

**COMMITTEE-OF-THE-WHOLE MEETING NOTES
MONDAY, MARCH 12, 2018
PAGE 19**

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

Absent: Councillor B. Beckett

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

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

I. APPROVAL OF AGENDA

MOVED by Councillor G. Finstad that the Committee approve the agenda with the following additions:

VIII. INFORMATION ITEMS

- a) Cannabis Next Steps
- b) Oilfield Sites

Motion Carried Unanimously

II. ADOPTION OF PREVIOUS NOTES

- a) Approval of Notes for the Committee-of-the-Whole Meeting held Tuesday, February 20, 2018

MOVED by Councillor B. Hamilton that the notes of the Committee-of-the-Whole Meeting held Tuesday, February 20, 2018, be approved as presented.

Motion Carried Unanimously

- b) Approval of Notes for the Committee-of-the-Whole Meeting held Monday, February 26, 2018

MOVED by Councillor L. Hansen that the notes of the Committee-of-the-Whole Meeting held Monday, February 26, 2018, be approved as presented.

Motion Carried Unanimously

III. DELEGATIONS & PRESENTATIONS

- a) Leduc Regional Housing Foundation (“Foundation”) Overview

N. Laing, Executive Director, Leduc Regional Housing Foundation, made a PowerPoint presentation (Attached) regarding the Foundation’s buildings, services and needs.

N. Laing encouraged Council to attend the meeting on May 16, 2018, at the Nisku Recreation Centre, to have a conversation with six neighbouring municipalities and

**COMMITTEE-OF-THE-WHOLE MEETING NOTES
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find out how the Foundation is meeting the housing needs of the people in this region.

N. Laing answered Committee's questions.

IV. BUSINESS ARISING FROM PRESENTATIONS

V. IN-CAMERA ITEMS

MOVED by Councillor L. Tillack that the Committee-of-the-Whole move In-Camera at 5:35 pm to discuss:

- a) Mayor's Special Award
FOIP s. 24 & 29

Motion Carried Unanimously

MOVED by Councillor B. Hamilton that the Committee-of-the-Whole move In-Public at 5:39 pm.

Motion Carried Unanimously

VI. RISE AND REPORT FROM IN-CAMERA ITEMS

- a) **Mayor's Special Award**
FOIP s. 24 & 29

D. Melvie, General Manager, Community and Protective Services, provided an overview of the Mayor's Special Award.

D. Melvie answered the Committee's questions.

VII. REPORTS FROM COMMITTEE & ADMINISTRATION

- a) **Telford Lake Trail Update**

R. Yeung, Manager, Community Development and K. van Steenoven, Manager, Capital Projects & Development, and B. Obrodovic, Consultant with Associated Engineering, made a PowerPoint presentation (attached) and provided the Committee an update on the Telford Lake Trail.

The Committee supports the redesign of 53 Avenue to upgrade the existing sidewalk to a 3.0m monowalk, and requested that Administration send a letter to affected residents of the upcoming sidewalk enhancement.

R. Yeung and K. van Steenoven, answered the Committee's questions.

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b) Condominium Mill Rate Review

J. Cannon, Director, Finance, and G. Damo, Manager, Revenue Services, made a PowerPoint presentation (Attached) on the Condominium mill rate, with the recommendation that the condominium mill rate stay status quo. The Committee requested Administration advise how many condominium associations are in Leduc, and that each receive a communication piece with reasons as to why the condominium mill rate will remain status quo.

VIII. INFORMATION ITEMS

a) Cannabis Next Steps

P. Benedetto, City Manager, provided an overview on cannabis next steps in our community.

b) Oilfield Sites

Councillor T. Lazowski requested that this item be tabled to the March 19, 2018, Committee-of-the-Whole meeting.

IX. ADJOURNMENT

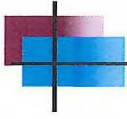
The meeting adjourned at 6:58 pm.

“Original Signed”

B. Young
MAYOR

“Original Signed”

M. Hormazabal
DEPUTY CITY CLERK

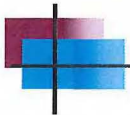


Leduc Regional Housing Foundation

**City of Leduc
Municipal Council**

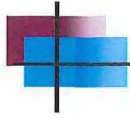
Nancy M. Laing, Executive Director

March 12, 2018



Our Mission

*Provide high quality,
affordable housing & services to
seniors, individuals and families of
modest means.*

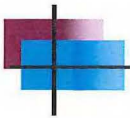


Human Resources

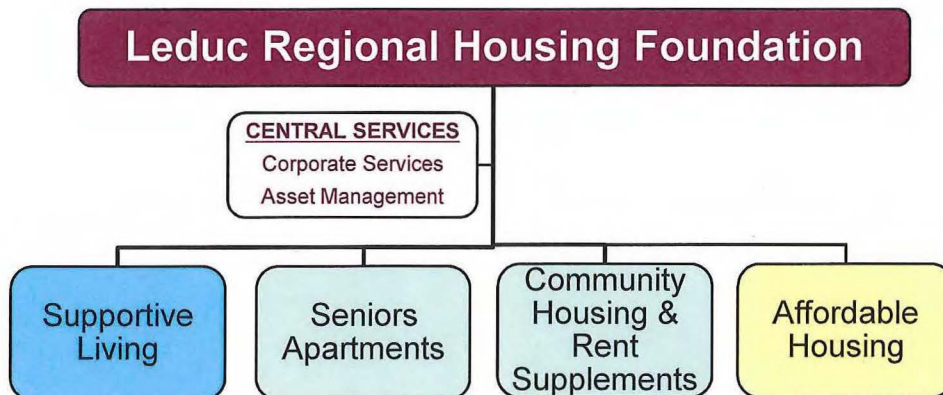


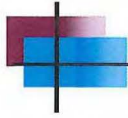
♦ Professionalism ♦ Team Work ♦ Compassion ♦ Innovation ♦ Accountability

3



Program Streams



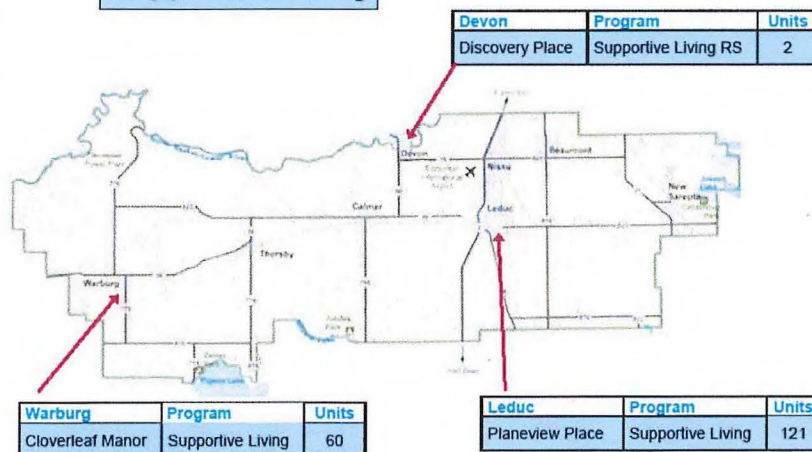


Programs & Services

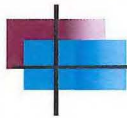
Supportive Living	<ul style="list-style-type: none"> 65+ age, low income (< ~ \$29,000), functionally independent Accommodation with hospitality services Rent = 30% of Household Income + Service Package = \$1,194 per month
Supportive Living Supplement	<ul style="list-style-type: none"> 65+ age, low income (< ~ \$29,000), functionally independent Accommodation provided in Non-profit or Private buildings Devon, Beaumont (previously)
Seniors Apartments	<ul style="list-style-type: none"> 65+ age, modest income (<\$37,500), independent living 1-bedroom rental accommodation Rent = 30% of Household Income
Community Housing	<ul style="list-style-type: none"> Linsford Townhouses - families Core Need Income Threshold (CNIT) Bedrooms: 2 < \$44,000, 3 < \$49,500, 4 < \$54,000 Rent = 30% of Household Income
Rent Supplement	<ul style="list-style-type: none"> Seniors, Non-Seniors, Singles, Families Core Need Income Threshold (CNIT) Units: B <\$31,000 1 <\$37,500 2 < \$44,000, 3 < \$49,500, 4+ < \$54,000 Private Landlord: Rent = 30% of income; Direct to Tenant: Max Subsidy = \$450
Affordable Housing	<ul style="list-style-type: none"> Seniors, Non-Seniors, Singles, Families Core Need Income Threshold (CNIT) + 20% Rent is a Flat rate, minimum of 10% below market (LRHF <15-20%)



Supportive Living

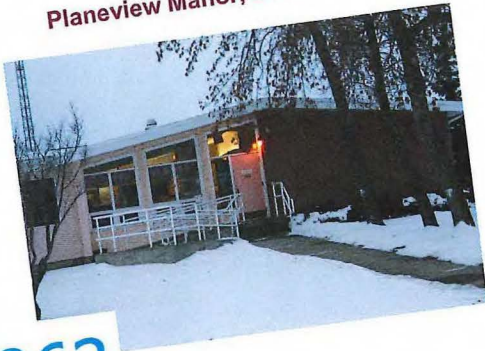


Leduc Region



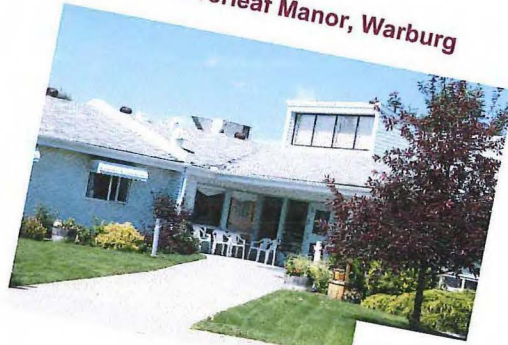
Supportive Living

Planeview Manor, Leduc



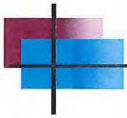
1963

Cloverleaf Manor, Warburg



1976

7



Who We Serve



<\$21,000 / ~\$19,000
>\$29,000 X

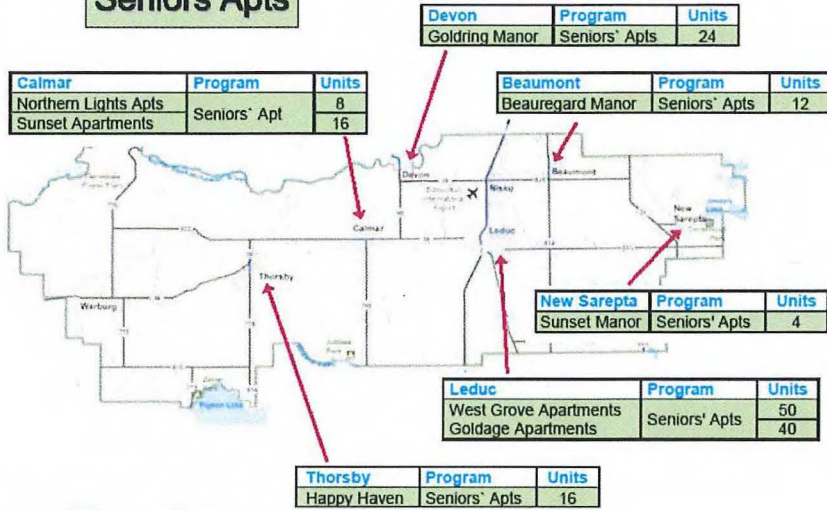


tenant support

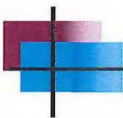
- ✓ FCSS
- ✓ AHS – Home Care



Seniors Apts



Leduc Region



Seniors Apartments

West Grove Apts, Leduc



1983

Goldage Apartments, Leduc



1998
(1978)

