. That Council amend Bylaw 969-2018;
2. That Council defeat Bylaw 969-2018.

ATTACHED REPORTS / DOCUMENTS:

1. Bylaw 969-2018
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan

Others Who Have Reviewed this Report

P. Benedetto, City Manager / B. Loewen, City Solicitor / M. Pieters, General Manager, Infrastructure & Planning

Bylaw No. 969-2017

Page 1

AMENDMENT #73 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

AND: in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

THEREFORE: the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

PART I: APPLICATION

1. **THAT:** Bylaw No. 809-2013, the Land Use Bylaw, is amended by this Bylaw.
2. **THAT:** the Land Use Map, attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of the W ½ of NW ¼ Section 22-49-25-W4
(consisting of 0.95 ha more or less)

From: UR – Urban Reserve
To: RNL – Residential Narrow Lot
MUR – Mixed-Use Residential

as shown in Schedule A, attached hereto and forming part of this bylaw.

PART II: ENACTMENT

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS _____ DAY OF _____, AD 2018.

READ A SECOND TIME IN COUNCIL THIS _____ DAY OF _____, AD 2018.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS _____ DAY OF _____, AD 2018.

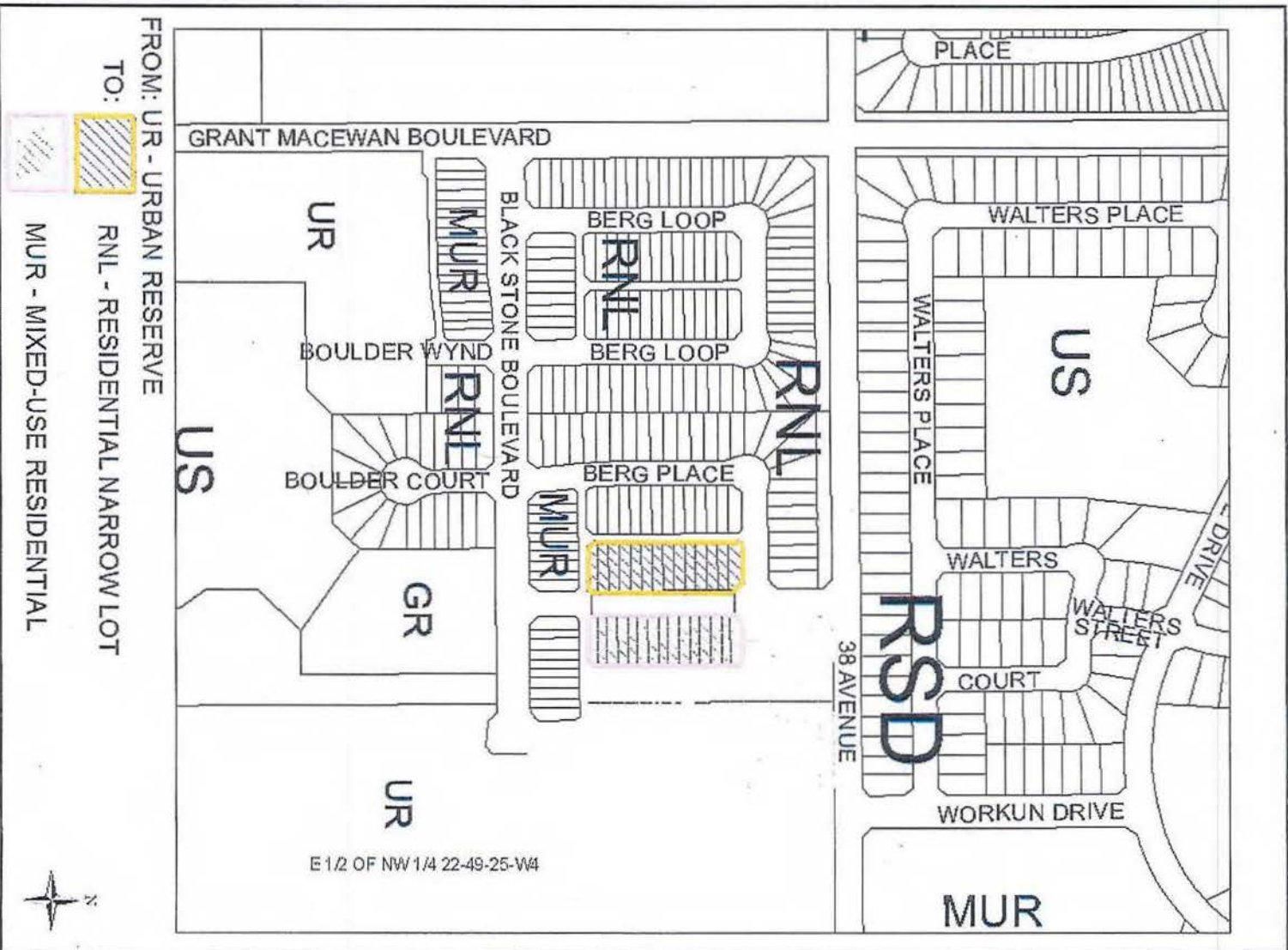
Date Signed



Robert Young
MAYOR

Sandra Davis
CITY CLERK

SCHEDULE A



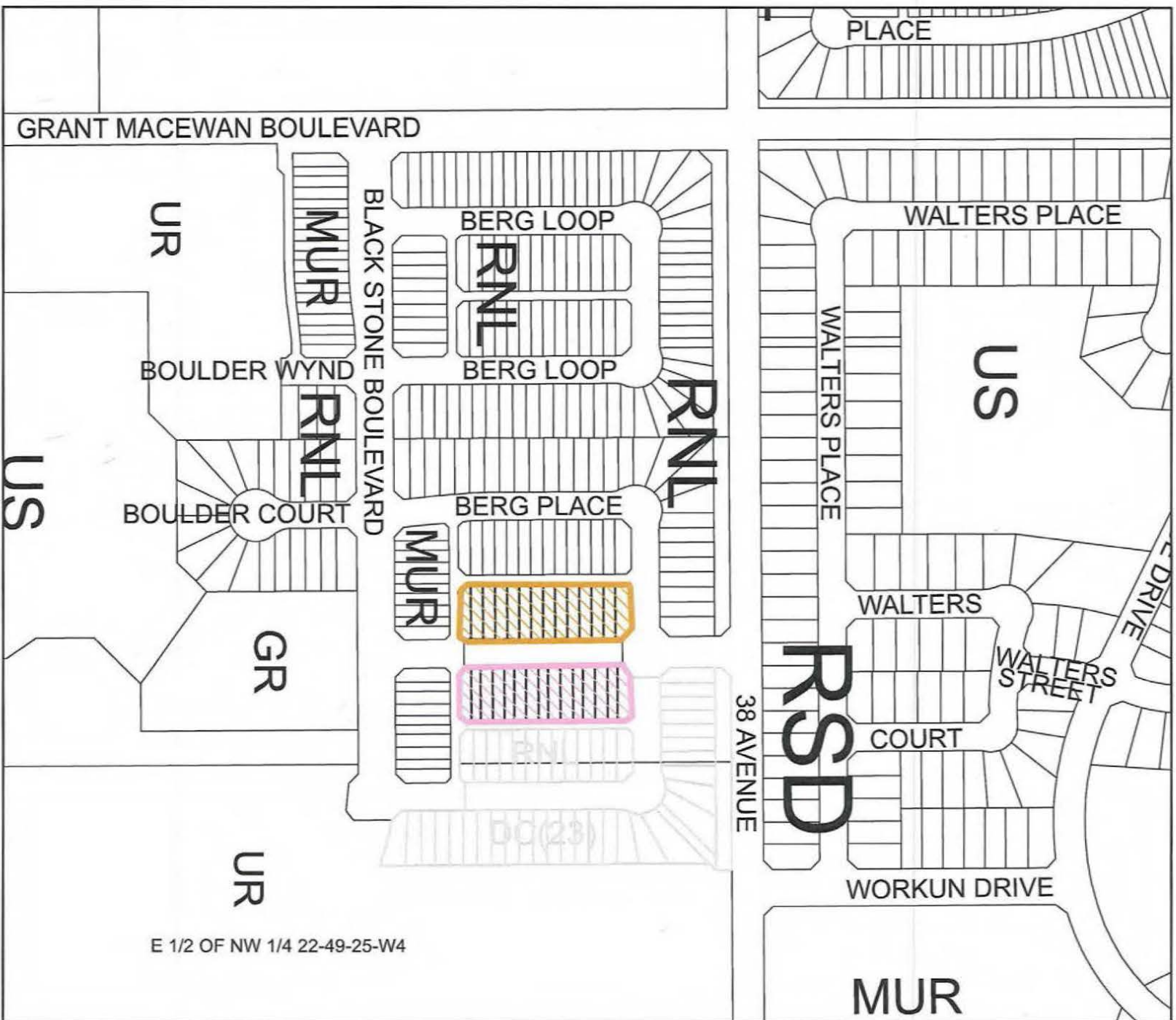
KEY PLAN

ATTACHMENT 2



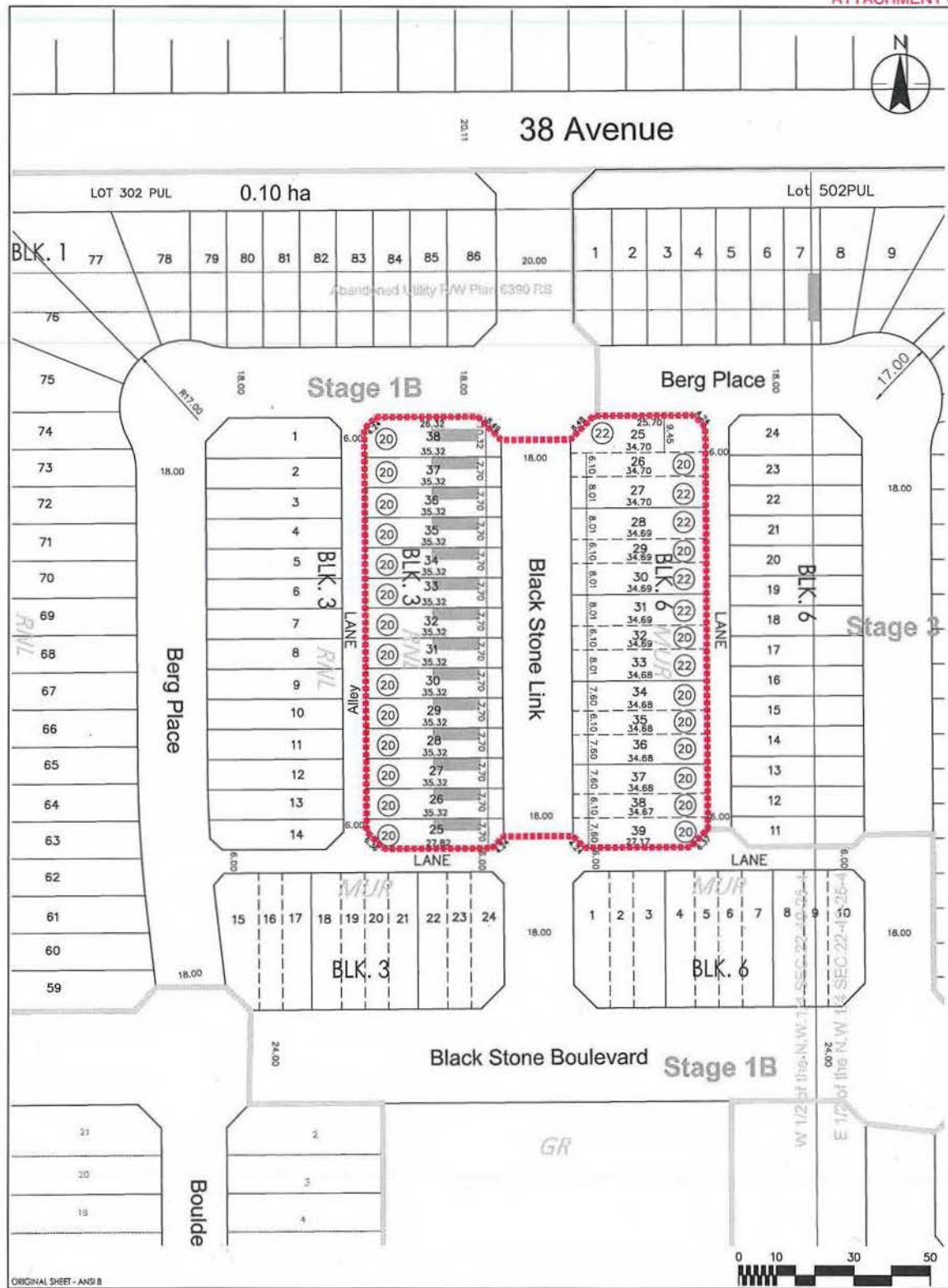
SUBJECT AREA

ATTACHMENT 3



E 1/2 OF NW 1/4 22-49-25-W4





ORIGINAL SHEET - ANSI B



10160-112 Street
Edmonton, AB T5K 2L6
Tel. 780.917.7000
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions, DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus: ---- and contains approximately 0.95 hectares, including 29 residential lots.

Revision

By YFAMMO

Client/Project

Blackmud Enterprises

Portion of
W 1/2 of the N.W.1/4 SEC.22-49-25-W4M

Leduc, AB

Title

TENTATIVE PLAN OF SUBDIVISION
BLACKSTONE STAGE 4

Project No.

1161 106045 MR
December 5, 2017

Scale

1:1000

COUNCIL REQUEST FOR DECISION

DATE: February 22, 2018

MEETING DATE: March 26, 2018

SUBMITTED BY: Ken Woitt, Director, Planning & Development

PREPARED BY: April Renneberg, Current Planner II

REPORT TITLE: Bylaw 976-2018 – Amendment to Southfork Area Structure Plan

REPORT NUMBER: 2018-CR-011

REPORT SUMMARY

Bylaw 976-2018 will amend Bylaw 887-2015, being the Southfork Area Structure Plan for Section 23-49-25-W4.

RECOMMENDATION

That Council give Bylaw 976-2018 first reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

An area structure plan (ASP) provides the framework for subsequent subdivision and development of an area of land within a municipality. The Southfork ASP describes the sequence of development anticipated for the lands located within Section 23-49-25-W4, as well as the land uses proposed for the area and the general locations of major transportation routes and public utilities. Bylaw 976-2018 seeks to amend the existing Southfork ASP first approved by Leduc City Council in 2015 (Bylaw 887-2015). The ASP includes a mix of residential, commercial and institutional land uses, parks and open space (including two school sites), stormwater management facilities, roadways and trail connections, and servicing infrastructure.

This proposed amendment to the Southfork ASP seeks to alter the land use for a 1.91 ha area of land within the SE ¼ Section 23-49-25-W4 from medium density residential (MDR) to low density residential (LDR). A map of the proposed change is included in this report as Attachment 2. The City's current standard sees condominiums and low-rise apartments classed as MDR while LDR captures single detached, duplex and townhouse dwellings, among others. Should this ASP amendment be approved by Council, the developer intends to subdivide the area into 36 single detached zero lot line parcels. The corresponding subdivision and redistricting applications have already been submitted to the City and are in process by administration. The overall intent this part of the application is to continue to try and stimulate development in the community by making residential lots more marketable in the short-term.

