

REGULAR COUNCIL MEETING AGENDA  
TUESDAY, NOVEMBER 13, 2018 AT 7:00 P.M.  
COUNCIL CHAMBERS, LEDUC CIVIC CENTRE  
1 ALEXANDRA PARK, LEDUC, ALBERTA  
PAGE 1

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**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, October 22, 2018

**IV. RECOGNITION ITEMS**

There are no Recognition Items for the Agenda.

**V. PUBLIC COMMENTARY**

**VI. PUBLIC HEARING**

There is no Public Hearing for the Agenda.

**VII. PRESENTATIONS**

There are no Presentations for the Agenda.

**VIII. BUSINESS**

- |                         |  |
|-------------------------|--|
| D. Macdougall,<br>Chair | A. Family and Community Support Services Advisory Board Update |
| J. Cannon               | B. Third Quarter Financial Variance Report                     |
| S. Losier               | C. Coventry Homes Request for Support                          |

**IX. BYLAWS**

There are no Bylaws for the Agenda.

**X. PUBLIC COMMENTARY**

**XI. IN-CAMERA ITEMS**

There are no In-Camera Items for the Agenda.

**XII. RISE AND REPORT FROM IN-CAMERA ITEMS**

**XIII. UPDATES FROM BOARDS & COMMITTEES**

- A. Council Member Updates from Boards & Committees
- B. Council Member Updates from Commissions, Authorities, Other

**XIV. INFORMATION REPORTS**

- A. Mayor's Report
- B. Building Inspector's Report
- C. Newly Issued Business Licences

**XV. ADJOURNMENT**

# **ADOPTION OF AGENDA**

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

# **ITEMS FOR DISCUSSION AND RELATED BUSINESS**



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

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

Mayor B. Young called the meeting to order at 7:01 pm.

**I. ADOPTION OF AGENDA**

**MOVED** by Councillor B. Beckett 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. Council, Committee-of-the-Whole and Strategic Planning Committee Meeting Schedule for November 2018 to October 2019
- B. Council Appointments for November 2018 – October 2019
- D. 2018 Transportation Master Plan

**XI. IN-CAMERA ITEMS**

- A. Council Appointment of a Public Member to the Edmonton Regional Airports Authority Board of Directors

**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 Tuesday, October 9, 2018**

**MOVED** by Councillor B. Beckett that the minutes of the Regular Council Meeting held Tuesday, October 9, 2018, be approved as presented.

Motion Carried Unanimously

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**IV. RECOGNITION ITEMS**

There were no recognition items.

**V. PUBLIC COMMENTARY**

D. Braun, resident from Calmar, would like to see more opportunities and options in Leduc to entertain children, especially in the winter months.

**VI. PUBLIC HEARING**

There were no Public Hearings for the Agenda.

**VII. PRESENTATIONS****A. Royal Canadian Legion Leduc Branch No. 108 Poppy Presentation**

J. Trenholm, Branch President and L. Cuppens, Branch Vice President, Royal Canadian Legion Leduc Branch No. 108, thanked the City of Leduc for their support and presented the Mayor and Council with poppies.

**B. Presentation to Council of Book on Leduc's History**

T. Dirsä, Author of the book entitled *Leduc's History*, presented a copy of the book to the Mayor and Council on behalf the Leduc Public Library and himself.

**VIII. BUSINESS****A. Council, Committee-of-the-Whole and Strategic Planning Committee Meeting Schedule for November 2018 to October 2019.**

Council proposed to amend the meeting schedule, moving meetings in 2019 that would occur on a Tuesday after a holiday Monday to a Monday.

**MOVED** by Councillor G. Finstad that Council approve the attached Council, Committee-of-the-Whole and Strategic Planning Committee Meeting Scheduled for November 2018 to October 2019 with the following amendments.

That in 2019 meetings that would have occurred on the Tuesday after a holiday Monday be moved to a Monday so regularly scheduled meetings occur on Mondays by:

- a) amending February 19 to February 4;
- b) amending April 23 to April 29;
- c) amending May 21 to May 6; and
- d) October 15 to October 7.

Motion Carried Unanimously

**MOVED** by Councillor L. Tillack that Council approve the Council, Committee-of-the-Whole and Strategic Planning Committee Meeting Schedule for November 2018 to October 2019, as amended.

Motion Carried Unanimously

**B. Council Appointments for November 2018 – October 2019**

Councillor Tillack proposed to amend the Council Appointments for November 2018 – October 2019 to have her as the Alternate representative for the following groups:

Family & Community Support Services Advisory Board  
Councillor B. Hamilton  
Councillor L. Tillack (Alternate)

Community Safety Advisory Committee  
Councillor B. Beckett  
Councillor L. Tillack (Alternate)

**MOVED** by Councillor L. Tillack that the Council Appointments for November 2018 – October 2019 be amended as presented.

**MOVED** by Councillor Finstad that Council approve the:

1. Deputy Mayor Appointments set out in Attachment 1 – Council Appointments for November 2018 – October 2019.
2. List of Appointments set out in Attachment 1 – Council Appointments for November 2018 – October 2019, as amended.

Motion Carried Unanimously

**C. Municipal Grant – Right Relations Event**

**MOVED** by Councillor B. Beckett that Council approves the grant to the Leduc St. David's United Church for an amount not to exceed \$4,000 which is to be funded from Council Community Grants to help offset expenses related to hosting the "Right Relations through the Seasons" event series from September 21, 2018 through to June 21, 2019, in Leduc, Alberta.

Motion Carried Unanimously

**D. 2018 Transportation Master Plan**

S. Olson, Director, Engineering and A. Gordon, Principal, Castleglenn Consultants Inc., made a PowerPoint presentation (Attached) to Council and answered Council's questions.

**MOVED** by Councillor B. Beckett that Council accept the 2018 City of Leduc Transportation Master Plan as presented.

Motion Carried Unanimously



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**IX. BYLAWS****A. Bylaw No. 1000-2018 – Eaton and Emery Area Structure Plan (1st Reading)**

Administration recommends that Bylaw No. 1000-2018 receive first reading.

**MOVED** by Councillor B. Beckett that Council give Bylaw No. 1000-2018 First Reading.

Motion Carried Unanimously

**X. PUBLIC COMMENTARY**

T. Flynn, a resident of Leduc, stated that, at the recent Real-Estate Investment Network Conference, the City of Leduc was rated third in Alberta for investing in. There are many out-of-province investors in the area that like the close proximity of Leduc to the Edmonton International Airport. T. Flynn stated that live-streaming the Council meetings would be beneficial to all investors to learn more about what Leduc has to offer. T. Flynn mentioned that, at the conference, transportation needs for millennials and seniors was addressed and she was glad to hear more on the Transportation Master Plan that was presented this evening.

**XI. IN-CAMERA ITEMS**

**MOVED** by Councillor G. Finstad that Council move In-Camera at 8:18 pm to discuss:

**A. Council Appointment of a Public Member to the Edmonton Regional Airports Authority  
Board of Directors  
FOIP s. 24 & 29**

Motion Carried Unanimously

**MOVED** by Councillor G. Finstad that Council move In-Public at 8:19 p.m.

Motion Carried Unanimously

**XII. RISE AND REPORT FROM IN-CAMERA ITEMS****A. Council Appointment of a Public Member to the Edmonton Regional Airports Authority  
Board of Directors  
FOIP s. 24 & 29**

Mayor B. Young, made a presentation and answered Council's questions.

**MOVED** by Councillor L. Hansen that Council reappoint M. Hales as the City of Leduc public member on the Edmonton Regional Airports Authority Board of Directors for a second four (4) year term from January 1, 2019 – December 31, 2022.

Motion Carried Unanimously

**XIII. INFORMATION REPORTS**

**A. Mayor's Report**

There was no discussion.

**XIV. ADJOURNMENT**

The Council meeting adjourned at 8:20 pm.

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B. YOUNG  
Mayor

\_\_\_\_\_  
M. HORMAZABAL  
Deputy City Clerk



# Council, Committee-of-the-Whole and Strategic Planning Committee Meeting Schedule November 2018 – October 2019

Committee-of-the-Whole and Strategic Planning Committee meetings are held in the Lede Room  
City Council Meetings and Committee-of-the-Whole Budget Deliberations are held in Council Chambers  
City of Leduc Civic Centre, #1 Alexandra Park, Leduc


Date	Committee-of-the-Whole	Regular Council	Strategic Planning Com.
<b>2018</b>			
Monday, November 5	5 pm		
Tuesday, November 13	5 pm	7 pm	
▪ Thursday, November 15 (Budget)	1 pm		
▪ Friday, November 16 (Budget)	8:30 am		
▪ Saturday, November 17 (Budget)	8:30 am		
Monday, November 19	5 pm	7 pm	
Monday, December 3	5 pm	7 pm	
Monday, December 10	5 pm		
<b>2019</b>			
Monday, January 14	5 pm	7 pm	
Monday, January 21	5 pm		
Monday, January 28	5 pm	7 pm	
Monday, February 4	5 pm		
Monday, February 11	5 pm	7 pm	
➤ Thursday, February 21			8 am
Monday, February 25	5 pm	7 pm	
Monday, March 11	5 pm	7 pm	
Monday, March 18	5 pm		
Monday, March 25	5 pm	7 pm	
Monday, April 8	5 pm	7 pm	
Monday, April 15	5 pm		
Monday, April 29	5 pm	7 pm	
Monday, May 6	5 pm		
Monday, May 13	5 pm	7 pm	
Monday, May 27	5 pm	7 pm	
Monday, June 10	5 pm	7 pm	
Monday, June 17	5 pm		
Monday, June 24	5 pm	7 pm	
Monday, July 8	5 pm	7 pm	
Monday, August 19	5 pm	7 pm	
Monday, September 9	5 pm	7 pm	
Monday, September 16	5 pm		
Monday, September 23	5 pm	7 pm	
Monday, October 7	5 pm	7 pm	
Monday, October 21	5 pm		
Monday, October 28 ❖ Regular Council Meeting with organizational business	5 pm	7 pm	

▪ Committee-of-the-Whole Budget Deliberations \*Deliberations may not require all allotted time.

## Dates to Note:


- ➔ Future Committee-of-the-Whole Budget Deliberations Dates: November 14, 15 & 16, 2019
- ➔ Future Strategic Planning Meeting Dates: February 20, 2020 and February 18, 2021






# Transportation Master Plan

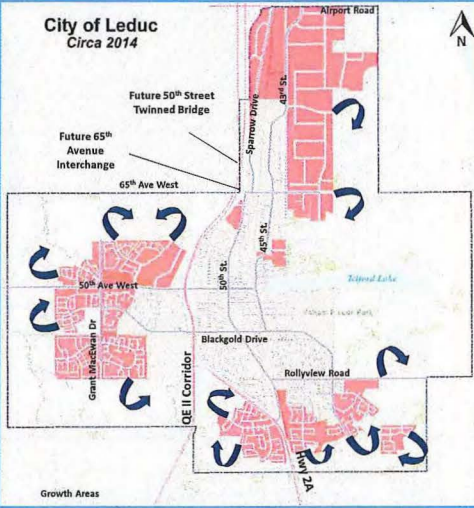
**A Consulting Alliance**



**Castleglenn Consultants**  
Engineers, Project Managers & Planners



**PARSONS**





**Date:** Monday October 22<sup>nd</sup> 2018, 7:00 pm

**Place:** City of Leduc Civic Centre  
Council Chambers  
1 Alexandra Park  
Leduc, Alberta, T9E 4C4


## TMP Topics

<ol style="list-style-type: none"> <li>1. TMP Function and Objectives</li> <li>2. Background - We Are Growing!</li> <li>3. Existing and Proposed Land Uses and Development</li> <li>4. Transit - Existing and Proposed Future Extension</li> <li>5. Multi-Way Pathway System - Existing and Proposed Implementation</li> </ol>	<ol style="list-style-type: none"> <li>6. Heavy Vehicle Routes - Existing and Proposed</li> <li>7. Traffic - Travel Demand, Roadway Network</li> <li>8. The Implementation Plan</li> <li>9. Functional Design of Corridors</li> <li>10. Policy Statements</li> <li>11. Public Involvement</li> </ol>
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**Castleglenn Consultants**  
Engineers, Project Managers & Planners



## 1. TMP Function and Objectives

### The Transportation Master Plan...

- Functions as an implementation tool that supports the overall Municipal Development Plan's goals, objectives and high-level policies;
- Examined various transportation corridors to ensure effective development of transportation infrastructure to support Leduc's future growth;
- Establishes roadway planning initiatives, provide for contingencies and establish targets for roadway improvements; and
- Guides and coordinates future urban growth decisions and infrastructure investment.

### 2018 TMP

#### TRANSPORTATION MASTER PLAN

- Land Use
- Transportation Modeling
- Transit
- Heavy Vehicle Routes
- Multiway

#### FUNCTIONAL CORRIDOR ANALYSIS

- Functional Corridor Planning
- Transit

### This Transportation Master Plan...



- Update the City's 2013 TMP
- Plan for the City's future growth & infrastructure.



- Develop a blueprint for the future transportation network.
- Develop strategic transportation policy statements.



- Identify and improve the
  - transportation network;
  - multi-way system;
  - heavy vehicle routes; &
  - rapid transit corridors.



- Enhance the City's
  - Pedestrian connectivity;
  - Roadway connectivity; &
  - Inter-regional transportation network.



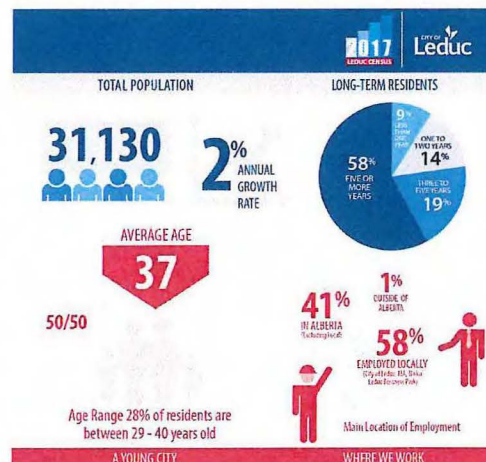
## 2. Background: We Are Growing!

### The City of Leduc has experienced sustained growth.

- Approximate number of residential permits:
  - 460 units in 2012;
  - 500 units in 2013 (10% increase);
  - 640 units in 2014 (26% increase);
  - 350 units in 2015 (45% decrease);
  - 220 units in 2016 (36% decrease); and
  - 330 units in 2017 (46% increase).

**CONCLUSION: The pace of development has slowed over the last 3-years but we continue to grow.**

- Energy sector decline has affected the pace of development, but provides the opportunity to:
  - update, develop & refine the City's TMP;
  - develop a proactive approach to the internal transportation planning process; and
  - guide infrastructure objectives of the municipality.



Source: Municipal Census Infographic (2017) - City of Leduc website.





### 3. Existing and Proposed Land Uses

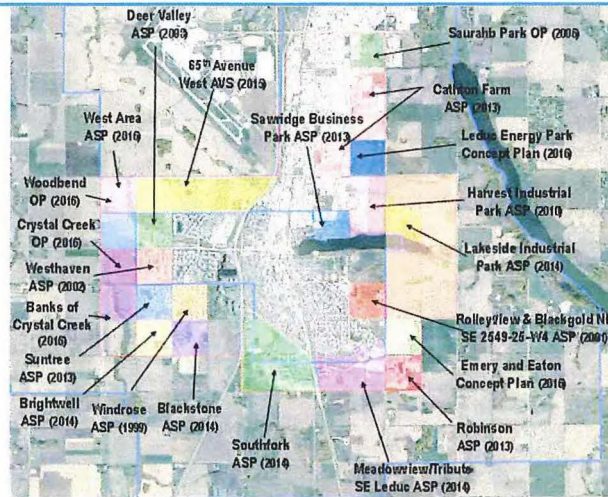
- The study has incorporated all planned developments within the City.