Who We Serve



\$21,000

MONTHLY RENT = \$522

MARKET RENT = \$1,000

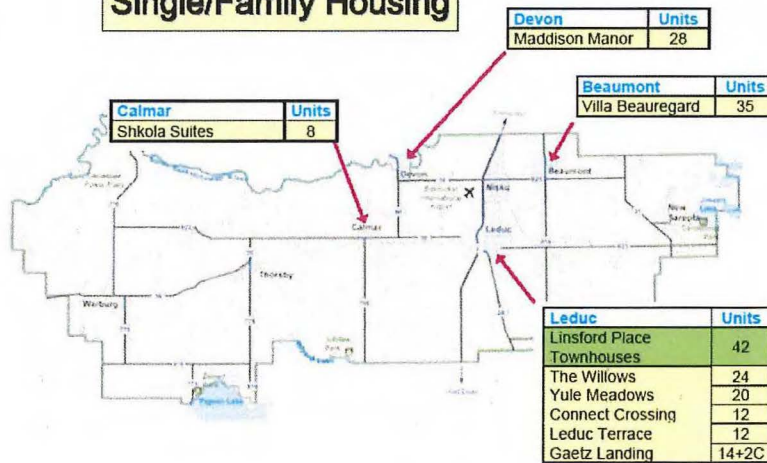


tenant support

- ✓ FCSS (7)
- ✓ GoA – Home Care

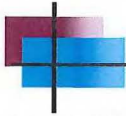


Single/Family Housing



Leduc Region

Leduc Region	Program	Units
All	Rent Supplements	213



Singles/Family Housing

Linsford Townhouses



1996
(1963)

Yule Meadows Manor



2008
(1978)



Connect Crossing

2011
Leduc Terrace

The Willows



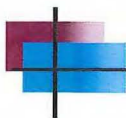
2007



Gaetz Landing



2015



Who We Serve



Single
Partnered
Young / Old
Children



\$8,400 / year

MONTHLY RENT = \$120+

MARKET RENT = \$1,000



tenant support

- ✓ FCSS (7)
- ✓ Food Bank
- ✓ AHS – Mental Health



Program Eligibility

	Supportive Living + 2 SLRS	Seniors' Apts	Community Housing	Direct to Tenant Rent Supp	Private Landlord Rent Supp	Affordable Housing
Citizenship	X	X		X		X
Core Housing Need (CNIT)	-	X		X		+ 20-50%
Residency	Primary Relative	Previous 12 mths or 10 yrs of life				←
Age	65+	65+	< 65			All
Functional Independence	X	X	-	-	-	-
Suitability	X	X	X	-	-	X
Assets		Pt. Score	< \$25,000			<\$50,000

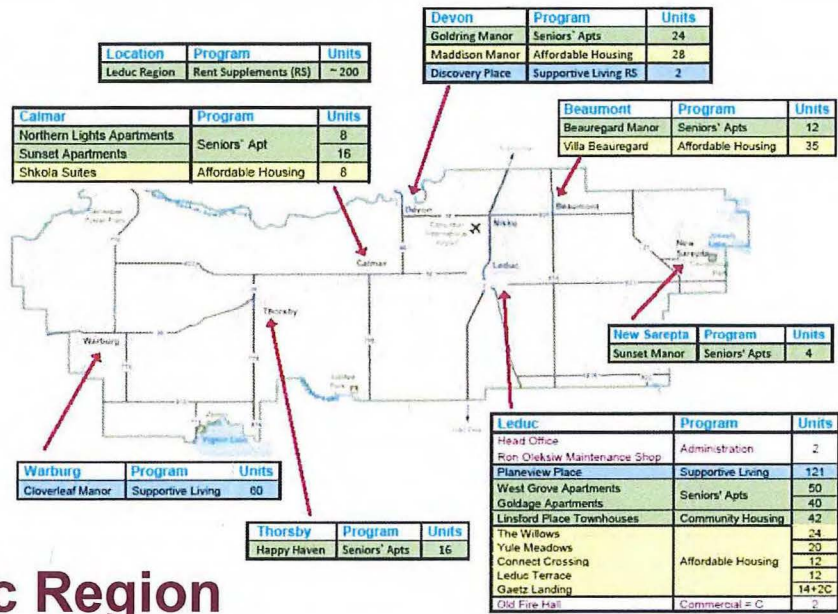
15



Portfolio

Program Streams	1		2	3		4
	Supportive Living	Supportive Living Supplement	Seniors Apartments	Community Housing	Rent Supplement	Affordable Housing
Leduc County			4		8	
City of Leduc	121		90	42	144	82
Town of Beaumont		-	12		24	35
Town of Devon		2	24		24	28
Town of Calmar			24		6	8
Town of Thorsby			16		5	
Village of Warburg	60				1	
Other - Breton					1	
TOTAL UNITS = 546	181	2	170	42	213	153

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Leduc Region

Housing Spectrum

LRHF Non-Market Housing		Habitat For Humanity	Market Affordable	Market Housing
	Subsidized Housing			
	Affordable Housing			
Homeless Shelters	Supportive Living			
	Alberta Government Community Housing Rent = 30% of Income	Affordable Home Ownership	Home Ownership	Home Ownership
	Private Landlord Rent Supplement Rent = 30% of Income	Affordable Housing Rent - 10/20% ↓ Market		
	Direct to Tenant Rent Supplement Maximum \$450/Month		Rental	Rental

Program Funding

Revenue Source	Supportive Living	Seniors Apartments	Community Housing	Affordable Housing
Tenant Rent	\$ 3,100,000	\$ 1,043,500	\$ 145,000	\$ 1,410,000
Other Revenue	\$ 70,000	\$ 136,500	\$ 5,000	\$ 75,000
GoA Funding	\$ 700,000	\$ (25,000)	\$ 1,400,000	\$ -
Municipal Requisition	\$ 350,000	\$ -	\$ -	\$ -
Program Total	\$ 4,220,000	\$ 1,155,000	\$ 1,550,000	\$ 1,485,000

\$8,410,000

Equalized Assessment	% of Total	2018 Requisition
6,092,490,540	33%	\$115,563
18,452,148,267	100%	\$ 350,000

Capital Assets & Development

Assets Owned 13 (Operated 22)

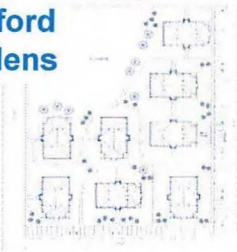
Supportive Living	Seniors Apartments	Community Housing	Affordable Housing	Commercial
1 (2)	1 (8)	0 (1)	8 (8)	3 (3)
\$7,470,000	\$1,160,000	-	\$31,616,000	\$1,831,000
\$42,077,000				

- Capital Grants **\$25,000,000+**
- Leduc Region's AH Development Resource

Future Development



Linsford Gardens



Planeview Place



Affordable Housing
Gaetz Landing
Phase 2



Shareholders & Community Partners

■ Municipalities

- FCSS, Planning

■ Edmonton Metropolitan Region Board

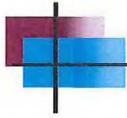
■ AB Government

- Seniors & Housing
- Community & Social Services
- Health Services - Home Care, Mental Health

■ Community Service Agencies

- Including Leduc & District Food Bank, LINX, LCLA



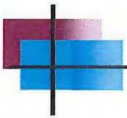


Our Vision . . .



Every senior, individual and family of modest means, that resides within the Leduc Region, lives in comfortable, safe and affordable housing.