In conjunction with this proposed change in land use, the developer is also updating the statistics for the plan. The ASP for Southfork was originally adopted in 2000 at which time a figure of 18 units/ha was used to calculate residential densities for the LDR areas of the plan. Since that time, the type of housing seen to have the highest demand has changed fairly drastically. Where once a single detached home on a large lot was popular, now we have seen the trend shift toward smaller lot sizes built with smaller, more affordable homes for buyers. This application proposes to bring the unit used to calculate LDR from 18 units/ha up to 25 units/ha to more accurately reflect how LDR development actually looks on the ground in Southfork. The development industry has also used 25 units/ha as a base for LDR calculations in ASPs for a

number of years so this change will reflect industry standard as well. As a result, the overall residential density (upnrh) for the ASP is slightly higher than originally calculated, despite the small loss in MDR area within the plan.

In accordance with City policy, a public open house was advertised and hosted by the developer of Section 23-49-25-W4 on February 22, 2018. The purpose of the event was to present the proposed ASP amendment to the public and provide an opportunity for questions and feedback on the proposal prior to final approval of the plan. There were two people in attendance in addition to one member of Council. The developer's consultant was present, along with a representative of the City's Planning Department to answer questions and help clarify the proposal. The attendants were pleased with the proposed change from medium density residential to low density residential development as they would prefer to see single-family homes in the area. The open house was held at a showhome in the Southfork neighbourhood; however, there was an error when advertising the event. An incorrect address was used on signs posted and in the newspaper advertisement. In order to ensure the public was still able to attend, a representative of the developer was stationed at the address advertised for the duration of the open house directing any interested parties to the correct venue. The other Jayman Homes showhome in the neighbourhood was also directing people to the correct location. Administration believes sufficient effort was made to redirect the interested public. Neither administration nor the developer were contacted prior to or after the meeting to indicate an interest in the content of this ASP amendment. The turnout at the open house was comparable to that of other similar events where no error was made. As such, administration believes that the turnout was not affected by the advertising error and that the level of public input received through this ASP amendment event is not uncharacteristic.

LEGISLATION AND/OR POLICY:

Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended

- S. 633 outlines the type of information an area structure plan must contain.
- S. 606 governs the requirements for advertising a bylaw adopting an area structure plan.

PAST COUNCIL CONSIDERATION:

Bylaw 976-2018 is before Council for the first time.

CITY OF LEDUC PLANS:

Bylaw 976-2018 is consistent with the City's Municipal Development Plan, as amended and the City of Leduc-Leduc County Intermunicipal Development Plan, as amended. The proposed bylaw also follows the principles of the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no organizational implications.

POLICY:

There are no policy implications.

IMPLEMENTATION / COMMUNICATIONS:

After review by administration, it was determined that the amendment application does not trigger the referral criteria under the Edmonton Metropolitan Region Growth Plan and therefore the Southfork ASP amendment does not need to be submitted to the Edmonton Metropolitan Region Board for approval.

The public hearing has been scheduled for April 9, 2018. The hearing will be advertised in March 23 and 30, 2018 issues of *'The Representative'*.

