

**SPECIAL COUNCIL MEETING AGENDA  
WEDNESDAY, JULY 25, 2018 AT 7:30 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, July 9, 2018

**IV. RECOGNITION ITEMS**

**V. PUBLIC COMMENTARY**

**VI. PUBLIC HEARING**

There is no Public Hearing for the Agenda.

**VII. PRESENTATIONS**

V. Letourneau /  
N. Van Dusen

- A. Edmonton Dragon Boat Festival Association

**VIII. BUSINESS**

There is no Business for the Agenda.

**IX. BYLAWS**

G. Damo /  
B. Knisley

M. Pieters

M. Pieters

- A. Bylaw No. 993-2018 - Protective Services Building Expansion Debenture Bylaw (2nd & 3rd Readings)
- B. Bylaw No. 973-2018 - Redistricting Southfork Stage 7B (3rd Reading)
- C. Bylaw No. 990-2018 – Redistricting Robinson Stage 9 (1st Reading)

**X. PUBLIC COMMENTARY**

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PAGE 2**

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**XI. IN-CAMERA ITEMS**

- |                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| M. Pieters     | A. Edmonton International Airport Accord Update<br>(FOIP s. 21, 24 & 25) |
| Mayor B. Young | B. Performance Review Feedback<br>(FOIP s. 19)                           |

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

**XIII. INFORMATION REPORTS**

- A. Mayor's Report
- B. Building Inspector's Report

**XIV. 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, L. Hansen, T. Lazowski and L. Tillack

Also Present I. Sasyniuk, A/City Manager, and S. Davis, City Clerk

Absent: Councillor B. Hamilton

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

#### **I. ADOPTION OF AGENDA**

**MOVED** by Councillor G. Finstad that the agenda be adopted with the following additions:

#### **VIII. BUSINESS**

G. Updates

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 Remuneration Committee
- B. Regional Opioid Framework Update
- C. Curl 4 Canada Final Report
- D. City of Leduc Public Engagement Policy

#### **IX. BYLAWS**

- C. Bylaw No. 980-2018 – Redistricting Black Stone Stage 1C (2<sup>nd</sup> & 3<sup>rd</sup> Readings)

##### **B. Vote on Items not Selected for Debate**

Votes recorded under item headings.

#### **III. ADOPTION OF PREVIOUS MINUTES**

##### **A. Approval of Minutes of the Regular Council Meeting held Monday, June 25, 2018**

**MOVED** by Councillor T. Lazowski that the minutes of the Regular Council Meeting held Monday, June 25, 2018, be approved as presented.

Motion Carried Unanimously

**B. Approval of Minutes of the Special Council Meeting held Thursday, June 28, 2018**

**MOVED** by Councillor T. Lazowski that the minutes of the Special Council Meeting held Thursday, June 28, 2018, be approved as presented.

Motion Carried Unanimously

**IV. RECOGNITION ITEMS**

**A. Achievement Award – Curl 4 Canada**

Mayor B. Young and Deputy Mayor L. Tillack presented the Curl 4 Canada Organizational Committee members with the City of Leduc Achievement Award for successfully running a historic 9-day Curling Festival, March 24 – April 1, 2018, in which four national championship events were held.

Mayor B. Young thanked the Curl 4 Canada Organizational Committee for their hard work and advised that Curling Canada also expressed their appreciation.

**V. PUBLIC COMMENTARY**

There was no public commentary.

**VI. PUBLIC HEARING**

**A. Bylaw No. 980-2018 – Redistricting Black Stone Stage 1C**

Mayor B. Young declared the Public Hearing for Bylaw No. 980-2018 open at 7:11 pm.

**Written Submissions:**

No written submissions were received.

**Presentations:**

Administration

S. Losier, Manager, Current Planning, made a PowerPoint presentation (Attached).

Other Presentations

There were no other presentations.

Mayor B. Young declared the Public Hearing for Bylaw No. 980-2018 closed at 7:12 pm.

**B. Bylaw No. 992-2018 – Amendment 83 to the Land Use Bylaw**

Mayor B. Young declared the Public Hearing for Bylaw No. 992-2018 open at 7:13 pm.

**Written Submissions:**

Three (3) written submissions were received.

**Presentations:**Administration

S. Losier, Manager, Current Planning, made a PowerPoint presentation (Attached) and answered Council's questions.

Other Presentations

E. Grain, a resident of Linsford Park, shared his concerns about the redevelopment of the Linsford Gardens Housing project. E. Grain provided Council with a neighbourhood petition signed by residents of Linsford Park (Attached) who are opposed to the new plan for the area.

N. Laing, Executive Director, Leduc Regional Housing Authority, advised that if the land swap does not go ahead, the families residing in the current units will have to vacate their homes for 2 – 3 years while tear down and construction occur, and there are very limited locations within the City that rents at a cost of 30% of a tenant's income.

N. Laing answered Council's questions.

**MOVED** by Councillor L. Tillack that the Public Hearing for Bylaw No. 992-2018 be recessed to the August 20, 2018, Regular Council meeting.

**Responsible  
Department**

Motion Carried Unanimously

IP

**MOVED** by Councillor L. Tillack that Administration be directed to investigate traffic concerns on the south lane that links to 51 Street and provide a report on their findings to the August 20, 2018, Regular Council meeting.

Motion Carried Unanimously

Mayor B. Young declared the Public Hearing for Bylaw No. 992-2018 recessed to the August 20, 2018, Regular Council meeting.

**VII. PRESENTATIONS**

There were no presentations.

**VIII. BUSINESS****A. Council Remuneration Committee**

D. Tona and G. Gilchrist, Council Remuneration Committee ("CRC"), made a presentation on the work done that resulted in the recommendation for Council remuneration, and provided recommendations for amendments to the current Council Remuneration and Expenses policy.

D. Tona and G. Gilchrist answered the Council's questions.



**B. Regional Opioid Framework Update**

D. Brock, Director, Community & Social Development, introduced T. Wamboldt, Urban Matters. T. Wamboldt made a PowerPoint presentation (Attached).

Council thanked T. Wamboldt for the presentation and advised that they look forward to the next steps.

**C. Curl 4 Canada Final Report**

D. Gavin, Leduc Curling Club, and J. Guthrie, Sports Tourism Coordinator, made a PowerPoint presentation (Attached). D. Gavin thanked Council for their support.

Council thanked D. Gavin, and the Organizational Committee, for their hard work and for a job well done.

**D. City of Leduc Public Engagement Policy**

N. Booth, Manager, Communications and Marketing Services, and M. Hay, Director, Intergovernmental Affairs and Corporate Planning, made a presentation.

**MOVED** by Councillor B. Beckett that Council approves the City of Leduc Public Engagement Policy as presented.

Motion Carried Unanimously

**E. Special Council Meeting On July 25, 2018**

**MOVED** by Councillor T. Lazowski that Council hold a Special Council Meeting on July 25, 2018, in Council Chambers, City of Leduc Civic Centre commencing at 7:30 pm.

Motion Carried Unanimously

**F. Edmonton Metropolitan Region Board Integrated Transportation & Transit Systems Working Group Resolution**

**MOVED** by Councillor T. Lazowski that Council accepts the invitation from the City of St. Albert and the City of Edmonton to sign on to the Memorandum of Understanding and join the Regional Transit Services Transition Team.

Motion Carried Unanimously

**G. Updates**

Councillor B. Beckett reported that:

1. The Capital Region Southwest Water Services Commission and the City of Leduc entered into a contract for another two years; and
2. On August 24, 2018, the City will be hosting an event at the Alexandra Arena from 7 – 9 pm for International Overdose Awareness Day entitled "*Time to Remember – Time to Act Leduc*". The event is to acknowledge the lives lost to overdose in the City of Leduc and to support families affected by opioid addiction. Councillor B. Beckett invited all Council members to attend the event.

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**IX. BYLAWS**

**A. Bylaw No. 967-2017 - Redistricting Black Stone Stage 3 (3rd Reading)**

Administration recommends that Bylaw No. 967-2017 received third reading.

**MOVED** by Councillor T. Lazowski that Council give Bylaw No. 967-2017 Third Reading.

Motion Carried Unanimously

**B. Bylaw No. 968-2017 – Redistricting Black Stone Stage 3 (Direct Control) (3rd Reading)**

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

**MOVED** by Councillor T. Lazowski that Council give Bylaw No. 968-2017 Third Reading.

Motion Carried Unanimously

**C. Bylaw No. 980-2018 – Redistricting Black Stone Stage 1C (2nd & 3rd Readings)**

Administration recommends that Bylaw No. 980-2018 receive second and third readings.

**MOVED** by Councillor L. Hansen that Council give Bylaw No. 980-2018 Second Reading.

Motion Carried Unanimously

**MOVED** by Councillor L. Hansen that Council give Bylaw No. 980-2018 Third Reading.

Motion Carried Unanimously

**D. Bylaw No. 982-2018 – Repealing Bylaw No. 1 (1st, 2nd & 3rd Readings)**

**MOVED** by Councillor T. Lazowski that Council give Bylaw No. 982-2018 First Reading.

Motion Carried Unanimously

**MOVED** by Councillor T. Lazowski that Council give Bylaw No. 982-2018 Second Reading.

Motion Carried Unanimously

**MOVED** by Councillor T. Lazowski that Bylaw No. 982-2018 be considered for Third Reading.

Motion Carried Unanimously

**MOVED** by Councillor T. Lazowski that Council give Bylaw No. 982-2018 Third Reading.

Motion Carried Unanimously

**X. PUBLIC COMMENTARY**

There was no public commentary.

**XI. IN-CAMERA ITEMS**

There were no in-camera items.

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

**XIII. UPDATES FROM BOARDS & COMMITTEES**

**A. Council Member Updated from Boards & Committees**

**B. Council Member Updates from Commissions, Authorities, Other**

There were no updates.

**XIV. INFORMATION REPORTS**

**A. Mayor's Report**

**B. Newly Issued Business Licences**

There was no discussion.

**XV. ADJOURNMENT**

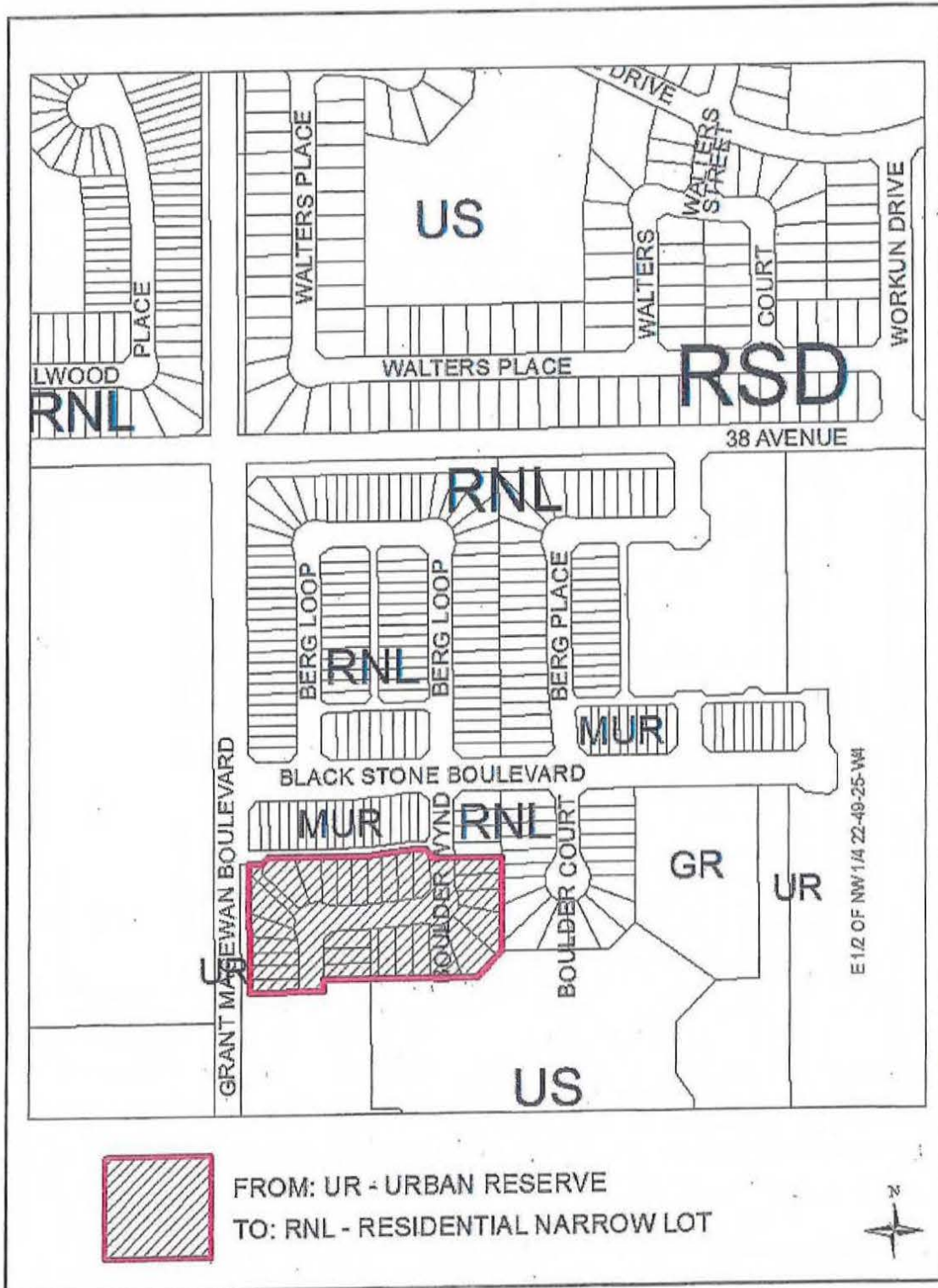
The Council meeting adjourned at 8:59 pm.