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Administration Office

5118 - 50 Avenue, Leduc, AB T9E 6V4

Ph: 780-986-2814 Fax: 780-986-4881

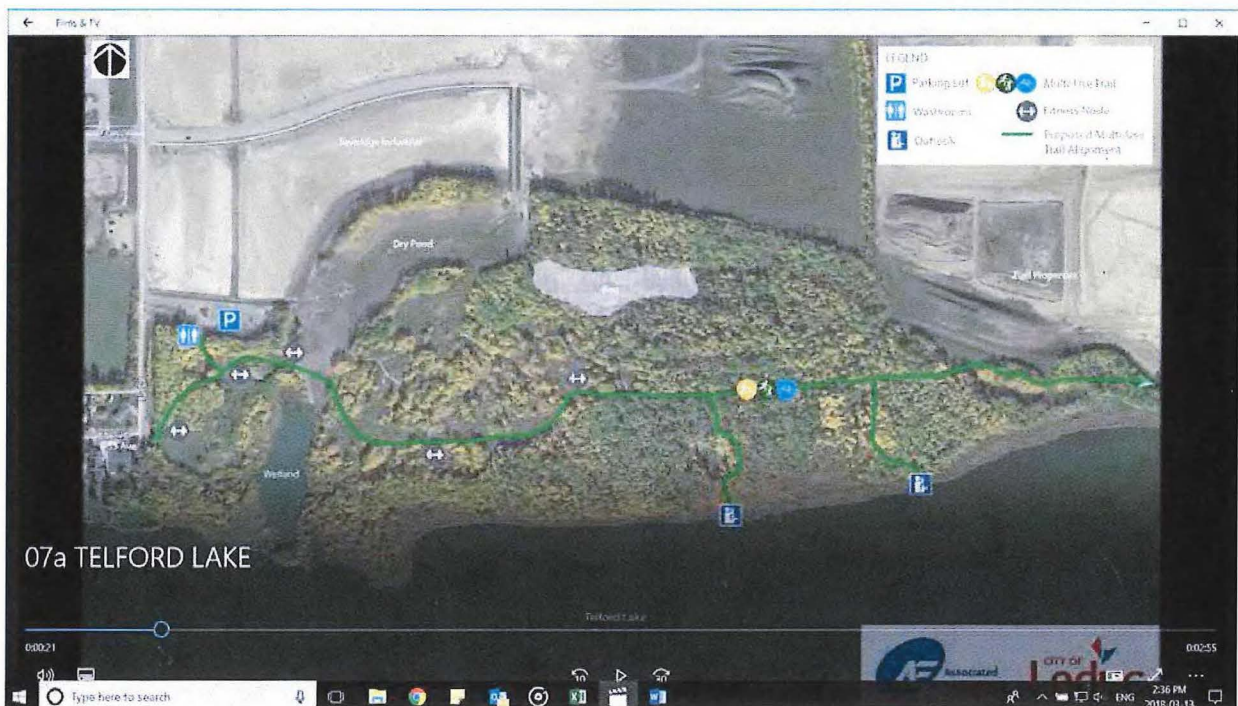
Email: nmlaing@leducregionalhousing.ca

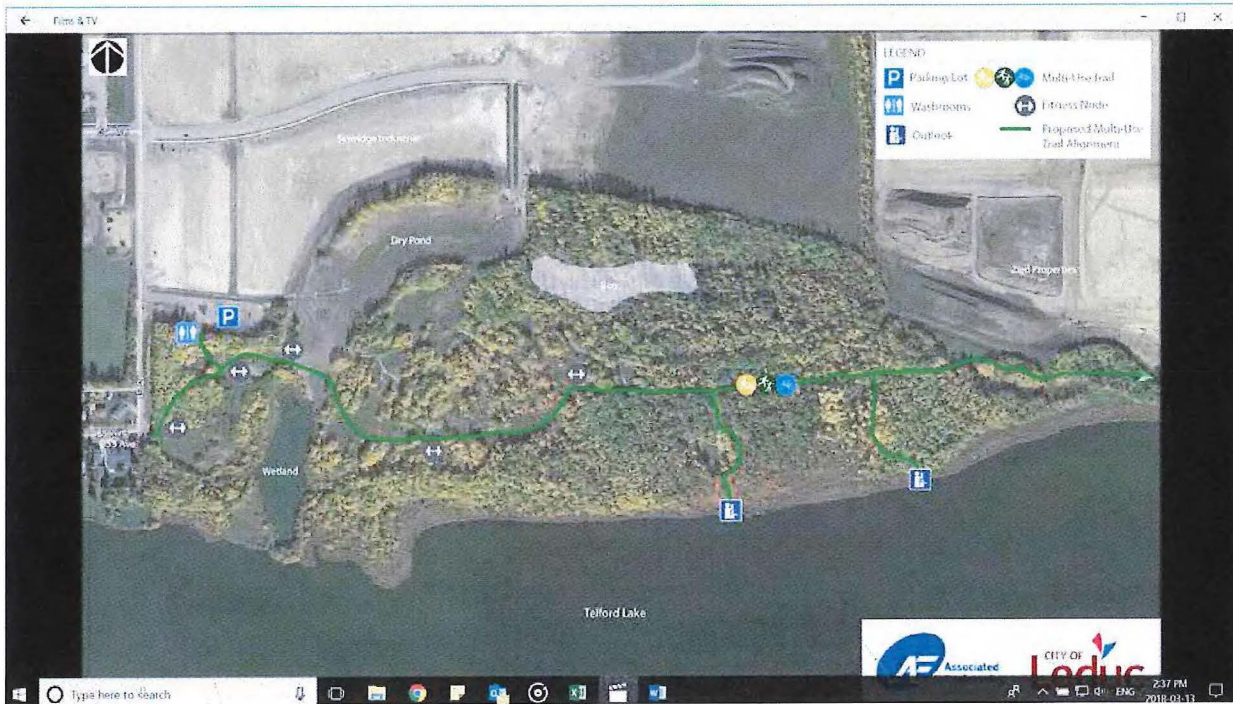
Website: www.leducregionalhousing.ca

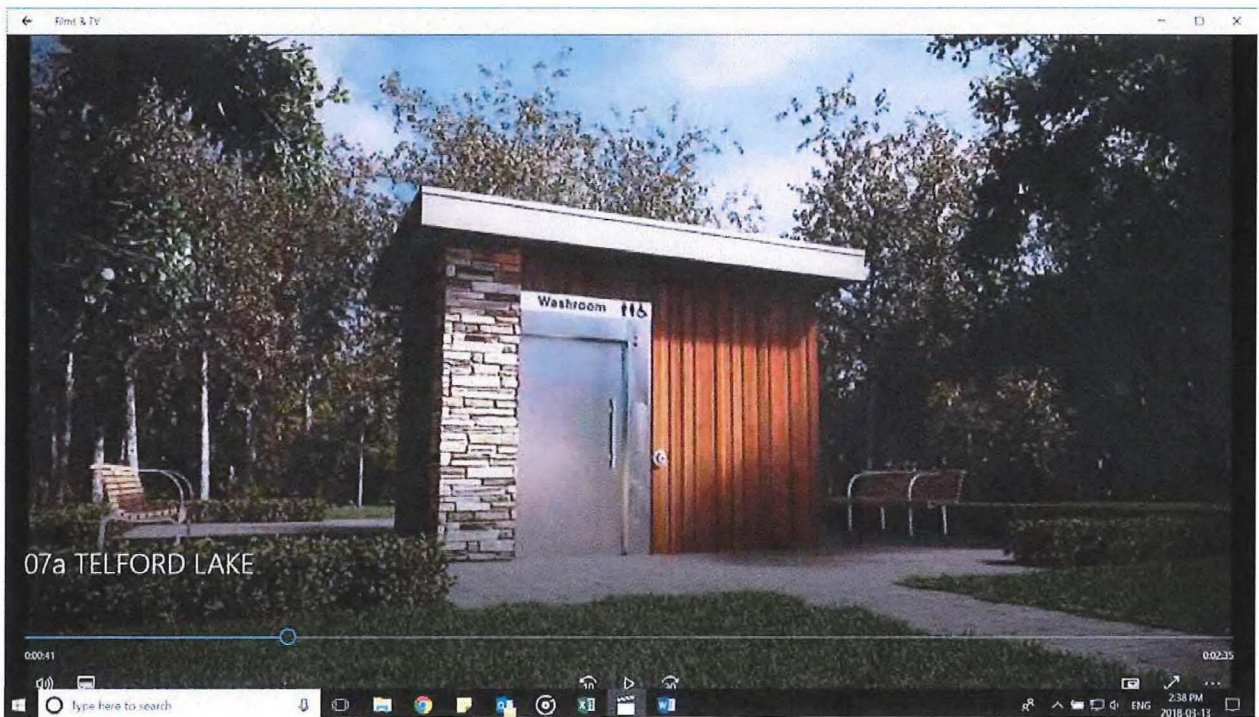
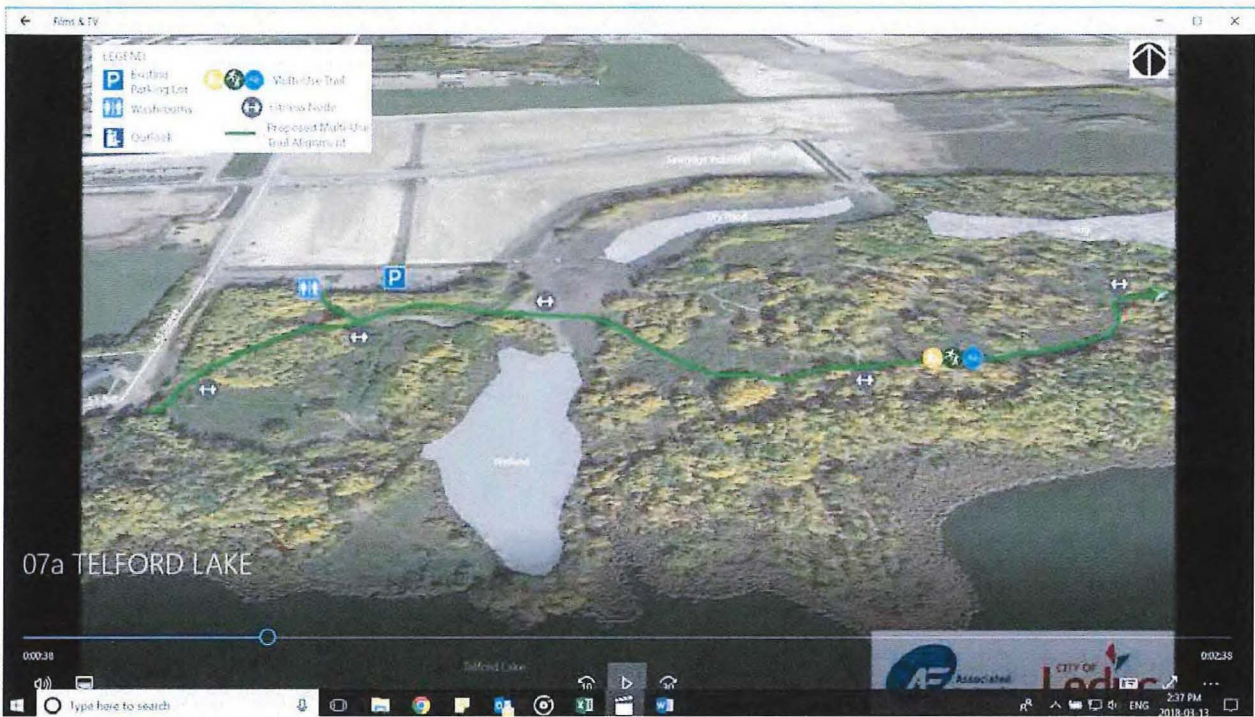
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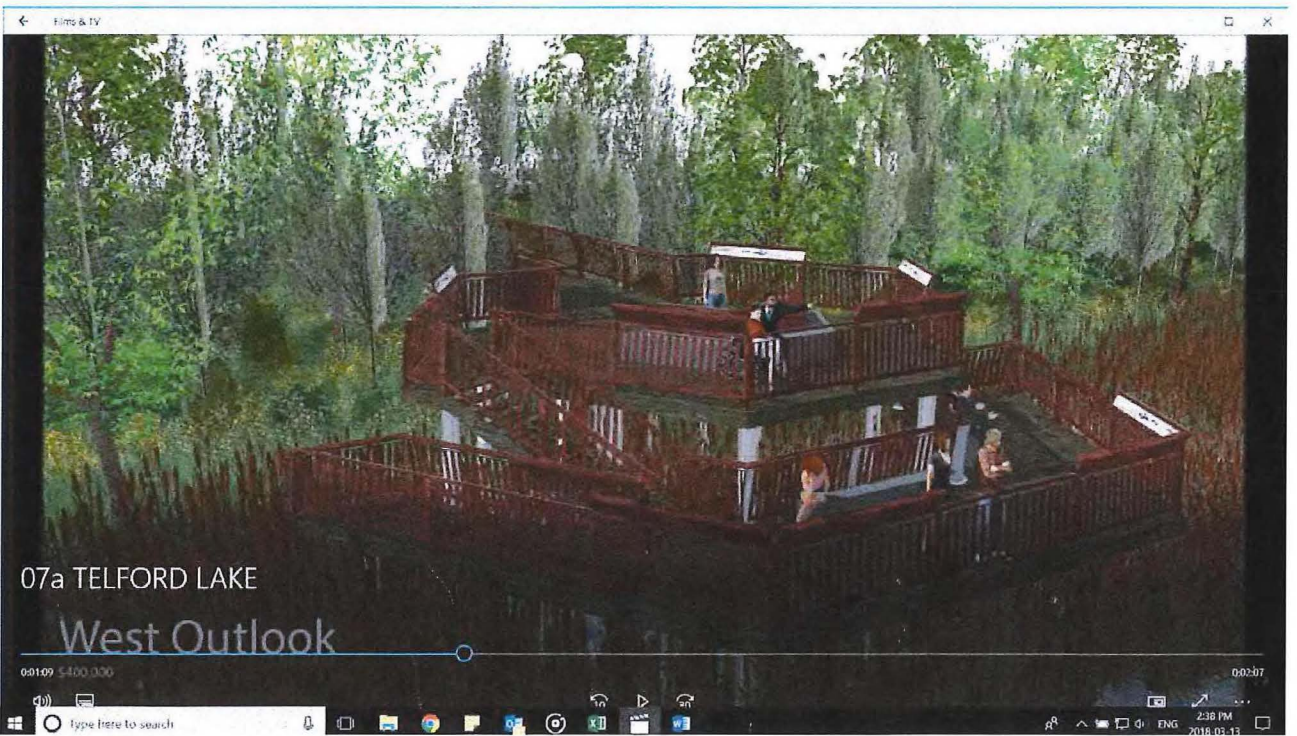
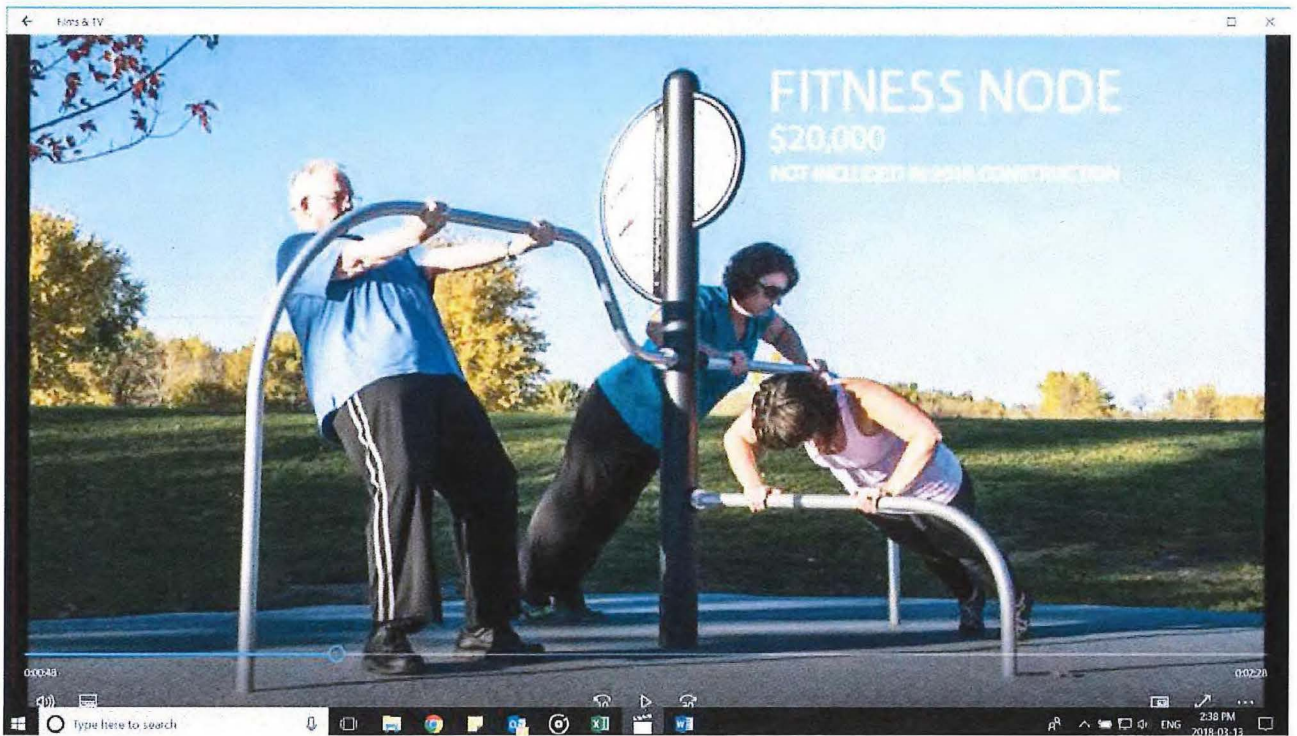