ALTERNATIVES:

1. That Council defeat Bylaw 976-2018.

ATTACHED REPORTS / DOCUMENTS:

1. Bylaw 976-2018
2. Land Use Concept (proposed change)
3. Land Use Statistics (proposed change)

Others Who Have Reviewed this Report

P. Benedetto, City Manager / B. Loewen, City Solicitor / M. Pieters, General Manager, Infrastructure & Planning

AMENDMENT TO SOUTHFORK AREA STRUCTURE PLAN, BYLAW NO. 887-2015

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

AND: Bylaw No. 887-2015 adopts the Southfork Area Structure Plan and was passed by Council on February 9, 2015;

AND: Council has deemed it expedient and necessary to amend Bylaw No. 887-2015;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

THEREFORE: the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

PART III: APPLICATION

1. **THAT:** Bylaw 887-2015 is amended by this bylaw; and
2. **THAT:** Schedule "A" of Bylaw 887-2015, the Southfork Area Structure Plan, be amended by adding the attached Schedule "B", the Southfork Area Structure Plan amendment, at the end of page 24 of Schedule "A".

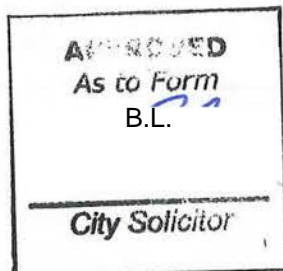
PART III: ENACTMENT

3. This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS _____ OF _____, AD 2018.

READ A SECOND TIME IN COUNCIL THIS _____ DAY OF _____, AD 2018.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS _____ DAY OF _____, AD 2018.



Date Signed

Robert Young
MAYOR

Sandra Davis
CITY CLERK

BYLAW 976-2018
SCHEDULE "B"



Southfork
Area Structure Plan

Amendment



Prepared for:

JWI Investments LP

Prepared by:

Stantec Consulting Ltd.

File: 1161 106640

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December 12, 2017



SOUTHFORK AREA STRUCTURE PLAN

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SOUTHFORK AREA STRUCTURE PLAN

1.0 Introduction

The proposed amendment to the Southfork Area Structure Plan (ASP) has been prepared by Stantec Consulting Ltd. on behalf of JWI Investments LP, the registered owner of the lands legally described as Lot 55, Block 20, Plan 152 1755, for the purpose of amending the land uses in the Southfork ASP. **Figure 1.0 – Location Plan** shows the context of the Southfork ASP in Leduc.



SOUTHFORK AREA STRUCTURE PLAN

2.0 Background

City of Leduc Council approved the Southfork Area Structure Plan on June 12, 2000 under Bylaw 492-2000, and was subsequently amended on June 28, 2004 under Bylaw 571-2004, and then on February 9, 2015 under Bylaw 887-2015 (see **Figure 2.0 – Land Use Plan (2015 Amendment)**).

The proposed amendment focuses on the southeast portion of the Southfork ASP. More specifically, the Southfork ASP amendment:

- redesignates a portion of land from Medium Density Residential to Low Density Residential;
- updates the figures to reflect the revised land uses; and
- updates the land use statistics based on area densities. This includes an administrative amendment to update the single/semi-detached residential density from 18 units/ha to 25 units/ha, in accordance with current industry standards and to more accurately reflect actual buildout.

The proposed amendments are within the Southfork ASP boundaries, which are:

North: Highway 2A
West: Queen Elizabeth II Highway
South: City of Leduc City Boundary
East: Highway 2A

2.1.1 Land Ownership

The land ownership for South Fork ASP is summarized in in Table 1, below. JWI G.P. Ltd. (now JWI Investments LP) owns the majority of the lands within the Plan Area.

Table 1: Land Ownership

| Owner | Legal Description | Area | | Percent of Total |
|------------------------|------------------------|---------------|---------------|------------------|
| | | Hectares | Acres | |
| JWI G.P. Ltd. | NW 1/4 23-49-25-W4 | 51.92 | 128.30 | |
| | NE 1/4 23-49-25-W4 | 17.09 | 42.23 | |
| | SE 1/4 23-49-25-W4 | 61.23 | 151.30 | |
| | SW 1/4 23-49-25-W4 | 57.75 | 142.70 | |
| | | 187.99 | 464.53 | 95.37% |
| Private Owner | Pt. SW 1/4 23-49-25-W4 | 4.95 | 12.23 | 2.51% |
| Alberta Infrastructure | Plan 9020397 | 4.17 | 10.30 | 2.12% |
| Total | | 197.11 | 487.06 | 100.00% |

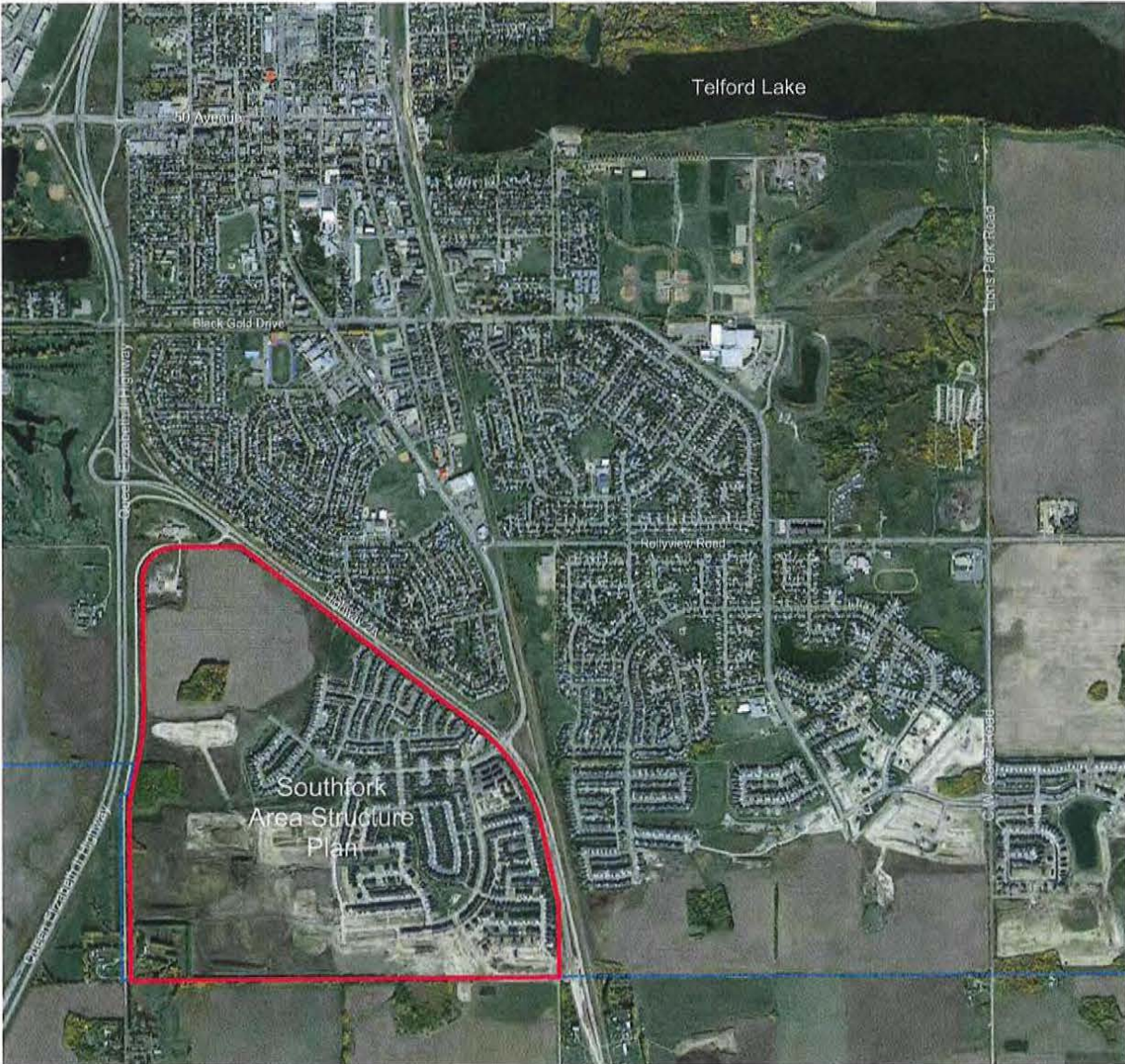
SOUTHFORK AREA STRUCTURE PLAN

The Southfork ASP is an existing residential neighbourhood in the City of Leduc. The ASP includes a mix of residential, commercial and institutional land uses, parks and open space (including two school sites), stormwater management facilities, roadways and trail connections, and servicing infrastructure.



Southfork Stage 2 Front Drive Homes

The Southfork neighbourhood is designed in accordance with City of Leduc servicing standards. Development staging and extension of infrastructure will be contiguous, efficient, and economical while having regard for potential environmental and ecological impacts.





SCALE - 1:25,000
ORIGINAL SHEET - ANSI A



September 26, 2017
1161 106640

Legend

-  Southfork Area Structure Plan Boundary
-  Municipal Boundary

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

1.0

Title

LOCATION PLAN

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Legend

- | | |
|---|---|
| Low Density Residential | Natural Area |
| Medium Density Residential | Stormwater Management Facility |
| Commercial | Multiway |
| Institutional | Secondary Pathway |
| School / Public Park | Buffer (If Required) |
| Park / Greenway | Area Structure Plan Boundary |

SOUTHFORK AREA STRUCTURE PLAN

The following sections outline the details of the proposed amendment, rationale and conformance with applicable City policies.

