



#### City Council - Agenda

Date:Monday, August 31, 2020Time:9:30 a.m. - 5:30 p.m.Location:Council Chamber, 2nd floor, City Hall

Call to Order: 9:30 a.m. Lunch: Noon - 1:30 p.m. Recess: 3:30 p.m. - 3:45 p.m. Adjournment: 5:30 p.m.

Continuation: Wednesday, September 2, 2020 Call to Order: 9:30 a.m. Adjournment: Noon

Deputy Mayor: Acting Mayor:

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Pages

#### 1. Call to Order and Related Business

- 1.1 Call to Order
- 1.2 Roll Call
- 1.3 Adoption of Agenda
- 1.4 Adoption of Minutes
- 1.5 Protocol Items

2.	Items for	Discussion	and Related	<b>Business</b>
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2.1	Select Items for Debate
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- 2.2 Vote on Reports not Selected for Debate
- 2.3 Requests to Speak
- 2.4 Requests for Specific Time on Agenda
- 2.5 Vote on Bylaws not Selected for Debate

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- 9.1 Homelessness and Social Disorder Intergovernmental Update Verbal report
- 10. Notices of Motion and Motions without Customary Notice
- 11. Adjournment

## **City Council Minutes**

August 17, 2020 9:30 a.m. Council Chamber, 2nd floor, City Hall

Present: D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, M. Walters

Edmonton City Council

#### 1. Call to Order and Related Business

#### 1.1 Call to Order

Mayor D. Iveson called the meeting to order at 9:37 a.m., and acknowledged that Council meets on the traditional land of Treaty 6 Territory, and he also acknowledged the diverse Indigenous peoples whose ancestors' footsteps have marked this territory for centuries such as: Cree, Dene, Saulteaux, Blackfoot, Nakota Sioux, as well as Metis and Inuit, and now settlers from around the world.

#### 1.2 Roll Call

Mayor D. Iveson confirmed the attendance of the following Councillors: M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Henderson, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, M. Nickel, A. Paquette, M. Walters.

Councillors M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, S. Hamilton, A. Knack, M. Nickel and A. Paquette participated electronically.

Councillors B. Esslinger, B. Henderson, S. McKeen and M. Walters participated electronically for a portion of the meeting.

Councillors M. Banga and S. Hamilton were absent with notice for a portion of the meeting.

Councillor M. Nickel was absent for a portion of the meeting without notice.

A. Laughlin, Interim City Manager; A. Giesbrecht, City Clerk; S. McKerry, M. de Guzman and D. Siebold, Office of the City Clerk, were also in attendance.

# 1.3 Adoption of Agenda

Moved by: B. Esslinger Seconded by: M. Walters

That the August 17/19, 2020, City Council meeting agenda be adopted with the following changes:

#### Additions:

- 6.9 U-Pass Options for Fall Term 2020
- 9.5 Update on Board Recruitment for New Innovation Entity -PRIVATE(Sections 17 and 24 of the Freedom of Information and Protection of Privacy Act)
- 9.6 Council Shared Norms and Culture Check-in Verbal report -PRIVATE(Section 17 of the Freedom of Information and Protection of Privacy Act)

# Change to Orders of the Day:

That the Orders of the Day for the August 17/19, 2020, City Council meeting be changed to adjourn at 5:30 p.m. on August 19, 2020.

In Favour (12): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

# Carried (12 to 0)

# 1.4 Adoption of Minutes

Moved by: A. Knack Seconded by: B. Henderson

That the following City Council meeting minutes be adopted:

- June 29/30/July 2, 2020, City Council
- July 6/8, 2020, City Council
- July 7, 2020, City Council Public Hearing
- July 29, 2020, Special City Council

In Favour (12): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

# Carried (12 to 0)

#### 1.5 Protocol Items

#### Edmonton Stingers (D. Iveson)

Mayor D. Iveson, on behalf of City Council, recognized the Edmonton Stingers Basketball Club, who brought home the Champions Cup from the Canadian Elite Basketball Club Summer Series in St. Catherines, Ontario. The Stingers defeated the Fraser Valley Bandits 90-73 in a decisive victory.

#### Missing Middle Infill Design Competition (D. Iveson)

Mayor D. Iveson, on behalf of City Council, recognized the Missing Middle Infill Design Competition to encourage and promote infill in the City. The winning project is called The Goodweather and is a community-oriented development offering a diversity of housing options. The competition earned the Award for Planning Merit from the Canadian Institute of Planners.

# GROW Women Leaders (S. McKeen)

Councillor S. McKeen, on behalf of City Council, recognized T. Folorunsho-Barry, an award-winning female-empowerment expert and health wellness professional who has dedicated her career to helping women access new opportunities. She founded Gradual Rising of Women, a platform designed to help immigrant and minority women transcend barriers and reach their full potential in personal development, leadership, civic engagement and entrepreneurship.

# 2. Items for Discussion and Related Business

# 2.1 Select Items for Debate

The following items were selected for debate: 6.1, 6.2, 6.3, 6.4, 6.9, 7.1, 7.11, 9.1, 9.2, 9.3, 9.4, 9.5 and 9.6.

#### 2.2 Vote on Reports not Selected for Debate

The recommendations in the following reports passed without debate:

- 6.5 Edmonton Arts Council Community Investment Program 2020 Arts Building Operating Grant Recommendations
- 6.6 Alberta Urban Municipalities Association Council Member Appointment
- 6.7 Edmonton Metropolitan Region Board Council Member Appointment to Metropolitan Region Servicing Plan Standing Committee
- 6.8 Changes to the 2020 Council Calendar September Meeting Schedule

#### 2.3 Requests to Speak

Moved by: B. Henderson Seconded by: M. Walters

That Council hear from the following speakers in panels when appropriate:

6.9 U-Pass Options for Fall Term 2020

- R. Ley, University of Alberta Students' Union
- A. Krahn, University of Alberta Students' Union
- T. Dixon
- C. Fotang
- J. Agarwal, University of Alberta Students' Union
- S. Dhillon
- J. Roth
- Sridhar
- R. Bouwer, The Students' Association of MacEwan University

• S. Waddingham, The Students' Association of MacEwan University

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Opposed (1): J. Dziadyk

Carried (12 to 1)

Moved by: B. Henderson Seconded by: M. Banga

That Council hear from the following speakers:

6.9 U-Pass Options for Fall Term 2020

- J. Vargas Alba
- J. Kotelniski, NAIT Students' Association
- C. Ward

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

# Carried (13 to 0)

#### 2.4 Requests for Specific Time on Agenda

G. Cebryk, Deputy City Manager, City Operations, answered Council's questions.

Moved by: B. Henderson Seconded by: M. Walters

That item 6.9 - U-Pass Options for Fall Term 2020, be time specific at 1:30 p.m., Wednesday August 19, 2020.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Carried (13 to 0)

## 2.5 Vote on Bylaws not Selected for Debate

The following bylaws were not selected for debate: 7.4, 7.5, 7.9 and 7.10.

#### 3. Councillor Inquiries

#### Driver Feedback Sign and Automated Enforcement Staff Costs (M. Nickel)

Can Administration provide a report summarizing the upfront and ongoing costs of Driver Feedback Signs and staffed Automated Enforcement for speeding violations.

#### Due Date: Dec. 2, 2020, Community and Public Services Committee

#### 4. Reports to be Dealt with at a Different Meeting

There were no Reports to be Dealt with at a Different Meeting.

#### 5. Requests to Reschedule Reports

There were no Requests to Reschedule Reports.

#### 6. Reports

Moved by: B. Henderson Seconded by: M. Walters

That the recommendations in the following reports be passed without debate:

# • 6.5 Edmonton Arts Council Community Investment Program - 2020 Arts Building Operating Grant Recommendations

That the recommendations, as outlined in Attachment 1 of the August 17, 2020, Edmonton Arts Council report CR\_8339, be approved.

• 6.6 Alberta Urban Municipalities Association - Council Member Appointment That Councillor M. Banga be reappointed as a City of Edmonton Director on the Board of Directors of the Alberta Urban Municipalities Association for a two-year term, from the Association's annual general meeting in 2020, until its annual general meeting in 2022, provided that the Councillor remains a member of Council throughout the appointment term.

# • 6.7 Edmonton Metropolitan Region Board - Council Member Appointment to Metropolitan Region Servicing Plan Standing Committee

That Councillor M. Walters be appointed as the City's representative to the Metropolitan Region Servicing Plan Standing Committee, and that Councillor T. Cartmell be appointed as Councillor Walters' alternate.

# • 6.8 Changes to the 2020 Council Calendar - September Meeting Schedule

1. That the revised Council and Standing Committee meeting calendar for the month of September 2020, as set out in Attachment 1 of the August 17, 2020, Office of the City Manager report CR\_8443, be approved.

2. That a non-regular Community and Public Services Committee meeting for City of Edmonton Youth Council interviews be held on October 7, 2020, from 1:30 p.m. to 5:30 p.m.

3. That a Statutory City Council Public Hearing for Charter Bylaw 19282 - 40km/h Default Residential Speed be held on November 4, 2020, from 1:30 p.m. to 9:30 p.m., and November 5, 2020, from 1:30 p.m. to 9:30 p.m.

In Favour (12): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

# Carried (12 to 0)

# 6.1 Alternative Approaches to Snow and Ice Control

Items 6.1 and 6.2 were dealt with together.

G. Cebryk, Deputy City Manager, City Operations, made a presentation and answered Council's questions. N. Jacobsen, Office of the City Manager (Legal Services); A. Grant and B. Simpson, City Operations; C. Owen, Deputy City Manager, Communications and Engagement; A. Laughlin, Interim City Manager; and S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development, answered Council's questions.

Moved by: S. Hamilton Seconded by: A. Knack

That the August 17, 2020, City Operations report CR\_7694rev, be received for information.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Carried (13 to 0)

Moved by: B. Henderson Seconded by: A. Paquette

# Bylaw XXXXX - To Amend Bylaw 5590 Traffic Bylaw to enable a City Wide Seasonal Parking Ban

That Administration prepare a bylaw to implement the parking ban program, as outlined in the August 17, 2020, City Operations report CR\_7694rev. Parking Ban program detailed design, informed by the proof of concepts undertaken during the 2020/2021 season.

# Due Date: Oct. 5, 2020, City Council

In Favour (12): D. Iveson, M. Banga, T. Cartmell, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Opposed (1): T. Caterina

Carried (12 to 1)

Moved by: M. Walters Seconded by: B. Henderson

# Process for Review Design and Construction Standards of Culs-desac

That Administration provide a report on the process and implications to revise the design and construction standards to limit the development of culs-de-sac and detail the resulting potential savings within our snow and ice budget.

# Due Date: Dec. 1, 2020, Urban Planning Committee

In Favour (9): D. Iveson, T. Cartmell, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, A. Paquette, and M. Walters

Opposed (4): M. Banga, T. Caterina, J. Dziadyk, and M. Nickel

Carried (9 to 4)

# 6.6 Alberta Urban Municipalities Association - Council Member Appointment

See item 6. - Reports.

# 6.7 Edmonton Metropolitan Region Board - Council Member Appointment to Metropolitan Region Servicing Plan Standing Committee

See item 6. - Reports.

# 6.8 Changes to the 2020 Council Calendar - September Meeting Schedule

See item 6. - Reports.

# 6.2 Cost of Clearing Bike Lanes (J. Dziadyk)

Items 6.1 and 6.2 were dealt with together.

G. Cebryk, Deputy City Manager, and A. Grant, City Operations; S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development; and N. Jacobsen, Office of the City Manager (Law), answered Council's questions.

Moved by: J. Dziadyk Seconded by: M. Nickel

That Administration return with an amended or amendments to the Snow and Ice Control Policy C409J so that the clearing of bike lanes be removed from the priority system, and that they are cleared at the first appropriate opportunity.

In Favour (4): M. Banga, T. Caterina, J. Dziadyk, and M. Nickel

Opposed (9): D. Iveson, T. Cartmell, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, A. Paquette, and M. Walters

Defeated (4 to 9)

# 6.3 Bargaining Update - Agreement of Ratification - Verbal report

K. Armstrong, Deputy City Manager, Employee Services, made a presentation and answered Council's questions.

Moved by: M. Walters Seconded by: B. Henderson

1. That City Council ratify the Memorandum of Agreement between the City and Civic Service Union 52.

2. That during the term of the Collective Agreement, Administration be authorized to:

a. Enter into and execute ancillary agreements regarding clarification and interpretation of the collective agreement; and

b. Negotiate minor modifications to contract provisions which do not have substantial financial impacts and resolve grievances.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

# 6.4 Electric Charging Equipment and EV Charging Rebate

Moved by: B. Henderson Seconded by: M. Banga

# **Electric Charging Equipment and EV Charging Rebate**

That the Motion on the Floor be referred to Executive Committee with a date to be determined by Agenda Review Committee.

Moved A. Knack - J. Dziadyk (Made at the July 6/8, 2020, City Council meeting):

That the Economic and Environmental Sustainability branch budget be decreased by \$150,000 in 2021 and \$150,000 in 2022, with funds released to the tax levy as a result of defunding the electric charging equipment and EV charging rebate.

# Due Date: To be determined, Agenda Review Committee and Executive Committee

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Carried (13 to 0)

# 6.5 Edmonton Arts Council Community Investment Program - 2020 Arts Building Operating Grant Recommendations

See item 6. - Reports.

# 6.9 U-Pass Options for Fall Term 2020

With unanimous consent of Council, the August 17, 2020, City Operations report CR\_8492 replacement report was added to the agenda.

Councillor T. Cartmell stated that members of his immediate family are students at the University of Alberta and due to this pecuniary interest, he

would not participate in the deliberation of this item and would, therefore, abstain from voting.

G. Cebryk, Deputy City Manager, and C. Hotton-MacDonald, City Operations, made a presentation.

R. Ley, University of Alberta Students' Union; A.Krahn, University of Alberta Students' Union; T. Dixon; C. Fotang; J. Agarwal, University of Alberta Students' Union; S. Dhillon; J. Roth; R. Bouwer and S. Waddingham, The Students' Association of MacEwan University; J. Vargas Alba; J. Kotelniski, NAIT Students' Association; and C. Ward, made presentations.

A. Krahn, University of Alberta Students' Union; R. Bouwer, The Students' Association of MacEwan University; and J. Roth, answered Council's questions.

C. Hotton-MacDonald, City Operations; M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services; and A. Laughlin, Interim City Manager, answered Council's questions.

Moved by: S. McKeen Seconded by: J. Dziadyk

That a temporary exemption to City Policy C451H Edmonton Transit Service Fare Policy for the period September 1, 2020, to December 31, 2020, to allow for fare program eligibility expansions, as outlined in the August 17, 2020, City Operations report CR\_8492, be approved.

In Favour (12): D. Iveson, M. Banga, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Abstain (1): T. Cartmell

Carried (12 to 0)

#### 7. Bylaws

Moved by: B. Henderson Seconded by: M. Walters That the following Bylaws be read a first time:

- 7.4 Bylaw 19303 To authorize the City of Edmonton to finance The City of Edmonton Non-Profit Housing Corporation, homeEd Expansion Strategy Project
- 7.5 Bylaw 19304 To authorize the City of Edmonton to lend money to a nonprofit organization and controlled corporation, The City of Edmonton Non-Profit Housing Corporation
- 7.9 Bylaw 19376 Amendment to Bylaw 13655 EPCOR Distribution Inc. Franchise Agreement Bylaw

In Favour (12): D. Iveson, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Carried (12 to 0)

7.4 Bylaw 19303 - To authorize the City of Edmonton to finance The City of Edmonton Non-Profit Housing Corporation, homeEd Expansion Strategy Project

Bylaw 19303 received first reading. See item 7. - Bylaws.

7.5 Bylaw 19304 - To authorize the City of Edmonton to lend money to a non-profit organization and controlled corporation, The City of Edmonton Non-Profit Housing Corporation

Bylaw 19304 received first reading. See item 7. - Bylaws.

Moved by: B. Henderson Seconded by: M. Walters

That the terms of a loan agreement between the City of Edmonton and The City of Edmonton Non-Profit Housing Corporation, also known as homeEd, as outlined in Attachment 2 of the August 17, 2020, Financial and Corporate Services report CR\_8255, be approved, and that the agreement be in form and content acceptable to the City Manager. In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Carried (13 to 0)

# 7.9 Bylaw 19376 - Amendment to Bylaw 13655 EPCOR Distribution Inc. Franchise Agreement Bylaw

Bylaw 19376 received first reading. See item 7. - Bylaws.

Moved by: B. Henderson Seconded by: M. Walters

That Bylaw 19376 be read a second time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk,

B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel,

A. Paquette, and M. Walters

Carried (13 to 0)

Moved by: B. Henderson Seconded by: M. Walters

That Bylaw 19376 be considered for third reading.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk,

B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel,

A. Paquette, and M. Walters

Carried (13 to 0)

Moved by: B. Henderson Seconded by: M. Walters That Bylaw 19376 be read a third time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Carried (13 to 0)

# 7.1 Bylaw 19368 - To amend Bylaw 18987, to authorize the City of Edmonton to undertake, construct and finance Integrated Infrastructure Services Projects, Neighbourhood Renewal Program Reconstruction - Alberta Avenue, Central McDougall, Highlands,

A. Laughlin, Interim City Manager; J. Meliefste, Acting Deputy City Manager, Integrated Infrastructure Services; and M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services, answered Council's questions.

Moved by: S. McKeen Seconded by: B. Esslinger

That Bylaw 19368 be read a first time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Carried (13 to 0)

7.2 Bylaw 19369 - To authorize the City of Edmonton to undertake, construct and finance Integrated Infrastructure Services P3 Project, Organics Processing Facilities (OPF)

Moved by: B. Henderson Seconded by: M. Walters That Bylaw 19369 be read a first time.

In Favour (10): D. Iveson, T. Cartmell, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, A. Paquette, and M. Walters

Opposed (2): T. Caterina, and M. Nickel

Carried (10 to 2)

7.3 Bylaw 19370 - To authorize the City of Edmonton to undertake, construct and finance Integrated Infrastructure Services Project, Refuse Derived Fuel Facility Enhancements

Moved by: B. Henderson Seconded by: M. Walters

That Bylaw 19370 be read a first time.

In Favour (10): D. Iveson, T. Cartmell, T. Caterina, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, A. Paquette, and M. Walters

Opposed (2): J. Dziadyk, and M. Nickel

# Carried (10 to 2)

# 7.6 Charter Bylaw 19279 - Adoption of the Heritage Valley 14 Neighbourhood Area Structure Plan

Councillor J. Dziadyk was absent from the May 12, 2020, City Council Public Hearing, therefore, is required to abstain from voting on Charter Bylaw 19279 and Bylaw 19280.

Moved by: B. Henderson Seconded by: M. Walters

That Charter Bylaw 19279 and Bylaw 19280 be read a third time.

In Favour (10): D. Iveson, M. Banga, T. Cartmell, T. Caterina, B. Esslinger, S. Hamilton, B. Henderson, S. McKeen, M. Nickel, and M. Walters

Opposed (2): A. Knack, and A. Paquette

Abstain (1): J. Dziadyk

Carried (10 to 2)

# 7.7 Bylaw 19280 - Amendment to the Graydon Hill Neighbourhood Area Structure Plan

Bylaw 19280 received third reading. See item 7.6.

7.8 Bylaw 19365 - To authorize the City of Edmonton to undertake, construct and finance Integrated Infrastructure Services Project, Downtown District Energy Initiative

Moved by: B. Henderson Seconded by: M. Walters

That Bylaw 19365 be read a second time.

In Favour (10): D. Iveson, M. Banga, T. Cartmell, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, A. Paquette, and M. Walters

Opposed (3): T. Caterina, J. Dziadyk, and M. Nickel

Carried (10 to 3)

Moved by: B. Henderson Seconded by: M. Walters

That Bylaw 19365 be read a third time.

In Favour (10): D. Iveson, M. Banga, T. Cartmell, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, A. Paquette, and M. Walters

Opposed (3): T. Caterina, J. Dziadyk, and M. Nickel

Carried (10 to 3)

# 7.10 Bylaw 19397 - Closure of Vehicular Access to Titled Parcels for Valley Line West

Moved by: S. Hamilton Seconded by: B. Henderson

That Bylaws 19397 and 19398 be referred to the October 1, 2020, Executive Committee meeting.

#### Due Date: Oct. 1, 2020, Executive Committee

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Carried (13 to 0)

# 7.11 Bylaw 19398 - Closure of Vehicular Access to Titled Parcels for Valley Line West

Referred to the October 1, 2020, Executive Committee meeting. See item 7.10.

#### Due Date: Oct. 1, 2020, Executive Committee

#### 8. Motions Pending

#### 8.1 Gravel Roads - Maintenance and Renewal (T. Cartmell)

G. Cebryk, Deputy City Manager, City Operations, answered Council's questions.

Moved by: T. Cartmell Seconded by: M. Walters

## **Gravel Roads - Maintenance and Renewal**

That Administration engage with independent third party experts and provide a report to Committee outlining maintenance and renewal best practices for gravel roads.

#### Due Date: Dec. 1, 2020, Urban Planning Committee

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Carried (13 to 0)

# 8.2 Property Valuation - Leduc County Annexation Area (T. Cartmell)

M. Persson, Chief Financial Officer and Deputy City Manager, and C. Watt, Financial and Corporate Services; and C. Ashmore, Office of the City Manager (Legal Services), answered Council's questions.

Moved by: T. Cartmell Seconded by: A. Knack

That Administration, with respect to properties annexed from the County of Leduc:

- provide a report summarizing an analysis of disparities in property value assessment methods and approaches between the County of Leduc and the City of Edmonton;
- approach the Ministry of Municipal Affairs requesting that the Assessment Audit department complete a review of property valuation in the Leduc County annexation area;
- 3. provide a strategy to reduce property taxes in 2021 to 2017 levels plus inflation, and to limit year over year increases to 10% until the 2030 tax year.

Due Date: Third Quarter 2020

With unanimous consent of Council, Councillor T. Cartmell withdrew Part 3 of the motion.

## Motion, put:

# **Property Valuation - Leduc County Annexation Area**

That Administration, with respect to properties annexed from the County of Leduc:

- provide a report summarizing an analysis of disparities in property value assessment methods and approaches between the County of Leduc and the City of Edmonton;
- approach the Ministry of Municipal Affairs requesting that the Assessment Audit department complete a review of property valuation in the Leduc County annexation area.

#### Due Date: Sep. 21, 2020, City Council

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk,

- B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel,
- A. Paquette, and M. Walters

Carried (13 to 0)

# 8.3 Meridian Street Upgrading Options (A. Paquette)

Moved by: A. Paquette Seconded by: S. McKeen

# **Meridian Street Upgrading Options**

That Administration return to Committee with an information report, outlining options for Meridian Street upgrading, including developer partnership opportunities and phasing.

## Due Date: Dec. 1, 2020, Urban Planning Committee

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Opposed (1): J. Dziadyk

Carried (12 to 1)

#### 9. Private Reports

Moved by: M. Walters Seconded by: M. Nickel

That Council meet in private pursuant to sections 17 (disclosure harmful to personal privacy) and 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act* for the discussions of items 9.1, 9.2 and 9.5.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Carried (13 to 0)

Moved by: M. Banga Seconded by: B. Esslinger

That Council meet in private pursuant to sections 17 (disclosure harmful to personal privacy), 19 (confidential evaluations), 24 (advice from officials) and 25 (disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* for the discussion of items 9.3 and 9.4.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Carried (13 to 0)

Moved by: S. McKeen Seconded by: B. Esslinger

That Council meet in public.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Carried (13 to 0)

Moved by: B. Esslinger Seconded by: B. Henderson

That Council meet in private pursuant to section 17 of the *Freedom of Information and Protection of Privacy Act* for the discussion of item 9.6.

In Favour (11): D. Iveson, M. Banga, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, A. Paquette, and M. Walters

# Carried (11 to 0)

#### 9.1 Edmonton Regional Airports Authority Chair Interview

Council met in private at 11:20 a.m., Monday, August 17, 2020, pursuant to sections 17 and 24 of the *Freedom of Information and Protection of Privacy Act.* 

In Attendance:

- D. Iveson
- M. Banga
- T. Cartmell
- T. Caterina
- J. Dziadyk
- B. Esslinger
- S. Hamilton
- B. Henderson
- A. Knack
- S. McKeen
- M. Nickel
- A. Paquette
- M. Walters
- A. Giesbrecht, City Clerk
- S. McKerry, Office of the City Clerk (Meeting Clerk)
- M. de Guzman, Office of the City Clerk (Meeting Clerk)
- V. Gunderson, Office of the City Clerk (Subject matter expert)
- D. Beaudry, Deputy City Clerk
- J. Hertz (External delegation)
- N. Bashir (External delegation)

With unanimous consent of Council, Council met in public at 12:07 p.m., Monday, August 17, 2020.

Moved by: B. Henderson Seconded by: M. Walters

1. That the Edmonton International Airport Board Director City of Edmonton Representative Opportunity Profile, as set out in Attachment 1

of the August 17, 2020, Office of the City Manager report CR\_8358, be approved.

2. That the August 17, 2020, Office of the City Manager report CR\_8358 remain private pursuant to sections 17 (disclosure harmful to personal privacy) and 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act.* 

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Henderson, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

# Carried (13 to 0)

# 9.2 Edmonton Police Commission Chair Report

Council met in private at 11:20 a.m., Monday, August 17, 2020, pursuant to sections 17 and 24 of the *Freedom of Information and Protection of Privacy Act.* 

#### In Attendance:

- D. Iveson
- M. Banga
- T. Cartmell
- T. Caterina
- J. Dziadyk
- B. Esslinger
- S. Hamilton
- B. Henderson
- A. Knack
- S. McKeen
- M. Nickel
- A. Paquette

- M. Walters
- A. Giesbrecht, City Clerk
- S. McKerry, Office of the City Clerk (Meeting Clerk)
- M. de Guzman, Office of the City Clerk (Meeting Clerk)
- D. Beaudry, Deputy City Clerk
- J. Mitchell, Employee Services (Subject matter expert)
- M. Ruth, Edmonton Police Commission (Subject matter expert)
- L. Yanish, Communications and Engagement (Subject matter expert)

With unanimous consent of Council, Council met in public at 12:07 p.m., Monday, August 17, 2020.

Moved by: S. Hamilton Seconded by: T. Cartmell

1. That Mr. Ashvin Singh be reappointed to the Edmonton Police Commission for the term of January 1, 2021, to December 31, 2022.

2. That the Edmonton Police Commission recruitment criteria, as set out in Attachment 2 of the August 17, 2020, Office of the City Manager report CR\_8357, be approved.

3. That the August 17, 2020, Office of the City Manager report CR\_8357 remain private pursuant to sections 17 (disclosure harmful to personal privacy) and 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act.* 

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Henderson, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

# Carried (13 to 0)

#### 9.3 City of Edmonton Youth Council - Reappointment Recommendations

Council met in private at 9:41 a.m., Wednesday, August 19, 2020, pursuant to sections 17 and 24 of the *Freedom of Information and Protection of Privacy Act.* 

#### In Attendance:

- D. Iveson
- M. Banga
- T. Cartmell
- T. Caterina
- J. Dziadyk
- B. Esslinger
- S. Hamilton
- B. Henderson
- A. Knack
- S. McKeen
- M. Nickel
- A. Paquette
- M. Walters
- A. Giesbrecht, City Clerk
- S. McKerry, Office of the City Clerk (Meeting Clerk)
- M. de Guzman, Office of the City Clerk (Meeting Clerk)
- V. Gunderson, Office of the City Clerk (Subject matter expert)

Council met in public at 10:10 a.m., Wednesday, August 19, 2020.

Moved by: A. Knack Seconded by: S. McKeen

# **City of Edmonton Youth Council - Reappointment Recommendations**

1. That the August 17, 2020, Office of the City Manager report CR\_8427, be referred to the September 2, 2020, Community and Public Services Committee meeting.

2. That the August 17, 2020, Office of the City Manager report CR\_8427, remain private pursuant to sections 17 (disclosure harmful to personal privacy) and 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act.* 

# Due Date: Sep. 2, 2020, Community and Public Services Committee

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Henderson, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

# Carried (13 to 0)

# 9.4 City Manager Recruitment Committee Update

Council met in private at 9:41 a.m., Wednesday, August 19, 2020, pursuant to sections 19 and 25 of the *Freedom of Information and Protection of Privacy Act.* 

#### In Attendance:

- D. Iveson
- M. Banga
- T. Cartmell
- T. Caterina
- J. Dziadyk
- B. Esslinger
- S. Hamilton
- B. Henderson
- A. Knack
- S. McKeen
- M. Nickel

- A. Paquette
- M. Walters
- A. Giesbrecht, City Clerk
- T. Mullen, Optimum Talent (External consultant)
- K. Cox, Employee Services (Subject matter expert)

Council met in public at 10:10 a.m., Wednesday, August 19, 2020.

Moved by: S. McKeen Seconded by: B. Esslinger

1. That item 9.4 - City Manager Recruitment Committee Update, be received for information.

2. That item 9.4 - City Manager Recruitment Committee Update remain private pursuant to sections 19 (confidential evaluations) and 25 (disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act.* 

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Henderson, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

# Carried (13 to 0)

# 9.5 Update on Board Recruitment for New Innovation Entity

Council met in private at 11:20 a.m., Monday, August 17, 2020, pursuant to sections 17 and 24 of the *Freedom of Information and Protection of Privacy Act.* 

In Attendance:

- D. Iveson
- M. Banga
- T. Cartmell
- T. Caterina

- J. Dziadyk
- B. Esslinger
- S. Hamilton
- B. Henderson
- A. Knack
- S. McKeen
- M. Nickel
- A. Paquette
- M. Walters
- A. Giesbrecht, City Clerk
- S. McKerry, Office of the City Clerk (Meeting Clerk)
- M. de Guzman, Office of the City Clerk (Meeting Clerk)
- A. Laughlin, Interim City Manager
- C. Owen, Deputy City Manager, Communications and Engagement
- K. Armstrong, Deputy City Manager, Employee Services
- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development
- N. Jacobsen, Office of the City Manager (Legal Services)
- N. Bashir (External delegation)
- D. Beaudry, Deputy City Clerk
- S. Ebrahim, Office of the City Manager (Subject matter expert)
- D. Siebold, Office of the City Clerk

With unanimous consent of Council, Council met in public at 12:07 p.m., Monday, August 17, 2020.

Moved by: B. Henderson Seconded by: S. McKeen 1. That the August 17, 2020, Urban Form and Corporate Strategic Development report CR\_8495, be received for information.

2. That the August 17, 2020, Urban Form and Corporate Strategic Development report CR\_8495 remain private pursuant to sections 24 (advice from officials) and 17 (disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act.* 

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Henderson, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Carried (13 to 0)

#### 9.6 Council Shared Norms and Culture Check-in - Verbal report

Council met in private at 4:23 p.m., Wednesday, August 19, 2020, pursuant to section 17 of the *Freedom of Information and Protection of Privacy Act.* 

#### In Attendance:

- D. Iveson
- M. Banga
- T. Cartmell
- T. Caterina
- J. Dziadyk
- B. Esslinger
- B. Henderson
- A. Knack
- S. McKeen
- A. Paquette
- M. Walters

- A. Giesbrecht, City Clerk
- S. McKerry, Office of the City Clerk (Meeting Clerk)
- M. de Guzman, Office of the City Clerk (Meeting Clerk)
- A. Laughlin, Interim City Manager
- S. Ebrahim, Office of the City Manager (Subject matter expert)

With unanimous consent of Council, Council met in public at 5:38 p.m., Wednesday, August 19, 2020.

With unanimous consent of Council, item 9.6 was received for information and kept in private pursuant to section 17 (disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*.

# 10. Notices of Motion and Motions without Customary Notice

# Testing of Rapidly Deployed Traffic Safety Measures (A. Knack)

Councillor A. Knack stated that at the next regular meeting of City Council, he would move the following:

That Administration:

- develop criteria for communities to identify locations and initiate testing of rapidly deployed traffic safety measures that leverage the use of temporary equipment and structures (ie: traffic cones, curb extensions, barriers, etc), that do not require significant roadway maintenance or upgrades as a result of their use. The program will utilize one-time funding from the Traffic Safety Automated Enforcement Reserve not to exceed \$200,000 in 2020 with a target implementation of early 2021, and
- 2. report back in Fourth Quarter 2021 on learnings and recommendations for inclusion in the Safe Mobility Strategy 2021-2025.
- Notice of Motion Given: August 17/19, 2020, City Council

# 11. Adjournment

The meeting adjourned at 5:39 p.m., Wednesday, August 19, 2020.

Chair

City Clerk

## **City Council Public Hearing Minutes**

August 18, 2020 1:30 p.m. Council Chamber, 2nd floor, City Hall

Present: D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, M. Walters

#### 1. Call to Order and Related Business

#### 1.1 Call to Order

Mayor D. Iveson called the meeting to order at 1:30 p.m., and acknowledged that Council meets on the traditional land of Treaty 6 Territory, and he also acknowledged the diverse Indigenous peoples whose ancestors' footsteps have marked this territory for centuries such as: Cree, Dene, Saulteaux, Blackfoot, Nakota Sioux, as well as Metis and Inuit, and now settlers from around the world.

Edmonton City Council

#### 1.2 Roll Call

Mayor D. Iveson confirmed the attendance of the following Councillors: M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Henderson, B. Esslinger, S. Hamilton, A. Knack, S. McKeen, M. Nickel, A. Paquette, M. Walters.

Councillors M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, S. McKeen, M. Nickel, A. Paquette, M. Walters participated electronically.

Councillors S. Hamilton and M. Walters were absent for a portion of the meeting with notice.

D. Beaudry, Deputy City Clerk, and D. Siebold, K. Gibson and T. Orbell, Office of the City Clerk, were also in attendance.

#### 1.3 Adoption of Agenda

# Moved by: B. Esslinger Seconded by: M. Banga

That the August, 18, 2020, City Council Public Hearing agenda be adopted.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

# Motion Carried (13 to 0)

#### 1.4 Protocol Items

There were no Protocol Items.

# 2. Explanation of Public Hearing Process

#### 2.1 Call for Persons to Speak

Mayor D. Iveson explained the public hearing process.

D. Beaudry, Deputy City Clerk, asked whether there were any persons present to speak to the following bylaws:

# Charter Bylaw 19382

In favour: B. Allsopp, Brian Allsopp Architect Ltd. (to answer questions only).

# Charter Bylaw 19324

In favour: K. Davies, Stantec Consulting Ltd.; and J. Marchese, Anthem United (to answer questions only).

#### Bylaw 19336

In favour: K. Davies, Stantec Consulting Ltd.; and J. Marchese, Anthem United (to answer questions only).

# Charter Bylaw 19383

In favour: W. Grabeldinger, Crimson Cove Homes (to answer questions only).

#### Bylaw 19389 and Charter Bylaw 19390

In favour: B. Bwalya, City of Edmonton (to answer questions only).

# Charter Bylaw 19391

In favour: B. Dibbon, Select Engineering Consultants; and L. Semeniuk, G3 Development (to answer questions only).

#### Charter Bylaw 19392

In favour: S. Yu, Invistec Consulting Ltd. (to answer questions only).

#### Charter Bylaw 19393

In favour: J. Smyth and E. Peris, City of Edmonton (to answer questions only).

#### Charter Bylaw 19388

In favour: Y. Lew, Stantec Consulting Ltd.; and A. Braun, Mattamy Corp. (to answer questions only).

#### Bylaw 19310 and Charter Bylaw 19311

In favour: S. Gerein, Qualico Communities; and O. Joshi, WSP in Canada (to answer questions only).

#### Charter Bylaw 19381

In favour: C. Davis, Davis Consulting Group (to answer questions only).

#### Charter Bylaw 19378

In favour: B. Morale Smith, Dialog Design; and J. Webb (to answer questions only).

#### Bylaw 19379 and Charter Bylaw 19380

In favour: D. Pham, EPCOR (to answer questions only).

#### Item 3.17 and Charter Bylaw 19377

In favour: C. Jersak, Situate Inc.; and V. Villamanovich.

Opposed: M. Borys

#### Bylaw 19039 and Charter Bylaws 19040 and 19041

In favour: K. Davies, Stantec Consulting Ltd. (to answer questions only). Y. Lew, Stantec Consulting Ltd.; A. Kuehn; K. Kerswell; S. Kerswell; and R. Gillespie.

Opposed: G. Day; M. Stoyanov; J. Bowen, Frank Bowen & Associates Ltd.; M. McVey; G. Day; D. Paulichuk; and R. Goldsack, Lewis Estates Community League.

#### 3. Bylaws and Related Reports

### Moved by: T. Caterina Seconded by: M. Nickel

That the Public Hearing on Charter Bylaw 19324, Bylaw 19336, Charter Bylaw 19383, Bylaw 19389, Charter Bylaw 19390, Charter Bylaw 19391, Charter Bylaw

19392, Charter Bylaw 19393, Charter Bylaw 19388, Bylaw 19310, Charter Bylaw 19311, Charter Bylaw 19381, and Charter Bylaw 19378, be closed.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

### Moved by: T. Caterina Seconded by: M. Nickel

That Charter Bylaw 19324, Bylaw 19336, Charter Bylaw 19383, Bylaw 19389, Charter Bylaw 19390, Charter Bylaw 19391, Charter Bylaw 19392, Charter Bylaw 19393, Charter Bylaw 19388, Bylaw 19310, Charter Bylaw 19311, Charter Bylaw 19381, and Charter Bylaw 19378, be read a first time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

Moved by: T. Caterina Seconded by: M. Nickel

That Charter Bylaw 19324, Bylaw 19336, Charter Bylaw 19383, Bylaw 19389, Charter Bylaw 19390, Charter Bylaw 19391, Charter Bylaw 19392, Charter Bylaw 19393, Charter Bylaw 19388, Bylaw 19310, Charter Bylaw 19311, Charter Bylaw 19381, and Charter Bylaw 19378, be read a second time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

Moved by: T. Caterina Seconded by: M. Nickel

That Charter Bylaw 19324, Bylaw 19336, Charter Bylaw 19383, Bylaw 19389, Charter Bylaw 19390, Charter Bylaw 19391, Charter Bylaw 19392, Charter Bylaw

19393, Charter Bylaw 19388, Bylaw 19310, Charter Bylaw 19311, Charter Bylaw 19381, and Charter Bylaw 19378, be considered for third reading.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

### Moved by: T. Caterina Seconded by: M. Nickel

That Charter Bylaw 19324, Bylaw 19336, Charter Bylaw 19383, Bylaw 19389, Charter Bylaw 19390, Charter Bylaw 19391, Charter Bylaw 19392, Charter Bylaw 19393, Charter Bylaw 19388, Bylaw 19310 and Charter Bylaw 19311, Charter Bylaw 19381, and Charter Bylaw 19378, be read a third time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

# 3.1 Charter Bylaw 19382 - To add Cannabis Retail Sales to an existing mixed use DC1, Charlesworth

T. Pawlyk, Urban Form and Corporate Strategic Development, answered Council's questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

Moved by: M. Banga Seconded by: A. Knack

That the Public Hearing on Charter Bylaw 19382 be closed.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

#### Moved by: M. Banga Seconded by: M. Nickel

That Charter Bylaw 19382 be read a first time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

### Moved by: M. Banga Seconded by: M. Nickel

That Charter Bylaw 19382 be read a second time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

### Motion Carried (13 to 0)

### Moved by: M. Banga Seconded by: M. Nickel

That Charter Bylaw 19382 be considered for third reading.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

Moved by: M. Banga Seconded by: M. Nickel

That Charter Bylaw 19382 be read a third time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk,

- B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel,
- A. Paquette, and M. Walters

## Motion Carried (13 to 0)

3.2 Charter Bylaw 19324 - To allow for a range of low density residential uses, McConachie

Charter Bylaw 19324 received 3 readings and passed. See item 3.

3.3 Bylaw 19336 - To close portions of 62 Street NW, located north of 176 Avenue NW, McConachie

Bylaw 19336 received 3 readings and passed. See item 3.

3.4 Charter Bylaw 19383 - To allow for the expansion of an existing Religious Assembly land use, Rutherford

Charter Bylaw 19383 received 3 readings and passed. See item 3.

3.5 Bylaw 19389 - Amendment to the Larkspur Neighbourhood Structure Plan

Bylaw 19389 and Charter Bylaw 19390 were dealt with together.

Bylaw 19389 received 3 readings and passed. See item 3.

#### 3.6 Charter Bylaw 19390 - To allow for existing school and park uses, Larkspur

Bylaw 19389 and Charter Bylaw 19390 were dealt with together.

Charter Bylaw 19390 received 3 readings and passed. See item 3.

3.7 Charter Bylaw 19391 - To allow for low density residential development, The Orchards at Ellerslie

Bylaw 19391 received 3 readings and passed. See item 3.

3.8 Charter Bylaw 19392 - To allow for additional commercial uses for a mixed use development, Pollard Meadows

Charter Bylaw 19392 received 3 readings and passed. See item 3.

3.9 Charter Bylaw 19393 - To allow facilities of an institutional or community service nature, Heritage Valley Town Centre

Charter Bylaw 19393 received 3 readings and passed. See item 3.

3.10 Charter Bylaw 19388 - Text amendment to Zoning Bylaw 12800 to amend the Stillwater Special Area Zones

Charter Bylaw 19388 received 3 readings and passed. See item 3.

# 3.11 Bylaw 19310 - Amendment to the Aster Neighbourhood Structure Plan

Bylaw 19310 and Charter Bylaw 19311 were dealt with together.

Bylaw 19310 received 3 readings and passed. See item 3.

3.12 Charter Bylaw 19311 - To allow for ground oriented housing and the expansion of an existing religious assembly use, Aster

Bylaw 19310 and Charter Bylaw 19311 were dealt with together.

Charter Bylaw 19311 received 3 readings and passed. See item 3.

3.13 Charter Bylaw 19381 - To allow for industrial businesses and limited compatible non- industrial businesses, King Edward Park

Charter Bylaw 19381 received 3 readings and passed. See item 3.

3.14 Charter Bylaw 19378 - To allow for high rise residential development , Empire Park

Charter Bylaw 19378 received 3 readings and passed. See item 3.

#### 3.15 Bylaw 19379 - Amendment to the Garneau Area Redevelopment Plan

Bylaw 19379 and Charter Bylaw 19380 were dealt with together.

## 3.16 Charter Bylaw 19380 - To allow for the expansion of an EPCOR Substation, Garneau

Bylaw 19379 and Charter Bylaw 19380 were dealt with together.

J. Johnson, Office of the City Manager (Legal Services); and T. Ford, Urban Form and Corporate Strategic Development, answered Council's questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

\*Clerks note: Due to technical issues, Councillor S. Hamilton was absent for the vote on first and second readings.

Moved by: B. Henderson Seconded by: D. Iveson

That the Public Hearing on Bylaw 19379 and Charter Bylaw 19380 be closed.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

#### Moved by: B. Henderson Seconded by: D. Iveson

That Bylaw 19379 and Charter Bylaw 19380 be read a first time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (12 to 0)

Moved by: B. Henderson Seconded by: D. Iveson

That Bylaw 19379 and Charter Bylaw 19380 be read a second time.

In Favour (12): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (12 to 0)

Moved by: B. Henderson Seconded by: D. Iveson

That Bylaw 19379 and Charter Bylaw 19380 be considered for third reading.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

Moved by: B. Henderson Seconded by: D. Iveson

That Bylaw 19379 and Charter Bylaw 19380 be read a third time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

#### 3.17 Amendment to the Groat, Estate Implementation Plan

Item 3.17 and Charter Bylaw 19377 were dealt with together.

