

**MINUTES OF THE CITY OF LEDUC
COUNCIL MEETING**

Monday, February 25, 2019

Present: Mayor B. Young, Councillor B. Beckett, Councillor G. Finstad,
Councillor B. Hamilton, Councillor L. Hansen, Councillor T. Lazowski,
Councillor L. Tillack
Also Present: P. Benedetto, City Manager, M. Hormazabal, Deputy City Clerk

1. CALL TO ORDER

Mayor B. Young called the meeting to order at 7:06 pm.

2. ADOPTION OF AGENDA

MOVED by Councillor G. Finstad

That the agenda be adopted as presented.

Motion Carried Unanimously

3. ITEMS FOR DISCUSSION AND RELATED BUSINESS

3.1 Select Items for Debates

The following items were selected for debate:

9. Business

9.1 Leduc Public Library Update

9.2 10 Year Capital Plan Sequencing

10. Bylaws

10.1 Bylaw No. 1019-2019 – Amendment to Bylaw No. 580-2004 – Animal
Licencing and Control Bylaw (1st Reading)

3.2 Vote on Items not Selected for Debate

Votes recorded under item headings.

4. ADOPTION OF PREVIOUS MINUTES

4.1 Approval of Minutes of the Council Meeting held February 11, 2019

MOVED by Councillor L. Tillack

That the minutes of the Regular Council Meeting held February 11, 2019 be approved as presented.

Motion Carried Unanimously

5. RECOGNITION ITEMS

There were no recognition items for the agenda.

6. PUBLIC COMMENTARY

There was no public commentary.

7. PUBLIC HEARING

7.1 Bylaw No. 1008-2018 – East Telford Lake Area Structure Plan

Mayor B. Young declared the Public Hearing for Bylaw No. 1008-2018 open at 7:06 pm.

Presentations:

S. Cole, Stantec Consultant, and A. Fayn, MXD Development Strategists, made a joint PowerPoint presentation (Attached).

B. Gaetz and D. Grimble made a presentation (Attached). B. Gaetz confirmed many of his comments and objections have been addressed; however, there are two major problems with the January 2019 report:

1. the phasing/timing of the proposed path of development; and
2. the discriminatory way that servicing standards are addressed as between the lands north and south of Telford Lake.

B. Gaetz and D. Grimble are recommending that Council refer this plan back to Administration for further review and analysis. There is a belief that the review will bring forward an opportunity for a re-write of portions of the plan, which would accomplish a better, and more practical, plan.

S. Losier, Manager, Current Planning, S. Cole and A. Fayn answered questions.

Council requested Administration to:

1. Confirm if there is a need for a rural and industrial cross section; and

2. That the 35-year statement removed from the plan.

Administration:

There were no presentations.

Written Submissions:

One written submission was received from B. McCollum, President, Baramy Investments Ltd. (Attached)

Other Presentations

There were no other presentations.

Mayor B. Young declared the Public Hearing for Bylaw No. 1008-2018 closed at 7:58 pm.

8. PRESENTATIONS

There were no presentations for the agenda.

9. BUSINESS

9.1 Leduc Public Library Update

C. Frybort, Library Director and D. Matthews, Vice-Chair, Leduc Library Board, made a PowerPoint presentation (Attached) and answered Council's questions.

Councillor L. Hansen, stated that many of the board members are new and they are doing a great job.

Councillor B. Beckett, thanked the library for the inclusiveness in cultural diversity.

9.2 10 Year Capital Plan Sequencing

J. Cannon, Director of Finance made a PowerPoint presentation (Attached) and reviewed the 10 Year Capital Plan Sequencing with Council and answered Council's questions.

10. BYLAWS

10.1 Bylaw No. 1019-2019 – Amendment to Bylaw No. 580-2004 – Animal Licencing and Control Bylaw (1st Reading)

C. Chisholm, Manager, RCMP Administration and Enforcement Services, made a PowerPoint presentation (Attached).

C. Chisholm and D. Melvie, General Manager, Community and Protective Services, answered Council's questions.

Administration recommends that Bylaw No. 1019-2019 receive first reading.

MOVED by Councillor G. Finstad

That Council give Bylaw No. 1019-2019 first reading.

Motion Carried Unanimously

MOVED by Councillor L. Hansen

That a Non-Statutory Public Hearing be held.

Motion Carried Unanimously

10.2 Bylaw No. 1021-2019 – Amendment to Robinson Area Structure Plan (1st Reading)

Administration recommends that Bylaw No. 1021-2019 receive first reading.

MOVED by Councillor L. Tillack

That Council give Bylaw No. 1021-2019 first reading.

Motion Carried Unanimously

11. PUBLIC COMMENTARY

There was no public commentary.

12. IN-CAMERA ITEMS

12.1 Council Appointment of a Public Member to the Leduc Environmental Advisory Board

13. RISE AND REPORT FROM IN-CAMERA ITEMS

13.1 Council Appointment of a Public Member to the Leduc Environmental Advisory Board

MOVED by Councillor L. Tillack

That Council appoints T. Pedersen as the Public Member to the Leduc Environmental Advisory Board to fulfill a term until December 31, 2019.

Motion Carried Unanimously

14. INFORMATION REPORTS

14.1 Mayor's Report

There was no discussion.

15. ADJOURNMENT

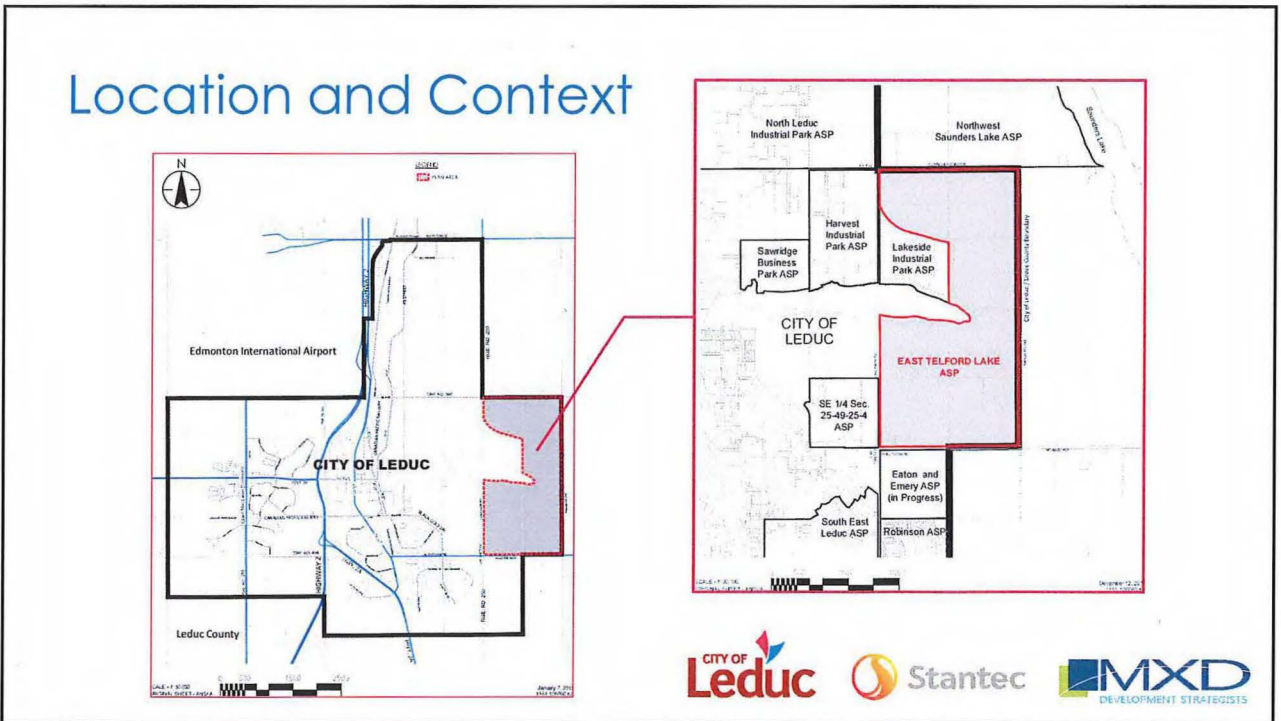
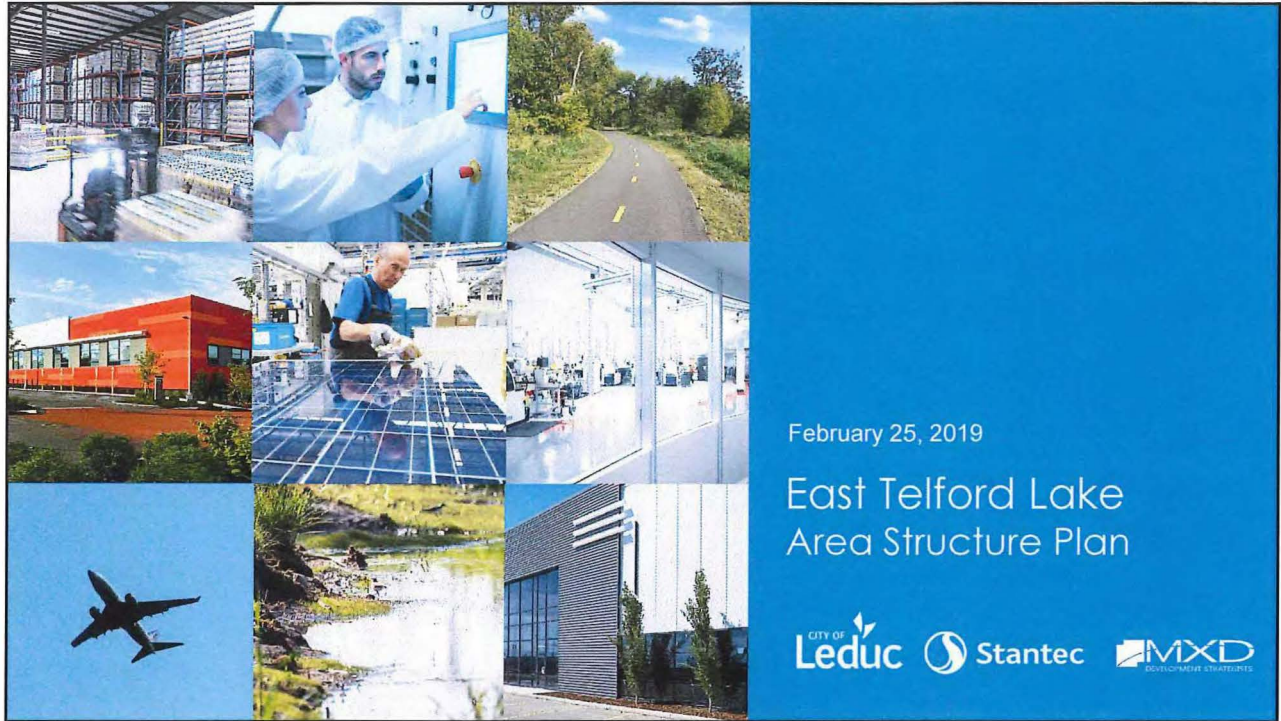
The Council meeting adjourned at 9:26 pm.