\_\_\_\_\_  
B. YOUNG  
Mayor

\_\_\_\_\_  
S. DAVIS  
City Clerk



SCHEDULE A



Schedule "A"



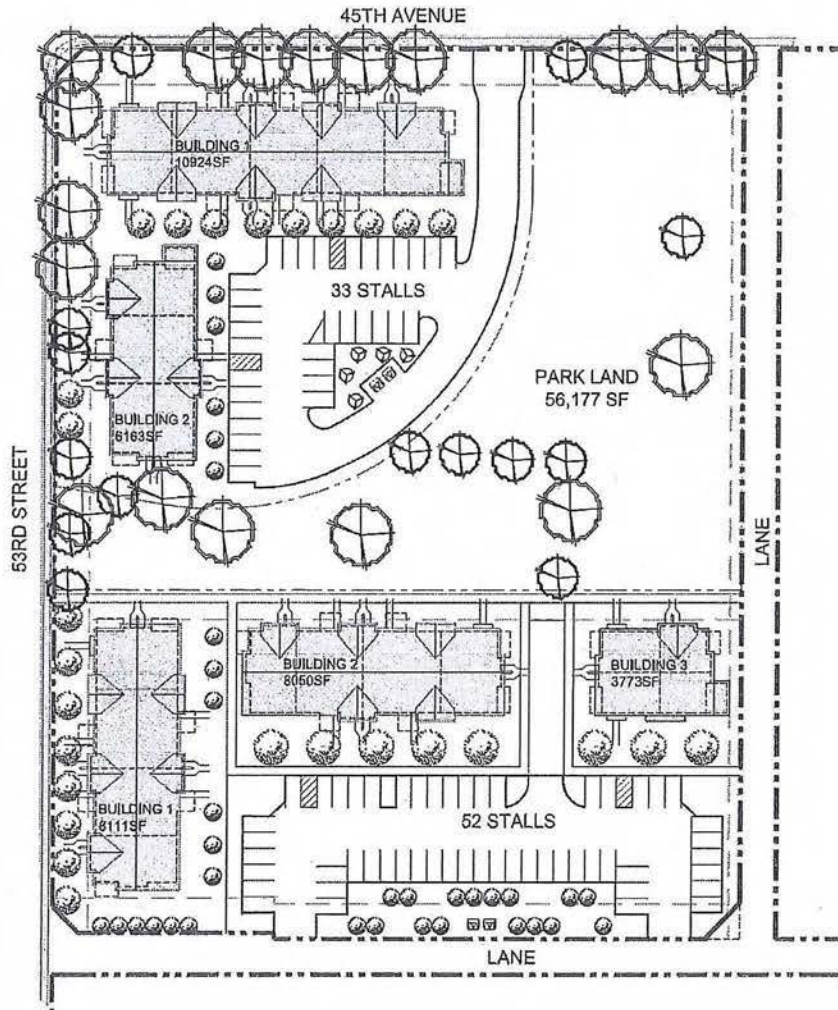
FROM: MUN - MIXED - USE NEIGHBOURHOOD  
GR - GENERAL RECREATION

TO: DC(24) - DIRECT CONTROL





SCHEDULE "B"



**HODGSON  
SCHILF  
EVANS  
ARCHITECTS INC.**

608-2505, 12420 6th Avenue  
Edmonton AB T6H 3Z8  
TEL 781-422-1100  
FAX 781-422-1101

Project SITE PLAN  
Sheet Title LINSFORD PARK  
Drawn

Job No. 18031  
Scale AS NOTED  
Date 2018-06-19 Detail No. DP-01

# Petition to stop the removal of greenspace and The Simpson Park in Leduc AB.

Petition summary and background	We the residents and landowners of Linsford Park do not oppose the redevelopment of Linsford Place Town houses however we are opposed to the relocation of the community playground and Simpson Park which is currently located at 4311 53 St., Leduc Alberta.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to save the green space and playground.

Printed Name	Signature	Address	Witness	Date
Lindsay Sinner	FOIP s. 17			06/28/18
Nicole Ritzy-Sinner				06/28/18
LINDA HANSEN				06/28/18
LESLEY HANSEN				06/28/18 -
Marlene Leibol				06/28/18
MERLIN LEIBEL				06/28/18
ALLEN C				06/28/18
DOREEN WRONKO				06/28/18.
George GAEW				06/28/18
JASON LEIBID				07/08/18
April Shaw				07/08/18
Julia Shaw				07/08/18

# Petition to stop the removal of greenspace and The Simpson Park in Leduc AB.

Petition Summary and background	We the residents and landowners of Linsford Park do not oppose the redevelopment of Linsford Place Town houses, however we are opposed to the relocation of the community playground and Simpson Park which is currently located at 4311 53 St., Leduc Alberta.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to save the green space and playground.

Printed Name	Signature	Address	Witness	Date
DALE WESLEY				JUNE 28/18
Susan Wesley				June 28/18
Cynthia Rennie				June 28/18
Errol BAKER				JUNE 28/18
VIRGINIA PARSONS				JUNE 28/18
Richardson Betta				June 28/18
Cyle Madore				June 28/18
Ashley Madore				06/28/2018
Arnold Hickay				06/28/2018
Elaine Cerny				06/28/2018
Wafna Thompson				06/28/2018
Shirley Thompson				06/28/2018

FOIP s. 17



# Petition to stop the removal of greenspace and The Simpson Park in Leduc AB.

Petition summary and background	We the residents and landowners of Linsford Park do not oppose the redevelopment of Linsford Place Town houses however we are opposed to the relocation of the community playground and Simpson Park which is currently located at 4311 53 <sup>rd</sup> St., Leduc Alberta.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to save the green space and playground.

Printed Name	Signature	Address	Witness	Date
Zach Thomas				June 5/18.
Melissa Thomas				Jun 5/18
Jean Barager				June 6/18
Dean Barager				June 6/18
Lorelei Isaacson				June 6/18
Brandyn Isaacson				June 6/18
Devyn Isaacson				June 6
Luke Haut				June 6
Carla Khosroo				June 6/18
IVAN SIMONS				June 6/18
Margorie Hudon				June 6/18
Ed Charest				June 6/18

FOIP s. 17

July 7

17

# Petition to stop the removal of greenspace and The Simpson Park in Leduc AB.

Petition summary and background	We the residents and landowners of Linsford Park do not oppose the redevelopment of Linsford Place Town houses. however we are opposed to the relocation of the community playground and Simpson Park which is currently located at 4311 58 St., Leduc Alberta.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to save the green space and playground.

Printed Name	Signature	Address	Witness	Date
LORNA MORRIS	FOIP s. 17			June 6/18
ELDON BARR				June 6/18
PATRICIA BARR				June 6/18
IDA HICKY				June 6/18
MEL HICKY				June 6/18
KATHY MADU				June 6/18
RAY H. MADU				June 6/18
GERALD				June 6/18
COLEEN LEBLANC				June 6/18
HERBERT PARSONS				June 6/18
MORRIS HONEY				June 27/18
PATRICIA HONEY				June 26/18

# Petition to stop the removal of greenspace and The Simpson Park in Leduc AB.

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to save the green space and playground.

Printed Name	Signature	Address	Witness	Date
Nathaniel Poller				June 5 <sup>th</sup> 2018
Jim Witte				June 5 / 18
Debra McGowan				June 5 / 18
Patrick McGowan				June 5 / 18
Helen Busic				June 5 / 18
Mark Bienen				June 5 / 18
Blardinel				June 5 / 18
Justin Finkky				June 5 / 18
Melissa Pelletier				June 5 / 18
Cassandra Brookes				June 5 <sup>th</sup> / 18
RICHARD KAO				June 5 / 18
ROY FLEMING				1 / 1 / 18

FOIP s. 17



5/31

# Petition to stop the removal of greenspace and The Simpson Park in Leduc AB.

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to save the green space and playground.

Printed Name	Signature	Address	Witness	Date
DON GEAKE				June 05/18
Angela Braddish				June 05/18
Mike Hallatt				June 5, 2018
Vi Williams				June 5/18
Dave's Linda				June 5
Johanna Eckler				June 5
Marcella Drobig				June 5
Bernie Drobig				June 5
Brian Dyck				June 5
Diane Dyck				June 5
Kaylie Thomas				June 5
Joshua Thomas				June 5

FOIP s. 17

5/2/18

# Petition to stop the removal of greenspace and The Simpson Park in Leduc AB.

PSIRFB003

Petition Summary and background	We the residents and landowners of Linsford Park do not oppose the redevelopment of Linsford Place Town houses however we are opposed to the relocation of the community playground and Simpson Park which is currently located at 4311 58 St., Leduc Alberta.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to save the green space and playground.

Printed Name	Signature	Address	Witness	Date
Joe Drexler	FOIP s. 17			June 5 - 2018
LOUISE DREXLER				June 5/2018
Kim Stillman				" "
Bo St. Marie				04/05/18
Norman Messner				04/05/18
Wendy Fougere				June 5/18
TODD RWOZD				June 5/18
Trent Fougere William				June 5/18
Eva Thompson				June 5, 2018
Tammy Ashford				June 5, 2018
JOE LUCIOAL				June 5/18
Florie Me				June 5/18

4301

2017-07-27 4:09:00 PM PAGE 2/003 FAX DELIVER



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Printed Name	Signature	Address	Witness	Date
STU GRACI	FOIP s. 17			JUN 30, 17
Amanda Babichuk				July 30/2017
NOLA JANE RICHARDS				July 30/17
TOM AND				July 31/17
TOM &				July 30/17
MILDRED JACOB				July 30/17
JOHN SLOAN				July 30/17
LAVONE BENGTSON				July 31/17
Kendra Gibbons				July 31/17
DWANE BEAULIEU				June 1 18
ALF GARTNER				June 1 18


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Printed Name	Signature	Address	Witness	Date
Edna Metke	FOIP s. 17			July 28/17
DON METKE				July 28
Corey Harris				July 28.
Amanda Mayer				July 28.
KEITH GUMMER				July 28, 2017
Els Gummer				July 28, 2017
CAROL BARILO				July 28, 2017
Debora Krozser				July 28, 2017
ARLITH FOREST				July 28/17
JEAN FOREST				July 28/17
Julian Woodford				July 28/17
Lieuwe Bruins				July 28/17

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Printed Name	Signature	Address	Witness	Date
Thomas Hammor				Aug 3/17
Melissa Lim				Aug 3/17
Eel Gram				Aug 12/17
Christine				Aug 12/17

FOIP s. 17



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Printed Name	Signature	Address	Witness	Date
Jo Miller	FOIP s. 17			Aug 3/17
Stew McCann				Aug 3/17
Kelly Rindy				Aug 3/17
Bon Albert				Aug 3/17
Jackie Parent				Aug 3/17
Joel Savigny				Aug 3/17
MARIBETH J. MANNING				Aug 3/17
Aris Bonilla				Aug 3/17
Jennifer Barton				Aug 3/17
Michael Barton				Aug 3/17
Louis Lewis				Aug 3/17

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Printed Name	Signature	Address	Witness	Date
JAMMY MCINTYRE	FOIP s. 17			Aug 3/17
Corey McIntyre				Aug 3/17
Lloyd McIntyre				Aug 3/17
Isabel Heidt				Aug 3/17
Grant Fontaine				Aug 3/17
Jennie Ramoranta				Aug 3/17
Viola BRAND				Aug 3/17
DANTE GAYGAY				Aug 3/17
ANNE WILHAUK				Aug 3/17
Shafi Perry-Hogg				Aug 3/17
Matt BLAKELY				Aug 3/17
Adina Lawrence				Aug 3/17

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Printed Name	Signature	Address	Witness	Date
Fia Bruinsma	FOIP s. 17			July 28/17
Graham Jenelle Hollings				July 28/17
Linda & Dave				July 28/17
J. Eckert				July 28/17
D Dyck				July 28/17
Melissa Thomas				July 28/17
Travis Peterson				July 28/17
Lisa Davies				July 28/17
William H. Dove				July 28/17
Huguette Henters				July 28/17
Sandy Vahn				July 28/17
Wes Vahn				July 28/17



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Printed Name	Signature	Address	Witness	Date
DAVID EDGECOMBE	FOIP s. 17			1/8/17
MARIA EDGECOMBE				1/8/17
Dennis Marshall				1/8/17
April Shaw				1/18/17
Noel Parod, S				1/8/17
Arlene Wheeler				1/18/17
Lorna Dancey				1/18/17
WAYNE McKEE				1/18/17
Wendy Warramake				1/18/17
J. DeCid				1/18/17
J. Giesbrecht				1/18/17
S. Klooster				1/18/17



## Introduction

- Urban Matters was retained in December 2017 to support the development of a Regional Opioid Response framework
- This presentation provides an overview of:
  - The process
  - Engagement finding
  - Research highlights
  - Framework goals
  - Considerations for moving forward