## 3.18 Charter Bylaw 19377 - To allow for ground oriented multi-unit housing, Westmount

Item 3.17 and Charter Bylaw 19377 were dealt with together.

T. Ford, Urban Form and Corporate Strategic Development, made a presentation.

C. Jersak, Situate Inc., and V. Villamonovich made presentations and answered Council's questions.

M. Borys made a presentation and answered Council's questions.

T. Pawlyk and T. Ford, Urban Form and Corporate Strategic Development, answered Council's questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

J. Jersak; V. Villamonovich; and M. Borys made presentations.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

Moved by: S. McKeen Seconded by: A. Knack

That the Public Hearing on Item 3.17 and Charter Bylaw 19377 be closed.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

Moved by: S. McKeen Seconded by: A. Knack That Charter Bylaw 19377 be read a first time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

### Motion Carried (13 to 0)

## Moved by: S. McKeen Seconded by: A. Knack

That Attachment 1 of the August 18, 2020, Urban Form and Corporate Strategic Development report CR\_8391, to amend the Groat Estate Implementation Plan, be approved.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

### Motion Carried (13 to 0)

## Moved by: S. McKeen Seconded by: A. Knack

That Charter Bylaw 19377 be read a second time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

## Moved by: S. McKeen Seconded by: A. Knack

That Charter Bylaw 19377 be considered for third reading.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel,

A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

#### Moved by: S. McKeen Seconded by: A. Knack

That Charter Bylaw 19377 be read a third time.

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

#### Motion Carried (13 to 0)

Moved by: S. McKeen Seconded by: A. Knack

#### Policy C599 - Community Amenity Contribution Amendment

That Administration prepare an amendment to Policy C599 to exempt projects of 12 or fewer units from community amenity contribution requirements and return to Committee.

Due Date: Nov. 30, 2020 Executive Committee

In Favour (13): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, S. Hamilton, B. Henderson, A. Knack, S. McKeen, M. Nickel, A. Paquette, and M. Walters

Motion Carried (13 to 0)

#### 3.19 Bylaw 19039 - Amendment to the Lewis Farms Area Structure Plan

Bylaw 19039 and Charter Bylaws 19040 and 19041 were dealt with together.

#### 3.20 Charter Bylaw 19040 - Adoption of the Lewis Farms Business Employment Neighbourhood Structure Plan

Bylaw 19039 and Charter Bylaws 19040 and 19041 were dealt with together.

3.21 Charter Bylaw 19041 - To allow for a range of business, light industrial and commercial uses, Lewis Farms Business Employment

Bylaw 19039 and Charter Bylaws 19040 and 19041 were dealt with together.

T. Ford, Urban Form and Corporate Strategic Development, made a presentation.

Y. Lew, Stantec Consulting Ltd.; K. Kerswell; and R. Gillespie made presentations and answered Council's questions. A. Kuehn; and S. Kerswell made presentations.

G. Day made a presentation and answered Council's questions.

J. Johnson, Office of the City Manager (Legal Services), answered Council's questions.

M. Stoyanov; J. Bowen, Frank Bowen & Associates Ltd.; M. McVey; D. Paulichuk; and R. Goldsack, Lewis Estates Community League, made presentations and answered Council's questions.

J. Johnson, Office of the City Manager (Legal Services); and F. Saeed, T. Ford, J. Tiwana and S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development, answered Council's questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information.

Y. Lew; and R. Gillespie made presentations and answered Council's questions. K. Kerswell; G. Day; M. Stoyanov; M. McVey; G. Day; D. Paulichuk; and R. Goldsack made presentations.

T. Pawlyk, Urban Form and Corporate Strategic Development, answered Council's questions.

Mayor D. Iveson asked if there was anyone in attendance who wished to speak to new information. There was no one.

Moved by: A. Knack Seconded by: B. Henderson

That Bylaw 19041, Schedule "B" be amended as follows:

- a. Delete "10.0 m" from Section 5(3), and replace it with "25.0 m";
- b. Delete "10m SETBACK" from Figure 1 Buffer Example, and replace it with "25m SETBACK";
- c. Delete "10.0 m" from section 6, and replace it with "25.0 m";
- d. Delete "4.0 m" from section 6(a), and replace it with "14.0 m";

- e. Delete "10m" where shown in the Legend of Appendix 1, and replace with "25m"; and
- f. Add a new Section 11 which reads: "Notwithstanding any provisions above, stormwater management facilities may be permitted in the setback areas".

#### Amendment:

Moved by: M. Banga Seconded by: J. Dziadyk

That all instances of "25.0 m" be changed to "17.5 m".

In Favour (3): M. Banga, T. Cartmell, and J. Dziadyk

Opposed (8): D. Iveson, T. Caterina, B. Esslinger, B. Henderson, A. Knack, S. McKeen, M. Nickel, and A. Paquette

#### Motion Defeated (3 to 8)

#### Amendment:

Moved by: B. Henderson Seconded by: A. Knack

That all instances of "25.0 m" be changed to "15 m".

In Favour (5): D. Iveson, M. Banga, T. Cartmell, B. Henderson, and A. Knack

Opposed (6): T. Caterina, J. Dziadyk, B. Esslinger, S. McKeen, M. Nickel, and A. Paquette

#### Motion Defeated (5 to 6)

#### Motion, put:

That Bylaw 19041, Schedule "B" be amended as follows:

- a. Delete "10.0 m" from Section 5(3), and replace it with "25.0 m";
- b. Delete "10m SETBACK" from Figure 1 Buffer Example, and replace it with "25m SETBACK";

- c. Delete "10.0 m" from section 6, and replace it with "25.0 m";
- d. Delete "4.0 m" from section 6(a), and replace it with "14.0 m";
- e. Delete "10m" where shown in the Legend of Appendix 1, and replace with "25m"; and
- f. Add a new Section 11 which reads: "Notwithstanding any provisions above, stormwater management facilities may be permitted in the setback areas".

In Favour (4): D. Iveson, J. Dziadyk, B. Henderson, and A. Knack

Opposed (7): M. Banga, T. Cartmell, T. Caterina, B. Esslinger, S. McKeen, M. Nickel, and A. Paquette

#### Motion Defeated (4 to 7)

Moved by: T. Caterina Seconded by: S. McKeen

That the Public Hearing on Bylaw 19039 and Charter Bylaws 19040 and 19041 be closed.

In Favour (11): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, B. Henderson, A. Knack, S. McKeen, M. Nickel, and A. Paquette

#### Motion Carried (11 to 0)

Moved by: T. Caterina Seconded by: S. McKeen

That Bylaw 19039 and Charter Bylaws 19040 and 19041 be read a first time.

In Favour (10): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, B. Henderson, S. McKeen, M. Nickel, and A. Paquette

Opposed (1): A. Knack

#### Motion Carried (10 to 1)

Moved by: T. Caterina Seconded by: S. McKeen That Bylaw 19039 and Charter Bylaws 19040 and 19041 be read a second time.

In Favour (10): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, B. Henderson, S. McKeen, M. Nickel, and A. Paquette

Opposed (1): A. Knack

#### Motion Carried (10 to 1)

#### Moved by: T. Caterina Seconded by: S. McKeen

That Bylaw 19039 and Charter Bylaws 19040 and 19041 be considered for third reading.

In Favour (11): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, B. Henderson, A. Knack, S. McKeen, M. Nickel, and A. Paquette

### Motion Carried (11 to 0)

Moved by: T. Caterina Seconded by: S. McKeen

That Bylaw 19039 and Charter Bylaws 19040 and 19041 be read a third time.

In Favour (10): D. Iveson, M. Banga, T. Cartmell, T. Caterina, J. Dziadyk, B. Esslinger, B. Henderson, S. McKeen, M. Nickel, and A. Paquette

Opposed (1): A. Knack

#### Motion Carried (10 to 1)

#### 4. Notices of Motion and Motions without Customary Notice

Mayor D. Iveson asked whether there were any Notices of Motion. There were none.

#### 5. Adjournment

The meeting adjourned at 7:16 p.m.

Chair

City Clerk

September 23, 2020

POSSE No. 373591814

From: Mary Persson, Deputy City Manager and Chief Financial Officer Financial and Corporate Services

Subject: Monthly Payment Plan Update

On August 31, 2020, Council requested made the following motion:

Can Administration please answer the following in a brief memo to City Council:

- 1. How many accounts suspended their monthly payments from March 2020 to August 2020, and how many have since been reinstated?
- 2. Of those with MPP's reinstated, how many were charged the 2% reinstatement fee and what has been the total cost of this reinstatement fee?

#### <u>Background</u>

Monthly Payment Program (MPP) is an option for taxpayers to pay their annual property tax bill in twelve instalments from January to December by automatic bank withdrawal. For taxpayers who enrol in the program to begin their instalments in January, there is no fee to join. However, for those taxpayers who join the program after January in a year, a 2% administration fee is applied on the missed instalments, in order to provide fairness to those taxpayers who have been making monthly payments since January and to acknowledge the additional administrative time to calculate back-payments. This fee is typically small as it is only applied to missed payments.

#### <u>Update</u>

In mid-March, when it became clear that the impact resulting from Covid-19 would be significant, City administration permitted taxpayers who were on the MPP to delay their April monthly instalment in an attempt to help keep taxpayers on the MPP rather than cancel off the program. In April, City Council approved a further delay of May to August instalments for requesting taxpayers.

In total, 2,089 tax accounts took advantage of the payment delay program offered by the City. These taxpayers remained on the MPP, and <u>were not charged any additional administration fees</u> to take advantage of the payment delays.

While those taxpayers who chose to delay payments were not charged administrative fees, some taxpayers chose instead to cancel their participation in the MPP and rejoin the MPP at a

later date. Upon rejoining the MPP, a 2% administration fee was charged for any missed instalments, as per the normal monthly payment program rules.

Cancelling off the MPP is a normal part of program administration. Taxpayers cancel for a variety of reasons including sale of property, payment default, or simply wishing to return to annual payment status. For the period of March to August, cancellations from the MPP for both 2019 and 2020 are shown below. The total number of cancellations decreased during this period by 2%, but the reasons for the cancellations shifted. In 2020, fewer cancellations occurred due to property sales, and a greater number of cancellations occurred due to default or taxpayer request.

	March - August 2020	March - August 2019	% change
Property Sales	1,890	2,993	-37%
Taxpayer Requests	1,336	959	42%
Defaulted	602	402	50%
Total Cancellations	4,420	4,516	-2%

Digging into this data further, Administration notes that only 112 of the 1,366 taxpayer requested cancellations subsequently rejoined the MPP with an administration fee. Those fees were typically small for the majority of accounts (approximately \$150), but 15 commercial accounts received significantly higher charges (totaling \$83,000).

Of the 602 property owners that defaulted, 104 were subsequently reinstated with administrative fees. Total fees across all 104 accounts was less than \$10,000 with three commercial accounts paying approximately half of that amount while the remaining 101 averaged a fee of about \$40.

To summarize, property owners that chose to take advantage of the City's payment delay program were not charged administrative fees. Some property owners who either canceled or defaulted off the plan and then subsequently requested to rejoin were charged administrative fees. Overall, the number of MPP cancellations in 2020 was not unusual, but the number of cancellations due to taxpayer request or default did increase.

MP/cw

c. Executive Leadership Team Aileen Giesbrecht, City Clerk

## **Downtown District Energy Initiative**

**Status Report** 

#### Recommendation

That the August 31, 2020, Integrated Infrastructure Services report CR\_8346, be received for information.

### **Previous Council/Committee Action**

At the May 25-27, 2020, City Council meeting, the following motion was passed:

1. That the Downtown District Energy project funding be approved to proceed, as outlined in Attachment 8 of the May 25, 2020, Financial and Corporate Services report CR\_8009.

2. That Administration continue to work on various financing strategies aligned in partnership with EPCOR that may further address any remaining funding requirements (including opportunities through the Green Municipal Fund) and report back to City Council on the Memorandum of Understanding with EPCOR including any financial considerations prior to bringing forward any borrowing Bylaws.

## **Executive Summary**

During the 2020 Spring Capital Budget Adjustment deliberations, Council approved funding for a scaled-down first phase of the Downtown District Energy Initiative. This includes a Central District Energy Plant located at the Winspear providing electrical and thermal energy to the Winspear, Century Place and Chancery Hall. On July 22, 2020, EPCOR and the City of Edmonton entered into a Memorandum of Understanding ("MOU") that outlines both parties' commitment to the project and necessary steps for joint project development.

Potential operational models contemplate either the City of Edmonton or EPCOR leading the design, construction and balance of cost financing of the District Energy System, with EPCOR's involvement in the ongoing utility operations and growth opportunities beyond the first stage. Given the relatively small initial scale and the overall sustainability objectives of the Initiative, both parties have agreed to initially have the City own the system, with Council becoming its regulator of thermal energy. While the construction of the District Energy Shell Building by the Winspear project team is anticipated to start in October of 2020, EPCOR and Administration continue to explore external funding opportunities and will continue technical, regulatory, and financial development efforts accordingly. Both parties will provide an update on the project and approval of a project term sheet to Council during the fourth quarter of 2020.

The Downtown District Energy Initiative supports Edmonton's Community Energy Transition Strategy and Council's 10-year Climate Resilience goal of reducing greenhouse gas emissions and becoming more energy resilient.

#### Report

#### Memorandum of Understanding

EPCOR and the City of Edmonton entered into a Memorandum of Understanding ("MOU") on July 22,2020 (Attachment 1). The MOU outlines both parties' commitment to the project and the necessary steps for joint development, including a plan to enter into agreements based on jointly developed and agreed upon guiding principles and utility business working assumptions. Key guiding principles outlined in the MOU are the common value proposition to the public and customers, the outcomes being guided by Edmonton's Community Energy Transition Strategy goals, the opportunity to diversify EPCOR's business portfolio and earn a regulated rate of return, and the alignment and value of the Winspear Centre as a key partner in the Initiative. The MOU also includes joint commitments to develop regulatory, legal, and operational strategies, and to pursue external funding opportunities.

In recent months EPCOR and Administration have advanced the technical, regulatory, and financial components of the Initiative. Potential operational models contemplate either the City of Edmonton or EPCOR leading the design, construction and financing of the District Energy System, and EPCOR's continued involvement in the ongoing utility operations and growth opportunities beyond the first stage. In parallel, both parties have aligned activities with the Winspear project team. Critical areas of cooperation with Winspear include the design and construction of the District Energy Shell Building as well as the development of necessary agreements governing access, operational and financial parameters.

The MOU lays out a schedule for business case development by the end of July 2020 and a list of general terms and conditions under which a formal agreement can be structured (term sheet) by the end of October 2020. The MOU further proposes that definitive agreements for this initiative be developed by the end of February 2021<sup>1</sup>. EPCOR and Administration will provide regular updates and approvals, as required, to Council and the EPCOR Board of Directors.

<sup>&</sup>lt;sup>1</sup> The MOU in Attachment 1 was amended by letter acknowledging the change in dates for the individual development stages by one month.

## Ownership

Ownership and regulatory oversight of the Downtown District Energy Initiative remain critical considerations for project development. Administration and EPCOR Senior staff agree that the most appropriate course of action would be to begin the Downtown District Energy Initiative under City ownership, with City Council acting as the regulator. This approach is appropriate given the relatively small size of the scaled-down first phase connecting three buildings, two of which are City-owned (Century Place and Chancery Hall). It further ensures that the current project schedule can be maintained and provides the opportunity for City Council to have oversight of the climate change goals of the initiative outlined in Edmonton's Community Energy Transition Strategy. Both parties have agreed to review the regulatory context on an ongoing basis as the District Energy System matures and grows.

#### **Further Agreements**

In order to fully develop the Downtown District Energy Initiative, a set of agreements between the Winspear, EPCOR, and the City are necessary. CR\_8368 Downtown District Energy Initiative - Winspear Agreement requests approval to enter into an agreement with Winspear to construct the District Energy Shell Building. The Building will house the Central District Energy Plant infrastructure and will host the first stage of the Downtown District Energy Initiative. This agreement will ensure that the Winspear construction schedule is not impacted. The building has been designed and will be constructed by the Winspear project team. Currently, construction of the Shell Building is anticipated to start in October of 2020 with a tentative completion date of March of 2021.

#### Legal Implications

Public utilities owned or operated by municipalities providing service within that municipality are generally regulated by their municipal councils, as they are exempt from Alberta Utilities Commission regulation pursuant to s. 78(2) of the *Public Utilities Act*, RSA 2000, H-16. Public utilities that are not owned or operated by municipalities that supply water, heat, light or power are regulated by the Alberta Utilities Commission with respect to utilities that provide water or steam within a municipality pursuant to s. 75.4 of the Municipal Government Act. A corporation may finance the development of a public utility without having ownership over that utility; ownership depends on a variety of factors, with financial investment being only one such factor.

The generation, sale and distribution of electrical energy in Alberta is governed by the

*Electric Utilities Act*, the *Hydro and Electric Energy Act*, and their regulations. Although Alberta's energy regulatory scheme includes a general rule against municipal ownership of electrical generating units, the City's ownership of the electrical generating unit for this project may fit within an exemption that could allow for the City's ownership and self supply of electricity. The City will be required to make applications to the Alberta Utilities Commission and the Market Surveillance Administrator for approval to construct, own and operate the electrical generating unit.

#### **Financial Implications**

In July 2020, City Council approved the first reading of the borrowing Bylaw 19365 for the self-liquidating debt part of the project in the amount of \$13.8 million. At the date of writing second and third reading of the borrowing bylaw was scheduled for August 17, 2020. The Bylaw is needed to satisfy the requirements of the Municipal Government Act and to ensure that construction at the Winspear can commence as currently scheduled in October. Depending on the final business case considerations by EPCOR and the City, flexibility exists to rescind the bylaw if the City and EPCOR jointly determine that EPCOR will finance the self-liquidating debt part of the project. Administration will delay borrowing until a decision is made on the project financing.

Through the development of the MOU, EPCOR and Administration continue to work on the final business case with the assumption that approved funds of the initiative are capped. However, both parties are exploring external funding opportunities through the agencies such as the Federation of Canadian Municipalities (Green Municipal Fund) or the Canada Infrastructure Bank. In recent discussions with the Federation of Canadian Municipalities the eligibility of the Downtown District Energy Initiative is being re-evaluated based on the modified scope of a scaled down system from the original proposal. The timeline for a final decision is anticipated by the first quarter of 2021. Should the FCM application be successful, and with the current interest rates offered over 20 years, this would potentially provide a net grant of \$1.5 million.

## Next Steps

EPCOR and Administration will continue their technical, regulatory and financial work for the Downtown District Energy Initiative, which includes:

- the development of a business case by August 31, 2020
- the generation of a term sheet by November 30, 2020, before
- entering into definitive agreements, expected by March 31, 2021.

The parties will provide an update to Council in the fourth quarter of 2020 for the potential approval of a term sheet on the Project with EPCOR.

#### **Corporate Outcomes and Performance Management**

#### **Corporate Outcome(s):** Edmonton is an Environmentally Sustainable and Resilient City

Outcome(s)	Measure(s)	Result(s)	Target(s)
Edmonton is an environmentally sustainable and resilient City	Community Greenhouse Gas Emissions (million tonnes of carbon dioxide equivalents)	19.4 (2017)	11.0 by 2035 (35% below 2005 levels by 2035)

#### **Corporate Outcome(s):** The City of Edmonton has a Resilient Financial Position

Outcome(s)	Measure(s)	Result(s)	Target(s)
The City of Edmonton has a resilient financial position	City Asset Sustainability (actual expenditure on capital infrastructure divided by required expenditure)	0.94 (2017)	1.00 (2018)

#### Attachment

1. Memorandum of Understanding

#### Others Reviewing this Report

- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- B. Andriachuk, City Solicitor
- C. Owen, Deputy City Manager, Communications and Engagement

## **Memorandum of Understanding** ("MOU")

This MOU is made effective this 10th day of July, 2020 ("Effective Date") to record the understanding, intentions and agreements reached among:

- EPCOR Utilities Inc. or a subsidiary thereof, a corporation registered pursuant to the laws of the Province of Alberta ("EPCOR"); and
- **City of Edmonton**, a municipal corporation pursuant to the *Municipal Government Act* (Alberta) ("**City**")

Individually, each of EPCOR and the City is a "Party" and collectively they are the "Parties".

#### **RECITALS**

- A. The Parties have agreed to undertake certain initial work to establish the viability of alternative technologies supporting a District Energy System in Downtown Edmonton (the **"Project"**) including working with system designers and constructors to develop a business case, and evaluation of system ownership and regulatory framework;
- B. The Parties have agreed to certain guiding principles that will govern development of the Project. These guiding principles are included as Schedule "A"; and
- C. Once each Party receives authorizations based on the business model and proposed structure mutually developed in accordance with this MOU, the Parties will commence drafting and negotiating the Definitive Agreements (as defined below in Section 3.1) based on the principles set out in this MOU and those as otherwise agreed to by the Parties.

NOW THEREFORE the Parties state their mutual understanding as follows:

#### BACKGROUND

The Parties have been working together to identify opportunities to develop the Project, a District Energy Sharing System in Downtown Edmonton. The City has engaged FVB Energy to design a high temperature District Energy System that would provide heat, electricity, and domestic hot water to three buildings (the **"Customers"**): Chancery Hall, Century Place, and the Winspear Centre. This system would include an Energy Centre located at the Winspear consisting of boilers and a Combined Heat and Power (**"CHP"**) system.

The Parties have further identified an opportunity to develop an ambient temperature District Energy System that would also serve the cooling needs of the three buildings and could potentially result in additional greenhouse gas emission reductions beyond the high temperature system base case. EPCOR has engaged AECON Water Infrastructure and Cascara Energy to provide a preliminary design and cost estimate for this system. EPCOR will then develop a rate model for the ambient temperature system that will be shared with the City.

- The Parties current understanding of the key business parameters of two scenarios are provided in Schedule "B". The Parties acknowledge that items 2 through 9 in Schedule "B" represent the Parties' current intention with respect to the business arrangements associated with the different technology options. The Parties may consider and evaluate additional alternative business arrangements with respect to items 2 through 9 in Schedule "B" but agree that the technologies to be considered will be limited to those identified in item 1 of Schedule "B".
- The Parties have discussed and are interested in building on the principles as detailed in Schedule "A" by which EPCOR and the City will explore, develop and prioritize a number of options for an enhanced strategic partnership, including the potential for EPCOR to finance, own and/or operate the District Energy System. The intent of the proposed partnership would be to combine the City's experience with developing the District Energy System to date with EPCOR's significant utility experience to the design, construction, operation and governance of the Project and future expansions thereof.
- The Parties wish to work together in good faith to develop a comprehensive business case (**"Business Case**") that will consider the impacts of various technical, ownership and schedule options to the Project and its Customers. This would include a detailed accounting of impacts to Customer rates and the benefits to the City, both financial and environmental, of developing the proposed Project.

The Business Case will consider, but is not limited to, the following elements:

- i. Triple-bottom line evaluation of the two scenarios in Schedule "B", and any alternative business arrangements proposed with respect to items 2 through 9 in Schedule "B"
- ii. Expected capital and operating costs of the Project
- iii. Expected Greenhouse Gas reductions associated with the Project
- iv. Expected Customer rates associated with development of the Project
- v. Ownership structure and regulatory framework for the Project
- vi. Roles, responsibilities, and risk allocation amongst the Parties
- vii. Funding and financing strategies for the Project
- viii. Proposed governance models for the Project including future expansions

#### **NON-BINDING**

- 1. PHASE ONE Development of the Business Case
  - **1.1. Triple-bottom line Evaluation:** The parties will work together to fully understand, analyze, and evaluate the two scenarios outlined in Schedule "B", and any alternative business arrangements proposed with respect to items 2 through 9 in Schedule "B".

- **1.2.** *Financial Model:* The Parties will prepare a financial model with respect to the Project ("Model"). The Model will outline the expected capital, operating and financing costs of the District Energy System under each scenario described in Schedule "B", including any alternative business arrangements with respect to items 2 through 9 in Schedule "B" as agreed upon by the Parties, as well as the expected rate structure associated with each option. Based on the Model, the guiding principles described in Schedule "A", the Structure considerations for each scenario described in Schedule "B" and any other factors considered relevant by the Parties, the Parties will, acting reasonably, select the preferred option between the high temperature District Energy System and the ambient temperature District Energy System. The Structure, defined in Section 1.3 below, and all further phases contemplated by this MOU will specifically address the preferred option selected by the Parties.
- 1.3. Legal Structure: The Parties will work together to determine (i) the optimal ownership structure of the Project and (ii) the regulatory framework under which the Project will operate (collectively, "Structure"). The Parties agree that they will negotiate in good faith to agree upon a Structure that is consistent with the objectives as described in Schedule "A", and in addition, ensures that the Parties respective accounting, tax, legal, environmental and regulatory positions are optimized and is designed in a manner such that it does not lead to materially adverse accounting, tax, legal and regulatory consequences to either of the Parties. Upon preliminary determination of the Structure, each of the Parties will engage their own external advisors if necessary, including but not limited to external legal counsel, to review and comment on the Structure.
- **1.4.** *Interim Approvals:* Upon completion of the Model and the development of the Structure, the Parties will seek the necessary interim approvals required for the Parties to proceed with Phase Two of the Project.
- **1.5.** *Phase One Timeline:* The Parties agree that Phase One, which includes the tasks set out in this Article 1, must be completed on or before July 31, 2020. If either Party fails to satisfy its obligations under this Article 1 or an agreement cannot be reached by the Parties with respect to the matters in this Article 1 on or before July 31, 2020, unless otherwise agreed to in writing by the Parties, this MOU will automatically terminate on July 31, 2020 without any penalty, damages, fee, or costs and any obligations owed by a Party will cease.
- 2. PHASE TWO Development of Project Term Sheet
  - 2.1. Development of a Term Sheet: Once the Parties have agreed on the Structure, the Parties will negotiate, finalize and execute a non-binding term sheet ("Term Sheet") with respect to the Project. The Term Sheet will clearly outline the key obligations and the expectations the Parties have for each other in respect of the Project. The Term Sheet will include, but will not be limited to, the following:

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- A description of the Definitive Agreements and/or Bylaws required in connection with the Project;
- The Definitive Agreements and/or Bylaws will set out the rights and obligations of the City and EPCOR in connection with the operation and management of the Project and the Term Sheet will include a description of the key terms including, but not limited to, the following:
  - The governance model of the Project, including expectations regarding the ongoing design, construction, financing, operation, environmental performance and reporting;
  - o Decision-making authority of the City and EPCOR;
  - The decision-making process including the thresholds required for various decisions;
  - o Necessary land and or lease agreements for access to Project infrastructure;
  - The regulation of the Project, including the process by which future rates will be set. Process for setting rates will be based on appropriate rate-setting framework for comparable utilities;
  - o Exit, default and termination provisions; and
  - A framework for the City and EPCOR to manage future expansion of the Project.
- **2.2.** *Interim Approvals:* In advance of the Parties executing the Term Sheet, internal approvals will be required. These approvals include City Council and EPCOR's senior management. The final Term Sheet will form the basis upon which the parties will proceed to negotiate and draft the Definitive Agreements and/or Bylaws. The Parties acknowledge that further internal approvals will be required prior to the execution of the binding Definitive Agreements and/or passing of Bylaws.
- **2.3.** Ongoing Development: During this Second Phase, the Parties will continue development of the Project. This will include refinement of the Project's design, costing and operational parameters. The Parties will also further refine the proposed Customer rates structure for the Project.
- **2.4.** *Second Phase Deadline:* The Parties agree that the "Second Phase", which includes all of the tasks set out in this Article 2, must be completed on or before October 31, 2020. If either Party fails to satisfy its obligations under this Article 2 or an agreement cannot be reached by the Parties with respect to the matters in this Article 2 on or before October 31, 2020, unless otherwise agreed to in writing by the Parties, this MOU will automatically terminate on October 31, 2020 without any penalty, damages, fee, or costs and any obligations owed by a party will cease.

#### 3. PHASE THREE - Development of Definitive Agreements and/or Bylaws

- **3.1.** *Definitive Agreements.* Upon execution of the Term Sheet, and in good faith, the Parties will immediately begin to negotiate the various legally binding agreements required to complete the Project approved by the Parties in addition to any Bylaws that may be required ("Definitive Agreements"). The Definitive Agreements will include customary closing requirements including but not limited to:
  - an agreement with respect to duties and powers of the Parties in relation to the management and operations of the Project; and
  - obtaining any other consents or approvals from governmental or other authorities, lenders and other third parties, required to complete the Project.
- **3.2.** *Final Approvals:* Prior to executing the Definitive Agreements, the City will seek the final approval of City Council. Prior to executing the Definitive Agreements, EPCOR will seek the approval of its senior management.
- **3.3.** Ongoing Development: During this Third Phase the Parties will continue development of the Project. This ongoing development may include finalization of the Project's design, costing, schedule, operational parameters, and rate structure.
- **3.4.** *Third Phase Deadline. The* Parties agree that the "Third Phase", which includes all of the tasks set out in this Article 3, must be completed on or before February 28, 2021. If either Party fails to satisfy its obligations under this Article 3, or an agreement cannot be reached by the Parties with respect to the matters in this Article on or before February 28, 2021, unless otherwise agreed to in writing by the Parties, this MOU will automatically terminate on February 28, 2021 without any penalty, damages, fee, or costs and any obligations owed by a Party will cease.

#### **BINDING**

#### 4. **BINDING PROVISIONS**

The purpose of the following provisions ("**Binding Provisions**") is to set forth certain binding agreements between the Parties with respect to this MOU and the Project.

**4.1** *Exclusivity:* From the Effective Date until the termination of this MOU ("Exclusivity Period") neither Party, nor its affiliates, or employees will directly or indirectly, discuss, solicit, initiate or entertain offers from, negotiate with, provide any assistance or information to or in any manner consider any proposal of any other person relating to, in connection with or similar to the Project. If either Party receives any unsolicited offer or proposal related to, in connection with or similar to the Project, it will immediately advise the other Party of same. In addition, upon execution of this MOU, the Parties will immediately cease and cause to be terminated any

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existing activities, including discussion or negotiations with any parties conducted heretofore with respect to any proposal relating to, in connection with or similar to the Project, provided that EPCOR may continue working with AECON Water Infrastructure and Cascara Energy and the City may continue working with FVB Energy and the Winspear in connection with the Project.

- **4.2** *Responsibility for Costs:* Any costs incurred in connection with the Project will be the responsibility of the Party incurring the cost unless the Parties otherwise mutually agree.
- 4.3. Termination. This MOU will terminate upon the earlier of: (a) mutual consent of the Parties;
  (b) in accordance with Sections 1.5, 2.4 and 3.4; (c) written notice by either Party to the other Party if the other Party has breached any of the Binding Provisions; or (d) upon execution of the Definitive Agreements.
- **4.4.** *Indemnification.* Each Party (each an "Indemnifying Party") will indemnify and hold harmless the other Party and its directors, elected officials, officers, employees, agents and affiliates (collectively, "Indemnified Parties"), from and against all losses, claims, demands, expenses, costs, damages or liabilities to which the Indemnified Parties may be subject to or which the Indemnified Parties may suffer or incur and which are caused by or arise directly or indirectly by reason of the breach of, default under or non-compliance with any of the Binding Provisions, by the Indemnifying Party.
- **4.5.** Confidentiality. The Parties agree that the terms of this Agreement and all information exchanged in connection herewith will be considered Confidential Information for purposes of the Mutual Non-Disclosure Agreement between the Parties dated February 21, 2020 (the "Mutual Non-Disclosure Agreement") and the terms of the Mutual Non-Disclosure Agreement will apply as if same were incorporated herein.
- **4.6.** *Intellectual Property.* If one Party is responsible for the creation of any intellectual property that is used in connection with the Project, such creating Party will retain ownership of the intellectual property and will grant an irrevocable, royalty free license to the other Party to use such intellectual property in connection with the Project. If the Parties jointly create any intellectual property, such intellectual property will be jointly owned by the Parties and each Party shall have an irrevocable, royalty free license to use such intellectual property in connection of this MOU. For greater certainty, all created intellectual property will be considered Confidential Information, pursuant to the terms of the Mutual Non-Disclosure Agreement, of the Party who created such property.

#### 4.7. General.

4.7.1. Notwithstanding any other provision of this MOU, the non-binding provisions set out above in Articles 1, 2 and 3 of this MOU ("**Non-Binding Provisions**") do not create or constitute

any legally binding or enforceable obligation between the Parties, and neither the City, nor EPCOR will have any liability to the other Party with respect to the Non-Binding Provisions until the Definitive Agreements, if successfully negotiated, are executed and delivered by the Parties and then only to the extent and subject to the terms and conditions set forth therein. If the Definitive Agreements are not executed and delivered for any reason, the Parties will not have any liability to each other based upon, arising from or relating to the Non-Binding Provisions.

4.7.2. Notices to be sent pursuant to this MOU will be sent by personal delivery or transmitted by email to the locations noted below:

To EPCOR: EPCOR Utilities Inc. Suite 2000, 10423 – 101 Street NW Edmonton, Alberta T5H 0E8 Attention: Geoff Wagner, Senior Manager, Project Development Email: gwagner@epcor.com

To City: City of Edmonton 13<sup>th</sup> Floor, 10111 – 104 Avenue NW Edmonton, Alberta T5J 0J4 Attention: Christian Felske, Director, Renewable Energy Systems Email: <u>christian.felske@edmonton.ca</u>

Any notice or other communication will be in writing and will be given by e-mail (with receipt confirmed) and will be deemed to be given at the time sent by e-mail or delivered, if sent by e-mail or delivered to the recipient on a business day and before 5:00 p.m. (local time) on such business day, and otherwise will be deemed to be given at 9:00 a.m. (local time) on the next following business day. A Party may change its address for notice by notice to the other Party given in the manner herein provided.

4.7.3. The Parties will negotiate in good faith with the goal to arrive at mutually acceptable Definitive Agreements, provided however, that (a) nothing herein will obligate the Parties to conclude Definitive Agreements ; and (b) in the event any Party has breached the foregoing obligation to negotiate in good faith, unless otherwise specifically provided herein, the other Party's sole remedy will be to terminate this MOU in accordance with Section 4.3, prior to execution of the Definitive Agreements, and, unless otherwise specifically provided herein, the breaching Party will not otherwise have any liability for such breach.

4.7.4. In the event the Parties agree to terminate this MOU in accordance with Section 4.3, Sections 4.2, 4.4, 4.5, 4.6 and 4.7.1 will survive termination of this MOU and the Parties will remain responsible for their obligations thereunder until such obligations are satisfied in full.

4.7.5. Time is of the essence with respect to this MOU, the Project, and the finalization of the Term Sheet and the Definitive Agreements.

4.7.6. If any of the Binding Provisions for any reason will be held to be illegal, invalid or unenforceable, such illegality will not affect any other of the Binding Provisions and this MOU will be construed as if such illegal, invalid or unenforceable provision never had been included herein.

4.7.7. Except for the Mutual Non-Disclosure Agreement, which remains in effect in accordance with its terms, this MOU constitutes the entire understanding of the Parties relating to the subject matter hereof and supersedes all prior letter agreements, documents, contracts and other understandings, if any, among the Parties. This MOU will enure to the benefit of and be binding upon the successors and assigns of both of the Parties. It is expressly understood by the Parties that a Party may not assign any of its rights and obligations hereunder without the prior written consent of the other Party hereto, which consent may not be unreasonably withheld, provided that EPCOR may assign its rights and obligations hereunder to a wholly-owned subsidiary without the consent of the other Party. This MOU and the subject matter herein, including the Binding Provisions, will be governed by and construed in accordance with the laws of the Province of Alberta.

4.7.8. The Parties have participated jointly in the negotiation and drafting of this MOU. If an ambiguity or question of intent or interpretation arises, this MOU will be construed as if drafted jointly by the Parties and no presumption or burden of proof will arise favouring or disfavouring either Party by virtue of authorship of any provisions of this MOU.

4.7.9. Each Party hereto is independent from the other Party, and has entered into this MOU solely for the purpose set forth herein. Nothing in this MOU will be deemed to constitute, create, give effect to or otherwise recognize a joint venture, partnership or formal business entity of any kind between the Parties hereto, and the rights and obligations of the Parties will be limited to those expressly set forth in this MOU. Nothing herein will be construed as providing for the sharing of profits or losses arising out of the efforts of the Parties, except as may be provided for in the Term Sheet or any subsequent contract entered into by the Parties (including the Definitive Agreements). The Parties are independent contractors whose employees or agents will not be deemed to be employees or agents of the other Party for any purpose. No Party will have the right to act on behalf of, bind or otherwise obligate the other Party hereto.

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4.7.10. This MOU may be amended, superseded, cancelled, renewed or extended only by written agreement by the Parties. The Binding Provisions may only be waived in writing signed by the Party waiving compliance. No delay on the part of any Party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of any Party of any such right, power or privilege, nor any single or partial exercise of such right, power or privilege preclude any further exercise thereof or the exercise of any other such right, power or privilege.

4.7.11. Upon execution of this MOU by the Parties, the Binding Provisions will constitute the legally binding and enforceable agreements of the Parties. However, nothing in this MOU will be construed as an agreement by the Parties to create a binding business arrangement or to complete the Project. Such an agreement, if concluded, will result only from the execution and delivery of the Definitive Agreements (subject to the terms and conditions set forth therein).

4.7.12. This MOU may be executed in any number of counterparts and may be delivered originally, by facsimile, or by Portable Document Format ("PDF") and each such original, facsimile copy or PDF copy, when so executed and delivered will be deemed to be an original and all of which taken together will constitute one and the same instrument.

IN WITNESS WHEREOF the Parties have executed this MOU as of the Effective Date.

**CITY OF EDMONTON** 

Per:

Name: Christian Felske July 22 - 2020 Title: Director, Renewable Energy Systems

**EPCOR UTILITIES INC.** 

Per: Name: Geoff Wagne

Title: Senior Manager, Project Development

#### Schedule "A" – Guiding Principles

The further development of the Project between the Parties will be based on the following guiding principles:

1. The Project must provide value to the public as well as to Customers of the system.

2. The Project will be guided and informed by the Community Energy Transition Strategy goals and objectives, including any future updates to that Strategy.

3. The Parties will approach the Project as a long term opportunity with an objective to grow the Project's customer base and to enhance performance of the system by integrating appropriate new technologies.

4. The Parties acknowledge EPCOR's opportunity to diversify its business portfolio and recognize that EPCOR is targeting to earn a regulated rate of return commensurate with the risks of the business.

5. In accordance with Section 4.1 of this MOU, the Parties agree to work exclusively with each other on development of the Project in a collaborative, fair and equitable manner.

6. Both Parties recognize the value of the Winspear Centre's support of the initiative and the importance of the Winspear Centre's requirements including project timing, compensation, and mitigation of any impacts the Project may have on the Winspear Centre.

7. Ownership, operational and regulatory considerations will inform decision making in order to support the best possible Project outcomes. The Project will be structured to provide optimal outcomes with responsibilities of each Party aligned with their respective strengths.

8. Funding strategies and opportunities for this Project will be jointly discussed and agreed upon. The Parties will work together to access grant funding and other financial support from various orders of government. This is an important factor in advancing the Project.

9. A number of agreements between the City, EPCOR, and Winspear will be required. Bylaws and Franchise Agreements may also be required to establish the regulatory framework.

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## Schedule "B" – Key Business Parameters for Project Scenarios

Item	Parameter	Scenario One	Scenario Two
1	System Type	<ul> <li>Initial system to include boilers and CHP located at Winspear with high temperature distribution system providing heating and domestic hot water to 3 Customer buildings.</li> <li>Future expansion and modification to include ambient temperature distribution system, provision of cooling services, and integration of renewables.</li> </ul>	<ul> <li>Initial system to include boilers, chiller and CHP located at Winspear with near-ambient temperature distribution system providing heating, cooling and domestic hot water to 3 Customer buildings. Thermal storage may also be included in the original configuration.</li> <li>Future expansion and modification to include integration of renewables.</li> </ul>
2	System Financing and Ownership	<ul> <li>City finances and owns initially.</li> <li>EPCOR may finance or purchase at a later stage subsequent to completion of construction and commissioning of system.</li> </ul>	<ul> <li>EPCOR to finance.</li> <li>EPCOR or City to own based on optimal regulatory structure.</li> </ul>
3	Capital Cost	Current estimate \$27.9 million	• Targeting similar cost. (To be confirmed by AECON/Cascara.)
4	Funding Sources	<ul> <li>2019-2022 City Capital Budget - \$7.1M</li> <li>2020 Spring Supplemental Capital Budget Adjustment - \$7.0M</li> <li>Self-liquidating debt - \$13.8M</li> <li>Possible additional funding from FCM, CIB, or stimulus grant to offset other sources.</li> </ul>	<ul> <li>2019-2022 City Capital Budget - \$7.1M</li> <li>2020 Spring Supplemental Capital Budget Adjustment - \$7.0M</li> <li>EPCOR to finance balance</li> <li>Possible additional funding from FCM, CIB, or stimulus grant to reduce cost of capital.</li> </ul>
5	System Design and Construction Responsibility	• City has primary responsibility for design and construction with support from EPCOR.	• EPCOR has primary responsibility for design and construction with support from City.
6	Regulatory Framework	<ul> <li>Regulation by City Council if Project is owned by City, including if Project is financed by EPCOR.</li> <li>CHP may require AUC approval.</li> </ul>	<ul> <li>Regulation by City Council if Project is owned by City and financed by EPCOR.</li> <li>Regulation by AUC if Project is owned by EPCOR. May be possible to</li> </ul>

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		• City leads initial regulatory applications with support from EPCOR.	<ul> <li>apply to AUC for regulation by City Council.</li> <li>EPCOR leads regulatory applications with support from City.</li> <li>CHP may require AUC approval.</li> </ul>
7	Winspear Involvement	• City leads contract negotiation with Winspear with support from EPCOR.	<ul> <li>EPCOR leads contract negotiation with Winspear with support from City.</li> <li>City may lead initial funding agreement development with Winspear, with EPCOR support</li> </ul>
8	System Operations	• City assumes operational responsibility and associated performance risk unless the Parties agree to transfer operational responsibility to EPCOR.	• EPCOR assumes operational responsibility and associated performance risk.
9	Managing / Funding System Expansion	<ul> <li>City manages and finances system expansion unless ownership and/or operations are transferred to EPCOR.</li> <li>EPCOR manages and finances system expansion if City retains ownership and transfers operations to EPCOR.</li> </ul>	• EPCOR manages and finances system expansion.

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## Downtown District Energy Initiative

Winspear Agreement

#### Recommendation

That a construction funding agreement between the City of Edmonton and the Francis Winspear Centre for Music, for the construction of the district energy shell building for the Downtown District Energy Centre, for an amount not to exceed \$7,126,908, excluding GST, as outlined in Attachment 1 of the August 31, 2020, Integrated Infrastructure Services report CR\_8368, be approved, and that the agreement be in form and content acceptable to the City Manager.

## Executive Summary

The Downtown District Energy project involves the construction of the district energy shell building on city lands currently leased to the Francis Winspear Centre for Music. The shell building structure is integrated into the building that is currently under construction as part of the Winspear Centre expansion project. The City and the Winspear Centre have agreed to a number of terms that would form the basis of a construction funding agreement to have this work undertaken by Winspear Centre's construction contractor. The construction costs are estimated to be \$7,126,908. Currently, construction is anticipated to start in October 2020, with a tentative completion date of March 2021.

This project supports the ConnectEdmonton goal of Climate Resilience.