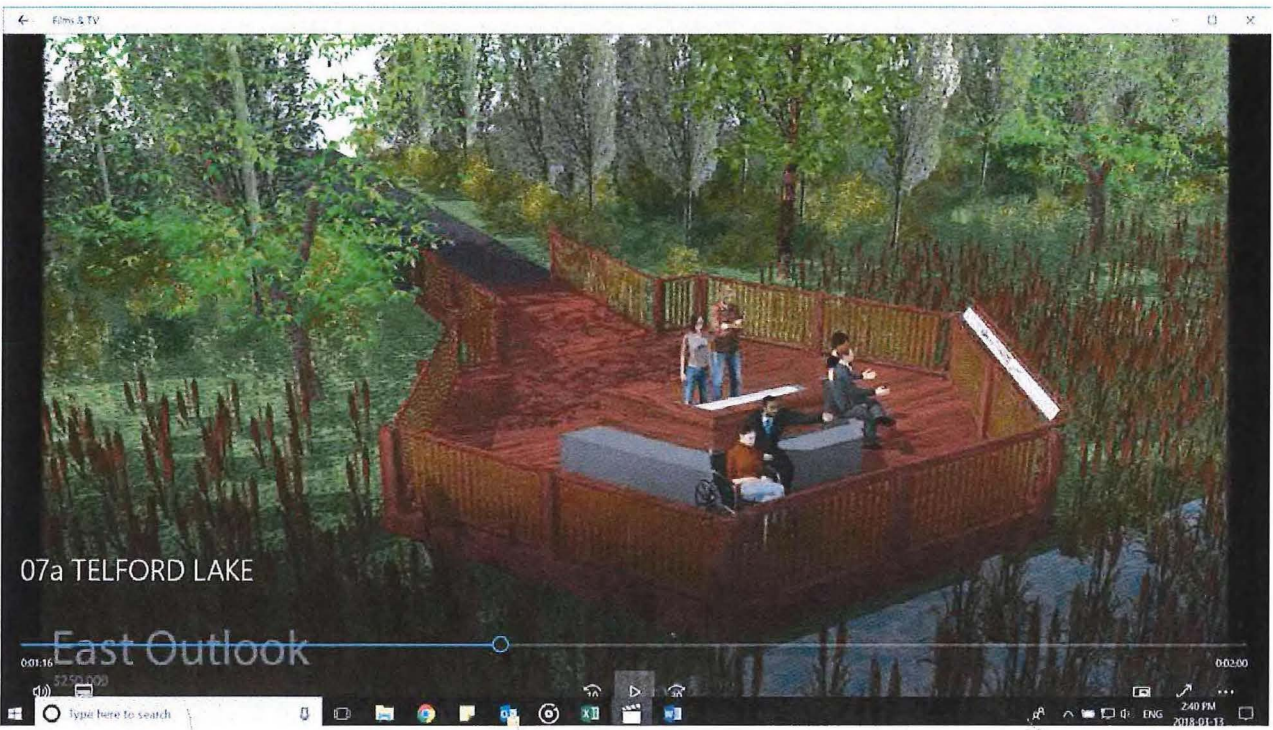
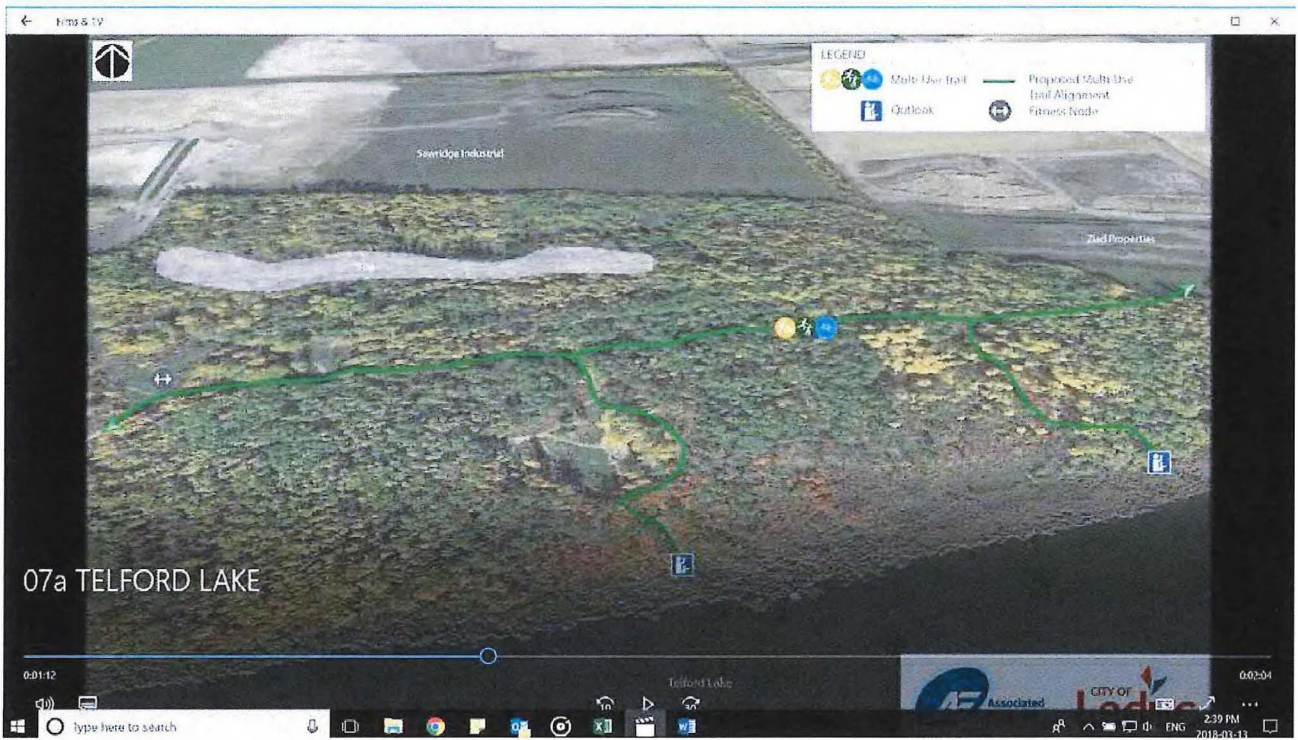
Telford Lake Trail Concept Plan by Associated Engineering