#### **South and West:**

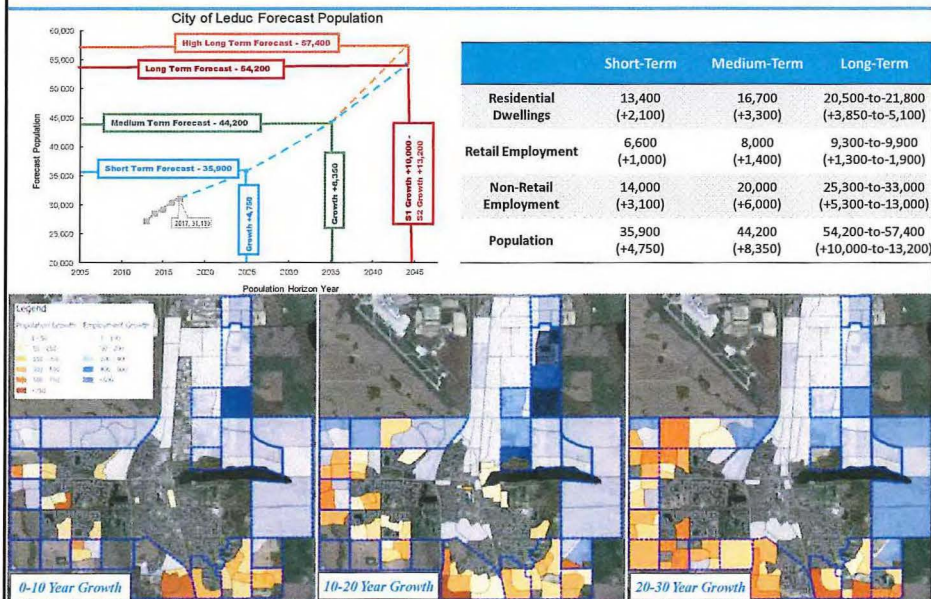
- Mostly residential developments.

#### **North and East:**

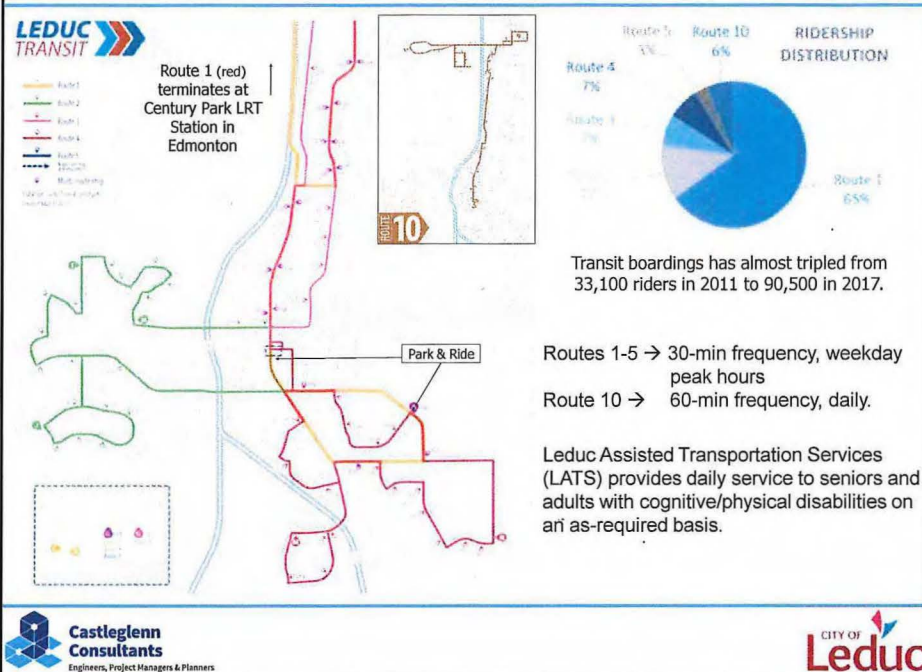
- Mostly business and industrial developments.
- A phasing strategy was developed for each growth area.
- Consultation was undertaken with development proponents and City staff.



### 3. Long Term Growth Forecast



## 4. Existing Transit Routes and Ridership



## 4. Future Transit Initiatives

**Goal:** Explore the possible development of a Transit Corridor (TC) to/from Leduc's west side and identify potential alignments.

**Benefits:** Develop a stronger synergy between transit and land use by encouraging Transit Oriented Developments (TOD's).



Potential rapid transit alignments into west Leduc.

**Proposed Potential Options:** 4 corridors were assessed

— "A": Grand MacEwan Boulevard  
— "B": West periphery (Deer Valley, West Haven and Suntree Estates)

— "C": Central (integrated within NW 33, Crystal Creek, Woodbend and SW28, NW21 communities)  
— "D": 74<sup>th</sup> Street

### Background: Relevant Studies & Plans

- Edmonton International Airport Master Plan 2010-2035 (2010)
- Aerotropolis Integrated Land Use Compatibility Plan (2011)
- City of Leduc Municipal Plan (2012)
- City of Leduc Transportation Master Plan (2013)
- Alberta Aerotropolis Viability Study (2015)
- Queen Elisabeth II and 65<sup>th</sup> Avenue [Leduc] Interchange Functional Planning Study (2016)



## 4. Transit Corridor Alternatives

### Transit Corridor (RTC) Extension Options PROs & CONs based on:

- Existing and Future Conditions
- City of Edmonton Transit Oriented Development Guidelines (2012)



#### A: Grand MacEwan Boulevard

- Optimum catchment area for RTC, equidistant from the western city limit and the QEII Corridor.
- Existing development (single family residential dwellings along curvilinear cul-de-sac neighborhood street and backyards or side yards facing the corridor) does not support the ridership required.
- Significant redevelopment would be required to support increased transit ridership.
- Parking Management Plan would be required.

#### B: West periphery (Deer Valley, West Haven and Suntree Estates)

- Opportunities to develop compact mixed-use TOD at strategic locations.
- Amendments to ASPs would be required for future developments to the east side of the corridor.
- Re-development along this alignment is very unlikely as these communities are relatively new.
- Parking management may be required.

#### C: Central (Integrated within NW 33, Crystal Creek, Woodbend and SW28, NW21 communities)

- The area is next to be developed.
- Limited opportunity to amend the existing ASPs and outline plans.
- The RTC would serve the entire west community.
- Consistent with the conceptual landuse as presented in the Aeropolis integrated land use compatibility plan.
- Opportunity to consider park'n'ride stations to increase ridership.

#### D: 74 Street - PREFERRED -

- These lands are currently underdeveloped.
- Opportunity to amend the existing MDP and ASPs to conform with and support the establishment of a future RPT.
- Planned urban uses on the west side of the corridor (County land). Urban/Rural interface remains to be determined.
- Current ASPs propose primary residential.
- Opportunities for significant intermunicipal planning and development coordination.

A 74<sup>th</sup> Street Functional Planning Study is recommended.



PARSONS

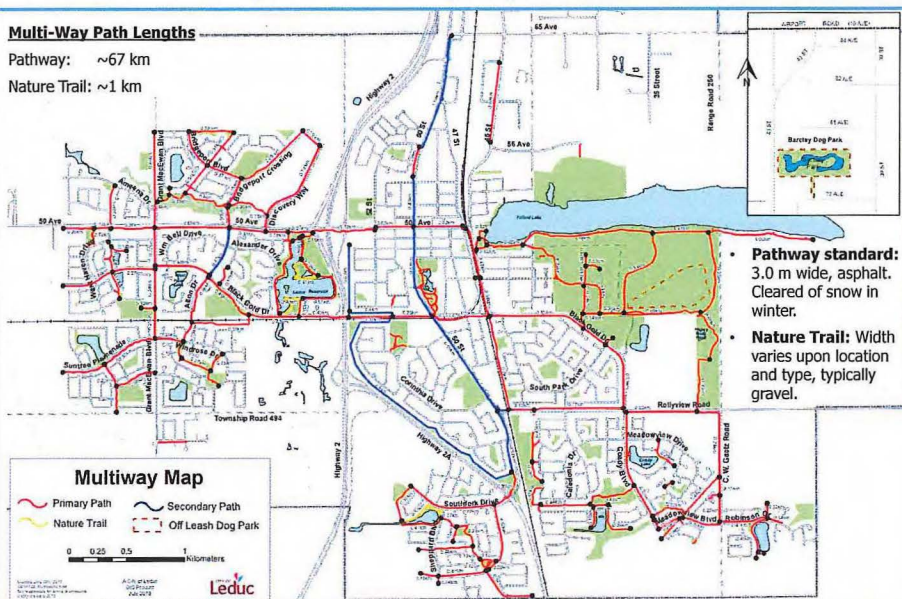


## 5. Multi-Way Pathway System

### Multi-Way Path Lengths

Pathway: ~67 km

Nature Trail: ~1 km



• **Pathway standard:** 3.0 m wide, asphalt. Cleared of snow in winter.

• **Nature Trail:** Width varies upon location and type, typically gravel.

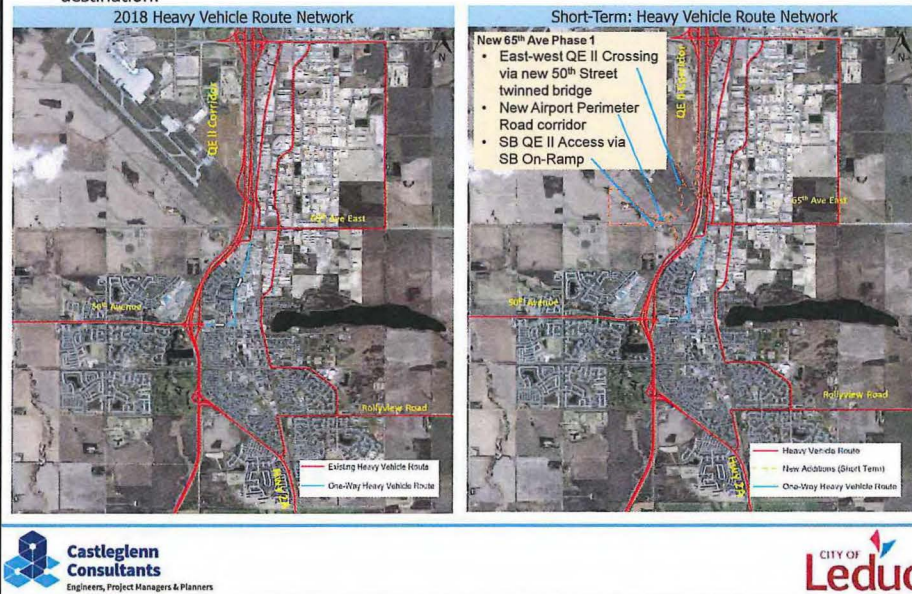


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## 6. Heavy Vehicle Routes

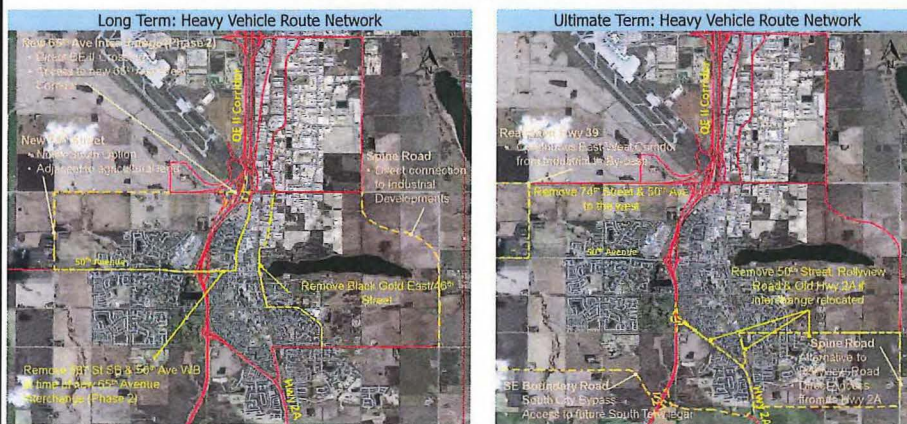
- Heavy vehicle truck routes are designated by the City of Leduc
- Heavy vehicles must follow the most direct and practical way from the nearest truck route to their destination.



## 6. Heavy Vehicle Routes (cont'd)

### Heavy Vehicle Route Design Goals:

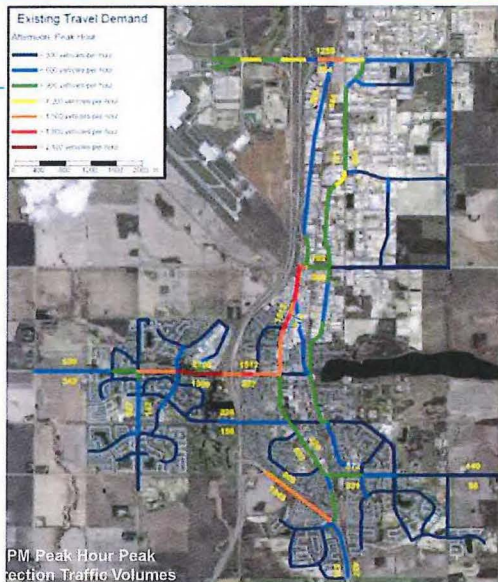
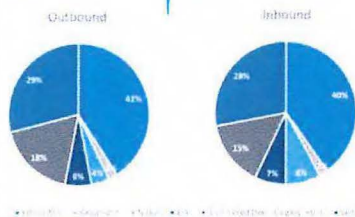
- Remove Trucks from CBD and Residential Neighborhoods;
- Provide congestion-free, continuous, and direct Heavy Vehicle Routes; and
- Connect industrial areas and activity centers with Hwy 2 / future Terwillegar South Extension





## 7. Traffic Data Collection

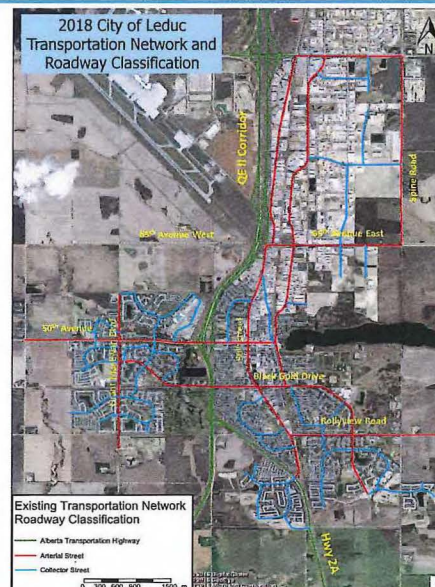
- Traffic counts were undertaken at 68 intersections within the City in June (prior to school ending) and September (after school commencement) 2016.
- Morning and afternoon peak hour volumes were determined.
- An origin-destination survey was undertaken by anonymously georeferencing active devices of Rogers Wireless phone subscribers travelling between defined cellular zones over a three month period (September to December 2016).