## Report

The Downtown District Energy project involves the construction of the district energy shell building on city lands that are leased to the Winspear Centre. The shell building structure is integrated into the building that is currently under construction as part of the Winspear expansion project. Given this situation, it will be most practical, cost-effective and efficient for the Winspear Centre's construction contractor to construct the shell building for the energy center.

The City and the Winspear have agreed to terms that would form the basis of a construction funding agreement (Attachment 1). The district energy shell building will house the central district energy plant infrastructure and serve as the host of the first stage of the Downtown District Energy Initiative. The building has been designed and will be constructed by the Winspear Centre project team and a budget for the district energy shell building was prepared by their contractor and reviewed by Administration.

The cost to build the district energy shell building is estimated to be \$7.1 million. Construction is expected to start in October 2020, with a tentative completion date of March 2021.

The building design and construction will be led by the Winspear project team. It would be impractical and more costly for the City to manage its own contract for the shell building given the oversight and the integration requirements with the balance of the building structure and systems. Administration reviewed the construction tasks and estimate provided by the Winspear's project team and found the work and costing to be reasonable and appropriate. Based on this review, Administration recommends that Council approve the funding required for the Winspear Centre. The Winspear will manage the project and complete the work, in accordance with the agreed-upon conditions outlined in Attachment 1.

#### Financial / Budget Implications

Capital Profile 20-83-9001, Downtown District Energy Initiative, includes \$27.9 million in approved funding to allow for executing the Agreement.

#### Legal Implications

Administration is agreeing to provide funding via monthly progress payments. The City and Winspear will be including an agreed-upon Project Cost and Schedule Breakdown and Administration will be monitoring the progress of the project to verify that the progress reported is accurate and representative of the true progress at that time and that such progress is also in line with the Project Cost and Schedule Breakdown.

To coordinate with the Winspear construction schedule and meet Project timelines, the construction funding agreement will be executed prior to determining the City's approach to acquire the appropriate interest in the building either by sublease or subdivision. To address this issue, the City's requirement for access and use of the building will be included in the agreement and the City will be reserving its right to determine the approach.

If the City terminates the construction funding agreement with Winspear, or if the Downtown District Energy Plant is shut down prior to becoming operational, the City will be liable to the Winspear for an amount to be agreed upon by the parties.

#### Public Engagement

Public engagement was not undertaken for this report. Administration has been in ongoing communications with Winspear about the integration of the Downtown District Energy Initiative into their completion project.

# **Corporate Outcomes and Performance Management**

#### Corporate Outcome(s): Edmonton is an Environmentally Sustainable and Resilient City

Outcome(s)	Measure(s)	Result(s)	Target(s)
Edmonton is an environmentally sustainable and resilient City	Community Greenhouse Gas Emissions (million tonnes of carbon dioxide equivalents)	19.4 (2017)	11.0 by 2035 (35% below 2005 levels by 2035)

#### Corporate Outcome(s): The City of Edmonton has a Resilient Financial Position

Outcome(s)	Measure(s)	Result(s)	Target(s)
The City of Edmonton has a resilient financial position	City Asset Sustainability (actual expenditure on capital infrastructure divided by required expenditure)	0.94 (2017)	1.00 (2018)

## **Risk Assessment**

Risk Element	Risk Description	Likeli hood	Impact	Risk Score	Current Mitigations	Potential Future Mitigations
Financial	Budget overruns throughout the tender and construction process	3 Possible	2 Moderate	6 Low	Proper project management processes in place, the contractor is familiar with the Winspear and District Energy project.	
Project Management	Project delays as a result of a schedule change	2 Unlikely	1 Minor	2 Low	Proper project management and schedule control processes in place.	
Legal	Final agreements with Winspear are not in place	1 Rare	2 Moderate	2 Low	A long-standing relationship with the Winspear, agreed-upon term sheet.	

#### Attachment

1. Term Sheet

## Others Reviewing this Report

- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- R. Smyth, Deputy City Manager, Citizen Services
- C. Owen, Deputy City Manager, Communications and Engagement
- B. Andriachuk, City Solicitor

# Term Sheet: District Energy Shell Building Construction

# Parties:

(1) City of Edmonton (2) Francis Winspear Centre for Music ("Winspear")

# Terms:

# Construction

Winspear will provide to the City an "Estimated Project Cost and Schedule Breakdown" for the above grade scope of work for the construction of the Downtown District Energy Shell Building (the "District Energy Building"). Both parties will be responsible for agreeing to the final "Estimated Project Cost and Schedule Breakdown" prior to the commencement of construction. The Estimated Project Cost and Schedule Breakdown will outline construction details including a detailed project schedule breakdown with identification of expected costs and completion dates for project milestones.

The City will be provided an opportunity to review the price proposal(s) provided by Winspear's contractor before the contractor is given the authorization to begin construction.

The Winspear shall not be responsible for any cost impacts resulting from design changes to the District Energy Building initiated by the City or its contractors.

The Winspear will begin construction on the District Energy Building on or around October 1, 2020 and shall use commercially reasonable efforts to substantially complete construction on the District Energy Building by March 31, 2021, as may be amended by the final Estimated Project Cost and Schedule Breakdown.

# Funding

The City will provide funding to the Winspear for the District Energy Building in an amount not to exceed the estimated cost for the work which is \$7,126,908 plus applicable GST (the "**City Funding**"). The Winspear will be solely responsible for any costs in excess of the City Funding, unless the City agrees, in writing, to increase the amount of City Funding.

The City shall release funds to the Winspear on a monthly basis. On the 15th day of the month, the Winspear shall provide interim reporting to the City including all invoices and relevant documentation for work undertaken the previous month. The reporting shall include progress reporting on each identified project milestone. The City will use its best efforts to remit payment to the Winspear within 30 days of receipt of the interim reporting.

The amount of funds released for each project milestone shall be based on invoices and relevant documentation for work completed each month. The City will review provided information from Winspear and make an independent and reasonable determination to release the funds.

Upon the completion of the District Energy Building construction, the Winspear shall provide a final project report to the City with all invoices and relevant documentation for the entire project.

The Winspear shall be responsible for paying all general sales tax ("GST") associated with the work but shall be reimbursed by the City for any GST incurred on the City Funding.

If a specific project milestone will not be completed by its estimated completion date, the Winspear will give the City notice of such delay as soon as is reasonably possible and the project milestones will be adjusted by agreement of the parties. The notice of extension must be submitted at least ten (10) business days before the estimated completion date. In each case, the notice shall include:

- a) An explanation as to why the specific project milestone could not be completed by the estimated completion date;
- b) A description of what has been completed to date; and
- c) A description of what remains to be completed and a reasonable timeframe for completion (including a new estimated completion date).

# Interest in District Energy Building

The land upon which the District Energy Building will be constructed is currently owned by the City and leased to Winspear. The City is providing the City Funding for the District Energy Building and will require access and use of the District

## Attachment 1

Energy Building once constructed. The parties intend to enter into a definitive agreement to provide for the City's access and use of the District Energy Building by either 1) a subleasing agreement for the District Energy Building; or, 2) a subdivision of the District Energy Building into a strata title to be retained by the City. The City will determine between these two options based on the following considerations:

- The City's right to access and use the District Energy Building must be assignable to third parties, including EPCOR, at the discretion of the City.
- Winspear will be compensated for the dedication of the District Energy Building for the City's access and use either in the form of rent, energy discounts, or a combination of these.

# District Energy and Power

Upon completion of the Downtown District Energy System, Winspear will be entitled to be a customer of the Downtown District Energy System and will be purchasing power and heat at rates based on the appropriate regulatory framework. This could be a negotiated rate between the City and Winspear, or a regulated rate as determined by City Council or the Alberta Utilities Commission.

# Compensation on Termination

If the construction of the Downtown District Energy System Project is terminated by the City, or is abandoned before it becomes operational, the City and the Winspear shall make best efforts to negotiate reasonable compensation for Winspear taking into consideration the amounts expended by the Winspear and expected to be expended into the future due to the construction of the project, as well as the benefits that Winspear expected to receive pursuant to this project. If the parties cannot agree on compensation, the matter shall be resolved pursuant to alternative dispute resolution.

# **Definitive Agreements**

In addition to the funding agreement for the District Energy Building Shell construction, the parties will enter into definitive agreements with each other, or others as necessary, for the development and operation of a district energy system. Such agreements will likely include:; (i) a sublease agreement, or in the case of subdivision, an agreement contemplating terms related to the subdivision; (ii) agreements for the power and heating supply to the District Energy Building and the Winspear Centre; (iii) agreement for the purchase of

# Attachment 1

energy by the Winspear Centre; (iv) any licenses and utility rights-of-ways required for the construction and operation of the system; and, (v) potentially a franchise agreement or an operating agreement between the City and the ultimate operator of the system.

# Capital Financial Update - June 30, 2020

#### Recommendation

That the August 31, 2020, Financial and Corporate Services report CR\_8412, be received for information.

6. 3

## Executive Summary

The City of Edmonton has an obligation to measure and transparently report actual results against the City's budget to Edmontonians and City Council. Administration meets this obligation through the Capital Financial Updates, provided three times a year. Consistent and timely financial reporting to Council is part of managing the corporation for the community.

This report provides the June 30, 2020, capital financial update, including updates on significant capital projects, results and projections against the approved 2019-2022 Capital Budget, and an update on the City's forecasted debt and debt servicing.

# Report

The Capital Financial Update focuses on the approved 2019-2022 Capital Budget, reporting the status of significant capital profiles against budget and budgeted completion date. Significant projects are capital profiles that have expenditures greater than or equal to \$20 million within the 2019-2022 Capital Budget cycle; or profiles that are highly strategic, complex, include many stakeholders, have major constraints, and/or include a high level of risk. For the period ended June 30, 2020, 81 profiles met this definition and are considered significant projects. These 81 profiles account for 87.5 percent of the total approved Capital Budget.

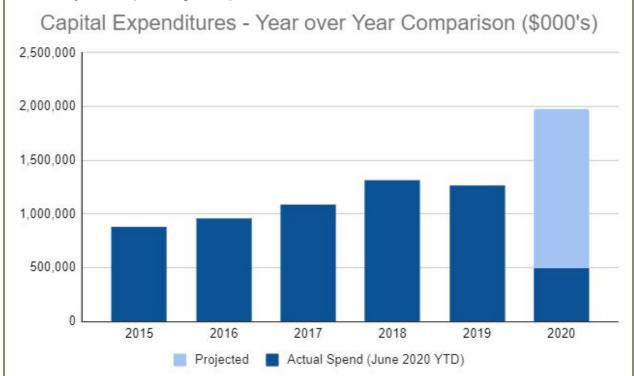
## 2019-2022 Capital Budget Performance against Planned Performance

The total approved 2019-2022 Capital Budget is \$9,695.6 million, which includes carry forwards from the 2015-2018 Capital Budget and approved capital expenditures beyond 2022.

The 2019-2022 Capital Budget is composed of 354 active profiles (228 standalone profiles and 126 composite profiles). Composite profiles include funding for multiple projects that are similar in nature; for example, neighbourhood renewal program funding is held in a composite profile. Once projects complete preliminary design (Checkpoint 3) and budgets for growth projects reach \$2 million and renewal projects

## Capital Financial Update - June 30, 2020

reach \$5 million, the projects are removed from the composite and individual profiles are established.



## 2020 Projected Spending Comparison

The projected spend of \$1,971.5 million for 2020 is significantly higher than the 2019 spend due to timing of bus deliveries in 2020 compared to 2019, higher spending on LRT as the Metro Line extension and Valley Line to Lewis Farms projects start, Yellowhead Trail project progressing, and higher spend on Fort Edmonton Park Utilities project as it comes to a close by the end of 2020.

## Budget Cycle Spend

Budgeted expenditures for 2019-2022 total \$7,293.3 million. As of June 30, 2020, the City spent \$1,762.1 million, or 24.2 percent of the budgeted capital expenditures in the four year cycle. For comparison, planned expenditures for the 2015-2018 Budget Cycle totalled \$5,954.0 million, of which 20.7 percent was spent as of the same period of that cycle, June 30, 2016. The majority of the increased spending in the 2019-2022 Budget Cycle is for LRT projects, primarily the Valley Line South East.

Attachment 1 provides the budgeted capital expenditures within and beyond that 2019-2022 period for tax-supported, enterprise and utility operations and the allocation of the Capital Budget by department.

# **Capital Project Reporting**

The June 30, 2020 Capital Financial Update reports on 81 (47 standalone and 34 composites) of the 354 active profiles that meet the definition of a significant capital project. Since the last Capital Financial Update reporting to December 31, 2019, six new profiles have been added:

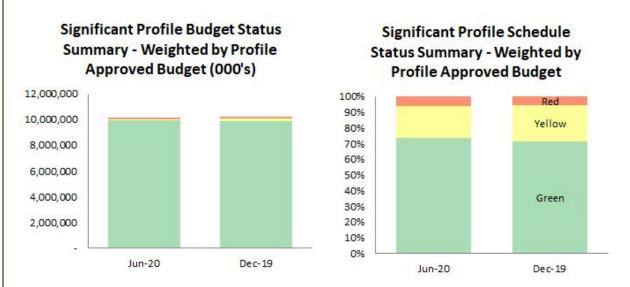
- Three new projects that are part of the Neighbourhood Renewal Program
  - Eastwood/Elmwood Park/Yellowhead Corridor East Industrial
  - Grandview Heights
  - Lorelei Neighbourhood and Alleys
- Yellowhead Trail East Widening (61 Street to North Saskatchewan River)
- Downtown District Energy Initiative
- Heritage Valley Land Development

There have been no profiles removed since the Q4 2019 report.

#### Capital Profile Performance

Of the 354 active profiles within the 2019-2022 Capital Budget, 81 are considered "significant" for the June 30, 2020 Capital Financial Update. 79 of the significant profiles are within the acceptable tolerance for budget status, and 64 significant profiles are within the acceptable tolerance for schedule status.

The following charts represent the budget and schedule status of significant capital profiles weighted by approved budget of the profile. Budget includes total budget by profile regardless of the year of expenditure.



\*Project status in the charts above are presented with green status on the bottom, yellow in the middle, and red at the top, as noted in the right chart.

As at June 30, 2020, the majority of capital profiles, weighted by approved budget, are within an acceptable tolerance (profiles with a green or yellow status) for budget (98.4 percent) and schedule (93.6 percent).

#### Project Development and Delivery Model

The Project Development Delivery Model (PDDM) was recently implemented and no significant profiles have yet been completed under this model. Of the 47 significant standalone capital profiles in this report, 20 profiles are being delivered under PDDM. Of these 20, 19 are reporting within an acceptable tolerance (profiles with green or yellow status) for budget and 16 are within acceptable tolerance for schedule.

The majority of composite profiles are new in the 2019-2022 Capital Budget and, as a result, 70.6 percent of approved budget for significant composite profiles is being delivered under the PDDM. 97.4 percent of the approved budget for significant projects are within an acceptable tolerance for budget, and 95.4 percent are within an acceptable tolerance for schedule.

#### Exchange Rate Risk

Exchange rates have differing effects on project financial performance. In many road and open space projects, the labour, equipment and materials (e.g., asphalt, concrete, etc.) are primarily sourced locally so the foreign exchange risk is lower. Building projects, or those sourced with equipment and materials not found locally (e.g., plumbing, mechanical, electrical, etc.), can experience moderate risk of cost pressures. Fleet and IT projects similarly have moderate to high risk with financial performance linked directly to fluctuating exchange rates. As part of the budget process, estimates are developed based on current and projected trends related to exchange rates within the four-year budget timeframe.

In its June 2020 forecast update, the Conference Board of Canada (CBoC) lowered its expectations for the Canadian dollar relative to its US counterpart in both the second and third quarters of 2020.

The average forecasted rate, based on the most recent exchange rate forecasts from Canada's five largest chartered banks, indicates a more pessimistic outlook for the Canadian dollar in Q3 2020 through Q4 2020, compared to the CBoC forecast. The average exchange rate forecast across the five banks in Q3 2020 is 1.37, compared to 1.34 as forecasted by the CBoC. The average exchange rate forecast across all five banks then ticks down to 1.36 in Q4 2020, and 1.35 in Q1 2021. The average annual exchange rate forecasted by the banks in 2021 is 1.33. By comparison, the CBoC forecast average for 2021 is 1.28.

See Attachment 3 of CR\_8458 - Operating Financial Update - June 30, 2020 for further economic information.

#### Debt Update

The City is projecting to finish 2020 using 61.7 percent of the *Municipal Government Act* (MGA) debt limit with \$3.55 billion of outstanding debt, which is a net increase of \$350 million from 2019. This includes projected borrowings of \$268 million tax supported debt and \$36 million self-liquidating debt through the Alberta Capital Finance Authority (ACFA), and \$116.0 million in P3 financing for Valley Line Southeast.

The City's borrowing rates have decreased over the past year, going from 2.605 percent in June 2019 to 2.257 percent in June 2020 for 20 year borrowings, a decrease of 0.348 percent. City rates through the ACFA are locked in for the full term of the borrowing.

Attachment 3 provides outstanding debt and debt servicing projections based on currently approved capital projects using debt financing. These projections are compared to both the externally imposed MGA debt limits and the City's more restrictive debt limits set in policy C203C - Debt Management Fiscal Policy.

Outcome(s)	Measure(s)	Result(s)	Target(s)
City budget reporting demonstrates corporate accountability and performance	Percentage of significant capital profiles that are projected to be within acceptable tolerance (green/yellow status)	95.1% (as of December 31, 2019)	100%
Ensure transparent, conservative and reasonable debt financing as a source of funding to support the City's long-term capital plans and strategies while maintaining long-term financial affordability, flexibility and sustainability.	<ul> <li>The City of Edmonton is subject to limits both for total debt and debt servicing by the <i>Municipal Government Act</i> and by the City's internal <i>Debt Management Fiscal Policy (C203C)</i>.</li> <li>The <i>Municipal Government Act</i> debt limit is two times the revenue of the City and the debt servicing limit is 35% of City revenues. For this calculation, revenues are net of capital government transfers and contributed tangible capital assets.</li> <li>The internal <i>Debt Management</i></li> </ul>	<ul> <li>Based on the limits set under the <i>Municipal Government Act</i>, for December 31, 2020, the City is projecting to use 57.7% of its debt limit and 30.4% of its debt servicing limit.</li> <li>Based on the limits under the <i>Debt Management</i></li> </ul>	Total debt and debt servicing are in line with the limits set by the <i>Municipal</i> <i>Government</i> <i>Act</i> and by the internal <i>Debt</i> <i>Management</i> <i>Fiscal Policy</i> <i>(C203C).</i>

no(c): The City of Edmonton has a resilient financial position

# **Corporate Outcomes and Performance Management**

Fiscal Policy (C203C) sets more conservative debt service limits at 22% (total debt) of City revenues and 15% (tax-supported debt) of Tax Levy Revenues.	<i>Fiscal Policy</i> , for December 31, 2020, the City is projecting to use 61.4% of its tax-supported debt servicing limit and 45.5% of its total debt servicing limit.
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## Attachments

- 1. Capital Results 2019 to 2022
- 2. Capital Financial Update June 30, 2020
- 3. Debt Update June 30, 2020

## Others Reviewing this Report

- C. Owen, Deputy City Manager, Communications and Engagement
- G. Cebryk, Deputy City Manager, City Operations
- J. Meliefste, Acting Deputy City Manager, Integrated Infrastructure Services
- K. Armstrong, Deputy City Manager, Employee Services
- R. Smyth, Deputy City Manager, Citizen Services
- S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development
- B. Andriachuk, City Solicitor

## Capital Results - 2019 to 2022

# **June 30, 2020** (\$ millions)

# Tax-Supported

	Approved Sudget	2023 and Beyond	2	019 - 2022 Budget		015 - 2018 Budget Adjusted
Valley Line South East	\$ 1,011.4	\$ -	\$	1,011.4	\$	844.3
Valley Line West	2,545.4	1,398.3		1,147.1		63.5
Yellowhead Trail	985.7	524.9		460.8		176.9
Other	4,288.5	162.2		4,126.3		4,320.2
Approved Budget	\$ 8,831.0	\$ 2,085.4	\$	6,745.6	\$	5,404.9
			Ja	n 2019 - Jun 2020	Jan	2015 - Jun 2016
Capital Expenditures - actual			\$	1,694.4	\$	1,161.9
% Spend				25.1%		21.5%

#### Enterprises

	Tota	al Approved Budget	2023 and Beyond	2	2019 - 2022 Budget		015 - 2018 Budget Adjusted
Blatchford Redevelopment Land Enterprise	\$	493.7 115.4	\$ 303.9 -	\$	189.8 115.4	\$	149.5 241.2
Approved Budget	\$	609.1	\$ 303.9	\$	305.2	\$	390.7
				Ja	n 2019 - Jun 2020	Jai	n 2015 - Jun 2016
Capital Expenditures - actual				\$	23.1	\$	41.6
% Spend					7.6%		10.6%

#### Utilities

	Το	al Approved Budget	2023 and Beyond	2	2019 - 2022 Budget		2015 - 2018 Budget Adjusted
Waste Management Blatchford DES	\$	215.9 39.6	\$ 13.0 -	\$	202.9 39.6	\$	140.4 18.0
Approved Budget	\$	255.5	\$ 13.0	\$	242.5	\$	158.4
				Ja	n 2019 - Jun 2020	Jai	n 2015 - Jun 2016
Capital Expenditures - actual				\$	44.6	\$	31.6
% Spend					18.4%		19.9%

#### Consolidated

	Tot	al Approved Budget	2023 and Beyond	2019 - 2022 Budget	2015 - 2018 Budget Adjusted
Approved Budget	\$	9,695.6	\$ 2,402.3	\$ 7,293.3	\$ 5,954.0
Capital Expenditures - actual				\$ 1,762.1	\$ 1,235.1
% Spend				24.2%	20.7%

#### **Budget by Department**

	l Approved Budget	2023 and Beyond	2019 - 2022 Budget	Percentage of Total Budget
Integrated Infrastructure Services	\$ 8,343.7	2,369.1	5,974.6	86%
Financial & Corporate Services	270.7	7.0	263.7	3%
City Operations	536.6	-	536.6	6%
Boards and Commissions	205.0	-	205.0	2%
Urban Form and Corporate Strategic Development	260.3	-	260.3	3%
Citizen Services	79.3	26.2	53.1	1%
Total	\$ 9,695.6	\$ 2,402.3	\$ 7,293.3	100%

#### Attachment 2 Significant Capital Project Update As of June 30, 2020

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#### Definitions

Significant Capital Project - Project that has an approved budget greater than or equal to \$20 million over the 2019-2022 time period. Projects may also include those that are highly strategic, complex, have many stakeholders, have major constraints and/or include a high level of risk.

**Red Project Status** - Develop stage projects with a greater than 30% variance from adjusted original budget or schedule. Deliver stage projects with greater than 20% variance from adjusted original budget or schedule. Profiles/projects not being delivered under the Project Design and Deliver Model with greater than 20% variance from last approved budget or schedule. Project status to be assessed qualitatively when budget or schedule assessments are not available.

Yellow Project Status - Yellow status is meant to flag profiles that are projecting over the approved budget or schedule, but still within an acceptable tolerance. Develop stage projects report yellow status when between 0%-30% variance from adjusted original budget or schedule. Deliver stage projects report yellow status when between 0%-20% variance from adjusted original budget or schedule. Legacy projects report yellow status when between 0%-20% variance from adjusted original budget or schedule. Legacy projects report yellow status when between 0%-20% variance from adjusted original budget or schedule. Legacy projects report yellow status when between 0%-20% variance from last approved budget or schedule. Project status to be assessed qualitatively when budget or schedule assessments are not available.

Green Project Status - Project is on/under cost and on/ahead of schedule.

Adjusted Original Budget - Develop/Deliver stage projects compare to original approved budgets adjusted for any partner or City Council directed scope changes to calculate status. Legacy profiles adjusted original budget will equal current approved budget, which going forward would not be adjusted for future budget adjustments unless tied to a partner or City Council directed scope change.

% Delay (Project Schedule Variance %) - Calculated as the difference between the Estimated or Actual In Service Date and Budgeted End Date in comparison to the estimated project duration. (Estimated or Actual In Service Date - Budgeted End Date)/(Budgeted End Date - Estimated or Actual Start Date).

% Over Budget (Project Cost Variance %) - Calculated as the difference between the Total Projection and the Adjusted Original Budget. (Total Projection -Adjusted Original Budget)/(Adjusted Original Budget)

Profile-to-Date Actuals - Total project cost from inception of the project to the reporting date.

% Complete based on Total Projection - Project-to-Date Actuals as a percentage of Total Projection.

Approved Budget - The total authorized budget at the reporting date.

Total Projection - Estimated costs over the life of the project/profile.

Estimated or Actual Start Date - Month and year the project commenced based on the date cumulative project costs are expected to be or are greater than \$10,000.

Budget End Date - Month and year the project is expected to be completed based on the Approved Budget. This may differ from the completion date based on the Original Budget if subsequent budget adjustments have changed project timelines.

Actual or Estimated In Service Date - Month and year the asset is expected to be available for use. Total project costs may not be incurred by this date, however the asset is available or is expected to be available for use.

Project Phase - Identifies whether a project is reporting in the develop, deliver, or is being considered a legacy project for the purposes of calculating the status of the project. Departments outside of IIS will continue to report as legacy until adopting a similar project deliver model to IIS.

Threshold - The threshold % is applied to the budget or schedule variance and reflects the acceptable tolerance level for a project. A project over the threshold value is flagged with a red status for either budget or schedule.

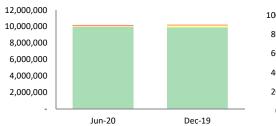
Funding Implications - Funding implications identifies any impacts to external funding sources, such as federal/provincial grants or partnership funding, due to delays to the project.

# Significant Capital Project Update As of June 30, 2020

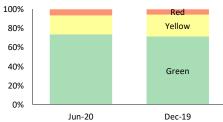
Budget and Schedule Variance Summary

<u>Jun-20</u>	<u>Dec-19</u>
77	69
2	3
2	3
81	75
59	54
5	7
17	14
81	75
	77 2 2 81 59 5 17

# Approved Budget \$ by Budget Status (000's)



# % of Approved Budget by Schedule Status



#### **Schedule**

Juneau		ov D	elav
Page	# Profile	<u>76 D</u> Jun-20	Dec-19
p5	12-60-1376 - Northwest Campus	>20%	> 20%
р5 6q	13-33-2023 - High Solids Anaerobic Digestion Facility	236%	200%
ро ро	15-21-5785 - Lewis Farms Community Recreation Centre and Library	31%	200% 151%
рө рб	15-21-5765 - Lewis Paritis Community Recreation Centre and Library	93%	93%
ро ро	17-99-2001 - Century Place Base Bldg Rehab & Tenant Improvements	39%	95% 45%
ρο 00	17-99-2010 - Century Place Base Blog Kenab & Tenant Improvements	22%	45% 22%
ρθ p7	17-99-2010 - Bolinie Door Pool Reliabilitation 17-21-1000 - Edmonton Soccer Association South Soccer Centre Expansion	35%	35%
μ7 p7	19-22-9003 - 105 Avenue (Columbia Avenue)	29%	55% NA
۲۹ 8q	15-21-7777 - The Orange Hub	56%	15%
ра 8q	18-66-6503 - 50 Street CPR Grade Separation	>0%	> 0%
ро p10	11-66-1673 - Valley Line LRT	>0%	> 0%
p10 p17	19-18-1903 - Recreation and Attractions Management (RAMS) Program	34%	> 0% 34%
p17 p21	14-66-2570 - Parking Control Technology	418%	418%
p21 p21	CM-66-2566 - LED Streetlight Conversion	23%	418% NA
p21 p21	13-66-1294 - Transit Smart Fare System (Smart Card)	8%	8%
p21 p22	CM-66-3608 - Electric Buses	52%	8% 52%
p22 p23	15-74-4104 - Warehouse Campus Neighbourhood Central Park Land Acquisition	131%	22%
p23 p23	15-74-4104 - Watehouse Campus Neighbourhood Central Park Land Acquisition	54%	22% 54%
μ25		54% 0%	54% 69%
<b>.</b> .	19-10-1101 - Edmonton Convention Centre Underground Structure Renewal	0%	69%
<u>Cost</u>			
			Budget
	<u># Profile</u>	<u>Jun-20</u>	Dec-19
p6	15-21-5801 - Coronation Community Recreation Centre	41%	0%
p22	CM-66-3608 - Electric Buses	5%	0%
	12-66-1044 - Groat Road over N. Sask. River	0%	17%
	17-99-2001 - Century Place Base Bldg Rehab & Tenant Improvements	0%	10%
	17-99-2010 - Bonnie Doon Pool Rehabilitation	0%	21%
	12-60-1376 - Northwest Campus	0%	4%
	19-18-1903 - Recreation and Attractions Management (RAMS) Program	0%	49%

#### Integrated Infrastructure Services - Standalone Profiles

For the period ending June 30, 2020

. (\$000's)

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	Project Phase	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
Building Great Neighbourhoods and Open Spaces											
19-40-9010 - NRP Recon - Alberta Avenue	50,500	12,716	50,500	50,500	Dec-23	Dec-22	Deliver	0%	0%	PY - 23% 2020 - 25% 2021 - 26% 2022 - 24% 2023 - 2%	Developer Financing - O Local Improvements Prop. Share - 3,888 Neighborhood Renewal Reserve - 45,540 Pay-As-You-Go - 783 Tax-Supported Debt - 289
Comments (including funding implications if any)				scope of work is o dingalbertaavenue		track to be in-ser	vice by the er	nd of the year	r. The overall	project is intended to b	e in-service by the end of 2022. Project
19-40-9011 - NRP Recon - Central McDougall	28,000	7,896	28,000	28,000	Dec-21	Dec-20	Deliver	0%	0%	PY - 26% 2020 - 61% 2021 - 13%	Developer Financing - 16 Local Improvements Prop. Share - 1,762 Neighborhood Renewal Reserve - 23,528 Pay-As-You-Go - 213 Tax-Supported Debt - 2,481
Comments (including funding implications if any)		.,	<i>·</i> ·	work commenced on can be found at		•		e by the end	of the year. L	andscaping that was not	t completed in 2019 due to seasonal limitations
19-40-9012 - NRP Recon - Highlands	47,079	6,297	47,079	47,080	Dec-22	Dec-21	Deliver	0%	0%	PY - 12% 2020 - 44% 2021 - 42% 2022 - 2%	Developer Financing - 1 Local Improvements Prop. Share - 3,328 Neighborhood Renewal Reserve - 41,719 Pay-As-You-Go - 1,724 Tax-Supported Debt - 307
Comments (including funding implications if any)		reas to be com	pleted this seas	on. The new deco							over work from the previous year is 90% complete te construction season. Further information can be
19-40-9013 - NRP Recon - Inglewood	51,897	12,419	51,897	51,897	Dec-22	Dec-21	Deliver	0%	0%	PY - 22% 2020 - 39% 2021 - 31% 2022 - 9%	Developer Financing - 2 Local Improvements Prop. Share - 3,660 Munc Sustain. Initiative - MSI - 374 Neighborhood Renewal Reserve - 45,392 Pay-As-You-Go - 283 Tax-Supported Debt - 2,186
Comments (including funding implications if any)					•				-	t completed in 2019 due edmonton.ca/buildingi	e to seasonal limitations is ongoing and will be nglewood
19-40-9014 - NRP Recon - Strathcona	65,100	17,090	65,100	65,100	Dec-22	Dec-21	Deliver	0%	0%	PY - 25% 2020 - 34% 2021 - 37% 2022 - 3%	Developer Financing - 1 Local Improvements Prop. Share - 4,320 Neighborhood Renewal Reserve - 55,140 Pay-As-You-Go - 5,639
Comments (including funding implications if any)	Construction of t to the project, pl	.,	<i>'</i> '		nced and will be	in-service by the	end of the ye	ar. The overa	ll project is in	itended to be in-service	by the end of 2021. For more information related

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	Project Phase	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
19-40-9015 - NRP Recon - Royal Gardens	27,400	10,822	27,400	27,400	Dec-21	Dec-20	Deliver	0%	0%	PY - 30% 2020 - 55% 2021 - 15%	Local Improvements Prop. Share - 2,120 Neighborhood Renewal Reserve - 24,535 Pay-As-You-Go - 287 Tax-Supported Debt - 458
Comments (including funding implications if any)	Construction of t edmonton.ca/bu			work commenced	l in April 2020 an	d is anticipated to	be in-service	e by the end	of the year. A	Additional project inform	nation can be found at
20-40-9017 - NRP Recon - Eastwood/Elmwood Park/Yellowhead Corridor East Ind	51,135	0	51,135	51,135	Dec-23	Dec-22	Deliver	0%	0%	2020 - 30% 2021 - 31% 2022 - 31% 2023 - 9%	Local Improvements Prop. Share - 3,798 Munc Sustain. Initiative - MSI - 6 Neighborhood Renewal Reserve - 46,610 Pay-As-You-Go - 667 Tax-Supported Debt - 54
Comments (including funding implications if any)	service by the en	d of 2022.		work commenced monton.ca/Buildin			n-service by t	he end of the	e year. The co	onstruction of the overal	I project is anticipated to be complete and in-
20-40-9018 - NRP Recon - Grandview Heights	21,097	0	21,097	21,097	Dec-22	Dec-22	Deliver	0%	0%	2020 - 49% 2021 - 50% 2022 - 1%	Local Improvements Prop. Share - 1,488 Munc Sustain. Initiative - MSI - 63 Neighborhood Renewal Reserve - 19,216 Pay-As-You-Go - 330
Comments (including funding implications if any)			, ,			•				verall project is anticipat at edmonton.ca/Building	ed to be complete by the end of 2021. gGrandviewHeights
20-40-9019 - NRP/NARP Recon - Lorelei Neighbourhood and Alleys	38,337	0	38,337	38,337	Dec-22	Dec-22	Deliver	0%	0%	2020 - 42% 2021 - 32% 2022 - 27%	Local Improvements Prop. Share - 2,524 MSI Replacement - 1,396 Munc Sustain. Initiative - MSI - 1,396 Neighborhood Renewal Reserve - 33,021
Comments (including funding implications if any)	The overall proje	ct is anticipated	to be in-servic	work has commented by the end of 20 ca/buildinglorelei	022.	is anticipated to	be in-service	by the end of	the year.		

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	Project Phase	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
Infrastructure Delivery	-				-	-				-	
12-20-0055 - Milner Library Renewal & Upgrades	84,918	83,493	84,918	84,917	Mar-20	Mar-20	Legacy	0%	0%	PY - 97% 2020 - 3%	Developer Financing - 200 Munc Sustain. Initiative - MSI - 16,420 Other Grants - Federal - 2,000 Partnership Funding - 4,680 Pay-As-You-Go - Library - 4,421 Provincial Grant - 3,313 Tax-Supported Debt - 51,284
Comments	Stanley Milner Lit	orary has reach	ed 99% constru	ction completion.	Interim Accepta	nce Certificate wa	as issued on F	ebruary 12,	2020. In-Serv	ice, open to the public	date will be coordinated with EPL's Re-Opening
(including funding implications if any)	Phased Plan.										
		1	1	1	r	n	1				
12-60-1376 - Northwest Campus	119,475	107,330	119,475	119,475	Mar-19	TBD	Legacy	0%	>20%	PY - 89% 2020 - 11%	Pay-As-You-Go - 12,815 Tax-Supported Debt - 106,660
Comments (including funding implications if any)	2018-2019 winte expectations. Rep Replacement of t	r and into the s pair work was o he roof will cor	spring of this year completed and r mmence early Ju	ar, the building ex	perienced a nun the freeze / thay nticipated compl	nber of roof leaks. v cycles. It was de etion is Q4 2020.	As a result, t termined tha	he occupanc	y of the build	ling was deferred until t	rvice date of Q1 2019. Through the course of the the performance of the roof was repaired to meet d a full roof replacement was required.
12-66-1044 - Groat Road over N. Sask. River	55,215	37,811	55,215	55,215	Dec-20	Nov-20	Legacy	0%	0%	PY - 58% 2020 - 27% 2021 - 15%	Fuel Rebate - 198 Munc Sustain. Initiative - MSI - 44,131 Pay-As-You-Go - 10,886
Comments (including funding implications if any)	Demolition and g planned for Fall 2		s mostly comple	ete. Temporary fo	rmwork for the	bridge deck is beir	ng installed as	s well as plac	ing reinforcir	g steel bar has begun. F	ull traffic across the North Saskatchewan River is
12-66-1413 - Kathleen Andrews Transit Garage	211,269	200,883	211,269	211,270	Dec-19	Dec-19	Legacy	0%	0%	PY - 92% 2020 - 1% 2021 - 7%	Munc Sustain. Initiative - MSI - 13,502 Other Reserve - 265 Pay-As-You-Go - 675 Tax-Supported Debt - 196,827
Comments (including funding implications if any)	Construction for Construction Acti				9% completion.	Construction is Su	bstantially Co	omplete and	Transit has c	ommenced operations	from the facility.
		•		inderway with an achieved substan			p is now und	erway.			

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	Project Phase	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
13-33-2023 - High Solids Anaerobic Digestion Facility	41,707	40,259	41,707	41,707	Dec-15	Dec-20	Legacy	0%	236%	PY - 95% 2020 - 2% 2021 - 2%	Partnership Funding - 10,843 Self-Liquidating Debentures - 30,864
Comments (including funding implications if any)	The facility pre-cl	hecks are nearin	g completion a	and the facility wil	l be ready to con	tinue to process	organics by Q	23 2020.			
15-21-5785 - Lewis Farms Community Recreation Centre and Library	27,111	22,093	27,111	27,111	Dec-19	Mar-21	Deliver	0%	31%	PY - 57% 2020 - 40% 2021 - 3%	Partnership Funding - 200 Pay-As-You-Go - 3,500 Tax-Supported Debt - 23,411
Comments (including funding implications if any)											e approved baseline. Currently, the revised d acquisition has been successfully completed.
15-21-5801 - Coronation Community Recreation Centre	112,260	1,420	112,260	158,160	Dec-20	Jun-24	Legacy	41%	93%	PY - 0% 2020 - 6% 2021 - 28% 2022 - 37% 2023 - 27% 2024 - 1%	Partnership Funding - 4,000 Pay-As-You-Go - 1,000 Tax-Supported Debt - 107,260
Comments (including funding implications if any)	-			on Centre is 50% c ence in Q2 2021. 1					•	sks and is preparing an i	information report to be received by Council in
17-99-2001 - Century Place Base Bldg Rehab & Tenant Improvements	32,465	14,463	32,465	32,465	Dec-19	Mar-21	Legacy	0%	39%	PY - 27% 2020 - 53% 2021 - 20%	Financial Stabilization Resrv 800 Munc Sustain. Initiative - MSI - 13,500 Pay-As-You-Go - 18,165
Comments (including funding implications if any)	Construction for	Century Place h	as reached 519	l 6 completion. The	project is planne	ed to be In-Servic	e Q2 2021.				
17-99-2010 - Bonnie Doon Pool Rehabilitation	15,055	14,130	15,055	15,055	Jun-19	Dec-19	Legacy	0%	22%	PY - 84% 2020 - 16%	Munc Sustain. Initiative - MSI - 11,921 Pay-As-You-Go - 3,134
Comments (including funding implications if any)	The project was I City's Recreation			he public on Janu	ary 15, 2020. Due	e to COVID-19, th	ie facility is cu	urrently close	d however is	scheduled to reopen ag	ain to the public on July 20, 2020, as part of the
15-21-6600 - TELUS World of Science	40,000	9,000	40,000	40,000	TBD	Dec-20	Legacy	0%	0%	PY - 23% 2020 - 22% 2021 - 31% 2022 - 24%	Partnership Funding - 28,000 Pay-As-You-Go - 12,000
Comments (including funding implications if any)	Design for the ph	ase 4C of the Te	elus World of S	cience Aurora Pro	ject is currently i	n the Schematic I	Design Phase			1	

	Approved	Profile To-	Adjusted Original		Budgeted End	Est/Act Completion	Project	% Over		Expected Compltion	
Capital Profile	Budget	Date Actuals	Budget	<b>Total Projection</b>	Date	Date	Phase	Budget	% Delay	(PY - Prior Year)	Approved Funding
15-21-6973 - Fort Edmonton Park - Utilities & Enhancements	159,114	80,516	159,114	159,114	Dec-21	May-21	Legacy	0%	0%	PY - 41% 2020 - 56% 2021 - 3%	Federal Bldg Canada Fund - 47,295 Munc Sustain. Initiative - MSI - 63,690 Other Grants - Federal - 500 Partnership Funding - 10,000 Pay-As-You-Go - 7,078 Provincial Grant - 30,551
Comments (including funding implications if any)	Construction for Q2 2021.	the front entry	has reached 75	% completion. Th	e project continu	ues to progress pe	er baseline pl	an where con	istruction is c	n target to be complete	by Q4 2020 and overall complete (In-Service) by
17-21-1000 - Edmonton Soccer Association South Soccer Centre Expansion	30,021	1,854	30,021	30,021	Dec-20	Jun-22	Deliver	0%	35%	PY - 6% 2020 - 57% 2021 - 38%	Enterprise Reserve - 2,000 Partnership Funding - 600 Pay-As-You-Go - 143 Self Supporting-Tax Guaranteed - 9,500 Tax-Supported Debt - 17,778
Comments (including funding implications if any)	tender occurred Activity highlight	in Q3 2019. The s for Q2 consist	e tender was no ed of the comp	t awarded as all b	ids received wer	e over budget an	d the sourcin	g event was o	ancelled. The	e project is currently for	s impacted the approved baseline. Construction ecast to be completed by Q3 2022. arly July 2020. A presentation on the revised
19-10-1101 - Edmonton Convention Centre Underground Structure Renewal	15,109	1,409	15,109	15,109	Dec-21	Nov-21	Deliver	0%	0%	2020 - 47% 2021 - 54%	Munc Sustain. Initiative - MSI - 11,137 Pay-As-You-Go - 3,972
Comments (including funding implications if any)	the first stages of	f roadway recor	nstruction on Ja	isper Avenue. Tra	ffic will be restric	ted to one lane in	n each directi	on on Jasper	Avenue until		vell as the removal of the Fank Oliver pedway and e restored to two lanes in each direction for the ue.
19-22-9002 - Imagine Jasper 109-114 St - Phase 1	25,900	1,543	25,900	25,900	Dec-21	Oct-21	Deliver	0%	0%	2020 - 77% 2021 - 23%	Developer Financing - 6,540 Munc Sustain. Initiative - MSI - 15,682 Pay-As-You-Go - 3,678
Comments (including funding implications if any)				21, with completic ng streets as work					d to 5 lanes o	of traffic for the winter o	of 2020 to 2021. Detour using 104 Avenue and 107
19-22-9003 - 105 Avenue (Columbia Avenue)	16,275	971	16,275	16,276	Dec-22	Dec-23	Deliver	0%	29%	PY - 4% 2020 - 6% 2021 - 43% 2022 - 47%	Developer Financing - 285 MSI Replacement - 6,300 Munc Sustain. Initiative - MSI - 8,100 Pay-As-You-Go - 1,590
Comments (including funding implications if any)	Detailed design is in 2021.	s ongoing. Thire	d-party utility re	locations will beg	in in 2020. Const	truction of Colum	bia Avenue is	scheduled to	begin in 20	21. Columbia Avenue wi	II be closed in stages during construction starting

apital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	Project Phase	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
20-20-9202 - Yellowhead Trail East Widening (61 St to North Saskatchewan River	36,330	0	36,330	36,330	Dec-21	Dec-21	Deliver	0%	0%	2020 - 50% 2021 - 51%	Federal Bldg Canada Fund - 11,989 Tax-Supported Debt - 24,342
Comments (including funding implications if any)		Work is current					-		•	-	o the end of Fall 2021 (with a break over the e centre median from 50 Street to the North
	Yellowhead Trail,	as well as impr	ovements at 50	es. In 2020, constr ) Street and Victo ia the project web	ria Trail will be co	ompleted.			e dry ponds	is the focus of the work.	In 2021, the construction of eastbound
	information abou	it the project is	being snared v	la the project wet	osite, e-newsiette	ers and targeted (	construction	builetins.			
20-83-9001 - Downtown District Energy Initiative	27,900	0	27,900	27,900	Dec-22	Dec-22	Deliver	0%	0%	2020 - 16% 2021 - 34% 2022 - 50%	Pay-As-You-Go - 14,12 Self-Liquidating Debentures - 13,77
Comments (including funding implications if any)	Work continues v	vith various pro	oject groups are	e working on adva	ncing the project	from a technical	, regulatory a	and financial	perspective.		
frastructure Planning & Design											
15-21-7777 - The Orange Hub	21,925	19,662	21,925	21,925	Mar-19	Jul-20	Legacy	0%	56%	PY - 94% 2020 - 6%	Munc Sustain. Initiative - MSI - 18,69 Pay-As-You-Go - 2,04 Tax-Supported Debt - 1,18
Comments (including funding implications if any)	A Construction M	lanager has bee	en awarded the	project. They are	in the processin	g of bringing a kit	chen equipm	lent Supplier	on board. Th	e consultant will submit	the detailed design for review in mid-July.
17-74-4103 - Jasper Avenue New Vision Phase 2	31,125	5,366	31,125	31,125	Dec-23	Jul-23	Deliver	0%	0%	PY - 13% 2020 - 39% 2021 - 38% 2022 - 10% 2023 - 1%	Debt CRL Downtown - 30,40 Debt CRL Quarters - 72
Comments (including funding implications if any)	Edmonton Conve Traffic on Jasper	ntion center. Avenue will ren	nain as one lan		until the fall of :						vell as the waterproofing of the roof at the 2020/2021. Similar traffic capacity will occur in 2021
18-66-6503 - 50 Street CPR Grade Separation	102,900	9,412	102,900	102,900	Dec-23	TBD	Develop	0%	>0%	PY - 9% 2020 - 18% 2021 - 23% 2022 - 23% 2023 - 20% 2024 - 7% 2025+ - 0%	Federal Grant - 39,80 Partnership Funding - 1,50 Pay-As-You-Go - 16,50 Provincial Grant - 28,30 Tax-Supported Debt - 16,80
Comments (including funding implications if any)	Negotiations with Utility discussion	n CP Rail are on s and designs a	going and land re underway, w	e project and preli acquisition is adva vith initial utility re vaused. The City is	ancing. elocations expect	ed to begin in 20	20/2021.			tized City projects.	