3.0 Southfork ASP Amendment

3.1 Low Density Residential (LDR)

The existing Southfork ASP designates approximately 96.28 ha of the neighbourhood as Low Density Residential (LDR). LDR allows for single detached, duplex, triplex, fourplex and fee-simple townhouse development (see **Figure 3.0 – Land Use Plan**).

3.1.1 Rationale

The proponents of this amendment propose this change to LDR in order to accommodate housing types that adhere to current planning best practices, City of Leduc planning policies, Capital Region Board policies, and in response to current and anticipated housing market demand in the City of Leduc. The LDR uses are consistent and compatible with planned residential development in the area, and will integrate well with the overall fabric of the neighbourhood.



The area of Low Density Residential development within the ASP will increase by approximately 1.91 ha, from 96.28 ha to 98.19 ha.

Southfork Stage 4 Front Drive Homes

3.1.2 Conformance to Policies

| | |
|--|--|
| Capital Region Growth Plan – Land Use Plan II. Minimize Regional Footprint B. Concentrate New Growth Within Priority Growth Areas CRGP Policy (i) Most new growth shall occur within priority growth areas. | The Southfork neighbourhood falls within the E Growth Area. The amendment continues to provide sufficient overall residential densities within the neighbourhood. The Southfork ASP is grandfathered under the Capital Region Board Growth Plan which is now referred to as the Edmonton Metropolitan Region Board. |
| MDP Policy 4A – Growth Management – The City shall manage growth by promoting compact urban form through sensitive redevelopment of existing developed areas and efficient development of undeveloped areas. | The Southfork ASP amendment represents contiguous growth in south Leduc, as the surrounding neighbourhoods develop concurrently. |

SOUTHFORK AREA STRUCTURE PLAN

MDP Policy 4B – General Land Use Planning–

The City shall achieve the orderly, economical and beneficial development and use of land by providing for new residential neighbourhoods with a variety of housing types, which have full access to a complete range of municipal infrastructure, community services, retail establishments, commercial developments, open space, recreational facilities, and educational institutions.

The Southfork ASP will provide Low Density Residential, Medium Density Residential, neighbourhood Commercial, Parks, Open Spaces, schools, stormwater management facilities and Institutional opportunities.

MDP Policy 4E – New Residential Development –

The City shall provide for new residential neighbourhoods by acknowledging new trends in household information (e.g. smaller households) in the design of new residential neighbourhoods and the provision of a variety of housing types.

A variety of housing options will be developed through the use of the Low Density land use designations including single-detached, semi-detached, duplex, and townhouse housing which may house a range of households.



Southfork Stage Stage 3 Laned Homes and Southfork Stage 5 Semi-Detached Homes

SOUTHFORK AREA STRUCTURE PLAN

3.2 Medium Density Residential (MDR)

The Southfork ASP currently designates approximately 15.13 ha of land as Medium Density Residential (MDR). Medium Density Residential allows for condominiums and one to four storey apartments (see **Figure 3.0 – Land Use Plan**).

3.2.1 Rationale

As a result of the redesignation of land uses within the southeast portion of the Southfork neighbourhood, the amendment to the ASP proposes to slightly decrease the amount of Medium Density Residential designated lands. MDR remains strategically located at several locations to provide convenient access to the transportation network and future public transit. The proponents of this amendment propose this change to MDR in response to anticipated housing market demand in the City of Leduc, more efficient use of the subject parcel shape, and in and accordance with current planning best practices.

The area of Medium Density Residential development within the ASP will decrease by approximately 1.91 ha, from 15.13 ha to 13.22 ha.



Southfork Townhome Rendering

3.2.2 Conformance to Policies

Capital Region Growth Plan – Land Use Plan

II. Minimize Regional Footprint

D. Support Expansion Medium and Higher Density Residential Housing Forms

CRGP Policy (i) New residential development shall provide a greater proportion of higher density residential units.

CRGP Policy (iv) Transit accessibility must be included in the design of all new developments.

III. Strengthen Communities

C. Support Public Transit

CRGP Policy (i) Provide a mix of higher intensity land uses along transit corridors, at nodes, and employment centres.

Medium Density Residential (MDR) development promotes higher residential densities that are located in highly accessible locations adjacent to transit service to promote walkability and transit use and provides more efficient use of the land.

The Southfork ASP is grandfathered under the Capital Region Board Growth Plan which is now referred to as the Edmonton Metropolitan Region Board.

SOUTHFORK AREA STRUCTURE PLAN

| | |
|--|--|
| CRGP Policy (iii) New developments shall be designed for connectivity and accessibility to transit facilities. | |
| MDP Policy 4E – New Residential Development – The City shall provide for new residential neighbourhoods by acknowledging new trends in household information (e.g. smaller households) in the design of new residential neighbourhoods and the provision of a variety of housing types. | The Southfork ASP allows for the development of a range of residential housing types based on single-detached, semi-detached, duplex, townhouse, and apartment dwellings. |
| MDP Policy 4E – New Residential Development – The City shall provide for new residential neighbourhoods by requiring that all new residential Area Structure Plans provide a variety of housing types including, where appropriate, types such as single – detached, semi-detached, duplex, triplex, fourplex, townhouse, or apartment dwellings, with no more than 50% of the total number of dwelling units in any residential Area Structure Plan to be designated within the same residential land use district of the Land Use Bylaw. | The Southfork ASP provides for a variety of housing types including single-detached, semi-detached, duplex, townhouse, and apartment dwellings. The Medium Density Residential sites have been appropriately located along the periphery of the neighbourhood, in highly accessible locations and adjacent to transit service. |
| City of Leduc/Leduc County Intermunicipal Development Plan (IDP). | Conformance to the policies prescribed in the IDP. |
| Neighbourhood Design Guidelines | Conformance to the policies prescribed in the Neighbourhood Design Guidelines. |

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Legend

- | | |
|----------------------------|--------------------------------|
| Low Density Residential | Natural Area |
| Medium Density Residential | Stormwater Management Facility |
| Commercial | Multiway |
| Institutional | Secondary Pathway |
| School / Public Park | Buffer (If Required) |
| Park / Greenway | Area Structure Plan Boundary |

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

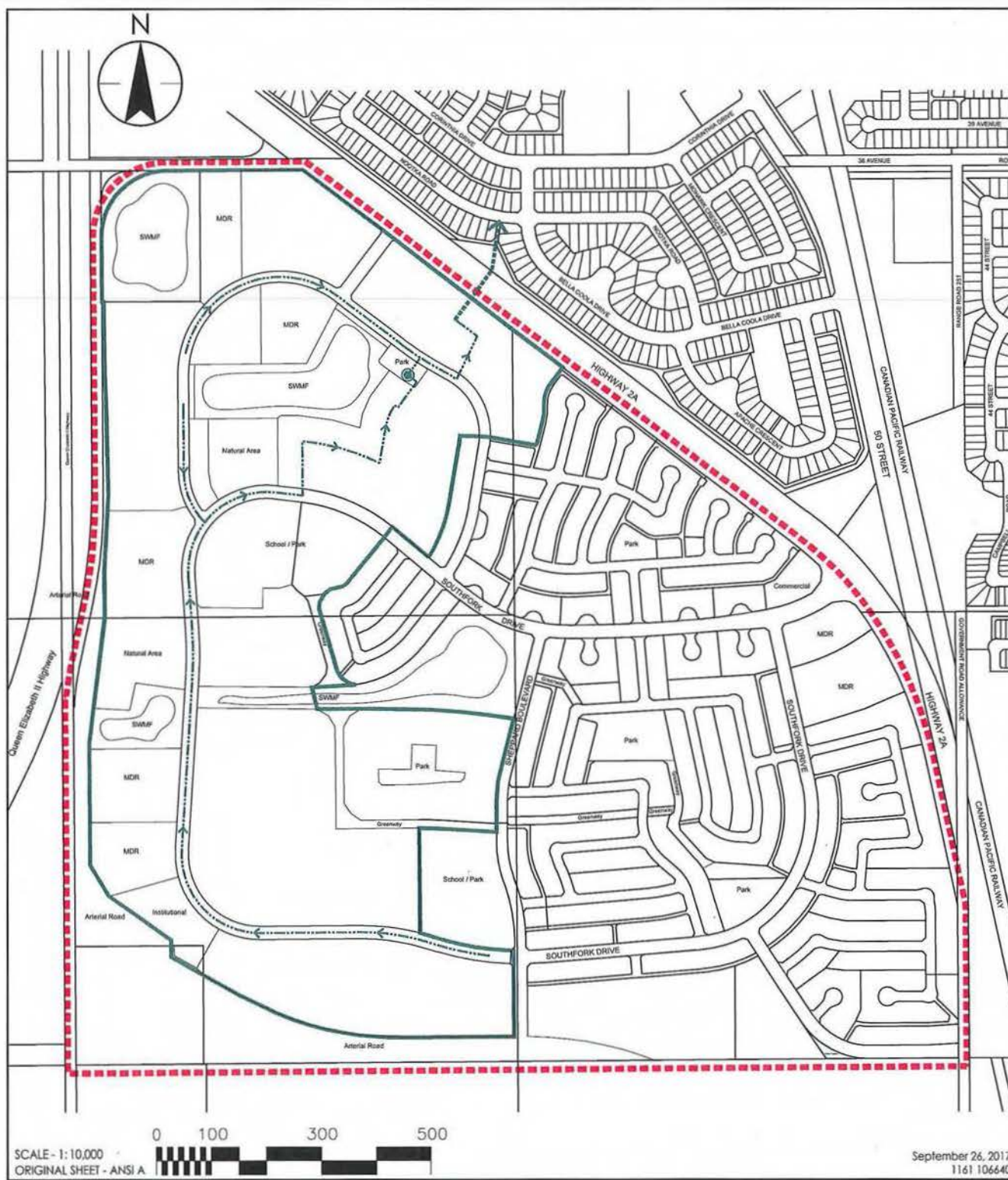
3.0

Title

LAND USE PLAN
2017 AMENDMENT



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Legend

- Sanitary Served Area (Gravity)
- - - - - Existing Sanitary Connection
- Sanitary Pipe
- Lift Station
- - - - - Area Structure Plan Boundary