## 7. Roadway Classification

The "Existing" City of Leduc Network is comprised of:

- 55 lane-km of Collector Roadways
  - lower speed corridors
  - connect neighbourhoods with higher capacity arterials
  - Connections to local streets and other collectors;
- 120 lane-km of Arterial Roadways
  - accommodate higher traffic volumes
  - connects neighborhoods
  - connects to major Highway corridors
  - limited access is provided from private lots onto arterials









## 7. Long Term: Future Roadway Network

The Long Term Network would see:

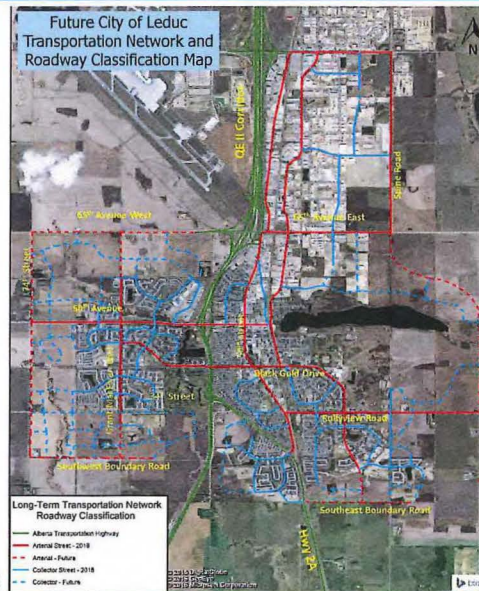
- + 75 lane-km of New Arterial Roadways
- + 70 lane-km of New Collector Roadways
- + 15 Traffic Signals

Municipal projects include:

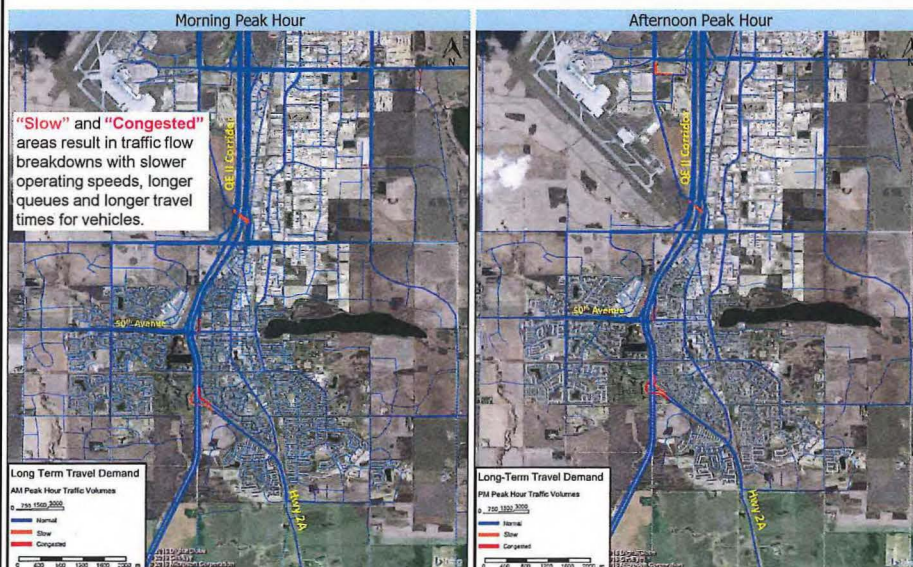
- New 65<sup>th</sup> Avenue West Corridor
- 65<sup>th</sup> Avenue East Widening
- Grant MacEwan North and South Extension
- 43<sup>rd</sup> Street Widening
- New Southwest Boundary Road
- New Southeast Boundary Road (to Robinson)
- 74<sup>th</sup> Street Corridor (within City limits)

Inter-municipal/other agency projects include:

- QE II Realignment, widened collector-new core lanes.
- New 65<sup>th</sup> Avenue Interchange (Phase 1 and 2)
- New 50<sup>th</sup> Avenue Interchange
- Widened Airport Road and Interchange Improvements
- Perimeter Road to 65<sup>th</sup> Ave
- Spine Road South Extension (to Rollyview Road)



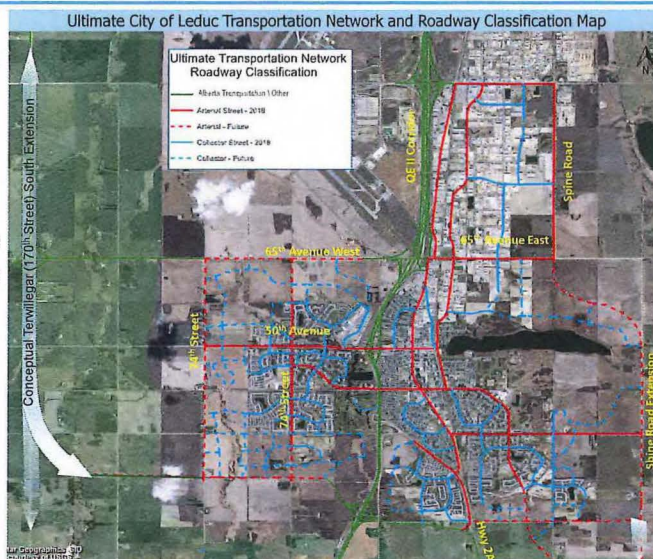
## 7. Long Term: Improvements In-Place



## 7. Ultimate Roadway Network

The following new infrastructure is envisioned:

- Black Gold Dr Widening
- SE Boundary Rd (to Spine Rd)
- Hwy 2 Widening
- Direct Access Ramps at Airport Road Interchange
- New Hwy 2A Interchange
- Terwillegar South Extension
- Spine Road South Extension (to SE Boundary Road)
- Transit corridor



## 8. Implementation Plan

- The implementation plan is **dependent upon growth within the City**.
- Proposed improvements are important to maintain adequate traffic operations for each time horizon.
- It is recommended that the City of Leduc monitor:
  - their transportation system performance; and
  - update their transportation network model as:
    - projects are completed;
    - development occurs; and/or
    - changes in development plans arise.

The projects presented are intended as a prioritization list of how the City of Leduc will respond to growth.

The need for municipal infrastructure improvements is a reaction to growth within the City of Leduc.





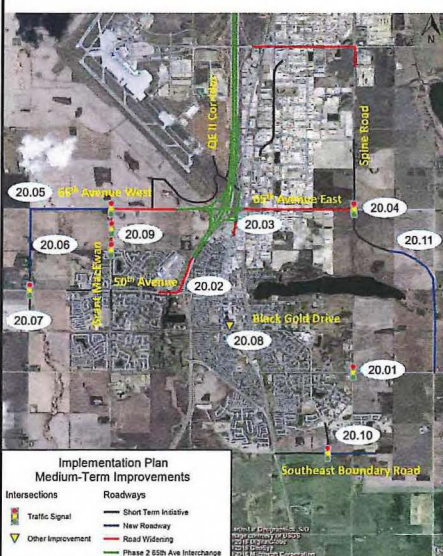
## 8. Short-Term Implementation Plan



### Short Term Improvements (<10 years)

Project No.	Roadway / Intersection	From/To Limits	Project Description
10.01	50th Street & Bella Coala	Intersection	New traffic signal
10.02	Grant MacEwan & Suntree	Intersection	New traffic signal
10.03	45th/43rd Street	175m north of 70th Ave to 82nd Avenue	Widen to 4-lane undivided arterial and new traffic signal at 42nd Street
10.04	50th Avenue	Deer Valley Drive to west of fire hall	Widen to 4-lane divided arterial
10.05	65th Avenue East	35th Street to Spine Road	Pave 2-lane arterial
10.06	74th Street	800m north of 50th Avenue to 400 m south Meadowview Blvd to SE Boundary Road	New 2-lane arterial
10.07	Coady Blvd	50th Ave to Black Gold Drive	New 4-lane undivided arterial
10.08	Grant MacEwan	50th Ave to Black Gold Drive	Widen to 4-lane divided arterial
10.09	Highway 2A & 50th Street	Intersection	New southbound right-turn lane
10.10	SE Boundary Road	Highway 2A to Coady Blvd	New traffic signal at Hwy 2A, New 4-lane divided arterial (to Caledonia) and New 2-lane arterial (to Coady)
10.11	Spine Road	Allard Avenue to Lakeside Access	Pave 2-lane arterial (to 65th Avenue East) and New 2-lane arterial (to Lakeside Access)
10.12	Spine Road & Airport Road	Intersection	New traffic signal

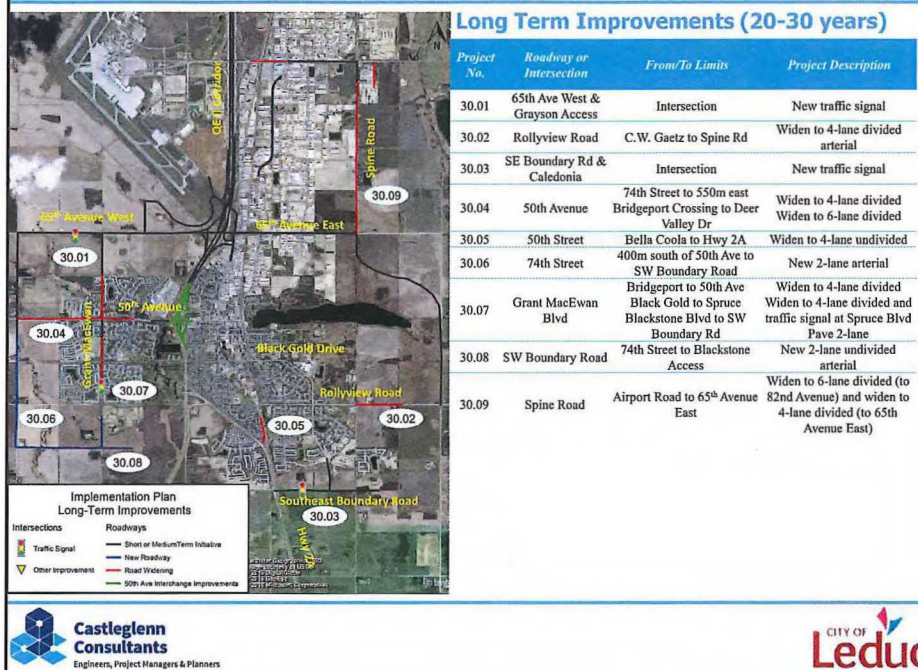
## 8. Medium-Term Implementation Plan



### Medium Term Improvements (10-20 years)

Project No.	Roadway / Intersection	From/To Limits	Project Description
20.01	Rollyview Rd & CW Gaetz Rd	Intersection	New traffic signal
20.02	50th Avenue	QE II West RT to Discovery Way	Widen to 4 WB lanes
20.03	50th Street	61st Ave to 64th Ave	Widen to 6-lane undivided arterial (to 45th Street); Widen to 4-lane undivided arterial (to Spine Road) and a new traffic signal at Spine Road
20.04	65th Avenue East	East of CP Rail to Spine Road	Pave 2-lane arterial (to Grant MacEwan) and Widen to 4-lane divided arterial (to Discovery Way)
20.05	65th Avenue West	74th Street to Discovery Way	New 2-lane arterial
20.06	74th Street	65th Ave West to 800m south	New traffic signal
20.07	74th Street & 50th Avenue	Intersection	New auxiliary lanes and widen to the south
20.08	Black Gold Dr & 50th Street	Intersection	Widen to 4-lane divided arterial and new traffic signals at Bridgeport Gate, 400m north of Bridgeport and 65th Avenue East
20.09	Grant MacEwan	65th Ave West to Bridgeport Gate	New 2-lane arterial and traffic signal at Coady Blvd
20.10	SE Boundary Road	Coady Blvd to Robinson Access	Widen to 4-lane divided arterial
20.11	Spine Road	Airport Road to 82nd Avenue Lakeside Drive to Rollyview Road	New 2-lane arterial

## 8. Long-Term Implementation Plan



## 9. Functional Design of Corridors





## 9. Access Management

### Access Management on Arterial and Collector Roadways

#### Access onto Arterials

- Arterials can be described as follows:
  - traffic flow should be uninterrupted except at traffic signals and cross-walks;
  - transit service accommodation by way of express and local buses being permitted;
  - cyclists accommodation may be provided by lane widening or desirably by way of separate facilities; and
  - pedestrians accommodation may be provided by way of sidewalks.
- Spacing between signalized intersections should be a minimum of 400m (assuming a progression speed of 50km/h). Right-in/right-out accesses can be provided between traffic signals.

#### Access onto Collectors

- The City disallows private residential driveways onto collector roadways.
- Access to collector roadways should be limited to local roadways and large activity centers (multi-family residential buildings, schools, retail developments, etc.).
- Where residential homes front a collector roadway, a separate laneway should be provided to allow for individual driveway connections, where possible.

## 9. Benefits of Raised Medians

Table 4.5.2: Effect of Median Type on Collision Rates by Number of Access Points

Total Access Points Per Kilometre <sup>A</sup>	Collisions Per Million Vehicle Kilometres Per Year		
	Undivided	Two-Way Left Turn Lane	Raised Median
≤ 12	2.4	2.1	1.8
12 - 24	4.5	3.7	3.2
24 - 37	5.8	4.9	4.2
> 37	6.8	5.7	5.1
All	5.6	4.3	3.5

Note: A: Includes both signalized and un-signalized access points

#### Raised Medians

- Raised medians represent the design standard for urban divided arterials.
- Medians are used to:
  - restrict turning movements;
  - restrict access points; and
  - decrease collision rates.

Table 4.5.3: Estimated Total Collisions/ Kilometre/ Year

ADT	Collisions Per Kilometre Per Year		
	Undivided	Two-Way Left Turn Lane	Raised Median
10,000	30	24	20
20,000	78	37	34
30,000	118	57	48
40,000	157	70	53

Raised medians can reduce collisions by up to 66% →

Source: Geometric Design Guide for Canadian Roads, Transportation Association of Canada, June 2017

## 9. 43<sup>rd</sup> Street

### Allard Avenue to 82<sup>nd</sup> Avenue

#### Current Configuration

- 2-way, 2-lane, rural cross-section

#### Future Improvement

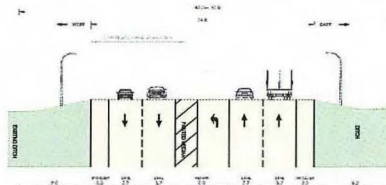
- 2-way, 4-lane, rural cross-section
- 6m painted median
- 2 traffic signal controlled intersections (Allard Avenue and 43<sup>rd</sup> Street)

#### Staging

- Study area length: 1.7Km
- Single stage, with widening of the existing corridor to the east side

#### Triggers

- City of Leduc East Industrial Growth (Saurabh Park, Cathton Farms, Leduc Energy Park)
- Leduc County Industrial Growth (Saunders lake)
- North-South demand adjacent to QE II



## 9. Grant MacEwan Blvd

### 65<sup>th</sup> Avenue West to Black Gold Drive

#### Current Configuration

- 2-way, 2-lane Roadway
- rural configuration south of 50<sup>th</sup> Ave., urban configuration north of 50<sup>th</sup> Ave.

#### Future Improvement

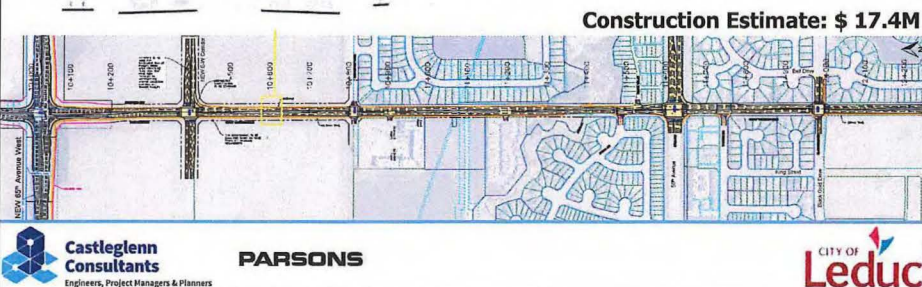
- 2-way, 4-lane divided roadway
- 6m raised median
- urban configuration
- Traffic signal controlled intersections (50<sup>th</sup> Ave., Black Gold Dr.)