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	Project Phase	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
19-10-1011 - Stadium LRT Station Upgrade	31,540	2,887	31,540	31,540	Dec-22	Dec-22	Develop	0%	0%	PY - 3% 2020 - 70% 2021 - 25% 2022 - 3%	Federal - Public Transit Infrastructure Fund - 815 Munc Sustain. Initiative - MSI - 247 Other Grants - Provincial - 407 Pay-As-You-Go - 1,731 Tax-Supported Debt - 28,340
Comments (including funding implications if any)	to minimize impa	acts to the publ	ic's daily use of		ervice for major e	events at Commo	•		-	ation was completed in nout construction.	June 2020. One of the goals during construction is
19-22-9006 - Terwillegar Drive Expressway Upgrades - Alternate Staging	104,000	2,142	104,000	104,000	Dec-24	Dec-24	Develop	0%	0%	PY - 2% 2020 - 5% 2021 - 29% 2022 - 34% 2023 - 23% 2024 - 8%	Pay-As-You-Go - 1,300 Tax-Supported Debt - 102,700
Comments (including funding implications if any)	Procurement of a	a consultant to	conduct concep	ot planning and pr	eliminary engine	ering is underwa	y and planned	to be comp	leted in Q3 2	020. The overall project	is on schedule and on budget at this early stage.

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	Project Phase	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
LRT Expansion & Renewal	1,758,418	1,227,805	1,758,418	1,758,418	Dec-20	2021	Legacy	0%	>0%	PY - 62% 2020 - 22% 2021 - 15% 2022 - 1% 2023 - 1%	Climate Leadership Plan - Prov - 177,888 Developer Financing - 3,550 Federal Bldg Canada Fund - 150,000 Federal P3 Canada Grant - 250,000 Green-trip - 424,984 LRT Reserve - 8,032 Munc Sustain. Initiative - MSI - 20,915 Other - 0 Other Reserve - 0 Pay-As-You-Go - 34 Provincial BCF - matching - 0 Tax-Supported Debt - 723,015
Comments (including funding implications if any)	installation of rai facility building c and Light Rail Vel Significant projec - delivery of a tot - installation of tl - installation of tt - installation of tt - first structural s - completion of c Cumulative Scher	I supports and sommissioning; hicle (LRV) final t milestones wi al of eleven (11 rree more sets ne Whitemud D Connors Road P ne first Stop car teel installed fc oncrete lining in dule performan	systems in the t Stop constructi- assembly in Kir ere achieved inu .) LRVs to date; of cable stays o rive Pedestrian redestrian Bridg popies and syste or the Churchill n the Quarters ce is 66% (to er	unnel; Tawatina E on along the entir ngston, ON. Testir cluding: n the Tawatina Br Bridge; ge and installation ems cabinets at G Connector; and, Tunnel.	Bridge construction re corridor; overh ag and commission ridge for a total o of the Kâhasinîs rey Nuns Stop; as measured agai	on in the river val lead catenary inst ning activities ha f five sets of cabl kâk Bridge; inst TransEd's Bas	ley; Davies St allation alonq ve started on e stays install seline Constru	ation constru- g the entire of the system led to date;	uction; Davie orridor; tracl along 66 Stre ule. There is a	s Transit Centre and Par < slab / rail installation / et.	ion of 102 Avenue and river bank portals; k'N'Ride construction; operation and maintenance roadway construction along the entire corridor; achieving key milestone dates and the Target
16-66-7013 - Metro Line LRT (NAIT - Blatchford) Extension	351,350	23,667	351,350	351,350	Dec-25	Dec-24	Legacy	0%	0%	PY - 6% 2020 - 14% 2021 - 33% 2022 - 27% 2023 - 13% 2024 - 7% 2025+ - 1%	Climate Leadership Plan - Prov - 127,200 Federal - Investing in Canada Infrastructure Prgm - 127,200 Federal - Public Transit Infrastructure Fund - 10,868 Munc Sustain. Initiative - MSI - 5,619 Other Grants - Provincial - 5,743 Pay-As-You-Go - 1,885 Tax-Supported Debt - 72,835
Comments (including funding implications if any)				onstruction mana modifications, ha		construction in Bl	atchford and	at the Llew I	awrence Sto	rage Facility site in the I	Nontrose neighbourhood. Work on the 109 Street

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	Project Phase	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
16-66-7017 - Valley Line LRT: Downtown to Lewis Farms	2,608,912	123,460	2,608,912	2,608,912	Dec-27	TBD	Legacy	0%	0%	PY - 4% 2020 - 3% 2021 - 4% 2022 - 13% 2023 - 20% 2024 - 23% 2025+ - 33%	Climate Leadership Plan - Prov - 1,007,760 Developer Financing - 465 Federal - Investing in Canada Infrastructure Prgm - 948,560 Federal - Public Transit Infrastructure Fund - 13,801 Munc Sustain. Initiative - MSI - 7,012 Other Grants - Provincial - 6,901 Pay-As-You-Go - 3,134 Tax-Supported Debt - 621,280
Comments (including funding implications if any)	2020. The City pla	ans to start con	struction for th	e project in 2021.	Throughout 202	0, the project tea	ım will contin	ue to comple	ete the early	construction work that	procurement phase will be completed by the end of is required before full construction begins. This edules and work plans accordingly.
16-66-7020 - LRT Prelim Design: Metro Line: Blatchford to Campbell Rd	24,197	24,336	24,197	24,197	Dec-19	Dec-19	Legacy	0%	0%	PY - 96% 2020 - 5%	Federal - Public Transit Infrastructure Fund - 12,075 Munc Sustain. Initiative - MSI - 5,833 Other Grants - Provincial - 5,562 Pay-As-You-Go - 728
Comments (including funding implications if any)				v studies, are curre ations and Mainte			•	eliminary des	ign for this p	I roject. Area Structure P	lan amendment work within Rampart is being
18-66-3514 - Capital Line LRT Heritage Valley Park and Ride Construction	29,955	29,169	29,955	29,955	Dec-19	Dec-19	Legacy	0%	0%	PY - 94% 2020 - 6% 2021 - 0%	Federal - Public Transit Infrastructure Fund - 14,994 Munc Sustain. Initiative - MSI - 5,439 Other Grants - Provincial - 7,497 Pay-As-You-Go - 2,025
Comments (including funding implications if any)	The construction	of project has	been completed	1	1		1		I		
Blatchford Redevelopment Project											
14-02-2106 - Blatchford Redevelopment Implementation	631,925	161,174	631,925	631,925	Dec-38	Dec-38	Legacy	0%	0%	PY - 25% 2020 - 2% 2021 - 4% 2022 - 4% 2023 - 2% 2024 - 2% 2025+ - 61%	Blatchford Lands Retained Earnings - 551,383 Tax-Supported Debt - 80,542
Comments (including funding implications if any)	Construction of S	tage 1 is under	way, with lands	caping to be com	pleted. Planning	for Stage 2 is app	roved and de	etailed design	is completed	d and in for approval. Co	onstruction of Stage 2 is scheduled to start in 2020.

#### Integrated Infrastructure Services - Composite Profiles

For the period ending June 30, 2020 (\$000's)

Capital Profile Building Great Neighbourhoods and Open Spaces	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budget Status - % within acceptable tolerance	Schedule Status - % within acceptable tolerance	% of active budget	Expected Compltion (PY - Prior Year)	Approved Funding
CM-21-5800 - Great Neighbourhoods Initiative	53,106	30,528	53,106	53,106	100%	50%	5%	PY - 54% 2020 - 16% 2021 - 18% 2022 - 12%	Pay-As-You-Go - 447 Tax-Supported Debt - 52,659
Comments (including funding implications if any)	Projects allocat	ted in profile a	are under revie	N.					
CM-25-0000 - Transportation: Neighbourhoods - Renewal	230,135	46,545	230,135	230,135	96%	96%	14%	PY - 18% 2020 - 30% 2021 - 41% 2022 - 11%	Developer Financing - 42 Local Improvements Prop. Share - 23,202 Neighborhood Renewal Reserve - 206,896 Pay-As-You-Go6
Comments (including funding implications if any)			-						Spending for new (2019-2022) projects was limited er and expenditures are processed.
CM-40-4040 - Building Great Neighbourhoods: Planning and Design - Growth	4,190	282	4,190	4,190	100%	100%	0%	PY - 0% 2020 - 19% 2021 - 19% 2022 - 62%	Pay-As-You-Go - 4,190
Comments (including funding implications if any)	Projects to be t	funded from t	his composite a	re under develop	ment.				
CM-40-9000 - Building Great Neighbourhoods Delivery - Growth	14,565	0	14,565	14,565	100%	100%	0%	2020 - 1% 2021 - 16% 2022 - 83%	Financial Stabilization Resrv 270 Pay-As-You-Go - 14,295
Comments (including funding implications if any)	Projects to be t	funded from t	his composite a	re under develop	ment.		1		

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budget Status - % within acceptable tolerance	Schedule Status - % within acceptable tolerance	% of active budget	Expected Compltion (PY - Prior Year)	Approved Funding
Infrastructure Delivery									
CM-81-2045 - Waste Services IIS Infrastructure Delivery	24,707	2,128	24,707	24,707	50%	100%	7%	PY - 0% 2020 - 47% 2021 - 33% 2022 - 21%	Self-Liquidating Debentures - 24,707
Comments (including funding implications if any)		• •		design will commr pordination is und		ry expenditur	es in Q3 and	Q4 2020. HSAF Po	st Commissioning Upgrades are progressing
CM-99-9600 - Yellowhead Trail Freeway Conversion: Project Delivery	643,397	15,105	643,397	643,397	100%	100%	2%	PY - 2% 2020 - 4% 2021 - 4% 2022 - 12% 2023 - 19% 2024 - 21% 2025+ - 39%	Federal Bldg Canada Fund - 214,641 Provincial BCF - matching - 241,584 Tax-Supported Debt - 187,172
Comments (including funding implications if any)	-			are in various stag Trail East Widenin		ment. Currei	nt projects in	clude the 123 Aver	nue, 125A Avenue, 128 Avenue Roadway
Infrastructure Planning & Design									
CM-11-0000 - Facility: Safety and Security - Renewal	29,354	2,472	29,354	29,354	75%	100%	4%	PY - 7% 2020 - 18% 2021 - 31% 2022 - 43%	MSI Replacement - 11,477 Munc Sustain. Initiative - MSI - 14,953 Pay-As-You-Go - 2,924
Comments (including funding implications if any)				g and design, mate 23-2026 budget c	•	t estimates fo	or delivery. Tl	ne overall profile b	udget is projected to have minimal variance by Q4
CM-12-0000 - Facility: Service Delivery - Renewal	118,137	8,661	118,137	118,137	90%	90%	10%	PY - 4% 2020 - 17% 2021 - 36% 2022 - 43%	Federal Gas Tax Fund - 45,700 MSI Replacement - 38,696 Munc Sustain. Initiative - MSI - 38,258 Partnership Funding - 91 Pay-As-You-Go6,444
Comments (including funding implications if any)		variance. Prog						•	al phasing of work in some big capital projects will inding to projects that need and can use it within

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budget Status - % within acceptable tolerance	Schedule Status - % within acceptable tolerance	% of active budget	Expected Compltion (PY - Prior Year)	Approved Funding
CM-13-0000 - Facility: Service Support - Renewal	47,634	4,599	47,634	47,634	100%	80%	7%	PY - 9% 20205% 2021 - 41% 2022 - 55%	MSI Replacement - 20,119 Munc Sustain. Initiative - MSI - 25,348 Partnership Funding - 1,000 Pay-As-You-Go - 1,166
Comments (including funding implications if any)			, , ,	g and design, matu 23-2026 budget c	•	t estimates fo	or delivery. Th	ne overall profile b	udget is projected to have minimal variance by Q4
CM-21-0000 - Transportation: Public Transit - Renewal	41,911	2,335	41,910	41,910	100%	100%	41%	PY - 1% 2020 - 20% 2021 - 30% 2022 - 49%	MSI Replacement - 13,508 Munc Sustain. Initiative - MSI - 22,969 Pay-As-You-Go - 5,434
Comments (including funding implications if any)				d utilize available f ng estimate for de		as ordering n	naterial and s	traight asset repla	cements which do not require design. Numerous
CM-22-0000 - Transportation: Goods Movement - Arterial Renewal	118,639	25,215	118,639	118,639	100%	92%	7%	PY - 19% 2020 - 21% 2021 - 29% 2022 - 31%	MSI Replacement - 31,730 Munc Sustain. Initiative - MSI - 65,719 Pay-As-You-Go - 21,191
Comments (including funding implications if any)			-	,					5 active projects in design and delivery phases, minimal variance by Q4 2022.
CM-24-0000 - Transportation: Bridges & Auxiliary Structures - Renewal	55,937	3,796	55,936	55,936	100%	80%	13%	PY - 3% 2020 - 18% 2021 - 23% 2022 - 56%	Federal Gas Tax Fund - 11,200 Local Improvements Prop. Share7,810 MSI Replacement - 21,356 Munc Sustain. Initiative - MSI - 23,962 Pay-As-You-Go - 7,229
Comments (including funding implications if any)	The 2019-2022 construction e>	1 0		the majority of ne	u w funding pla	aced in Bridge	e assessment	s and preliminary o	design in 2019. Speinding will ramp up as design &

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budget Status - % within acceptable tolerance	Schedule Status - % within acceptable tolerance	% of active budget	Expected Compltion (PY - Prior Year)	Approved Funding
CM-32-0000 - Open Space: Parks - Renewal	40,308	1,909	40,308	40,308	100%	75%	17%	PY - 3% 2020 - 23% 2021 - 42% 2022 - 32%	MSI Replacement - 3,967 Munc Sustain. Initiative - MSI - 22,973 Partnership Funding - 37 Pay-As-You-Go - 13,330
Comments (including funding implications if any)	The majority o	f the 2019-202	22 program is u	nderway. Anticip	ate the ramp	ing up of spe	nding in 202	0-2022 as design a	nd construction excelerates.
CM-34-0000 - Open Space: Environmental - Renewal	30,228	3,404	30,228	30,228	86%	86%	24%	PY - 6% 2020 - 31% 2021 - 31% 2022 - 31%	Developer Financing - 6,053 MSI Replacement - 5,925 Munc Sustain. Initiative - MSI - 16,426 Pay-As-You-Go - 1,825
Comments (including funding implications if any)	This program a variance.	ddresses varie	ed landslide and	d erosion, and con	taminated si	tes projects,	many of whi	ch are inherently ι	inpredictable and emergent, leading to expected
CM-81-0005 - Waste Services IIS Infrastructure Planning and Design	3,432	2,061	3,432	3,432	100%	50%	18%	PY - 56% 2020 - 25% 2021 - 10% 2022 - 9%	Waste Mgt Retained Earnings - 3,432
Comments (including funding implications if any)			, ,				•	chedule for the pro rt of design develo	oject. Site Security Upgrades required additional opment.
CM-99-0060 - Yellowhead Trail Freeway Conversion: Project Development	315,357	32,839	315,356	315,356	100%	100%	95%	PY - 8% 2020 - 26% 2021 - 37% 2022 - 20% 2023 - 4% 2024 - 3% 2025+ - 1%	Federal Bldg Canada Fund - 12,454 Pay-As-You-Go - 8,698 Tax-Supported Debt - 294,205
Comments (including funding implications if any)		inning study, t	he 156 Street t	o St. Albert Trail p				the St. Albert to 9	7 Street planning study, the Yellowhead Trail/66 ons for the freeway conversion is also funded by

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection		Schedule Status - % within acceptable tolerance	% of active budget	Expected Compltion (PY - Prior Year)	Approved Funding
CM-99-9000 - Infrastructure Delivery - Growth	33,944	1,563	33,944	33,944	100%	100%	0%	PY - 4% 2020 - 38% 2021 - 33% 2022 - 24%	Financial Stabilization Resrv 255 Local Improvements Prop. Share - 0 MSI Replacement - 740 Munc Sustain. Initiative - MSI - 8,013 Other - 0 Pay-As-You-Go - 24,936
Comments (including funding implications if any)	Projects to be f	unded from t	his composite a	ire under develop	ment.				

#### Financial & Corporate Services

For the period ending June 30, 2020 (\$000's)

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
Open City & Technology									-	·
19-51-1904 - Next Generation 9-1-1 (NG911) IP Call Handling	4,293	273	4,293	4,293	Dec-22	Apr-21	0%	0%	PY - 2% 2020 - 79% 2021 - 19%	Pay-As-You-Go - 4,293
(including funding implications if any)	vendor has be	en selected. C	nce the impler	01 3	th the selected v	, vendor has been	finalized, the	<i>,</i> ,	•	P process has been completed, and a preferred timated completion date of April 2021 will be
19-18-1903 - Recreation and Attractions Management (RAMS) Program	2,252	1,933	2,252	2,187	Dec-19	May-20	0%	34%	PY - 62% 2020 - 38%	Pay-As-You-Go - 2,252
(including funding implications if any)	The Recreation and Attractions Management System (RAMS) Program is Completed. In integrated form, Administration successfully completed the 5-year implementation of the RAMS project this past May, with final administrative activities now being closed off. Currently costing the City \$7.1M to implement, this project successfully: *Trained just under 10 percent of the City's workforce (1,100 employees); *Introduced a new point-of-sale platform to over 30 locations; *Brought to market an e-commerce website (MoveLearnPlay.edmonton.ca) designed for effective customer relationship management (CRM) and revenue generation; *Launched a new golf reservation platform where online payment has been accepted for the first time; *Automated email customer engagement; *Transitioned to full operational mode, which enabled Community and Recreation Facilities to: -Successfully facilitate over \$63M in revenue in the first year of operationSell admissions and memberships online for the first timeFacilitate the Annual Muttart Plant sale 100 percent online - exceeding previous revenue realized through the former bricks and mortar modelAutomate customer satisfaction research and receive customer feedback in real-timeRespond effectively and quickly to COVID-19, by pivoting customer interactions and transactions primarily online, introducing online scheduled admissions at the Edmonton Valley Zoo and Community Recreation Facilities.									

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
19-18-1901 - Information Security and Disaster Recovery Enhancements	9,908	5,281	9,908	9,908	Dec-22	Dec-22	0%	0%	PY - 48% 2020 - 17% 2021 - 20% 2022 - 15%	Pay-As-You-Go - 9,908
Comments (including funding implications if any)	Significant effo cyber security, A main focus v	wher security and disaster recovery enhancements continue to progress and are forecast to be on budget within the four-year cycle. gnificant effort has been applied to mitigate cyber security and disaster recovery risks, including but not limited to the improved detection and response of cyber attacks, improved ber security, and improvements to the forensics capability. main focus within the Information Security roadmap right now is the Identity and Access Management project. The RFP has been completed, and we are currently reviewing the sponses. Once a vendor is selected the implementation plan will be finalized.								
CM-18-1517 - Technology Planning - Growth	530	290	530	530	Dec-22	Dec-22	0%	0%	PY - 47% 2020 - 54%	Pay-As-You-Go - 530
Comments (including funding implications if any)	replacement h	as been appro	oved and the pr	oject has progres	sed to the execu	uting phase. The I	RFP for the te	echnical solu	tion has been com	nagement Plan (PMP) for the edmonton.ca pleted and a preferred vendor has been selected. s related to the edmonton.ca project are non-
CM-18-1515 - Technology Infrastructure - Renewal	23,221	9,214	23,221	23,221	Dec-22	Dec-22	0%	0%	PY - 24% 2020 - 41% 2021 - 15% 2022 - 21%	Pay-As-You-Go - 23,221
Comments (including funding implications if any)	Highlights of 2 *Completion o	020 accomplis of Network Fib				ecasted to be on	budget with	in the 4-year	r capital cycle.	

Constant Destilla	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
Capital Profile CM-18-1514 - Technology Implementation - Growth	3,884	1,710	3,884	3,884	Dec-22	Dec-22	0%	0%	PY - 32% 2020 - 55% 2021 - 6% 2022 - 6%	Pay-As-You-Go - 3,884
Comments (including funding implications if any)	operating bud Highlights of 2 *Over 50% dep *Completion of *Completion of	get in the 202 020 accomplis ployment com of online perm of vendor nego	O Fall SCBA bec shments within plete on the Co it testing for Re ptiations for the	as planned and ar ause some projec this profile includ omputer Aided Di esidential Retrofit e edmonton.ca pro eector Mobility Pro	t activities relatives de: spatch revitaliza and Row House oject	ed to the edmont tion project Permits under th	con.ca projec	ct are non-ca	pitalizable.	ng to transfer a portion of this capital profile to the
CM-18-1510 - Technology Applications - Renewal	12,204	1,415	12,204	12,204	Dec-22	Dec-22	0%	0%	PY - 5% 2020 - 30% 2021 - 33% 2022 - 32%	Pay-As-You-Go - 12,204
Comments (including funding implications if any)	items through A significant po and Azure Clou include: the Tr	This composite profile's current under-expenditure is currently being re-evaluated. We continue to re-strategize due to the current economic climate and will continue to re-prioritize items throughout the year. A significant portion of money (\$2.9M) has been reallocated to GIS Transformation Program to replace the current software with the new AEGIS Platform, leveraging ESRI ArcGIS software and Azure Cloud infrastructure. In addition there are several large initiatives which were delayed from the original estimated start / finish dates which have now commenced. These include: the Transit Master upgrade, the Giro Hastus upgrade, Ariba, and CCURE. In addition, several items have been rescheduled to start later in the year; in the upcoming quarter an additional re-assessment will be undertaken in light of the current economic situation. This will include items such as Peoplesoft Professional Services, and Trapeze DATS.								
Real Estate										
19-16-5055 - Heritage Valley Land Development	22,300	0	22,300	22,300	Dec-22	Dec-22	0%	0%	2020 - 11% 2021 - 20% 2022 - 38% 2023 - 31% 2024 - 1%	Land Fund Retained Earnings - 22,300
Comments (including funding implications if any)	-	nitial budgeted spend for this profile was \$8.8M for planning and design. During the 2020 Spring SCBA an additonal \$13.5M was added to the profile to account for further design, construction and warranty work. The projections have ben revised to reflected the anticipated cash flows of the project.								

	Approved	Profile To- Date	Adjusted Original		Budgeted End	Est/Act Completion	% Over		Expected Compltion (PY -	
Capital Profile	Budget	Actuals	Budget	<b>Total Projection</b>	Date	Date	Budget	% Delay	Prior Year)	Approved Funding
CM-16-2020 - Residential/Mixed-Use Land Development (Abeyance)	63,092	14,071	63,092	63,092	Dec-22	Dec-22	0%	0%	PY - 23% 2020 - 19% 2021 - 22% 2022 - 36%	Land Fund Retained Earnings - 63,092
	development p	projects over t	he next four ye		M to complete p				•	n on the Laurel 10 and Laurel 22 land ojects. This work is ongoing. The remainder of the
CM-16-2015 - Industrial-Commercial-Investment Land Acquisition	14,548	3,293	14,548	14,548	Dec-22	Dec-22	0%	0%	PY - 3% 2021 - 93% 2022 - 4%	Land Fund Retained Earnings - 14,548
Comments (including funding implications if any)	This profile rel	ates to purcha	ase of land for f	uture developme	nt and is subject	to market condit	tions.			
CM-16-2010 - Industrial-Commercial-Investment Land Development	56,476	18,270	56,476	56,476	Dec-22	Dec-22	0%	0%	PY - 29% 2020 - 12% 2021 - 23% 2022 - 35%	Land Fund Retained Earnings - 56,476
Comments (including funding implications if any)	, projects with t	he remainder		eleased from abe			•		•	file for Industrial Commercial Land Development lot development is influenced by market
Financial Services	-								-	
19-18-1904 - Enterprise Systems Transformation Program (Phase 1)	63,322	3,144	63,322	63,322	Dec-22	Dec-22	0%	0%	2020 - 26% 2021 - 42% 2022 - 32%	Pay-As-You-Go - 63,322
	approved. Ove program scope	erall, the ESTP e. Administrat	project cost is ion has awarde	approved for \$63.	5 Million. The entry of the solution cont	stimated complet ract and the Syst	ion date has	changed no	w that the ESTP h	ay 25, 2020 the additional \$33.5 Million was as the additional funding to deliver on the defined design, configuration, and implementation. The

#### **City Operations**

For the period ending June 30, 2020 (\$000's)

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding	
Parks & Roads Services											
14-66-2570 - Parking Control Technology	11,794	9,037	11,794	10,171	Dec-15	Dec-21	0%	418%	PY - 86% 2020 - 7% 2021 - 7%	Other - 11,794	
Comments (including funding implications if any)	Phase 1 - Impl Phase 2 - Licer Phase 3 - Auto Phase 4 - Elect Phase 5 - Elect This profile is 1 spend to mana Remaining spe - VLPR Commi - VLPR Fleet (2 - City Hall Avai	This project is comprised of the following phases: Phase 1 - Implementation of E-park pay machines (Completed 2016); Phase 2 - Licence plate recognition technology for automated parking enforcement (Construction completed in 2019. Awaiting approval to begin service); Phase 3 - Automated parking enforcement system in operation (Currently in development); Phase 4 - Electronic Parking Availability signage/counter for City Hall Parkade (Spend 2020); Phase 5 - Electronic parking permissions for monthly parking, residential permit parking, and commercial parking permits (Spend 2021) This profile is funded by the Interim Financing Reserve which requires full repayment from the Parking Services program. Profile favourable variance due to reduction in future capital spend to manage the repayment burden on the program. Future capital spend will be based on each project's utility and repayment ability. Remaining spending is anticipated for: - VLPR Commissionaires (2020) - VLPR Fleet (2021) - City Hall Availability Signage (2020) - Electronic Permissions to Park (2021)									
CM-66-2566 - LED Streetlight Conversion	20,000	547	20,000	20,000	Dec-22	Dec-23	0%	23%	2020 - 6% 2021 - 32% 2022 - 32% 2023 - 30%	Tax-Supported Debt - 20,000	
Comments (including funding implications if any)	adjustments d	ue to COVID a	and the inability		t vacancies that	were supporting		•	-	ization, that were further impacted by workforce port services which required power disconnection	
Edmonton Transit											
13-66-1294 - Transit Smart Fare System (Smart Card)	53,536	25,577	53,536	53,536	Dec-20	Aug-21	0%	8%	PY - 41% 2020 - 22% 2021 - 37%	Alberta Community Partnership - ACP - 5,519 Green-trip - 28,030 Munc Sustain. Initiative - MSI - 11,453 Partnership Funding - 5,991 Pay-As-You-Go - 2,544	
Comments (including funding implications if any)	An in-private report will be going to City Council in Q3 2020 to provide a further update on the Smart Fare System.										

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
CM-66-3608 - Electric Buses	43,735	34,057	43,735	45,751	Mar-19	Aug-20	5%	52%	PY - 12% 2020 - 88%	Federal - Public Transit Infrastructure Fund - 21,863 Munc Sustain. Initiative - MSI - 9,434 Other Grants - Provincial - 10,882 Pay-As-You-Go - 1,556
Comments (including funding implications if any)		unding requir	ements, 36 bus	es must be in-serv		•		•	0	ange pricing pressures in 2020. )20 and are funded through profile CM-66-3600
CM-66-3600 - Bus Fleet & Equipment Rehab & Replacement	239,287	133,969	239,287	239,287	Dec-22	Dec-22	0%	0%	PY - 33% 2020 - 50% 2021 - 9% 2022 - 9%	Federal Gas Tax Fund - 54,299 MSI Replacement - 18,065 Munc Sustain. Initiative - MSI - 125,882 Pay-As-You-Go - 41,041
Comments (including funding implications if any)	of diesel unit r	eplacements l	have been redu	ced by 54 in the c	current budget c	ycle, in order to f	und the 19 f	ormerly ACT	-funded electric bu	ctric Buses are expected in Q4 2020. The number ises and related infrastructure. This profile is n Q4 2020 and Q1 2021.
Fleet & Facility Services										
CM-25-1001 - Vehicle and Equipment Replacement	182,848	104,496	182,848	182,848	Dec-22	Dec-22	0%	0%	PY - 51% 2020 - 19% 2021 - 20% 2022 - 10%	Fleet Services Replacement Rsv - 182,691 Pay-As-You-Go - 157
Comments (including funding implications if any)		in the delivery	of approved re	2021 related to: eplacements due f	to the timing of	approvals and ve	ndor capacit	y delays asso	ociated with COVIE	-19

#### Urban Form & Corporate Strategic Development

For the period ending June 30, 2020 (\$000's)

Castel Ducfile	Approved	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	% Over	% Dolay	Expected Compltion (PY - Prior Year)	Annyound Eurodian		
Capital Profile Capital City Downtown CRL	Budget	Actuals	Budget	Total Projection	Date	Date	Budget	% Delay	Prior fear)	Approved Funding		
15-74-4104 - Warehouse Campus Neighbourhood Central Park Land Acquisition	36,047	28,370	36,047	36,047	Dec-18	Dec-22	0%	131%	PY - 78% 2020 - 22%	Debt CRL Downtown - 36,047		
Comments (including funding implications if any)		lditional opportunities to acquire land have emerged, extending the completion date beyond the original estimate. Council approved additional funding at the May 2020 SCBA. Legal penses associated with expropriation expected to continue while land compensation proceedings progress.										
15-74-4031 - The Quarters Downtown - Phase II	35,334	16,286	35,334	35,334	Dec-18	Dec-20	0%	54%	PY - 37% 2020 - 14% 2021 - 32% 2022 - 16%	Debt CRL Quarters - 33,834 Other Grants - Federal - 1,500		
Comments (including funding implications if any)	development o	his profile is funded from the Quarters Community Revitalization Levy (CRL) and includes the continuation of drainage and streetscaping work, in addition to park land acquisition and levelopment of the Kinistinaw Park Phase I and design of Phase II. The delays are due to coordinating timing and sequencing with LRT construction and slower than expected progress on and acquisition.										
CM-74-4100 - Downtown CRL	65,482	(0)	65,482	65,482	Dec-22	Dec-22	0%	0%	2020 - 1% 2021 - 8% 2022 - 92%	Debt CRL Downtown - 64,462 Downtown CRL Reserve - 1,019		
Comments (including funding implications if any)	Plaza), and Gre costs and a lar	Composite profile for Downtown CRL projects in the 2019-22 Cycle: Warehouse Campus Neighbourhood Central Park, Jasper Avenue New Vision, Projects in the Civic Precinct (Centennial Plaza), and Green and Walkable . Funding adjustment to transfer \$8M to profile 15-74-4104 - Warehouse Campus, was approved in SCBA report on May 25th, to account for litigation costs and a land acquisition as described above.										
City Planning												
CM-16-1232 - Dry Pond Land Acquisition	26,000	4,454	26,000	26,000	Dec-22	Dec-22	0%	0%	2020 - 17% 2021 - 52% 2022 - 31%	EPCOR Contribution - 26,000		
Comments (including funding implications if any)	This profile supports land acquisitions to support Dry Pond construction and flood mitigation.											

#### **Boards & Commissions**

For the period ending June 30, 2020 (\$000's)

Capital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
Public Library				1			-			
CM-20-0051 - Library Materials	49,918	32,413	49,918	49,918	Dec-22	Dec-22	0%	0%	PY - 61% 2020 - 12% 2021 - 13% 2022 - 14%	Partnership Funding - 125 Pay-As-You-Go - 2,484 Pay-As-You-Go - Library - 47,309
Comments (including funding implications if any)	No variance ex	variance expected, library materials bought on a continuous basis and put into service during the year purchased.								
Police Service										
CM-60-1765 - Vehicle Replacements	57,942	36,838	57,942	57,942	Dec-22	Dec-22	0%	0%	PY - 61% 2020 - 7% 2021 - 21% 2022 - 10%	MSI Replacement - 1,274 Munc Sustain. Initiative - MSI - 3,673 Pay-As-You-Go - 2,800 PAYG Capital Reserve - Police - 50,196
Comments (including funding implications if any)		ch as mobile d	ata workstatio	ns, radios and ligh				-		utfitting the vehicles with police specific ated manufacturing plant shut downs and it is

#### **Citizen Services**

For the period ending June 30, 2020 (\$000's)

Capital Profile Social Development	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
19-90-4100 - Affordable Housing Land Acquisition & Site Development	53,000	3,328	53,000	53,000	Dec-26	Dec-26	0%	0%	PY - 2% 2020 - 12% 2021 - 39% 2022 - 44% 2023 - 2% 2024 - 2% 2025+ - 1%	Pay-As-You-Go - 53,000
Comments (including funding implications if any)	budget adjusti Scenario 2 of A Edward Park) v included. The majority of supportive hor City-owned sit a tiny home vi costs include f	ments to alloc Attachment 1 were adjusted of the 2020 exp using sites for e in Evansdale llage at that lo ees for rezoni	ate the existing of CR_7838. In to include the penditures are future develop e will enable the postion. Site dev	approved fundin response to this o greater amount o for the acquisitior ment is ongoing, a lease of that lan velopment work o ct assessments, ge	g source from Ci lirection, the pro- of City funding es n of three prope- including servici d to Homes for I on Ogilvie surplu	apital Profile 19- oject budget for f itimated in CR_7 rties to be used a ng cost analysis s Heroes, a non-pro s school site will	90-4100 as a our supporti 838; the anti- s developme tudies for eig ofit organizat continue wit	capital gran ve housing p cipated cost ent sites for f ght sites, cos ion that pro h planned co	to fund the const rojects (Inglewood of a modular supp uture supportive h ting approximately vides supportive h ompletion by the e	Budget Adjustments outlining the necessary ruction of the housing projects identified in the d, McArthur Industrial, Terrace Heights and King iortive housing project worth \$9.7M was also housing projects. Planning work to prepare y \$30K each. Servicing upgrades worth \$0.4M for a ousing for Canadian military veterans will develop nd of 2021 - with projected costs of \$1.5M. These hunications FTEs for public engagement have now

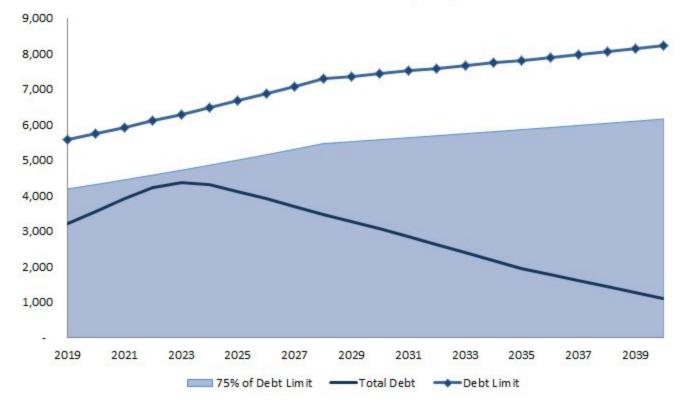
#### Utilities

For the period ending June 30, 2020 (\$000's)

pital Profile	Approved Budget	Profile To- Date Actuals	Adjusted Original Budget	Total Projection	Budgeted End Date	Est/Act Completion Date	% Over Budget	% Delay	Expected Compltion (PY - Prior Year)	Approved Funding
aste Management Services				1						
20-81-2041 - Source Separated Organics Program	51,494	916	51,494	51,494	Dec-22	Dec-22	0%	0%	2020 - 14% 2021 - 81% 2022 - 5%	Self-Liquidating Debentures - 51,494
Comments (including funding implications if any)	expected to re such as contra Separate SCBA	educe to \$6,93 acted cart main A and SOBA wi	9,750 due to C ntenance costs Il be submitted	OVID, and the rea	Illocation of som rental, etc. The hole project.	ne capital funding	to operating	g related to	•	I happening in 2020. Annual projection is annot be capitalized for accounting purposes, project budget.
CM-81-2048 - Waste Services Vehicles & Equipment	50,504	7,436	43,572	43,572	Dec-22	Dec-22	0%	0%	PY - 12% 2020 - 37% 2021 - 26% 2022 - 25%	Waste Mgt Retained Earnings - 50,50
Comments (including funding implications if any)				l ack. Orders for co ent there are furth				-	•	2019 and are still scheduled to be delivered in

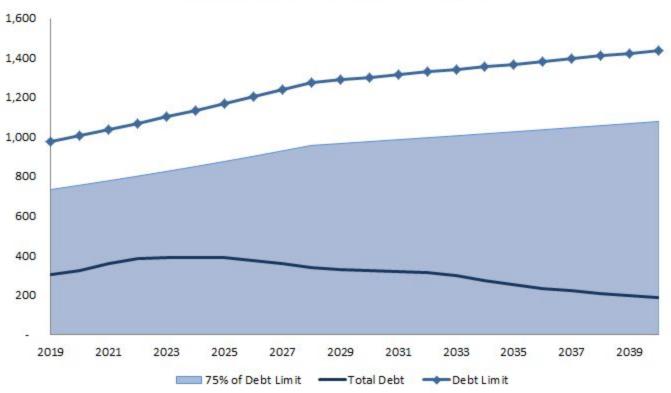
#### Debt Update - June 30, 2020

The Municipal Government Act (MGA) and related regulations establish limits for municipal debt levels and annual debt servicing costs. The following provides an update on the City's compliance with the Municipal Government Act debt and debt servicing limits, as well as compliance with the internal Debt Management Fiscal Policy (DMFP) - C203C debt servicing limits. Forecasted debt in the following charts is based on currently approved debt projects.



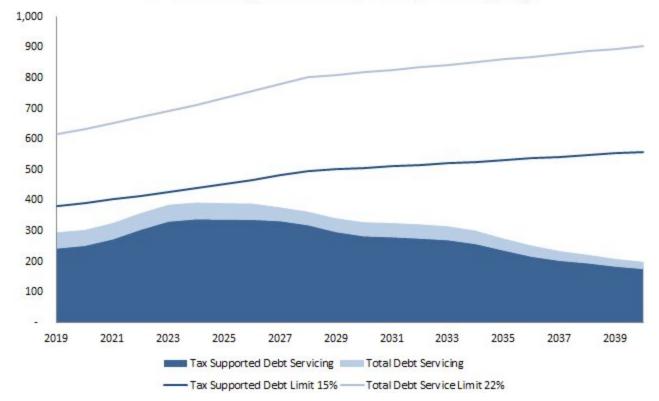
MGA Debt Limit (\$M)

Total projected debt peaks in 2023 at \$4.38 billion primarily due to matching funding from other levels of government for large transit and road projects such as Valley Line LRT and Yellowhead Trail Freeway Conversion projects.



MGA Debt Servicing Limit (\$M)

The internal Debt Management Fiscal Policy (DMFP) - C203C sets more conservative debt service limits than those established in the MGA, with limits for all City operations and tax-supported operations. DMFP limits in the table below are 22 percent of City revenues for total debt servicing, and 15 percent of tax levy revenues for tax-supported debt servicing.



Debt Management Fiscal Policy Limits (\$M)

(includes debt related to Alberta Community Transit funded projects as well as Lewis Farms Recreation Center)

The City borrows almost exclusively through the Alberta Capital Finance Authority (ACFA). ACFA maintains a credit review process for borrowers who:

i) have exceeded borrowing limits established under the Municipal Government Act,

ii) are within 25% of the limit established under the Municipal Government Act and have a credit rating less than "A", or

iii) are considered to be in financial difficulty.

Based on the criteria, the City considers debt and debt servicing risk to be elevated when they are within 25%, or have exceeded 75%, of the debt and debt servicing limits established under the Municipal Government Act. The City may not fall under the credit review process when exceeding 75% of the limits as the credit rating is currently higher than an A rating.

The interest rate on 20 year debentures borrowed as of June 30, 2020 was 2.257 percent, down 0.348 percent from 2.605 percent on June 30, 2019.

### Attachment 3

The following table provides a breakdown of the borrowing by quarter, as well as outstanding debt and debt servicing compared to both the MGA and DMFP debt limits.