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

5.0

Title

SANITARY SEWER

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Legend

- Drainage Basin Boundary
- Existing Drainage Channel
- ➔ Direction of Drainage
- Area Structure Plan Boundary

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

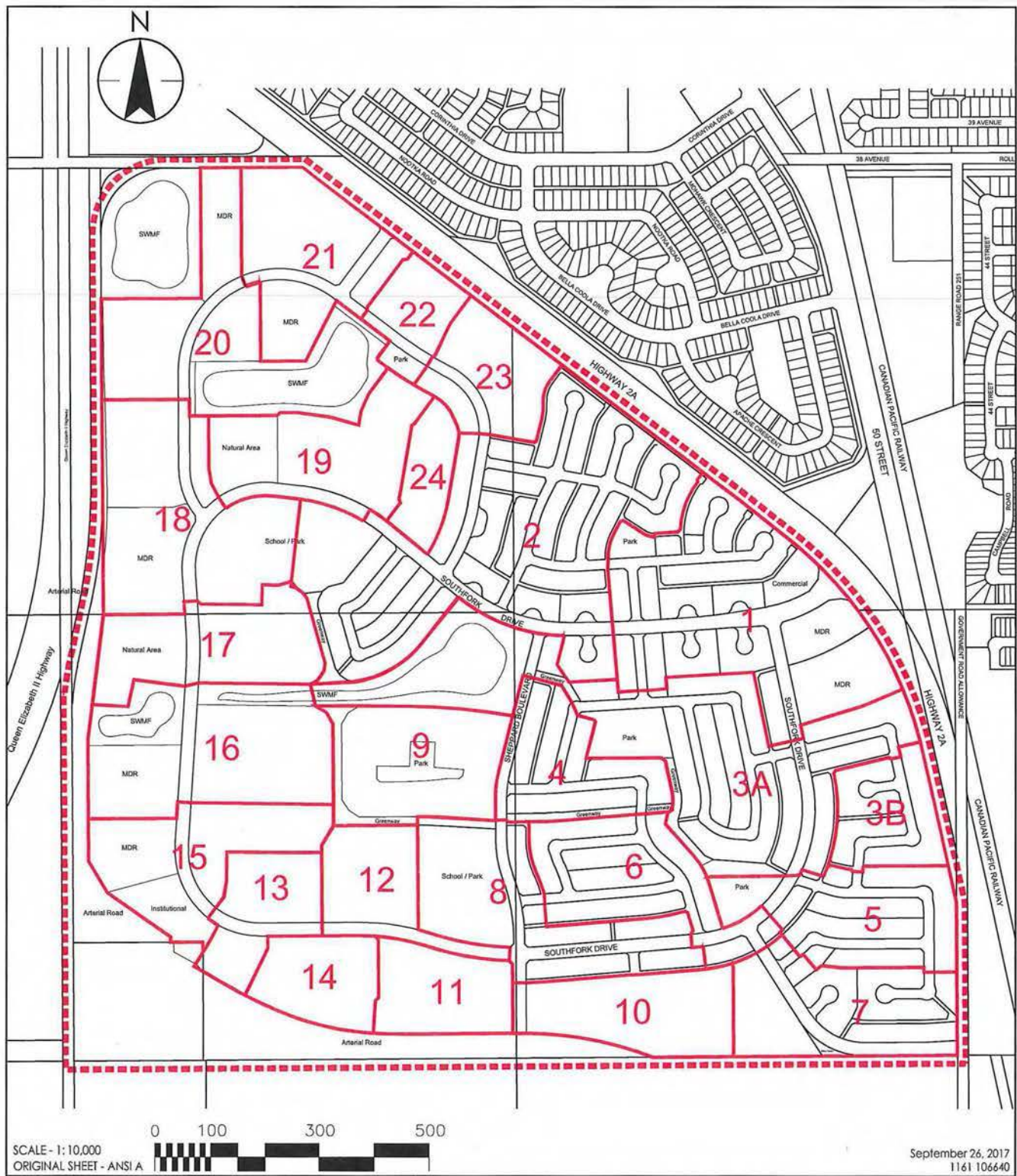
6.0

Title

STORM WATER
MANAGEMENT



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Legend

- Staging Boundary
- - - Area Structure Plan Boundary

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

7.0

Title

STAGING CONCEPT



SOUTHFORK AREA STRUCTURE PLAN

4.0 Appendix I - Existing Southfork ASP Statistics

Southfork - Area Structure Plan Land Use and Population Statistics - 2015 Amendment

| LAND USE | Area (ha) | | |
|-----------------------------------|----------------|-----------------|---------|
| Gross Area | 207.385 | | |
| Gross Developable Area | 207.385 | % of GDA | |
| Major Arterials / Road ROW | 7.91 | | |
| Municipal Reserve* | 20.71 | 10.0% | % of MR |
| School / Park | | 8.07 | 3.89% |
| Parks | | 5.40 | 2.61% |
| Natural Areas | | 3.79 | 1.83% |
| Greenways | | 2.11 | 1.02% |
| Part of SW 1/4 23-49-25-W4 | | 0.79 | |
| Commercial | 0.65 | 0.00 | |
| Institutional | 1.39 | 0.01 | |
| Stormwater Management | 14.87 | 0.07 | |
| Circulation @ 20% | 41.48 | 0.20 | |
| Total Non-Residential Area | 87.01 | 0.42 | |
| Net Residential Area (NRA) | 120.38 | 0.58 | |

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

| Land Use | Area (ha) | Units/ha | Units | % of Total Units | People/Unit | Population | % of NRA |
|---|---------------|----------|-------------|------------------|-------------|-------------|----------------|
| Low Density Residential (LDR) | | | | | | | |
| Single/Semi-Detached | 96.28 | 18.00 | 1733.00 | 49.54% | 2.80 | 4852 | 79.98% |
| Street Oriented Townhouse | 8.97 | 45.00 | 403.65 | 11.54% | 2.20 | 888 | 7.45% |
| Medium Density Residential (MDR) | | | | | | | |
| Condominiums / 1-4 storey Apartments | 15.13 | 90.00 | 1361.70 | 38.92% | 1.90 | 2587 | 12.57% |
| Total | 120.38 | | 3498 | 100.00% | | 8328 | 100.00% |

| | | |
|---------------------------|----------------|--------|
| Population Density (GDA): | 40.16 | ppha |
| Population Density (NRA): | 69.18 | ppnrha |
| Unit Density (GDA): | 16.87 | upha |
| Unit Density (NRA): | 29.06 | nrupha |
| LDR / MDR / HDR Ratio: | 50% / 50% / 0% | |

STUDENT GENERATION STATISTICS

| | |
|---------------------------------|--------------|
| Public School Board | 1,244 |
| Elementary | 414.77 |
| Junior High School | 414.77 |
| Senior High School | 414.77 |
| Separate School Board | 414 |
| Elementary | 207.00 |
| Junior High | 103.69 |
| Senior High | 103.69 |
| Total Student Population | 1,658 |

*Areas surrounding stormwater management facilities may include creditable Municipal Reserve where appropriate

**CRB minimum density target for Priority Growth Area E is 25-30 dwelling units per net residential hectare. The Southfork neighbourhood achieves 34 net residential units per hectare

***10% Municipal Reserve to be provided as cash-in-lieu for the lands identified as future realigned arterial road within part of the SW 1/4 23-49-25-W4

SOUTHFORK AREA STRUCTURE PLAN

5.0 Appendix II - Proposed Southfork ASP Statistics

Southfork - Area Structure Plan Proposed Land Use and Population Statistics

| LAND USE | Area (ha) | | |
|-----------------------------------|---------------|-------------|---------|
| Gross Area | 207.385 | | |
| | | | |
| | Area (ha) | % of GDA | |
| Gross Developable Area | 207.385 | 100.0% | |
| Major Arterials / Road ROW | 7.91 | | |
| Municipal Reserve* | 20.71 | 10.0% | % of MR |
| School / Park | 8.07 | | 3.89% |
| Parks | 5.40 | | 2.61% |
| Natural Areas | 3.79 | | 1.83% |
| Greenways | 2.11 | | 1.02% |
| Part of SW 1/4 23-49-25-W4 | 0.79 | | |
| Commercial | 0.65 | 0.00 | |
| Institutional | 1.39 | 0.01 | |
| Stormwater Management | 14.87 | 0.07 | |
| Circulation @ 20% | 41.48 | 0.20 | |
| Total Non-Residential Area | 87.01 | 0.42 | |
| Net Residential Area (NRA) | 120.38 | 0.58 | |

RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

| Land Use | Area (ha) | Units/ha | Units | % of Total Units | People/Unit | Population | % of NRA |
|---|---------------|----------|-------------|------------------|-------------|--------------|----------------|
| Low Density Residential (LDR) | | | | | | | |
| Single/Semi-Detached | 98.19 | 25.00 | 2454.70 | 60.64% | 2.80 | 6873 | 81.57% |
| Street Oriented Townhouse | 8.97 | 45.00 | 403.65 | 9.97% | 2.20 | 888 | 7.45% |
| Medium Density Residential (MDR) | | | | | | | |
| Condominiums / 1-4 storey Apartments | 13.22 | 90.00 | 1189.80 | 29.39% | 1.90 | 2261 | 10.98% |
| Total | 120.38 | | 4048 | 100.00% | | 10022 | 100.00% |

| | | |
|---------------------------|----------------|--------|
| Population Density (GDA): | 48.32 | ppha |
| Population Density (NRA): | 83.25 | ppnrha |
| Unit Density (GDA): | 19.52 | upha |
| Unit Density (NRA): | 33.63 | nrupha |
| LDR / MDR / HDR Ratio: | 71% / 29% / 0% | |

STUDENT GENERATION STATISTICS

| | |
|---------------------------------|--------------|
| Public School Board | 1,244 |
| Elementary | 414.77 |
| Junior High School | 414.77 |
| Senior High School | 414.77 |
| Separate School Board | 414 |
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**CRB minimum density target for Priority Growth Area E is 25-30 dwelling units per net residential hectare. The Southfork neighbourhood achieves 30 net residential units per hectare

***10% Municipal Reserve to be provided as cash-in-lieu for the lands identified as future realigned arterial road within part of the SW 1/4 23-49-25-W4

SOUTHFORK AREA STRUCTURE PLAN



V:\1161\active\1161106640\drawing\planning\asp_amend\asp_southfork_26sep2017.dwg



Legend

- Low Density Residential
- Medium Density Residential
- Commercial
- Institutional
- School / Public Park
- Park / Greenway

- Natural Area
- Stormwater Management Facility
- Multiway
- Secondary Pathway
- Buffer (If Required)
- Area Structure Plan Boundary

Client/Project

SOUTHFORK
AREA STRUCTURE PLAN
CITY OF LEDUC

Figure No.

3.0

Title

LAND USE PLAN
2017 AMENDMENT

5.0 Appendix II - Proposed Southfork ASP Statistics

Southfork - Area Structure Plan
Proposed Land Use and Population Statistics

| LAND USE | Area (ha) | | |
|-----------------------------------|---------------|-------------|---------|
| Gross Area | 207.385 | | |
| | | | |
| | Area (ha) | % of GDA | |
| Gross Developable Area | 207.385 | 100.0% | |
| Major Arterials / Road ROW | 7.91 | | |
| Municipal Reserve* | 20.71 | 10.0% | % of MR |
| School / Park | 8.07 | | 3.89% |
| Parks | 5.40 | | 2.61% |
| Natural Areas | 3.79 | | 1.83% |
| Greenways | 2.11 | | 1.02% |
| Part of SW 1/4 23-49-25-W4 | 0.79 | | |
| Commercial | 0.65 | 0.00 | |
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|---|---------------|----------|-------------|------------------|-------------|--------------|----------------|
| Low Density Residential (LDR) | | | | | | | |
| Single/Semi-Detached | 98.19 | 25.00 | 2454.70 | 60.64% | 2.80 | 6873 | 81.57% |
| Street Oriented Townhouse | 8.97 | 45.00 | 403.65 | 9.97% | 2.20 | 888 | 7.45% |
| Medium Density Residential (MDR) | | | | | | | |
| Condominiums / 1-4 storey Apartments | 13.22 | 90.00 | 1189.80 | 29.39% | 1.90 | 2261 | 10.98% |
| Total | 120.38 | | 4048 | 100.00% | | 10022 | 100.00% |

| | | |
|---------------------------|----------------|--------|
| Population Density (GDA): | 48.32 | ppha |
| Population Density (NRA): | 83.25 | ppnrha |
| Unit Density (GDA): | 19.52 | upha |
| Unit Density (NRA): | 33.63 | nruha |
| LDR / MDR / HDR Ratio: | 71% / 29% / 0% | |

STUDENT GENERATION STATISTICS

| | |
|---------------------------------|--------------|
| Public School Board | 1,244 |
| Elementary | 414.77 |
| Junior High School | 414.77 |
| Senior High School | 414.77 |
| Separate School Board | 414 |
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**CRB minimum density target for Priority Growth Area E is 25-30 dwelling units per net residential hectare. The Southfork neighbourhood achieves 30 net residential units per hectare

***10% Municipal Reserve to be provided as cash-in-lieu for the lands identified as future realigned arterial road within part of the SW 1/4 23-49-25-W4

DATE: February 22, 2018

MEETING DATE: March 26, 2018

SUBMITTED BY: Ken Woitt, Director, Planning & Development

PREPARED BY: April Renneberg, Current Planner II

REPORT TITLE: Bylaw 973-2018 - Redistricting Southfork Stage 7B

REPORT NUMBER: 2018-CR-001

REPORT SUMMARY

Bylaw 973-2018 will amend Bylaw 809-2013, Section 27.0 – Land Use Map, by redistricting Lot 55, Block 20, Plan 1521755 from MUN – Mixed-Use Neighbourhood to RNL – Residential Narrow Lot. The redistricting will allow for continued residential development in the Southfork neighbourhood.

RECOMMENDATION

That Council give Bylaw 973-2018 first reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The RNL land use district is intended to accommodate residential dwellings on narrower lots, providing an opportunity for more efficient use of land and a more compact urban form.

Zero lot line parcels are those where the single detached dwelling is located directly on the side property boundary on one side of the lot. These types of buildings have specific development requirements. The City of Leduc requires a 1.5 m easement registered on the adjacent property to allow for encroachment of eaves, drainage and general access for maintenance purposes. This easement is registered along with the subdivision of the lands. In order to encourage fire safety, the Alberta Building Code requires that side of the building to have fire-rated drywall as well as restriction on wall penetrations such as windows; doors; dryer, furnace, water heater and fireplace vents; and fresh air intakes. Under Land Use Bylaw 809-2013 the minimum lot width for a single detached dwelling with a zero metre side yard and without access to a lane is 9.2 m wide.

Southfork Stage 7B proposes to redistrict Lot 55, Block 20, Plan 1521755 to facilitate 36 lots for single detached, zero lot line homes with front attached garages. The City's Subdivision Authority has given conditional approval to the subdivision application. The redistricting of these lots by City Council to the RNL land use district under Land Use Bylaw 809-2013 is a condition of subdivision, as is the successful negotiation by administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision are met, the subdivision will not be endorsed by administration nor registered at Land Titles.

LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
 - S. 640(2)(a) requires a municipality be divided into land use districts.
 - S. 606 and S. 692 govern the requirements for advertising a bylaw. More specifically, S. 692(4) outlines those additional advertising requirements for a bylaw changing the land use district designation of a parcel of land.
2. Land Use Bylaw 809-2013, as amended

PAST COUNCIL CONSIDERATION:

Bylaw 973-2018 is before Council for the first time.

CITY OF LEDUC PLANS:

Bylaw 973-2018 is consistent with the City's Municipal Development Plan, as amended and the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

Although the Southfork Area Structure Plan defines the lands as medium density residential, the proposed zero lot line parcels and RNL zoning constitute low density residential development. The developer has applied to amend the Southfork ASP to make this change as well as to update the overall plan statistics to reflect the current built environment in the neighbourhood and overall development standards. This amendment is also being brought before Council at this meeting as Bylaw 976-2018. Redistricting Bylaw 973-2018 is consistent with that proposed amendment and will not be brought forward for third reading until the ASP amending bylaw has been approved by Council.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no organizational implications.

POLICY:

There are no policy implications.

IMPLEMENTATION / COMMUNICATIONS:

The public hearing has been scheduled for April 9, 2018. The hearing will be advertised in the March 23 and 30, 2018 issues of 'The Representative' and notices will be mailed to property owners within 61.0 m of the subject area.

ALTERNATIVES:

1. That Council defeat Bylaw 973-2018.

ATTACHED REPORTS / DOCUMENTS:

1. Bylaw 973-2018
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan

Others Who Have Reviewed this Report

P. Benedetto, City Manager / B. Loewen, City Solicitor / M. Pieters, General Manager, Infrastructure & Planning

Bylaw No. 973-2018

Page 1

AMENDMENT #75 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

AND: in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

THEREFORE: the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

PART I: APPLICATION

1. **THAT:** Bylaw No. 809-2013, the Land Use Bylaw, is amended by this Bylaw.
2. **THAT:** the Land Use Map, attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Lot 55, Block 20, Plan 1521755
(consisting of 1.91 ha more or less)

From: MUN – Mixed-Use Neighbourhood
To: RNL – Residential Narrow Lot

as shown in Schedule A, attached hereto and forming part of this bylaw.