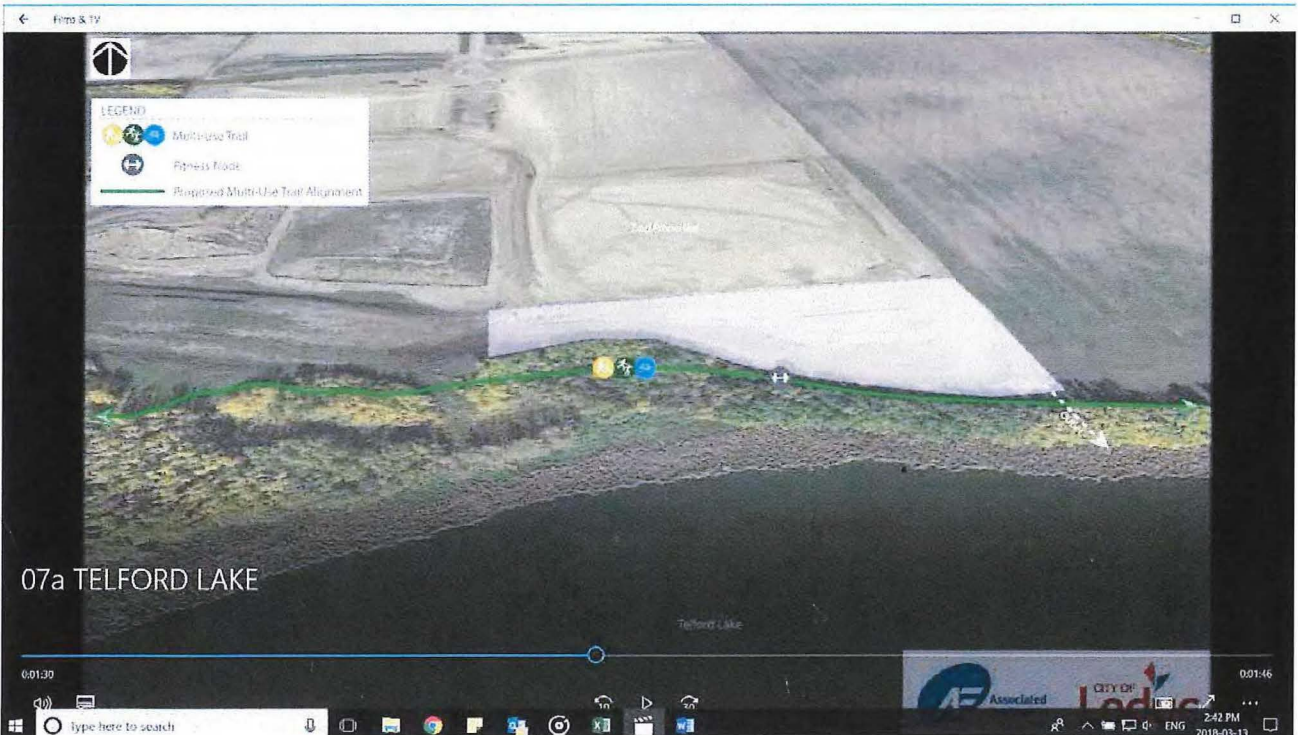
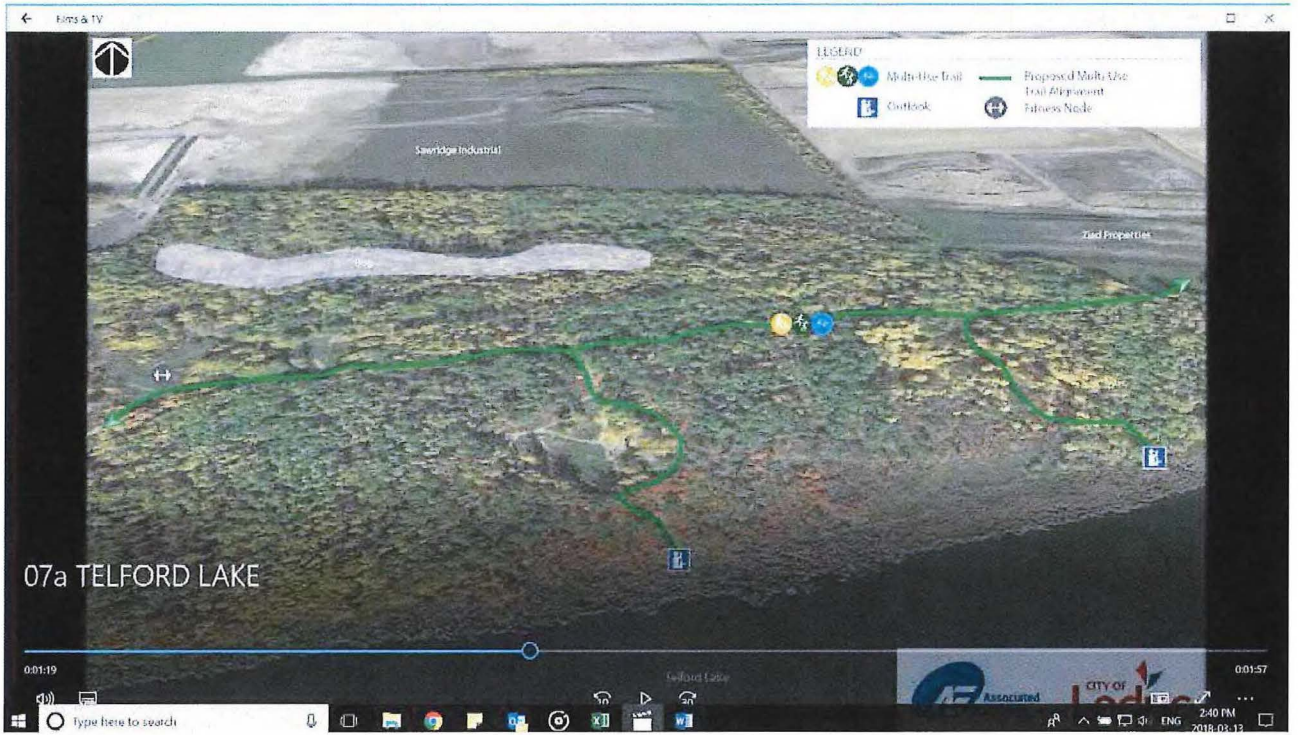


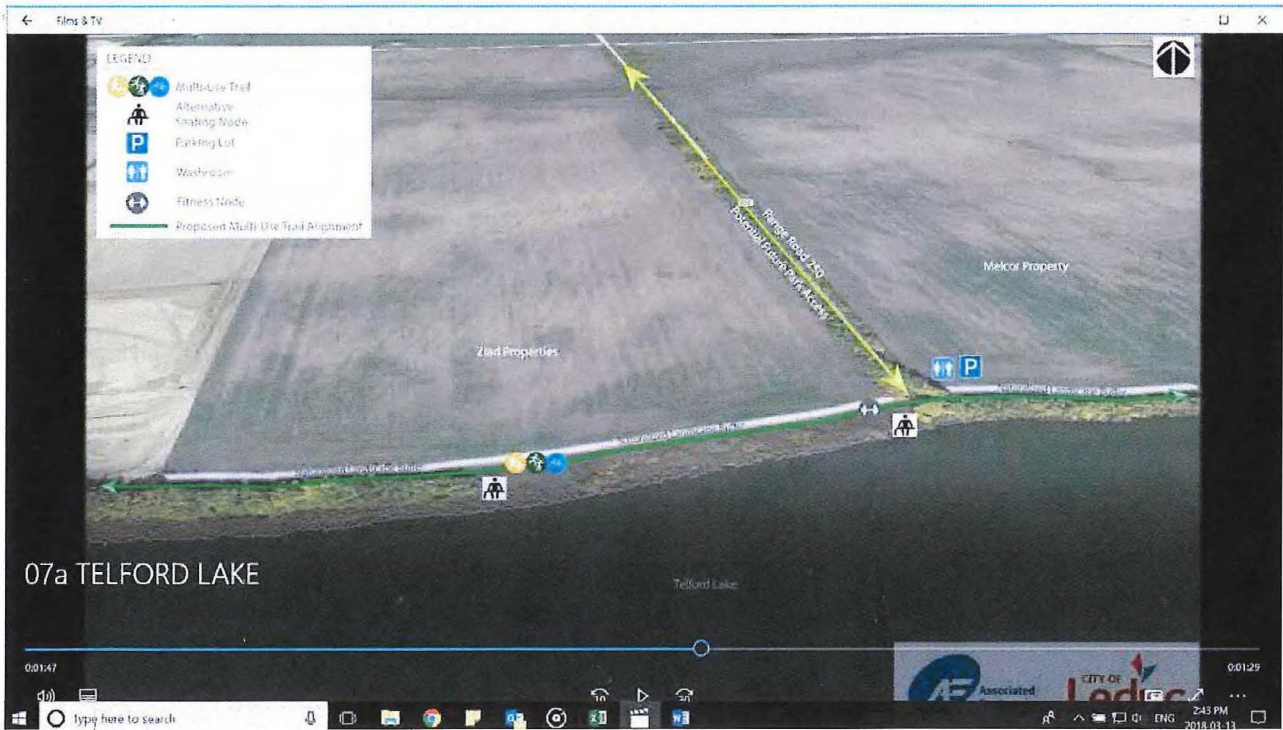
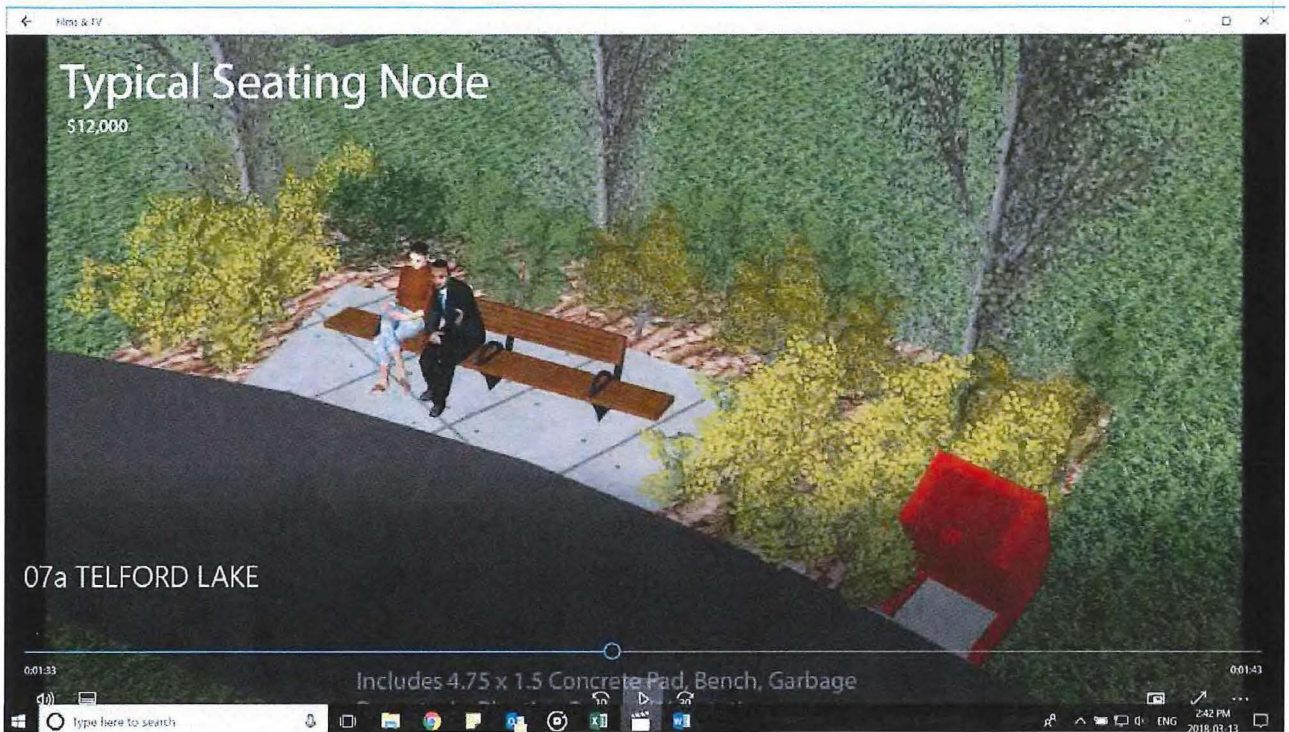