#### Triggers

- 65<sup>th</sup> Ave Interchange;
- 65<sup>th</sup> Ave West developments (Aerotropolis, West Area)

#### Staging

- widening of the existing corridor to both sides





## 9. Grant MacEwan Blvd

### Black Gold Drive to SW Boundary Road

#### Current Configuration

- 2-way, 2-lane Roadway
- rural configuration south of 50<sup>th</sup> Ave.

#### Future Improvement

- 2-way, 4-lane undivided roadway
- urban cross-section
- Traffic signal control (Suntree Blvd, Spruce Blvd, 38<sup>th</sup> Ave, SW Boundary Road)

#### Staging

Widening of the existing corridor west side

#### Triggers

- Residential developments to the south (Blackstone, Brightwell)



PARSONS



## 9. Black Gold Dr

### Grant MacEwan to 50<sup>th</sup> Street

#### Current Configuration

- 2-way, 2-lane Street

#### Future Improvement

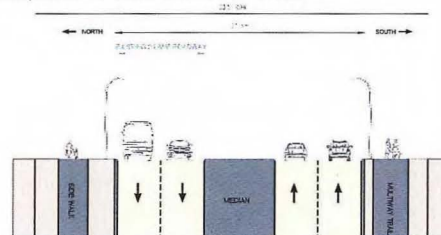
- 2-way, 4-lane Street
- 6m raised median
- Urban cross-section
- Traffic signal control (Grant MacEwan (Completed), Alton Drive (Completed), and 50<sup>th</sup> Street Modifications)

#### Staging

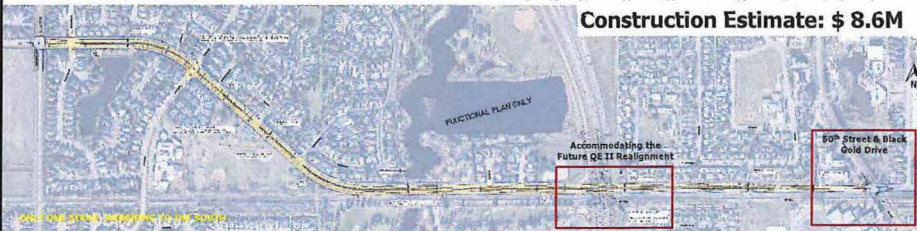
- Roadway widened on south side

#### Triggers

- East-West Leduc traffic growth
- Development of West Residential lands



Construction Estimate: \$ 8.6M



## 9. SE Boundary Rd

Hwy 2A to 290 m East of Robinson

### Current Configuration

- No existing roadway

### Future Improvement

- 2-way, 4-lane Arterial Rd
- Urban divided, 6m raised median
- 3m Multi-Use Trail on the north side
- Provision for noise protection (berm/wall)
- Traffic signal controlled intersections (HWY 2A, Caledonia Dr, Coady Blvd and CW Gaetz Rd)

### Potential Staging

- Hwy 2A to Caledonia
- Caledonia to Coady Blvd
- Coady to CW. Gaetz and beyond

### Triggers

- Southeast Residential Developments (Meadowview/Tribute, Robinson, Eaton & Emery)
- Ultimate Truck Route to connect to Spine Road South Extension

**Construction Estimate: \$ 17.1M**



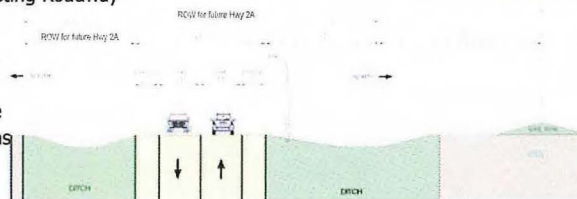
## 9. SW Boundary Rd

74<sup>th</sup> Street to Grant MacEwan

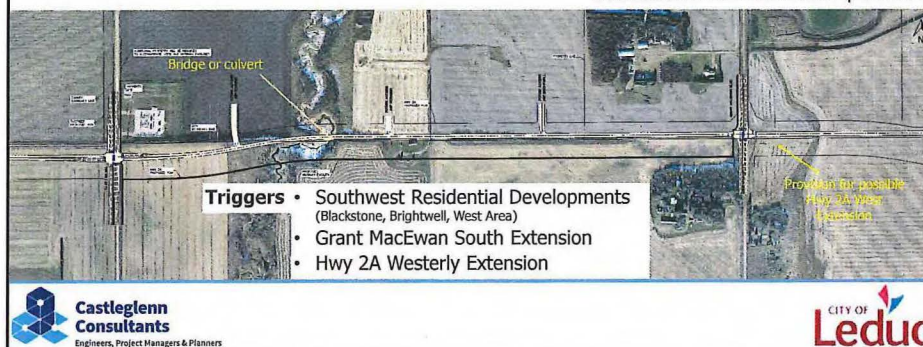
**Current Configuration** - No existing Roadway

### Future Improvement

- 2-way, 2-lane undivided local road
- Rural configuration
- 3m Multi-Use Trail along South side
- Includes two signalized intersections (Grant MacEwan & 74<sup>th</sup> Street)
- Includes Bridge or culvert



**Construction Estimate: \$ 12.9M**



- Triggers**
- Southwest Residential Developments (Blackstone, Brightwell, West Area)
  - Grant MacEwan South Extension
  - Hwy 2A Westerly Extension



## 9. 65<sup>th</sup> Avenue East

### 45<sup>th</sup> Street to Spine Road

#### Current Configuration

- 2-way, 4-lane west of 45<sup>th</sup> Street
- 2-way, 2-lane east of 45<sup>th</sup> St to 39<sup>th</sup> St
- 2-way, 2-lane gravel from 39<sup>th</sup> St to Spine Rd

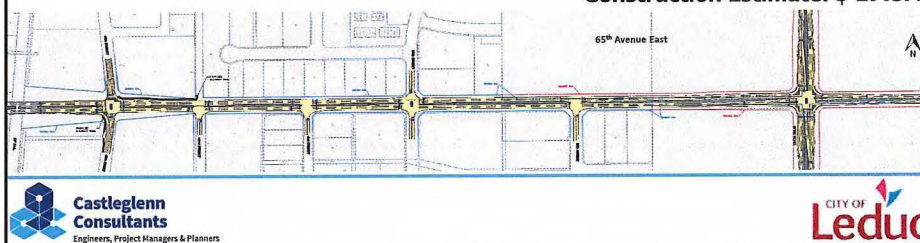
#### Staging

- Stage I: 2-lane from 39<sup>th</sup> to Spine Rd
- Stage II: 2-lane to 4-lane R/UD
- Stage III : 4-lane R/UD to 6-lane R/D

#### Triggers

- Major Industrial Developments (Telford Lake, Saunders Lake)
- Phase 1 & Phase 2 of 65<sup>th</sup> Avenue Interchange
- Spine Road South Extension from Airport Road to SE Boundary Rd

Construction Estimate: \$ 17.8M



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Engineers, Project Managers & Planners

**CITY OF Leduc**

## 9. 65<sup>th</sup> Avenue West

### 200m E of Discover Way to 120m E of 74<sup>th</sup> Street

#### Current Configuration

- 2-way, 2-lane Gravel Roadway

#### Future Improvement

- 2-way, 6-lane Rural Arterial Roadway
- 6m raised median
- 3m Multi-Use Trail along the south side
- Traffic Signal Control at Discovery Way and Grant MacEwan

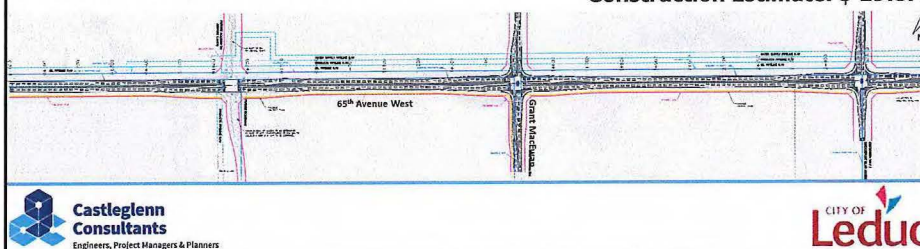
#### Triggers

- Phase 1 & 2 of 65<sup>th</sup> Ave. Interchange
- 65<sup>th</sup> Avenue Aerotropolis Development to the South, West Area Development;
- Future EIA Development to the north

#### Possible Staging

- 2-Lane R/D (N) from Grant MacEwan to 54<sup>th</sup> St.
- 2-Lane R/D (S) from 74<sup>th</sup> St. to Grant MacEwan.
- 4-Lane R/D (N) from Grant MacEwan to 54<sup>th</sup> St.
- 4-Lane R/D (N) from 74<sup>th</sup> St. to Grant MacEwan.
- 6-lane U/D from Grant MacEwan to 54<sup>th</sup> St.
- 6-lane U/D from 74<sup>th</sup> St. to Grant MacEwan.

Construction Estimate: \$ 19.8M



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## 10. TMP Policy Statements

- Strategic Policy Statements are intended to be used as guidelines for municipal planning and work in concert with the Municipal Development Plan Policy.
- Sections of the proposed policy statements are provided as examples below.

### Environmental Sustainability

The City should:

- Provide environmentally sustainable modes of transportation within a multi-modal transportation system that would include provision for high quality active transportation facilities, and transit services;
- Provide opportunities, in partnership with community organization, for meaningful public participation regarding the City's guiding principles and indicators for environmental sustainability as it concerns transportation and transit planning, infrastructure and services.

### Local Economic Development

The City should foster "local" economic development initiatives through:

- Undertaking initiatives that ensure that all areas are accessible by all modes of transportation;
- Assuring that new developments having access to municipal roadways are well-planned in terms of adequate on-site parking, loading/unloading facilities and on-site circulation routes; and
- Assuring that an adequate supply of on-street parking is provided for those areas where off-street parking cannot be provided such as the downtown core.

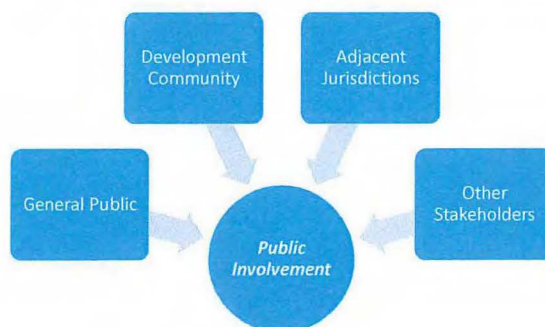
### High Quality, Safe and Accessible Public Open Spaces

The City, in concert with its "High Quality, Safe and Accessible Public Open Spaces" policies, should:

- Ensure that all modes of transport, including roadways, the Multiway network, pedestrian and cycling facilities (including links to transit routes) are treated as an integral part of Leduc's transportation system, with high priority given to visibility, accessibility, safety, maintenance, snow clearing / ice control and lighting.

## 11. Public Involvement

- A public involvement process was developed to inform citizens, businesses and adjacent jurisdictions of the TMP plans and provide the community the opportunity to exchange ideas and provide feedback.
- Two public open houses were held (April 2017 and May 2018);
- Two meetings were held with each of the Urban Development Institute, Leduc County, the Edmonton International Airport and Alberta Transportation (January 2017 and May 2018);
- The RCMP, Leduc Chamber of Commerce and CP Rail were informed of the public open houses; and
- The Edmonton Metropolitan Region Board was circulated the TMP document for comment.





# Thank you!



## Contacts:

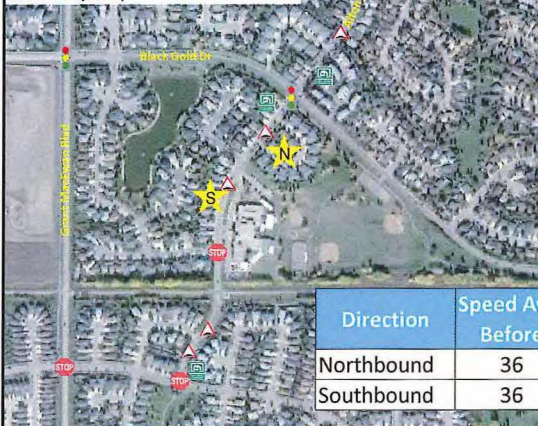
- Arthur Gordon, Principal, 403-252-9303, [agordon@castleglenn.ca](mailto:agordon@castleglenn.ca)
- Jake Berube, Transportation Specialist, 403-252-9303, [jberube@castleglenn.ca](mailto:jberube@castleglenn.ca)
- Josiane Gervais, Transportation Planning Engineer, 403-252-9303, [jgervais@castleglenn.ca](mailto:jgervais@castleglenn.ca)



## Traffic Calming along Alton Drive

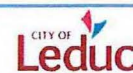
### Legend:

- ★ Speed Measurement Station
- △ Speed Table
- Traffic Calmed Neighborhood Sign
- ⬢ Traffic Signal
- ⊞ All-Way Stop



- Traffic calming measures were implemented on Alton Drive in August, 2018;
- Traffic volumes and speeds were measured before and after the traffic calming measures were put into place;
- Preliminary results show that average and 85<sup>th</sup> percentile speeds have gone down significantly since the traffic calming measures have been put into place.