**REGIONAL OPIOID RESPONSE FRAMEWORK**



## Framework development process



REGIONAL OPIOID RESPONSE FRAMEWORK

## Extensive engagement



REGIONAL OPIOID RESPONSE FRAMEWORK

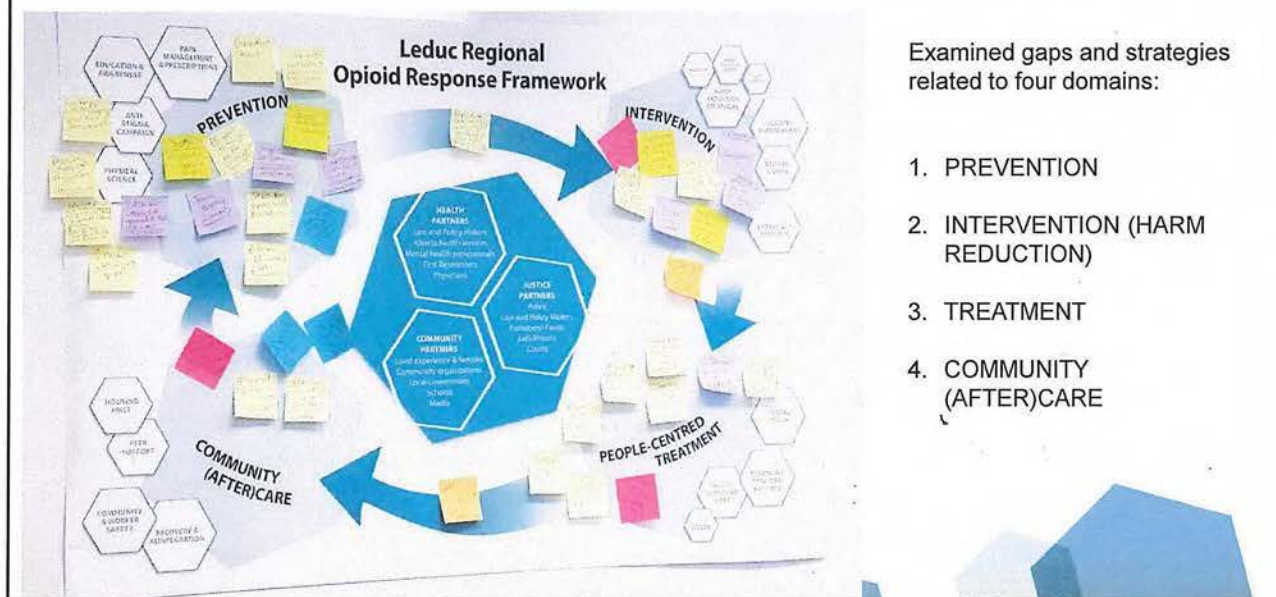
## 20+ participating organizations

- Leduc community drug action committee
- AHS- Addictions and Mental Health
- AHS- Addictions Youth Mobile Counsellor
- Alberta Rural Development Network
- Beaumont FCSS
- Black Gold Outreach School
- Child and Family Services
- City Life Recovery group
- Community Corrections
- Daystar Recovery
- Devon FCSS
- GOA Opioid Implementation Team
- Leduc Community Hospital
- Leduc County FCSS
- Leduc Fire Services/EMS
- Leduc Regional Housing Foundation
- Mom's Stop the Harm
- People with lived experience related to opioid use (First Voice)
- Primary Care Network
- Provincial Crown Prosecutor's Office
- RCMP
- Rural Opioid Dependency Program
- Star Catholic Schools



### REGIONAL OPIOID RESPONSE FRAMEWORK

## Holistic addiction-journey approach



## Multiple perspectives

- People recovering from Substance use disorder/addiction
- People actively using illicit opioids/drugs
- Frontline workers responding to opioid crisis
- People who use prescription opioids
- People who have used opioids in past
- Family and friends of people who use(d) opioids
- People with no direct experience with opioids



REGIONAL OPIOID RESPONSE FRAMEWORK

## Leduc regional vision

- No more opioid related deaths
- Compassionate, drug aware, and resilient communities
- Timely and affordable access to addiction and mental health supports in Leduc region



REGIONAL OPIOID RESPONSE FRAMEWORK



## Leduc regional assets and gaps

### KEY ASSETS

- LCDAC focusing on drug awareness and education (well established)
- Rural Opioid Dependency Program
- 1 FTE municipal employee working to address opioid crisis and formal strategy
- Active participation of First Voice (i.e. people with lived experience – peers and families)
- Strong organizational relationships and willingness to partner to address the issue at a community level
- Increased funding and supports from Province

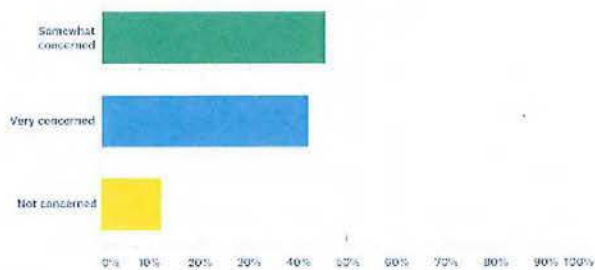
### KEY GAPS

- Addiction is largely invisible in Leduc – people using behind closed doors
- Stigma is particularly difficult in small communities
- Lack of community awareness about drug use and social / economic impacts in community
- Extreme stress for front-line workers responding to overdose calls
- Lack of local supports for harm reduction, detox, treatment, and psycho-social supports – people expected to travel to Edmonton
- Front-line not aware of available resources e.g. Rural Opioid Dependency Program
- Health response outside of municipal jurisdiction

## What did we hear?

Q25 Please indicate your level of concern about the risks and impacts of opioid use in the Leduc region?

Answered: 218 Skipped: 60



#### ANSWER CHOICES

Somewhat concerned

Very concerned

Not concerned

TOTAL

#### RESPONSES

48.4%

43.1%

12.3%

136

126

37

299



## What did we hear?

Sometimes the place you go for treatment is the place you apply for a job. (first voice)

"Drug use is Leduc's best kept secret – people have no idea the extent of the issues here." (front-line)

"Having to go to Edmonton to access detox and show up every day to plead your case is hard." (first voice)

"Don't teach about drugs in only one grade – build resiliency over 12 years. Involve/educate parents." (front-line)

"Prefer my tax dollars be put to better use than addictions. I am sorry for these people who have addictions but I shouldn't have to pay for their poor choices." (public survey)

"EMS brings people to hospital but it's revolving door – don't have resources we need." (front line)

"I think there needs to be an emphasis on recreational opioid use which is far different than responsible prescribed use for medical conditions. People who have pain conditions that rely on opioids to help give them some ability to perform their activities of daily living shouldn't have to live with the stigma that the "opioid crisis" is creating.

"Appreciate that Leduc reaches out to community with surveys such as this... This crisis affects everyone. It has to be addressed. Too many are dying." (public survey)

"The drug use amongst teens is out of control... It is considered normal in their circles and parents have no idea how bad it is." (public survey)

"If your going to cover injection sites for drug users then start covering the cost of medication for diabetics." (public survey)

"As a parent of a 15 year old girl who is getting into the drug scene, my heart is breaking, I feel bounced from program to program and no one truly cares about us." (public survey)



### REGIONAL OPIOID RESPONSE FRAMEWORK

## What did we hear?

Q7 If you have used drugs in the past twelve months please indicate which types you have used (choose all that apply):

Answered: 10 (100%)

ANSWER CHOICES	RESPONSES	#	OTHER (PLEASE SPECIFY)	DATE
Cocaine	72.22%	15	Tranquilizers (Diazepam, Xanax, Ambien, Sleeping Pills, Benzos, etc.)	4/22/2018 11:04 PM
Marijuana/Hash	72.22%	15	Valium	4/22/2018 11:04 PM
Crack Cocaine	61.11%	11	Hydrocodone (Hydro)	4/22/2018 11:04 PM
Oxycotin/Mor	61.11%	11	Codeine/Morphone	4/22/2018 11:04 PM
Buprenorphine	61.11%	11	Naloxone (Naloxone)	4/22/2018 11:04 PM
Crack Cocaine	44.44%	9	Demerol	4/22/2018 11:04 PM
Codeine	44.44%	9	PCP/Angel Dust	4/22/2018 11:04 PM
Heroin	38.89%	7	Barbiturates	4/22/2018 11:04 PM
Dilaudid (Morphine)	38.89%	7	Turpentine	4/22/2018 11:04 PM
LSU	38.89%	7	Mescaline	4/22/2018 11:04 PM
Oxycodone/Codeine	33.33%	6	Total Responses: 10	
Percocet (Oxycodone + Acetaminophen)	22.22%	4		
Morphine	22.22%	4		
Fentanyl	22.22%	4		
MMA/Ketone	22.22%	4		
GHG	22.22%	4		
Hydrocodone (Hydro)	22.22%	4		

## Top 7 needs identified by different stakeholder groups

1. Psycho-social / mental health supports for first voice and front-line workers
2. Timely and low-barrier access to detox services
3. Timely and affordable access to residential treatment
4. Clean needle exchange
5. Community and youth education
6. Hospital and emergency responder protocols related to opioid overdose/poisoning
7. Physician education and protocols to reduce opioid prescriptions



REGIONAL OPIOID RESPONSE FRAMEWORK

## Common barriers to municipal response

- Lack of data / evidence to understand issues and justify investments
- Organizations and governments working in silos (not leveraging investments)
- Lack of jurisdictional authority over health issues
- Community opposition related to harm reduction (health based) approaches
- Lack of funding and resources to support community response



REGIONAL OPIOID RESPONSE FRAMEWORK



## What can municipalities do on their own?

1. Designate a municipal point person to lead the local response
2. Convene a cross-functional working group, or coalition to work on the issue LONG TERM
3. Lead or participate in regional collaboration
4. Take the lead in public awareness and engagement to reduce stigma
5. Hire First Voice to help solve the challenges and address community needs
6. Create sites in the community to respond to specific local needs
7. Develop a community overdose response plan
8. Get local leaders and influencers on board to implement / fund the response plan
9. Track and use local evidence to influence provincial and federal governments



REGIONAL OPIOID RESPONSE FRAMEWORK

## Systems level change will require increased collaboration and partnerships

- Increased collaboration is required between all levels of government to effectively respond
- Decision makers need to be involved to influence system-level change
- Community-based responses must be funded over the long term



REGIONAL OPIOID RESPONSE FRAMEWORK

## Leduc regional response framework

Three strategic goals identified through engagement:

1. Minimize harm to people using opioids
2. The community is compassionate, drug aware, and resilient
3. People have access to timely, affordable, and integrated addiction and mental health supports and treatment



REGIONAL OPIOID RESPONSE FRAMEWORK

## Implementing the framework

- A number of objectives have been identified to advance each strategic goal
- Priorities indicate when the activity will START (short term 0-6 mo.; medium term 6-18 mo.; long term 18+ mo.)
- The City of Leduc will lead most of these with support from partner organizations as identified
- Regional opportunities have been identified



REGIONAL OPIOID RESPONSE FRAMEWORK



## Moving forward

- The City will continue to engage partner organizations to build regional momentum over the long term
- The framework is a 'living document' that will be updated as needed
- Heather Graham will lead the implementation on behalf of the City until December 2019



REGIONAL OPIOID RESPONSE FRAMEWORK

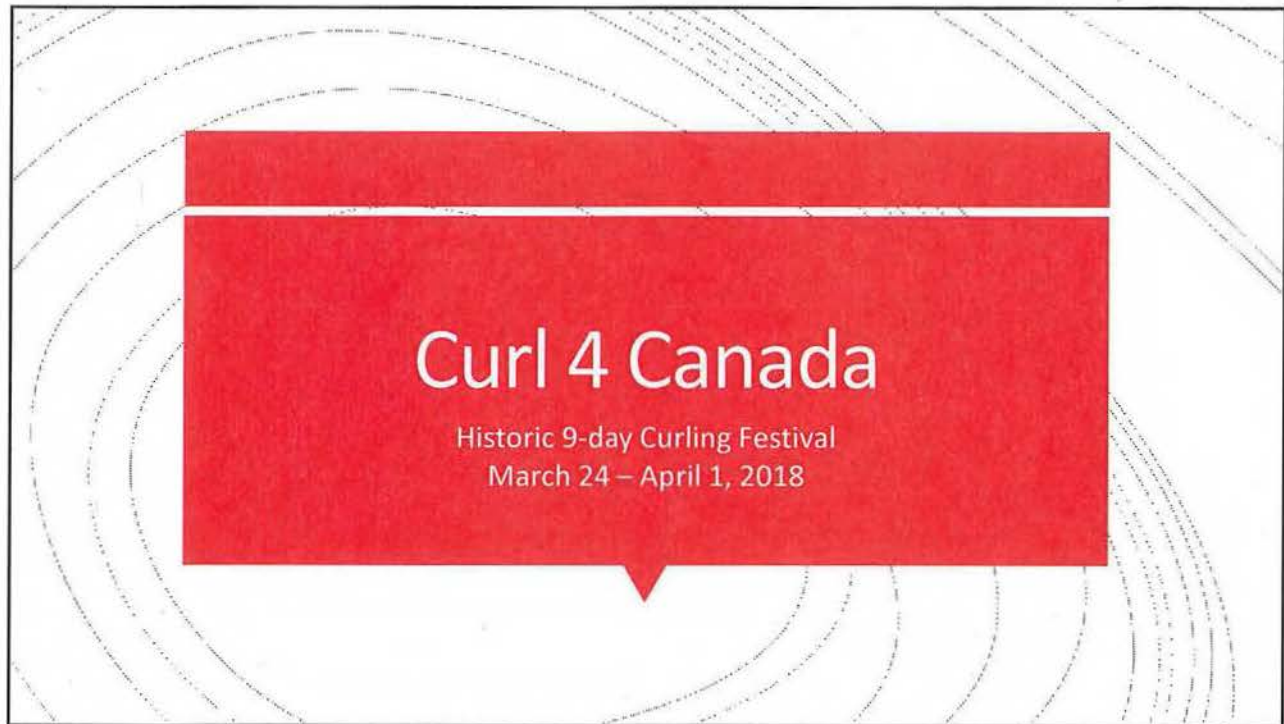


## Some municipal response examples

- Supervised Consumption Sites (Edmonton, Calgary, Lethbridge)
- Clean needle exchange program (Edmonton)
- In-school Mental Health and Addictions Coordinator (St. Albert)
- Police Assisted Addiction and Recovery Initiative (PAARI) (Gloucester, MA)
- ArcGIS Opioid Response Dashboard (Montgomery County Geostory)



REGIONAL OPIOID RESPONSE FRAMEWORK





## Overview

- 2 opening and 3 closing ceremonies, 2 banquets, 1 reception
- 74 teams
- 46 draws with 302 games
- Over 30,000 spectators
- 27 draws live streamed on CBC sports
- 344,000 tuned in to watch 2 televised games
- 6 Canadian Curling Champions crowned

## Feedback

"Signage around Leduc was great and all the restaurants knew that curling event was on"





## Host Organizing Committee



## Feedback



"It was great to see members of the community coming to watch the games to watch the athletes compete. They were very interested in chatting about how teams were doing and getting information on where we had come from."