Debt Update - City of June 30, 2020 (millions)	Edmonton		
Borrowing 2020	Tax- Supported	Self- Liquidatin g	Total
March	50	7	58
June	28	8	36
September		-	-
December		() <del>-</del> )	-
Total	78	15	93

							Proje	ction					
	Actual Dec 2018	Actual Dec 2019	Dec-20	Dec-21	Dec-22	Dec-23	Dec-24	Dec-25	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30
Outstanding Debt (Note 3)	2018	2019	Dec-20	Dec-21	Dec-22	Dec-25	Dec-24	Dec-25	Dec-26	Dec-27	Dec-26	Dec-29	Dec-50
Tax-Supported Debt	4 505	4 770	0.400	0.404	0.700	0.007	0.040	0.007	0.004	0.004	0.505	2 2 2 2	
Long-Term	1,606	1,773	2,120	2,484	2,788	2,997	3,012	2,927	2,821	2,681	2,536	2,390	2,243
Self-Supporting Tax Guaranteed (Note 1)	989	981	975	960	967	918	849	773	693	615	545	492	447
	2,595	2,753	3,095	3,443	3,755	3,915	3,861	3,700	3,514	3,295	3,081	2,882	2,691
Self-Liquidating Debt (net of EPCOR)	451	450	455	480	473	462	441	419	399	384	387	389	376
Total Outstanding Debt	3,046	3,203	3,550	3,923	4,229	4,377	4,302	4,119	3,913	3,679	3,468	3,271	3,067
Debt Limit (2x Revenue)(Note 2)	5,587	5,587	5,755	5,928	6,106	6,289	6,477	6,672	6,872	7,078	7,290	7,363	7,437
% used	54.5%	57.3%	61.7%	66.2%	69.3%	69.6%	66.4%	61.7%	56.9%	52.0%	47.6%	44.4%	41.2%
% avaliable	45.5%	42.7%	38.3%	33.8%	<u>30.7%</u>	30.4%	33.6%	38.3%	43.1%	48.0%	52.4%	55.6%	58.8%
Debt Servicing (MGA - Note 4)													
Tax-Supported Debt													
Long-Term	151	161	178	206	228	235	233	233	234	232	228	225	223
Self-Supporting Tax Guaranteed (Note 1)	84	92	96	99	103	105	105	104	100	88	70	59	58
	235	253	274	305	332	339	338	338	333	320	298	284	281
Self-Liquidating Debt (net of EPCOR)	50	49	51	52	52	52	51	50	42	41	42	43	43
Total Debt Servicing (MGA)	284	302	324	357	384	391	389	388	376	361	340	327	324
MGA Debt Servicing Limit (35%)(Note 5, 7)	978	978	1,007	1,037	1,068	1,101	1,134	1,168	1,203	1,239	1,276	1,289	1,301
96 used	29.1%	30.9%	32.2%	34.4%	35.9%	35.6%	34.3%	33.2%	31.2%	29.2%	26.6%	25.4%	24.9%
% avaliable	70.9%	69.1%	67.8%	65.6%	64.1%	64.4%	65.7%	66.8%	68.8%	70.8%	73.4%	74.6%	75.1%

							Proje	ction					
	Actual Dec 2018	Actual Dec 2019	Dec-20	Dec-21	Dec-22	Dec-23	Dec-24	Dec-25	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30
Debt Servicing (DMFP - Note 4)													
Tax-Supported Debt													
Long-Term	133	155	161	178	206	228	235	233	233	234	232	228	225
Self-Supporting Tax Guaranteed (Note 1)	86	89	92	96	99	103	105	105	104	100	88	70	59
	219	244	253	274	305	332	339	338	338	333	320	298	284
Self-Liquidating Debt (net of EPCOR)	51	50	49	51	52	52	52	51	50	42	41	42	43
Total Debt Servicing (DMFP)	270	294	302	324	357	384	391	389	388	376	361	340	327
DMFP Total Debt Servicing Limit (22%)(Note 6, 7)	615	615	633	652	672	692	713	734	756	779	802	810	818
% used	43.9%	47.8%	47.7%	49.7%	53.1%	55.5%	54.9%	53.0%	51.3%	48.2%	45.0%	42.0%	40.0%
% avaliable	56.1%	52.2%	52.3%	50.3%	46.9%	44.5%	45.1%	47.0%	48.7%	51.8%	55.0%	58.0%	60.0%
DMFP Tax-supported Debt Servicing Limit (15%)(Note 6, 7	380	380	391	403	415	428	440	454	467	481	496	501	506
% used	57.6%	64.2%	64.5%	67.9%	73.4%	77.6%	77.0%	74.5%	72.3%	69.2%	64.6%	59.4%	56.1%
% avaliable	42.4%	35.8%	35.5%	32.1%	26.6%	22.4%	23.0%	25.5%	27.7%	30.8%	35.4%	40.6%	43.9%

#### Notes:

1) Self-Supporting Tax Guaranteed debt is issued to fund capital expenditures for tax-supported operations, which generate sufficient cash, other than tax-levy, to fund the debt obligation. Any funding shortfall to repay the debt will be funded through tax-levy revenues. The servicing costs for the SLRT debt is funded with the federal fuel tax. Other Self-Supporting Tax Guaranteed debt includes debt to be repaid through user fees, reserves, property sales and community revitalization levies.

2) The Municipal Government Act debt limit for 2018 is calculated as two times consolidated revenues (inlcudes 8 months of drainage operations) net of capital government transfers and developer contributed tangible capital assets as reported in the 2018 audited financial statements.

3) Debt beyond 2018 includes financing for capital projects approved by Council through the 2019-2022 Capital Budget, 2015-2018 Capital Budget and projects approved as a part of the 2012-2014 capital budget with cash flows beyond 2018. Borrowing beyond 2019 assumes borrowing in the second and fourth quarters, using the approved term for the project and the assumed interest rates per term.

4) Municipal Government Act Debt Limit Regulations state that debt servicing is the total amount of principal and interest that the municipality will be required to pay in respect of those borrowings during the 12 months after the calculation time. For purposes of monitoring compliance with the City's internal Debt Management Fiscal Policy (C203C), debt servicing is assumed to be actual debt principal and interest paid in the year.

Municipal Government Act Debt Limit Regulations also state that borrowings in which the municipality is not required to pay in the following 12 months at the time of calculation, the debt servicing be reflected on a pro rata basis. The City's internal Debt Management Fiscal Policy (C203C) assumes debt servicing related to short-term borrowing be reflected in the year the debt servicing is incurred.

5) Municipal Government Act debt servicing limit for 2018 is 35% of consolidated revenues net of capital government transfers and contributed tangible capital assets as reported in the 2018 audited financial statements.

6) The internal Debt Management Fiscal Policy (C203C) sets more conservative debt service limits at 22% (total debt) of 2018 consolidated City revenues and 15% (tax-supported debt) of 2018 tax levy revenues as reported in the 2018 audited financial statements.

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Report: CR\_8412

## Attachment 3

The following table provides a l	breakdown of projected c	outstanding debt by major project:

Projected Outstanding Debt Summary		June 30		
June 30, 2020	2020	2021	2022	2023
Tax supported				
Valley Line Southeast	531	698	706	689
Arena	484	466	447	427
Valley Line West	128	150	314	525
YHT Freeway Conversion	121	238	348	384
SLRT	285	254	221	186
Multipurpose Rec Centres	228	219	208	198
Westwood Transit Garage (Kathleen Andrews)	181	178	172	166
Lewis Farms Community Rec Centre & Library	15	17	17	17
Downtown CRL	84	111	163	171
Watterdale Bridge	128	123	118	113
Metro Line (NLRT: Downtown to NAIT)	126	124	118	112
Whitemud/Quesnel Bridge	102	96	91	85
Police - North Campus	99	95	92	89
Great Neighbourhoods	86	84	82	75
Terwillegar Community Rec Centre	76	72	67	63
Quarters CRL	64	73	81	78
Terwillegar Drive Expressway		18	50	75
Co-located Dispatch and EOC	5	6	7	e
LRT Design: Metro Line (NAIT - Blatchford) Extension	24	62	69	67
Milner Library Renewal & Upgrades	45	42	39	36
Northlands Capital Construction	39	37	35	33
Valley Zoo	29	27	25	23
Transit Priority Improvements - Heritage Valley to Century Park	4	5	5	5
New Transit Bus Garage	1	3	5	e
Other	-	-	-	-
Other	209	236	260	273
Total Tax-Supported	3,093	3,436	3,742	3,902
Self Liquidating				
Waste Management	212	194	176	158
Local Improvements	132	136	140	144
Blatch ford Development	69	65	62	58
Other	31	70	81	88
Total Self Liquidating	444	466	459	448
	11	14	14	14
Total Debt	3,537	3,902	4,201	4,350

Capital and Operating Financial Update June 30, 2020

Edmonton

City Council *August 31, 2020* 

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## Capital Financial Update June 30, 2020

Edmonton

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# **Capital Reporting**

- Total Approved 2019-22 Capital Budget is \$9.7 billion
  - \$2.4 billion relates to 2023 and beyond.
  - \$7.3 billion relates to 2019-2022
  - Budget cycle actual expenditures of \$1.76 billion as of June 30, 2020
  - Capital expenditures for the same period of the 2015-18 budget cycle were \$1.24 billion

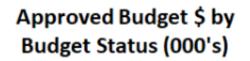
# **Capital Reporting**

- Significant Projects Overview
  - 81 Capital Profiles reported in June 2020, providing 88%
     coverage of the total approved Capital Budget of active profiles.
  - 75 Capital Profiles reported in December 2019, providing 88%
     coverage of the total approved Capital Budget of active profiles.
- 6 significant profiles added since the last report
  - 3 new projects part of the Neighbourhood Renewal Program
    - Eastwood/Elmwood Park/Yellowhead Corridor East Industrial

- Grandview Heights
- Lorelei Neighbourhood and Alleys
- Yellowhead Trail East Widening (61 St to North Saskatchewan River)
- Downtown District Energy Initiative
- Heritage Valley Land Development

# **Capital Reporting**

Capital Project Status Summary



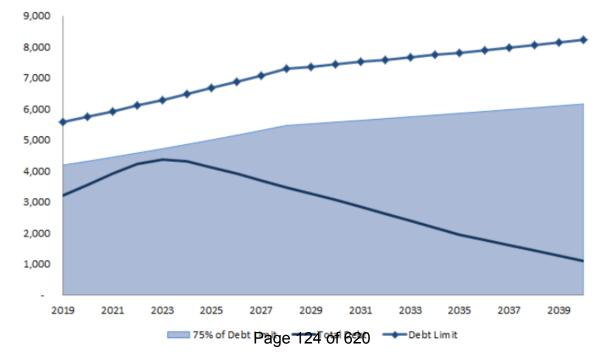


## % of Approved Budget by Schedule Status



## Debt and Debt Servicing Limits Municipal Government Act

The *Municipal Government Act (MGA)* and related regulations establish limits for municipal debt levels and annual debt servicing costs.



**Edmonton** 

MGA Debt Limit (\$M)

## Debt and Debt Servicing Limits Debt Management Fiscal Policy

The internal Debt Management Fiscal Policy (DMFP) sets more conservative debt service limits than those established in the *MGA*.

1,000 Tax Supported Debt Servicing Total Debt Servicing Tax Supported Depage 1925 Opt 62 pt Service Limit 22%

Edmonton

#### Debt Management Fiscal Policy Limits (\$M)

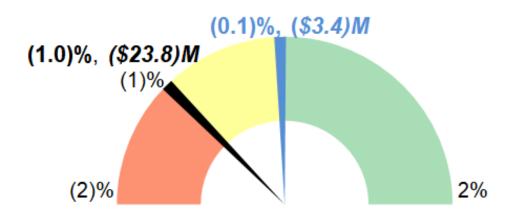
## Operating Financial Update June 30, 2020

Edmonton

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## **Tax-Supported Operations** (excluding the Edmonton Police Service)

## June 30, 2020 Net Position Budget Variance (in \$ millions)



Favourable budget variance, >= 0%

Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

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## Significant Tax-Supported Variances (in \$ millions)

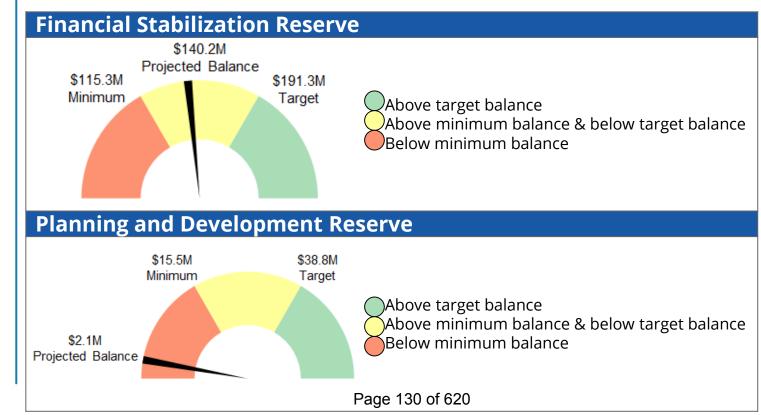
YTD Variance	Projected Year-End Variance		Cription Favourable Unfavourable
3.8	3.6	$\bigcirc$	Gas Franchise Fees
(4.3)	(7.6)	$\bigcirc$	COVID-19 Additional Costs
(0.2)	(4.6)	$\bigcirc$	Transit Fare Revenue
(2.0)	(4.3)	$\bigcirc$	Tag and Fine Revenue
(3.7)	(4.5)	$\bigcirc$	Road Service Capital Recoveries
(7.1)	(5.9)	$\bigcirc$	Personnel Costs, Net of Discounting & Recoveries
10.1	(0.5)		Other Cumulative Variances
(3.4)	(23.8)		Total

## **Enterprise and Utility Operations**

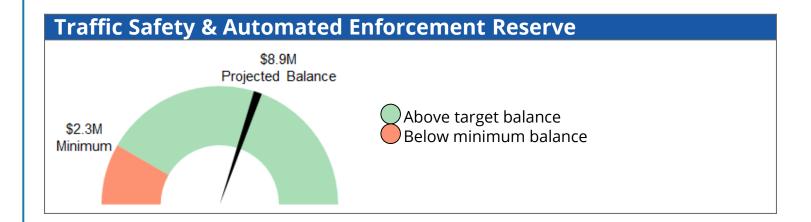
## June 30, 2020 - Net Position Budget Variance (in \$ millions)

Favourable Unfavourable	YTD Variance	Projected Year-End Variance	
Waste Services	8.4	5.9	$\bigcirc$
Land Enterprise	0.2	(2.5)	<b>)</b> /
Blatchford Redevelopment	0.4	(2.0)	<b>)</b> /
Blatchford Renewable Energy Utility	0.4	0.2	$\bigcirc$

## Reserves (in \$ millions)



## **Reserves (continued)**



## **Next Steps** Overview



MSP Funding Discussion (September 2020)

- Review of prioritized project list for announced Municipal Stimulus Program funding
- Allocation to Edmonton of \$115 million

#### SOBA/SCBA Fall (Nov/Dec 2020)

- Revised COVID-19 Long-Term Financial Impacts
- Prioritized Capital and Operating Budgets (Partial)
- Approve 2020 Fall SOBA and SCBA
- Recommendations to achieve 2021 target tax increase and address 2021 COVID funding shortfall (including capital reductions)

# **i** Questions?

Edmonton

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## Upcoming

- Fall 2020 Report on Budget impacts of COVID19
- Fall 2020 Priority Based Budget analysis
- Mid-September Provincial MSP funding
- November 16, 2020 Fall Supplementary Capital and Operating Budget Adjustments

## **Operating Financial Update - June 30, 2020**

#### Recommendation

That the August 31, 2020, Financial and Corporate Services report CR\_8458, be received for information.

#### **Executive Summary**

This report provides the June 30, 2020, operating financial update, including year-to-date operating results and projected year-end results compared to the approved budget for tax-supported, enterprise/utility and Community Revitalization Levy (CRL) programs. The projections are based on the June 30, 2020, year-to-date results and other available information. An update is also provided on certain reserves and the economy.

### Report

Refer to Operating Financial Update - June 30, 2020, included as Attachment 1.

The Federal and Provincial Governments have announced funding to help cover operating costs incurred during the COVID-19 pandemic and transit operating costs as part of the Safe Restart Agreement. As final amounts and conditions are not known, this funding is not reflected in this report.

Corporate Outcor	ne(s): The City of Edmonton I	nas a resilient financial <sub>l</sub>	position
Outcome(s)	Measure(s)	Result(s)	Target(s)
Financial reporting demonstrates corporate accountability and performance	Actual year-to-date variance to budget for tax-supported operations (actual revenue net of actual expenses) Projected year-end variance to budget for tax-supported operations (projected revenue net of projected expenses)	(\$3.4) million (as of June 30, 2020) (\$23.8) million (as of June 30, 2020)	Financial results are expected to be in line with approved budgets

## **Corporate Outcomes and Performance Management**

#### Attachments

- 1. Operating Financial Update June 30, 2020
- 2. Quarterly Economic Update

#### Others Reviewing this Report

- C. Owen, Deputy City Manager, Communications and Engagement
- G. Cebryk, Deputy City Manager, City Operations
- J. Meliefste, Acting Deputy City Manager, Integrated Infrastructure Services
- K. Armstrong, Deputy City Manager, Employee Services
- R. Smyth, Deputy City Manager, Citizen Services
- S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development
- B. Andriachuk, City Solicitor

Attachment 1 CR\_8458

# OPERATING FINANCIAL UPDATE JUNE 30, 2020

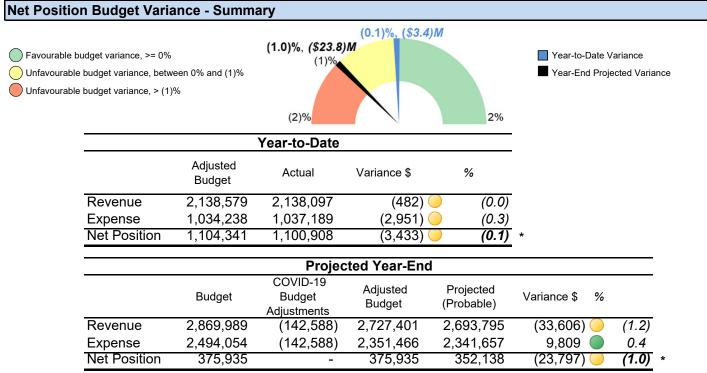
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## **Supplemental Information**

Tax-Supported Operations – June 30, 2020 Financial Results and Projections

#### Tax-Supported Operations (excluding Edmonton Police Services) Summary Year-to-Date Results and Year-End Projections June 30, 2020 (in \$000's)



\* Net position percentage based on annual expense budget

The adjusted budget as reflected in this report represents the approved budget as adjusted by the Spring Supplemental Budget Adjustment and includes the revenue and expense adjustments for the response to the COVID-19 pandemic and the management expense strategies and capital reduction strategies that formed part of that adjustment.

Projections reflect the Administration's assessment of the probable scenario given the current provincial guidance around re-opening. Actual results may vary significantly depending on the timing of service openings and changes in public health guidance. The Federal and Provincial Governments have announced funding to help cover operating costs incurred during the COVID-19 pandemic and transit operating costs as part of the Safe Restart Agreement; as final amounts and conditions are not known these amounts have not been reflected in this report.

#### Net Position Budget Variance - Summary (continued)

**Year-to-Date Variance** - Tax-supported operations reflect a year-to-date unfavourable budget variance of (\$3.4) million, or (0.1)% of the overall expense budget. This is mainly due to higher than budgeted personnel costs, the purchase of safety materials related to COVID-19, lower capital recoveries as a result of delays in detour and pavement marking programs and paving operations, and costs for enhanced cleaning of buses, LRT's and transit stations. These unfavourable budget variances are partially offset by higher gas franchise fees, lower facility maintenance costs, and lower than budgeted contract work due to delayed start in maintenance for sidewalks and concrete restoration.

**Projected Year-End Variance -** Tax-supported operations are projecting a net unfavourable year-end budget variance of (\$23.8) million, or (1.0%) of the overall expense budget. This is mainly due to additional costs of the COVID-19 response in excess of the amounts budgeted, higher than expected personnel costs, reduced revenue and net additional costs for the Recreation Centers Re-launch, lower fare revenue for reduced ridership for the duration of the year, lower capital recoveries as a result of delays in detour and pavement marking programs and paving operations, and parking enforcement revenue significantly lower than the budget adjustment. These unfavourable budget variances are partially offset by higher gas franchise fee, and lower than budgeted contract work due to delayed start in maintenance for sidewalks and concrete restoration.

Following are highlights of Year-to-Date (YTD) variances and/or Year-End Projected variances, greater than \$2.0 million, that contribute to the net tax-supported variance:

Net Position Budget Variance - Details			
YTD Variance (in millions \$)	Year-End Projected Variance (in millions \$)	Variance Explanations	
3.8	3.6	<b>Gas Franchise Fees</b> (Corporate Revenues, Corporate Programs) YTD & Projected - Favourable budget variance due to higher gas franchise fees as a budget adjustment was processed to reflect less commercial gas volume due to COVID-19, but actuals have been consistent with the original budget.	
3.3	1.8	<b>Facility Maintenance</b> (Fleet and Facility Services, City Operations) YTD & Projected - Favourable budget variance mainly due to lower contracted services as more work is being completed in house, delays in the opening of new facilities, and lower material costs due to less internal breakdown work.	
3.1	1.0	Infrastructure Maintenance Contract Work (Parks and Road Services, City Operations) YTD & Projected - Favourable budget variance due to lower than budgeted contract work due to delayed start in maintenance for sidewalks and concrete restoration.	
0.3	2.3	<b>Parking Revenue</b> ( <i>Parks and Road Services, City Operations</i> ) <i>Projected</i> - Favourable budget variance due to earlier than anticipated relaunch of parking fees after the initial reaction to the COVID-19 pandemic.	
0.0	3.4	<b>Recreation Centres Re-launch Operating Costs</b> (Community and Recreation Facilities, Citizen Services) Projected - Favourable budget variance due to variable savings for utilities and materials due to the phased approach for the Recreation Centres Re-launch.	
0.0	3.2	<b>Economic Recovery Grant</b> (Economic and Environmental Sustainability, Urban Form and Corporate Strategic Development) <i>Projected</i> - Favourable budget variance due to lower than budgeted grant expense for the Phase II Economic Recovery grant program now planned to occur in 2021.	
0.0	2.5	<b>Valley Line West Debt Servicing</b> ( <i>Capital Project Financing, Corporate Programs</i> ) <i>Projected</i> - Favourable budget variance due to lower than budget debt servicing for Valley Line West LRT due to shift in timing of land purchases.	
0.0	(3.1)	<b>Recreation Centres Re-launch Revenue</b> (Community and Recreation Facilities, Citizen Services) Projected - Unfavourable budget variance due to the anticipated phased reopening of Recreation Facilities over Mid-July to December as part of the Recreation Centres Re- launch.	
(0.2)	(4.6)	<b>Transit Fare Revenue</b> (Edmonton Transit, City Operations) Projected - Unfavourable budget variance related to COVID-19 as lower ridership is expected to continue, and no UPass revenue is expected from post secondary institutions for the Fall term.	
(0.8)	(3.2)	<b>OSCAM Permit Fee Revenue</b> ( <i>Parks and Road Services, City Operations</i> ) <i>Projected</i> - Lower than budgeted net On-Street Construction and Maintenance (OSCAM) due to reduced demand in permits due to introduction of permit fees because industry is being more efficient in planning their work.	

<b>Net Position</b>	n Budget Vari	ance - Details (continued)
YTD Variance (in millions \$)	Year-End Projected Variance (in millions \$)	Variance Explanations
(0.9)	(2.4)	<b>Fuel Costs</b> (Edmonton Transit, City Operations) <i>Projected</i> - Unfavourable budget variance due to higher fuel costs due to loss on the fuel hedge as well as higher fuel costs anticipated as service levels increase sooner than originally expected.
(0.3)	(2.5)	<b>Enhanced Cleaning</b> (Edmonton Transit, City Operations) <i>Projected</i> - Unfavourable budget variance due to unbudgeted costs for enhanced cleaning of buses, LRT's and transit stations; unfavourable personnel costs related to this enhanced cleaning are included in total personnel costs noted below.
(2.0)	(4.3)	Tag and Fines Revenue (Corporate Revenues, Corporate Programs)YTD & Projected - Unfavourable budget variance due to significantly reduced parkingenforcement tickets since the start of COVID-19.
(3.7)	(4.5)	<b>Road Service Capital Recoveries</b> ( <i>Parks and Road Services, City Operations</i> ) YTD & Projected - Unfavourable budget variance due to lower than budgeted capital recoveries as a result of delays in detour and pavement marking programs and lower than budgeted interdepartmental recoveries for Infrastructure Maintenance paving operations as a result of COVID-19.
(4.3)	0.0	Safety materials for COVID-19 (Corporate Procurement and Supply Services, Financial and Corporate Services) YTD - Unfavourable variance is mainly due to various direct materials, mostly disposable facemasks and other sanitation products, to work towards safe operations during the COVID-19 pandemic.
0.0	(7.6)	<b>COVID-19 Response from Financial Strategies</b> (Corporate Expenses, Corporate Programs) Projected - Unfavourable budget variance due to additional costs related to COVID-19 response for items such as materials and equipment (such as disposable facemasks and other sanitation products), security, and operating the EXPO Centre.
(7.1)	(5.9)	Personnel Costs, net of discounting and significant recoveries (All Departments) YTD - Unfavourable budget variance mainly due to lower than budgeted Edmonton Transit personnel savings realized as temporary layoffs related to COVID-19 occurred later than anticipated and higher costs for Transit Operators as a result of COVID-19, higher personnel budget reductions related to COVID-19 than operational costs to maintain minimal services in Community and Recreation Facilities, and other cumulative favourable variances across other tax-supported branches. <i>Projected</i> - Unfavourable budget variance mainly due to lower than budgeted Edmonton Transit personnel savings realized as temporary layoffs related to COVID- 19 occurred later than anticipated and higher costs for Transit Operators as a result of COVID-19 and additional cleaning costs, and greater than budgeted costs for staff returning to work for the phased Recreation Centres Re-launch and higher personnel costs due to the timing of layoffs and overall budget reduction related to COVID-19 in Community and Recreation Facilities. The projected year-end personnel cost budget variance is (0.5)% of the overall annual tax-supported personnel expense budget.
5.4	(3.5)	Other net cumulative variances across tax-supported areas.
(3.4)	(23.8)	Total Net Position Budget Variance
(0.1)%	(1.0)%	Total Net Position Budget Variance Percentage (based on annual expense budget)

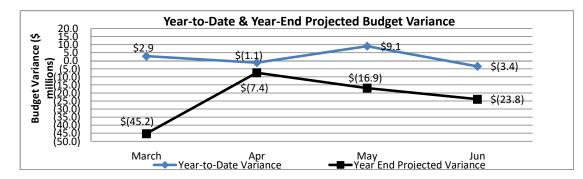
Refer to "Tax-Supported Operations - Summary Year-to-Date and Year-End Projections" included in this report for the detailed results and variance explanations by tax-supported department and branch.

Edmonton Police Services financial results are reflected in the "Edmonton Police Service - Budget Variance for the Period Ending May 31, 2020" section of this report. Results are as of May 31, 2020 (the most recent financial reporting provided to the Edmonton Police Commission).

#### Potential Impacts to Year-End Results

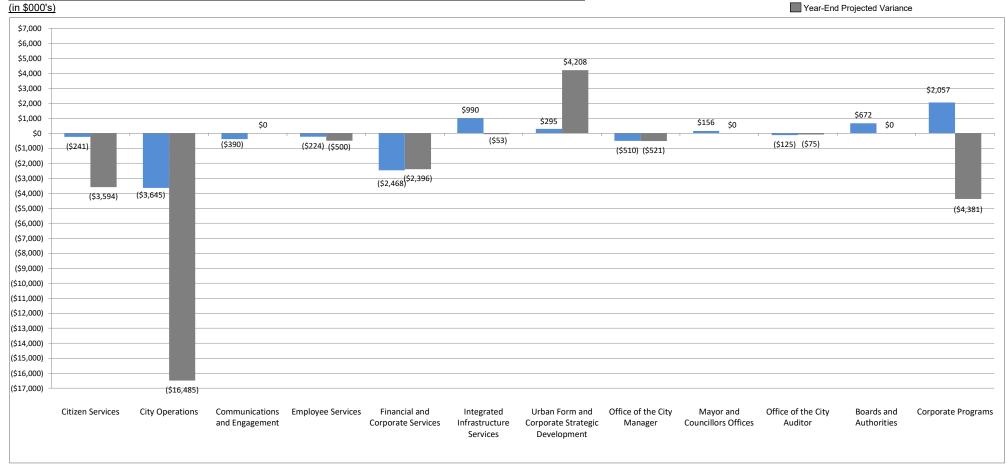
Projected operating year-end results for tax-supported operations reflect the information available to date. Certain items involve a greater degree of uncertainty. Administration continues to monitor the following matters and update projections as necessary:

- In March 2020, the Province of Alberta declared a state of public health emergency due to the outbreak of a novel coronavirus (COVID-19). In April City Council approved budget adjustments for the potential impacts related to this. The actual impact is being monitored by Administration based on the current situation. Financial projections are based on assumptions that are subject to change and can have a significant impact on the City's financial position.
- All in scope employee contracts, with exception of Edmonton Police Association and Edmonton Police Service Senior Officers' Association, expired in December 2018. New contracts have been completed with most unions. Negotiations continue with Civic Service Union Local 52, and the collective agreement with the Edmonton Fire Fighters' Union has yet to be negotiated.
- Snow and ice control expenditures are difficult to predict. Fluctuations from current assumptions may further impact the Snow and Ice Control program projected results.
- Fluctuating fuel costs may increase/decrease cost of fuel for the City. The City hedges half of its annual fuel purchases to mitigate financial impacts of fuel price fluctuations.
- Foreign currency exchange rate fluctuations may impact for materials and services.
- Tariffs may impact the prices of parts and equipment purchases from the United States.



Year-to-date and year-end projections are based on variances from the budget adjusted for impacts of COVID-19 on April 27.

Year-to-Date Variance



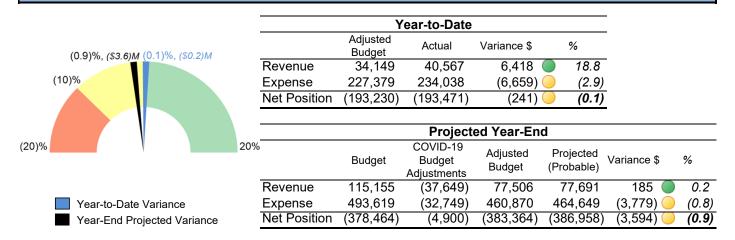
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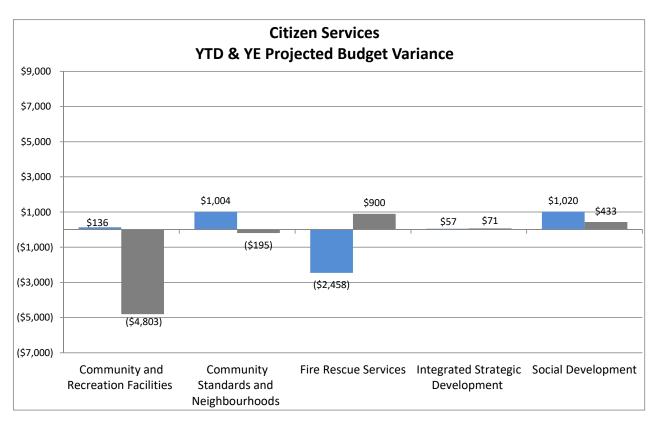
#### Year-to-Date/Year-End Projected Budget Variances by Tax-Supported Department (excluding Edmonton Police Services)

(in \$000's)

Favourable budget variance, >= 0% O Unfavourable budget variance, between 0% and (10)% Unfavourable budget variance, > (10)%

## **Citizen Services**





(in \$000's)

Branch revenue and expense variances are explained where individual variances for revenues, expenses, recoveries and transfers to/from reserves exceed \$0.75 million. Variances below this amount are not specifically addressed.

Community and Recreation Facilities		
	Year-to-Date	

	Adjusted Budget	Actual	Variance \$	%
Revenue	15,250	15,123	(127) 🔴	(0.8)
Expense	48,664	48,401	263 🔵	0.5
Net Position	(33,414)	(33,278)	136 🔵	0.4

#### Year-to-Date

Expense - Favourable budget variance due to other cumulative variances; this is partially offset by (\$3,722) higher personnel budget reductions related to COVID-19 than operational costs to maintain minimal services.

_	Projected Year-End					
-	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	68,127	(37,649)	30,478	24,916	(5,562) 🔴	(18.2)
Expense	131,422	(28,559)	102,863	102,104	759 🔵	0.7
Net Position	(63,295)	(9,090)	(72,385)	(77,188)	(4,803) 🦳	(6.6)

#### **COVID-19 Budget Adjustments**

Revenue - Decrease in program, admission, and rental revenues to mid-September as a result of closure of recreational facilities and attractions.

Expense - Reductions as a result of workforce strategies of (\$22,107), including vacancy management. Reduction in expenses directly related to recreation facility closures of (\$1,292) due to reduced utility costs, (\$2,240) reduced spending on direct materials including chemicals, merchandise and other materials and (\$472) from reduced demand for recreation vehicle and equipment fleet repair and maintenance and facility maintenance including custodial costs. Additional expense reductions of (\$2,060) due to cancellation of various sponsorships, civic events and activities. Reduction of (\$194) in business expenses for travel, training, hosting, employee engagement in addition to decreased consulting and contract work of (\$194).

#### **Projected\***

Revenue - Unfavourable budget variance due to (\$3,062) lower than budgeted facility revenue due to the anticipated phased reopening of Recreation Facilities over Mid-July to December as part of the Recreation Centres Re-launch, and (\$2,000) lower facility revenue related to planned facility shutdowns for the Muttart Conservatory, Hardisty and O'Leary recreation centres, and delayed openings for the Bonnie Doon and Jasper Place locations.

Expense - Unfavourable budget variance mainly due to (\$4,583) higher than planned personnel costs related to staff returning to work for phased Recreation Centres Re-launch; partially offset by \$3,412 estimated savings for utilities and direct materials related to the phased approach of the Recreation Centres Re-Launch, and \$1,800 lower event costs due to the cancellation of the 2020 ITU World Triathlon.

\*Projection are high level estimates based on the potential financial impacts of relaunching recreational facilities that were recently approved to reopen as part of Stage 2 instead of Stage 3 of the Provincial relaunch and may not represent the actual personnel and other financial impacts of re-opening recreational facilities as circumstances change and are dependent on the City approach and timing of re-opening these recreational services.

Community Standards and Neighbourhoods							
	Year-to-Date						
-	Adjusted Budget	Actual	Variance \$	%			
Revenue	3,560	3,137	(423) 🔴	(11.9)			
Expense	25,486	24,059	1,427 🔵	5.6			
Net Position	(21,926)	(20,922)	1,004 🔵	4.6			

Year-to-Date - Other net cumulative variances.

_	Projected Year End					
-	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	7,424	-	7,424	6,117	(1,307) 🔴	(17.6)
Expense	52,456	(1,331)	51,125	50,013	1,112 🔵	2.2
Net Position	(45,032)	1,331	(43,701)	(43,896)	(195) 🔵	(0.4)

## **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$775) including vacancy management. Reduction of (\$186) in business expenses including spending for travel, hosting and employee recognition in addition to decreased consulting and contract work of (\$370).

#### Projected

*Revenue* - Unfavourable budget variance due to (\$800) lower than budgeted pet licenses revenue related to reduced payment options and discontinued delinquent accounts follow-up, and a lower transfer from the Financial Stabilization Reserve (FSR) due to delays in Revitalization projects as a result of COVID-19. The lower transfer is offset with cost savings due to project delays within expenses below.

Expense - Favourable budget variance mainly due to \$850 delays in Revitalization projects as a result of COVID-19.

#### Fire Rescue Services

	Year-to-Date					
_	Adjusted Budget	Actual Variance \$		%		
Revenue	684	1,184	500 🔵	73.1		
Expense	112,717	115,675	(2,958) 🔵	(2.6)		
Net Position	(112,033)	(114,491)	(2,458) 🧡	(2.2)		

#### Year-to-Date

*Expense* - Unfavourable budget variance mainly due to (\$4,227) for costs related to COVID-19 with the majority of this being for personnel redeployment and the expo centre; partially offset by other net cumulative favourable variances.

	Projected Year-End					
-	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	1,367	-	1,367	1,617	250 🔵	18.3
Expense	227,159	(531)	226,628	225,978	650 🔵	0.3
Net Position	(225,792)	531	(225,261)	(224,361)	900 🔵	0.4

#### **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of vacancy management of (\$390), a reduction of (\$115) in business expenses including spending for travel, hosting and employee recognition in addition to decreased consulting and contract work of (\$26).

**Projected -** Other net cumulative variances.

#### Integrated Strategic Development

	Year-to-Date					
_	Adjusted Budget	Actual Variance \$		%		
Revenue	23	-	(23) 🔴	(100.0)		
Expense	3,495	3,415	80 🔵	2.3		
Net Position	(3,472)	(3,415)	57 🔵	1.6		

Year-to-Date - Other net cumulative variances.

	Projected Year-End					
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	46	-	46	-	(46) 🔴	(100.0)
Expense	6,988	(454)	6,534	6,417	117 🔵	1.8
Net Position	(6,942)	454	(6,488)	(6,417)	71 🔵	1.1

#### **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce management of (\$407), including vacancy management, a reduction of (\$28) in business expenses including spending for training, hosting and recognition in addition to decreased consulting and contract work of (\$19).

Social Development				
	Year-to-Date			
	Adjusted Budget	Actual	Variance \$	%
Revenue	14,632	21,123	6,491 🔵	44.4
Expense	37,017	42,488	(5,471) 🔴	(14.8)
Net Position	(22,385)	(21,365)	1,020	4.6

## Year-to-Date

Revenue - Favourable budget variance due to \$6,591 unbudgeted provincial grant issued to City of Edmonton; grant funds distributed to external organizations for their response to COVID-19 within expenses below. There is also \$800 increased funding for Belvedere from the Cornerstones Block for new secondary suites based on the project percentage of completion that offsets the increased projects costs below; this is based on \$1,800 increased grant revenue as the project meets the provincial Cornerstones grant eligibility criteria and (\$1,000) lower than budgeted transfer to the Affordable Housing Reserve as this reserve funding is no longer needed. The favourable budget variance is partially offset by (\$878) lower than budgeted Municipal Block funding for secondary suite payments as this is recognized when the construction compliance review has been completed.

Expense -Unfavourable budget variance due to (\$6,374) unbudgeted provincial grants distributed to external organizations for their response to COVID-19, and (\$800) for the grant issued to Right At Home for the Belvedere affordable housing project; this is partially offset by \$1,038 for delays to the Seniors Program, cancellation of events for the Suicide Prevention, Youth Council and Accessibility programs and facility rental cancellations for AB Indigenous Games and Ben Calf Robe Pow Wow as a result of COVID-19.

_	Projected Year-End					
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	38,191	-	38,191	45,041	6,850 🔵	17.9
Expense	75,594	(1,874)	73,720	80,137	(6,417) 🔵	(8.7)
Net Position	(37,403)	1,874	(35,529)	(35,096)	433 🔵	1.2

#### **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$1,091), including vacancy management, a reduction of (\$310) in business expenses including spending for travel, training, hosting and employee recognition in addition to decreased consulting and contract work of (\$356) and decreased public engagement expenses for specific council initiatives totaling (\$117).

## Projected

*Revenue* - Favourable budget variance due to \$6,500 unbudgeted provincial grant issued to City of Edmonton; grant funds distributed to external organizations for their response to COVID-19 within expenses below. There is also \$800 increased funding for Belvedere from the Cornerstones Block for new secondary suites based on the project percentage of completion that offsets the increased projects costs below; this is based on \$1,800 increased grant revenue as the project meets the provincial Cornerstones grant eligibility criteria and (\$1,000) lower than budgeted transfer to the Affordable Housing Reserve as this reserve funding is no longer needed.

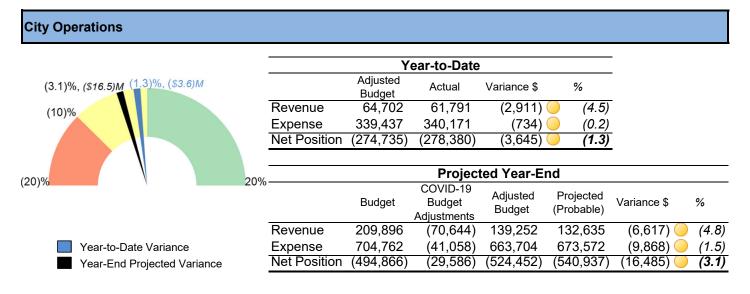
Expense - Unfavourable budget variance due to (\$6,435) unbudgeted provincial grants distributed to external organizations for their response to COVID-19, and (\$800) for the grant issued to Right At Home for the Belvedere affordable housing project.

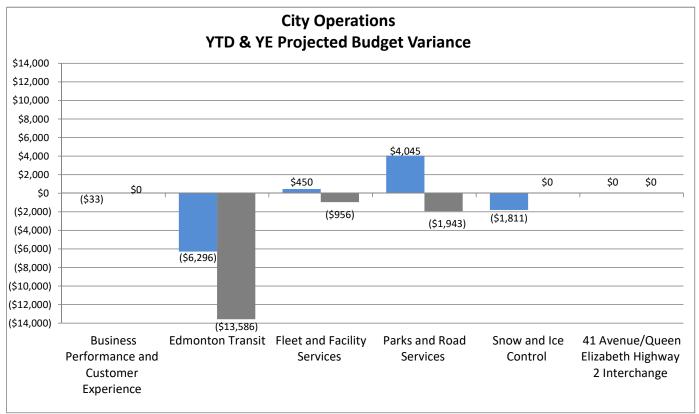
(in \$000's)

Favourable budget variance, >= 0%

Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%





(in \$000's)

Branch revenue and expense variances are explained where individual variances for revenues, expenses, recoveries and transfers to/from reserves exceed \$0.75 million. Variances below this amount are not specifically addressed.

## Business Performance and Customer Experience

	Year-to-Date					
_	Adjusted Budget	Actual	Variance \$	%		
Revenue	-	-	- 🔵	-		
Expense	1,279	1,312	(33) 🔴	(2.6)		
Net Position	(1,279)	(1,312)	(33) 🔵	(2.6)		

Year-to-Date - Other net cumulative variances.

_	Projected Year-End									
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%				
Revenue	-	-	-	-	- 🔵	-				
Expense	2,522	-	2,522	2,522	- 🔵	-				
Net Position	(2,522)	-	(2,522)	(2,522)	- 🔾	-				

Projected - Year-end results are projected to be on budget.

# Edmonton Transit Year-to-Date

_	Adjusted	Actual	Variance \$	%				
	Budget	Actual		/0				
Revenue	41,354	37,631	(3,723) 🔵	(9.0)				
Expense	172,382	174,955	(2,573) 🔵	(1.5)				
Net Position	(131,028)	(137,324)	(6,296) 🥥	(4.8)				

## Year-to-Date

*Revenue* - Unfavourable grant revenue of (\$2,197) related to the Ride Transit grant from the Government of Alberta due to a change in timing of how the province issues this grant; expenditures are expected later in the year that will be eligible for the full budgeted grant funding.

*Expense* - Unfavourable budget variance due to (\$4,273) personnel costs primarily as a result of lower than budgeted savings realized as temporary layoffs related to COVID-19 occurred later than anticipated, and higher costs for Transit Operators as a result of COVID-19 such as on-call costs during service level changes, a number of operators placed in self-isolation and higher sick pay. Also contributing to the unfavourable variance are unbudgeted costs of (\$1,162) for enhanced cleaning of buses, LRT's and transit stations. This is partly offset with savings due to the delay in operating the Heritage Valley Park and Ride shuttle service of \$1,484, and lower DATS contract costs of \$1,100 as a result of lower trip volumes due to poor weather in the first quarter and more trips using City of Edmonton operators than budgeted.

nonton fransit (continued)						
		F	Projected Y	ear-End		
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	140,815	(56,674)	84,141	78,714	(5,427) 🔵	(6.4)
Expense	371,125	(23,474)	347,651	355,810	(8,159) 🔵	(2.3)
Net Position	(230,310)	(33,200)	(263,510)	(277,096)	(13,586) 🥚	(5.2)

#### Edmonton Transit (Continued)

## **COVID-19 Budget Adjustments**

*Revenue* - Temporary pause of fare collection (\$54,218) and reduction in non-fare revenue linked to reduced service hours and ridership (\$2,456).