Direction	Speed Average (km/hr)		85% Speed (km/hr)	
	Before	After	Before	After
Northbound	36	26	44	33
Southbound	36	28	43	34



## 8. Short-Term Implementation Plan



### Short Term Improvements (<10 years)

Project No.	Roadway / Intersection	From/To Limits	Project Description	Project Cost Estimate
10.01	50th Street & Bella Coala	Intersection	New traffic signal	\$290,000
10.02	Grant MacEwan & Suntree	Intersection	New traffic signal	\$290,000
10.03	45th/43rd Street	175m north of 70th Ave to 82nd Avenue	Widen to 4-lane undivided arterial and new traffic signal at 42nd Street	\$6,400,000
10.04	50th Avenue	Deer Valley Drive to west of fire hall	Widen to 4-lane divided arterial	\$525,000
10.05	65th Avenue East	35th Street to Spine Road	Pave 2-lane arterial	\$900,000
10.06	74th Street	800m north of 50th Avenue to 400 m south	New 2-lane arterial	\$2,860,000
10.07	Coady Blvd	Meadowview Blvd to SE Boundary Road	New 4-lane undivided arterial	\$3,000,000
10.08	Grant MacEwan	50th Ave to Black Gold Drive	Widen to 4-lane divided arterial	\$1,600,000
10.09	Highway 2A & 50th Street	Intersection	New southbound right-turn lane	\$150,000
10.10	SE Boundary Road	Highway 2A to Coady Blvd	New traffic signal at Hwy 2A, New 4-lane divided arterial (to Caledonia) and New 2-lane arterial (to Coady)	\$6,150,000
10.11	Spine Road	Allard Avenue to Lakeside Access	Pave 2-lane arterial (to 65th Avenue East) and New 2-lane arterial (to Lakeside Access)	\$5,450,000
10.12	Spine Road & Airport Road	Intersection	New traffic signal	\$330,000

## 8. Medium-Term Implementation Plan

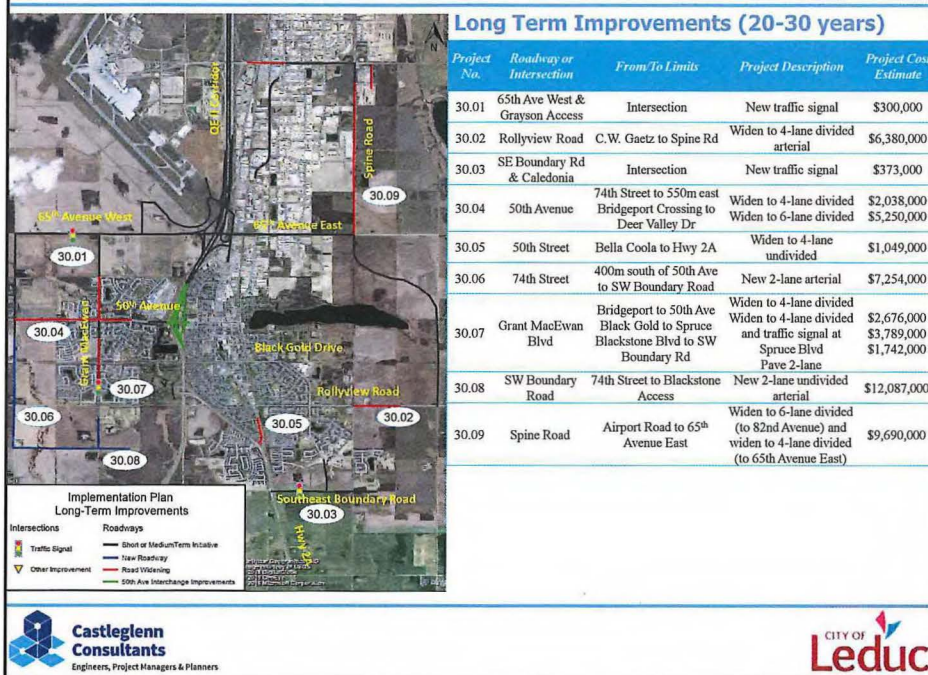


### Medium Term Improvements (10-20 years)

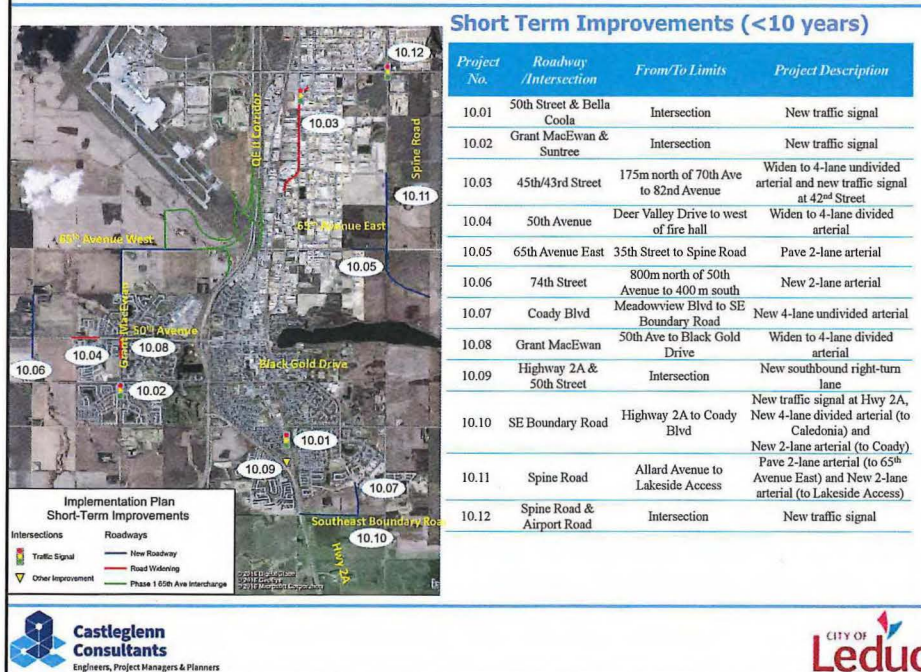
Project No.	Roadway / Intersection	From/To Limits	Project Description	Project Cost Estimate
20.01	Rollyview Rd & CW Gaetz Rd	Intersection	New traffic signal	\$360,000
20.02	50th Avenue	QE II West RT to Discovery Way	Widen to 4 WB lanes	\$975,000
20.03	50th Street	61st Ave to 64th Ave	Widen to 6-lane undivided arterial	\$752,000
20.04	65th Avenue East	East of CP Rail to Spine Road	Widen to 6-lane divided arterial (to 45th Street), Widen to 4-lane undivided arterial (to Spine Road) and a new traffic signal at Spine Road	\$8,284,000
20.05	65th Avenue West	74th Street to Discovery Way	Pave 2-lane arterial (to Grant MacEwan) and Widen to 4-lane divided arterial (to Discovery Way)	\$7,675,000
20.06	74th Street	65th Ave West to 800m south	New 2-lane arterial	\$2,658,000
20.07	74th Street & 50th Avenue	Intersection	New traffic signal	\$360,000
20.08	Black Gold Dr & 50th Street	Intersection	New auxiliary lanes and widen to the south	\$846,000
20.09	Grant MacEwan	65th Ave West to Bridgeport Gate	Widen to 4-lane divided arterial and new traffic signals at Bridgeport Gate, 400m north of Bridgeport and 65th Avenue East	\$3,432,000
20.10	SE Boundary Road	Coady Blvd to Robinson Access	New 2-lane arterial and traffic signal at Coady Blvd	\$4,968,000
20.11	Spine Road	Airport Road to 82nd Avenue	Widen to 4-lane divided arterial	\$1,209,000
		Lakeside Drive to Rollyview Road	New 2-lane arterial	\$12,083,000



## 8. Long-Term Implementation Plan

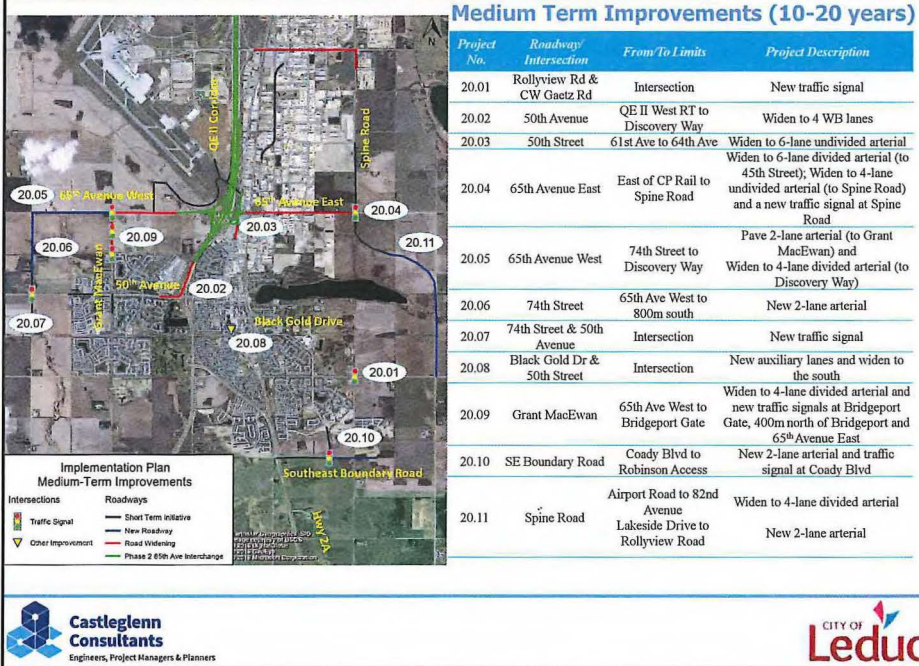


## 8. Short-Term Implementation Plan

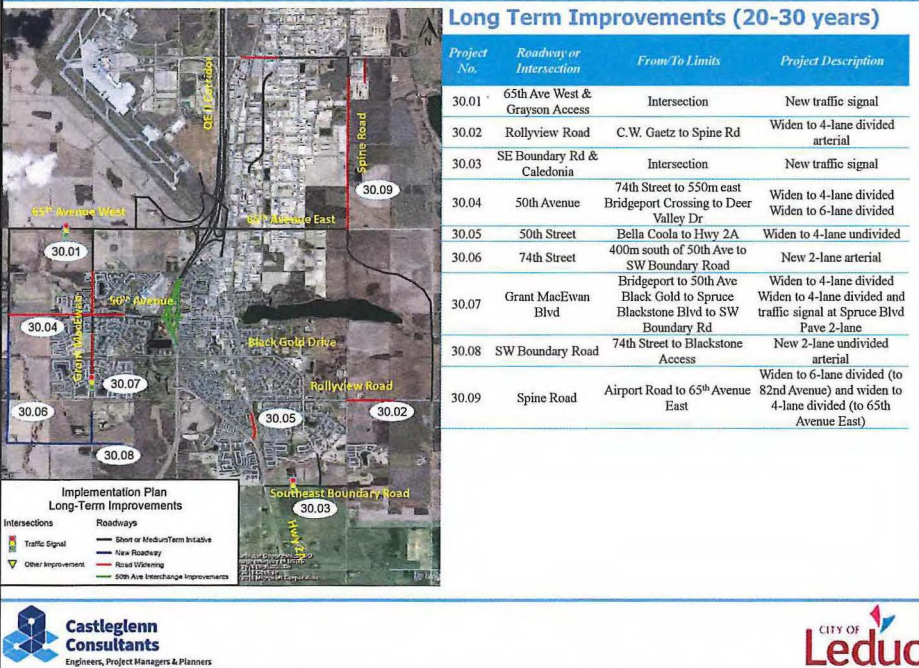




## 8. Medium-Term Implementation Plan



## 8. Long-Term Implementation Plan



## Black Gold Dr/50<sup>th</sup> Street Interim Improvements

### Overall Intersection:

Current: LOS B-to-C and 13-to-19 sec delay

→

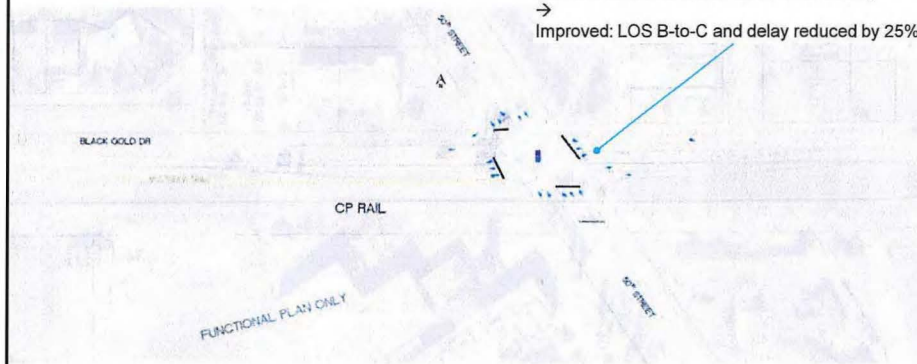
Improved: LOS A-to-B and delay reduced by up to 20%

### WB-Th/LT:

Current: LOS C-to-D and 35-to-42 sec delay

→

Improved: LOS B-to-C and delay reduced by 25%



## 9. Black Gold Dr

### Provision for Widening Under QE II

- 4-lane urban cross-section (Stage 1 – detailed survey req'd)
- QE II ultimate realignment and new bridges  
4-lane urban cross-section (Stage 2)

### 50<sup>th</sup> Avenue Intersection Improvement

- 2-way, 4-lane street
- 6m raised median
- urban cross-section
- Widening to south requiring CP Rail lands

### Black Gold Dr./ 50<sup>th</sup> Ave Intersection Improvements



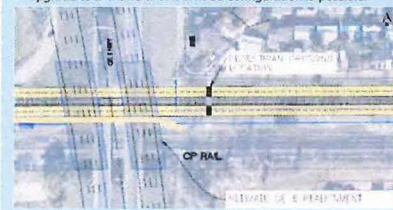
### First Stage: UNDER Existing QEII Corridor

(a detailed survey is required to choose the best configuration)



### Second Stage: UNDER New QE II Corridor

- QE II realignment will require new Black Gold Drive bridges. An upgrade to a 4-lane urban divided configuration is possible.



# RECOGNITION ITEMS

There were no Recognition Items.

# **PUBLIC COMMENTARY**

# **PUBLIC HEARING**

There is no Public Hearing for the Agenda



VII.

# **PRESENTATIONS**

There were no Presentations.

# **Business**

Family and Community Support Services  
Advisory Board Update

Presented by

D. Macdougall, Chair

**MEETING DATE:** November 13, 2018

**SUBMITTED BY:** Jennifer Cannon, Director, Finance

**PREPARED BY:** Carol Hounsell, Manager, Accounting Services  
Charles Thorn, Manager, Financial Analytics

**REPORT TITLE:** Third Quarter Financial Variance Report

## THIRD QUARTER FINANCIAL VARIANCE REPORT

To provide Council with a third quarter operational variance report for the City of Leduc for the period January 1, 2018 to September 30, 2018.

### BACKGROUND

#### KEY ISSUE(S) / CONTEXT:

It is vital that Administration keeps Council informed throughout the year of the financial health of the City.

#### OPERATIONAL REPORTING

The attached report outlines operational revenues collected and operational expenses incurred up to the end of September 2018 in contrast to the 2018 operational budget allocations and the previous year's actual operational revenues and expenses for the same time period.

At this time expectations are that revenue and expenses would be at approximately 75% of budget by the end of September, representing 3/4 of the fiscal year. However, certain factors can affect this such as seasonality or timing and some of the areas that differ materially from budget either by dollar value or percentage will be discussed further below. As of September 30, 2018 the majority of revenue streams are between 51% and 85% of budget and overall revenue is at 74% of budget. The majority of expenditures is between 63% and 89% of budget with overall expenditures at 71% of budget.

As stated above, Administration would like to discuss further some of the areas where the variances differ materially.

#### Revenue

##### **Enforcement Services**

At this time enforcement Services is at 51% of budget. To date the enforcement contributions have been lower than anticipated. Projections are indicating this will not meet budget at year-end.

##### **Interest & Penalties**

Interest on investments is at 23% to date. Timing is the main contributor for this as the City's investment portfolio is reconciled as part of the year-end process. Administration anticipates this revenue stream will be slightly below budget by year end due to timing and the type of investments in the portfolio.



## **Other Income**

Off-site levy revenue is at 84% of budget. It is not anticipated that there will be any additional off-site levy revenue collected in the 2018 fiscal year and therefore will be below budget at yearend. An additional note of consideration is that the revenue collected for 2018 off-site levies is all residential in nature and there are no projections for non-residential off-site levy revenue in 2018.

## **Rent Revenue**

Overall rent revenue is at 67% of budget. LRC events and booking is at 67% of budget and the Alexandra Arena rink revenue is at 48% of budget. Much of the revenue in this area is affected by seasonality and it is anticipated that this revenue will be close to budget by yearend.

## **Expenses**

### **Contract Services**

Overall contract services is at 64% of budget. There are a number of departments that make up this budget variance. Corporate Services contract service expenditure to September 30th is at 55% overall. Some of this is due to timing of initiatives, but a good portion of it is due to capacity issues and being unable to complete projects. A number of projects such as the redevelopment of the intranet, an employee engagement survey and development of a corporate communications strategy will be deferred until 2019. Road Maintenance is at 44% of budget due primarily to a delay between when work commenced and when invoices were received. Water maintenance is at 94% of budget as a result of numerous hydrant, valve and service repairs and will likely be over budget for 2018. Administration anticipates that overall contract services will be below budget by the end of the year and recognizes that this is typically an area that contributes to the City's surplus at yearend.

### **Grants to Organizations**

Grants to organizations is at 89% of budget. This is entirely due to timing as the majority of grants are one time funding and are paid out earlier in the year.

On closing, Administration feels that the overall variance between revenues (74% of budget) and expenses (71% of budget) is favorable and is what would be expected for the third quarter.