Local Success



Local Success





## Local Success



## Venue Feedback

"World class arena ice conditions"

"Awesome venue!"



## Venue Feedback



"Facility was amazing to play in with amazing ice to curl on as well."

## Economic Impact Assessment

### ■ Visitor Profile

38% Leduc

29% Other Canada

16% Edmonton

■ 42% of attendees stayed overnight

■ 31% of respondents stayed in hotels

Average of 6.4 nights per party

■ 62% flew to Leduc



## Economic Impact Assessment

### ■ Spending by attendees

Average per party total spending = \$1,776

### ■ Where they spent their money

Accommodations (44%)

Restaurants/Bars (26%)

Groceries/Other Food & Beverage (9%)

Rental Vehicles (9%)

### ■ Total direct spending \$1.1m

### ■ Total industry output \$2m for Leduc and \$2.9m nationally

## Economic Impact Assessment

### ■ Canada

\$838,000 in wages were supported

13 jobs (FTE)

\$1.5m GDP

### ■ Alberta

\$722,000 in wages were supported

12 jobs

87% of total GDP stayed in the province

### ■ Leduc

\$582,000 of wages supported

10 jobs

\$1m GDP

## Economic Impact Assessment

### Additional Information

- 65% first time visiting Leduc
- 66% somewhat or very likely to visit again
- 98% rated their experience as 4 or 5 stars

## Feedback

Outstanding!!!!!!!



## Community Driven Goals

- **Community character: Community Building Projects**  
Culture, heritage, values & lifestyle
- **Community Wellness**  
Healthy, active & caring community  
Quality opportunities to participate in all aspects of our community  
& foster a sense of belonging
- **Economic Development**  
Leverage market strengths to maximize economic benefits

## Venue Feedback



"The facilities were gorgeous.  
We loved being able to play on arena ice."



## Legacy

- Capacity building and succession planning
- Financial legacy for the Leduc Curling Club = \$80,000+
- New equipment purchased = Sticks, crutches and sliders
- Programming
- Keep curling affordable

## Feedback



"Wonderful event!"

"Volunteers were unreal, very impressed!"



## Community Engagement

### COMMUNITY FUNDRAISING

- Nisku Leduc Rotary Club
- Leduc Community Living Association
- Leduc Minor Hockey Association
- Leduc Minor Football
- Leduc Lacrosse Association

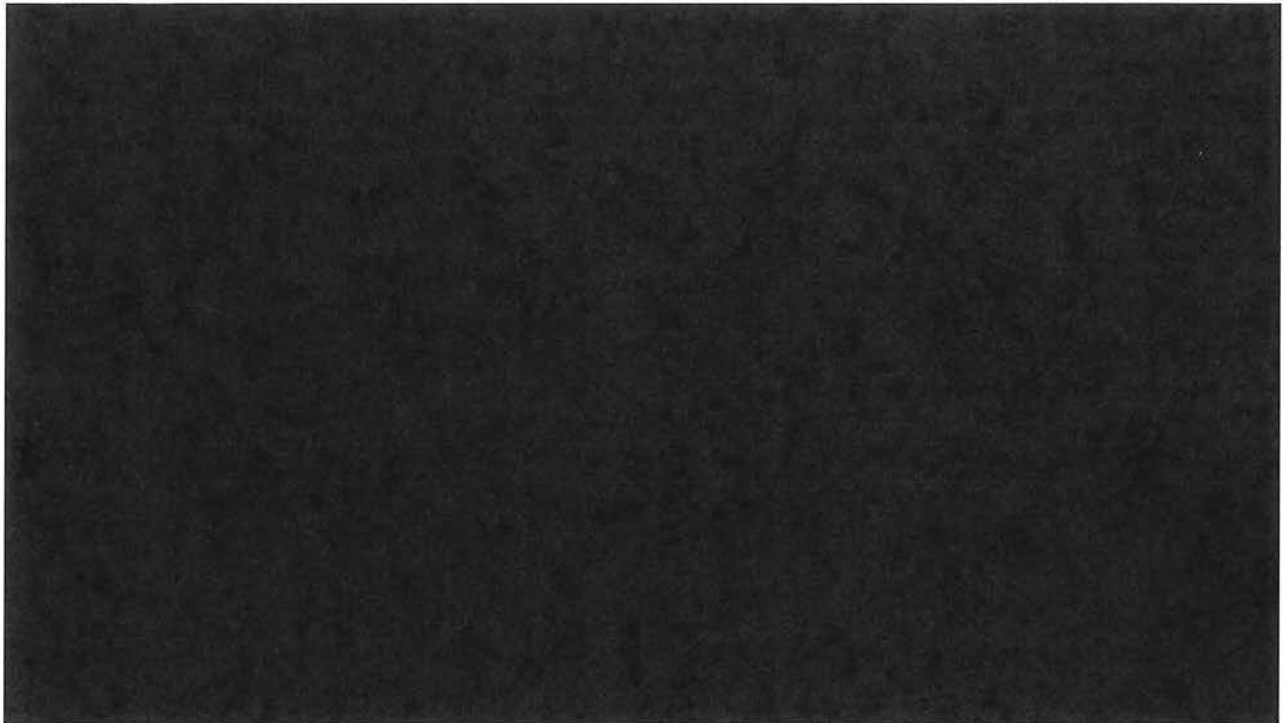
### COMMUNITY

- Leduc Junior Curlers
- Seniors Housing
- LINX
- DBA – downtown curling festival

## Feedback



"Wonderful experience for all!  
Can't say enough about the Rec Centre.  
Everyone was absolutely fabulous!"





# RECOGNITION ITEMS

There were no Recognition Items.



# **PUBLIC COMMENTARY**

# **PUBLIC HEARING**

There is no Public Hearing for the Agenda

# **PRESENTATIONS**

Edmonton Dragon Boat Festival  
Association

Presented by:

V. Letourneau /  
N. Van Dusen

# **BUSINESS**

There is no Business for the Agenda.



# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** July 25, 2018

**SUBMITTED BY:** Jennifer Cannon, Director, Finance; Bruce Knisley, Director Facility and Property Services

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

**REPORT TITLE:** Bylaw No. 993-2018 – Protective Services Building Expansion Debenture Bylaw 2<sup>nd</sup> and 3<sup>rd</sup> Reading

## REPORT SUMMARY

To facilitate the continued growth of the community and subsequent growth of policing resources, the City of Leduc is proposing to take out a debenture to fund the expansion of the Protective Services Building.

## RECOMMENDATION

That Bylaw 993-2018 for the debenture of funds for the expansion of the Protective Services Building receive 2<sup>nd</sup> and 3<sup>rd</sup> reading.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

The continued growth of the community and subsequent growth of policing resources to serve the City of Leduc has impacted the operating environment of the existing RCMP facility within the Protective Services Building. The current facility lacks the adequate space needed and a longer term solution is needed immediately to address these concerns. Various options were reviewed with costs, life span and return on investment being factors. A working committee evaluated a number of options with respect to possible solutions to meeting the space requirement of the policing services in the City. The proposed expansion of the current Protective Services Building along with a renovation of the space in the building currently utilized by the policing services will position the City well in meeting the law enforcement facility needs for the next 20 years and beyond. The renovations / expansion details are:

Renovation	Sq. M.
Current Space	1,400
Additional need for occupancy plus 5 years	1,157
Additional overbuild to allow for 20 to 30 year of use	800
<b>Total</b>	<b>3,357</b>

During the 2018 budget deliberations, Council approved the implementation of a multi-year strategy to specifically address protective services needs for the City. A 1.32% dedicated three year mill rate strategy (2018-2020) was approved specifically for Protective Services, which included the building expansion funded through a debenture.

## LEGISLATION AND/OR POLICY:

The Municipal Government Act (MGA), R.S.A. 2000, Chapter M-26, S.251, as amended, grants a municipality the authority to enact a bylaw to authorize the borrowing of money for the purpose of financing the construction or improvement of a capital property. Furthermore, Section 606 and 231 of the MGA outline the requirements for advertising and the petition requirements.

## PAST COUNCIL CONSIDERATION:

1<sup>st</sup> reading of the Protective Services Building Expansion Debenture Bylaw 993-2018 was passed on June 25, 2018 Council Meeting.

## CITY OF LEDUC PLANS:

1. 2018-2027 Capital Budget Plan

## IMPLICATIONS OF RECOMMENDATION

### ORGANIZATIONAL:

Indications are showing that interest rates will be increasing and in an effort to capture potential savings Administration would like to make a debenture draw in September. In order to meet the September 2018 deadline the approval of the 2<sup>nd</sup> and 3<sup>rd</sup> reading of the borrowing bylaw is needed during the special meeting on July 25, 2018.

### FINANCIAL:

The RCMP expansion – Sub to FSMP project # 087.142 project has an approved budget of \$13,000,000 with approximately \$1,000,000 of that being attributed to design and consulting services. The project was approved in the 2018 Capital budget as follows:

- \$12,600,000 to be funded by debenture.
- \$400,000 to be funded reserve.

The principle and interest payments applicable to the 20 year debenture will be made through the dedicated multi-year mill rate strategy tax levy.



# COUNCIL REQUEST FOR DECISION

As the project will ultimately house provincial resources a percentage of the debenture and borrowing costs will be repaid by the Province of Alberta over the life of the debenture. It is anticipated that approximately 40% of the eligible costs will be repaid over the life of the debenture.

## POLICY:

There are no policy implications.

## LEGAL:

The City of Leduc will enter into a promissory note agreement with the Alberta Capital Finance Authority (ACFA) or other financial institution. The City will have to abide to the all the terms and conditions within the agreement.

## IMPLEMENTATION / COMMUNICATIONS:

1. After passing first reading of the bylaw (June 25, 2018) the municipality published a notice of the proposed bylaw based on the 2018 budget (estimated costs) in the Leduc Rep on June 29<sup>th</sup> and July 6<sup>th</sup> as per Section 606 of the Municipal Government. If tendered costs are more than 15% higher than advertised costs, re-advertising may be required.
2. If no petition for a vote is presented on or before July 23 – the petition deadline date; the municipality may pass the borrowing bylaw. Due to timing, at the time of this report information for petition submissions is not available. Information regarding the above will be presented to Council verbally on July 25, 2018. (Refer to Section 223 of the Municipal Government Act regarding the percentage of electors that must sign the petition).
3. The start of the project cannot commence on or before August 25, 2018, 30 days from the approval of the bylaw to ensure no application has been made to the Court of Queen's Bench to have the bylaw declared invalid within 30 days after the bylaw has been passed. (Section 273 of the Municipal Government Act).

## ALTERNATIVES:

N/A

## ATTACHMENTS:

1. Bylaw-993-2018



## Others Who Have Reviewed this Report

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

## Bylaw No. 993-2018

PAGE 1

APPROVED  
As to Form  
B. L.

City Solicitor

### A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO BORROW MONEY TO FINANCE THE EXPANSION OF THE PROTECTIVE SERVICES BUILDING.

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended, grants a municipality the authority to enact a bylaw to authorize the borrowing of money for the purpose of financing the improvement of a capital property.

**AND**, in accordance with the Act, the City deems it necessary to undertake the expansion of the protective services building.

**AND** based on specifications and design, the estimated total cost of the project is \$12,600,000.00 (Twelve Million Six Hundred Thousand Dollars).

**AND** the Council has estimated the following grants and contributions will be received or applied to the project:

1. <u>Debentures</u>	<u>\$12,600,000.00</u>
TOTAL COST	\$12,600,000.00

**AND** in order to construct and complete the said project, it will be necessary for the City of Leduc to borrow up to the sum of \$12,600,000.00 (the "indebtedness") on the terms and conditions referred to in this Bylaw.