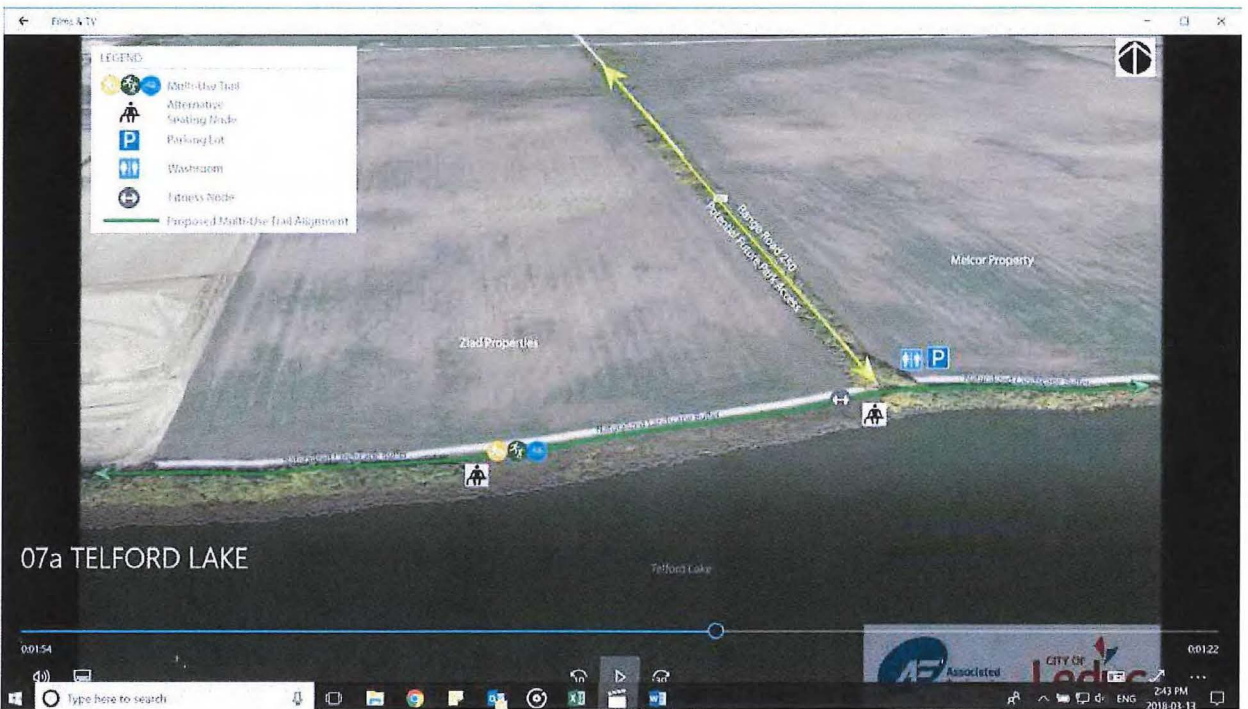


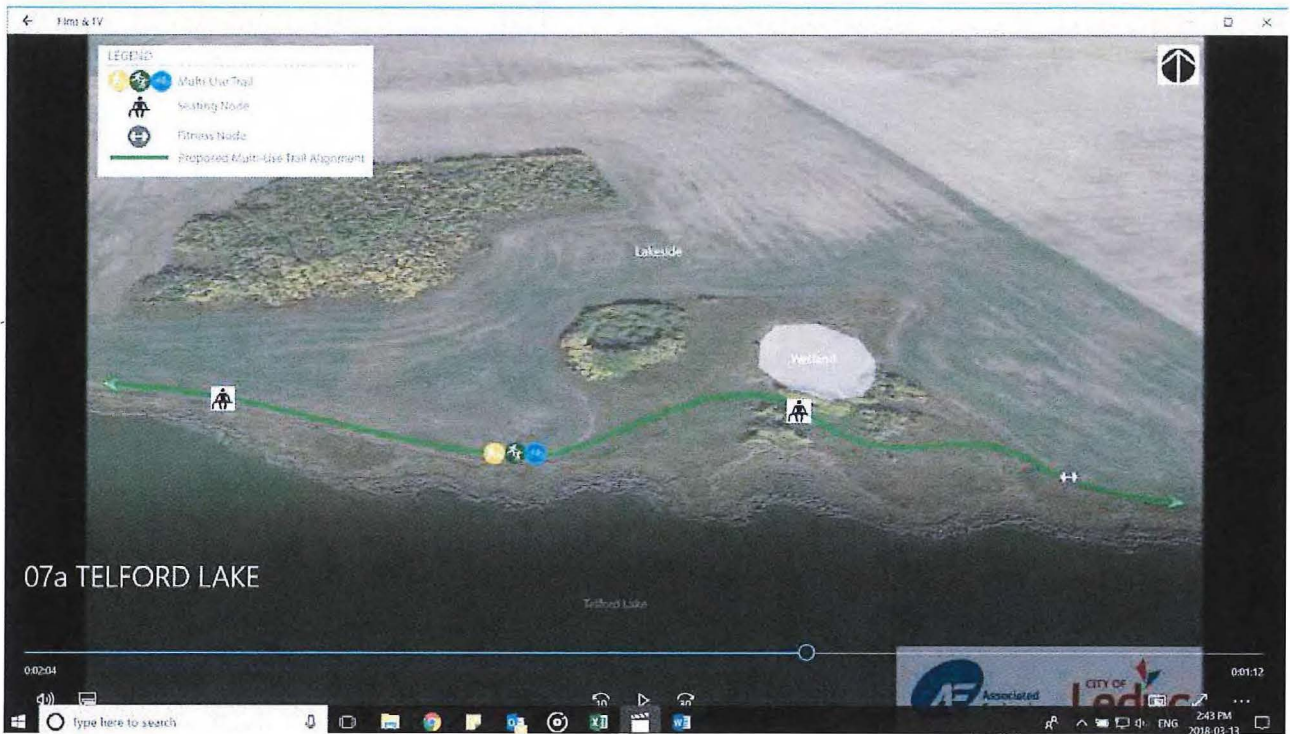


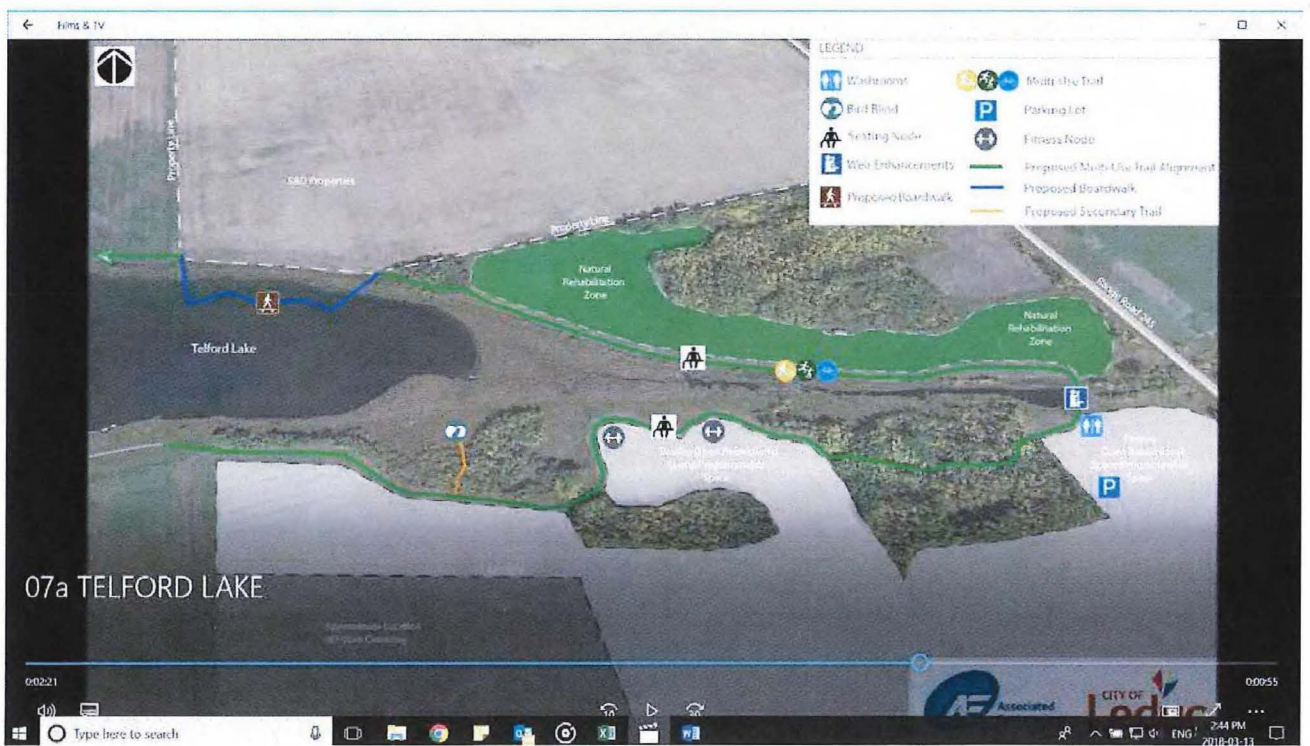
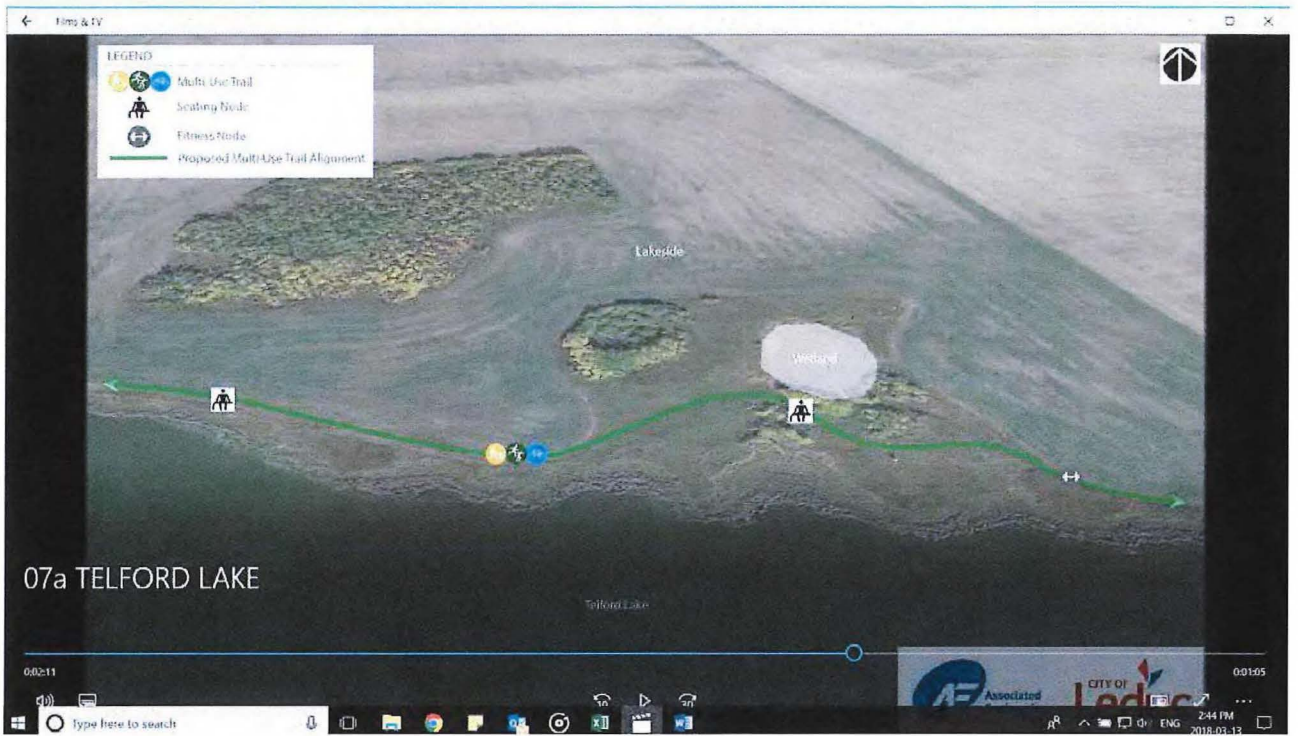