## **CAPITAL REPORTING**

Current forecasts are suggesting that by year end, 54% of the City's capital and offsite program will be completed and will achieve an overall capital cost savings of approximately \$1.4 million, which is 2% of the total budget. These savings take into consideration capital projects that experienced lower prices than budgeted, resulting in realized savings. The majority of these savings are funded through City reserves and offsite levies (\$1.15M) with a portion funded through grant sources (\$253k), such as the Municipal Sustainability Initiative. These grant savings will transform into available carry forwards with respect to these conditional capital grants. The total capital expenditures at the end of September 30, 2018 represent 27% of the 2018 capital budget. The offsite levies capital program, which has a budget of \$12.3M, is expected to be at 94%



completion at year end and remain on budget. It is important to recognize that there are currently numerous outstanding projects as the construction season extends well into October and often into November depending on weather conditions. Additionally, it is common for the majority of project-related invoices to be received during the fourth quarter.

It is imperative to understand that the capital program includes multi-year projects and that these projects are approved in their entirety in year one, which results in the need to carry these funds forward for the term of the project. These multi-year projects are affected by timing and cannot be completed within our fiscal year (January 1 to December 31). In some instances, they may even take a couple of years to complete. The road program is an example where there will be carry forwards. When a road project is performed, the majority of the budget is expended in the first year on construction with a portion retained and carried forward to address concluding capital maintenance in the following year.

Provided below are some projects that are expected to span several years.

- North Telford Development
- Airport Accord
- Reservoir Improvements
- 65 Ave Interchange Design
- Lift Station and Forcemain (Offsite Levy project)
- RCMP Expansion

As part of the projected to yearend review, Administration has identified projects that did not start as of September 30, 2018. This encompasses circumstances such as the need to have a commitment of funding from other sources prior to the City of Leduc commencing, delaying projects so that they are coordinated with larger projects, or RFPs being issued later in the years resulting in the work being started in 2019. Below are some projects that have not been started at the end of September due to the reasons identified above.

- Leduc Lions Park (\$440k)
- Leduc Fellowship Parking Lot (\$1.05M)
- Water Meter Replacement (\$750k)

In addition to the projects mentioned above, there are five capital projects pertaining to railway crossing rehabilitation that have not been started as they are dependent on grant funding. The City has been delaying starting these projects in the hopes of receiving grant funding. If grant funding is not received, these projects will be carried forward until 2021, which is the deadline for the implementation of the new grade crossing safety standards. At that point in time, if grant funding is not available for these projects, the City will need to find alternate sources of funding, which will add pressure to the City's capital budget.

In 2018 there are also seven projects that did not start due to efficiencies achieved internally, changes in strategic direction or funds no longer being needed, resulting in a savings to the City. For example, the New MGA/CRB Growth Plan Compliance project resulted in a savings of \$100k due to work completed in-house by a co-op student. The Alternate Municipal Structure Project has been closed due to changes in direction, presenting savings of \$272k to the City. Funding for the System Backup Upgrade project is also no longer required due to changes made earlier in the year to the file storage environment, resulting in savings of \$9k. The savings from these seven projects is anticipated to be \$494k.

Finally, there are situations where Administration makes a strategic decision to defer a project. An example of this is the Community Reporting project with a budget of \$55k. This project has been deferred and re-budgeted at a later time as per

the Corporate Business Plan for Strategy 1.1.1. Other projects that were deferred to a future year and re-budgeted include the 48A Street (Civic Center), Utility Upgrades (\$360k), and LiDAR Data Collection (\$45k). The total of savings that have been achieved through deferral of projects is \$908k.

A summary of the capital program is attached.

Attachments:

1. City of Leduc Operating Variance Report from January 1, 2018 to September 30, 2018.
2. City of Leduc Capital Project Report from January 1, 2018 to September 30, 2018.

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



# City of Leduc

## Operating Variance Report From January to September 2018

	2017 YTD Actual	2018 YTD Actual	2018 Budget	Budget Variance %	2017 vs 2018 %
<b>Revenue</b>					
Enforcement Services	1,148,146	597,011	1,170,800	51%	52%
Government Transfers	6,710,385	6,578,360	8,772,736	75%	98%
Interest & Penalties	1,342,390	846,090	1,672,560	51%	63%
Net Taxes - Revenue	33,650,964	34,094,637	45,808,289	74%	101%
Other Income	3,811,586	3,254,868	3,849,438	85%	85%
Rent Revenue	1,478,862	1,405,898	2,100,157	67%	95%
Sale of Services	6,733,302	6,554,305	8,781,999	75%	97%
Utility Services Revenue	15,861,524	17,342,441	23,383,849	74%	109%
Total Revenues	70,737,159	70,673,612	95,539,828	74%	100%
<b>Expenditures</b>					
Employee Benefits	5,083,796	5,181,209	7,533,045	69%	102%
Salaries & Wages	24,013,068	25,327,422	34,892,304	73%	105%
Total Staff Costs	29,096,864	30,508,630	42,425,349	72%	105%
Bank Charges & Interest	163,843	172,872	247,512	70%	106%
Contract Services	8,808,860	9,167,991	14,393,953	64%	104%
Cost of Utilities Sold	5,190,098	5,856,286	8,010,000	73%	113%
General Services	517,920	515,210	812,481	63%	99%
Grants to Organizations	1,536,575	1,812,322	2,041,431	89%	118%
Interest on Long Term Debt	2,035,098	1,916,122	2,262,508	85%	94%
Materials & Supplies	2,887,882	3,310,661	4,899,036	68%	115%
Other Expenses	97,073	119,884	133,859	90%	123%
Repairs & Maintenance	806,717	897,197	1,265,506	71%	111%
Telephone & Communications	104,773	118,540	164,883	72%	113%
Training & Development	827,318	768,634	1,110,686	69%	93%
Utilities - expense	2,217,242	2,328,078	3,411,489	68%	105%
Total Operational Costs	25,193,399	26,983,796	38,753,344	70%	107%
Total Expenditures	54,290,264	57,492,426	81,178,693	71%	106%
Net of Revenue Over Expenditures	16,446,895	13,181,186	14,361,135		
<b>Net Interfund Transfers</b>					
Debt Repayment	(2,973,408)	(2,926,116)	(3,863,571)		
Transfers to Reserves	(3,811,586)	(3,254,868)	(14,831,247)		
Transfers from Reserves	-	-	4,333,682		
Total Interfund Transfers	(6,784,994)	(6,180,984)	(14,361,135)		
"Net Surplus (Deficit)"	9,661,901	7,000,201	(0)		

## Capital Projects to September 30th, 2018

<b>City of Leduc Capital Program</b>	<b>2018 Budget</b>	<b>2018 YTD Actuals September</b>	<b>% Complete</b>
65th Ave Capital Program	6,174,069	644,665	10%
Bylaw Enforcement Capital Program	1,697	0	0%
Capital Engineering Program	22,471,747	6,898,541	31%
Computer Services Capital Program	445,250	326,283	73%
eGovernment Strategies	2,005,602	219,709	11%
Environmental Services Capital Program	294,879	93,086	32%
Equipment Services Capital Program	2,547,760	1,514,397	59%
Facilities - Major Facilities	13,317,218	105,315	1%
Facilities - Restorations and Improvements	1,878,504	657,991	35%
FCSS Capital Program	2,000	0	0%
Fire Services Capital Program	223,372	90,535	41%
GIS	82,000	18,704	23%
Human Resources Capital Program	157,850	0	0%
Intergovernmental Affairs	408,357	0	0%
MacLab Centre	64,000	0	0%
Office Equipment Replacement Program	283,738	24,114	8%
Parks Development Capital - Growth Related Projects	1,374,619	284,469	21%
Parks Development Capital - Sustainability Projects	541,373	397,855	73%
Planning Department Capital Program	3,241,886	383,047	12%
Public Services Capital Program	3,304,539	2,265,519	69%
Recreation Capital Program	596,562	155,290	26%
Telephone Upgrade	6,500	5,269	81%
Transit	81,689	56,068	69%
Wastewater Capital Program	580,281	330,518	57%
Water Department Capital Program	2,660,885	654,470	25%
<b>2018 City of Leduc Capital Program</b>	<b>62,746,377</b>	<b>15,125,843</b>	<b>24%</b>
<b>2018 Offsite Levies Capital Program</b>	<b>12,258,713</b>	<b>5,291,342</b>	<b>43%</b>
<b>2018 City of Leduc Capital Program Summary</b>	<b>75,005,090</b>	<b>20,417,186</b>	<b>27%</b>

# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** November 13, 2018

**SUBMITTED BY:** Ken Woitt, Director, Planning & Economic Development

**PREPARED BY:** Sylvain Losier, Manager, Current Planning & Development

**REPORT TITLE:** Coventry Homes request for support

## REPORT SUMMARY

Coventry Homes has approached the City for support for their Habitat Day project which consists of building and donating a home to a family in Leduc. This report provides an overview of this opportunity.

## RECOMMENDATION

That Council directs Administration to reimburse Coventry Homes all permit costs as identified in this report.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

Earlier this year, Coventry Homes approached the City of Leduc to confirm that they were building a dwelling unit for Habitat for Humanity. The dwelling is half duplex located in Woodbend. The letter from Coventry is included as attachment 1.

In this project, Coventry Homes has partnered with more than 40 organizations, companies, individuals, including the land developer. Parties involved have committed time, expertise, and supplies to help build the unit. The City could contribute by reimbursing the cost of all permits received for that dwelling unit. The total cost for the dwelling unit was \$3,890.02 as per the breakdown below:

Development Permit:	\$ 105.00
Building Permit (Safety Code Council, Water Meter, Fire, and Rec. contribution):	\$3,218.28
Electrical Permit:	\$ 70.50
Plumbing Permit:	\$ 162.24
Gas Permit:	\$ 76.50
Electrical Permit:	\$ 208.00
HVAC Permit:	\$ 49.50
<b>Total:</b>	<b>\$3,890.02</b>

### LEGISLATION AND/OR POLICY:

There is no bylaw or city policy that provides for a reimbursement of the fees to a project like Habitat for Humanity.

### CITY OF LEDUC PLANS:

The City of Leduc Municipal Development Plan (MDP) contains a section on Social Wellness & Safety, which includes policies on addressing the cost of living, making housing affordable for everyone, and supporting non-profit social service. This project aligns with the MDP policy framework.



## IMPLICATIONS OF RECOMMENDATION

### FINANCIAL:

The \$3,890.02 will be captured within the existing 2018 planning budget.

### IMPLEMENTATION / COMMUNICATIONS:

Should Council agree with the recommendation, the City's Communication and Marketing team would coordinate with Coventry Homes, the lead on this project.

### ALTERNATIVES:

That Council choose to contribute to the project in some other way.

### ATTACHMENTS:

1. Letter from Coventry Homes dated April 19, 2018
2. List of partners

### Others Who Have Reviewed this Report

P. Benedetto, City Manager / B. Loewen, City Solicitor / I. Sasyniuk, General Manager, Corporate Services / M. Pieters, General Manager, Infrastructure & Planning / J. Cannon, Director, Finance



P 780.453.5100 F 780.453.5113  
17615 - 111 Avenue  
Edmonton, Alberta T5S 0A1  
coventry-homes.com

April 19, 2018

Dear Trade Partner,

Coventry Homes is proud to announce our support of **Habitat Day in the Capital Region** for the first time in 2018. Through this program we will be building and donating a Coventry ½ duplex, in the Woodbend community of Leduc, for a deserving Habitat family.

To this end, we are looking to our long-term trade partners and suppliers for assistance in helping our Habitat family realize their dream of home ownership. Donations of labour and/or materials are being solicited for this unprecedented Coventry build.

Giving back to the communities in which we build is very important, and a vital part of the Coventry Homes' philosophy. Habitat Day gives us a great opportunity to help working families meet a need for affordable housing in the Edmonton area. Many families' income levels challenge them in being able to save the equity required to buy a home. This unique partnership gives us the opportunity to help a family build that equity, not only in their home but in their future.

Coventry commends this sustainable Habitat program for reinvesting the mortgage payments received back into the program to continue to build more Habitat homes. In addition, homes donated through this program forever remain in the Habitat affordable housing pool, serving families for years to come.

Your donation will help to ensure the Capital Region continues to be a great place to live. It is our sincere belief that Habitat for Humanity changes lives in our community by giving a hand up, instead of a hand out. It is a program that we are proud to be a part of, and hope you will be too!

Thank you for your kind consideration.

Sincerely,

"Original Signed"

Mark Rodier  
General Manager, Coventry Homes

## Attachment 2 – List of partners

BEI Engineering	Lenbeth Weeping Tile	Jayson Global Roofing
IB Engineering	Young Guns Concrete	Topline Siding
Pals Geomatics	Reaction Screw Piles	KD Carpentry
Force Civil Solutions – Excavating & Grading	Zytech	Diversified Mechanical
Gradex Consulting	Sandhills Manufacturing	Accent Heating
Darods Construction – Foundations Cribbing	Trail Building Supplies	Coronet Electric
Inland Concrete	Alberta Deck Shop	Empire Drywall
All-Out Concrete Pumping	Lone Wolf Framing	CW Eaves troughing
Super Sonic Stucco	Trail Appliances	After Eight Flooring
Superior Cabinets	Wood & Energy Store	Thermo-solutions
Modern Granite	Park Lighting	IXL Masonry
Durabuilt Windows	Westcon Precast	Walter Cook Masonry
Ronco Doors	Spindle Factory	Barcol Doors
Cloverdale Paint	Baron Building Supplies	Chores Cleaning
TNN	Continental Services	Guaranteed Upholstery & Furnace Cleaning



# **BYLAWS**

There are no Bylaws for the Agenda

# **PUBLIC COMMENTARY**

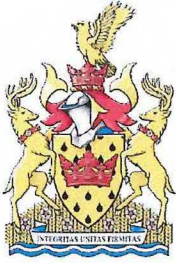
# IN-CAMERA ITEMS

There are no In-Camera Items



# **RISE & REPORT FROM IN-CAMERA ITEMS**

# **UPDATES FROM BOARDS & COMMITTEES**



## Mayor's Report

October 15 – November 4, 2018

### October 15

- L Wyton, Director, Strategic Business Connections  
Edmonton International Airport
- I Sasyniuk, General Manager, Corporate Services and J Graham, Chief Information Officer
- Councillor B Beckett
- Committee-of-the-Whole agenda review
- Committee-of-the-Whole

### October 16

- Planning and Development staff meeting
- Briefing with City Manager and M Hay, Director, Intergovernmental Affairs & Corporate Planning
- PricewaterhouseCoopers
- 630 CHED interview
- AltaGas
- Leduc Rep interview
- D Brock, Director, Community and Social Development and T White, FCSS Social Planning Lead
- Mayors' Reception | Global Meeting of Mayors on Gender Equality and Women's Empowerment

### October 17

- Leduc Ministerial
- Briefing with City Manager
- RCMP Staff Appreciation/Recognition BBQ

### October 18

- Briefing with City Manager; M Hay, Director, Intergovernmental Affairs & Corporate Planning; B Kelly, Government Relations Advisor
- Mid-Sized Cities Mayors' and CAOs' Caucus
- Open House | Leduc Regional Community Connections Centre

### October 19

- Mid-Sized Cities Mayors' and CAOs' Caucus

### October 20

- 2019 Women in Aviation Calendar Launch

### October 22

- Grants to Organizations meeting
- B Buttar, Haida Realty
- Briefing with City Manager
- Committee-of-the-Whole and Council agenda review
- Committee-of-the-Whole
- Council
- Briefing with City Manager, Councillors Hansen and Lazowski