“Original Signed”

B. YOUNG, Mayor

“Original Signed”

M. HORMAZABAL, Deputy City Clerk



Engagement Process

Phase 1 – Project Initiation

- Awareness Launch – April 2017

Phase 2 – Background Review & Site Analysis

- Stakeholder Engagement Session – June 15, 2017
- Public Engagement Event – June 28, 2017

Phase 3 – Development of Draft ASP

- Stakeholder Engagement Event – November 23, 2017

Phase 4 – ASP Finalization

- Public Open House – October 24, 2018
- Public Hearing – February 25, 2019



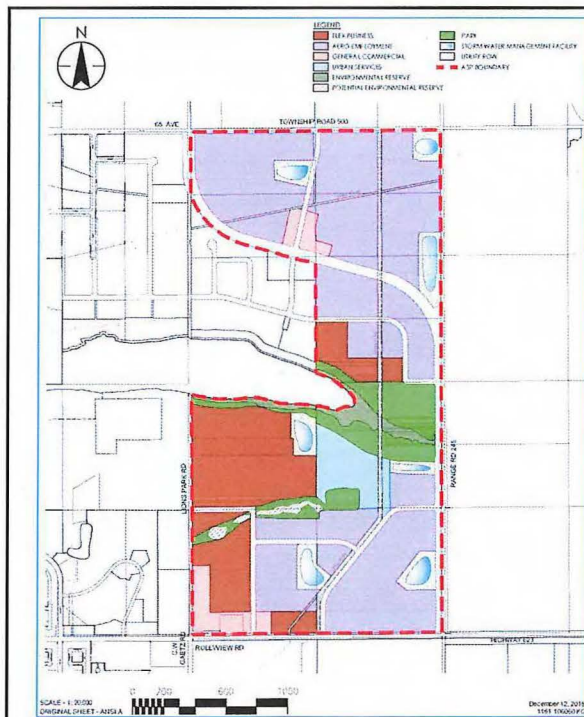
Stantec



ASP Concept

Key Land Use Statistics

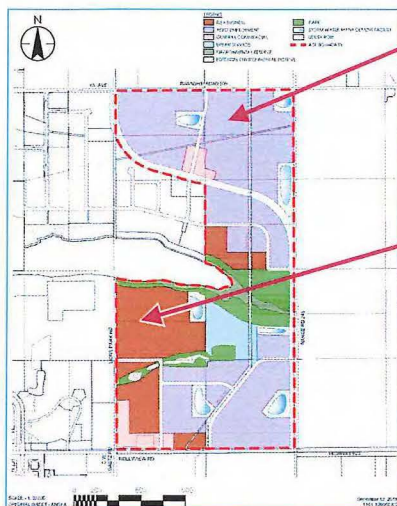
- 430.3 ha Gross Area
 - 12.4 ha Environmental Reserve
- 418.0 ha Gross Developable Area
 - 48% Aero Employment
 - 18% Flex Business
 - 8% Park
 - 7% SWMF
 - 4% Urban Services
 - 3% General Commercial



Stantec



Key Policy Areas



Aero Employment

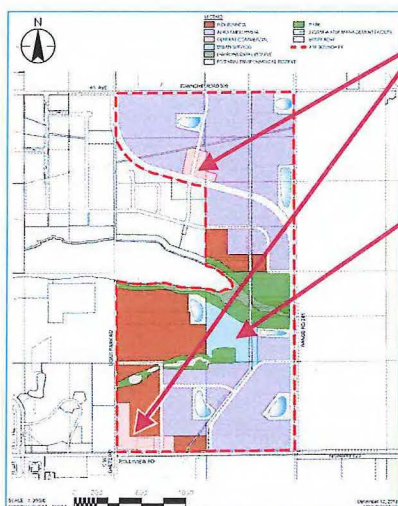
- Allows single-use buildings such as light industrial, manufacturing, warehousing, and logistics
- Less intensive than Medium Industrial
- Encourages development of airport-related uses

Flex Business

- Encourages development with multiple uses that can include office, light assembly and manufacturing, product testing, storage, and distribution
- Promotes smaller scale development which may abut uses that are frequented by residents and visitors



Key Policy Areas



General Commercial

- Commercial uses serving employees in the area
- Retail stores, eating and drinking establishments, business support services, financial services, etc.

Urban Service

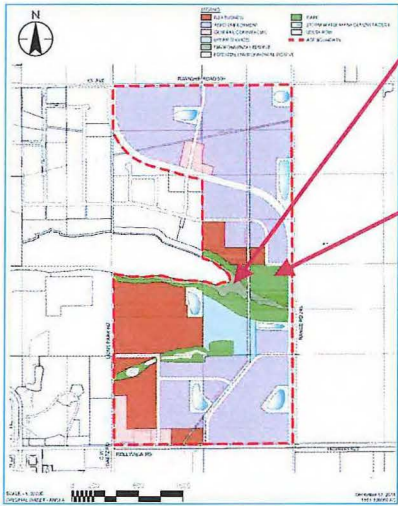
- Area planned for a new Municipal Cemetery, guided by the separate Cemetery Concept Master Plan
- Designed as a memorial parkland landscape which will be part of the overall green infrastructure and amenity assets of the City

Agriculture

- Interim use only, for existing operations



Key Policy Areas



Environmental Reserve

- ~10 m wide buffer around Telford Lake
- Other areas of potential ER may be dedicated at subdivision
- Wildlife corridor study to be completed

Park

- Protecting drainage course of Telford Lake
- Tree stand and wetland preservation
- Recreation and education opportunities
- Includes extension of Telford Lake Trail



Transportation



Spine Road

- Linking Range Road 245 and 250
- Linking 65 Avenue to Rollyview Road
- Connecting plan area to Edmonton International Airport

Road Network

- No additional arterials beyond Spine Road and Rollyview Road

Processional Routes

- Alternative design standards for Processional Route leading to Municipal Cemetery



Transportation



Rural Roadway Cross Section

- Uses roadside ditches for stormwater conveyance
- Sewer and water pipes, SWMFs required as usual
- Context north of Telford Lake is rural
- Walkability and transit access is limited

Urban Roadway Cross Section

- Uses curb & gutter as well as stormwater pipes
- Sewer and water pipes, SWMFs required as usual
- Context south of Telford Lake is more urban & residential
- Better walking and transit options



Servicing – Storm



Stormwater Management Facilities

- North area: rural standards
- South area: urban standards

Storm Outfalls

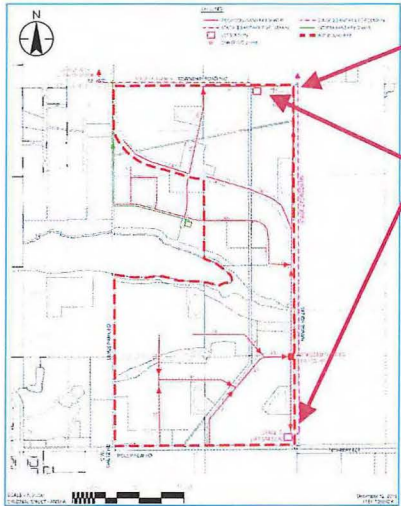
- Three proposed outfalls
- South outfalls to drain to Telford Lake / drainage course
- North outfall to drain to Saunders Lake

Low Impact Development

- To be used in roadway and site design



Servicing – Sanitary



Sanitary System

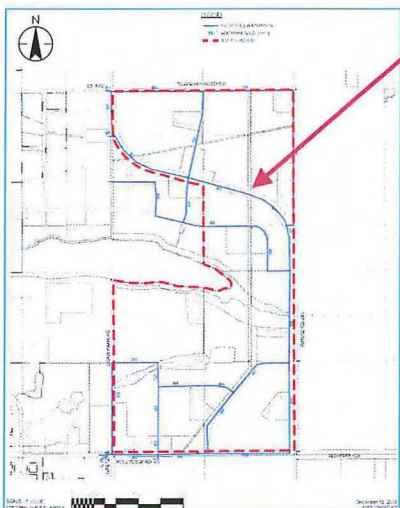
- To be serviced by existing ACRWC trunk at Airport Road (north of ASP area)

Lift Stations

- 2 lift stations to service plan area



Servicing – Water



Water Network

- Aligns with City of Leduc Water Master Plan
- Follows arterial and collector roadways



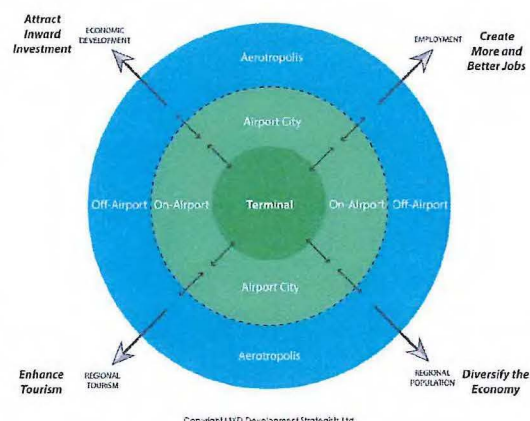
Aerotropolis Concept

What is an Aerotropolis?

- Airport areas as active gateways for economic growth and diversification
- Associated innovative land use policies to stimulate targeted development for a range of business sectors that benefit from multi-modal connectivity

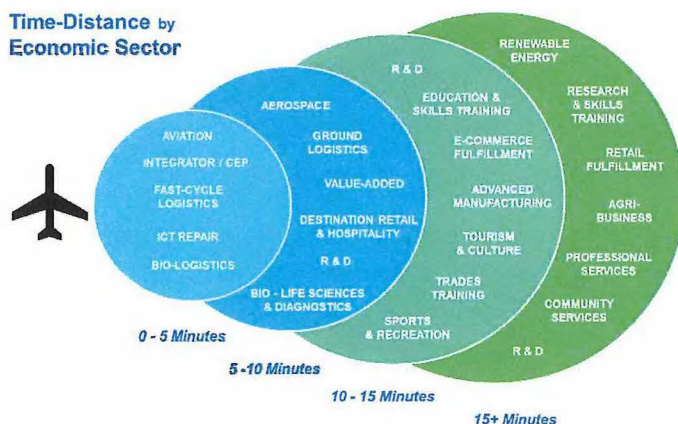
Aerotropolis Viability Study

- 2015 report
- Four priority areas targeted for growth, including the Telford Lake Southern District
- 7,428 direct new jobs planned over 2014-2044
- Potential economic clusters investigated



Airport Connected Development

Time-Distance by Economic Sector



Time-Distance Relationship

- Airport connected development as defined by the drive time to distance relationship
- Value-add economic sectors

Examples from elsewhere

- Composite specialized materials and food processing packaging – Winpack, Winnipeg, Manitoba
- Logistics and distribution hub – Amazon Prime, Cincinnati/Northern Kentucky International Airport



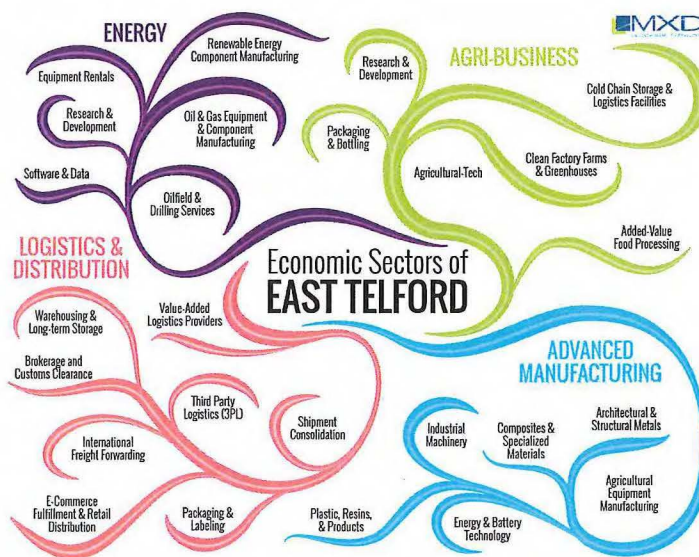
Economic Diversification

Economic Sectors of East Telford

- Energy
- Logistics and distribution
- Agri-business
- Advanced manufacturing

How does the ASP support this?