**AND** the City of Leduc shall repay the indebtedness according to the repayment structure in effect, namely semi-annual payments of combined principal and interest installments not to exceed twenty (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority, or other financial institution, on the date of borrowing, and not to exceed five (5) percent.

**AND** the amount of the existing debenture debt of the City of Leduc at December 31, 2017 is \$48,548,931 no part of which is in arrears.

**AND** the estimated lifetime of the project is fifty (50) years; and all required approvals for the project have been obtained and the project is in compliance with all acts and regulations of the Province of Alberta.

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

### PART I: APPLICATION

1. For the purpose of undertaking and completing expansion of the protective services building, the sum of up to Twelve Million Six Hundred Thousand Dollars (\$12,600,000.00) be borrowed from the Alberta Capital Finance Authority, or other financial institution, by way of debenture on

## Bylaw No. 993-2018

PAGE 2

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the credit and security of the City of Leduc at large, of which amount the sum of up to \$12,600,000.00 is to be paid by the City of Leduc at large.

2. The debentures to be issued under this bylaw shall be up to the sum of Twelve Million Six Hundred Thousand Dollars (\$12,600,000.00), and may be in any denomination not exceeding the amount authorized by this bylaw and shall be dated having regard to the date of the borrowing.
3. The debentures shall bear interest during the currency of the debentures, at the interest rate fixed from time to time by the Alberta Capital Finance Authority, or other financial institution at a rate not exceeding five per cent (5%) per annum, payable semi-annually.
4. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal semi-annual installments over a period of up to twenty (20) years, in accordance with the schedule attached and forming a part of each debenture.
5. The debentures shall be payable in lawful money of Canada at the Bank of Montreal in the City of Leduc or at such other bank or financial institution as Council may authorize as its banking agency during the currency of the debenture.
6. The Mayor and a Designated Officer of the City of Leduc shall authorize such bank or financial institution to make payments to the holder of the debentures, on such date and in such amounts as specified in the repayment schedule forming part of each debenture.
7. The debentures shall be signed by the Mayor and a Designated Officer of the City of Leduc and the corporate seal of the City of Leduc shall be affixed to the debentures.
8. There shall be levied and raised in each year of the currency of the debentures a rate or rates on the assessed value of all lands and improvements shown on the assessment roll, sufficient to provide an annual tax adequate to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.
9. The indebtedness is contracted on the credit and security of the City of Leduc at large.
10. The net amount realized by the issue and sale of debentures authorized under this bylaw shall be applied only for the purposes of undertaking and completing expansion of the protective services building.



**Bylaw No. 993-2018**

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**PART II: ENACTMENT**

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

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

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

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

\_\_\_\_\_  
**Bob Young**  
**MAYOR**

\_\_\_\_\_  
**Paul Benedetto**  
**CITY MANAGER**

\_\_\_\_\_  
Date Signed

**MEETING DATE:** July 25, 2018

**SUBMITTED BY:** Sylvain Losier – Acting Director, Planning & Development

**PREPARED BY:** April Renneberg – Current Planner II

**REPORT TITLE:** Bylaw No. 973-2018 (Redistricting Southfork Stage 7B) (3<sup>rd</sup> Reading)

## REPORT SUMMARY

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

## RECOMMENDATION

That Council give Bylaw 973-2018 third reading.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

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

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

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

### LEGISLATION AND/OR POLICY:

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



## PAST COUNCIL CONSIDERATION:

Bylaw 973-2018 was given first reading by Council on March 26, 2018, and second reading on April 9, 2018.

## CITY OF LEDUC PLANS:

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

## IMPLICATIONS OF RECOMMENDATION

### ORGANIZATIONAL:

There are no organizational implications.

### POLICY:

There are no policy implications.

### IMPLEMENTATION / COMMUNICATIONS:

The public hearing was held at the meeting of Council on April 9, 2018, prior to the bylaw being given second reading. The hearing was advertised in the March 23 and 30, 2018 issues of 'The Representative' and notices were mailed to property owners within 61.0 m of the subject area.

### ALTERNATIVES:

1. That Council amend Bylaw 973-2018.
2. That Council defeat Bylaw 973-2018.

### ATTACHMENTS:

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

### Others Who Have Reviewed this Report

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



## Bylaw No. 973-2018

Page 1

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

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

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

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

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

#### PART I: APPLICATION

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

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

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

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

#### PART II: ENACTMENT

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

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

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

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

\_\_\_\_\_  
Date Signed

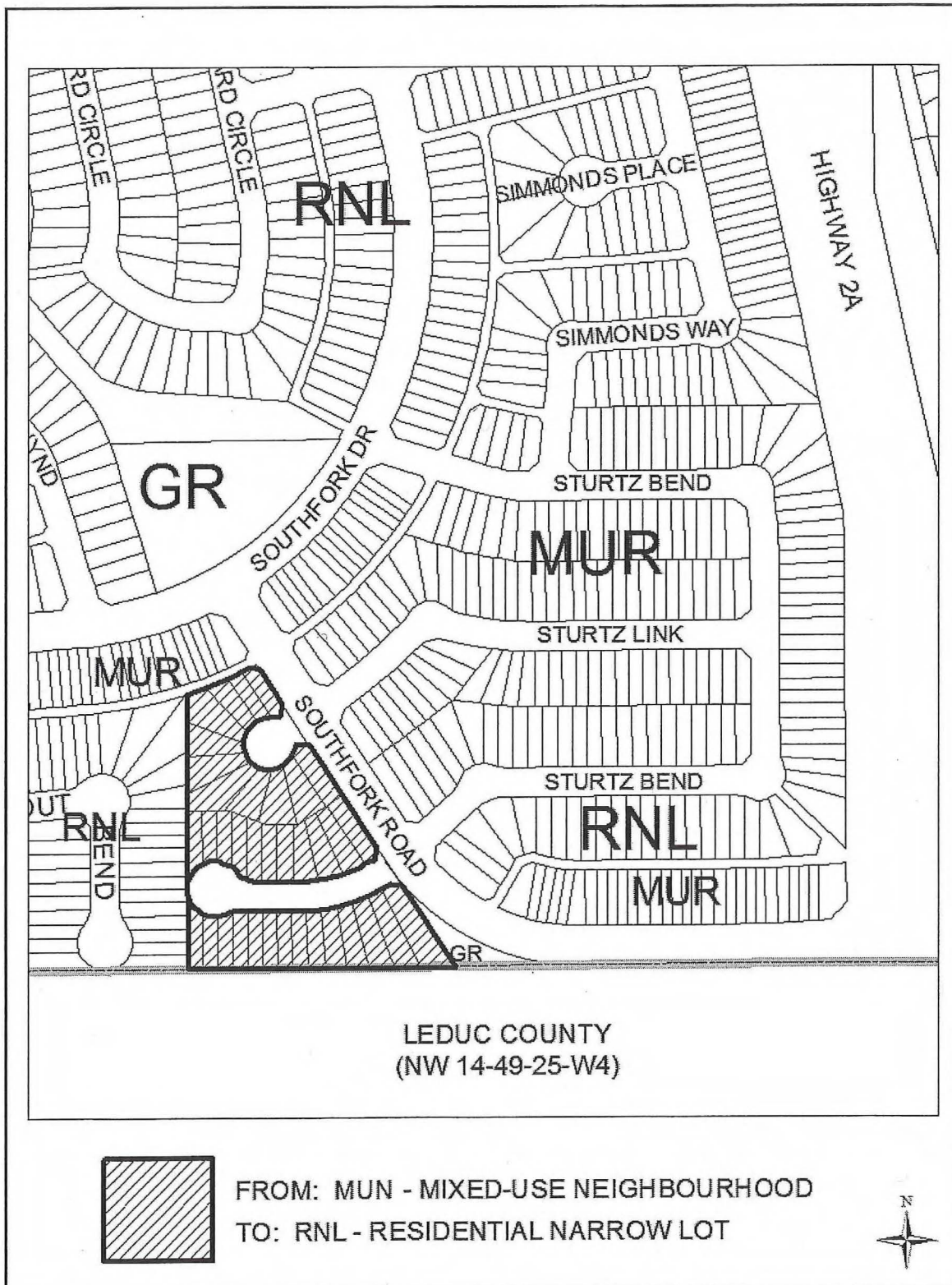
**APPROVED**  
*As to Form*  
B. L.