*Expense* - Due to reduced service hours, reductions as a result of workforce strategies of (\$9,720), including vacancy management, and decreases in fuel and fleet maintenance costs for buses of (\$6,929); a reduction in contract service costs for DATS of (\$4,266) as service is being provided with internal resources, (\$1,242) in savings on contracts specific to fare collection and on general contracts, and reduction in LRT traction power costs of (\$842) due to reduced service hours and ridership. Miscellaneous additional reductions of (\$475).

## Projected

*Revenue* - Unfavourable budget variance due to (\$4,627) lower fare revenue related to COVID-19 as lower transit ridership is expected to continue and no UPass revenue is expected from post secondary institutions for the Fall term, and (\$800) lower revenue for vehicle and bench advertising contracts.

*Expense* - Unfavourable budget variance due to (\$4,100) unbudgeted costs for enhanced cleaning of buses, LRT's and transit stations including (\$1,600) related to personnel costs, higher personnel costs of (\$3,690) primarily as a result of lower than budgeted savings realized as temporary layoffs related to COVID-19 occurred later than anticipated and higher costs for Transit Operators as a result of COVID-19 such as on-call costs during service level changes, a number of operators placed in self-isolation and higher sick pay, and higher fuel costs of (\$2,367) due to a loss on the fuel hedge and service levels increasing sooner than originally expected. This is partly offset with \$2,702 mainly due to lower personnel and other costs related to the delay in operating the Heritage Valley Park and Ride shuttle service.

Fleet and F	acility Services				
			Year-to-	-Date	
	_	Adjusted Budget	Actual	Variance \$	%
	Revenue	8,599	9,282	683 🔵	7.9
	Expense	39,606	39,839	(233) 🔴	(0.6)
	Net Position	(31,007)	(30,557)	450 🔵	1.5

## Year-to-Date

*Revenue* - Favourable budget variance due to \$915 higher than expected maintenance recovery for increased servicing of Spruce Grove and Beaumont buses as well as additional work on EPCOR and Alberta Health Services (AHS) vehicles due to revised maintenance plans, additional recoveries on fuel and additional work discovered on major inspections.

*Expense* - Unfavourable budget variance due to (\$1,224) higher than budgeted Transit Maintenance due to lower recoveries based on the timing of capital modification and operating repairs as well as higher utility costs, (\$1,055) higher than budgeted Municipal Fleet Maintenance due to lower overhead recovery from the deferral of capital fabrication work to 2021, a focus on lower labour recovery work than planned, and other cumulative variances; partially offset by \$3,328 lower facility maintenance costs from several factors such as lower contracted services as more work is being completed in-house, delayed re-tendering of custodial contracts, lower material costs due to less internal breakdown work, and delayed facility openings and library closures.

	Projected Year-End										
_	Budget	COVID-19 Budget Adjustments	Variance \$	%							
Revenue	16,954	-	16,954	16,804	(150) 🔵	(0.9)					
Expense	83,958	(6,037)	77,921	78,727	(806) 🔴	(1.0)					
Net Position	(67,004)	6,037	(60,967)	(61,923)	(956) 🔴	(1.6)					

## **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$2,298), including vacancy management; (\$2,225) in contract savings including savings due to renegotiated contracts; (\$1,145) in savings within Facility Maintenance Services due primarily to savings on equipment and material and lower 'on-demand' work due to facility closures; other miscellaneous savings of (\$368).

## Projected

*Expense* - Unfavourable budget variance due to (\$2,700) personnel costs for additional staff for bus cleaning resulting from COVID-19, lower than budgeted vacancies and additional temporary staff required for capital fabrication works partially offset by lower overtime due to staff redeployments from other areas, and (\$1,000) for materials, equipment, and contract costs for bus and facility cleaning resulting from COVID-19. There is also a (\$1,000) variance as a result of the delay in the implementation of fleet optimization initiative primarily as a result of COVID-19 measures. These unfavourable variances are partially offset by \$2,000 higher recoveries for Transit Fleet Maintenance for additional bus cleaning resulting from COVID-19, and \$1,769 lower facility maintenance costs from several factors such as lower contracted services as more work is being completed in-house, delayed re-tendering of custodial contracts, lower material costs due to less internal breakdown work, and delayed facility openings and library closures.

Parks and Road	Services					
			Year-to-	Date		
		Adjusted Budget	Actual	Variance \$		%
	Revenue	14,740	14,876	136	$\bigcirc$	0.9
	Expense	88,435	84,526	3,909		4.4
	Net Position	(73,695)	(69,650)	4,045	$\bigcirc$	5.5

## Year-to-Date

*Revenue* - Favourable budget variance due to \$1,100 higher than budgeted parking revenue due to additional revenue from City surface lots being used by Alberta Health Services (AHS) staff, and \$784 higher than budgeted Utility Line Assignment (ULA) permit revenue as a result of the Telus fiber optics upgrade project; partially offset by (\$833) lower than budgeted net On-Street Construction and Maintenance (OSCAM) permit fees due to reduced demand in permits due to introduction of permit fees so industry is being more efficient in planning their work, and (\$770) lower transfers from the Traffic Safety Automated Enforcement Reserve due to lower expenses in the Office of Traffic Safety.

*Expense* - Favourable budget variance due to \$3,062 lower than budgeted contract work due to delayed start in maintenance for sidewalks, concrete restoration and micro surfacing, \$2,348 less material costs due to COVID-19 and weather constraints, \$1,799 favourable interdepartmenal equipment charge offset within Snow and Ice Control below, \$1,277 due mainly to delayed start in pavement operations and asphalt operations, \$1,033 personnel savings due to delayed staffing for Infrastructure Maintenance as a result of COVID-19, and \$752 lower utility costs due to lower power consumption as a result of street light conversions to LED and water savings due to programming start delays as a result of COVID-19; partially offset by (\$3,658) lower than budgeted capital recoveries as a result of delays in detour and pavement marking programs and lower than budgeted interdepartmental recoveries for Infrastructure Maintenance paving operations as a result of COVID-19, (\$1,640) higher than budgeted charges for electrical contract work for Streetlights and Signals, (\$941) higher fleet services costs due to increased spending on retained units including pothole trucks and mowers, preventative maintenance costs for fleet usage and paving equipment, and higher fuel costs than budgeted, and (\$908) due to delay in receipt of Alley Light Tax allocation.

arks and Road Services (Continued)								
		F	Projected Y	'ear-End				
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%		
Revenue	50,708	(13,970)	36,738	35,698	(1,040) 🥚	(2.8)		
Expense	185,514	(11,040)	174,474	175,377	(903) 🔵	(0.5)		
Net Position	(134,806)	(2,930)	(137,736)	(139,679)	(1,943) 🦲	(1.4)		

## **COVID-19 Budget Adjustments**

*Revenue* - Reduction in parking revenue from City parkades and on street parking due to temporary suspension of parking fees (\$7,912). Reduction in asphalt/concrete restoration revenue (\$2,500), reduction in On-Street Construction and Maintenance permits (\$1,127), reduction in Right of Way (ROW) revenue (\$1,089), reduction in traffic controls revenue (\$1,036); and reduction in sports field revenue (\$306); all due to reduced business and public activity due to the effects of COVID-19.

*Expense* - Reductions as a result of workforce strategies of (\$9,188), including vacancy management; reduction in general contracted costs of (\$1,062) resulting from Administration's efforts to manage costs during COVID-19, reduction in infrastructure maintenance costs of (\$482); and miscellaneous cost savings of (\$308).

## Projected

*Revenue* - Unfavourable budget variance due to (\$3,151) lower than budgeted net On-Street Construction and Maintenance (OSCAM) permit fees due to reduced demand in permits due to introduction of permit fees so industry is being more efficient in planning their work, and (\$1,535) lower than anticipated revenue in asphalt and concrete restoration as a result of COVID-19 and due to the asphalt plant not operating in 2020; partially offset by \$2,250 higher than budgeted parking revenue due to earlier than anticipated relaunch of parking fees, and \$1,974 higher than budgeted Utility Line Assignment (ULA) permit revenue as a result of the Telus fiber optics upgrade project.

*Expense* - Unfavourable budget variance due to (\$2,382) lower than budgeted capital recoveries as a result of delays in detour and pavement marking programs, (\$2,100) lower than budgeted interdepartmental recoveries for Infrastructure Maintenance paving operations as a result of COVID-19, (\$2,000) higher than budgeted charges for electrical contract work for Streetlights and Signals, (\$763) due to higher hardware and software costs, and other cumulative variances; partially offset by \$1,000 lower than budgeted contract work due to delayed start in maintenance for sidewalks and concrete restoration, \$1,800 less material costs due to COVID-19 and weather constraints, \$2,500 personnel savings due to delayed staffing for Infrastructure Maintenances and Turf and Natural Areas as a result of COVID-19, and \$800 favourable Spring Sweep costs as a result of weather and staff efficiencies.

Snow and Ice Control				
		Year-to-	-Date	
	Adjusted Budget	Actual	Variance \$	%
Revenue	9	2	(7) 🔵	(77.8)
Expense	37,735	39,539	(1,804) 🥚	(4.8)
Net Position	(37,726)	(39,537)	(1,811) 🦳	(4.8)

#### Year-to-Date

*Expense* - Unfavourable budget variance due to additional snow work completed on cul de sacs, windrows, and the extended winter season. Partially offset by lower contractor costs due to lower accumulation of snow during the January to April 2020 on sidewalks & bus stops, fewer snow events, and lower salt and sand usage due to mild weather.

	Projected Year-End									
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%				
Revenue	13	-	13	13	- 🔵	-				
Expense	60,237	(507)	59,730	59,730	- 🔵	-				
Net Position	(60,224)	507	(59,717)	(59,717)	- 🔾	_				

## **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of reduction in general contracted costs of (\$507) resulting from Administration's efforts to manage costs during COVID-19.

Projected - Year-end results are projected to be on budget.

## 41 Avenue/Queen Elizabeth Highway 2 Interchange

	Year-to-Date								
	Adjusted Budget	Actual	Variance \$	%					
Revenue	-	-	· -	-					
Expense	-	-	· -	-					
Net Position	-	-		-					

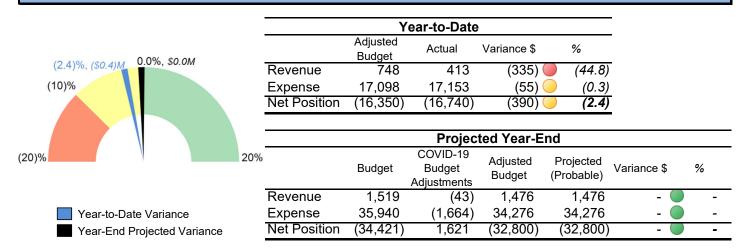
Year-to-Date - Results are on budget.

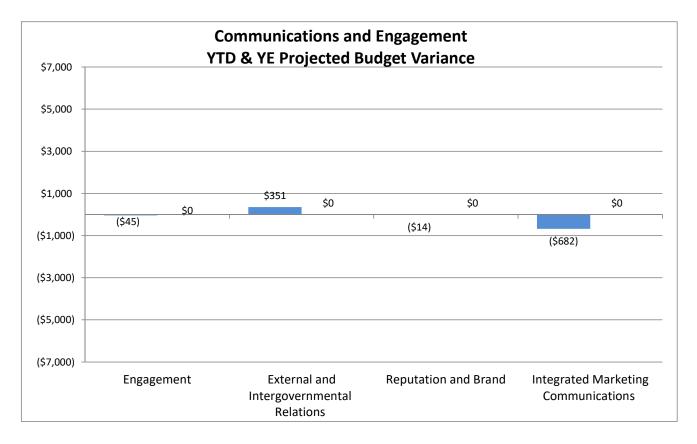
	Projected Year-End									
_	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%				
Revenue	1,406	-	1,406	1,406	- 🤇	-				
Expense	1,406	-	1,406	1,406	- 🤇	-				
Net Position	-	-	-	-	- 🤇	-				

(in \$000's)

Favourable budget variance, >= 0%
 Unfavourable budget variance, between 0% and (10)%
 Unfavourable budget variance, > (10)%

## **Communications and Engagement**





(in \$000's)

Branch revenue and expense variances are explained where individual variances for revenues, expenses, recoveries and transfers to/from reserves exceed \$0.75 million. Variances below this amount are not specifically addressed.

## Engagement

	Year-to-Date									
	Adjusted Budget	Actual	Variance \$	%						
Revenue	59	-	(59) 🥥	(100.0)						
Expense	9,280	9,266	14 🥘	0.2						
Net Position	(9,221)	(9,266)	(45) 🦲	(0.5)						

Year-to-Date - Other net cumulative variances.

_	Projected Year-End						
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	118	-	118	118	- 🔵	-	
Expense	19,192	(562)	18,630	18,630	- 🔵	-	
Net Position	(19,074)	562	(18,512)	(18,512)	- 🔾	-	

## **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$522), including vacancy management. Decrease in business expenses of (\$53) primarily training, and consulting and contract work of (\$32). Savings partially offset by \$45 recoveries.

(in \$000's)

External and Intergovernmental Relations									
		Year-to-	Date						
	Adjusted Budget	Actual	Variance \$	%					
Revenue	-	-	- 🔵	-					
Expense	1,444	1,093	351 🔵	24.3					
Net Position	(1,444)	(1,093)	351 🔵	24.3					

## Year-to-Date - Other net cumulative variances.

_	Projected Year-End						
-	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	-	-	-	-	- 🔵	-	
Expense	3,448	(499)	2,949	2,949	- 🔵	-	
Net Position	(3,448)	499	(2,949)	(2,949)	- 🔾	-	

## **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$252), including vacancy management. Decrease in business expenses of (\$233) primarily hosting; and consulting and contract work of (\$14).

## **Reputation and Brand**

	Year-to-Date						
	Adjusted Budget	Actual	Variance \$	%			
Revenue	63	63	- 🔵	-			
Expense	1,232	1,246	(14) 🔴	(1.1)			
Net Position	(1,169)	(1,183)	(14) 🔵	(1.2)			

## Year-to-Date - Other net cumulative variances.

_	Projected Year-End						
-	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	63	-	63	63	- 🔵	-	
Expense	2,533	(81)	2,452	2,452	- 🔵	-	
Net Position	(2,470)	81	(2,389)	(2,389)	- 🔵	-	

## **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$77), including vacancy management. Decrease in business expenses of (\$4), primarily training.

(in \$000's)

Integrated Marketing Commu	ntegrated Marketing Communications								
		Year-to-	Date						
	Adjusted Budget	Actual	Variance \$	%					
Revenue	626	350	(276) 🔴	(44.1)					
Expense	5,142	5,548	(406) 🔴	(7.9)					
Net Position	(4,516)	(5,198)	(682) 🔴	(15.1)					

Year-to-Date - Other net cumulative variances.

_	Projected Year-End						
-	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	1,338	(43)	1,295	1,295	- 🔾	-	
Expense	10,767	(522)	10,245	10,245	- 🔵	-	
Net Position	(9,429)	479	(8,950)	(8,950)	- 🔾	-	

## **COVID-19 Budget Adjustments**

Revenue - Expense savings partially offset by (\$43) Transfer from Reserve.

Expense - Reductions as a result of workforce strategies of (\$373), including vacancy management. Decrease in business expenses of (\$21) primarily training, and consulting and contract work of (\$161). Savings partially offset by \$33 recoveries.

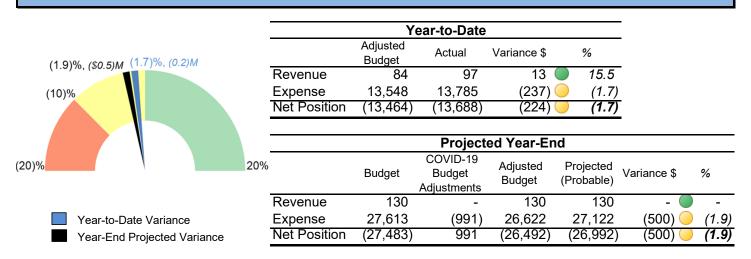
(in \$000's)

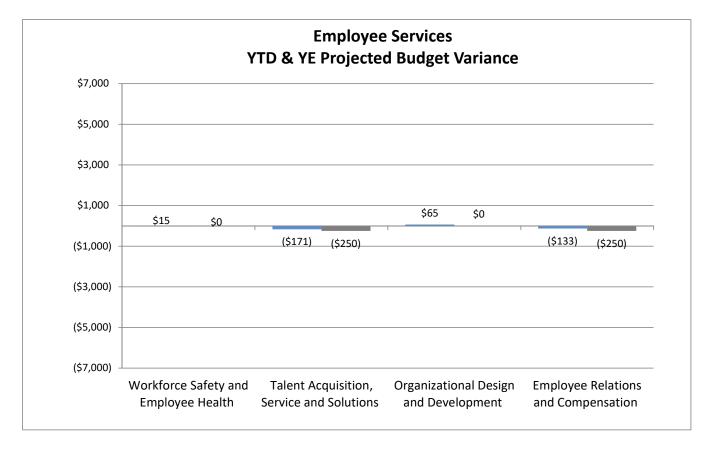
Favourable budget variance, >= 0%

Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

## Employee Services





(in \$000's)

Branch revenue and expense variances are explained where individual variances for revenues, expenses, recoveries and transfers to/from reserves exceed \$0.75 million. Variances below this amount are not specifically addressed.

#### Workforce Safety and Employee Health

	Year-to-Date							
_	Adjusted Budget	Actual	%					
Revenue	-	-	-	-				
Expense	3,219	3,204	15	0.5				
Net Position	(3,219)	(3,204)	15	0.5				

Year-to-Date - Other net cumulative variances.

	Projected Year-End						
_	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	-	-	-	-	- 🔵	-	
Expense	6,420	(182)	6,238	6,238	- 🔵	-	
Net Position	(6,420)	182	(6,238)	(6,238)	- 🔵	-	

## **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$36), including vacancy management. Decrease in business expenses of (\$31) primarily related to training & recognition, and consulting of (\$151) primarily related to Disability Management and Corporate Safety & Health programs. Savings partially offset by \$36 recoveries.

(in \$000's)

Talent Acquisition, Service and Solutions										
	Year-to-Date									
-	Adjusted Budget	Actual	Variance \$	%						
Revenue	84	97	13 🔵	15.5						
Expense	6,382	6,566	(184) 🔵	(2.9)						
Net Position	(6,298)	(6,469)	(171) 🔴	(2.7)						

Year-to-Date - Other net cumulative variances.

_	Projected Year-End						
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	130	-	130	130	- 🔵	-	
Expense	13,000	(406)	12,594	12,844	(250) 🔵	(2.0)	
Net Position	(12,870)	406	(12,464)	(12,714)	(250) 🔴	(2.0)	

## **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$280), including vacancy management. Decrease in business expenses of (\$57) primarily related to training & hosting, and consulting and contract work of (\$69). primarily related to Respect in the Workplace, Corporate Culture and other initiatives.

(in \$000's)

Organizational Design and Development									
		Year-to-	Date						
-	Adjusted Budget	Actual	Variance \$	%					
Revenue	-	-	- 🔵	-					
Expense	1,831	1,766	65 🔵	3.5					
Net Position	(1,831)	(1,766)	65 🔵	3.5					

Year-to-Date - Other net cumulative variances.

	Projected Year-End							
_	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%		
Revenue	-	-	-	-	- (	-		
Expense	3,863	(254)	3,609	3,609	- 🤇	-		
Net Position	(3,863)	254	(3,609)	(3,609)	- (	-		

## **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$209), including vacancy management. Decrease in business expenses of (\$12) primarily training, and consulting and contract work of (\$33) primarily related to The Learning Centre.

Projected - Year-end results are projected to be on budget.

## Employee Relations and Compensation

	Year-to-Date							
	Adjusted Budget	Actual Variance \$ %						
Revenue	-	-	- 🔵	-				
Expense	2,116	2,249	(133) 🔴	(6.3)				
Net Position	(2,116)	(2,249)	(133) 🔴	(6.3)				

Year-to-Date - Other net cumulative variances.

_	Projected Year-End							
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%		
Revenue	-	-	-	-	- 🔵	-		
Expense	4,330	(149)	4,181	4,431	(250) 🔵	(6.0)		
Net Position	(4,330)	149	(4,181)	(4,431)	(250) 💛	(6.0)		

#### **COVID-19 Budget Adjustments**

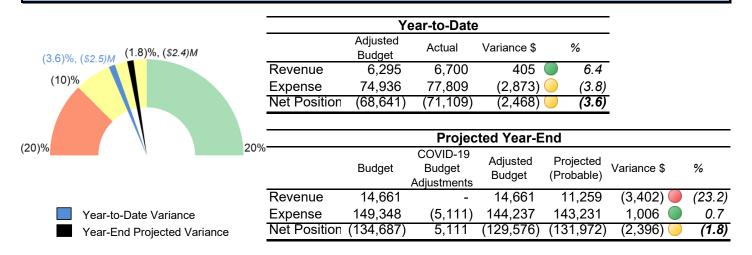
*Expense* - Reductions as a result of workforce strategies of (\$131), including vacancy management. Decrease in business expenses of (\$14) primarily training, and consulting and contract work of (\$4).

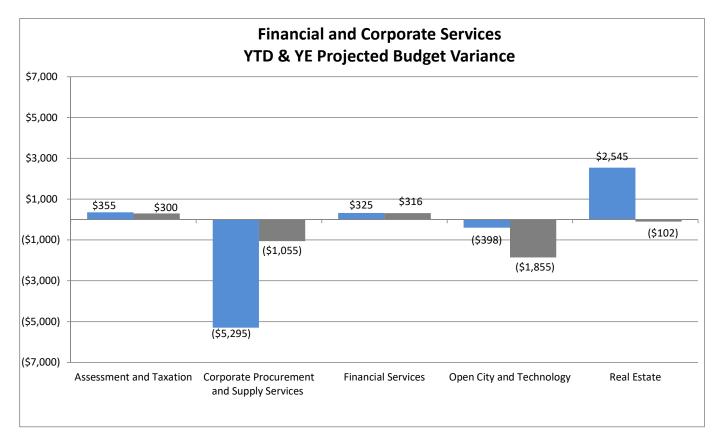
(in \$000's)

Favourable budget variance, >= 0%

- Unfavourable budget variance, between 0% and (10)%
- Unfavourable budget variance, > (10)%

## Financial and Corporate Services





(in \$000's)

Branch revenue and expense variances are explained where individual variances for revenues, expenses, recoveries and transfers to/from reserves exceed \$0.75 million. Variances below this amount are not specifically addressed.

#### Assessment and Taxation

	Year-to-Date								
_	Adjusted Budget	Actual Variance \$%							
Revenue	-	-	-	$\bigcirc$	-				
Expense	10,159	9,804	355		3.5				
Net Position	(10,159)	(9,804)	355	$\bigcirc$	3.5				

Year-to-Date - Other net cumulative variances.

	Projected Year-End							
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%		
Revenue	-	-	-	-	- 🔵	-		
Expense	20,948	(1,157)	19,791	19,491	300 🔵	1.5		
Net Position	(20,948)	1,157	(19,791)	(19,491)	300 🔵	1.5		

## COVID-19 Budget Adjustments

*Expense* - Reductions as a result of workforce strategies of (\$544), including vacancy management. Decrease in business expenses of (\$104). Also estimating a decrease in contract and consulting work of (\$509) primarily related to TACS maintenance (Assessment & Taxation software).

(in \$000's)

Corporate Procurement and Supply Services								
		Year-to-	-Date					
-	Adjusted Budget	Actual	Variance \$	%				
Revenue	190	167	(23) 🔵	(12.1)				
Expense	7,082	12,354	(5,272) 🔴	(74.4)				
Net Position	(6,892)	(12,187)	(5,295) 🔵	(76.8)				

## Year-to-Date

*Expense* - Unfavourable variance is mainly due to (\$4,710) various direct materials, equipment and external services, mainly disposable facemasks and other sanitation products, to work towards safe operations during the COVID-19 pandemic.

	Projected Year-End								
_	Budget	Variance \$	%						
Revenue	380	-	380	380	- 🔵	-			
Expense	14,404	(420)	13,984	15,039	(1,055) 🔵	(7.5)			
Net Position	(14,024)	420	(13,604)	(14,659)	(1,055) 💛	(7.8)			

## **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$378), including vacancy management. Decrease in business expenses of (\$20), and consulting of (\$22) primarily related to procurement work.

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## **Financial Services**

_	Year-to-Date						
-	Adjusted Budget	Actual Variance \$%					
Revenue	745	727	(18) 🔵	(2.4)			
Expense	10,476	10,133	343 🔵	3.3			
Net Position	(9,731)	(9,406)	325 🔵	3.3			

#### Year-to-Date

*Expense* - Favourable budget variance due to \$1,213 personnel savings related to Enterprise Commons position vacancies offset by (\$1,166) lower than budgeted recoveries from the associated capital project for Enterprise Commons.

	Projected Year-End								
_	COVID-19 Budget Budget Budget Budget Budget Budget Budget Budget (Probable)								
Revenue	1,722	-	1,722	1,712	(10) 🔴	(0.6)			
Expense	21,606	(879)	20,727	20,401	326 🔵	1.6			
Net Position	(19,884)	879	(19,005)	(18,689)	316 🔵	1.7			

## **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$430), including vacancy management. Decrease in business expenses of (\$83). Also estimating a decrease in contract and consulting work of (\$366).

## Open City and Technology

	Year-to-Date							
	Adjusted Budget	Actual Variance \$%						
Revenue	197	267	70 🔵	35.5				
Expense	27,929	28,397	(468) 🔵	(1.7)				
Net Position	(27,732)	(28,130)	(398) 💛	(1.4)				

## Year-to-Date

*Expense* - Unfavourable budget variance mainly due to (\$928) computer hardware and software purchases and maintenance occuring earlier than budgeted; partially offset with other favourable cumulative variances.

_	Projected Year-End								
_	COVID-19 Adjusted Projected Variance \$ Budget Budget Budget (Probable)								
Revenue	394	-	394	394	- 🔵	-			
Expense	51,507	(2,243)	49,264	51,119	(1,855) 🔵	(3.8)			
Net Position	(51,113)	2,243	(48,870)	(50,725)	(1,855) 🧡	(3.8)			

## **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$2,365), including vacancy management. Decrease in business expenses of (\$348) primarily related to training, and contracts of (\$3). Reductions partially offset by \$473 recoveries.

## Projected

*Expense* - Unfavourable budget variance mainly due to (\$1,946) unbudgeted SAP licensing costs associated with the Enterprise Commons capital project (fka Enterprise Systems Transformation Program (ESTP)).

(in \$000's)

#### Real Estate

	Year-to-Date							
_	Adjusted Budget	Actual Variance %						
Revenue	5,163	5,539	376 (	7.3				
Expense	19,290	17,121	2,169 (	11.2				
Net Position	(14,127)	(11,582)	2,545 (	18.0				

#### Year-to-Date - Other net cumulative variances.

_	Projected Year-End						
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	12,165	-	12,165	8,773	(3,392) 🔵	(27.9)	
Expense	40,883	(412)	40,471	37,181	3,290 🔵	8.1	
Net Position	(28,718)	412	(28,306)	(28,408)	(102) 💛	(0.4)	

## **COVID-19 Budget Adjustments**

*Expense* - Decrease (\$225) in training, contracts, and consulting. Reductions of (\$389) as a result of workforce strategies and vacancy management. Reductions partially offset by \$217 recoveries.

#### Projected

*Revenue* - Unfavourable budget variance mainly due to (\$1,834) lower than budgeted First Place Program unit sales fully offset by decreased expenses for this program noted below in expenses, lower than budgeted rental revenue related to (\$962) potential lease defaults, and (\$754) revenue forgiveness for commercial, residential and non-profit tenants; both as a result of COVID-19.

*Expense* - Favourable budget variance mainly due to \$1,834 costs related to the First Place Program sales, and \$1,100 reduced Edmonton Tower operating costs as a result of a lower rental rate per square foot.

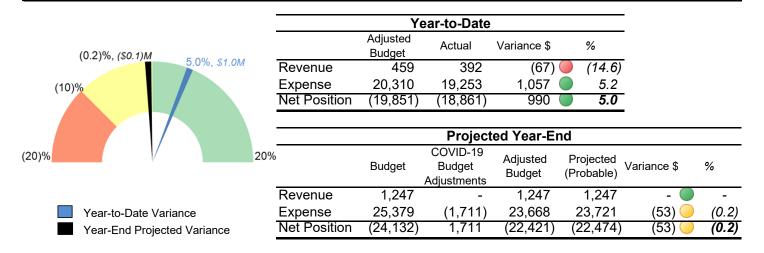
(in \$000's)

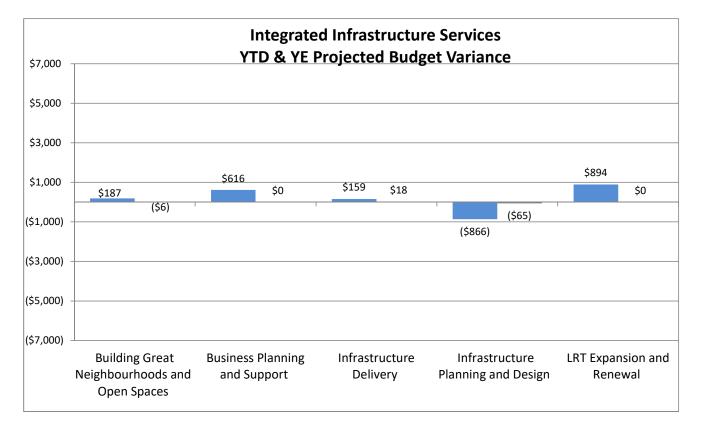
Favourable budget variance, >= 0%

Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

## Integrated Infrastructure Services





(in \$000's)

Branch revenue and expense variances are explained where individual variances for revenues, expenses, recoveries and transfers to/from reserves exceed \$0.75 million. Variances below this amount are not specifically addressed.

## Building Great Neighbourhoods and Open Spaces

_	Year-to-Date						
	Adjusted Budget	Actual Variance \$		%			
Revenue	-	-	-	-			
Expense	2,731	2,544	187	6.8			
Net Position	(2,731)	(2,544)	187	6.8			

Year-to-Date - Other net cumulative variances.

_	Projected Year-End						
_	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	-	-	-	-	- 🔵	-	
Expense	2,501	(41)	2,460	2,466	(6) 🔴	(0.2)	
Net Position	(2,501)	41	(2,460)	(2,466)	(6) 💛	(0.2)	

## **COVID-19 Budget Adjustments**

Expense - Reductions of (\$41) as a result of workforce management / vacancy management.

#### Projected

*Expense* - Projection variance due to \$830 pause in hiring and staff vacancies offset by (\$836) capital recoveries of vacant positions.

Business Planning and Support

	Year-to-Date						
_	Adjusted Budget	Actual Variance %		%			
Revenue	231	179	(52) 🔴	(22.5)			
Expense	7,914	7,246	668 🔵	8.4			
Net Position	(7,683)	(7,067)	616 🔵	8.0			

## Year-to-Date - Other net cumulative variances.

	Projected Year-End					
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	463	-	463	463	- 🤇	-
Expense	8,716	(631)	8,085	8,085	- 🤇	- (
Net Position	(8,253)	631	(7,622)	(7,622)	- (	- (

## **COVID-19 Budget Adjustments**

*Expense* - Decrease in business expenses (\$34) primarily travel, training, hosting and recognition. Reduction of (\$686) as a result of workforce strategies / vacancy management. Reductions partially offset by \$89 recoveries.

Projected - Year-end results are projected to be on budget.

Infrastructure Delivery										
	Year-to-Date									
-	Adjusted Budget	Actual	Variance \$	%						
Revenue	-	-	- 🔵	-						
Expense	1,849	1,690	159 🔵	8.6						
Net Position	(1,849)	(1,690)	159 🔵	8.6						

Year-to-Date - Other net cumulative variances.

_	Projected Year-End						
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	329	-	329	329	- 🔵	-	
Expense	2,143	(32)	2,111	2,093	18 🔵	0.9	
Net Position	(1,814)	32	(1,782)	(1,764)	18 🔵	1.0	

## **COVID-19 Budget Adjustments**

Expense - Reductions of (\$32) as a result of workforce strategies / vacancy management.

(in \$000's)

Infrastructure Planning and Design								
		Year-to-	Date					
-	Adjusted Budget	Actual	Variance \$	%				
Revenue	-	-	- 🔵	-				
Expense	6,960	7,826	(866) 🔴	(12.4)				
Net Position	(6,960)	(7,826)	(866) 🔴	(12.4)				

Year-to-Date - Other net cumulative variances.

_	Projected Year-End					
_	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	-	-	-	-	- 🔵	-
Expense	9,537	(1,005)	8,532	8,597	(65) 🔴	(0.8)
Net Position	(9,537)	1,005	(8,532)	(8,597)	(65) 💛	(0.8)

## **COVID-19 Budget Adjustments**

*Expense* - Decrease in business expenses, primarily consulting (\$518). Workforce strategies / vacancy management (\$500). Reductions partially offset by \$13 recoveries.

Projected - Other net cumulative variances.

#### LRT Expansion and Renewal

	Year-to-Date						
	Adjusted Actual Variance \$ Budget		%				
Revenue	228	213	(15) 🔴	(6.6)			
Expense	856	(53)	909 🔵	106.2			
Net Position	(628)	266	894 🔵	142.4			

Year-to-Date - Other net cumulative variances.

	Projected Year-End					
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	455	-	455	455	- (	-
Expense	2,482	(2)	2,480	2,480	- (	-
Net Position	(2,027)	2	(2,025)	(2,025)	- (	-

## **COVID-19 Budget Adjustments**

*Expense* - Reductions of (\$15) as a result of workforce strategies / vacancy management. Reductions partially offset by \$13 recoveries.

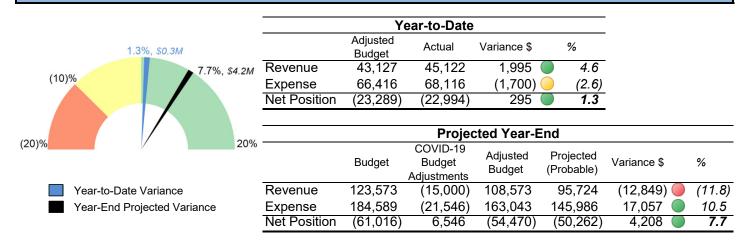
(in \$000's)

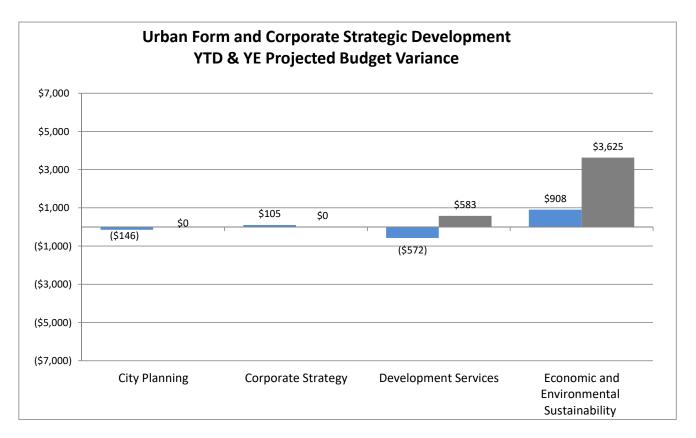
Favourable budget variance, >= 0%

Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

## Urban Form and Corporate Strategic Development





(in \$000's)

Branch revenue and expense variances are explained where individual variances for revenues, expenses, recoveries and transfers to/from reserves exceed \$0.75 million. Variances below this amount are not specifically addressed.

## City Planning

	Year-to-Date						
-	Adjusted Budget	Actual	Variance \$	%			
Revenue	17,846	17,130	(716) 🔴	(4.0)			
Expense	25,709	25,139	570 🔵	2.2			
Net Position	(7,863)	(8,009)	(146) 💛	(1.9)			

#### Year-to-Date

*Revenue* - Unfavourable budget variance due to (\$1,063) lower than anticipated cash-in-lieu development levies collected as a result of a deteriorating development market since the beginning of the year. These development levies collected are held within the Parkland Purchase and Funds in lieu Reserves for the purposes of purchasing and developing parkland in residential areas. The unfavourable variance is partially offset by a net Sanitary Services Strategy Fund (SSSF) budget variance of \$1,001 from a higher than expected transfer from the SSSF reserve and higher than anticipated development permit revenues collected; the net SSSF revenue budget variance is fully offset within expenses below.

*Expense* - Favourable budget variance of \$1,063 lower transfer to the Parkland Purchase and Funds in lieu Reserves for the developer levies collected noted in revenue above. The favourable variance is partially offset by (\$1,001) as a result of higher than budgeted reimbursement to EPCOR for SSSF projects due to faster than budgeted progress on projects.

_	Projected Year-End						
_	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	47,598	-	47,598	34,849	(12,749) 🔴	(26.8)	
Expense	65,343	(2,358)	62,985	50,236	12,749 🔵	20.2	
Net Position	(17,745)	2,358	(15,387)	(15,387)	- 🔵	-	

## **COVID-19 Budget Adjustments**

*Expense* - 25% decrease to consulting budgets (\$556) to be managed through re-assessment and reprioritization of inflight projects. (\$120) decrease primarily in travel and training. Reductions of (\$1,872) as a result of workforce strategies / vacancy management. Reductions partially offset by \$175 recoveries.

#### Projected

*Revenue* - Unfavourable budget variance due to a net Sanitary Services Strategy Fund (SSSF) budget variance of (\$8,626) from a lower than expected transfer from the SSSF reserve; the net SSSF revenue budget variance is fully offset within expenses below. There is also (\$4,123) lower than anticipated cash-in-lieu development levies collected as a result of a deteriorating development market since the beginning of the year. These development levies collected are held within the Parkland Purchase and Funds in lieu Reserves for the purposes of purchasing and developing parkland in residential areas.

*Expense* - Favourable budget variance of \$8,626 as a result of lower than budgeted reimbursement to EPCOR for SSSF projects based on its latest capital spending program, and \$4,123 lower transfer to the Parkland Purchase and Funds in lieu Reserves for the developer levies collected noted in revenue above.

## **Corporate Strategy**

	Year-to-Date					
_	Adjusted Budget	Actual Variance \$		%		
Revenue	36	36	- 🔵	-		
Expense	2,313	2,208	105 🔵	4.5		
Net Position	(2,277)	(2,172)	105 🔵	4.6		

Year-to-Date - Other net cumulative variances.

_	Projected Year-End						
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	850	-	850	675	(175) 🔴	(20.6)	
Expense	6,179	(727)	5,452	5,277	175 🔵	3.2	
Net Position	(5,329)	727	(4,602)	(4,602)	- 🔵	-	

## **COVID-19 Budget Adjustments**

*Expense* - Primarily attributable to reductions of (\$741) as a result of workforce strategies / vacancy management, decreased consulting budgets of (\$55) to be managed through re-assessment and re-prioritization of in-flight projects and (\$43) savings in travel & training (including employee recognition and hosting). Reductions partially offset by \$112 recoveries.

Expense

Net Position

Development Services				
		Year-to-	Date	
	Adjusted Budget	Actual	Variance \$	%
Revenue Net trans	,	26,933	2,653 🔵	10.9
to/(from Reserve	( ) = = = )	(2,419)	(2,537) 🔵	51.2

\* The net position reflects the tax-levy impact of tax-supported services managed within the Development Services Branch. The tax-levy position will not impact the Planning & Development Reserve.

(688) 🦲

(572)

(2.1)

(18.3)

33.043

(3,691)

32,355

(3, 119)

#### Year-to-Date

Revenue - Favourable budget variance is mainly due to \$2,733 higher business license revenue as activity is less impacted by COVID-19 than initially projected and there is also an increased uptake in online permitting for new business licenses.

*Net transfer to/(from) Reserve* - Favourable budget variance is mainly due to (\$2,537) less than budgeted transfers due to higher revenues and the implementation of cost saving strategies. Further details on the Planning & Development Reserve are available in the "Reserves Update" section of this report.

*Expense* - Unfavourable budget variance is mainly due to (\$1,395) changes in workforce strategies; partially offset with \$989 overall savings in external costs including renegotiating inspection work contract terms, and a 40% reduction in residential plumbing, gas and HVAC inspections based on the safety codes inspection risk assessment model results.

	Projected Year-End						
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	72,025	(15,000)	57,025	57,100	75 🔵	0.1	
Net transfer to/(from) Reserve	(4,394)	(10,589)	(14,983)	(14,983)	- 🌒	-	
Expense	82,533	(6,223)	76,310	75,802	508 🔵	0.7	
Net Position	(6,114)	1,812	(4,302)	(3,719)	583 🔵	13.6	

## **COVID-19 Budget Adjustments**

*Revenue* - Estimated (\$15,000) revenue shortfall based on reduced volumes of Land Development Applications, Development Permits, and Building Permits. Also, estimated (\$700) Vehicle for Hire revenue offset with a \$700 transfer from the Vehicle for Hire Reserve.

*Net transfer to/(from) Reserve* - Net COVID-19 impact is offset with an increased transfer from the Planning & Development Reserve.

*Expense* - Reductions of (\$4,048) as a result of workforce strategies / vacancy management. Decreased discretionary expenses including consulting of (\$193), contract work (\$161), training of (\$147) and travel & hosting (\$54). Reduced City Planning and Corporate Strategy recoveries (\$235) and variable costs (\$1,385) associated with cost reduction strategies to manage the Planning and Development Services Reserve.

Economic and Environmental	conomic and Environmental Sustainability							
		Year-to-	Date					
_	Adjusted Budget	Actual	Variance \$	%				
Revenue	965	1,023	58 🔵	6.0				
Expense	10,995	10,145	850 🔵	7.7				
Net Position	(10,030)	(9,122)	908 🔵	9.1				

## Year-to-Date - Other net cumulative variances.

	Projected Year-End						
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	3,100	-	3,100	3,100	- 🔵	-	
Expense	34,928	(1,649)	33,279	29,654	3,625 🔵	10.9	
Net Position	(31,828)	1,649	(30,179)	(26,554)	3,625 🔵	12.0	

## **COVID-19 Budget Adjustments**

Expense - Primarily attributable to one-time decreased consulting budgets of (\$866) to be managed through reassessment and re-prioritization of in-flight projects. Reductions of (\$691) as a result of workforce strategies / vacancy management along with (\$149) savings in travel & training (including employee recognition and hosting). Reductions partially offset by \$57 recoveries.

## Projected

Expense - Favourable budget variance due to \$3,174 lower than budgeted grant expense for the Phase II Economic Recovery grant program now planned to occur in 2021.