- Aero Employment and Flex Business policy areas
- Opportunities for a diversity of economic sectors to take advantage of airport proximity



Thank you!



FIGURE 9.0

LAND USE CONCEPT



EAST TELFORD LAKE ASP HEARING

LEDUC CITY HALL CHAMBERS – FEBRUARY 25, 2019

MR. MAYOR, Leduc City Councillors, City Administration, Ladies and Gentlemen, my name is Robert Gaetz and I am the owner of the SW ¼ 30 comprising 153.66 acres all of which is included within the East Telford Lake ASP document now before you for passage.

Having been born and raised in Leduc, I am well aware of the land development history of Leduc from the 1960's when my late parents acquired the lands surrounding Telford Lake. I have with me today, Mr. Don Grimble who has a planning degree and engineering background and who worked with my family on the north Leduc Industrial Park north of 65th Avenue on both sides of the CPR rail line which was all developed as Urban Cross Section (no swale drainage ways).

I have reviewed all of the four (4) drafts of the ASP document which were March 2018 through to January 2019. Many of my comments and objections were addressed, however, I still have two (2) major problems with the January 2019 document before you; namely the phasing/timing of the proposed path of development and secondly the discriminatory way that servicing standards are addressed as between the lands north and south of Telford Lake.

Firstly on the timing/staging/pace of development contained in Figure 11 of the document, I note that in 2.1 that under the MGA that there must be a "sequence of development proposed". I also note that under 2.2 subsection 4.1 that there is an

overarching guiding principle that the ASP “establish a compact and contiguous development pattern”. Contiguous to me means building out from existing development. This ASP plan does not represent a contiguous development pattern but rather a linear development into leap frog style development to get around a water body namely Telford Lake.

Under section 2.4 and 7.3 there is reference to most of the lands to the south of Telford Lake not being developable within the 35 year time frame of the current plans. I find it highly inappropriate and offensive to have my lands categorized in a municipal plan to be beyond the contemplated time horizon of the plans under discussion. The reference to this timing should be struck from the document.

To effect a compact and contiguous extension of development from existing built up Leduc, the ASP should endeavor to facilitate development generally in an east bound direction concurrently on both the north and south sides of Telford Lake. The lands in the West ½ of Section 30 generally slope to the north to Telford Lake and make its early development both practical and logical. Waiting 35 or more years for land a stone's throw from Christ the King school, a new church, the Lion's campground and the expanding Robinson neighborhood seems wrong headed if a practical solution to sanitary sewer servicing can be implemented.

Under section 2.4, the five sustainability pillars including “Smart Growth”, are not achieved by the current plan phasing. For the residents of Robinson and Tribute to have

to wait for more than 35 years for employment and commercial opportunities in their vicinity is, in my opinion, "far from smart".

In applying some IMAGINATION to this proposed plan, I would like council to consider the following servicing alternative to allow both the lands to the north and south of Telford Lake to proceed in development concurrently in an easterly direction. I have taken the liberty of altering the development phasing map in Figure 11 to consider the two compartmentalized areas to be concurrently phased as Section 1 to 3 on both the north and south sides of Telford Lake.

This can be accomplished by reversing the direction of the lift station shown on NW ¼ Section 30 on Figure 12 of the March 29, 2018 draft to push sanitary effluent in a sanitary sewer line to be augered under Telford Lake for a "mere distance of ¼ mile". This line will interface with the Harvest Industrial plan and the Lakeside Industrial plan. It is commonly known that industrial sewage flows are a low fraction of residential sewer flows and any capacity issues with the outflow into the Leduc International Industrial line can be engineered into the south Telford Lake lands to allow storage for an after peak hour pump off at night. This practice has been successfully used by the City of Edmonton a prime example of which is the NEST sewer line on 153 Avenue.

The recent placement of the large diameter Millet water line under Telford Lake in this same road allowance has already passed the environmental approvals and also provides a permanent right of way path for this sewer servicing solution. This proposal does not disrupt the servicing and proposed phasing of the lands on the north side of

Telford Lake, however, I must say that the location of the North Telford Lake Phase I does represent somewhat of a leap frog of development. Sewer lines under the North Saskatchewan River in the City of Edmonton have been practical and common.

The benefits of this proposal to the City of Leduc is that it offers:

- a) Choice of location to the industrial market.
- b) More land development competition which always results in quicker aggregate development.
- c) Quicker development offers an enhanced tax base sooner. As an example, my property taxes for the SW ¼ of 30 under provincial legislation amount to under \$400/year. Waiting 35 years to change this seems irrational if it is not necessary.
- d) A more balanced growth in urban form.
- e) The ability for the City of Leduc to grow industrially if ownership interest issues in the early phases of the proposed plan prove to be an impediment to the development launch of this ASP.

My second area of concern is the way in which servicing standards are not applied evenly and fairly on the north versus the south side of Telford Lake. You will find these distinctions on pages 34 and 35 of the ASP document referring to Rural Cross Section (open drainage swales with no curb and gutter) on the north of Telford Lake versus Urban Cross Section (curb and gutter with deep storm sewer pipes), on the south side of Telford Lake.

First for a bit of history. Some 15 or so years ago, the developer of the lands from Airport road south to 65th Avenue convinced the City of Leduc to allow Rural Cross Section standards. This resulted in an approximate price advantage of \$250,000/acre compared with City of Edmonton Urban Cross Section industrial lands. This has been the reason for the rapid development of the Leduc International Industrial Park that we see today. I fully support a continuation of Rural Cross Section north of Telford Lake, however, except for the potentially commercial frontage on Rolly View Road. I strongly oppose Urban Cross Section on the balance of the lands south of Telford Lake for the following reasons:

- a) The south Telford Lake lands represent a new or pioneering location for Industrial Development and financially burdening these lands by expensive Urban Cross Section standards will discourage their development in the near, medium and long term and will not serve Leduc's goal of a 60% residential to 40% industrial/commercial tax base goal as stated in Leduc's 2012 municipal development plan.
- b) It should be noted that the Remington Discovery Park north and west of Highways 19 and QE2 are now in the City of Edmonton and are being developed to Rural Cross Section standards. Lands to the south of Telford Lake with imposed Urban Cross Section standards in a pioneering location will not have any hope of being developed and successfully marketed in the face of the "new" City of Edmonton Rural Cross Section standards. It is folly to plan lands for ultimate and inevitable failure.

- c) Leduc's planning department proposed that an upscale Office Park be developed in South Telford Lake with provision for bus stops, bike ways and so on. This is Utopian planning. Leduc is a winter city. People working in industrial parks generally drive vehicles or car pool to work. In any event, should a couple of transit drop off/pick up stops be necessary in the South Telford Lake lands, they could easily be built into a Rural Cross Section plan. No multi-ways through the South Telford Lake industrial are needed as the multi-way through the Lion's Campground Lands provide adequate access to Telford Lake from Robinson and beyond. The first bullet at the top of Page 11 admits that an office/park may not be practical. Having lived and worked through the National Energy Plan years of the early 1980's, nearly no new office towers were built in downtown Edmonton for about 35 years. Currently we are reliving similar market conditions of the 1980's. An office park will most likely not succeed.
- d) My 44 years of experience in the commercial/industrial brokerage business tell me that lands south of Telford Lake will not attract sufficient office space demand to launch, particularly in the face of the competition from the Edmonton International Airport lands and lands fronting QE2 such as Remington's Discovery Park.

The benefits to the City of Leduc in having Rural Cross Section standards south of Telford Lake are:

- a) They provide winter storage of snow in attractive graded and landscaped drainage swales and therefore reducing snow removal costs for the City of Leduc which would negate any potential costs of swale maintenance and may, in fact, provide a net cost benefit to the City of Leduc.
- b) Maintains a land price scenario competitive with other nearby municipalities allowing for a fair share of future development demand and expanding tax base for the City of Leduc.

I would like to point out that in other areas of Leduc, such as the Corinthia Park extension of sewer service into Southfort, there were similar servicing issues as the lands south of Telford Lake and workable solutions were found. The same effort should be made for the lands south of Telford Lake.

In conclusion, the rapid growth of Leduc over the past two decades has resulted from:

- a) Competitively reasonable land costs compared to the City of Edmonton.
- b) Reasonable real estate taxes relative to the City of Edmonton.
- c) Nearby access to three (3) modes of transportation by road rail and air.
- d) A small city feel for raising your family in a safe, friendly and economically progressive environment.

In conclusion, I would ask that council share my views and vision and to refer this plan back to administration for a further review and analysis of my propositions and to

do a potential re-write of portions of the plan to accomplish a better and more practical plan.

Myself and Mr. Grimble are more than happy to try to answer any questions that you may have and I welcome the plan authors to discuss with Mr. Grimble how we can make my proposals work.

Thank you for listening.