October 23

- M Hormazabal, Deputy City Clerk
- Telus

October 24

- Leduc Regional Chamber of Commerce Board
- St. Albert Food Bank Community Village
- Airport Accord Oversight Committee briefing
- Communications briefing
- Ribbon Cutting | Revive Hair Lounge
- OPEN HOUSE: East Telford Lake Area Structure Plan

October 25

- Communications briefing
- Major Airline Cargo Facility - Ground Breaking
- 2018 Flu clinic
- T Ruth, CEO, Edmonton International Airport

October 26

- Communications video shoot

October 29

- Mock Council - Caledonia School - Grade 6
- Leduc Rep interview

October 30

- Breakfast with the Mayor organizing committee
- Briefing with City Manager; M Hay, Director, Intergovernmental Affairs & Corporate Planning; B Kelly, Government Relations Advisor
- Briefing with City Manager
- Information Technology
- The Honourable Sandra Jansen, Minister of Infrastructure
- Brownlee LLP and Leduc County Council

October 31

- Briefing with City Manager

November 1

- LNEDA Board and Leduc County

November 2

- The Leduc Chamber presents: Growing from Here: AG - Food - Business Conference
- Spirit of UDI Awards banquet

November 3

- Sports Hall of Fame Induction banquet

***Original signed by Mayor Bob Young***



## Building Permit Detail Summary

October 1, 2018-October 31, 2018 (inclusive)

Commercial					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201803390 (Issued-15/10/2018)	Alteration and improvements	FILLMORE CONSTRUCTION MANAGEMENT INC.		Alexandra Park	\$170,000.00
PRBD201803597 (Issued-03/10/2018)	Alteration and improvements	NATURAL HARVEST LTD		West Commercial	\$8,000.00
Subtotal		2			\$178,000.00
Duplex Dwelling					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201803606 (Issued-03/10/2018)	New Construction - Duplex	Coventry Homes Inc.	1	Woodbend	\$293,000.00
PRBD201803607 (Issued-03/10/2018)	New Construction - Duplex	Coventry Homes Inc.	1	Woodbend	\$324,000.00
PRBD201803930 (Issued-05/10/2018)	New Construction - Duplex	Dolce Vita Homes LP	1	Robinson	\$350,000.00
PRBD201803931 (Issued-03/10/2018)	New Construction - Duplex	Dolce Vita Homes LP	1	Robinson	\$350,000.00
PRBD201803940 (Issued-15/10/2018)	New Construction - Duplex	BEDROCK HOMES LIMITED	1	Woodbend	\$368,910.00
PRBD201803944 (Issued-15/10/2018)	New Construction - Duplex	BEDROCK HOMES LIMITED	1	Woodbend	\$291,000.00
PRBD201804085 (Issued-19/10/2018)	New Construction - Duplex	BEDROCK HOMES LIMITED	1	Robinson	\$322,785.00
PRBD201804087 (Issued-19/10/2018)	New Construction - Duplex	BEDROCK HOMES LIMITED	1	Robinson	\$313,935.00
Subtotal		8	8		\$2,613,630.00
Government/Institutional					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201803387 (Issued-10/10/2018)	Accessory Structure - Temporary	Edmonton Dragon Boat Festival Association		South Telford	\$5,000.00
Subtotal		1			\$5,000.00
Industrial					
Permit	Type of Work	Builder	Units	Area	Valuation



## Building Permit Detail Summary

October 1, 2018-October 31, 2018 (inclusive)

PRBD201704316 (Issued-10/10/2018)	New Construction - Industrial Building	1388133 AB INC/ PRESTIGE ECO HOMES		Leduc Business Park	\$1,000,000.00
PRBD201803753 (Issued-04/10/2018)	Alteration and improvements	FERNWOOD DEVELOPMENTS LTD		Leduc Business Park	\$100,000.00
<b>Subtotal</b>		<b>2</b>			<b>\$1,100,000.00</b>
<b>Other Residential</b>					
<b>Permit</b>	<b>Type of Work</b>	<b>Builder</b>	<b>Units</b>	<b>Area</b>	<b>Valuation</b>
PRBD201801789 (Issued-17/10/2018)	Secondary suite	Dolce Vita Homes LP		Robinson	\$40,000.00
PRBD201802496 (Finaled-10/10/2018)	Accessory Structure - Detached Garage	ASAP GARAGE BUILDERS INC		Southfork	\$14,000.00
PRBD201803171 (Issued-18/10/2018)	Accessory Structure - Detached Garage	LIVE BETTER HOMES LTD		Robinson	\$16,000.00
PRBD201803172 (Issued-18/10/2018)	Accessory Structure - Detached Garage	LIVE BETTER HOMES LTD		Robinson	\$15,000.00
PRBD201803326 (Finaled-12/10/2018)	Accessory Structure - Deck Uncovered	1800233 ALBERTA LTD		Suntree	\$1,850.00
PRBD201803522 (Issued-31/10/2018)	Accessory Structure - Detached Garage	GOLUB VITALI		West Haven	\$12,000.00
PRBD201803567 (Issued-04/10/2018)	Alteration and improvements	COUGHLIN GLEN		Willow Park	\$4,000.00
PRBD201803579 (Issued-02/10/2018)	Accessory Structure - Deck Uncovered	KWASNECHA DAVID		West Haven	\$5,000.00
PRBD201803667 (Issued-02/10/2018)	Accessory Structure - Detached Garage	Alquinn Homes Ltd.		Woodbend	\$20,000.00
PRBD201803675 (Issued-01/10/2018)	Basement Development	PROVENCAL JAMIE J		West Haven	\$27,000.00
PRBD201803699 (Issued-02/10/2018)	Accessory Structure - Detached Garage	HAYES ALIN		Caledonia Park	\$28,000.00
PRBD201803700 (Finaled-02/10/2018)	Accessory Structure - Detached Garage	LACHMAN REGINALD		Willow Park	\$18,000.00
PRBD201803762 (Finaled-01/10/2018)	Accessory Structure - Hot Tub	SALFI LAUREN K		Southfork	\$5,000.00
PRBD201803772 (Issued-01/10/2018)	Basement Development	TETZ STEFANIE		Suntree	\$5,000.00





## Building Permit Detail Summary

October 1, 2018-October 31, 2018 (inclusive)

PRBD201803803 (Finaled-01/10/2018)	Accessory Structure - Deck Uncovered	Trident Painting and Contracting	Windrose	\$15,000.00
PRBD201803815 (Issued-02/10/2018)	Basement Development	BEND MICAH G	Suntree	\$18,000.00
PRBD201803817 (Issued-02/10/2018)	Accessory Structure - Hot Tub	CHAPMAN BRENDAN	Corinthia Park	\$5,000.00
PRBD201803830 (Issued-02/10/2018)	Basement Development	RENY AMY	West Haven	\$7,500.00
PRBD201803837 (Issued-02/10/2018)	Basement Development	LEUNG ZACHARY	Southfork	\$18,000.00
PRBD201803854 (Issued-18/10/2018)	Foundation	CHANDOS CONSTRUCTION	Linsford Park	\$300,000.00
PRBD201803871 (Issued-10/10/2018)	Accessory Structure - Detached Garage	Leduc Fence and Deck	Deer Valley	\$12,000.00
PRBD201803873 (Issued-09/10/2018)	Accessory Structure - Deck Uncovered	ALL STAR LANDSCAPING SERVICES LTD	Southfork	\$5,200.00
PRBD201803888 (Issued-11/10/2018)	Secondary suite	CALIBER MASTER BUILDER LTD	Black Stone	\$50,000.00
PRBD201803890 (Issued-15/10/2018)	Secondary suite	CALIBER MASTER BUILDER LTD	Black Stone	\$50,000.00
PRBD201803900 (Issued-11/10/2018)	Secondary suite	CALIBER MASTER BUILDER LTD	Black Stone	\$50,000.00
PRBD201803926 (Issued-10/10/2018)	Accessory Structure - Deck Uncovered	Leduc Fence and Deck	Southfork	\$2,800.00
PRBD201803946 (Issued-10/10/2018)	Accessory Structure - Deck Uncovered	ALAMELHUDA MOHAMMED	Southfork	\$5,000.00
PRBD201803967 (Finaled-15/10/2018)	Accessory Structure - Detached Garage	ASAP GARAGE BUILDERS INC	Linsford Park	\$16,000.00
PRBD201804023 (Issued-17/10/2018)	Wood Stove/fireplace	LOOV SHANE B	South Park	\$3,500.00
PRBD201804024 (Issued-12/10/2018)	Basement Development	GILBERTSON ERNEST	Southfork	\$15,750.00
PRBD201804026 (Issued-17/10/2018)	Accessory Structure - Detached Garage	JAYMAN BUILT LTD	Southfork	\$12,500.00



## Building Permit Detail Summary

October 1, 2018-October 31, 2018 (inclusive)

PRBD201804028 (Issued-15/10/2018)	Accessory Structure - Detached Garage	Prominent Homes Edmonton Ltd		Black Stone	\$13,000.00
PRBD201804045 (Issued-17/10/2018)	Accessory Structure - Deck Uncovered	TRUST J & G HOMES LTD		Robinson	\$5,000.00
PRBD201804052 (Issued-18/10/2018)	Accessory Structure - Deck Uncovered	TRUST J & G HOMES LTD		Robinson	\$5,000.00
PRBD201804061 (Issued-18/10/2018)	Accessory Structure - Detached Garage	Prominent Homes Edmonton Ltd		Deer Valley	\$14,400.00
PRBD201804073 (Issued-17/10/2018)	Accessory Structure - Detached Garage	Prominent Homes Edmonton Ltd		Deer Valley	\$14,400.00
PRBD201804081 (Issued-18/10/2018)	Accessory Structure - Detached Garage	Prominent Homes Edmonton Ltd		Deer Valley	\$14,000.00
PRBD201804092 (Issued-16/10/2018)	Basement Development	Zenith General Contracting Ltd		Bridgeport	\$30,000.00
PRBD201804111 (Issued-18/10/2018)	Accessory Structure - Detached Garage	Prominent Homes Edmonton Ltd		Deer Valley	\$14,000.00
PRBD201804162 (Issued-31/10/2018)	Accessory Structure - Hot Tub	MASSAR PATRICK		Alexandra Park	\$500.00
PRBD201804183 (Issued-23/10/2018)	Accessory Structure - Hot Tub	BOUCHARD CHARLES		Southfork	\$5,000.00
PRBD201804190 (Issued-25/10/2018)	Accessory Structure - Detached Garage	JAYMAN BUILT LTD		Southfork	\$18,000.00
PRBD201804191 (Issued-25/10/2018)	Basement Development	DAVIDSON & SONS CARPENTRY LTD		Suntree	\$15,000.00
PRBD201804195 (Issued-25/10/2018)	Basement Development	ART CUSTOM HOMES INC		Meadowview Park	\$25,000.00
PRBD201804224 (Issued-26/10/2018)	Basement Development	MANGUBAT MARLENE		West Haven	\$15,000.00
PRBD201804227 (Issued-29/10/2018)	Basement Development	BENGEL CONTRACTING LTD		Southfork	\$32,000.00
PRBD201804230 (Issued-29/10/2018)	Accessory Structure - Deck Uncovered	BULL KEITH A		Southfork	\$5,000.00
<b>Subtotal</b>		<b>47</b>			<b>\$1,022,400.00</b>
<b>Single Detached Dwelling</b>					
<b>Permit</b>	<b>Type of Work</b>	<b>Builder</b>	<b>Units</b>	<b>Area</b>	<b>Valuation</b>



## Building Permit Detail Summary

October 1, 2018-October 31, 2018 (inclusive)

PRBD201803598 (Issued-10/10/2018)	New Construction - Single Detached Dwelling	CANART DONNA	1 Windrose	\$525,000.00
PRBD201803690 (Issued-03/10/2018)	New Construction - Single Detached Dwelling	BEDROCK HOMES LIMITED	1 Robinson	\$467,995.00
PRBD201803731 (Issued-04/10/2018)	New Construction - Single Detached Dwelling	BEDROCK HOMES LIMITED	1 Robinson	\$450,275.00
PRBD201803887 (Issued-05/10/2018)	New Construction - Single Detached Dwelling	CALIBER MASTER BUILDER LTD	1 Black Stone	\$269,360.00
PRBD201803889 (Issued-15/10/2018)	New Construction - Single Detached Dwelling	CALIBER MASTER BUILDER LTD	1 Black Stone	\$269,360.00
PRBD201803893 (Issued-02/10/2018)	New Construction - Single Detached Dwelling	JAYMAN BUILT LTD	1 Southfork	\$372,000.00
PRBD201803897 (Issued-02/10/2018)	New Construction - Single Detached Dwelling	ART CUSTOM HOMES INC	1 Meadowview Park	\$340,000.00
PRBD201803899 (Issued-11/10/2018)	New Construction - Single Detached Dwelling	CALIBER MASTER BUILDER LTD	1 Black Stone	\$269,360.00
PRBD201803968 (Issued-05/10/2018)	New Construction - Single Detached Dwelling	JAYMAN BUILT LTD	1 Southfork	\$223,200.00
PRBD201803972 (Issued-16/10/2018)	New Construction - Single Detached Dwelling	JACOB'S CONSTRUCTION	1 Windrose	\$700,000.00
PRBD201804003 (Issued-18/10/2018)	New Construction - Single Detached Dwelling	Pacesetter Homes Partnership	1 Meadowview Park	\$296,740.00
PRBD201804027 (Issued-15/10/2018)	New Construction - Single Detached Dwelling	Prominent Homes Edmonton Ltd	1 Black Stone	\$272,000.00
PRBD201804058 (Issued-17/10/2018)	New Construction - Single Detached Dwelling	HOMES BY AVI (EDMONTON) LP	1 Southfork	\$345,903.00
PRBD201804060 (Issued-17/10/2018)	New Construction - Single Detached Dwelling	Prominent Homes Edmonton Ltd	1 Deer Valley	\$317,000.00
PRBD201804065 (Issued-15/10/2018)	New Construction - Single Detached Dwelling	Prominent Homes Edmonton Ltd	1 Deer Valley	\$317,000.00
PRBD201804067 (Issued-15/10/2018)	New Construction - Single Detached Dwelling	Prominent Homes Edmonton Ltd	1 Deer Valley	\$316,000.00
PRBD201804072 (Issued-12/10/2018)	New Construction - Single Detached Dwelling	Prominent Homes Edmonton Ltd	1 Deer Valley	\$317,000.00





## Building Permit Detail Summary

October 1, 2018-October 31, 2018 (inclusive)

PRBD201804099 (Issued-17/10/2018)	New Construction - Single Detached Dwelling	JAYMAN BUILT LTD	1	Southfork	\$299,000.00
PRBD201804175 (Issued-25/10/2018)	New Construction - Single Detached Dwelling	BEDROCK HOMES LIMITED	1	Robinson	\$457,835.00
PRBD201804189 (Issued-31/10/2018)	New Construction - Single Detached Dwelling	JAYMAN BUILT LTD	1	Southfork	\$368,000.00
PRBD201804256 (Issued-26/10/2018)	New Construction - Single Detached Dwelling	VICTORY HOMES LTD	1	Meadowview Park	\$511,000.00
<b>Subtotal</b>	<b>21</b>		<b>21</b>		<b>\$7,704,028.00</b>
<b>Total</b>	<b>81</b>		<b>29</b>		<b>\$12,623,058.00</b>