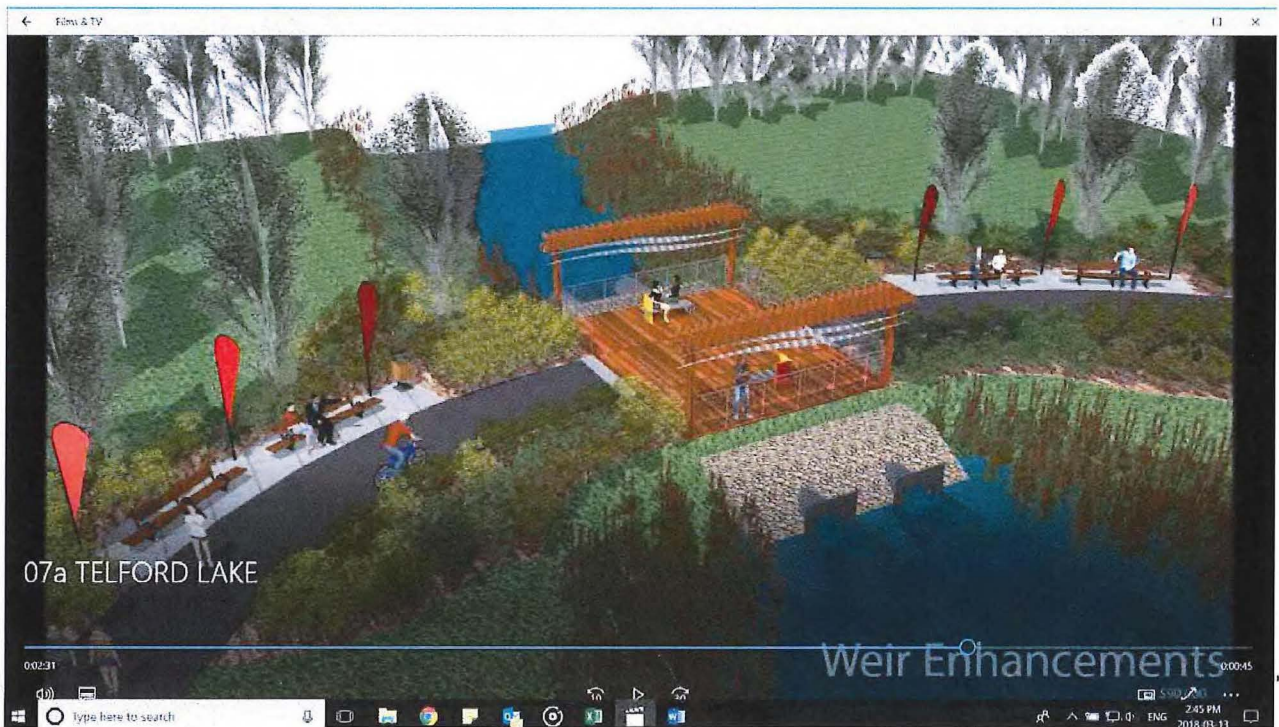
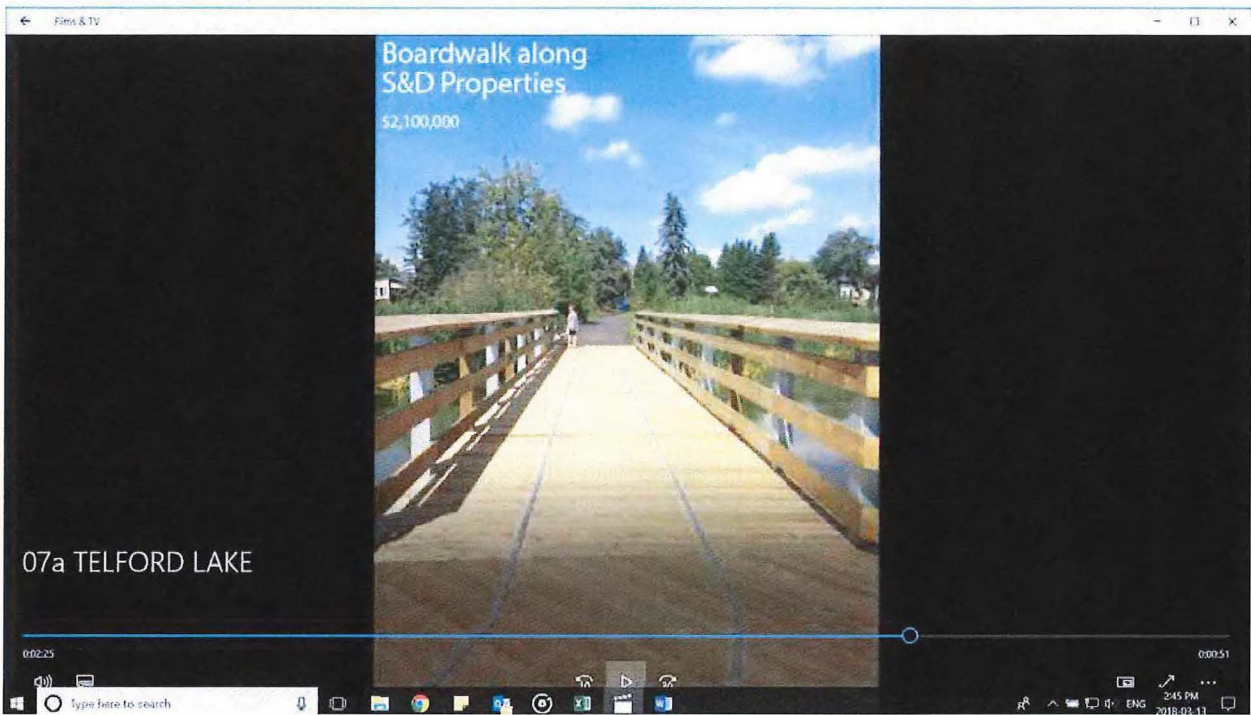












Films & TV

Bird Blind

\$400,000

07a TELFORD LAKE

0:02:38

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2:45 PM 2018.03.13

Films & TV

Telford Lake

07a TELFORD LAKE

LEGEND

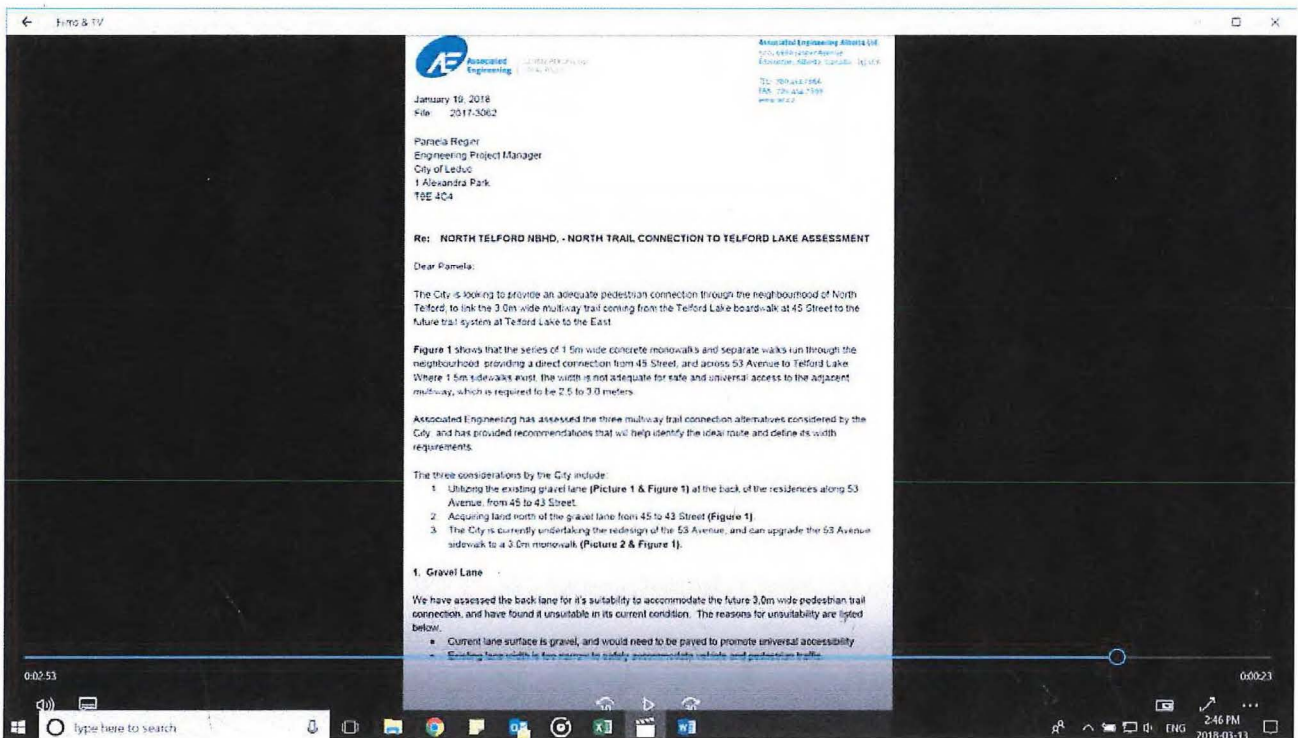
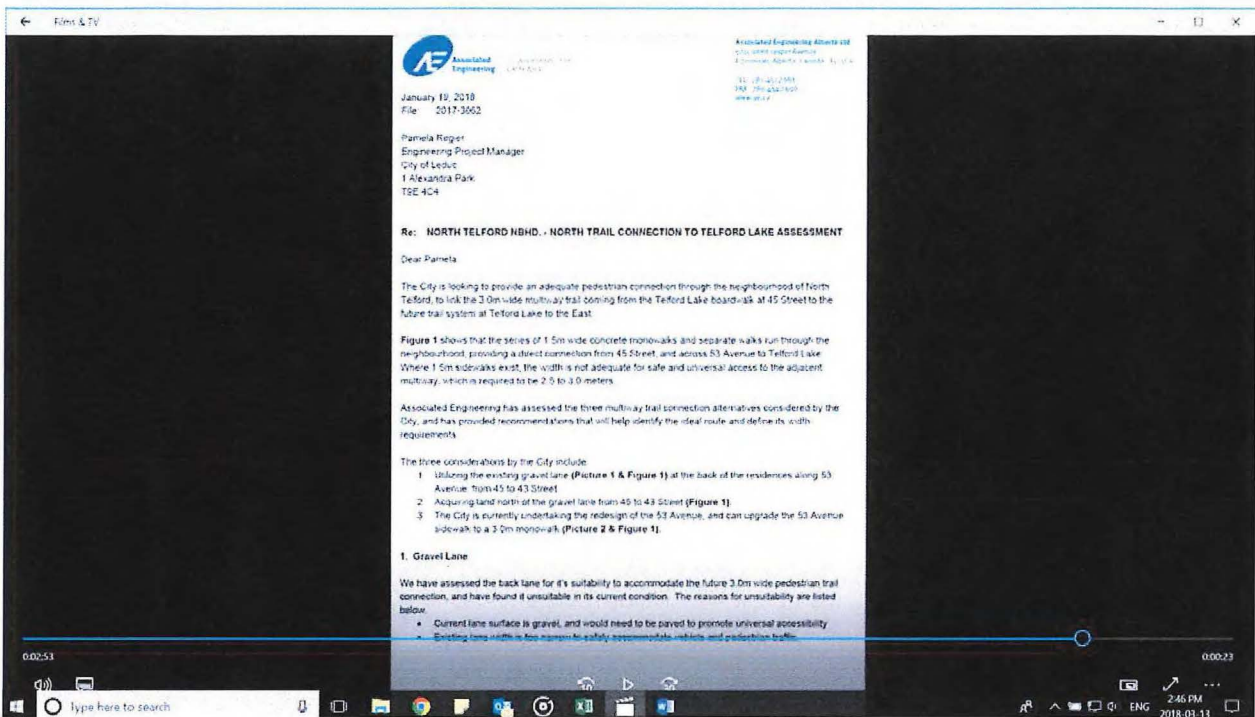
- Outlook
- Washrooms
- Mund-les Tree
- Bird Blind
- Proposed Multi-Use Trail Alignment