FIGURE 4.0

OWNERSHIP MAP



LEGEND

- PRIVATE LANDS
- PUBLIC LANDS



SCALE - 1:20,000
ORIGINAL SHEET - ANSI A



September 7, 2013
1161 105080 KC

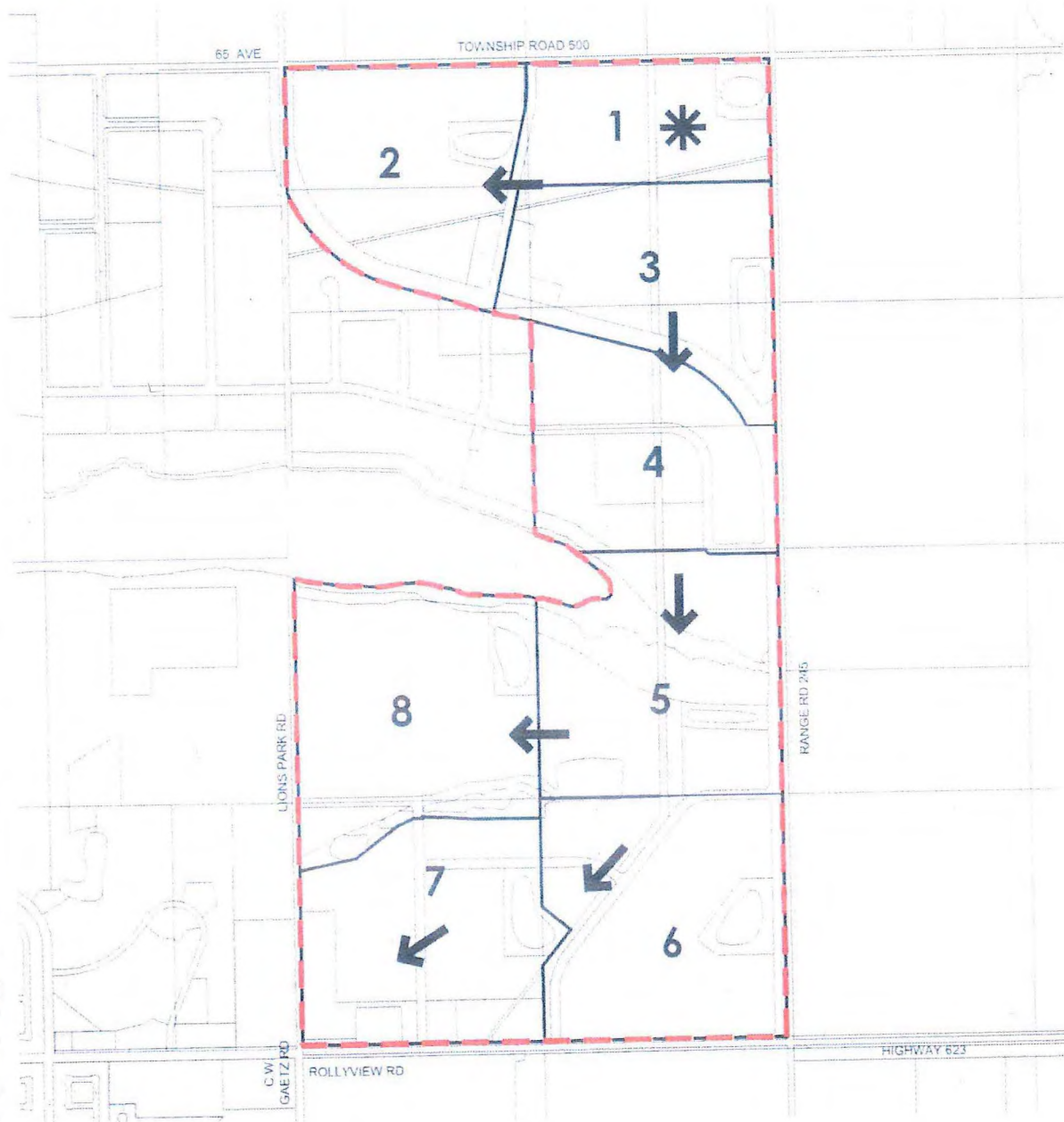
FIGURE 11.0

STAGING PLAN



LEGEND

- * INITIAL AREA OF DEVELOPMENT
- ← INDICATES THE GENERAL DIRECTION OF DEVELOPMENT
- ASP BOUNDARY



SCALE - 1" = 20,000'
ORIGINAL SHEET - ANSI A



December 12, 2018
1161 108080 KC

FIGURE 11.0

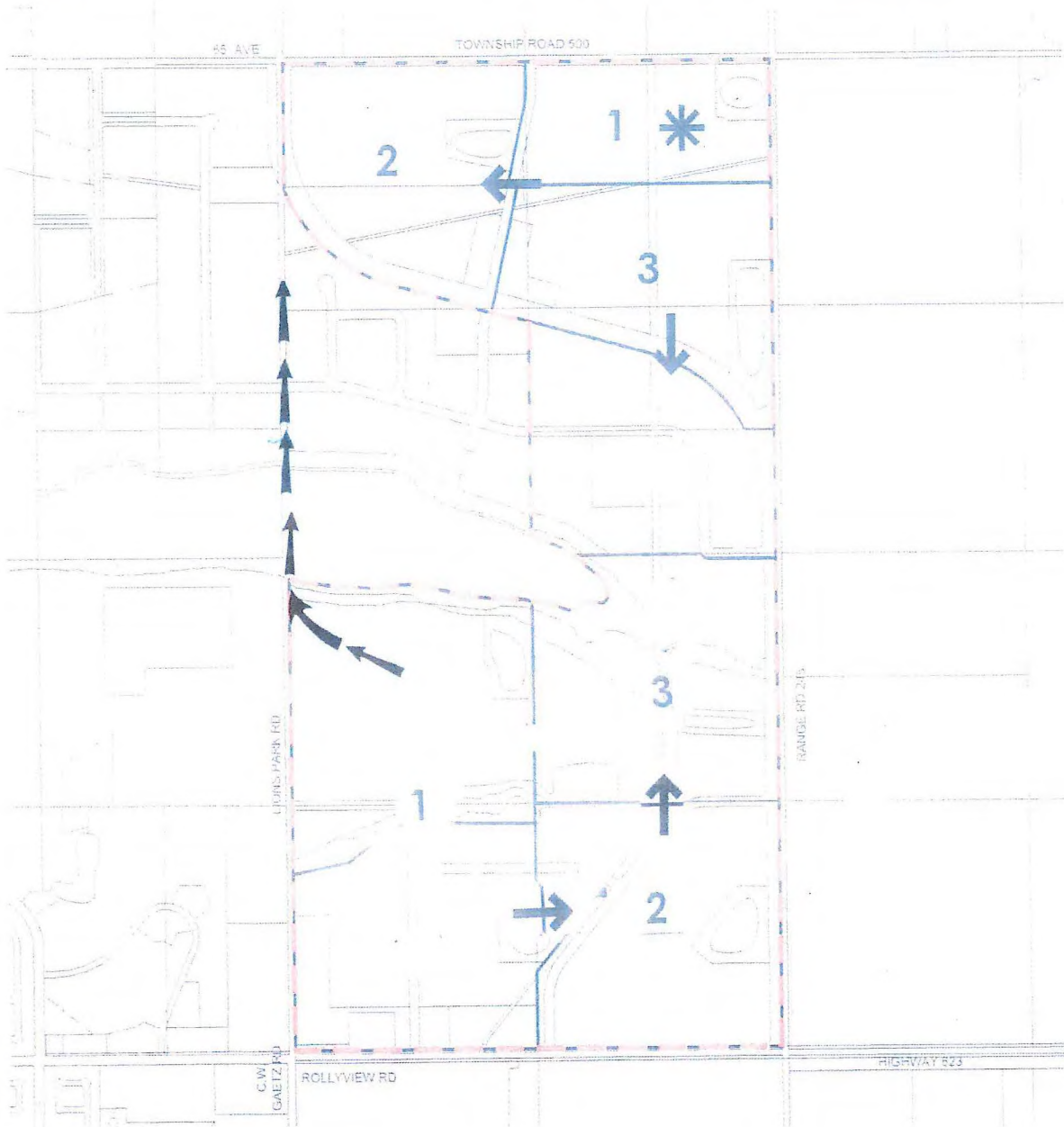
ALTERNATE

STAGING PLAN



LEGEND

- * INITIAL PRE-ENGINEERING DEVELOPMENT
- ← INDICATES THE GENERAL DIRECTION OF DEVELOPMENT
- ASP BOUNDARY
- Telford Lake Sewer Crossing



SCALE - 1:20,000
ORIGINAL SHEET - ANSI A



December 12, 2018
116* 106080 KQ

FIGURE 12.0

ALTERNATE SANITARY SEWER CONCEPT



2.0 PLANNING CONTEXT

2.1 MUNICIPAL GOVERNMENT ACT

This ASP has been prepared in accordance with Part 17 of the *Municipal Government Act* (MGA). Per the MGA, an ASP must describe:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area;
- the general location of major transportation routes and public utilities; and,
- may contain any other matters, including matters relating to reserves, as the council considers necessary.

The ASP must be consistent with the IDP in respect of land that is identified in both the ASP and the IDP. The ASP must also be consistent with the MDP.

2.2 EDMONTON METROPOLITAN REGION GROWTH PLAN

In October 2017, the Alberta government approved the Edmonton Metropolitan Region Growth Plan (EMRGP). The Growth Plan guides the daily work of the Edmonton Metropolitan Region Board (EMRB), ensuring decisions and programs are integrated to support the long term economic prosperity and quality of life for all citizens of the Edmonton Metropolitan Region.

The Vision and Growth Plan are shaped by seven overarching Guiding Principles:

1. Collaborate and coordinate as a Region to manage growth responsibly.
2. Promote global economic competitiveness and regional prosperity.
3. Achieve compact growth that optimizes infrastructure investment.
4. Ensure effective regional mobility.
5. Recognize and celebrate diversity of communities, and promote an excellent quality of life across the Region.
6. Wisely manage prime agricultural resources.
7. Protect natural heritage systems and environmental assets.

The East Telford Lake ASP supports the EMRGP and facilitates the following objectives:

- 1.1 – Promote global economic competitiveness and diversification of the regional economy.
- 1.2 – Promote job growth and the competitiveness of the Region's employment base.
- 1.3 – Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.
- 2.1 – Conserve and restore natural living systems through an ecological network approach.

- 2.2 – Protect regional watershed health, water quality and quantity.
- 2.3 – Plan development to promote clean air, land and water and address climate change impacts.
- 2.4 – Minimize and mitigate the impacts of regional growth on natural living systems.
- 4.1 – Establish a compact and contiguous development pattern to accommodate employment and population growth.
- 4.6 – Prioritize investment and funding of regional infrastructure to support planned growth.
- 5.1 – Develop a regional transportation system to support and enhance growth and regional and global connectivity.
- 5.3 – Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in both urban and rural areas .
- 5.4 – Support the Edmonton International Airport as northern Alberta's primary air gateway to the world.
- 6.2 – Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses.
- 6.3 – Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system.

2.3 EDMONTON INTERNATIONAL AIRPORT VICINITY PROTECTION AREA REGULATION

The Province of Alberta's Edmonton International Airport Vicinity Protection Area Regulation (EIAVPA; AR 55/2006) identifies a range of limits on development to address the functional requirements and noise impacts of airport operations. Specific to the plan area, the EIAVPA identifies Noise Exposure Forecast (NEF) contour areas, within which various types of development should be restricted.

The majority of the plan area is affected by the overlay in one of the following contour areas: NEF 25-30, NEF 30-35, and NEF 35-40. These contour areas have increasing restrictions on the types of land uses that are permitted to be located within them. Examples of restricted uses include residences and campgrounds, churches, day cares, schools, and spectator sports facilities.

This ASP recognizes that a restriction on sensitive land uses is required to protect the continued successful operation of the Edmonton International Airport. To conform with the AVPA, this plan carefully considers the NEF contour lines when allocating land uses. As a result, a majority of the plan is designated for industrial type uses, and residential uses are completely omitted.

2.4 CITY OF LEDUC/LEDUC COUNTY INTERMUNICIPAL DEVELOPMENT PLAN BYLAW NO. 772-2011, AS AMENDED

In the Fall of 2007, the Councils of the City of Leduc and Leduc County agreed to the collaborative preparation of the Joint Sustainable Growth Study and an Intermunicipal Development Plan (IDP). The Guiding Principles are regional in scope and are based upon five Sustainability Pillars:

- Smart Growth
- Creating Vibrant Communities
- Environmental Stewardship
- Economic Development
- Responsible Governance

In 2017, the IDP was amended to facilitate the business-based land use policies along the east side of the City and around the County's Saunders Lake. The East Telford Lake ASP is located within policy areas B (Saunders/Telford Lake Business) and G (Southeast Business Industrial).

The general purpose and intent of the Saunders/Telford Lake Business Policy Area B is to provide for high quality business, light industrial, and office development with complimentary commercial uses north of Saunders Lake.

Southeast Business Industrial Policy Area G, located south of Telford Lake, is meant to provide for commercial, office, business, and light industrial development. Given servicing constraints, this area is not expected to be developed within the 35-year time horizon of the IDP.

2.5 MUNICIPAL DEVELOPMENT PLAN, BYLAW 773-2011, AS AMENDED

In April 2012, the City of Leduc approved the MDP (Bylaw 773-2011). The MDP was subsequently amended in January 2015 (Bylaw 870-2014) and August 2017 (Bylaw 934-2016). The City of Leduc MDP provides a long-term vision and policy direction for growth and development in the city. The MDP determines where growth is most feasible based on such factors as infrastructure, sustainable growth principles, and economic development opportunities. The MDP also addresses the environment; the economy and tourism; social wellness and safety; recreation and culture; governance; and the administration, monitoring, and implementation of the MDP policies.

Several land use policy area designations are identified within the ASP area – Telford Lake Commercial, Office, Light Industrial, and Business Park; Transitional Industrial Use; Open Space and Greenways; and Riparian Areas (see Figure 5: MDP Context).

Telford Lake Commercial, Office, Light Industrial, and Business Park uses are to be developed along the north and south sides of Telford Lake, to ensure the compatibility of development with adjacent parks and natural areas, and to mitigate environmental and visual impacts on Telford Lake and the surrounding riparian areas. The MDP also directs these areas to incorporate low-impact stormwater

7.0 IMPLEMENTATION

The implementation of this plan may require amendments to the Land Use Bylaw to create or modify land use districts or overlays to support implementation of the policy directions of this plan.