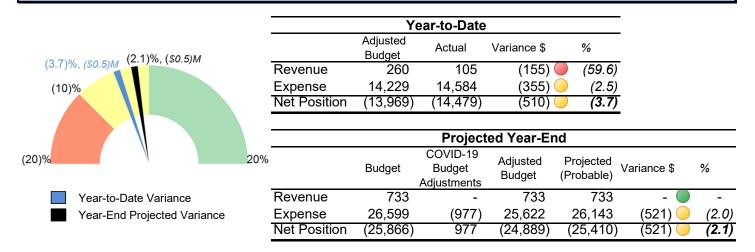
(in \$000's)

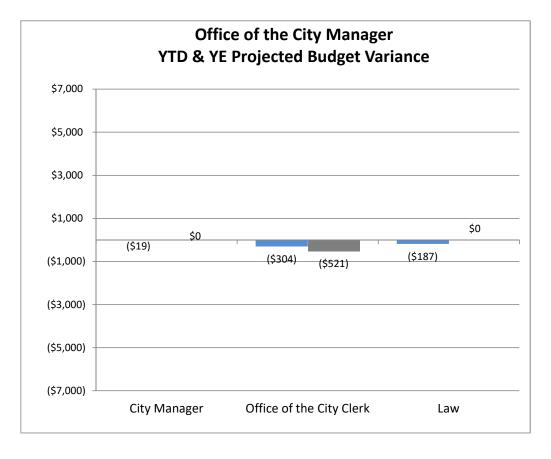
Favourable budget variance, >= 0%

Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

### Office of the City Manager





Branch revenue and expense variances are explained where individual variances for revenues, expenses, recoveries and transfers to/from reserves exceed \$0.75 million. Variances below this amount are not specifically addressed.

### City Manager

	Year-to-Date						
-	Adjusted Budget	Actual Variance \$		%			
Revenue	-	-	- 🔵	-			
Expense	952	971	(19) 🔴	(2.0)			
Net Position	(952)	(971)	(19) 💛	(2.0)			

Year-to-Date - Other net cumulative variances.

	Projected Year-End						
	COVID-19 Budget Budget Adjustments		Adjusted Budget	Projected (Probable)			
Revenue	-	-	-	-	- 🤇	-	
Expense	2,025	(150)	1,875	1,875	- 🔵	) -	
Net Position	(2,025)	150	(1,875)	(1,875)	- (	-	

### **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$121), including vacancy management. Decrease in business expenses of (\$29), primarily travel and hosting.

#### Office of the City Clerk

	Year-to-Date						
-	Adjusted Budget	Actual Variance \$		%			
Revenue	260	105	(155) 🔴	(59.6)			
Expense	7,207	7,356	(149) 🔵	(2.1)			
Net Position	(6,947)	(7,251)	(304) 🦳	(4.4)			

Year-to-Date - Other net cumulative variances.

	Projected Year-End						
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	733	-	733	733	- 🔵	-	
Expense	12,419	(511)	11,908	12,429	(521) 🔴	(4.4)	
Net Position	(11,686)	511	(11,175)	(11,696)	(521) 💛	(4.7)	

### **COVID-19 Budget Adjustments**

*Expense* - Reductions as a result of workforce strategies of (\$414), including vacancy management. Decrease in business expenses of (\$37) primarily hosting, and consulting and contract work of (\$60).

Projected - Other net cumulative variances.

Law

_	Year-to-Date						
_	Adjusted Budget	Actual	%				
Revenue	-	-	- 🔵	-			
Expense	6,070	6,257	(187) 🔴	(3.1)			
Net Position	(6,070)	(6,257)	(187) 💛	(3.1)			

Year-to-Date - Other net cumulative variances.

	Projected Year-End						
_	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	-	-	-	-	- 🔵	-	
Expense	12,155	(316)	11,839	11,839	- 🔵	-	
Net Position	(12,155)	316	(11,839)	(11,839)	- 🔵	-	

#### **COVID-19 Budget Adjustments**

Expense - Decrease in business expenses of (\$22) primarily training, and consulting and contract work of (\$294).

(in \$000's)

Favourable budget variance, >= 0%

O Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

Branch revenue and expense variances are explained where individual variances for revenues, expenses, recoveries and transfers to/from reserves exceed \$0.75 million. Variances below this amount are not specifically addressed.

#### Mayor and Councillors Offices Year-to-Date Adjusted 0.0%, \$0.0M Actual Variance \$ % Budget 5.0%. \$0.2M Revenue 19 13 216.7 6 (10)% Expense 3,104 2,961 143 4.6 Net Position (2,942)5.0 (3,098)156 **Projected Year-End** (20)% 20% COVID-19 Adjusted Projected % Budget Budget Variance \$ Budget (Probable) Adjustments Revenue Year-to-Date Variance 12 12 12 \_ Expense 6,950 (695) 6,255 6,255 Year-End Projected Variance Net Position 695 (6, 243)(6,243) (6,938)--

Year-to-Date - Other net cumulative variances.

### **COVID-19 Budget Adjustments**

*Expense* - That the 2020 expenditure budget for the Mayor & Councillor Offices be decreased by 10% on a one-time basis, for a total of (\$695), and be reallocated to Corporate Expenditures (Financial Strategies), within Corporate Expenditures & Revenues.

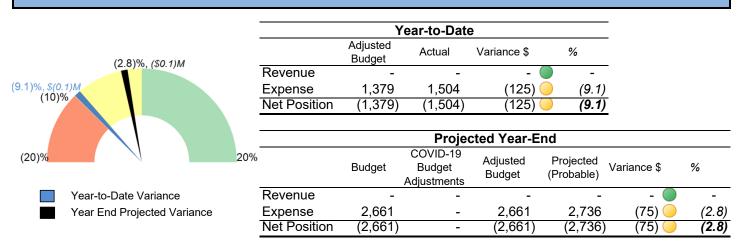
(in \$000's)

Favourable budget variance, >= 0%

O Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

### Office of the City Auditor



Year-to-Date - Other net cumulative variances.

**Projected -** Other net cumulative variances.

(in \$000's)

Favourable budget variance, >= 0%

Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

#### Boards and Authorities Year-to-Date Adiusted Actual Variance \$ % Budget 0.0%, \$0.0M 0.9%, \$0.7M Revenue (1,221) 🤇 (99.9) 1,222 1 73,452 Expense 1,893 71,559 2.6 (10)% Net Position (72, 230)(71, 558)672 0.9 **Projected Year-End** COVID-19 Adjusted Projected (20)% 20% Budget Budget Variance \$ % Budget (Probable) Adjustments Revenue (100.0) Year-to-Date Variance 3,271 3,271 1 (3,270) Expense 110,542 110,542 107,272 3,270 Year End Projected Variance 3.0 (107,271) Net Position (107, 271)(107, 271)

### Year-to-Date

*Revenue* - Unfavourable budget variance due to (\$1,221) lower revenues related to the extended closure of Fort Edmonton Park to allow for facility enhancements and upgrades. The park is expected to be fully operational again in 2021.

*Expense* - Favourable budget variance due to \$1,189 savings in part-time labour and hourly labour cost because of the extended closure of Fort Edmonton Park to allow for facility enhancements and upgrades.

### Projected

*Revenue* - Unfavourable budget variance due to (\$3,270) lower revenues related to the extended closure of Fort Edmonton Park to allow for facility enhancements and upgrades. The park is expected to be fully operational again in 2021.

*Expense* - Favourable budget variance due to \$2,258 lower personnel and \$2,058 operating costs related to the extended closure of Fort Edmonton Park to allow for facility enhancements and upgrades. The park is expected to be fully operational again in 2021. This is partially offset by (\$1,046) estimated unused tax levy forecasted to be transferred to Fort Edmonton Management Company.

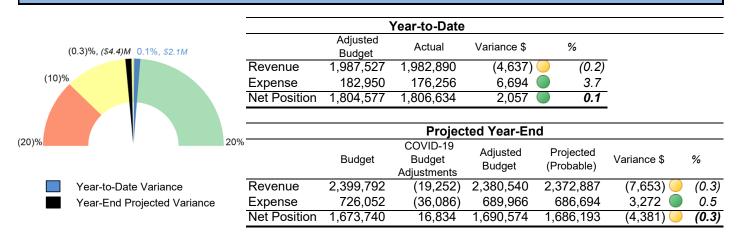
(in \$000's)

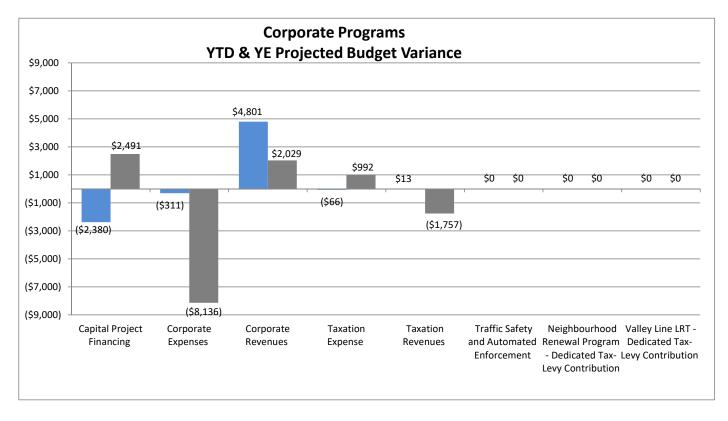
Favourable budget variance, >= 0%

O Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

### Corporate Programs





(in \$000's)

Branch revenue and expense variances are explained where individual variances for revenues, expenses, recoveries and transfers to/from reserves exceed \$0.75 million. Variances below this amount are not specifically addressed.

Capital Project Financing				
		Year-	to-Date	
	Adjusted Budget	Actual	Variance \$	%

	Budget	Actual	Variance \$	%
Revenue	74,258	65,109	(9,149) 🔴	(12.3)
Expense	150,076	143,307	6,769 🔵	4.5
Net Position	(75,818)	(78,198)	(2,380) 🔵	(3.1)

### Year-to-Date

*Revenue* - Unfavourable budget variance mainly due to (\$6,609) lower investment earnings as a result of market conditions; this is offset with a transfer to capital for funding on a pay-as-you-go basis within expenses below. There is also (\$1,929) lower than budgeted ticket surcharge revenue due to the closure of Rogers Arena; the ticket surchange payments can be deferred to a future payment if less than the required surcharge was collected per quarter for events at Rogers Arena.

*Expense* - Favourable budget variance mainly due to \$6,609 lower than budgeted transfer to capital on a pay-as-you go basis due to decreased investment earnings.

_	Projected Year-End					
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	253,686	-	253,686	244,650	(9,036) 🦳	(3.6)
Expense	438,782	(46,520)	392,262	380,735	11,527 🔵	2.9
Net Position	(185,096)	46,520	(138,576)	(136,085)	2,491 🔵	1.8

#### **COVID-19 Budget Adjustments**

*Expense* - Decrease in Pay-as-you-go capital transfer of (\$46,520) to offset COVID-19 net tax-levy impacts.

#### Projected

Revenue - Unfavourable budget variance of (\$9,036) due to a lower than budgeted transfer from the LRT reserve to offset reduced financing costs related to the Valley Line LRT noted below in expenses.

*Expense* - Favourable budget variance of \$9,036 as a result of lower than budgeted financing costs for the Valley Line LRT due to revised forecasting for the required debt payments. Favourable budget variance also due to \$2,491 lower than budget debt servicing for Valley Line West LRT due to shift in timing of land purchases. There is no change to the construction completion schedule for either of these.

#### **Corporate Expenses**

	Year-to-Date						
_	Adjusted Budget	Actual	%				
Revenue	75	19	(56) 🔴	(74.7)			
Expense	8,040	8,295	(255) 🔵	(3.2)			
Net Position	(7,965)	(8,276)	(311) 🔴	(3.9)			

Year-to-Date - Other net cumulative variances.

	Projected Year-End						
_	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%	
Revenue	987	-	987	1,087	100 🔵	10.1	
Expense	27,145	10,434	37,579	45,815	(8,236) 🔵	(21.9)	
Net Position	(26,158)	(10,434)	(36,592)	(44,728)	(8,136) 🔵	(22.2)	

#### **COVID-19 Budget Adjustments**

*Expense* - Additional \$9,739 costs incurred by the City specifically related to COVID-19 response efforts. These include items such as purchase of personal protection equipment and materials, increased security costs, and City costs for the activation of the EXPO Centre. Also, the 2020 expenditure budget for the Mayor & Councillor Offices be decreased by 10% on a one-time basis, for a total of \$695, and be reallocated to Corporate Expenditures (Financial Strategies), within Corporate Expenditures & Revenues.

#### Projected

*Expense* - Unfavourable budget variance due (\$7,586) additional costs related to COVID-19 response for items such as materials and equipment (such as disposable facemasks and other sanitation products), security, and operating the EXPO Centre.

#### **Corporate Revenues**

	Year-to-Date						
_	Adjusted Budget	%					
Revenue	183,284	188,085	4,801	2.6			
Expense	45	45	-	-			
Net Position	183,239	188,040	4,801	2.6			

#### Year-to-Date

*Revenue* - Favourable budget variance due to \$3,809 higher gas franchise fees as a budget adjustment was processed to reflect less commercial gas volume due to COVID-19 but actuals have been consistent with the original budget, \$1,630 higher Land Enterprise dividend since budget was based on 25% of Enterprise Land Development 2019 net income but City Policy C516B was later updated to include 25% dividend on surplus net income as well, and \$1,514 higher business license revenue as activity is less impacted by COVID-19 than initially projected and there is also an increased uptake in online permitting for new business licenses. This is partially offset by unfavourable budget variance due to (\$1,992) significantly reduced parking enforcement tickets since the initial reaction to the COVID-19 pandemic.

#### Corporate Revenues (Continued)

			Projected	Year-End		
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	398,426	(17,041)	381,385	383,414	2,029 🔵	0.5
Expense	89	-	89	89	- 🔵	-
Net Position	398,337	(17,041)	381,296	383,325	2,029 🔵	0.5

#### COVID-19 Budget Adjustments

*Revenue* - As a result of the COVID-19 response and related economic slowdown there are anticipated further declines in business activity and business licenses of (\$5,600), and estimated reductions in gas franchise fees of (\$5,641) to reflect a lower overall volume of natural gas consumption from the commercial sector as businesses, offices, and various worksites closed down until mid-September. Also, foregone tax penalty revenues of (\$5,800) as a result of delaying the taxation penalty deadline.

#### Projected

*Revenue* - Favourable budget variance due to \$3,561 higher gas franchise fees as a budget adjustment was processed to reflect less commercial gas volume due to COVID-19 but actuals have been consistent with the original budget, \$1,630 higher Land Enterprise dividend since budget was based on 25% of Enterprise Land Development 2019 net income but City Policy C516B was later updated to include 25% dividend on surplus net income as well, and \$1,287 higher business license revenue as activity is less impacted by COVID-19 than initially projected and there is also an increased uptake in online permitting for new business licenses. This is partially offset by unfavourable budget variance due to (\$4,302) significantly reduced parking enforcement tickets since the start of COVID-19 and projected to the end of the year.

#### **Taxation Expense**

	Year-to-Date				
_	Adjusted Budget	Actual	Variance \$	%	
Revenue	-	-	- 🔵	-	
Expense	2,000	2,066	(66) 🔴	(3.3)	
Net Position	(2,000)	(2,066)	(66) 💛	(3.3)	

Year-to-Date - Other net cumulative variances.

_			Projected `	Year-End		
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	5,000	(2,211)	2,789	3,800	1,011 🔵	36.2
Expense	12,300	-	12,300	12,319	(19) 🔴	(0.2)
Net Position	(7,300)	(2,211)	(9,511)	(8,519)	992 🔵	10.4

### COVID-19 Budget Adjustments

Revenue - Potential construction building slowdown reduces supplemental tax revenue by (\$2,211).

#### Projected

*Revenue* - Favourable budget variance due to \$1,011 higher than budgeted supplementary taxes, net of COVID-19 budget adjustments. The COVID-19 budget adjustment reflected a worst-case scenario but current situation is more optimistic.

#### **Taxation Revenues**

_	Year-to-Date				
	Adjusted Budget	Actual	Variance \$	%	
Revenue	1,707,121	1,707,134	13 🔵	0.0	
Expense	-	-	- 🔵	-	
Net Position	1,707,121	1,707,134	13 🔵	0.0	

#### Year-to-Date

*Revenue* - Favourable budget variance due to \$1,155 additional property taxes related to growth in the area annexed from Leduc County; partially offset by lower property and payment-in-lieu taxes due to assessment corrections processed between the setting of the tax rates and mailing of annual tax notices.

_			Projected	Year-End		
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	1,696,003	-	1,696,003	1,694,246	(1,757) 🔴	(0.1)
Expense	-	-	-	-	- 🔵	-
Net Position	1,696,003	-	1,696,003	1,694,246	(1,757) 🦳	(0.1)

#### Projected

*Revenue* - Unfavourable budget variance due to (\$1,769) lower provincial grants in lieu of taxes due to updated information from the province being lower than estimated for the tax bylaw. The reduction in provincial grant in lieu of taxes is due to the reduction in the provincial budget approved in the fall of 2019.

#### **Traffic Safety and Automated Enforcement**

		Year-to	o-Date	
	Adjusted Budget	Actual	Variance \$	%
Revenue Net transfer	22,789	22,543	(246) 🥚	(1.1)
to/(from) Reserve	22,789	22,543	246 🔵	1.1
Net Position	-	-	- 🔵	-

Year-to-Date - Other net cumulative variances.

_			Projected	Year-End		
Revenue	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Net transfer to/(from) Reserve	45,690	_	45,690	45,690	-	_
Net Position	45,690	-	45,690	45,690		-
-	-	-	-	-	- 🔵	-

#### Neighbourhood Renewal Program - Dedicated Tax-Levy Contribution

_	Year-to-Date				
	Adjusted Budget	Actual	Variance \$	%	
Revenue	-	-	-	-	
Expense	-	-	-	-	
Net Position	-	-	-	-	

Year-to-Date - Results are on budget.

_			Projected `	Year-End		
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	-	-	-	-	- 🔵	-
Expense	155,946	-	155,946	155,946	- 🔵	-
Net Position	(155,946)	-	(155,946)	(155,946)	- 🔵	-

Projected - Year-end results are projected to be on budget.

### Valley Line LRT - Dedicated Tax-Levy Contribution

_	Year-to-Date				
_	Adjusted Budget	Actual	Variance \$	%	
Revenue	-	-	_ (	-	
Expense	-	-	_ (	-	
Net Position	-	-	- (	-	

Year-to-Date - Results are on budget.

			Projected	Year-End		
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%
Revenue	-	-	-	-	- 🔵	-
Expense	46,100	-	46,100	46,100	- 🔵	-
Net Position	(46,100)	-	(46,100)	(46,100)	- 🔵	-



# EDMONTON POLICE SERVICE

# **REPORT TO THE EDMONTON POLICE COMMISSION**

DATE: 2020 July 2

SUBJECT: Budget Variance for the Period Ending May 31, 2020

### **RECOMMENDATION(S):**

That this report be received for information.

### **INTRODUCTION:**

This report provides information and updates to the Edmonton Police Commission (EPC) on the Edmonton Police Service (EPS) current financial position as of May 31, 2020.

### **COMMENTS / DISCUSSION:**

### **Operating Results**

The operating results for the period ending May 31, 2020 indicate a net deficit position of \$3.068 million or 1.9% mainly due to the overspend in personnel of \$2.686 million and a shortfall in revenue of \$3.851 million. This is partially offset by underspend in non-personnel of \$3.469 million.

The overbudget position in Personnel is primarily the result of higher salary costs due to decreases in vacation taken, higher part time and overtime costs in the Police Communications Branch resulting from 911 position civilianization, and Edmonton Police Association personnel being over strength.

The main causes of the underbudget position in non-personnel costs are detailed in Attachment I and include delays in invoicing from the Government of Alberta for forensic biology related services and delays in the Human-centered Engagement and Liaison Partnership (HELP) program initiatives.

The revenue shortfall is due to lower demand for several EPS services and fewer Traffic Safety Act fine tickets issued.

### COVID-19 Financial Impact

The impact to EPS' year-end projection includes \$3.695 million for increased operating expenses and revenue shortfalls.

### **CONCLUSION:**

The year-end forecast projects an operating deficit of \$2.856 million. This is the result of savings in non-personnel and overtime costs and EPA collective bargaining where the increase is payable effective December 2020, offset by anticipated National Hockey League (NHL) playoff costs. In accordance with EPS Reserve Policy, this deficit will be partially covered from the EPS Operating Reserve.

## **ADDITIONAL INFORMATION ATTACHED:**

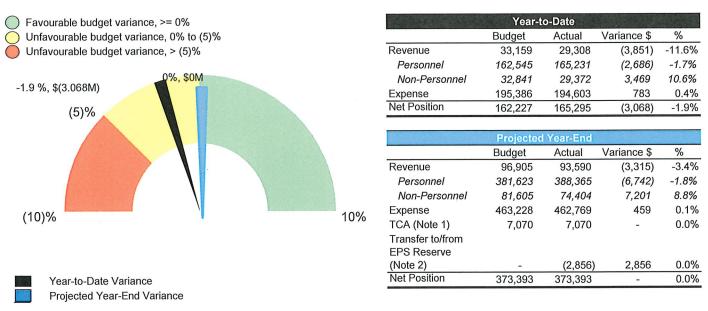
Attachment 1 – Budget Variance by Major Category of Revenue& Expenditures

Written By: Kathryn REYNOLDS, Director, Financial Management Branch

Reviewed By: Robert DAVIDSON, Executive Director, Business Development

Approved By:	Darren DERKO, Deputy Chief, Corporate Services Bureau
Chief of Police:	
Date:	ply 3, 20

#### Edmonton Police Service Budget Variance by Major Category of Revenue & Expenditures For the Period Ending May 31, 2020



#### Year-to Date

**Revenue** - The under budget position is the result of lower demand for Police Information Checks, less demand for Extra Duty services because of the cancellation of several events, and reduced tows in seized vehicles (which has offsetting lower contract and service costs) and delay in billing for School Resource Officer services. Lower Traffic Safety Act revenues are due to a lower number of tickets issued.

**Personnel** - The over budget position is due to higher salary costs because of decrease in vacation taken, higher part time costs in the Police Communications Branch (PCB) resulting from 911 position civilianization, and Edmonton Police Association personnel being over strength. Overtime is under budget because of favourable staffing or deployment models in the Community Policing Bureau, partially offset by higher overtime costs in PCB.

*Non-Personnel* - The under budget position is due to the delay in invoicing from the Government of Alberta for forensic biology related services, and delay in the Human-centered Engagement and Liaison Partnership (HELP) program initiatives. Also contributing to the under spend are lower Extra Duty and tow lot contract expenses, which are offset by reductions in revenue. There are also lower than anticipated building maintenance and custodial costs, a portion of which is related to the delay in opening of Northwest Campus. Travel and training is underspent due to restrictions in travel and training.

#### Projected Year-End

**Revenue** - The same as year to date however, the projection has been updated to include an increase in revenue for the School Resource Officer program as their level of service has been maintained and even increased despite school closures.

**Personnel** - The same as year to date. A further over budget projection in overtime is anticipated for the NHL playoffs and as a result of minimum staffing gaps in PCB due to 911 position civilianization, partially offset by under budget projections in the Community Policing Bureau. The over budget projection is partially offset by the collective bargaining settlement where the increase is payable effective December 2020. **Non-Personnel** - Under budget as organizational opportunities have been held to manage pressures such as the anticipated NHL playoffs. This is marginally offset by HELP planning to hire social workers for the program in Q3, ahead of the previous Q1 2021 schedule.

#### Notes:

(1) TCA refers to Tangible Capital Assets, where budget is held to cover capital-qualifying expenses for purchases such as vehicles and/or information technology projects.

(2) On June 26, 2018 City Council approved Policy C605 Edmonton Police Reserve. In accordance with the policy and in the event the reserve falls into a deficit position, a strategy will be developed by the EPS, to be approved by City Council, to achieve a balanced position over a period not to exceed three years, starting with the subsequent year operating budget. Balance in the EPS Reserve as at December 31, 2019 was \$2.245 million. During the 2020 Spring SCBA, \$2.179 million was transferred to the EPS Reserve for Alberta First Responders Radio Communications System (AFRRS). The total balance of the EPS Reserve as at May 31, 2020 was \$4.246 million (\$2.001 million is restricted).

	2019 Year-to-Date					2019 Year-End			
AND REAL PROPERTY AND ADDRESS OF CONTRACTORS	Budget	Actual	Variance \$	%		Budget	Actual	Variance \$	%
Revenue	31,055	31,360	305	1.0%	Revenue	96,957	94,470	(2,487)	3.8%
Expense	184,497	185,203	(706)	-0.4%	Expense	454,581	451,011	3,570	0.8%
Transfer to/from	-	-	-	0.0%	Transfer to/from	-	1,083	(1,083)	0.0%
EPS Reserve					EPS Reserve				
(Note 2)					(Note 2)				
Net Position	153,442	153,843	(401)	-0.3%	Net Position	357,624	357,624	-	-0.8%
				Page 195 o	f 620			59 of 70	

### Enterprise and Utility Operations Year-to-Date Results and Year-End Projections June 30, 2020 (in \$000's)

Favourable budget variance, >= 0%

Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

Branch revenue and expense variances are explained where individual variances for revenues, expenses, recoveries and transfers to/from reserves exceed \$0.75 million. Variances below this amount are not

### Waste Services

Year-to-Date									
	Adjusted	Actual	Variance \$	%					
	Budget	Actual	Vallance ø	/0					
Revenue	108,496	107,429	(1,067) 🔴	(1.0)					
Expense	103,145	93,659	9,486 🔵	9.2					
Net Position	5,351	13,770	8,419 🔵	157.3					

### Year-to-Date

Revenue - Unfavourable budget variance primarily due to (\$914) decrease in Trade Waste revenue due to lower than budgeted volume, and other cumulative variances; partially offset by \$1,549 higher commercial collection revenue than budgeted as the program was budgeted to fully wind down in 2020 but is now expected to wind down fully in 2021 due to contractual obligations.

Expense - Favourable budget variance of \$4,200 primarily due to lower than anticipated contractor costs for the demolition of Edmonton Composting Facility (ECF) due to slower than expected progress and less demand for feedstock from the Refuse Derived Fuel (RDF) facility, \$1,595 increased aggregates crushing earlier than anticipated, \$1,269 lower amortization than budgeted as fewer assets were capitalized in 2019, and other cumulative favourable variances.

# Enterprise and Utility Operations Year-to-Date Results and Year-End Projections June 30, 2020

(in \$000's)

Favourable budget variance, >= 0%

Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

### Waste Services (Continued)

Projected Year-End								
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%		
Revenue	218,966	(4,199)	214,767	211,037	(3,730) 🔵	(1.7)		
Expense	221,064	(4,111)	216,953	207,327	9,626 🔵	4.4		
Net Position	(2,098)	(88)	(2,186)	3,710	5,896 🔵	269.7		

### **COVID-19 Budget Adjustments**

Revenue and Expense - Recommended operating budget changes for the Waste Services Utility as a result of COVID-19. In light of the current pandemic and the immediate limitations it poses to transformational work, Administration is recommending to defer implementation of the Single Unit Waste Set-out program from July 2020 to the first quarter of 2021. By establishing a new timeline for the cart rollout, \$4,200 in costs from 2020 can be avoided and those savings can be passed onto the ratepayer to demonstrate accountability and transparency in managing the utility budget.

### Projected

Revenue - Unfavourable budget variance of (\$1,700) due to decrease in utility rate revenue as a result of lower than budgeted growth in the multi unit customers, (\$1,238) decrease in Trade Waste revenue due to lower than anticipated volume, and (\$750) anticipated decrease in Landfill Gas revenue, and other cumulative unfavourable variances such as decreased recyclables revenue from Materials Recycling Facility as a result of downward pressure on commodity market for paper and lower recovery rates on materials, decreased Eco Station revenue primarily resulting from closure of Ambleside Eco Station due to COVID-19, and anticipated decrease in compost sales.

Expense - Favourable budget variance mainly due to \$3,546 expected contract savings for organics processing, \$2,853 expected personnel related savings for vacancies remaining unfilled due to COVID-19. \$1,001 lower amortization than budgeted as fewer assets were capitalized in 2019, and \$900 lower than budgeted requirement for direct material.

### Enterprise and Utility Operations Year-to-Date Results and Year-End Projections June 30, 2020 (in \$000's)

(in \$000's)

Favourable budget variance, >= 0%

O Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

### Land Enterprise

Year-to-Date									
	Adjusted Budget	Actual	Variance \$	%					
Revenue	349	497	148 🤇	42.4					
Expense	2,390	2,334	56 🤇	2.3					
Net Position	(2,041)	(1,837)	204 (	10.0					

Year-to-Date - Other net cumulative variances.

	Projected Year-End									
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%				
Revenue	36,165	-	36,165	16,703	(19,462) 🔴	(53.8)				
Expense	28,989	-	28,989	12,034	16,955 🔵	58.5				
Net Position	7,176	-	7,176	4,669	(2,507) 🦲	(34.9)				

### Projected

*Revenue* - Unfavourable budget variance due to (\$19,462) lower than expected sales due to market conditions and development for Civic use; partially offset within expenses below.

*Expense* - Favourable budget variance due to \$16,955 lower cost of land sold due to delays in sales.

# **Enterprise and Utility Operations** Year-to-Date Results and Year-End Projections June 30, 2020

(in \$000's)

Favourable budget variance, >= 0%

O Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

### Blatchford Redevelopment

	Year-to-Date									
Adjusted Actual Variance \$ %										
Revenue	1,257	1,311	54 🤇	4.3						
Expense	2,107	1,795	312 🤇	14.8						
Net Position	(850)	(484)	366 🤇	43.1						

Year-to-Date - Other net cumulative variances.

	Projected Year-End									
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%				
Revenue	16,525	-	16,525	5,502	(11,023) 🔴	(66.7)				
Expense	18,393	-	18,393	9,337	9,056 🔵	49.2				
Net Position	(1,868)	-	(1,868)	(3,835)	(1,967) 🥏	(105.3)				

### Projected

Revenue - Unfavourable budget variance mainly due to (\$11,023) lower than expected sales due to market conditions.

Expense - Favourable budget variance due to \$9,056 lower cost of land sold due to delay in sales.

# **Enterprise and Utility Operations** Year-to-Date Results and Year-End Projections June 30, 2020

(in \$000's)

Favourable budget variance, >= 0%

O Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

### Blatchford Renewable Energy Utility

	Year-to-Date									
Adjusted Actual Variance \$ % Budget										
Revenue	81	21	(60) 🔴	(74.1)						
Expense	1,197	732	465 🔵	38.8						
Net Position	(1,116)	(711)	405 🔵	36.3						

Year-to-Date - Other net cumulative variances.

	Projected Year-End									
	Budget	COVID-19 Budget Adjustments	Adjusted Budget	Projected (Probable)	Variance \$	%				
Revenue	161	-	161	60	(101) 🔴	(62.7)				
Expense	2,394	-	2,394	2,136	258 🔵	10.8				
Net Position	(2,233)	-	(2,233)	(2,076)	157 🔵	7.0				

Projected - Other net cumulative variances.

### Community Revitalization Levy Operations Year-to-Date Results and Year-End Projections June 30, 2020

(in \$000's)

- Favourable budget variance, >= 0%
- Unfavourable budget variance, between 0% and (10)%
- Unfavourable budget variance, > (10)%

Community Revitalization revenue and expense variances are explained where individual variances for revenues, expenses, recoveries and transfers to/from reserves exceed \$0.75 million. Variances below this amount are not specifically addressed.

Year-To-Date					Projected Year-End				
	Budget	Actual	Variance \$	%		Budget	Projected	Variance \$	%
Revenue	1,124	1,124	- 🔘	-	Revenue	3,780	3,780	- 🔘	
Expense	967	947	20 🔵	2.1	Expense	3,886	3,886	- 🔵	
Net Income /(Deficit)	157	177	20 🔵	12.7	Net Income /(Deficit)	(106)	(106)	- 🔵	
Transfer (to)	101		20 -		Transfer (to)	(100)	(100)		
/from Reserve	-	-	- 🔵	-	/from Reserve	106	106	- 🔵	
Net Position	157	177	20 🔵	12.7	Net Position	-	-	- 🔵	

### Capital City Downtown Community Revitalization Levy

	Ye	ear-To-Da	te			Projected Year-End			
	Budget	Actual	Variance \$	%		Budget	Projected	Variance \$	%
Revenue	29,831	29,664	(167) 💛	(0.6)	Revenue	29,831	29,831	- 🔘	
Expense	11,318	11,103	215 🔵	1.9	Expense	24,744	24,744	- 🔵	
Net Income /(Deficit)	18,513	18,561	48 🔵	0.3	Net Income /(Deficit)	5,087	5,087	- 🔵	
Transfer (to) /from Reserve	2,534	2,534	- 🔵	-	Transfer (to) /from Reserve	(5,087)	(5,087)	- 🔵	
Net Position	21,047	21,095	48 🔵	0.2	Net Position	-	-	- 🔾	

#### Quarters Community Revitalization Levy

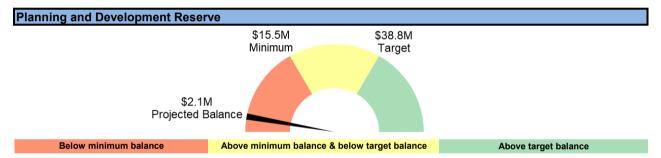
	Year-To-Date								
	Budget	Actual	Variance \$	%					
Revenue	4,925	4,827	(98) 💛	(2.0)					
Expense	3,134	3,001	133 🔵	4.2					
Net Income									
/(Deficit)	1,791	1,826	35 🔵	2.0					
Transfer (to)									
/from Reserve	487	487	- 🔵	-					
Net Position	2,278	2,313	35 🔵	1.5					

	Proje	cted Year	-End	
	Budget	Projected	Variance \$	%
Revenue	4,925	4,925	- 🔾	-
Expense	6,890	6,890	- 🔵	-
Net Income				
/(Deficit)	(1,965)	(1,965)	- 🔵	-
Transfer (to)				
/from Reserve	1,965	1,965	- 🔵	-
Net Position	-	-	- 🔵	-

#### Reserves Update June 2020 (in \$000's)



- As outlined in City Policy C217D Reserve and Equity Accounts, the Financial Stabilization Reserve (FSR) is an uncommitted Reserve account established for the purpose of providing funding to address significant emergent financial issues.
- The projected December 31, 2020 year-end balance for the reserve is \$140.2 million, which is above its minimum required balance of \$115.3 million for 2020, but below the target balance of \$191.3 million. This balance does not reflect the projected year-end tax-supported position.
- The minimum and target balances are calculated as 5% and 8.3% of general government expenses, excluding noncash amortization (as reflected in the most recent audited City financial statements), respectively.

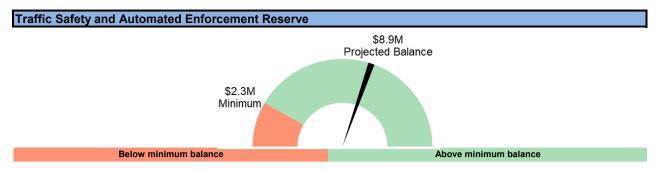


- The projected December 31, 2020 year-end reserve balance is \$2.1 million, which is below its minimum required balance of \$15.5 million for 2020. As outlined in City Policy C610 Fiscal Policy for the Planning and Development Business the minimum balance is calculated as 30% of budgeted expenditures and the target balance is calculated as 75% of budgeted expenditures in accordance with the reserve policy. The projected year-end reserve balance is 4% of budgeted expenditures.
- This is the fifth consecutive year the reserve has had a balance that is below the minimum requirement. The reserve has been drawn on more than budgeted in recent years mainly due to lower than expected volumes of building applications and permits. The impacts of COVID-19 have further exasperated the decrease in activity.
- A report was approved by City Council on February 3 outlining the Planning and Development Business Model fiscal strategy. Council has approved an exception to the Planning and Development Reserve minimum balance requirements under Policy C610 Fiscal Policy for the Planning and Development Business until December 31, 2022.
- Current forecasts indicate revenue declines into 2021 that will continue to put pressure on maintaining the reserve balance above zero.

Next steps forward include:

- Continue to monitor revenue and manage costs in 2020,
- Complete a cost of service study to determine cost recovery ratio of individual services,
- Continue the Permit and Licensing Improvement initiative to improve applicant experience for permit and licensing services, and improve productivity,
- Return to Council in Fall 2020 with a fiscal strategy to improve sustainability of the business model and maintain a positive reserve balance through 2021, which may include revisions to the business model.

Further details on the variances from budget in the Development Services program are provided for in "Tax-Supported Operations - By Department and Branch".



- The purpose of the reserve is to address the revenue variability unique to automated traffic enforcement. Automated photo enforcement revenues are transferred to the reserve and used to fund traffic safety initiatives and other programs approved by City Council through the budget process. Changes in driving behaviour has resulted in declining revenues from automated enforcement. This revenue is shared between the Edmonton Police Service and Parks and Road Services to fund traffic safety measures including technology, engineering measures, signage and signaling. The decrease in revenues must be balanced with continued work to keep motorists, cyclists, and pedestrians safe on our roadways.
- The projected December 31, 2020 year-end balance of the reserve for 2020 is \$8.9 million, which is above its minimum required balance of \$2.3 million for 2020. The minimum balance is calculated as 5% of budgeted annual revenue in accordance with City Policy *C579B Traffic Safety and Automated Enforcement Reserve*. In the event the reserve balance falls below the minimum level, a strategy is required to achieve the minimum level over a period not to exceed three years.
- The 2019/2020 provincial budget was released October 24, 2019 and included a reduction in the City's share of automated enforcement revenues from 73.3% to 60% starting in 2020 and continuing on an on-going basis. The City is still assessing the impact to annual automated enforcement revenues and the Traffic Safety and Automated Enforcement Reserve. Early analysis indicates annual revenues could decrease in the range of \$7 to \$9 million. Based on this the 2020-2022 revenue budgets were revised as part of the Fall SOBA approved by Council on December 11, 2019. The 2020-2022 budgets have been updated to reflect the approved changes per the SOBA. With the reduced revenue the current budgeted 2022 available funds in the reserve will be below the minimum reserve balance of 5% of budgeted annual revenues.

A schedule of the reserve balance including the projected balance for 2020 is included in the "Traffic Safety and Automated Enforcement Reserve Schedule".

#### Traffic Safety and Automated Enforcement Reserve Schedule June 2020 (\$ millions)

#### Summary Schedule

		2	020		2021 <sup>1</sup>	2022 <sup>1</sup>
	Approved Budget	Projection	Year-to-Date Actual (June 30)	Remaining (Budget - Actual)	Approved Budget	Approved Budget
Transfers to the Reserve:						
Automated enforcement revenues and interest earnings	45.7	45.7	22.6	(23.1)	40.9	38.3
Funding from the reserve	(53.7)	(53.7)	(17.8)	(35.9)	(45.7)	(41.6)
Annual Surplus/(Deficit)	(8.0)	(8.0)	4.8		(4.8)	(3.3)
Opening Reserve Balance	16.9	16.9	16.9		8.9	4.1
Closing Reserve balance (Cumulative)	8.9	8.9	21.7		4.1	0.8
Minimum reserve balance - 5% of budgeted revenues	2.3	2.3	2.3		2.0	1.9
Available funds (closing reserve balance less minimum reserve balance)	6.6	6.6			2.1	-

(Detailed schedule on next page)

#### Traffic Safety and Automated Enforcement Reserve Schedule June 2020 (\$ millions) Detailed Schedule

		2	020		2021 <sup>1</sup>	2022 <sup>1</sup>
	Approved Budget	Projection	Year-to-Date Actual (June 30)	Remaining (Budget - Actual)	Approved Budget	Approved Budget
Transfers to the Reserve:						
Automated enforcement revenues	45.7	45.7	22.5	(23.2)	40.9	38.3
Interest earnings	-	-	0.1	0.1		
	45.7	45.7	22.6	(23.1)	40.9	38.3
Funding from the reserve:						
Operating:						
Edmonton Police Service	(22.3)	(22.3)	(11.1)	(11.2)	(22.3)	(22.3)
Traffic Safety section	(13.5)	(13.5)	(5.9)	(7.6)	(13.0)	(12.9)
Road Safety Strategy - Public Engagement (Marketing)	(0.7)	(0.7)	(0.1)		(0.7)	(0.7)
Corporate Traffic Safety Initiatives	(2.2)	(2.2)	-	(2.2)	(1.1)	-
Community Facility Partner Capital Grant Program	(2.9)	(2.9)	-	(2.9)	(1.8)	-
a	(41.6)	(41.6)	(17.1)	(24.5)	(38.9)	(35.9)
Capital: <sup>2</sup>						
Community Traffic Safety Countermeasures (CM-66-2555)	(0.3)	(0.3)	(0.1)	(0.2)	-	-
Regulated Safety Upgrades at Railway Crossings (CM-66-2194)	(1.0)	(1.0)	-	(1.0)	(0.6)	
Crosswalk Safety (CM-66-2585)	(4.7)	(4.7)	(0.4)	(4.3)	(3.0)	(3.0)
School Safety (CM-66-2590)	(2.7)	(2.7)	(0.2)	(2.5)	(2.7)	(2.7)
Traffic Safety Engineering Measures (CM-66-2550)	(0.6)	(0.6)	-	(0.6)	-	-
2020 Street Safety Priorities (CM-66-2595)	(1.3)	(1.3)	-	(1.3)	-	-
Speed Limit Reduction (CM-66-2580)	(1.5)	(1.5)	-	(1.5)	(0.5)	-
	(12.1)	(12.1)	(0.7)	(11.4)	(6.8)	(5.7)
Total funding from the reserve	(53.7)	(53.7)	(17.8)	(35.9)	(45.7)	(41.6)
Annual Surplus/(Deficit)	(8.0)	(8.0)	4.8		(4.8)	(3.3)
Opening Reserve Balance	16.9	16.9	16.9		8.9	4.1
Closing Reserve balance (Cumulative)	8.9	8.9	21.7		4.1	0.8
Minimum reserve balance - 5% of budgeted revenues	2.3	2.3	2.3		2.0	1.9
Available funds (closing reserve balance less minimum reserve balance)	6.6	6.6			2.1	-

Traffic Safety and Automated Enforcement Reserve Schedule June 2020 (\$ millions) Notes:

1. Funding from the reserve for 2020 is based on the approved 2019-2022 operating and capital budgets, and approved carryforward of unspent 2019 budgets.

The 2019/2020 provincial budget was released on October 24, 2019 and included a reduction in the City's share of automated enforcement revenues from 73.3% to 60% starting in 2020 and continuing on an on-going basis. The City is still assessing the impact to annual automated enforcement revenues and the Traffic Safety and Automated Enforcement Reserve. Early analysis indicates annual revenues could decrease in the range of \$7 to \$9 million. Based on this the 2020-2022 revenue budgets were revised as part of the Fall SOBA approved by Council on December 11, 2019. The 2020-2022 budgets have been updated to reflect the approved changes per the SOBA.

Road Safety Strategy capital profiles were approved through the Implementation Plan for the 2016-2020 Road Safety Strategy - Report CR\_2981 (November 27, 2015 City Council Meeting) with budget approved into 2020 as part of the 2019 capital budget carryforward process. Additional capital profiles were approved on June 4, 2019 as part of CR\_7087 Unfunded Capital Profile – School Safety Program and on May 25, 2020 as part of CR\_8009 Spring 2020 Supplemental Capital Budget Adustment – Safe Mobility Strategy.