\_\_\_\_\_  
*City Solicitor*

\_\_\_\_\_  
**Robert Young**  
**MAYOR**

\_\_\_\_\_  
**Sandra Davis**  
**CITY CLERK**

SCHEDULE A

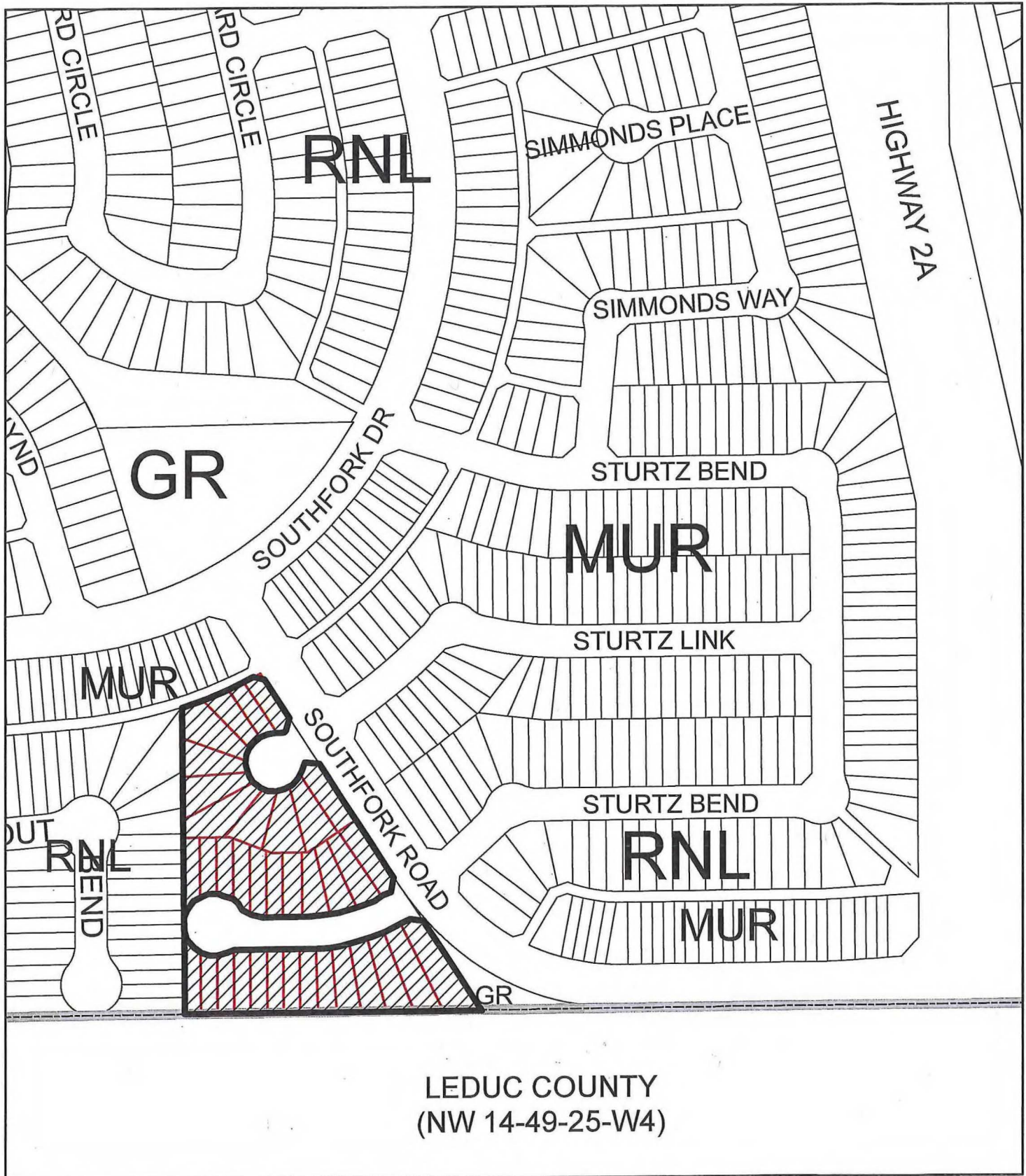




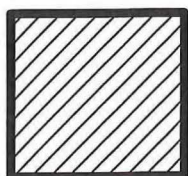
# KEY PLAN



SUBJECT AREA



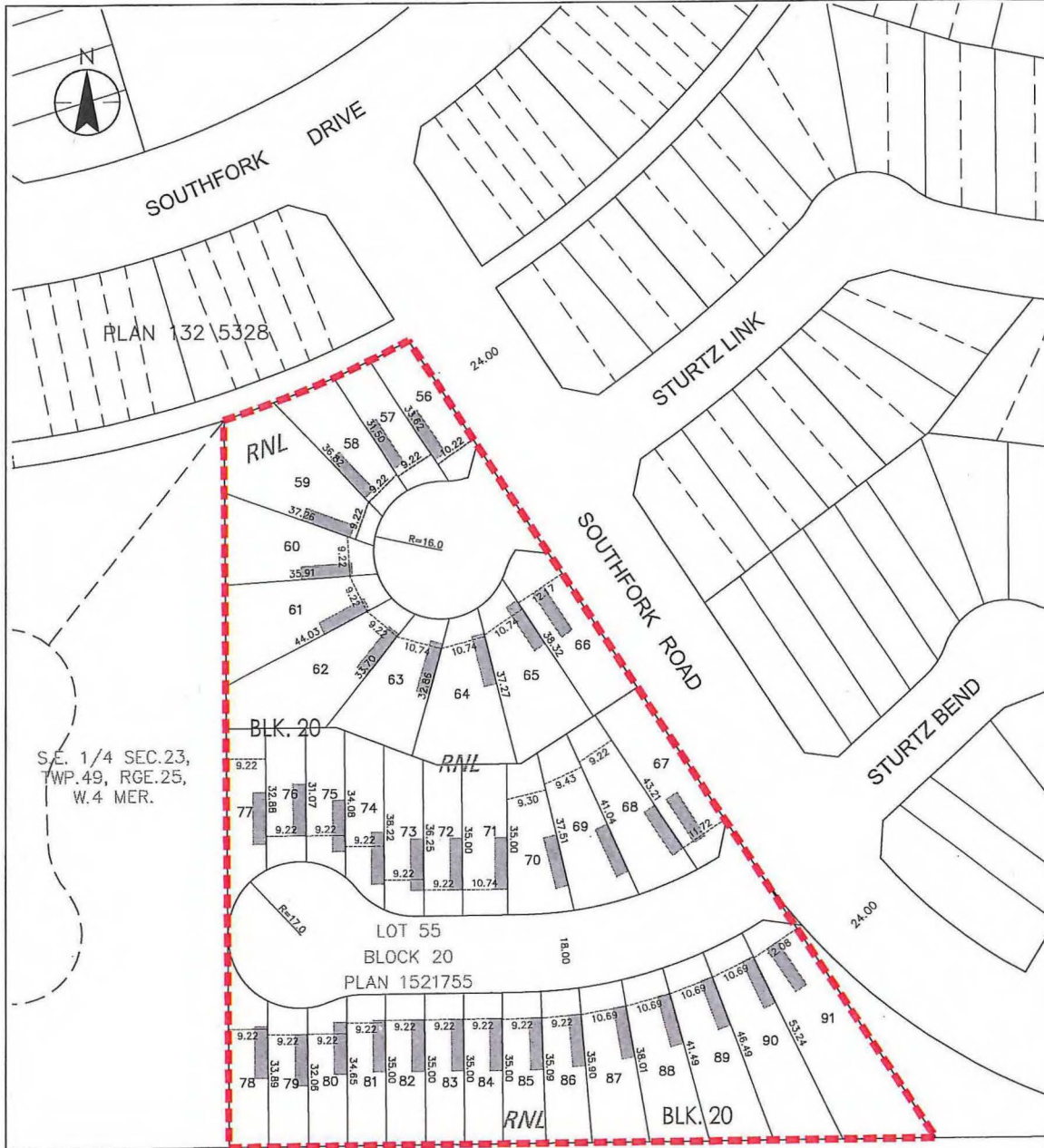
LEDUC COUNTY  
(NW 14-49-25-W4)



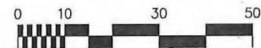
FROM: MUN - MIXED-USE NEIGHBOURHOOD  
TO: RNL - RESIDENTIAL NARROW LOT







CITY BOUNDARY



ORIGINAL SHEET - ANSI B



# Stantec

10160-112 Street  
Edmonton, AB T5K 2L6  
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## Notes

All distances are expressed in metres and decimals thereof.

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

Revision

By

YYAMDD

## Client/Project

JWI Investments L.P.

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

Edmonton, AB

## Title

TENTATIVE PLAN OF SUBDIVISION  
SOUTHFORK - STAGE 7b

Project No.

1161 106640 KC  
October 24, 2017

Scale

1:1000

**MEETING DATE:** July 25, 2018

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

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

**REPORT TITLE:** Bylaw 990-2018 (Redistricting Robinson Stage 9)

## REPORT SUMMARY

Bylaw 990-2018 will amend Bylaw 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SW ¼ Section 19-49-24-W4 from UR – Urban Reserve to MUR – Mixed-Use Residential. The redistricting will allow for continued residential development in the Robinson neighbourhood.

## RECOMMENDATION

That Council give Bylaw 990-2018 first reading.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

The MUR land use district provides for the development of a range of dwelling unit types and densities along with community supporting services.

Robinson Stage 9 proposes to redistrict an area of undeveloped land within the SW ¼ Section 19-49-24-W4 to facilitate the subdivision of 30 lots of which 12 will be for townhouse dwellings, 8 for duplexes, and 10 for single detached dwellings. The redistricting of these lots by City Council to the MUR land use district under Land Use Bylaw 809-2013 will be a condition of subdivision, as is the successful negotiation by administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision are met, the subdivision will not be endorsed by administration nor registered at Land Titles.

### LEGISLATION AND/OR POLICY:

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

### PAST COUNCIL CONSIDERATION:

Bylaw 990-2018 is before Council for the first time.

### CITY OF LEDUC PLANS:

Bylaw 990-2018 is consistent with the City's Municipal Development Plan, as amended, and the Robinson Area Structure Plan, as amended. The redistricting is also in keeping with the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability.



## IMPLICATIONS OF RECOMMENDATION

### ORGANIZATIONAL:

There are no organizational implications.

### POLICY:

There are no policy implications.

### IMPLEMENTATION / COMMUNICATIONS:

The public hearing will be scheduled for August 20, 2018. The hearing will be advertised in the August 3 and 10, 2018 issues of 'The Representative' and notices will be mailed to property owners within 61.0 m of the subject area.

### ALTERNATIVES:

1. That Council defeat Bylaw 990-2018.

### ATTACHMENTS:

1. Bylaw 990-2018
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan

### Others Who Have Reviewed this Report

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

## Bylaw No. 990-2018

Page 1

### AMENDMENT #81 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW

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

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

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

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

#### PART I: APPLICATION

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

Part of the SW ¼ Section 19-49-24-W4  
(consisting of 1.87 ha more or less)

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

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

#### PART II: ENACTMENT

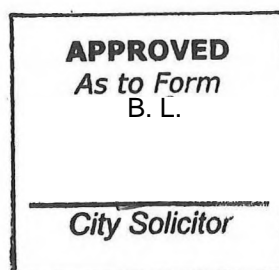
This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

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

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

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

\_\_\_\_\_  
Date Signed

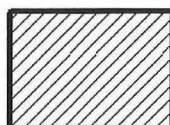
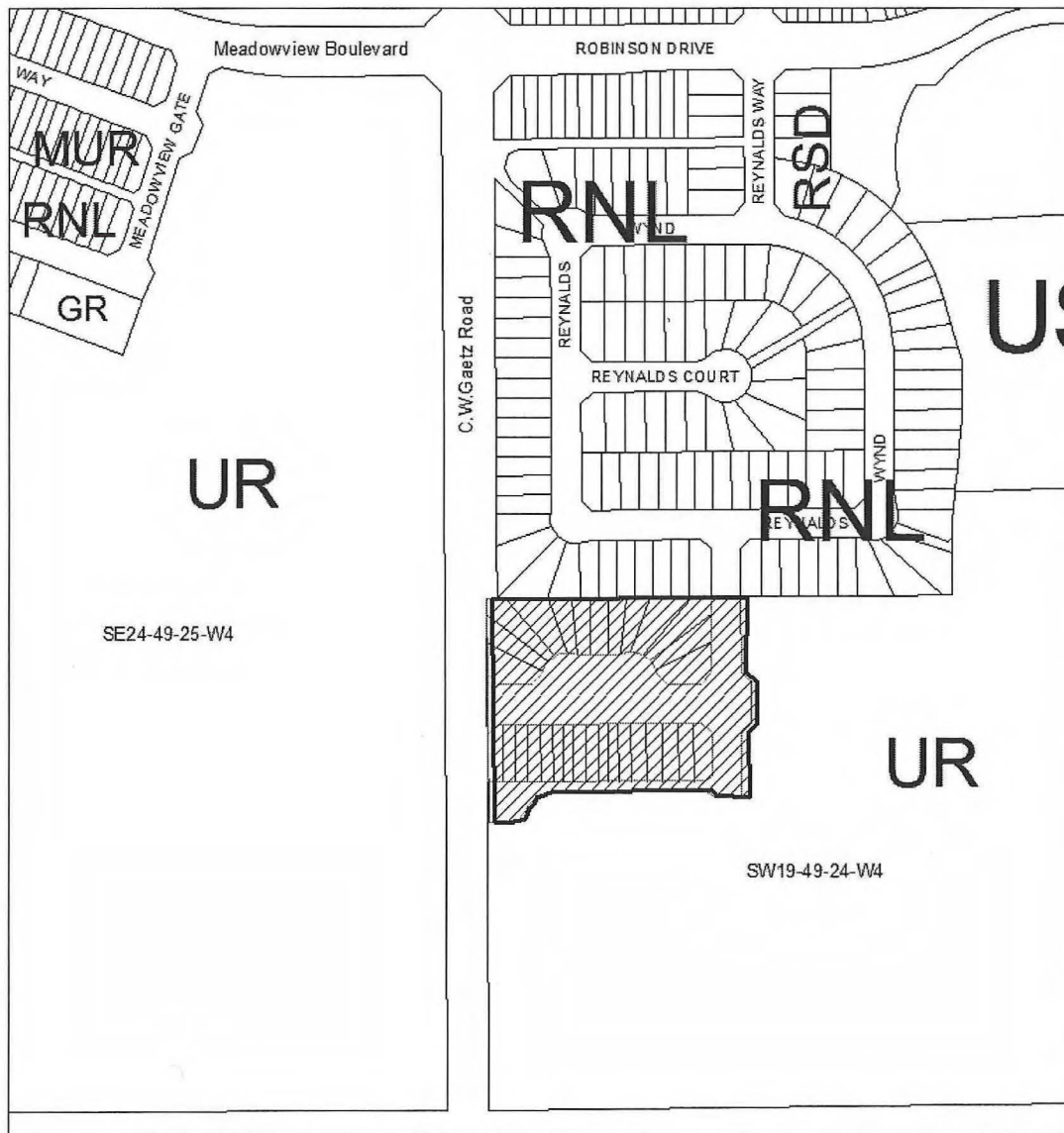