Outline Plans will be required prior to redistricting and subdivision to ensure that sub-areas are planned to an appropriate level of detail.

Within this plan area, the City of Leduc will require development proponents to assume financial responsibility for the extension of all required municipal utility services, including any initial capital cost. In accordance with the provisions of the *Municipal Government Act*, the City will endeavour to ensure that development proponents receive appropriate compensation from future benefiting developments as they occur, either through the establishment of a levy, cost sharing arrangements, or some combination thereof.

7.1 OUTLINE PLANS

7.1.1 Policy

- A. Prior to the approval of redistricting or subdivision that would allow development to proceed, detailed Outline Plans shall be prepared by the applicant and accepted by the City of Leduc. The City, at its sole discretion, may waive the requirement for an Outline Plan.
- B. Outline Plans shall be consistent with the East Telford Lake ASP, and with all adjacent Outline Plans.

7.2 LAND USE BYLAW

7.2.1 Policy

- A. Amendments to the Land Use Bylaw may be required to ensure that development occurs as envisioned in the East Telford Lake ASP. The City of Leduc shall be responsible for initiating the amendment process.

7.3 STAGING

Development is anticipated to begin in the north of the ASP area, and proceed south and west, as services are extended as indicated in Figure 14: Staging Plan. In general, development will proceed in a manner that is contiguous, logical, and economical with respect to municipal servicing.

Development of individual phases may vary from the actual outline plan, redistricting and subdivision applications, depending on market demand and the aspirations of respective landowners. Should sufficient demand warrant, or engineering design be made more efficient, portions of separate phases may be developed concurrently.

City of Leduc
East Telford Lake Area Structure Plan

Per Section 5.8 of the IDP, future development within Policy Area G (located south of Telford Lake) is not expected to occur within the 35-year time horizon of the IDP. However, development of the cemetery (Urban Services) may proceed in advance of the full availability of municipal services.

5.2.1 Policy

- A. Arterial and collector roadways within the East Telford Lake ASP shall be developed in general accordance with Figure 10: Transportation Plan.
- B. Arterial and collector roadways north of Telford Lake will be designed to a rural standard, unless otherwise specified in roadway planning studies, or where they tie into existing urban standard roadways.
- C. Arterial and collector roadways south of Telford Lake will be designed to an urban standard, unless otherwise specified in roadway planning studies.
- D. As development occurs, the City of Leduc will review opportunities and requirements for public transit. Arterial and collector roadways may, at discretion of the City, be designed to accommodate transit routes and stops. Locations of transit stops and routes will be determined at the Outline Plan stage.
- E. Outline plans shall identify sufficient road right of way to accommodate the roadway requirements identified in the East Telford Lake TIA, or through functional plans. If modifications to roadway standards are required, cross sections shall be approved by the City of Leduc.

5.3 LOCAL ROADWAYS

Requirements for local roadways will be determined at the Outline Plan stage.

5.3.1 Policy

- A. Local roadway alignments will be identified at the Outline Plan stage and will be designed and developed to a rural standard, in accordance with the City of Leduc Minimum Engineering and Design Standards.
- B. Local roadway alignments will be identified at the Outline Plan stage and will be designed and developed to an urban standard, in accordance with the City of Leduc Minimum Engineering and Design Standards.
- C. Local roadways north of Telford Lake will be designed to a rural standard, unless otherwise specified in roadway planning studies, or where they tie into existing urban standard roadways.
- D. Local roadways south of Telford Lake will be designed to an urban standard, unless otherwise specified in roadway planning studies.

5.4 PROCESSIONAL ROUTES

In order to reflect the character of the routes into the Urban Services Area (municipal cemetery) as areas of solemn reflection and respect, to provide space for 'decompression', and to differentiate them from other exclusively industrial/commercial areas, alternative design standards may be applied to applicable Processional Routes.

5.4.1 Policy

- A. Notwithstanding Policies 6.2.1 (B) and 6.3.1 (A), roadways indicated in Figure 10: Transportation Plan as Processional Routes, shall be designed constructed, to the satisfaction of the City of Leduc, to ensure their intended function and character. Other roadways, including local roadways, may be identified at the Outline Plan stage.

6.0 SERVICING

A Servicing Study outlining the stormwater, sanitary, and water systems for the ASP area, was prepared and submitted under separate cover (Stantec, 2018). This section provides a description of the conceptual servicing schemes, and provides policy direction. All water, sanitary and storm servicing plans will need to be confirmed at subsequent design stages.

6.1 STORMWATER MANAGEMENT

Figure 11: Stormwater Servicing shows the proposed stormwater servicing plan. Several stormwater management facilities (SWMFs) are identified based on the existing topography and drainage patterns and the land use and transportation designs. The location and configuration of the proposed stormwater management facilities will be further refined based on the detailed drainage area grading and internal roadway network requirements.

The north area of the East Telford Lake ASP is proposed to be developed to rural standards while the south area is proposed to be developed to urban standards. The conveyance system within each drainage basin will need to be designed based on the local roadway configuration and site grading requirements.

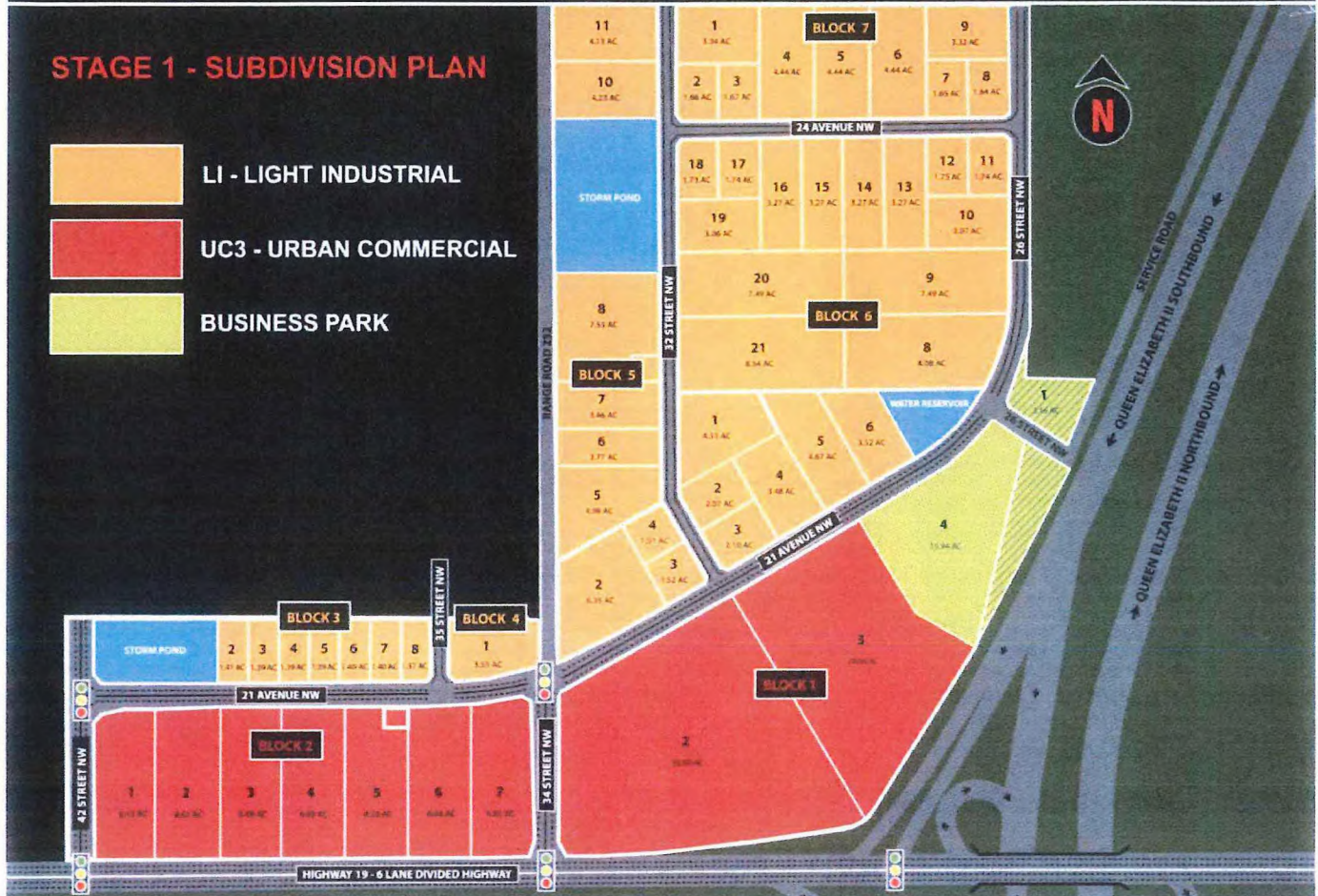
As shown on Figure 11: Stormwater Servicing, three outfalls are proposed to service the ASP area. It is proposed that the south ETL area will be drained to Telford Lake through the two proposed outfalls. For the north ASP area, one outfall is proposed through a tributary located on a privately-owned parcel in the County discharging to Saunders Lake. This cross-boundary drainage will require intermunicipal and/or owner approval. Alternatively, a piped outlet discharging directly to Saunders Lake could be constructed along Township Road 500. Draining the north ETL area to Telford Lake would require pumping and is not recommended.

DISCOVERY

BUSINESS PARK

STAGE 1 - SUBDIVISION PLAN

- LI - LIGHT INDUSTRIAL
- UC3 - URBAN COMMERCIAL
- BUSINESS PARK



- BUILD-TO-SUIT & LAND SALE OPPORTUNITIES
- PHASE I SERVICING TO BE COMPLETED Q4 2018
- FULLY SERVICED INDUSTRIAL/COMMERCIAL LOTS
- FLEXIBLE SIZE RANGES FOR VARIOUS USERS
- HIGH TRAFFIC EXPOSURE ALONG QEII & HWY 19
- PRICING STARTING AT \$550,000 PER ACRE



Contact: Kris Augustson • Tel. (780) 442-0141 • kaugustson@remingtoncorp.com

recommended in the AVS were considered, and their current validity confirmed based on the changing economic landscape that has occurred in Leduc and Alberta since 2015.

Based on the research conducted through a Regional Economic Development Analysis, and an Economic Diversification Analysis, several key items were determined:

- A large spike in the office vacancy rate over the past several years in the Edmonton Metropolitan Region may prohibit the construction of a Lakefront Corporate Park. A Lakefront Corporate Park should still be considered over a medium to long term phasing schedule, but possibly at a smaller-scale than previously planned.
- Industrial space has continued to be a strong performer from a leasability standpoint in the Edmonton Metropolitan Region, even through an economic downturn.
- Flex industrial / flex commercial space has become a preferred choice of development for many developers and end-user tenants. There may be a greater opportunity for flex space moving forward. Flex industrial and flex commercial space allows for a multitude of uses and tenants to work in synergy with each other.
- The four core economic clusters identified in the 2015 study for the Telford Lake Southern District are viable and have great potential for the East Telford ASP.
- The ICT cluster has better validity to be included within the primary economic clusters of agri-business, advanced manufacturing, and energy, rather than a standalone cluster.
- The sub-sector of agricultural-biotech within the life sciences cluster has better validity to be included within the agri-business cluster (described as "ag-tech"). Other life science sub-sectors such as medical devices, research and development, and pharmaceuticals, would be more optimally located closer to EIA, at the 65th Avenue West priority area.
- The phasing diagram depicted in the AVS for the East Telford ASP Area may require alteration due to varying availability of utilities, including sanitary servicing. The first phase of development will occur where access to sanitary servicing is provided.