PART II: ENACTMENT

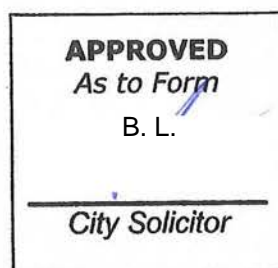
This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS ____ DAY OF ____, AD 2018.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF ____, AD 2018.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS ____ DAY OF ____, AD 2018.

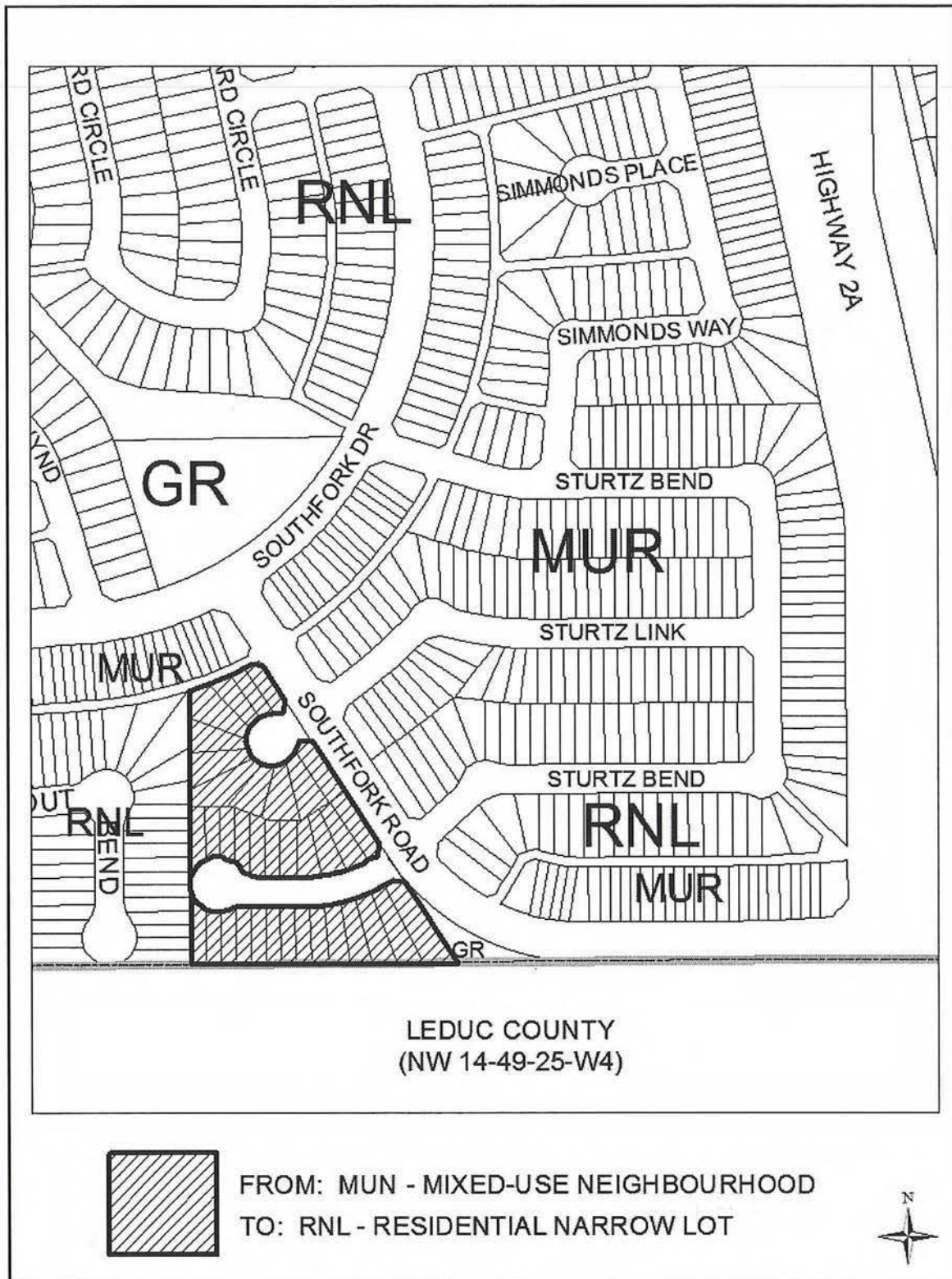
Date Signed



Robert Young
MAYOR

Sandra Davis
CITY CLERK

SCHEDULE A

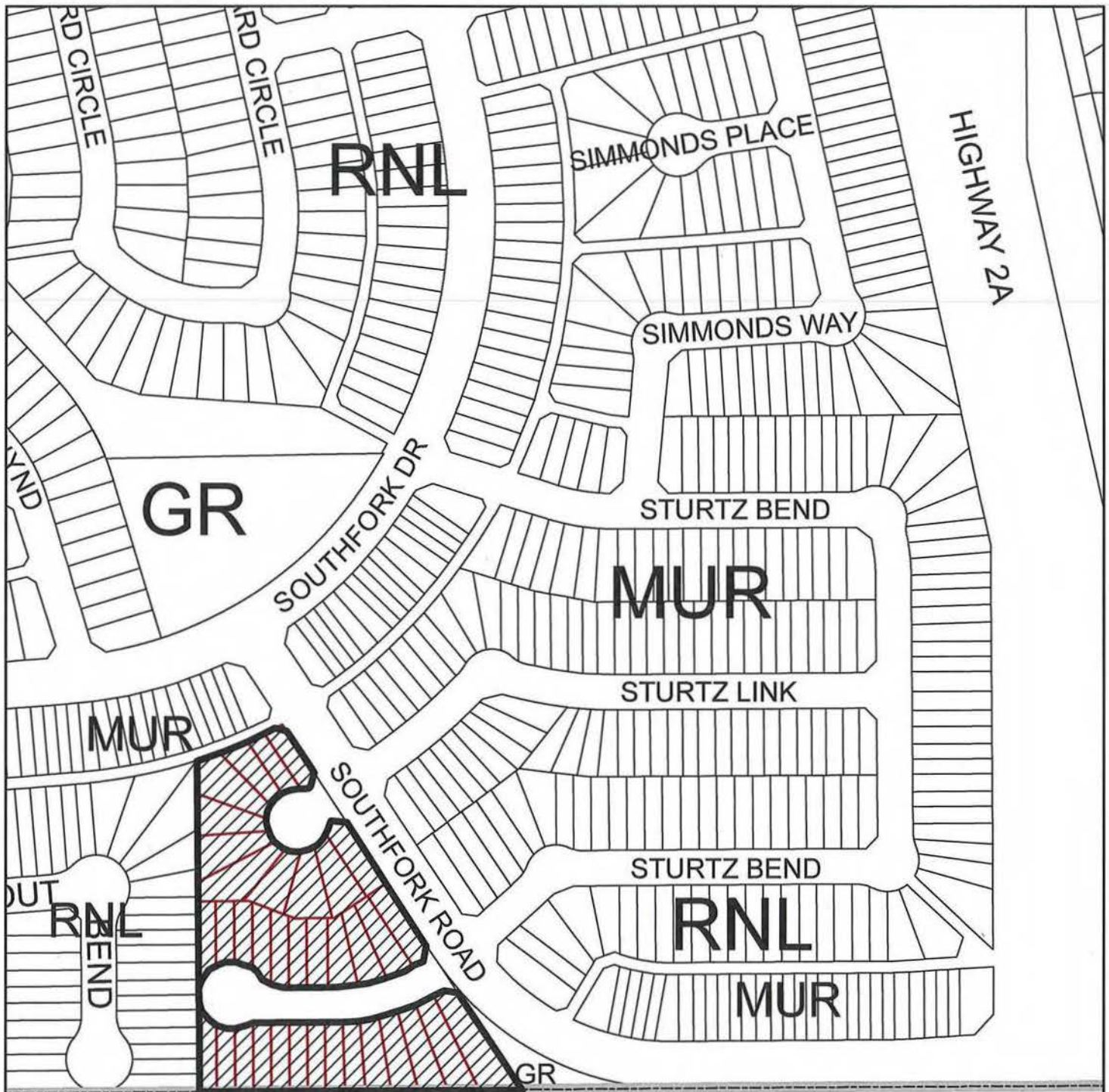


KEY PLAN

ATTACHMENT 2



SUBJECT AREA

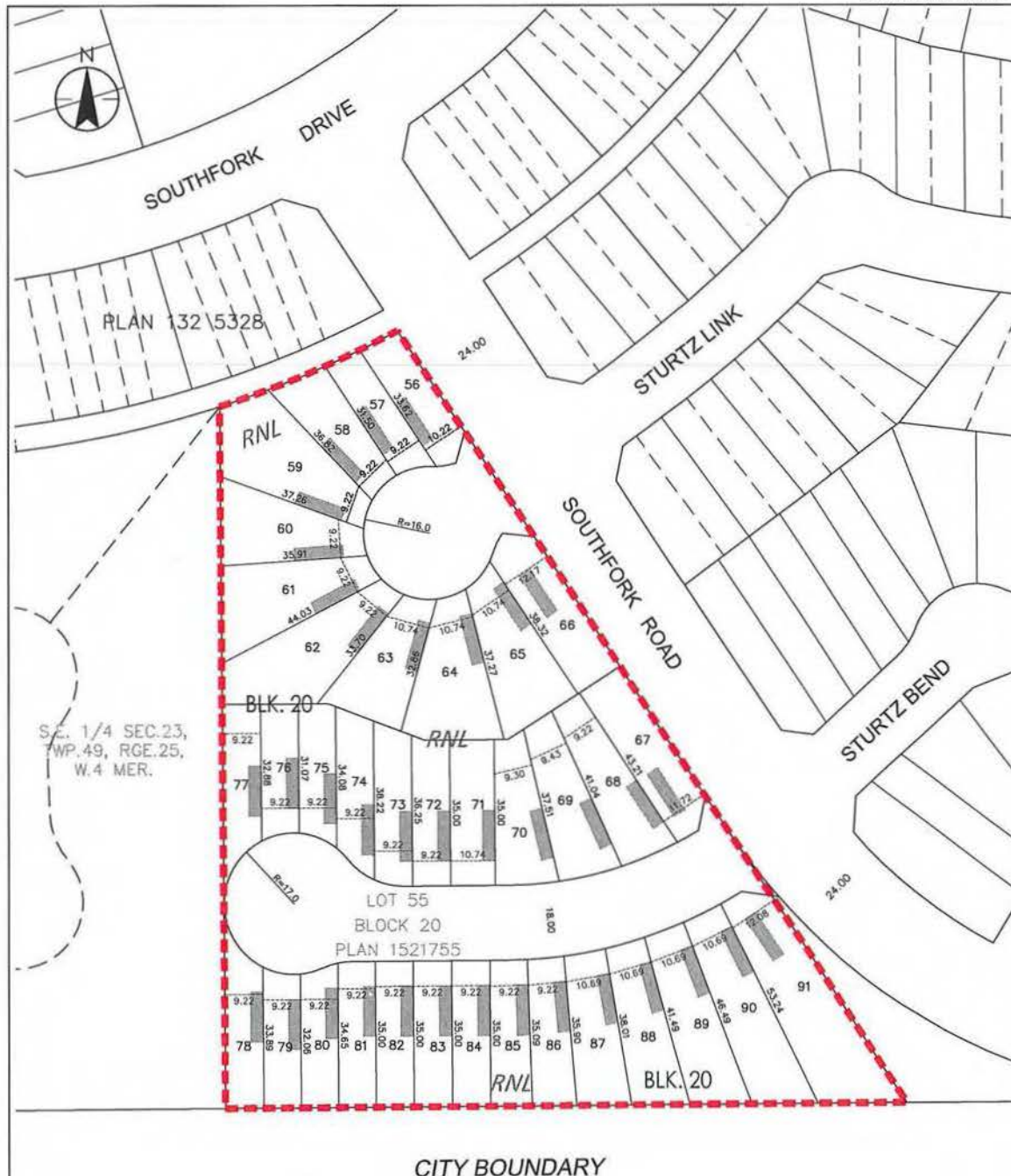


LEDUC COUNTY
(NW 14-49-25-W4)



FROM: MUN - MIXED-USE NEIGHBOURHOOD
TO: RNL - RESIDENTIAL NARROW LOT





ORIGINAL SHEET - A3018


Stantec

10160-112 Street
Edmonton, AB T5K 2L6
Tel. 780.917.7000
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any error or omission shall be reported to Stantec without delay.
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Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus ■■■■■ and contains approximately 1.91 hectares, including 36 residential lots.

Revision

By

YY.MM.DD

Client/Project

JWI Investments L.P.

PLAN SHOWING PROPOSED SUBDIVISION
OF PORTION OF PLAN 1521755,
BLOCK 20, LOT 55

Edmonton, AB

Title

TENTATIVE PLAN OF SUBDIVISION
SOUTHFORK - STAGE 7b

Project No.

1161 106440 KC
October 24, 2017

Scale

1:1000



PUBLIC COMMENTARY

XI.A.

IN-CAMERA ITEMS

Council Appointment of Public Members to
Council Remuneration Committee

Removed pursuant to
Sections 24 & 25 of the FOIP Act

XII.

RISE & REPORT FROM IN-CAMERA ITEMS



**Mayor's Report
March 5 - 18, 2018**

March 5, 2018:

- Meeting with Shane Gerein, Project Manager, Qualico Communities
- Interview with Leduc Rep re: Integrated Transit

March 6-9, 2018:

- Canadian Sport Tourism Alliance Conference, Halifax, NS

March 12, 2018:

- Breakfast with the Mayor committee
- Nancy Laing, Leduc Regional Housing Foundation
- 'Permitting Action Plan' launch
- Committee of the Whole and Council Agenda Review
- Committee-of-the-Whole Meeting
- Regular Council Meeting

March 13, 2018:

- Briefing with City Manager
- Susan Young, Executive Director, Leduc & District Emergency Shelter Association
- Devon and District Chamber of Commerce: State of the Town
- Tom Ruth, CEO, Edmonton International Airport
- Airport Accord Oversight Committee briefing

March 14, 2018:

- Spring 2018 Municipal Leaders' Caucus (Day 1)

March 15, 2018:

- Spring 2018 Municipal Leaders' Caucus (Day 2)
- Mayor's Youth Leadership Event committee
- Arts Foundry Open House

March 16, 2018:

- Briefing with City Manager
- Interview with Leduc Rep re: An Evening to Inspire
- Airport Accord Oversight Committee

March 17, 2018:

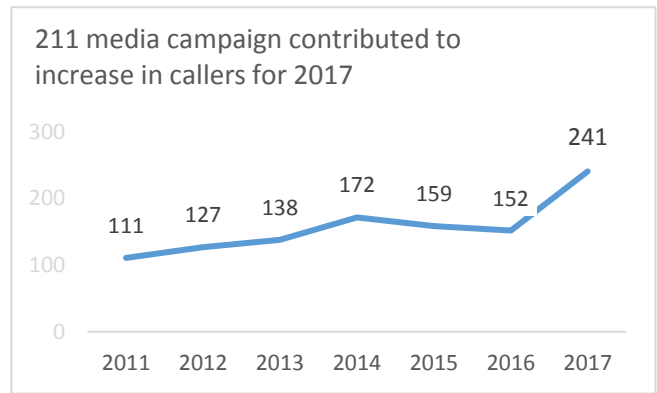
- CHBA 2018 Awards of Excellence in Housing Gala

2017 Quarterly Report: Q4

This report provides a brief snapshot of quarter 4 data for FCSS.

Community Support

The number of 211 calls (figure 1.1) for the City of Leduc remained steady at 61 callers; top caller issues being basic needs and organizational/community/international services. **Alberta Works Emergency Needs Allowance was the top referral**, but considering the time of year is not usual.