\_\_\_\_\_  
**Robert Young**  
**MAYOR**

\_\_\_\_\_  
**Sandra Davis**  
**CITY CLERK**



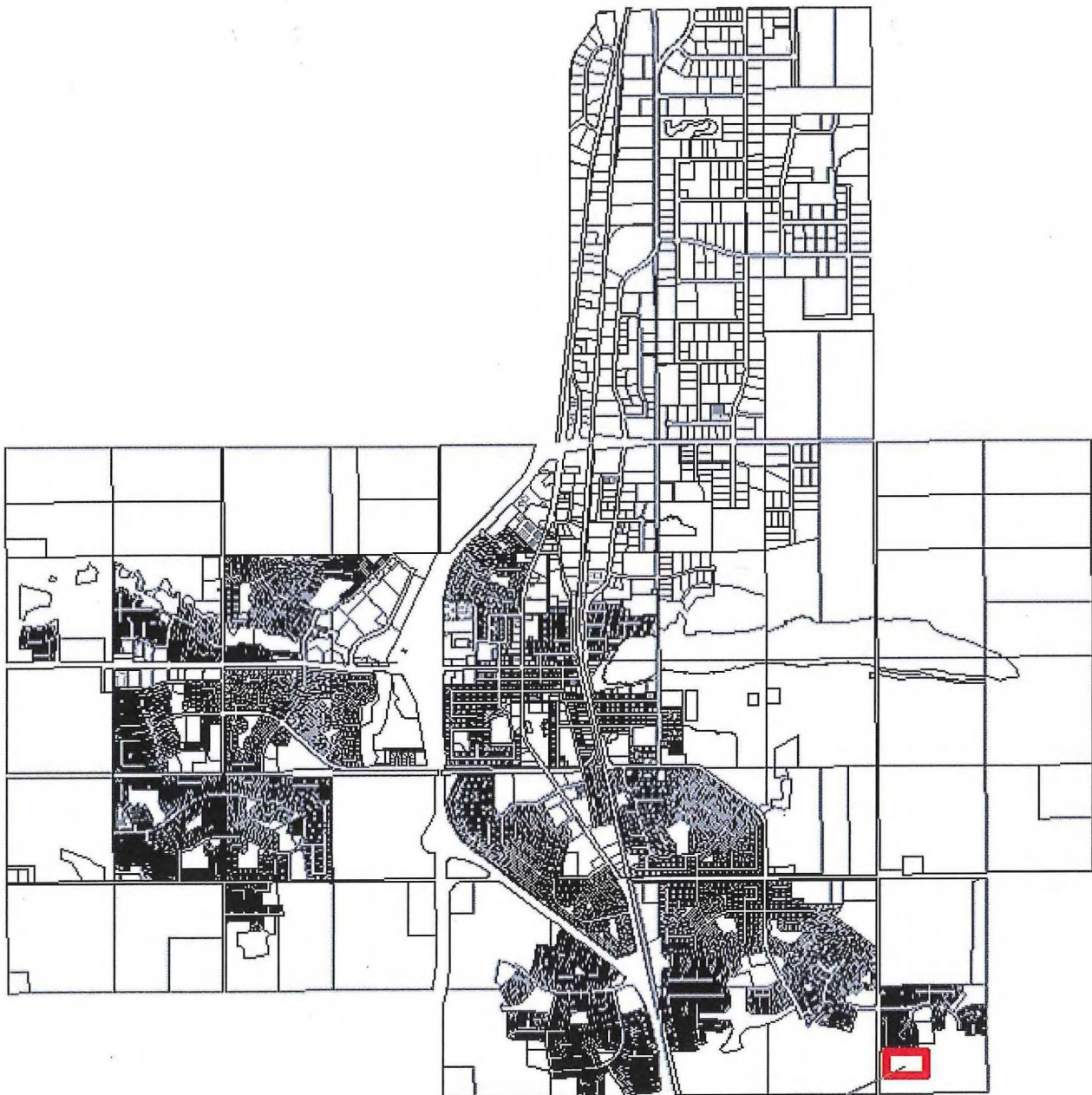
Schedule A



FROM: UR - URBAN RESERVE  
TO: MUR - MIXED-USE RESIDENTIAL

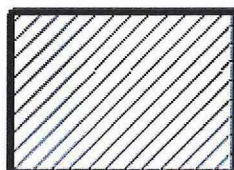
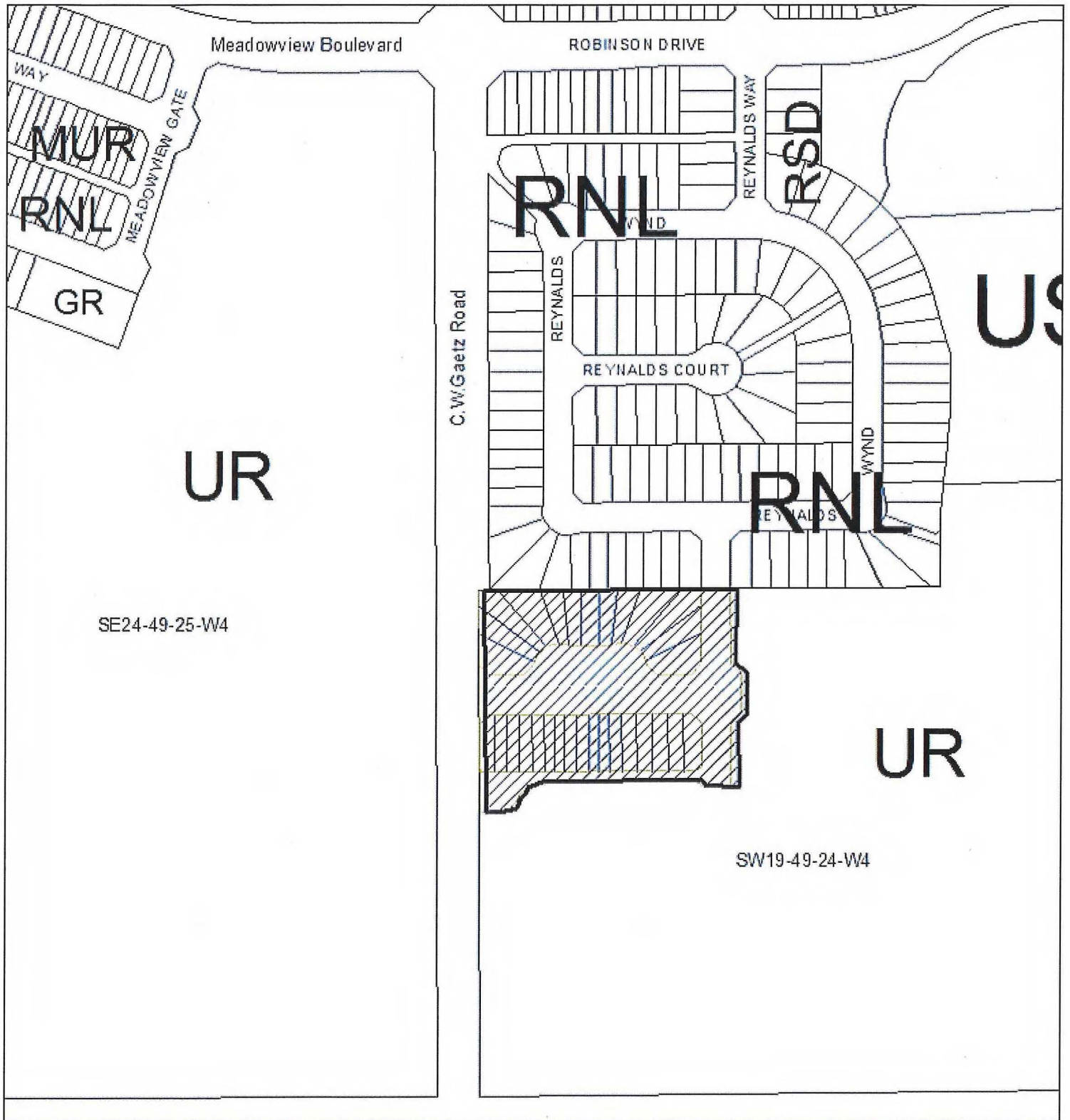


# Key Plan



Subject Area

# Redistricting Plan



FROM: UR - URBAN RESERVE  
TO: MUR - MIXED-USE RESIDENTIAL





CW GAETZ ROAD

REYNALDS ■ GATE

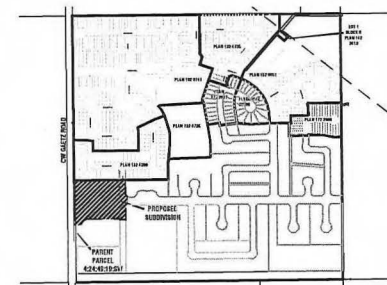
ROBINSON BOULEVARD

6m LANE

TURNAROUND DESIGN TO BE  
DETERMINED AT ENGINEERING  
SUBMISSION

AREA TO BE SUBDIVIDED CONTAINS  
1.87 ha  
30 (MUR) MIXED USE RESIDENTIAL LOTS

★ FROM TITLE SEARCHES DATED April 06, 2018  
ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;  
LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE,  
AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN



## CONTEXT PLAN

## LAND USE SUMMARY

GROSS HECTARES*	64.70	ha
4;24;49;19;SW	64.70	ha

EXCEPTING THEREOUT TOTAL	33.13	ha
EXCEPTING THEREOUT (ON TITLE)	32.08	ha

PLAN 102 6741	13.41	ha
PLAN 112 5292	0.05	ha
PLAN 132 4399	3.51	ha
PLAN 132 4735	5.66	ha
PLAN 152 0051	6.89	ha
PLAN 172 2987	1.23	ha
PLAN 172 2996	1.33	ha

EXCEPTING THEREOUT (SUBMITTED)	1.05	ha
--------------------------------	------	----

SUBDIVISION APPROVAL  
PLSDA201800269

GROSS DEVELOPABLE AREA	31.57 ha
PROPOSED APPLICATION	1.87 ha

<u>RESIDENTIAL</u>	1.05	ha
30 (MUR) MIXED USE RESIDENTIAL LOTS	1.05	ha

<u>CIRCULATION</u>		0.82 ha
LOCAL ROADS	0.15 ha	
COLLECTOR ROADS	0.54 ha	
LANE	0.13 ha	

REMANT	29,70	ha
--------	-------	----

**IBI GROUP PROFESSIONAL  
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## THE CITY OF LEDUC

Proposed Subdivision Application 4;24;49;19;SW

Robinson - Stage 9

6	4 JULY 2018	SUBMISSION RE SUBMITTED TO THE CITY OF LEDUC	DC	DCB
5	06 JUNE 2018	SUBMISSION RE SUBMITTED TO THE CITY OF LEDUC	JJ	NM
4	31 MAY 2018	SUBMISSION RE SUBMITTED TO THE CITY OF LEDUC	JJ	NM
3	29 MAY 2018	SUBMISSION RE SUBMITTED TO THE CITY OF LEDUC	JJ	NM
2	10 MAY 2018	SUBMISSION RE SUBMITTED TO THE CITY OF LEDUC	JJ	NM
1	04 MAY 2018	SUBMISSION SUBMITTED TO THE CITY OF LEDUC		
NO.	DATE	DESCRIPTION	BY	APPROV

DATE: July 4, 2018  
DESIGNED BY: JJ  
DRAWN BY: JJ  
CHECKED BY: SC  
SCALE: 1:1000  
JOB NUMBER: 108797



# **PUBLIC COMMENTARY**

# **IN-CAMERA ITEMS**

Edmonton International Airport Accord Update

Exception to Disclosure -  
Sections 21, 24 & 25 of the FOIP Act

# **IN-CAMERA ITEMS**

Performance Review Feedback

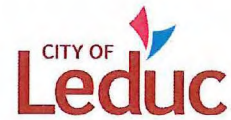
Exception to Disclosure - Section 19 of the FOIP Act



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



## Office of Mayor Young



### **Mayor's Report July 2 - 15, 2018**

#### July 3:

- Leduc Regional Chamber of Commerce
- Corporate Services
- Leduc Rep interview
- Condo Association

#### July 4:

- Rachel Yeung, Manager, Community Development
- Unravelling the Provincial Broadband Strategy

#### July 5:

- Rogers Communications

#### July 6

- EMRB CEO Recruitment
- 4<sup>th</sup> Annual Garden Social - Hosted by Councillor Wayne Bokenfohr of Sturgeon County

#### July 7

- Foam Fest

#### July 9

- Committee-of-the-Whole and Council agenda review
- Committee-of-the-Whole
- Council

#### July 10

- Joyce Tustian, Director, Western Management Consultants

#### July 11

- Cathy Kiss, Crown Strategic Consulting Inc.
- EMRB Executive Committee agenda review

#### July 12

- Fall Mayors and CAOs organizing committee
- James Rajotte, Rogers Communications

#### July 13

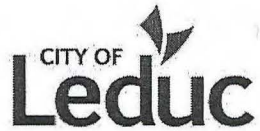
- Leduc Rep interview

#### July 14

- Leduc Art Walk

**Approved by Mayor Bob Young**

Mayor B. Young



## Building Permit Detail Summary

June 1, 2018-June 30, 2018 (inclusive)

Commercial					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201802408 (Issued-19/06/2018)	Accessory Structure - Temporary	INFINITE EVENT SERVICES		Deer Valley	\$3,000.00
PRBD201802614 (Issued-29/06/2018)	Accessory Structure - Temporary	ROYAL CANADIAN LEGION BRANCH 108		Central Business District	\$5,000.00
<b>Subtotal</b>			<b>2</b>		<b>\$8,000.00</b>
Duplex Dwelling					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201801792 (Issued-21/06/2018)	New Construction - Duplex	Pacesetter Homes Partnership	1	Meadowview Park	\$275,000.00
PRBD201801796 (Issued-21/06/2018)	New Construction - Duplex	Pacesetter Homes Partnership	1	Meadowview Park	\$275,000.00
PRBD201802502	New Construction - Duplex	JAYMAN BUILT LTD	1	Southfork	\$285,000.00
PRBD201802512	New Construction - Duplex	JAYMAN BUILT LTD	1	Southfork	\$285,000.00
PRBD201802516	New Construction - Duplex	JAYMAN BUILT LTD	1	Southfork	\$320,000.00
PRBD201802543	New Construction - Duplex	JAYMAN BUILT LTD	1	Southfork	\$320,000.00
PRBD201802567	New Construction - Duplex	JAYMAN BUILT LTD	1	Southfork	\$340,000.00
PRBD201802569	New Construction - Duplex	JAYMAN BUILT LTD	1	Southfork	\$320,000.00
<b>Subtotal</b>			<b>8</b>		<b>\$2,420,000.00</b>
Government/Institutional					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201801797 (Issued-14/06/2018)	Alteration and improvements	Delnor Construction Ltd.		Alexandra Park	\$1,300,000.00
PRBD201801938 (Issued-14/06/2018)	Accessory Structure - Temporary	LEDUC COMMUNITY BAPTIST CHURCH		Caledonia Park	\$1,000.00
PRBD201802013 (Issued-19/06/2018)	Alteration and improvements	SPRK SOLUTIONS INC.		Alexandra Park	\$8,500.00
PRBD201802566 (Issued-28/06/2018)	Accessory Structure - Temporary	INFINITE EVENT SERVICES		South Park	\$5,000.00
PRBD201802571 (Issued-29/06/2018)	Accessory Structure - Temporary	ALL STAR SHOW INDUSTRIES		South Park	\$5,000.00





## Building Permit Detail Summary

June 1, 2018-June 30, 2018 (inclusive)