These themes were considered and applied in the planning process for the East Telford ASP.

2.7 TELFORD LAKE MASTER PLAN

The Telford Lake Master Plan provides a comprehensive plan and strategy for development and management of Telford Lake and the lands that surround it (ISL Engineering, 2010). The five key objectives of the Telford Lake Master Plan are:

- Environmental Protection – protect water quality, habitat and vegetation for visitors and wildlife.
- Multiway and Trails – provide for the extension of the multiway network around the lake.
- Recreation Open Space and Facilities – define and create a series of recreation facilities around the lake.
- Paddling Venue – provide a plan for the establishment of Telford Lake as a regional paddling centre.
- Land Acquisition – define land acquisition requirements and the mechanisms for these acquisitions.

**Written Submission for Public Hearing on February 25, 2019, on
Bylaw No. 1008-2018 – East Telford Lake Area Structure Plan**

From: Bruce A. McCollum
Sent: February-20-19 6:18 PM
To: Sylvain Losier <SLosier@leduc.ca>
Subject: RE: East Telford Lake ASP - Final Draft

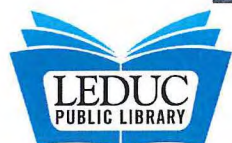
Hi Sylvain,

Further to our conversation on February 19/19 regarding my concerns with the proposed ASP which I have outlined herein.

- a) I would like to propose that the south half of our land be classified as Aero Employment under land use. This would provide much more flexibility over time to develop our land. This portion will be accessible from the collector and easy connection to the highway. We do not believe the market will be deep enough to populate the entire property under Flex Business. We are happy with the Flex Business land use on the north half of our land as it relates to the lake and the multiway.
- b) I think that stating in the ASP that our land south of Telford Lake won't be developed for 35 years is a very negative statement. Potential tenants, investors, developers and financial institutions look at that, because the City has said it, and bypass our area to focus on lands north of the lake and north of the airport. This kind of statement is not good for any of the stakeholders.
- c) Designating the land south of the lake as urban cross section will significantly add to the servicing costs and render the serviced sites uncompetitive compared to lands north of the airport and north of the lake.

We hope that the City will appreciate these concerns and consider modifying the ASP in favor of the comments above. Thank you.

Bruce A. McCollum
President
Baramy Investments Ltd.



Leduc Public Library 2019 Update

Welcome to Your Library!

► Introductions



Where are we Going? Strategic Plan

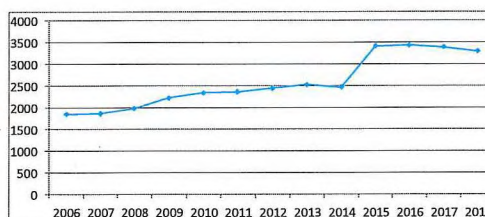
- ▶ Strategic Plan covers 2015–2019
- ▶ Community input in 2019
- ▶ Our direction for next five years – chosen by residents



Who is coming to the Library?

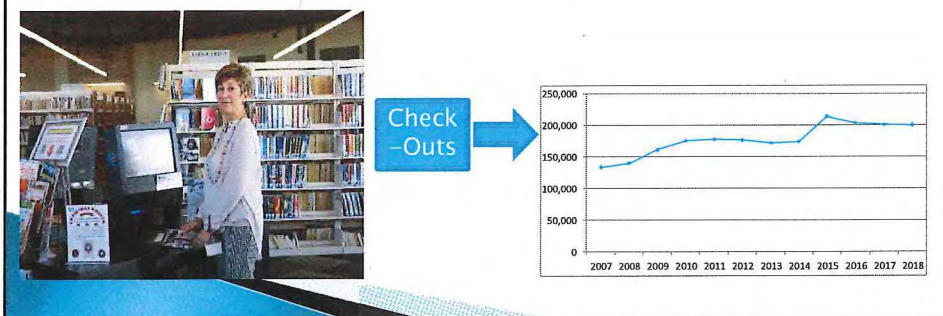
- ▶ Residents of Leduc
- ▶ Residents of Leduc County
- ▶ Patrons from other TRAC libraries
- ▶ Residents of Edmonton and other non-TRAC libraries

of New
Library Cards
Issued



Books Go In, Books Go Out!

- ▶ Over 70,000 items
- ▶ 2 million items from TRAC
- ▶ Lent out 33,000 items to residents in other communities through their library



Meeting Room Use By Our Community

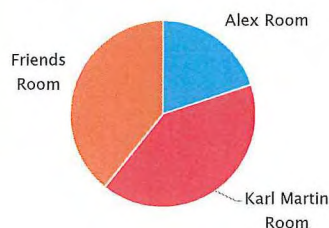
- ▶ Prior to 2015 we did not rent out rooms
- ▶ New facility, new rooms!

- ❖ Alexandra Program Room
- ❖ Friends of the Leduc Library Meeting Room
- ❖ Karl Martin Meeting Room

Rental Fees
Waived for
Community
Groups

of Bookings - Community
Groups & Businesses

2018 Total:
586 Room
Bookings
3,722 in
Attendance



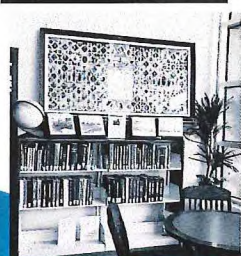
A Great Community Space!



- ▶ Florence Lede Patio
- ▶ Free public computers & wireless
- ▶ Study space
- ▶ Fireplace seating

Art wall

Information area and events postings



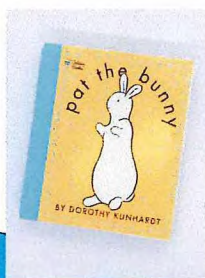
Growing local history collection

Popular kid's area!



Programs & Services New Directions

- ▶ Programs for all ages!
- ▶ Link to literacy and education
- ▶ Maker space ideas
- ▶ Homebound Services
- ▶ 1 on 1 basic computer help
- ▶ Technology
- ▶ Local History



Books For Babies partnership with Leduc Health Unit



Leduc Adult Learning

- ▶ Library Board is now funding Recipient! 3 Years approved!
- ▶ Basic Computer Training
- ▶ English Language Learning
- ▶ 1 to 1 Tutoring
- ▶ Spanish conversation
- ▶ GED Prep Help
- ▶ & More!

LEARN FOR LIFE
Leduc Adult Learning

Questions?



*Without libraries what have we?
We have no past and no future.
- Ray Bradbury*





City of Leduc 2020 - 2028 Capital by Program

	Ranking	2020	2021	2022	2023	2024	2025	2026	2027	2028
65th Ave Capital Program										
075.064 65th Avenue East (35th Street to Spine Road) - 2L #27	Mandatory	900,000	-	-	-	-	-	-	-	-
075.066 Grant MacEwan Construction (65th Ave to Bridgeport) #52	Mandatory	400,000	-	3,200,000	-	-	-	-	-	-
075.075 65th Avenue West (Discovery to Grant MacEwan) #23	Mandatory	280,000	-	2,720,000	-	-	-	-	-	-
075.050 65th Avenue West (Discovery Way to QE II) - 2L #74	Mandatory	-	3,000,000	-	-	-	-	-	-	-
075.074 65th Avenue/Discovery Traffic Signal #63	Mandatory	-	262,000	-	-	-	-	-	-	-
Total: 65th Ave Capital Program *		1,580,000	3,262,000	5,920,000	-	-	-	-	-	-
Capital Engineering										
077.290 Back-Lane Capital Program	Mandatory	1,025,000	1,050,000	1,075,000	1,100,000	1,125,000	1,150,000	1,175,000	1,200,000	1,225,000
076.316 Crystal Creek Site Servicing*	Mandatory	-	-	-	-	-	6,200,000	3,150,000	-	-
076.303 Telford Lake Multiway	Mandatory	600,000	-	-	-	-	-	-	-	-
077.485 Capital Engineering	Mandatory	306,000	312,000	318,000	324,000	330,000	336,000	342,000	348,000	354,000
076.191 Utility Liners and Spot Repairs	Mandatory	306,000	-	312,000	-	324,000	-	330,000	-	336,000
076.300 Water Master Plan Update	Mandatory	-	-	-	-	-	250,000	-	-	-
077.562 New Traffic Signal Installation	Necessary	-	290,000	-	-	-	-	-	-	-
076.180 Infrastructure Condition Assessments	Mandatory	-	178,500	-	185,500	-	193,000	-	201,000	-
104.003 Wayfinding	Desirable	150,000	-	-	-	-	-	-	-	-
080.243 Side Walk Replacement Program	Mandatory	108,800	111,200	113,600	116,100	118,700	121,400	124,142	127,000	129,540
076.568 CDC Capital Engineering	Necessary	102,000	104,000	106,000	108,000	110,000	112,000	114,000	116,000	118,000
076.295 Stormwater Master Plan	Necessary	450,000	-	-	-	-	-	-	-	-
077.527 MPMA- Data Collection	Mandatory	-	-	91,500	-	-	93,000	-	-	95,000
076.306 Windrose Multiway	Desirable	540,000	-	-	-	-	-	-	-	-
077.585 2020 Capital Road Program	Mandatory	6,060,000	-	-	-	-	-	-	-	-
076.296 48A Street (Civic Center) Utility Upgrades	Mandatory	1,700,000	-	-	-	-	-	-	-	-
080.278 Civic Centre Concrete Replacement	Mandatory	800,000	-	-	-	-	-	-	-	-
080.266 Storm Pond Refurbishment	Mandatory	560,000	-	-	-	-	-	-	-	-
076.564 Future Utility Program	Mandatory	500,000	510,000	520,000	530,000	540,000	550,000	560,000	570,000	580,000
077.560 Traffic Signal Upgrades	Mandatory	200,000	-	200,000	-	200,000	-	200,000	-	200,000
076.563 Regional Transportation Planning	Necessary	200,000	-	-	-	-	-	-	-	-
077.587 Future Roadway **	Mandatory	-	10,000,000	-	-	-	-	-	-	-
076.562 2021 Capital Road Program	Mandatory	-	6,120,000	-	-	-	-	-	-	-
076.160 Snow Storage Site (excludes land)	Necessary	-	400,000	3,700,000	-	-	-	-	-	-
076.561 Lions Park Secondary Trails	Necessary	-	400,000	-	-	-	-	-	-	-
076.305 Multiway Development	Desirable	-	350,000	465,000	-	490,000	-	405,000	-	-
076.567 Lede Park Multiway	Necessary	-	300,000	-	-	-	-	-	-	-
077.586 Future Road Program	Mandatory	-	-	6,180,000	6,240,000	6,300,000	6,360,000	6,420,000	6,480,000	6,540,000
076.570 Rugby Club Parking Lot	Desirable	-	-	-	525,000	-	-	-	-	-
077.541 Transportation Master Plan	Necessary	-	-	520,000	-	-	-	-	520,000	-
076.158 Water Distribution System Upgrades	Mandatory	-	-	-	750,000	-	-	-	-	-
076.302 Community Parks Parking Lot	Necessary	-	-	-	250,000	300,000	300,000	300,000	300,000	400,000
076.317 Sanitary Over sizing for lands outside the City (East)	Necessary	-	-	-	-	1,000,000	-	-	-	-
076.299 Sanitary Master Plan Update	Mandatory	-	-	-	-	225,000	-	-	-	-
076.566 Lions Park Lookout	Necessary	-	-	-	-	-	800,000	-	-	-
076.198 Sanitary over sizing for land outside of City limits (West)	Necessary	-	-	-	-	-	-	1,100,000	-	-
Total: Capital Engineering		13,607,800	20,125,700	13,601,100	10,128,600	11,062,700	16,465,400	14,220,142	9,862,000	9,977,540