### TOTAL RESIDENTIAL UNITS COMPARISON OF 2018 TO 2017

YEAR 2018	Single Family	Duplex (side by side and up & down)	Multi Family (3-plex, 4-plex, townhouse, rowhousing and apartments)
	No. of Units	No. of Units	No. of Units
January	25	4	4
February	23	3	0
March	19	2	8
April	17	16	0
May	19	10	-
June	20	8	6
July	13	8	-
August	11	2	10
September	9	2	-
October	21	8	-
November			
December			
Year-to-date Totals	177	63	28

YEAR 2017	Single Family	Duplex (side by side and up & down)	Multi Family (3-plex, 4-plex, townhouse, rowhousing and apartments)
	No. of Units	No. of Units	No. of Units
January	6	4	29
February	15	2	4
March	15	6	-
April	13	4	-
May	37	2	-
June	15	8	9
July	19	8	4
August	17	4	5
September	18	8	11
October	12	4	5
November			
December			
Year-to-date Totals	167	50	67

## TOTAL PERMIT VALUE COMPARISON OF 2018 TO 2017

Year 2018	Residential Permits	Commercial Permits	Institutional Permits	Industrial Permits	Total of all Building Permits
January	\$ 11,972,203.59	\$ 803,000.00	\$ -	\$ 240,207.00	\$ 13,015,410.59
Feburary	\$ 10,816,251.42	\$ 235,000.00	\$ 400,000.00	\$ 10,000.00	\$ 11,461,251.42
March	\$ 10,585,472.33	\$ 8,000.00	\$ -	\$ -	\$ 10,593,472.33
April	\$ 11,218,088.00	\$ 73,000.00	\$ 156,600.00	\$ 309,000.00	\$ 11,756,688.00
May	\$ 10,517,255.57	\$ 59,000.00	\$ 1,981,000.00	\$ 830,000.00	\$ 13,387,255.57
June	\$ 12,241,936.39	\$ 8,000.00	\$ 1,319,500.00	\$ 384,000.00	\$ 13,953,436.39
July	\$ 7,650,076.96	\$ 817,301.00	\$ 570,000.00	\$ 10,000.00	\$ 9,047,377.96
August	\$ 7,363,340.00	\$ 620,000.00	\$ 193,174.00	\$ -	\$ 8,176,514.00
September	\$ 4,523,260.00	\$ 1,400.00	\$ -	\$ 1,723,960.00	\$ 6,248,620.00
October	\$ 11,340,058.00	\$ 178,000.00	\$ 5,000.00	\$ 1,100,000.00	\$ 12,623,058.00
November					
December					
Year-to-date Totals	\$ 98,227,942.26	\$ 2,802,701.00	\$ 4,625,274.00	\$ 4,607,167.00	\$ 110,263,084.26

Year 2017	Residential Permits	Commercial Permits	Institutional Permits	Industrial Permits	Total of all Building Permits
January	\$ 3,527,200.00	\$ 260,000.00	\$ -	\$ 49,000.00	\$ 3,836,200.00
Feburary	\$ 6,394,500.00	\$ 150,000.00	\$ 5,000.00	\$ 82,000.00	\$ 6,631,500.00
March	\$ 7,355,867.43	\$ 241,500.00	\$ 35,000.00	\$ 70,000.00	\$ 7,702,367.43
April	\$ 5,679,040.00	\$ 452,879.00	\$ 144,000.00	\$ -	\$ 6,275,919.00
May	\$ 14,259,804.48	\$ 475,000.00	\$ 1,138,000.00	\$ 1,047,391.00	\$ 16,920,195.48
June	\$ 10,196,140.00	\$ 2,781,600.00	\$ 15,000.00	\$ 352,800.00	\$ 13,345,540.00
July	\$ 11,355,600.00	\$ 1,916,165.00	\$ 110,400.00	\$ 26,399,000.00	\$ 39,781,165.00
August	\$ 9,928,100.00	\$ 1,113,000.00	\$ 1,007,000.00	\$ 172,900.00	\$ 12,221,000.00
September	\$ 12,555,400.00	\$ 886,000.00	\$ -	\$ 775,000.00	\$ 14,216,400.00
October	\$ 7,572,200.00	\$ 1,094,000.00	\$ 1,504,908.00	\$ -	\$ 10,171,108.00
November					
December					
Year-to-date Totals	\$ 88,823,851.91	\$ 9,370,144.00	\$ 3,959,308.00	\$ 28,948,091.00	\$ 131,101,394.91



**OCTOBER 2018 - Newly Issued Business Licences**

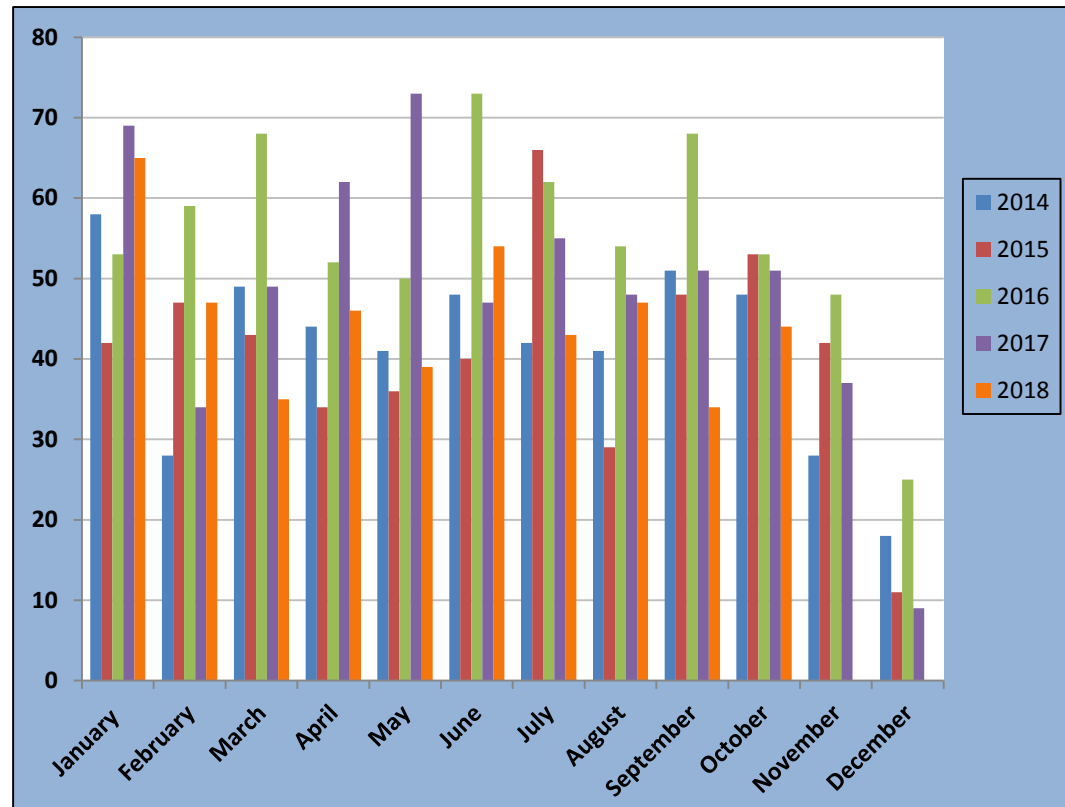
License #	Business Name	Address	Activity	Contact	Category	TaxRoll
LCC201800818	RMF Concrete Inc		CONCRETE FLATWORK	5874691955	Non-Resident	
LCB201801039	One Smart Home	4609 61 AVE, Leduc, AB	Sales and installation of consumer electronics	7808018181	General	016206
LCB201801159	TOTAL OILFIELD RENTALS	3401 79 AVE, Leduc, AB	EQUIPMENT RENTALS & TRUCKING	7809551363	General	017929
LCB201801237	Strategic Management Force	102 KIRPATRICK CRES, Leduc, AB	Bookkeeping	7805542155	Home Based	017652
LCC201801264	Elevated Mechanical Corp.	16 ALEXANDER DR, Leduc, AB	Mechanical contractor	7802455307	Home Based	005545
LCB201801277	New Leaf Cannabis	6207 50 ST, Unit:103, Leduc, AB	Cannabis retail sales	7809340044	General	
LCB201801323	Breathe Easy Furnace Cleaning (1983) Ltd.		Furnace and duct cleaning	7804360631	Non-Resident	
LCC201801334	Anther Garage Doors Ltd		Garage/opener doors installation	7807073756	Non-Resident	
LCC201801340	LEGACY HEATING & COOLING LTD		RESIDENTIAL HEATING CONTRACTOR	7804614411	Non-Resident	
LCB201801343	Mobile Wrench Services Inc.	4518 54 AVE, Leduc, AB	Mobile repair of equipment	7809146244	Home Based	010772
LCC201801352	Johnny 5 Custom Mill Work Ltd.		Interior handrail installations	7802355134	Non-Resident	
LCC201801355	MES Electrical Ltd.		Electrical Contractor	7808092920	Non-Resident	
LCC201801358	Gi Design Inc.		Sign Installation	7806602311	Non-Resident	
LCC201801360	Michael Boyle	5104 52 AVE, Leduc, AB	Renovations, Repairs, Handyman Services	7802985034	Home Based	010562
LCB201801361	BLACK LABEL TRUCKING LTD	812 SOUTHFORK GREEN, Leduc	TRUCKING/ GRAVEL TRUCKS	7809748593	Home Based	014508
LCB201801362	Essential Fitness	4208 41 ST, Leduc, AB	Personal Training (client's homes)	7806869726	Home Based	008772
LCB201801367	1535988 Alberta Ltd		Janitorial	7809050684	Non-Resident	
LCB201801368	Frenchetvoila French Classes	401 SOUTHFORK DR, Unit:300	French Tutoring business	9023049062	Home Based	017437
LCB201801369	Leduc Homecare Supplies	4809 50 AVE, Leduc, AB	Homecare supplies and medical equipment	7809666704	General	010248
LCC201801372	Thunder Ridge Projects Ltd	27 MCLEOD CRES, Leduc, AB	CONSTRUCTION/ RENOVATIONS	7802812266	Home Based	007633
LCC201801371	Arcos Electrical Contractors Inc		Electrical contractor	7808632184	Non-Resident	
LCC201801374	FOUR WALLS DRYWALL LTD		DRYWALL	5069625688	Non-Resident	
LCB201801373	THE SUGAR CUBE	100 EDGEWATER CIR, Leduc, AB	MOBILE CANDY STORE - Event Oct. 13th	2048355543	Mobile	
LCC201801376	ADVANCE RAILING LTD		STAIR RAILING	7809519908	Non-Resident	
LCC201801377	Platinum Excavating & Consulting Ltd.		Excavating, underground services	7806867451	Non-Resident	
LCC201801378	1990921 AB LTD		DRYWALL	5873578181	Non-Resident	
LCC201801380	Straight West Plumbing and Heating		Plumbing, Hydronic heating and Gas-fitting	7808632848	Non-Resident	
LCC201801386	Terrawerx Mechanical Ltd		Plumbing/ Mechanical	7807569713	Non-Resident	
LCC201801399	Polaron Solartech Corp.		Solar panel system sales & installation	6475571207	Non-Resident	
LCC201801400	Zenith General Contracting Ltd		General Contracting/ Renovating	7802432346	Non-Resident	
LCC201801404	Mayer Energy Services Ltd.	307 BRIDGEPORT PL, Leduc, AB	Electrical contracting services	7803878049	Home Based	014834
LCC201801409	Green Lion Eco Group		Residential Photovoltaic Project Management	6474948017	Non-Resident	
LCC201801411	K2 Ventilation Ltd		Sheet metal contractor	7809023388	Non-Resident	
LCC201801413	Integrated Tower Solutions		Build & maintain telecommunications structures	3062422287	Non-Resident	
LCB201801418	Sirius Well Manufacturing Services Canada	6623 44 ST, Leduc, AB	Warehouse	7803620628	General	009381
LCC201801419	Select Electrical Enterprises Ltd		Electrical Sales & Service	7807862946	Non-Resident	

OCTOBER 2018 - Newly Issued Business Licences

LCC201801420	Lock Hill Energy Services		Electrical company	7803876119	Non-Resident	
LCB201801425	OSYS/ THE CO-OP		Cookies Sales (door-to-door)	7804965947	Non-Resident	
LCC201801431	Night "n" Day Home Services		Residential Furnace/AC repair and replacement	7806168721	Non-Resident	
LCC201801452	Bluewave Energy		Bulk delivery/sales of fuel and lubricants	7804139116	Non-Resident	
LCC201801465	Antrix Projects		General Contracting	7802008194	Non-Resident	
LCB201801471	XPLORNET COMMUNICATIONS	4330 BLACK GOLD DR, Leduc, AB	HIGH-SPEED INTERNET PROVIDER - Booth Oct 27th	4039694046	Mobile	
LCB201801481	Horizon Motorsports Ltd.		SNOW HAULING	7804978262	Non-Resident	
LCC201801492	Phoenix Electrical Services Inc.		ELECTRICAL CONTRACTOR	7807201992	Non-Resident	
Total		44				

## Newly Issued Business Licences Comparison by Year

	2014	2015	2016	2017	2018
January	58	42	53	69	65
February	28	47	59	34	47
March	49	43	68	49	35
April	44	34	52	62	46
May	41	36	50	73	39
June	48	40	73	47	54
July	42	66	62	55	43
August	41	29	54	48	47
September	51	48	68	51	34
October	48	53	53	51	44
November	28	42	48	37	
December	18	11	25	9	
<b>Total</b>	<b>496</b>	<b>491</b>	<b>665</b>	<b>585</b>	<b>454</b>





## Current Licence Types

	General	Resident (	Non-Res.	Mobile	Non-Profit	Total
January	755	221	427	6	15	<b>1424</b>
February	862	279	491	11	26	<b>1669</b>
March	894	303	549	12	27	<b>1785</b>
April	927	352	596	16	27	<b>1918</b>
May	938	367	651	20	27	<b>2003</b>
June	954	377	693	25	27	<b>2076</b>
July	962	387	731	34	28	<b>2142</b>
August	972	394	772	40	28	<b>2206</b>
September	980	401	796	42	29	<b>2248</b>
October	981	410	829	44	29	<b>2293</b>
November						<b>0</b>
December						<b>0</b>

### 2014 Year End for Comparison

<b>Total</b>	897	351	803	14	11	2076
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### 2015 Year End for Comparison

<b>Total</b>	936	371	840	41	15	2203
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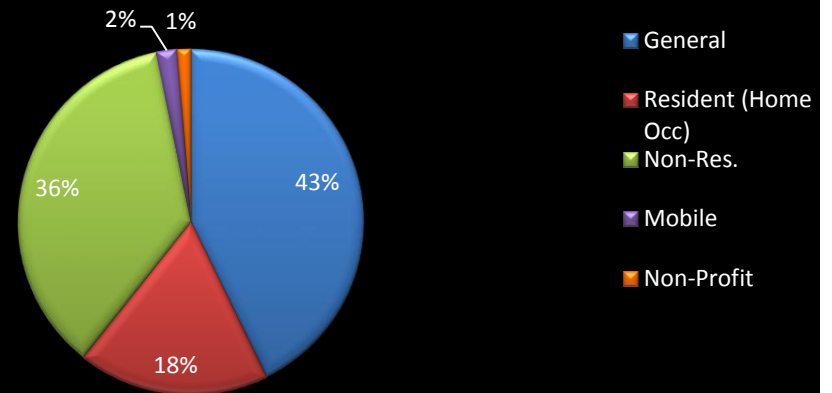
### 2016 Year End for Comparison

<b>Total</b>	971	403	809	44	23	2250
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### 2017 Year End for Comparison

<b>Total</b>	972	405	895	23	30	2325
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## Licence Types as of Oct. 31, 2018



# **ADJOURNMENT**