<b>Subtotal</b>		<b>5</b>			<b>\$1,319,500.00</b>
<b>Industrial</b>					
<b>Permit</b>	<b>Type of Work</b>	<b>Builder</b>	<b>Units</b>	<b>Area</b>	<b>Valuation</b>
PRBD201704318 (Issued-21/06/2018)	Addition to existing building non-residential & residential	L.C. GREENOUGH CONSTRUCTION LTD		Northeast Industrial Park	\$304,000.00
PRBD201802070 (Issued-15/06/2018)	Alteration and improvements	CERC Construction Ltd.		Northwest Commerical	\$75,000.00
PRBD201802465 (Issued-27/06/2018)	Accessory Structure - Sea Container	Sherlock Septic Services Inc		Northeast Industrial Park	\$5,000.00
<b>Subtotal</b>		<b>3</b>			<b>\$384,000.00</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>
PRBD201801146 (Issued-01/06/2018)	Accessory Structure - Detached Garage	CRANSTON HOMES LTD		Meadowview Park	\$15,000.00
PRBD201801393 (Issued-19/06/2018)	Secondary suite	CRANSTON HOMES LTD		Meadowview Park	\$50,000.00
PRBD201801570	Accessory Structure Other	SUDEYKO MARSHALL		Southfork	\$5,000.00
PRBD201801767 (Issued-29/06/2018)	Accessory Structure - Detached Garage	VANDENBROEK JUSTIN R		Tribute	\$36,000.00
PRBD201801875 (Issued-01/06/2018)	Accessory Structure - Deck Uncovered	ZIMMERMAN JORDAN A		Robinson	\$5,000.00
PRBD201801891 (Issued-05/06/2018)	Accessory Structure - Deck Uncovered	BOURASSA DARREN K	0	Windrose	\$5,000.00
PRBD201801903	Basement Development	HANSEN LYNN THOMAS		Tribute	\$2,800.00
PRBD201801909 (Issued-05/06/2018)	Accessory Structure - Detached Garage	The Premier Construction Group Inc/ Premier Built Garages		West Haven	\$13,000.00
PRBD201801924 (Finaled-08/06/2018)	Accessory Structure - Deck Uncovered	THOMPkins AMY		Meadowview Park	\$5,000.00
PRBD201801932 (Finaled-01/06/2018)	Accessory Structure - Detached Garage	RED-WHEEL CONSTRUCTION LTD		West Haven	\$14,000.00
PRBD201801935	Basement Development	FLYNN CORY		Southfork	\$21,000.00
PRBD201801939	Accessory Structure - Shed	MSL PROJECTS & DESIGN INC		Leduc Estates	\$5,000.00
PRBD201801942	Basement Development	FORTHRIGHT CONSTRUCTION LTD		Southfork	\$14,500.00





## Building Permit Detail Summary

June 1, 2018-June 30, 2018 (inclusive)

PRBD201801944	Accessory Structure Other	MSL PROJECTS & DESIGN INC	Leduc Estates	\$5,000.00
PRBD201801969	Basement Development	BAKSHI KARAN	Suntree	\$30,000.00
PRBD201801979 (Issued-11/06/2018)	Accessory Structure - Deck Uncovered	STANEK RADOMIR	Meadowview Park	\$5,000.00
PRBD201801986 (Finaled-15/06/2018)	Accessory Structure - Detached Garage	BRUNKEN WESTLEY	Southfork	\$16,000.00
PRBD201801989 (Issued-14/06/2018)	Accessory Structure - Detached Garage	SAWCHYN MEGAN E	Willow Park	\$16,000.00
PRBD201801990	Basement Development	RESOSO JOEL	Black Stone	\$21,000.00
PRBD201802006 (Issued-11/06/2018)	Accessory Structure - Deck Uncovered	LOVELESS TIMOTIY J	Robinson	\$5,000.00
PRBD201802008 (Issued-21/06/2018)	Accessory Structure - Deck Uncovered	COX VANESSA	Willow Park	\$5,000.00
PRBD201802009 (Issued-19/06/2018)	Accessory Structure - Deck Uncovered	TRIUMPH HOMES LTD	Black Stone	\$5,000.00
PRBD201802055 (Issued-13/06/2018)	Accessory Structure - Deck Uncovered	HILL JESSE TAYLOR	Southfork	\$5,000.00
PRBD201802066 (Finaled-15/06/2018)	Alteration and improvements	VAN DOESBURG NETHANEL C	Southfork	\$50,000.00
PRBD201802069 (Issued-15/06/2018)	Accessory Structure - Detached Garage	MARCSON HOMES MASTER BUILDER	Black Stone	\$16,800.00
PRBD201802072 (Issued-15/06/2018)	Accessory Structure - Detached Garage	MARCSON HOMES MASTER BUILDER	Black Stone	\$16,800.00
PRBD201802073 (Issued-14/06/2018)	Accessory Structure - Deck Uncovered	HILL JESSE TAYLOR	Southfork	\$5,000.00
PRBD201802075 (Issued-15/06/2018)	Accessory Structure - Detached Garage	MARCSON HOMES MASTER BUILDER	Black Stone	\$16,800.00
PRBD201802088	Secondary suite	KEROY CONSTRUCTION	Deer Valley	\$40,000.00
PRBD201802090 (Issued-19/06/2018)	Accessory Structure - Detached Garage	MARCSON HOMES MASTER BUILDER	Black Stone	\$16,800.00
PRBD201802093 (Issued-14/06/2018)	Accessory Structure - Detached Garage	MARCSON HOMES MASTER BUILDER	Black Stone	\$16,800.00
PRBD201802109	Accessory Structure Other	TOOMEY JAMES W	Windrose	\$2,600.00



## Building Permit Detail Summary

June 1, 2018-June 30, 2018 (inclusive)

PRBD201802118 (Issued-18/06/2018)	Accessory Structure - Detached Garage	ABBINK LAWRENCE		Southfork	\$16,000.00
PRBD201802141 (Issued-21/06/2018)	Accessory Structure - Detached Garage	The Premier Construction Group Inc/ Premier Built Garages	0	Corinthia Park	\$17,280.00
PRBD201802146 (Issued-20/06/2018)	Accessory Structure - Detached Garage	Prominent Homes Edmonton Ltd		Deer Valley	\$14,000.00
PRBD201802147 (Issued-19/06/2018)	Accessory Structure - Detached Garage	Prominent Homes Edmonton Ltd		Deer Valley	\$14,000.00
PRBD201802168	Basement Development	Allstyle Finishing & Interiors Inc	0	Robinson	\$23,000.00
PRBD201802203 (Finaled-20/06/2018)	Accessory Structure - Deck Uncovered	RED-WHEEL CONSTRUCTION LTD		Robinson	\$4,400.00
PRBD201802213	Accessory Structure - Hot Tub	ANDERSON SANDRA		South Park	\$5,000.00
PRBD201802221	Secondary suite	HOMES BY AVI (EDMONTON) LP		Southfork	\$19,000.00
PRBD201802223	Secondary suite	HOMES BY AVI (EDMONTON) LP		Southfork	\$19,000.00
PRBD201802233	Basement Development	MSL PROJECTS & DESIGN INC		Southfork	\$35,000.00
PRBD201802246	Secondary suite	HOMES BY AVI (EDMONTON) LP		Southfork	\$50,000.00
PRBD201802252	Basement Development	DOCKRILL RONALD		Southfork	\$22,000.00
PRBD201802254 (Issued-29/06/2018)	Accessory Structure - Deck Uncovered	IWAASA SPENCER C		Suntree	\$2,500.00
PRBD201802263 (Issued-26/06/2018)	Accessory Structure - Deck Uncovered	SAID ALLAEDDIN		Suntree	\$5,000.00
PRBD201802322 (Finaled-28/06/2018)	Accessory Structure - Detached Garage	GASSNER BRYAN	0	Southfork	\$14,000.00
PRBD201802328 (Issued-21/06/2018)	Accessory Structure - Deck Uncovered	ABRAMS OWEN		Tribute	\$5,000.00
PRBD201802437 (Issued-25/06/2018)	Demolition	B & B DEMOLITION LTD.		Willow Park	\$2,000.00
PRBD201802549	Basement Development	LEE CHRISTOPHER		Suntree	\$18,000.00
PRBD201802565 (Issued-29/06/2018)	Basement Development	ART CUSTOM HOMES INC		Meadowview Park	\$28,000.00
PRBD201802592	Basement Development	TOMLINSON MARC		Bridgeport	\$10,000.00
<b>Subtotal</b>		<b>52</b>	<b>0</b>		<b>\$809,080.00</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

June 1, 2018-June 30, 2018 (inclusive)

PRBD201801407 (Issued-12/06/2018)	New Construction - Single Detached Dwelling	Prominent Homes Edmonton Ltd	1 Deer Valley	\$250,000.00
PRBD201801515 (Issued-29/06/2018)	New Construction - Single Detached Dwelling	HASSAM SHAMEZ	1 Deer Valley	\$585,000.00
PRBD201801621 (Issued-06/06/2018)	New Construction - Single Detached Dwelling	Dolce Vita Homes LP	1 Robinson	\$530,000.00
PRBD201801878 (Issued-12/06/2018)	New Construction - Single Detached Dwelling	GULJIT GILL	1 Bridgeport	\$500,000.00
PRBD201801926 (Issued-27/06/2018)	New Construction - Single Detached Dwelling	HOMES BY AVI (EDMONTON) LP	1 Southfork	\$473,361.24
PRBD201801929 (Issued-08/06/2018)	New Construction - Single Detached Dwelling	HOMES BY AVI (EDMONTON) LP	1 Southfork	\$471,401.15
PRBD201801946 (Issued-11/06/2018)	New Construction - Single Detached Dwelling	HOMEXX CORPORATION	1 West Haven	\$400,000.00
PRBD201802053 (Issued-29/06/2018)	Alteration and improvements	JOHNSTON MEAGAN	North Telford	\$90,000.00
PRBD201802120 (Issued-22/06/2018)	New Construction - Single Detached Dwelling	ART CUSTOM HOMES INC	1 Meadowview Park	\$470,000.00
PRBD201802232 (Issued-28/06/2018)	New Construction - Single Detached Dwelling	JAYMAN BUILT LTD	1 Southfork	\$427,000.00
PRBD201802241 (Issued-26/06/2018)	New Construction - Single Detached Dwelling	HOMEXX CORPORATION	1 West Haven	\$350,000.00
PRBD201802243 (Issued-26/06/2018)	New Construction - Single Detached Dwelling	HOMES BY AVI (EDMONTON) LP	1 Southfork	\$365,000.00
PRBD201802378 (Issued-26/06/2018)	New Construction - Single Detached Dwelling	AREO HOMES PVT LTD	1 West Haven	\$296,000.00
PRBD201802428 (Issued-21/06/2018)	New Construction - Single Detached Dwelling	JAYMAN BUILT LTD	1 Southfork	\$265,094.00
PRBD201802466 (Issued-28/06/2018)	New Construction - Single Detached Dwelling	Creation Communities Inc/ CCI Homes	1 Deer Valley	\$249,000.00
PRBD201802468 (Issued-27/06/2018)	New Construction - Single Detached Dwelling	Creation Communities Inc/ CCI Homes	1 Deer Valley	\$233,000.00
PRBD201802506 (Issued-26/06/2018)	New Construction - Single Detached Dwelling	Look Master Builder Inc.	1 Black Stone	\$387,000.00



## Building Permit Detail Summary

June 1, 2018-June 30, 2018 (inclusive)

PRBD201802510 (Issued-27/06/2018)	New Construction - Single Detached Dwelling	Look Master Builder Inc.	1	Black Stone	\$368,000.00
PRBD201802557 (Issued-29/06/2018)	New Construction - Single Detached Dwelling	AREO HOMES PVT LTD	1	West Haven	\$321,000.00
PRBD201802558 (Issued-27/06/2018)	New Construction - Single Detached Dwelling	Look Master Builder Inc.	1	Black Stone	\$230,000.00
PRBD201802586 (Issued-29/06/2018)	New Construction - Single Detached Dwelling	Prominent Homes Edmonton Ltd	1	Black Stone	\$356,000.00
<b>Subtotal</b>		<b>21</b>	<b>20</b>		<b>\$7,616,856.39</b>
<b>Townhouse (3-6 units) Fee Simple Lots</b>					
<b>Permit</b>	<b>Type of Work</b>	<b>Builder</b>	<b>Units</b>	<b>Area</b>	<b>Valuation</b>
PRBD201801894	New Construction - Townhouse	MARCSON HOMES MASTER BUILDER	1	Black Stone	\$210,000.00
PRBD201801895	New Construction - Townhouse	MARCSON HOMES MASTER BUILDER	1	Black Stone	\$238,000.00
PRBD201801896	New Construction - Townhouse	MARCSON HOMES MASTER BUILDER	1	Black Stone	\$224,000.00
PRBD201801897	New Construction - Townhouse	MARCSON HOMES MASTER BUILDER	1	Black Stone	\$226,000.00
PRBD201801899	New Construction - Townhouse	MARCSON HOMES MASTER BUILDER	1	Black Stone	\$249,000.00
PRBD201801900	New Construction - Townhouse	MARCSON HOMES MASTER BUILDER	1	Black Stone	\$249,000.00
<b>Subtotal</b>		<b>6</b>	<b>6</b>		<b>\$1,396,000.00</b>
<b>Total</b>		<b>97</b>	<b>34</b>		<b>\$13,953,436.39</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			
August			
September			
October			
November			
December			
Year-to-date Totals	123	43	18

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			
August			
September			
October			
November			
December			
Year-to-date Totals	101	26	42



## 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					
August					
September					
October					
November					
December					
Year-to-date Totals	\$ 67,351,207.30	\$ 1,186,000.00	\$ 3,857,100.00	\$ 1,773,207.00	\$ 74,167,514.30

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					
August					
September					
October					
November					
December					
Year-to-date Totals	\$ 47,412,551.91	\$ 4,360,979.00	\$ 1,337,000.00	\$ 1,601,191.00	\$ 54,711,721.91

# **ADJOURNMENT**