* There is potential that this project may be accelerated

** Dependent on Grant Funding



City of Leduc 2020 - 2028 Capital by Program

	Ranking	2020	2021	2022	2023	2024	2025	2026	2027	2028
Computer Services Capital Program										
015.180 Desktop Computer Renewal (Evergreen) - Hardware	Mandatory	197,000	151,850	117,500	188,500	178,850	148,500	134,500	197,350	190,000
015.291 Email Upgrade	Mandatory	-	-	-	35,000	-	-	-	40,000	-
015.286 Server Renewal (Evergreen) - Software	Mandatory	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
015.186 Server Renewal (Evergreen) - Hardware	Mandatory	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000
015.289 Firewall Upgrade (Evergreen)	Mandatory	-	-	-	30,000	-	-	-	35,000	-
015.160 Network Renewal (Evergreen)	Mandatory	20,000	25,000	25,000	25,000	25,000	25,000	30,000	30,000	30,000
015.280 Desktop Computer Renewal (Evergreen) - Software	Mandatory	13,800	8,800	8,800	14,000	12,200	10,200	8,800	13,600	13,800
015.290 Paperless Council	Mandatory	-	21,000	-	-	-	21,000	-	-	-
Total: Computer Services Capital Program		265,800	241,650	186,300	327,500	251,050	239,700	208,300	350,950	268,800
eGovernment Strategies										
092.240 Integrated Enterprise Finance & HR System	Mandatory	605,000	25,000	55,000	25,000	25,000	55,000	25,000	25,000	55,000
092.360 IT Governance	Mandatory	175,000	175,000	175,000	50,000	50,000	50,000	50,000	50,000	50,000
092.355 Content Management Software	Desirable	100,000	50,000	-	-	-	-	-	75,000	100,000
092.377 OH&S Software	Necessary	40,000	40,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
092.368 Asset Management	Necessary	75,000	170,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
092.373 Planning Software	Necessary	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
092.375 Community Reporting	Necessary	75,000	-	10,000	-	10,000	-	10,000	-	10,000
092.376 EDRMS (Electronic Document Records Management System)	Necessary	-	300,000	-	-	-	-	-	-	-
092.374 LRC Cell Phone Coverage Upgrade	Mandatory	-	200,000	-	-	-	-	-	-	-
Total: eGovernment Strategies		1,080,000	970,000	310,000	145,000	155,000	175,000	155,000	220,000	285,000
Environmental Services Capital Program										
078.054 Annual Cart Purchases	Necessary	36,000	73,000	37,000	76,000	39,000	79,000	40,000	82,000	41,000
078.042 First Level Environmental Audit	Necessary	-	-	16,000	-	-	34,000	-	-	-
078.050 Environmental Plan Initiatives	Necessary	-	12,000	-	12,000	-	12,000	-	12,000	-
078.048 Environmental Sustainability Plan	Desirable	-	70,000	-	-	-	-	-	-	-
Total: Environmental Services Capital Program		36,000	155,000	53,000	88,000	39,000	125,000	40,000	94,000	41,000
Equipment Services Capital Program										
083.167 Fire Engines	Mandatory	-	-	900,000	-	-	-	1,500,000	-	-
083.215 Joint Venture Transit Busses	Mandatory	-	-	-	100,000	1,100,000	100,000	100,000	-	-
083.135 Grader	Mandatory	-	-	554,000	-	-	-	-	-	-
083.178 Tandem	Mandatory	-	-	255,000	255,000	-	-	255,000	-	-
083.174 Pickup Trucks for Public Services *	Mandatory	-	103,000	135,000	45,000	-	-	-	90,000	-
083.165 1993 Kubota Tractor	Mandatory	-	-	-	-	-	-	-	-	120,000
083.159 Turf Mower	Mandatory	-	-	-	-	-	111,000	-	-	-
083.129 2013 Protective Services Vehicle	Mandatory	160,000	-	-	80,000	-	-	-	-	-
083.173 Skid Steer	Necessary	-	-	-	-	-	-	95,000	-	-
083.125 4 X 4 Fire Unit	Necessary	-	62,000	-	62,000	187,000	-	-	-	-
083.138 Half-ton for Facilities Technician	Mandatory	-	-	-	-	145,000	-	-	-	-
083.142 Mule	Mandatory	-	60,000	36,000	-	48,000	-	-	36,000	18,000
083.220 Specialized Parks Vehicle (Mini Truck)	Necessary	-	-	-	-	-	-	-	-	15,000
083.140 Loader 938G	Mandatory	357,600	-	-	-	357,600	-	-	-	-
083.168 Fire Ambulance unit 252	Mandatory	271,000	542,000	-	-	-	-	-	-	-
083.170 Special Transportation	Mandatory	200,000	200,000	-	400,000	-	-	200,000	-	-
083.231 Draft Commander (New addition)	Mandatory	-	130,000	-	-	-	-	-	-	-
083.143 Olympia	Mandatory	120,000	-	-	-	125,000	-	130,000	-	-



City of Leduc 2020 - 2028 Capital by Program

	Ranking	2020	2021	2022	2023	2024	2025	2026	2027	2028
083.141 Mower	Mandatory	95,000	-	120,000	-	-	-	-	-	-
083.169 Fire ATP - Unit 353	Mandatory	90,000	-	-	-	-	-	-	-	-
083.175 One Tons for Public Services	Mandatory	70,000	-	-	-	86,000	188,000	-	-	-
083.145 Planning Truck	Mandatory	42,500	-	40,000	35,000	-	84,400	77,000	42,500	-
083.158 Top Dresser	Mandatory	30,000	-	-	-	-	-	-	-	-
083.134 Graco Line Painter Unit 409	Mandatory	25,000	-	-	-	-	-	-	-	-
083.122 Speed Plow	Mandatory	10,000	-	-	-	-	-	-	-	-
083.176 Bucket Truck	Mandatory	-	300,000	-	-	-	-	-	-	-
083.192 Toro 4000D Mower	Mandatory	-	285,000	-	-	-	-	-	-	-
083.123 2012 Gravel Truck - Unit 409	Mandatory	-	210,000	-	-	-	-	-	-	-
083.209 Water Commission Vehicles	Mandatory	-	125,000	-	-	-	-	-	-	-
083.191 Tore 580 Mower	Mandatory	-	120,000	-	-	-	-	-	-	-
083.184 Multipurpose Utility Vehicle	Mandatory	-	90,000	-	-	-	-	-	-	-
083.193 Small Detail Mower	Mandatory	-	40,000	-	-	-	-	-	-	-
083.221 Lake Weed Harvester Replacement	Mandatory	-	-	500,000	-	-	-	-	-	-
083.202 Parade Float Chassis	Mandatory	-	-	20,000	-	-	-	-	-	-
083.154 Snow Blower	Mandatory	-	-	-	150,000	-	-	-	150,000	-
083.200 One-Ton Truck With Plow & Slip-In Sander	Mandatory	-	-	-	85,000	-	-	-	-	-
083.187 Truck for Facilities Dept	Mandatory	-	-	-	50,200	-	-	-	-	-
083.126 Aerator	Mandatory	-	-	-	31,000	-	-	-	-	-
083.206 Fleet Services Service Truck	Mandatory	-	-	-	-	150,000	-	-	-	-
083.199 Asphalt Hot Box Trailer	Mandatory	-	-	-	-	74,000	-	-	-	-
083.128 Backhoe/Loader	Mandatory	-	-	-	-	-	165,000	-	-	-
083.208 Ice Breaker Attachment	Necessary	-	-	-	-	-	-	60,000	-	-
083.212 Utility Roller	Necessary	-	-	-	-	-	-	50,000	-	-
083.211 Turf Vac Sweep	Necessary	-	-	-	-	-	-	41,000	-	-
083.213 Heavy Duty Truck & Box	Mandatory	-	-	-	-	-	-	-	86,000	-
083.177 Vehicle for Refrig Controls Tech	Mandatory	-	-	-	-	-	-	-	52,000	-
083.225 3/4 Ton Truck	Mandatory	-	-	-	-	-	-	-	-	52,500
083.227 Truck - Operator Infrastructure Maintenance	Mandatory	-	-	-	-	-	-	-	-	52,500
Total: Equipment Services Capital Program		1,471,100	2,267,000	2,560,000	1,293,200	2,272,600	648,400	2,508,000	456,500	258,000

* Project expenditures include the purchase of one 2-ton service body truck and two general pick-up trucks

Facilities - Major Facilities

087.173 Partnership Opportunities	Desirable	-	7,900,000	-	-	-	-	-	-	-
087.161 North Fire Hall*	Mandatory	-	-	TBD - \$8.0M			-	-	-	-
087.151 City of Leduc Facilities Master Plan	Necessary	-	-	-	150,000	-	-	-	-	150,000
087.162 West Public Works Satellite Shop (no land cost included)	Necessary	-	-	-	-	-	-	152,000	1,117,000	-
087.164 West Campus Twin Arenas	Necessary	-	-	-	-	-	-	2,167,000	15,893,000	-
087.166 Twin field houses West Campus**	Necessary	-	-	-	-	-	-	2,880,000	21,120,000	-
087.172 Community Hub (Alexandra Arena re-purpose)	Necessary	-	-	-	-	-	-	-	-	12,537,000
087.165 Park and Ride location west campus	Necessary	-	-	-	-	-	-	225,000	1,500,000	-
Total: Facilities - Major Facilities		-	7,900,000	-	150,000	-	-	5,424,000	39,630,000	12,687,000

* Actively pursuing partnership opportunities

** This project could be accelerated as there is a potential to partner with BGRSD

It is important to recognize there are projects in years 2029 - 2033 that total \$23.0M as a part of the Facilities Master Plan.