0:02:45

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Associated Leduc CITY OF

2:46 PM 2018.03.13



07a TELFORD LAKE

January 19, 2018
Pamela Regier
City of Leduc
- 3 -

2. Land acquisition

The City is considering acquiring land to the north of the gravel lane (see Figure 2), which is the least suitable solution based on feasibility and timing. The rationale for this recommendation is outlined in more detail below:

- Land acquisition is a timely process that would postpone the connection to be made well after the other proposed options. The legal issues alone can stall or force the project to be cancelled, in turn wasting valuable time and resources.
- The cost would also be the highest out of the three options, since more land would need to be purchased, with accommodations to the neighbouring landowners required well beyond the acquisition boundary.
- Functionally, the distance required for users to detour to get to the East side of Telford Lake would logically force them to cut through the neighbourhood along 53 Avenue, regardless of the walkway width. Typically, people will take the path of least resistance, to get to their destination.

There are many more reasons for why land acquisition is not the ideal solution for this project, some of which it shares with the gravel lane option.

3. 53 Avenue walkway expansion (45 to 43 Street)

Providing that the planning for the upgrades to the 53 Avenue are ongoing, this would be a better option for the future multiway connection, as it would require the least amount of upgrades, and is the safest option. Reasons for suitability along 53 Avenue (from 45 to 43 Street) are listed below (Picture 2 & Figure 2).


- 53 Avenue is currently undergoing upgrades, with the ability to expand the scope of work to address the multiway connection by widening the sidewalk to 3.0m.
- Timing of the 53 Avenue upgrades will allow the connection to be completed ahead of the other options.
- The overhead power lines will not allow for a separate 3.0m trail widening, but a monowalk can be accommodated. This is not as ideal as being able to maintain a boulevard landscape buffer from vehicle traffic, but other methods of delineation (such as bollards) can be incorporated to provide an additional safety measure for the pedestrians.
- This is the most cost-effective option, since only trail widening, delineation and tree replacement is required. As there will not be sufficient room to replant the trees along this side of the road the trees will be included in another area of the project to meet the 1:1 replacement ratio.
- Driveways crossing the walkway are not ideal. However, ample visibility is maintained along most residential properties, with building setbacks allowing unobstructed views throughout.
- Existing street lighting is not ideal for pedestrians but will be adequate, should upgrades to lighting not be considered.

00:59 00:17

07a TELFORD LAKE

January 19, 2018
Pamela Regier
City of Leduc
- 4 -

- The open corridor of the street is more likely to make users comfortable using this space, as opposed to the back lane.
- Direct connection to the East Telford Lake is also an added benefit, as it would not feel like a detour.



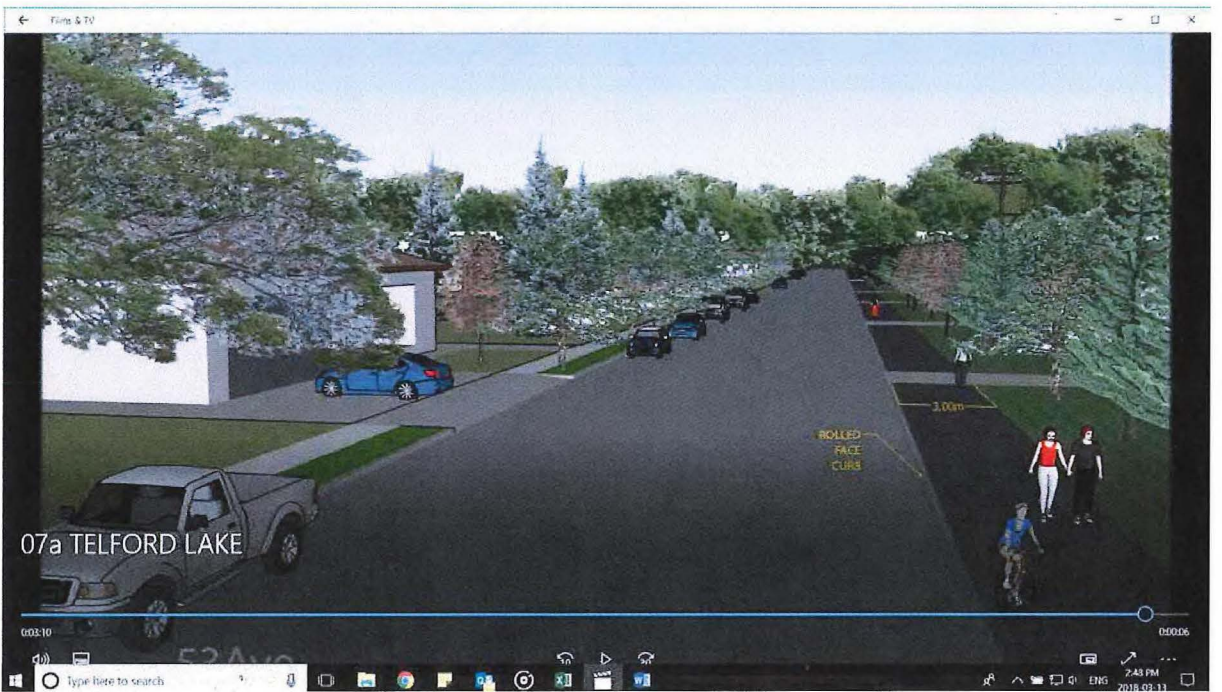
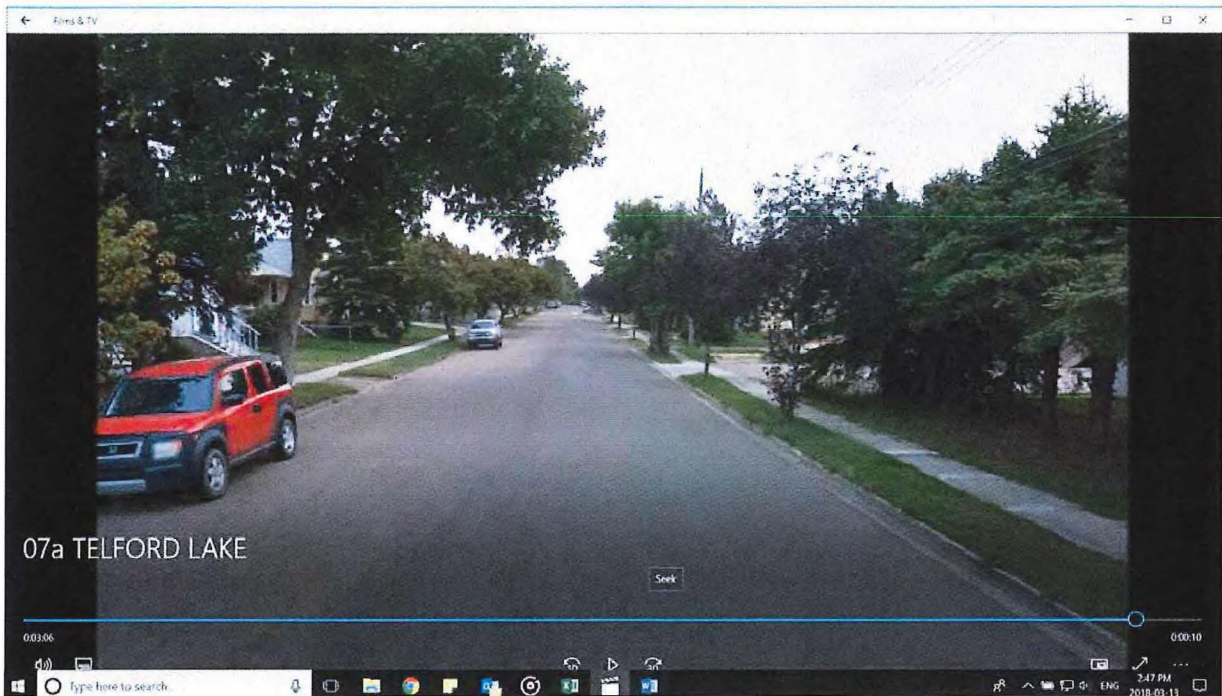
Picture 2: 53 Avenue Road and Sidewalk Looking East

Our recommendation to The City of Leduc would be to pursue widening the 1.5m concrete sidewalk on the south side of 53 Avenue (from 45 to 43 Street) to a 3.0m monowalk, with a consideration of adding bollards or other forms of delineation from the road.

Yours truly,

Landscape Architect, CELA, AALA
BO

00:03 00:13



Condominium Mill Rate Review



Presented By:
 Jennifer Cannon, Director, Finance



Comparative Review

Municipalities Reviewed

• Edmonton	• Calgary	• Medicine Hat
• Cold Lake	• Airdrie	• Strathcona County
• Drayton Valley	• Fort Saskatchewan	• Grande Prairie
• Olds	• St. Albert	• Slave Lake
• Red Deer	• Spruce Grove	• Wetaskiwin
• City of Camrose	• Devon	• Beaumont
• Hinton	• Lloydminster	• Lethbridge
• Stony Plain	• Strathmore	

Municipalities with Differing Mill Rates

Municipality	2017 Residential Mill Rate	2017 Multi Family Residential Rate
Cold Lake	6.764	7.511
Drayton Valley	5.695	11.437
Edmonton	6.007	6.971
Lethbridge	8.025	11.834
Medicine Hat	6.414	7.980
Red Deer	6.352	6.696
Spruce Grove	5.565	8.489

Separating the Condominium Mill Rate

What does the 2017 Taxable Residential Assessment Base look like?



2017 Residential Assessment Base \$ Condominiums



2017 Residential Assessment Base % Condominiums