The total number of **individuals served was highest this quarter** at 249 while number of families served remained relatively consistent at 41.

FCSS saw the highest number of referrals to agencies in Q4 (600 referrals) and common sources of referral to FCSS continue to be self-referral, friend/family and schools.

Family Violence disclosures rose to 21 this quarter, the highest number in a quarter since we began tracking regularly. External factors such as the family violence social media campaign, October *#metoo* campaign, and additional family violence support information added to the City's website *may have* contributed to more women reaching out for help.

Leduc & District Victim Services (VSU) saw a 9% increase in the number of persons assisted this quarter with 424. Almost 775 staff and volunteer hours were provided; 75% to assistance to victims, 25% to court related activities.

The largest referral source to VSU is police referral. The *highest number of services provided to both new and ongoing cases are for family violence coded files*; 37% of services provided to new case files and 33% to ongoing case files¹.

FCSS Housing Advocate assisted 181 clients in 2017 with the majority (42%) being referred by Leduc Regional Housing Foundation. Most clients are single (44%), in apt market housing at intake (48%) and have grade 9 or less education (23%). Most common barriers at intake are no money, family issues and job loss. In Q4, \$770 of loans were paid back representing the lowest amount in the quarter, but likely attributed to the holiday season and end of year financial challenges. \$36, 473 in loans were provided with \$7,573 paid back to the City.

At the end of the quarter, Leduc Regional Housing Foundation continues to hold a wait list for all its Leduc facilities with the largest being for one bedroom units (148). **Of the 441 Leduc units, 96% are occupied².**

FOOD BANK-requested but have not received at time of report

¹ Taken From Victim Services Quarterly Report (OND)

² Taken from Occupancy & Wait List Report by Community, December 31, 2017

Community Safety

The numbers in figure 1.2 are generated from the PROS Database and pulled using location code 798, they reflect current scoring of files.

| Leduc Municipal Detachment - Q4 (October-December) | | | | | |
|--|---------|---------|---------|---------|---------|
| Categories | Q4 2013 | Q4 2014 | Q4 2015 | Q4 2016 | Q4 2017 |
| Total Property Crime | 373 | 389 | 407 | 480 | 581 |
| Impaired Operation | n/a | 75 | 58 | 75 | 46 |
| Liquor Act | 33 | 36 | 28 | 21 | 11 |
| Mischief/ Disturbance | 145 | 126 | 109 | 122 | 129 |
| Domestic Violence | 94 | 66 | 63 | 112 | 89 |
| Charges Against Adults | n/a | 90 | 99 | 110 | 119 |
| Youth involved Criminal Code Files | n/a | 26 | 23 | 29 | 44 |

FIGURE 1.3 Leduc Municipal Detachment Crime statistics

XIV.

ADJOURNMENT