City of Leduc 2020 - 2028 Capital by Program

	Ranking	2020	2021	2022	2023	2024	2025	2026	2027	2028
Facility Restorations and Improvements										
086.267 Protective Services Building Capital Renewal	Mandatory	-	-	-	-	20,173	-	-	257,243	-
086.266 LRC Capital Renewal Project	Mandatory	426,441	-	-	249,448	44,381	-	440,619	140,000	-
092.371 Digital Sign Replacement	Mandatory	125,000	-	-	-	-	-	-	-	-
086.274 LRC Pool Old Mechanical Room Renovations PHII	Mandatory	30,548	-	-	38,989	1,063,774	310,805	-	-	32,718
087.145 Capital Equipment Renewal LRC	Mandatory	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
086.304 Building Security Enhancements	Mandatory	50,000	-	50,000	-	50,000	-	50,000	-	50,000
086.263 Alexandra Arena Capital Renewal*	Mandatory	731,800	-	-	-	-	-	14,528	48,250	-
086.261 Telford House Facility Rehabilitation	Mandatory	15,000	-	-	-	43,000	-	-	26,496	-
086.262 Civic Centre Capital Renewal	Mandatory	-	-	12,801	-	33,622	-	-	-	-
102.061 Lede Park (Concession, Washroom, Shelter)**	Desirable	50,000	400,000	-	-	-	-	-	-	-
086.275 LRC Second Level Program Expansion	Desirable	-	485,000	3,553,000	-	-	-	-	-	-
086.311 Reconfigure lease space to Office*	Necessary	-	250,000	-	-	-	-	-	-	-
086.309 OPS staff Parking	Necessary	-	-	600,000	-	-	-	-	-	-
086.310 OPS office space reconfiguration	Necessary	-	-	112,000	818,000	-	-	-	-	-
086.255 Civic Centre Building Renovations	Necessary	-	-	-	-	-	-	788,000	5,775,000	-
086.295 Stageworks Capital renewals	Mandatory	-	-	-	-	-	-	-	25,839	-
Total: Facility Restorations and Improvements		1,478,789	1,185,000	4,377,801	1,156,437	1,304,950	360,805	1,343,147	6,322,828	132,718
<i>* Subject to future decisions of long term facilities master plan</i>										
<i>** Design and construction is tentative and will be refined with further scoping</i>										
FCSS Capital Program										
085.005 Social Needs Assessment		60,000	-	-	-	-	65,000	-	-	-
Total: FCSS Capital Program		60,000	-	-	-	-	65,000	-	-	-
Protective Services Capital Program										
095.024 Enforcement Services Equipment	Mandatory	-	-	60,000	-	-	20,000	40,000	-	25,000
089.185 Thermal Imaging Camera Upgrade	Mandatory	-	-	-	15,000	-	-	-	-	-
089.187 Self Contained Breathing Apparatus (SCBA) Replacement	Mandatory	390,000	-	-	-	-	-	-	-	-
089.100 Rescue Equipment	Mandatory	-	45,000	-	-	-	-	-	-	-
089.205 Ladder Truck (75 Foot)	Mandatory	-	-	900,000	-	-	-	-	-	-
089.204 Outfitting of Ladder Truck (75 foot)	Mandatory	-	-	70,000	-	-	-	-	-	-
089.188 Wildland Skid Unit	Mandatory	-	-	25,000	-	-	-	-	-	-
Total: Protective Services Capital Program		390,000	45,000	1,055,000	15,000	-	20,000	40,000	-	25,000
GIS										
104.002 LiDAR Data Collection Project	Necessary	-	-	-	-	45,000	-	-	-	-
104.001 Aerial Data	Mandatory	37,000	24,000	44,000	20,000	40,000	24,000	44,000	24,000	40,000
Total: GIS		37,000	24,000	44,000	20,000	85,000	24,000	44,000	24,000	40,000
Intergovernmental Affairs										
092.361 Business Management Software	Necessary	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total: Intergovernmental Affairs		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
MacLab Centre										
086.307 MacLab Centre for the Performing Arts	Mandatory	25,000	-	-	-	-	-	-	-	-
106.580 MacLab Centre Equipment Replacement Plan	Necessary	-	25,500	78,290	30,125	-	50,100	50,100	-	-
Total: MacLab Centre		25,000	25,500	78,290	30,125	-	50,100	50,100	-	-



City of Leduc 2020 - 2028 Capital by Program

	Ranking	2020	2021	2022	2023	2024	2025	2026	2027	2028
Office Equipment Replacement Program										
091.040 Furniture/Workstation Replacement	Mandatory	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
091.150 Equipment Replacement - other	Mandatory	30,000	-	30,000	-	30,000	-	30,000	-	-
Total: Office Equipment Replacement Program		50,000	20,000	50,000	20,000	50,000	20,000	50,000	20,000	20,000
Offsite Levies										
075.058 Southeast Boundary Road (Hwy 2A to Coady Blvd.) - #43	Mandatory	-	-	-	-	-	-	2,400,000	-	-
075.056 Spine Road (Allard Avenue to 65th Avenue East) - 2L #64	Mandatory	2,400,000	-	-	-	-	-	-	-	-
075.067 Grant MacEwan South (50th Ave to Black Gold Drive) 2L-4L - #75	Mandatory	-	-	1,400,000	-	-	-	-	-	-
075.072 74th Street (50th Ave to Woodbend) - #10	Mandatory	-	1,430,000	-	-	-	-	-	-	-
075.086 50 Street turn bay - #87	Necessary	-	-	150,000	-	-	-	-	-	-
075.083 Water Distribution Main across HWY2 for 65th Ave development - W1	Mandatory	-	-	-	2,600,000	-	-	-	-	-
075.045 Coady Boulevard (Meadowview Blvd to SE Boundary Road) #55	Mandatory	-	-	-	1,500,000	-	-	1,500,000	-	-
075.071 74th Street (50th Avenue to Crystal Creek) - #12	Mandatory	-	-	-	1,430,000	-	-	-	-	-
075.073 Traffic Signal - Spine Road and Airport Road - #65	Mandatory	-	-	-	165,000	-	-	-	-	-
075.081 East Industrial Lift Station and Force Main - S10	Mandatory	-	-	-	-	9,000,000	-	-	-	-
075.077 Spine Road - 65th Avenue East to Lakeside Industrial - #70	Mandatory	-	-	-	-	2,800,000	-	-	-	-
075.054 50th Avenue (Deer Valley Drive to west of Fire Hall access) - #19	Mandatory	-	-	-	-	-	525,000	-	-	-
075.053 NW Reservoir and Pump Station - W8	Mandatory	-	-	-	-	-	-	-	16,000,000	-
075.085 45th/43rd Street (175m North of 70th Ave to 82nd Ave) - #47	Necessary	-	-	-	-	-	-	-	6,400,000	-
075.087 HWY2 Water fill line crossing for 65th Ave reservoir - W9	Mandatory	-	-	-	-	-	-	-	1,350,000	-
075.080 Corinthia Sanitary Storage - S3	Mandatory	-	-	-	-	-	-	-	683,000	-
075.088 Traffic Signals - 74th Street and 50th Ave - #25	Necessary	-	-	-	-	-	-	-	-	262,000
075.089 Traffic Signal - 65 Ave/ Spine Road - #69	Necessary	-	-	-	-	-	-	-	-	262,000
075.090 Traffic Signal - Grant MacEwan and 65 Ave - #73	Mandatory	-	-	-	-	-	-	-	-	262,000
Total: Offsite Levies *		2,400,000	1,430,000	1,550,000	5,695,000	11,800,000	525,000	3,900,000	24,433,000	786,000
<i>* The development agreement must be substantially completed prior to initiation of any offsite levy project</i>										
Parks Development Capital - Growth Related Projects										
102.044 Public Art Project	Necessary	33,000	33,500	3,500	33,500	3,500	4,000	34,000	4,000	-
102.008 Community Sign Replacement	Mandatory	30,000	30,000	10,000	30,000	10,000	30,000	10,000	30,000	30,000
102.012 Streetscape Development	Desirable	30,000	15,000	30,000	15,000	30,000	15,000	30,000	15,000	30,000
102.027 Lede Park Improvements	Desirable	455,000	260,000	255,000	260,000	55,000	460,000	255,000	55,000	55,000
102.045 Outdoor Rinks	Desirable	-	35,000	535,000	10,000	-	10,000	-	10,000	-
102.002 Alexandra Park Redevelopment	Desirable	-	10,000	-	10,000	-	10,000	-	10,000	-
102.038 Fred Johns Park	Desirable	-	10,000	-	10,000	-	85,000	-	10,000	-
102.050 Leduc Lions Park	Necessary	340,000	25,000	50,000	564,000	310,000	175,000	96,000	-	10,000
102.041 Lions Club Outdoor Rink	Mandatory	40,000	-	-	-	20,000	-	-	-	-
102.049 Telford Lake Rowing Facilities	Necessary	40,000	-	-	-	-	-	-	-	-
102.019 Cultural Village	Desirable	25,000	-	20,000	-	25,000	-	20,000	-	-
102.024 John Bole Field Facility	Mandatory	10,000	-	10,000	-	50,000	-	10,000	-	40,000
102.048 West Campus High School Sports Fields	Necessary	-	-	25,000	350,000	350,000	250,000	250,000	-	-
Total: Parks Development Capital - Growth Related Projects		1,003,000	418,500	938,500	1,282,500	853,500	1,039,000	705,000	134,000	165,000
Parks Development Capital - Sustainability Projects										
103.013 Simpson Park	Necessary	12,000	-	-	-	-	-	-	-	-
103.003 Playground Equipment	Mandatory	250,000	250,000	250,000	250,000	250,000	250,000	50,000	50,000	50,000
103.005 Park Enhancement Program	Mandatory	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total: Parks Development Capital - Sustainability Projects		287,000	275,000	275,000	275,000	275,000	275,000	75,000	75,000	75,000

**Total: Transit**



City of Leduc 2020 - 2028 Capital by Program

	Ranking	2020	2021	2022	2023	2024	2025	2026	2027	2028
Wastewater Capital Program										
082.030 Infiltration Reduction Program	Mandatory	50,000	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583
082.040 Service Connection Repair	Mandatory	160,000	-	160,000	-	160,000	-	160,000	-	160,000
082.044 New Sanitary Lateral Augers	Mandatory	30,000	-	-	-	-	30,000	-	-	-
082.010 Wastewater Mainline Upgrading/Repair	Mandatory	-	-	-	-	-	-	-	34,461	-
082.042 Lift Station Upgrades	Mandatory	-	-	-	-	-	-	-	-	220,000
Total: Wastewater Capital Program		240,000	51,000	212,020	53,060	214,122	85,204	216,308	91,895	438,583
Water Department Capital Program										
081.083 Water Meter Annual Purchases	Necessary	264,400	272,400	280,500	289,000	297,600	306,500	315,700	325,200	331,700
081.093 Mainline Valve Replacement	Mandatory	122,000	180,000	110,282	112,485	114,737	117,033	119,373	121,761	124,196
081.070 Distribution System Upgrades-Contract Services/Equipment	Mandatory	60,000	65,000	70,000	75,000	80,000	85,000	90,000	95,000	100,000
081.097 SCADA Communication System Replacement	Mandatory	420,000	-	-	-	-	-	-	-	-
081.094 Leak Detection Software Module	Desirable	-	-	-	-	75,000	-	-	-	-
081.080 Reservoir Improvements	Mandatory	-	-	-	-	-	-	-	-	135,000
Total: Water Department Capital Program		866,400	517,400	460,782	476,485	567,337	508,533	525,073	541,961	690,896
Total Expense		26,842,549	40,072,136	34,995,408	25,125,377	33,189,854	22,836,263	31,655,729	82,857,007	26,623,587
Debenture Funded										
		-	17,900,000	-	-	-	-	-	-	-
Unfunded										
		230,000	575,000	4,225,000	650,000	3,000,000	2,300,000	7,487,000	43,905,000	12,537,000

Note: All projects costs after 2020 could have a range of +/- 20% as a result of detailed design not being completed. These are high level estimates only.

Animal Licencing and Control Bylaw

February 25, 2019 Council
Report 2019-CR-13



Animal Licencing and Control Bylaw

- Presentation at Committee on February 12, 2018 regarding amendments to Animal Licencing and Control Bylaw
- Initial recommendations included:
 - Clarification on number of permitted dogs/cats at residence
 - Including lesser offence for dog attacks
 - Adding offence for cat attacks and cat defecation

Animal Licencing and Control Bylaw

- Survey held in July 2018 for 17 days
- 1268 responses
- Survey results presented to Committee on December 3rd, 2018. Administration advised to work with LEAB on provisions to allow pilot project on urban bees and hens.

Animal Licencing and Control Bylaw

Summary of Amendments to Animal Licencing and Control

1. Addition of 'venomous' to definition
2. Provision to cover Cat attack
3. Provision to allow pilot project for urban hens and bees
4. Added clarity on the use of a business licence to have more than limit at residence.
5. Measured approach to fines for animal attacks

Animal Licencing and Control Bylaw Survey Results

End of Presentation

CW GAETZ ROAD

ROBINSON DRIVE

SWMF

Water Reservoir

30 NEF contour line

ROBINSON DRIVE

ROBINSON BOULEVARD

TOWNSHIP ROAD 493

Legend

-  Low Density Residential
-  Medium Density Residential
-  Park
-  Public Utility Lot
-  Road Dedication



ROBINSON

Area Structure Plan Amendment

EXHIBIT 2 | LAND USE

DATE: January 24, 2019
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 117577