- Favourable budget variance, >= 0%
- Unfavourable budget variance, between 0% and (10)%
- Unfavourable budget variance, > (10)%

(in \$000's)		Year-to-Date (YTI	D)				Proj	ected Year-E	nd		
		Adjusted Budget	Actual	Variance \$	%	Budget	COVID-19 2020 Budget	Adjusted Budget	Projected (Probable)	Variance \$	%
Citizen Services Community and Recreation	Revenue	15,250	15,123	(127) 🦲	(0.8)	68,127	(37,649)	30,478	24,916	(5,562) 🔴	(18.2)
Facilities	Expense	48.664	48.401	263	0.5	131,422	(28,559)	102.863	102,104	(5,502)	(18.2)
T domites	Net Position	(33,414)	(33,278)	136	0.3	(63,295)		(72,385)	(77,188)	(4,803)	(6.6)
Community Standards and	Revenue	3,560	3,137	(423) 🔴	(11.9)	7,424	-	7,424	6,117	(1,307) 🔴	(17.6)
Neighbourhoods	Expense	25,486	24,059	1,427 🔵	5.6	52,456	(1,331)	51,125	50,013	1,112 🔵	2.2
-	Net Position	(21,926)	(20,922)	1,004 🔵	4.6	(45,032)		(43,701)	(43,896)	(195) 🦳	(0.4)
Fire Rescue Services	Revenue	684	1,184	500 🔵	73.1	1,367	_	1,367	1,617	250 🔵	18.3
	Expense	112,717	115,675	(2,958) 🥥	(2.6)	227,159	(531)	226,628	225,978	650	0.3
	Net Position	(112,033)	(114,491)	(2,458)	(2.2)	(225,792)	( )	(225,261)	(224,361)	900	0.4
Integrated Strategic	Revenue	23	_	(23) 🔴	(100.0)	46	_	46		(46) 🔴	(100.0)
Development	Expense	3,495	3,415	80	2.3	6,988	(454)	6,534	6,417	117	1.8
Development	Net Position	(3,472)	(3,415)	57	1.6	(6,942)		(6,488)	(6,417)	71	1.1
Social Development	Revenue	14,632	21,123	6.491 🔵	44.4	38,191		38,191	45,041	6.850 🔵	17.9
Social Development		,		-, -			- (1.074)	,	,	.,	
	Expense	37,017	42,488	(5,471)	(14.8)	75,594	(1,874)	73,720	80,137	(6,417)	(8.7)
	Net Position	(22,385)	(21,365)	1,020 🔵	4.6	(37,403)	1,874	(35,529)	(35,096)	433 🔵	1.2
Citizen Services	Revenue	34,149	40,567	6,418 🔵	18.8	115,155	(37,649)	77,506	77,691	185 🔵	0.2
	Expense	227,379	234,038	(6,659) 💛	(2.9)	493,619	(32,749)	460,870	464,649	(3,779) 🧡	(0.8)
	Net Position	(193,230)	(193,471)	(241) 🔵	(0.1)	(378,464)	(4,900)	(383,364)	(386,958)	(3,594) 🔵	(0.9)

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- Unfavourable budget variance, between 0% and (10)%
- Unfavourable budget variance, > (10)%

(in \$000's)		Year-to-Date (YTI	<b>)</b> )				Proj	jected Year-E	nd		
		Adjusted Budget	Actual	Variance \$	%	Budget	COVID-19 2020 Budget	Adjusted Budget	Projected (Probable)	Variance \$	%
City Operations	_										
Business Performance and	Revenue	-	-	- 🧶	-	-	-	-	-	- 🔵	-
Customer Experience	Expense	1,279	1,312	(33) 🔴	(2.6)	2,522	-	2,522	2,522	- 🔵	-
	Net Position	(1,279)	(1,312)	(33) 🥚	(2.6)	(2,522)	-	(2,522)	(2,522)	- 🔵	-
Edmonton Transit	Revenue	41,354	37,631	(3,723) 🦲	(9.0)	140,815	(56,674)	84,141	78,714	(5,427) 🔴	(6.4)
	Expense	172,382	174,955	(2,573) 🔴	(1.5)	371,125	(23,474)	347,651	355,810	(8,159) 🦲	(2.3)
	Net Position	(131,028)	(137,324)	(6,296) 🥚	(4.8)	(230,310)	(33,200)	(263,510)	(277,096)	(13,586)	(5.2)
Fleet and Facility Services	Revenue	8,599	9,282	683 🔵	7.9	16,954	-	16,954	16,804	(150) 🔴	(0.9)
·····, ······	Expense	39,606	39,839	(233)	(0.6)	83,958	(6,037)	77,921	78,727	(806)	(1.0)
	Net Position	(31,007)	(30,557)	450 🔵	1.5	(67,004)		(60,967)	(61,923)	(956) 🥥	(1.6)
Parks and Road Services	Revenue	14,740	14,876	136 🔵	0.9	50,708	(13,970)	36,738	35,698	(1,040) 🦲	(2.8)
	Expense	88,435	84,526	3,909	4.4	185,514	(11,040)	174,474	175,377	(903)	(0.5)
	Net Position	(73,695)	(69,650)	4,045	5.5	(134,806)	( , )	(137,736)	(139,679)	(1,943)	(1.4)
Snow and Ice Control	Revenue	9	2	(7) 🔴	(77.8)	13	-	13	13	-	-
	Expense	37,735	39,539	(1,804)	(4.8)	60,237	(507)	59,730	59,730	- 0	-
	Net Position	(37,726)	(39,537)	(1,811)	(4.8)	(60,224)		(59,717)	(59,717)	- 0	-
11 Avenue/Queen Elizabeth	Revenue	_	_	-	_	1,406	_	1,406	1,406	-	-
Highway 2 Interchange	Expense	_	_	- 🍑	_	1,406	-	1,406	1,406	- 0	-
	Net Position		-	- •	-	-	-	-	-	- •	-
City Operations	Revenue	64,702	61,791	(2,911) 🥚	(4.5)	209,896	(70,644)	139,252	132,635	(6,617) 🧡	(4.8)
	Expense	339,437	340,171	(734)	(4.3)	704,762	(41,058)	663,704	673,572	(9,868)	(4.0)
	Net Position	(274,735)	(278,380)	(3,645)	(1.3)	(494,866)		(524,452)	(540,937)	(16,485)	(3.1)
	Net FUSILION	(214,133)	(210,300)	(3,045)	(1.3)	(494,000)	(29,000)	(324,432)	(340,937)	(10,400)	(3.1

- Favourable budget variance, >= 0%
- O Unfavourable budget variance, between 0% and (10)%
- Unfavourable budget variance, > (10)%

(in \$000's)		Year-to-Date (YT	D)				Proj	ected Year-E	ind		
		Adjusted Budget	Actual	Variance \$	%	Budget	COVID-19 2020 Budget	Adjusted Budget	Projected (Probable)	Variance \$	%
Communications and Enga	gement										
Engagement	Revenue	59	-	(59) 🔴	(100.0)	118	-	118	118	- 🔵	-
	Expense	9,280	9,266	14 🔵	0.2	19,192	(562)	18,630	18,630	- 🔵	-
	Net Position	(9,221)	(9,266)	(45) 🧡	(0.5)	(19,074)	562	(18,512)	(18,512)	- 🔵	-
External and	Revenue	-	-	- 🔵	-	-	-	-	-	- 🔵	-
Intergovernmental Relations	Expense	1,444	1,093	351 🔵	24.3	3,448	(499)	2,949	2,949	- 🔵	-
	Net Position	(1,444)	(1,093)	351 🔵	24.3	(3,448)		(2,949)	(2,949)	- 🔵	-
Reputation and Brand	Revenue	63	63	- 🔵	-	63	-	63	63	-	-
	Expense	1,232	1,246	(14) 🔴	(1.1)	2,533	(81)	2,452	2,452	- 🔵	-
	Net Position	(1,169)	(1,183)	(14)	(1.2)	(2,470)	81	(2,389)	(2,389)	- 🔵	-
Integrated Marketing	Revenue	626	350	(276) 🔴	(44.1)	1,338	(43)	1,295	1,295	- 🔵	-
Communications	Expense	5,142	5,548	(406) 🦲	(7.9)	10,767	(522)	10,245	10,245	- 🔵	-
	Net Position	(4,516)	(5,198)	(682)	(15.1)	(9,429)	479	(8,950)	(8,950)	- 🔵	-
Communications and	Revenue	748	413	(335) 🥥	(44.8)	1,519	(43)	1,476	1,476	- 🔵	-
Engagement	Expense	17,098	17,153	(55) 🥥	(0.3)	35,940	(1,664)	34,276	34,276	- 🔵	-
	Net Position	(16,350)	(16,740)	(390)	(2.4)	(34,421)	· · · /	(32,800)	(32,800)	- 🦲	-

- Favourable budget variance, >= 0%
- O Unfavourable budget variance, between 0% and (10)%
- Unfavourable budget variance, > (10)%

(in \$000's)		Year-to-Date (YT	D)				Proj	ected Year-E	ind		
		Adjusted Budget	Actual	Variance \$	%	Budget	COVID-19 2020 Budget	Adjusted Budget	Projected (Probable)	Variance \$	%
Employee Services											
Workforce Safety and	Revenue	-	-	- 🔵	-	-	-	-	-	- 🔵	-
Employee Health	Expense	3,219	3,204	15 🔵	0.5	6,420		6,238	6,238	- 🔵	-
	Net Position	(3,219)	(3,204)	15 🔵	0.5	(6,420)	) 182	(6,238)	(6,238)	- 🔵	-
Talent Acquisition, Service	Revenue	84	97	13 🔵	15.5	130	-	130	130	- 🔵	-
and Solutions	Expense	6,382	6,566	(184) 🔴	(2.9)	13,000	(406)	12,594	12,844	(250) 🔴	(2.0)
	Net Position	(6,298)	(6,469)	(171) 🔵	(2.7)	(12,870)	) 406	(12,464)	(12,714)	(250) 🥚	(2.0)
Organizational Design and	Revenue	-	-	- 🔵	-	-	-	-	-	-	-
Development	Expense	1,831	1,766	65 🔵	3.5	3,863	(254)	3,609	3,609	- 🔵	-
	Net Position	(1,831)	(1,766)	65 🔵	3.5	(3,863)	) 254	(3,609)	(3,609)	- 🔵	-
Employee Relations and	Revenue	-	-	- 🔵	-	-	-	-	-	-	-
Compensation	Expense	2,116	2,249	(133) 🦲	(6.3)	4,330	(149)	4,181	4,431	(250) 🦲	(6.0)
	Net Position	(2,116)	(2,249)	(133)	(6.3)	(4,330)	) 149	(4,181)	(4,431)	(250) 🥥	(6.0)
Employee Services	Revenue	84	97	13 🔵	15.5	130	-	130	130	- 🔵	-
	Expense	13,548	13,785	(237) 🥥	(1.7)	27,613	(991)	26,622	27,122	(500) 🦲	(1.9)
	Net Position	(13,464)	(13,688)	(224) 🥥	(1.7)	(27,483)		(26,492)	(26,992)	(500) 🥥	(1.9)

- Favourable budget variance, >= 0%
- Unfavourable budget variance, between 0% and (10)%
- Unfavourable budget variance, > (10)%

(in \$000's)		Year-to-Date (YTI	<b>)</b> )				Proj	ected Year-E	nd		
		Adjusted Budget	Actual	Variance \$	%	Budget	COVID-19 2020 Budget	Adjusted Budget	Projected (Probable)	Variance \$	%
Financial and Corporate Se	<u>rvices</u>										
Assessment and Taxation	Revenue	-	-	- 🔵	-	-	-	-	-	- 🔵	-
	Expense	10,159	9,804	355 🔵	3.5	20,948	(1,157)	19,791	19,491	300 🔵	1.5
	Net Position	(10,159)	(9,804)	355 🔵	3.5	(20,948)	1,157	(19,791)	(19,491)	300 🔵	1.5
Corporate Procurement and	Revenue	190	167	(23) 🔴	(12.1)	380	-	380	380	- 🔵	-
Supply Services	Expense	7,082	12,354	(5,272)	(74.4)	14,404	(420)	13,984	15,039	(1,055) –	(7.5)
	Net Position	(6,892)	(12,187)	(5,295)	(76.8)	(14,024)	420	(13,604)	(14,659)	(1,055) 🥚	(7.8)
Financial Services	Revenue	745	727	(18) 🔴	(2.4)	1,722	-	1,722	1.712	(10) 🔴	(0.6)
	Expense	10,476	10,133	343	3.3	21,606	(879)	20,727	20,401	326	1.6
	Net Position	(9,731)	(9,406)	325 🔵	3.3	(19,884)	( )	(19,005)	(18,689)	316 🔵	1.7
Open City and Technology	Revenue	197	267	70 🔵	35.5	394	-	394	394	-	-
	Expense	27,929	28,397	(468) 🦲	(1.7)	51,507	(2,243)	49,264	51,119	(1,855) 🦲	(3.8)
	Net Position	(27,732)	(28,130)	(398) 🥥	(1.4)	(51,113)		(48,870)	(50,725)	(1,855) 🥥	(3.8)
Real Estate	Revenue	5,163	5,539	376 🔵	7.3	12,165	-	12,165	8,773	(3,392) 🔴	(27.9)
	Expense	19.290	17,121	2,169	11.2	40.883	(412)	40,471	37,181	3,290	8.1
	Net Position	(14,127)	(11,582)	2,545	18.0	(28,718)	· · · /	(28,306)	(28,408)	(102)	(0.4)
Financial and Corporate	Revenue	6.295	6,700	405 🔵	6.4	14,661	-	14,661	11,259	(3,402) 🥚	(23.2)
Services	Expense	74,936	77,809	(2,873)	(3.8)	149,348	(5,111)	144,237	143,231	1,006	0.7
	Net Position	(68,641)	(71,109)	(2,468)	(3.6)	(134,687)		(129,576)	(131,972)	(2,396)	(1.8)

- Favourable budget variance, >= 0%
- O Unfavourable budget variance, between 0% and (10)%
- Unfavourable budget variance, > (10)%

(in \$000's)		Year-to-Date (YTI	<b>)</b> )				Proj	ected Year-E	nd		
		Adjusted Budget	Actual	Variance \$	%	Budget	COVID-19 2020 Budget	Adjusted Budget	Projected (Probable)	Variance \$	%
Integrated Infrastructure Se	ervices										
Building Great	Revenue	-	-	- 🔵	-	-	-	-	-	- 🔵	-
Neighbourhoods and Open	Expense	2,731	2,544	187 🔵	6.8	2,501	(41)	2,460	2,466	(6) 🔴	(0.2)
	Net Position	(2,731)	(2,544)	187 🔵	6.8	(2,501)	41	(2,460)	(2,466)	(6) 🔴	(0.2)
Business Planning and	Revenue	231	179	(52) 🔴	(22.5)	463	-	463	463	- 🔵	-
Support	Expense	7,914	7,246	668 🔵	<b>8</b> .4	8,716	(631)	8,085	8,085	- 🔵	-
	Net Position	(7,683)	(7,067)	616 🔵	8.0	(8,253)		(7,622)	(7,622)	- 🔵	-
Infrastructure Delivery	Revenue	-	-	-	-	329	-	329	329	-	_
,	Expense	1,849	1,690	159 🦲	8.6	2,143	(32)	2,111	2,093	18 🦲	0.9
	Net Position	(1,849)	(1,690)	159 🦲	8.6	(1,814)		(1,782)	(1,764)	18 🦲	1.0
Infrastructure Planning and	Revenue	-	-	-	-	-	-	-	-	-	-
Design	Expense	6,960	7,826	(866) 🦲	(12.4)	9,537	(1,005)	8,532	8,597	(65) 🦲	(0.8)
-	Net Position	(6,960)	(7,826)	(866)	(12.4)	(9,537)	1,005	(8,532)	(8,597)	(65)	(0.8)
LRT Expansion and Renewal	Revenue	228	213	(15) 🔴	(6.6)	455	-	455	455	-	_
·	Expense	856	(53)	909	106.2	2,482	(2)	2,480	2,480	- 🦲	-
	Net Position	(628)	266	894 🔵	142.4	(2,027)		(2,025)	(2,025)	- 🔵	-
Integrated Infrastructure	Revenue	459	392	(67) 🥚	(14.6)	1,247	-	1,247	1,247	- 🔵	-
Services	Expense	20,310	19,253	1,057	5.2	25,379	(1,711)	23,668	23,721	(53) 🦲	(0.2)
	Net Position	(19,851)	(18,861)	990 🔵	5.0	(24,132)		(22,421)	(22,474)	(53) 🥥	(0.2)

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- Unfavourable budget variance, > (10)%

(in \$000's)		Year-to-Date (YTI	D)				Proj	ected Year-E	nd		
		Adjusted Budget	Actual	Variance \$	%	Budget	COVID-19 2020 Budget	Adjusted Budget	Projected (Probable)	Variance \$	%
Urban Form and Corporate	Strategic Devel	opment									
City Planning	Revenue	17,846	17,130	(716) 🔴	(4.0)	47,598	-	47,598	34,849	(12,749) 🔴	(26.8)
	Expense	25,709	25,139	570 🔵	2.2	65,343	(2,358)	62,985	50,236	12,749 🔵	20.2
	Net Position	(7,863)	(8,009)	(146) 🔴	(1.9)	(17,745)	2,358	(15,387)	(15,387)	- 🔵	-
Corporate Strategy	Revenue	36	36	- 🔵	-	850	-	850	675	(175) 🔴	(20.6)
	Expense	2,313	2,208	105 🔵	4.5	6,179	(727)	5,452	5,277	175 <sup>´</sup> 🔵	<b>3</b> .2
	Net Position	(2,277)	(2,172)	105 🔵	4.6	(5,329)	727	(4,602)	(4,602)	- 🔵	-
Development Services	Revenue	24,280	26,933	2,653 🔵	10.9	72,025	(15,000)	57,025	57,100	75 🔵	0.1
	Net transfer to/(from)	(4,956)	(2,419)	(2,537) 🔵	51.2	(4,394)	(10,589)	(14,983)	(14,983)	- 🔵	-
	Expense	32,355	33,043	(688) 🔵	(2.1)	82,533	(6,223)	76,310	75,802	508 🔵	0.7
	Net Position	(3,119)	(3,691)	(572)	(18.3)	(6,114)		(4,302)	(3,719)	583 🔵	13.6
Economic and Environmental	Revenue	965	1,023	58 🔵	6.0	3,100	-	3,100	3,100	-	-
Sustainability	Expense	10,995	10,145	850 🔵	7.7	34,928	(1,649)	33,279	29,654	3,625 🔵	10.9
-	Net Position	(10,030)	(9,122)	908 🔵	9.1	(31,828)	1,649	(30,179)	(26,554)	3,625 🔵	12.0
Urban Form and Corporate	Revenue	43,127	45,122	1,995 🔵	4.6	123,573	(15,000)	108,573	95,724	(12,849) 🥚	(11.8)
Strategic Development	Expense	66,416	68,116	(1,700) 🥥	(2.6)	184,589	(21,546)	163,043	145,986	17,057	10.5
	Net Position	(23,289)	(22,994)	295	1.3	(61,016)	· · /	(54,470)	(50,262)	4,208	7.7

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- Unfavourable budget variance, > (10)%

(in \$000's)		Year-to-Date (YTI	D)				Pro	jected Year-E	nd		
		Adjusted Budget	Actual	Variance \$	%	Budget	COVID-19 2020 Budget	Adjusted Budget	Projected (Probable)	Variance \$	%
Office of the City Manager											
City Manager	Revenue	-	-	- 🔵	-	-	-	-	-	- 🔵	-
	Expense	952	971	(19) 🔴	(2.0)	2,025	(150)	1,875	1,875	- 🔵	-
	Net Position	(952)	(971)	(19) 🔴	(2.0)	(2,025)	150	(1,875)	(1,875)	- 🔵	-
Office of the City Clerk	Revenue	260	105	(155) 🔴	(59.6)	733	-	733	733	- 🔵	-
,	Expense	7,207	7,356	(149) 🦲	(2.1)	12,419	(511)	11,908	12,429	(521) 🦲	(4.4)
	Net Position	(6,947)	(7,251)	(304) 🥥	(4.4)	(11,686)	511	(11,175)	(11,696)	(521)	(4.7)
Law	Revenue	_	_	-	-	_	_	_	_	-	_
Law	Expense	6,070	6,257	(187) 🦲	(3.1)	12,155	(316)	11,839	11,839	- •	_
	Net Position	(6,070)	(6,257)	(187)	(3.1)	(12,155)	316	(11,839)	(11,839)		-
		(0,0:0)	(0,201)	(,	(011)	(12,100)	0.0	(11,000)	(11,000)		
Office of the City Manager	Revenue	260	105	(155) 🔴	(59.6)	733	-	733	733	- 🔵	-
	Expense	14,229	14,584	(355) 🥥	(2.5)	26,599	(977)	25,622	26,143	(521) 🥥	(2.0)
	Net Position	(13,969)	(14,479)	(510) 🔴	(3.7)	(25,866)	977	(24,889)	(25,410)	(521) 🔴	(2.1)
Marrie and O and a "Warre	Deveryor	0	10	40	216.7	40		40	10		
Mayor and Councillors	Revenue	6	19	13		12	-	12	12		-
<u>Offices</u>	Expense	3,104	2,961	143	4.6	6,950	(695)	6,255	6,255		-
	Net Position	(3,098)	(2,942)	156 🥥	5.0	(6,938)	695	(6,243)	(6,243)	- 😈	-
Office of the City Auditor	Revenue	-	-	- 🔵	-	-	-	-	-	- 🔵	-
	Expense	1,379	1,504	(125) 🧡	(9.1)	2,661	-	2,661	2,736	(75) 🧡	(2.8)
	Net Position	(1,379)	(1,504)	(125) 🧡	(9.1)	(2,661)	-	(2,661)	(2,736)	(75) 🧡	(2.8)
Boards and Authorities	Revenue	1,222	1	(1,221) 🥚	(99.9)	3,271	-	3,271	1	(3,270) 🥚	(100.0)
Bourds and Admontics	Expense	73,452	71,559	1,893	2.6	110,542	_	110,542	107,272	3,270	3.0
	Net Position	(72,230)	(71,558)	672	0.9	(107,271)	-	(107,271)	(107,271)		-
Sub-Total	Revenue	151,052	155,207	4,155 🔵	2.8	470,197	(123,336)	346,861	320,908	(25,953) 🥥	(7.5)
Department Programs	Expense	851,288	860,933	(9,645) 🥥	(1.1)	1,768,002	(106,502)	1,661,500	1,654,963	6,537 🔵	0.4
	Net Position	(700,236)	(705,726)	(5,490) 🔴	(0.8)	(1,297,805)	(16,834)	(1,314,639)	(1,334,055)	(19,416) 🧡	(1.5)

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(in \$000's)		Year-to-Date (YT	D)				Pro	ected Year-E	nd		
		Adjusted Budget	Actual	Variance \$	%	Budget	COVID-19 2020 Budget	Adjusted Budget	Projected (Probable)	Variance \$	%
Corporate Programs				_							
Capital Project Financing	Revenue	74,258	65,109	(9,149) 🔴	(12.3)	253,686	-	253,686	244,650	(9,036) 🧡	(3.6)
	Expense	150,076	143,307	6,769 🔵	4.5	438,782	(46,520)	392,262	380,735	11,527 🔵	2.9
	Net Position	(75,818)	(78,198)	(2,380) 🔴	(3.1)	(185,096)	46,520	(138,576)	(136,085)	2,491 🔵	1.8
Corporate Expenses	Revenue	75	19	(56) 🔴	(74.7)	987	-	987	1,087	100 🔵	10.1
	Expense	8,040	8,295	(255) 🦲	(3.2)	27,145	10,434	37,579	45,815	(8,236) 🦲	(21.9)
	Net Position	(7,965)	(8,276)	(311) 🥚	(3.9)	(26,158)	(10,434)	(36,592)	(44,728)	(8,136) 🔴	(22.2)
Corporate Revenues	Revenue	183,284	188,085	4,801 🔵	2.6	398,426	(17,041)	381,385	383,414	2,029 🔵	0.5
	Expense	45	45	-	-	89	(11,041)	89	89		-
	Net Position	183,239	188,040	4,801	2.6	398,337	(17,041)	381,296	383,325	2,029	0.5
Tourtion Fundament				- •			· · · · ·				20.0
Taxation Expense	Revenue	-	-		-	5,000	(2,211)	2,789	3,800	1,011	36.2
	Expense Net Position	2,000 (2,000)	2,066 (2,066)	(66) (66) (66)	(3.3)	12,300 (7,300)	(2,211)	<u>12,300</u> (9,511)	<u>12,319</u> (8,519)	(19) <u>)</u> 992 <b>(</b>	(0.2)
	Net Position	(2,000)	(2,000)	(00) 🥌	(3.3)	(7,300)	(2,211)	(9,511)	(8,519)	992	10.4
Taxation Revenues	Revenue	1,707,121	1,707,134	13 🔵	0.0	1,696,003	-	1,696,003	1,694,246	(1,757) 🧡	(0.1)
	Expense	-	-	- 🔾	-	-	-	-	-	- 🔘	-
	Net Position	1,707,121	1,707,134	13 🔵	0.0	1,696,003	-	1,696,003	1,694,246	(1,757) 🧡	(0.1)
Traffic Safety and Automated	Revenue	22,789	22,543	(246) 🦲	(1.1)	45,690	-	45,690	45,690	- 🔵	-
Enforcement	Net transfer	22,789	22,543	246	1.1	45,690	-	45,690	45,690	- 🔵	-
	to/(from)										
	Net Position	-	-	- 🔵	-	-	-	-	-	- 🔵	-
Neighbourhood Renewal	Revenue	-	-	-	-	-	-	-	-	-	-
Program - Dedicated Tax-	Expense	-	-	- 🍈	-	155,946	-	155,946	155,946	- 🦲	-
Levy Contribution	Net Position	-	-	- 🔵	-	(155,946)	-	(155,946)	(155,946)	- 🦲	-
Valley Line LRT - Dedicated	Revenue			-						-	
Tax-Levy Contribution	Expense	-	-		-	- 46,100	-	- 46,100	- 46,100	-	-
	Net Position	-	-			(46,100)	-	(46,100)	(46,100)		-
			1 000 000					•	, , , , , , , , , , , , , , , , , , ,		(0.0)
Corporate Programs	Revenue	1,987,527	1,982,890	(4,637)	(0.2)	2,399,792	(19,252)	2,380,540	2,372,887	(7,653) 🥥	(0.3)
	Expense	182,950	176,256	6,694	3.7	726,052	(36,086)	689,966	686,694	3,272	0.5
	Net Position	1,804,577	1,806,634	2,057 🥥	0.1	1,673,740	16,834	1,690,574	1,686,193	(4,381) 💛	(0.3)

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- Unfavourable budget variance, > (10)%

(in \$000's)	Year-to-Date (YTD)					Projected Year-End					
		Adjusted Budget	Actual	Variance \$	%	Budget	COVID-19 2020 Budget	Adjusted Budget	Projected (Probable)	Variance \$	%
Tax-Supported Operations	Revenue Expense	2,138,579 1,034,238	2,138,097 1,037,189	(482) 🧿 (2,951) 🥥	(0.0) (0.3)	2,869,989 2,494,054	(142,588) (142,588)	2,727,401 2,351,466	2,693,795 2,341,657	(33,606) <mark>()</mark> 9,809 ()	(1.2) 0.4
	Net Position	1,104,341	1,100,908	(3,433) 🧡	(0.0)	375,935	-	375,935	352,138	(23,797)	
Police Services	Revenue Expense	33,159 195,386	29,308 194,603	(3,851) ()	(11.6) 0.4	96,905 470,298	-	96,905 470,298	93,590 469,839	(3,315) (3,315)	(3.4)
	Net Income /(Deficit) Net transfer to/(from)	(162,227) -	(165,295) -	(3,068) 🥥 - 🔵	<u>(1.9)</u> -	(373,393)	-	(373,393) -	(376,249) (2,856)	(2,856) 🥥 2,856 🔵	(0.8) -
	Net Position	(162,227)	(165,295)	(3,068) 💛	(1.9)	(373,393)	-	(373,393)	(373,393)	- 🔵	-
Total Tax-Supported Operations	Revenue Expense	2,171,738 1,229,624	2,167,405 1,231,792	(4,333) 🥚 (2,168) 🥚	(0.2) (0.2)	2,966,894 2,964,352	(142,588) (142,588)	2,824,306 2,821,764	2,787,385 2,808,640	(36,921) 🥚 13,124 🥌	(1.3) 0.5
	Net Position	942,114	935,613	(6,501)		2,542	-	2,542	(21,255)	(23,797)	

### Edmonton

### City of Edmonton

### Q2 2020 Economic Update

### Office of the Chief Economist

Felicia Mutheardy, Chief Economist (Acting) Financial and Corporate Services (780) 496-6144

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### **Key Takeaways**

- With the COVID-19 pandemic, Edmonton's economy is now expected to contract by 5.7 percent in 2020, followed by growth of 3.9 percent as the economy pivots to recovery mode.
- The labour market in Edmonton is anticipated to lose about 30,000 positions in 2020, a revision of about -40,000 from the fall 2019 forecast.
- Risks to the outlook for Edmonton are more weighted on the downside with a protracted and uneven road ahead for recovery. A return to pre-COVID levels is not expected until 2022.

### **1. Introduction**

The COVID-19 pandemic has presented health, economic, and social challenges that have impacted economies worldwide in an unprecedented way. Over the course of the last 15 years, Canada's economy has encountered three major shocks: the global financial crisis (2007-08), the 2014-15 oil price shock, and now the COVID-19 pandemic. Of these events, the pandemic is having the largest impact. Physical distancing measures introduced in March 2020 to contain the spread of the virus and the temporary economic shut-in that followed have impacted economic activity for both households and businesses. The Government of Alberta's <u>staged relaunch strategy</u> came into effect on May 14, 2020. At the time of writing, the province is in stage 2 of this strategy.

The City of Edmonton's Chief Economist's Office updates its forecast for Edmonton and the Edmonton census metropolitan area (CMA) twice a year, in the spring and the fall. The City's fall 2019 forecast called for a modest improvement in economic growth and employment for Edmonton and the region, particularly in the manufacturing and construction sectors. However, the spring 2020 forecast was updated to consider the negative fallout of the pandemic on Edmonton's and the region's economies and the downside risks associated with economic recovery in the short- to medium-term. Even though the spring update considers the negative impact of the pandemic, the full economic impact on Edmonton and the region remains unknown due to a lag in the release of data and a lack of details in monthly data releases. Economic data are being closely monitored and will shape the City's expectations of the region's and Edmonton's post-COVID economic recovery in the fall 2020 forecast update.

### 2. International, National and Provincial Outlooks

According to the International Monetary Fund's (IMF) June 2020 World Economic Outlook Update<sup>1</sup>, the global economy is estimated to contract by 4.9 percent in 2020 and then grow by 5.4 percent in the following year. Compared to the April 2020 forecast, the IMF's first outlook that considered the economic impact of the pandemic, growth expectations were downgraded further, largely due to the pandemic having a more severe negative impact on the global economy than previously anticipated. The IMF's June 2020 forecast for Canada calls for a contraction of 8.4 percent in 2020, followed by growth of 4.9 percent in 2021.

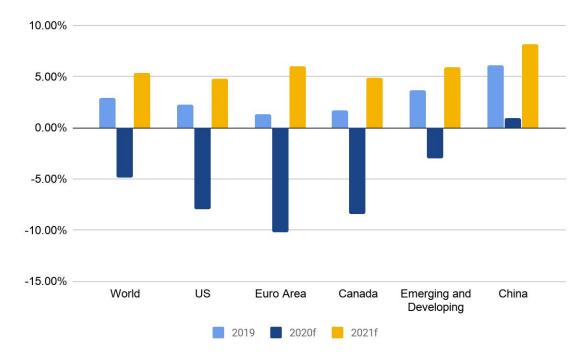


Figure 1. IMF June 2020 World Economic Outlook, real GDP growth rates

Source: International Monetary Fund's June 2020 World Economic Outlook

There is a great deal of uncertainty with all economic outlooks available, with many forecasters adjusting their expectations more frequently than usual. The economic toll of the pandemic will depend on factors including the effectiveness of containment measures and how long economies are effectively shut-in. At the same time, growth expectations following this economic fallout are contingent on factors like the pathway of the pandemic, the intensity and effectiveness of containment efforts, the extent of supply disruptions and the tightening of global financial market conditions. These factors are very difficult to predict, which adds additional uncertainty to an already heightened climate. In addition, the impacts

<sup>&</sup>lt;sup>1</sup> For additional information on developments in the global economy see the <u>International</u> <u>Monetary Fund, World Economic Outlook Update</u>

of changes in consumer spending patterns, behaviours (e.g. avoiding public spaces), and confidence need to be considered related to economic recovery. The speed and depth of government responses have been critical to recovery, especially direct financial supports to households (e.g. <u>Canada Emergency Response Benefit</u>) and businesses (e.g. <u>Canada</u> <u>Emergency Wage Subsidy</u>). However, these supports cannot continue forever, leaving uncertainty about the implications will be on the economy and subsequent recovery path once these supports end.

Because of the currently elevated levels of uncertainty, the Bank of Canada opted to focus on a central scenario for economic growth in their July 2020 Monetary Policy Report as opposed to a projection. In this scenario, the Canadian economy is expected to contract by 7.8 percent in 2020. Based on the Bank's growth expectations under this central scenario, the Canadian economy will not return to pre-COVID levels until 2022<sup>2</sup>.

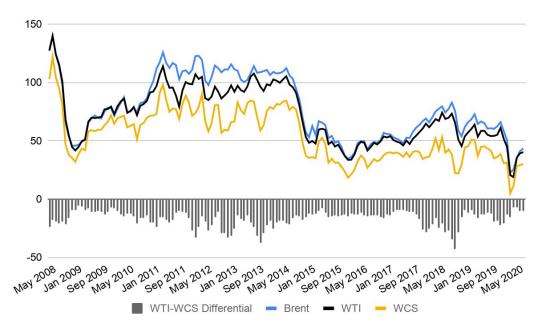
The economic impact of the pandemic on resource-based provinces is arguably more pessimistic across Canadian provinces due to low and volatile oil prices. Stokes Economics' April 2020 forecast for the Alberta economy, which was used to inform the economic outlook for Edmonton and the region, called for a 6.7 percent contraction in real GDP in 2020, followed by growth of 4.7 percent in 2021. There is a wide range of predictions for Alberta's economy in 2020 across Canada's five largest banks with the depth of economic contraction ranging from 7 to 10.1 percent. Other outlooks agree that Alberta will be hit hard this year but the degree of the net negative impact, much like at the national level, varies across outlooks. Either way, the contraction in 2020 is expected to be sharp, about equivalent to the 2015/16 recession but rolled into a much shorter time frame.

### **3. Energy Prices**

Less consumer spending has reduced the demand for oil, especially considering travel advisories in place that discourage non-essential travel and advise to stay at home as much as possible. In addition, a brief price war between Russia and Saudi Arabia in March and April 2020 resulted in expectations that additional supply would be added onto the market, driving down oil prices. Oil prices suffered, with the price of West Texas Intermediate, the North American benchmark price, sinking from an average of US\$61.06/bbl (per barrel) in December 2019 to US\$18.84/bbl in April 2020. Western Canadian Select, the price that Alberta oil producers receive, dropped from an average of US\$38.57/bbl in December 2019 to US\$5.08/bbl in March 2020. In July, the average price of Western Canadian Select had

<sup>&</sup>lt;sup>2</sup> Bank of Canada's July 2020 Monetary Policy Report

partially recovered to US\$30.19/bbl, whereas WTI was US\$40.27/bbl per barrel. It is important to note that production cuts played a part in this price recovery. Given that the mining, quarrying, and oil and gas extraction sector accounted for 16.2 percent of Alberta's economy in 2019, the low price of oil and sustained low price for natural gas present an additional challenge to the province's economic recovery post-COVID.



#### Figure 2. Oil Prices, USD

Source: Bloomberg

### 4. Interest Rates

Prior to the COVID-19 pandemic, the BoC maintained a rate target of 1.75 percent since 2018. The Bank of Canada lowered its target rate by 50 basis points three times in response to COVID-19's impact on the Canadian economy as well as the sharp drop in oil prices. In the Bank of Canada's July 2020 Monetary Policy Report, the Bank indicated that it will keep rates low until the economy is back at full capacity and inflation is closer to the two percent target, with the intention of providing Canadians confidence that rates will remain low for a while. Consequently, short-term interest rates are unlikely to rise for the foreseeable future. Long-term interest rates are expected to be much lower, with forward markets anticipating a very gradual increase in long-term rates beginning in 2021 from very low levels in 2020 (see Table 1).

#### **Table 1. Canadian Interest Rates**

		Canada Bond Yield	
		5-Year	10-Year
Actual	2009	2.77	3.61
	2010	2.42	3.12
	2011	1.28	1.94
	2012	1.38	1.80
	2013	1.94	2.76
	2014	1.34	1.79
	2015	0.73	1.39
	2016	1.11	1.72
	2017	1.87	2.05
	2018	1.89	1.97
	2019	1.69	1.70
Forward	2020	0.35	0.56
	2021	0.39	0.65
	2022	0.46	0.75
	2023	0.55	0.84

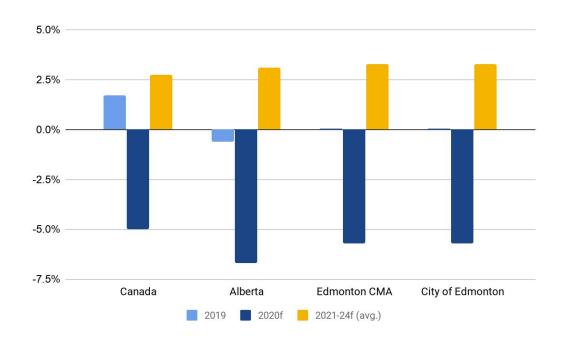
Rates for December 31 of each year. Forward rates as of August 5, 2020 Source: FWCV function on Bloomberg

### 5. Economic Outlook for Edmonton and the Region

Economic growth rates for the city and the Edmonton CMA for 2020 were cut in the spring 2020 forecast update. The spring 2020 forecast calls for an economic contraction of 5.7 percent for both the city and CMA. This forecast assumes the provincial and national economies contract by 6.7 percent and five percent, respectively, in 2020. Within Edmonton, the largest relative drops in real gross domestic product (GDP) are anticipated to be in the

sectors of construction (-14.8 percent), accommodation and food services (-8.9 percent), and finance, insurance and real estate (-8.8 percent).

With the exception of health and social services, and public administration, all other sectors are expected to contract in 2020. Relative to 2019 levels, Edmonton's economy is not expected to recover from the COVID-19 pandemic until early 2022. By then, all sectors with the exception of construction, educational services and health and social services are expected to recover to 2019 levels. Between 2021 and 2024, the city's economy is expected to grow by 3.3 percent annually (see Figure 3). A summary of key forecast indicators for Edmonton and the region can be found <u>here</u>.



#### Figure 3. Medium- to long-term real GDP growth (percent)

Source: Bank of Canada, Statistics Canada, City of Edmonton and Stokes Economics

#### 5.1 Employment in the Edmonton CMA

Monthly employment in the Edmonton CMA began to drop in March as the pandemic set in, containment measures were introduced and the local economy was effectively shut-in. The province's relaunch strategy came into effect on May 14, 2020, and labour force data reported in June and July 2020 exhibited more positive signs that a recovery was underway. However, given the severity of the pandemic's negative impact on Edmonton's labour market, the road to recovery is expected to be gradual and uneven.

It is important to note that labour force data for the Edmonton CMA are three-month moving averages due to small sample sizes for Statistics Canada's labour force survey. This presents a challenge when trying to estimate the impact of the COVID-19 pandemic on Edmonton's labour market as it unfolded over a short period of time. Between February, the month preceding the beginning of the pandemic, and May, the month in which the provincial relaunch strategy came into effect, employment in the Edmonton CMA had lost 114,100 positions, with broad-based losses across a majority of sectors. Over that same period, the region's labour force shrank by 74,900 individuals which prevented the unemployment rate from a sharper increase in the early months of the pandemic. Between February and May 2020, the unemployment rate rose from 7.8 percent to 13.6 percent.

June 2020 employment estimates in the Edmonton CMA indicated a further month-over-month shedding of positions, though the 8,000 position loss was only a fraction of what was estimated in previous months. That same month, labour force growth had turned positive which was an early indication of recovery. Labour force growth, combined with an employment loss in June, applied upward pressure on the unemployment rate. The region's unemployment rate in June was 15.7 percent, up from 7.9 percent in March and more than double the rate in February (7.8 percent). This represents the highest unemployment rate in the region since comparable data were first available in 2001.

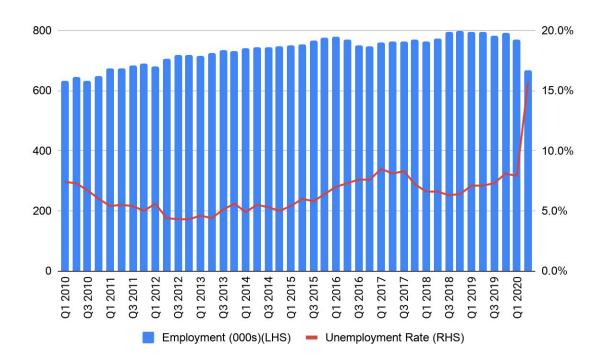


Figure 4. Edmonton CMA employment level and unemployment rate

Source: Statistics Canada (Q1: March, Q2: June, Q3: September, and Q4: December), seasonally adjusted

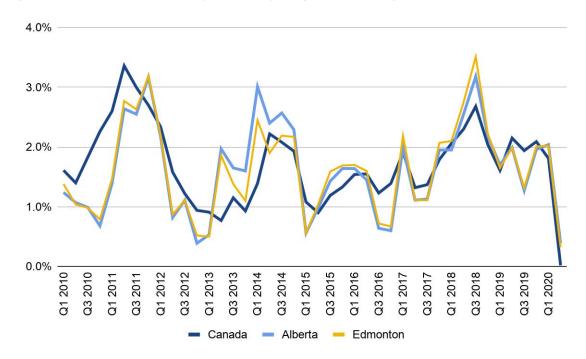
In the spring update, the employment forecast for the city was revised downwards and now calls for a net loss of 30,000 positions in 2020. That represents a revision of -40,000 positions compared to the fall 2019 forecast. Employment is expected to return to 2019 levels by 2022.

With a loss of about 30,000 positions in 2020, the city's unemployment rate is forecast to reach 11.7 percent, an increase from about 7.7 percent in 2019. The unemployment rate is forecast to drift down slowly over the next several years as the excess slack (that is, an excess of those looking for work relative to employment growth) in the labour market is absorbed as the economy grows.

Job losses are expected to be felt across the majority of sectors, though they will be more concentrated in the construction (25.5 percent of 2020 losses) and trade (21.8 percent of 2020 losses) sectors. Employment in the construction sector is expected to make a slow recovery and return to 2019 employment levels by 2024. The trade sector is anticipated to make a relatively quick recovery, with employment levels in 2021 about on par with 2019. Between 2021 and 2025, total employment is expected to grow by about 2.6 percent annually.

#### 5.2. Inflation

Inflation in the Edmonton CMA, as measured by the Consumer Price Index (CPI), increased by 0.3 percent year-over-year in Q2 2020 (see Figure 5). The monthly rate of inflation in June returned to positive territory after two consecutive months of negative growth, which brought the quarterly average down. Low gasoline prices were one factor holding back inflation in April and May. Since details on inflation in the Edmonton CMA are limited to shelter-related components, trends that held back growth in inflation observed at the provincial level are assumed to also apply to the Edmonton region, including lower prices in the following categories due largely to changes in household consumption; household operations, furnishings and equipment; clothing and footwear; and transportation. The rate of inflation in the Edmonton CMA is expected to increase by an average of about 1.3 percent in 2020. Inflation is not expected to cross the two percent threshold for several years.



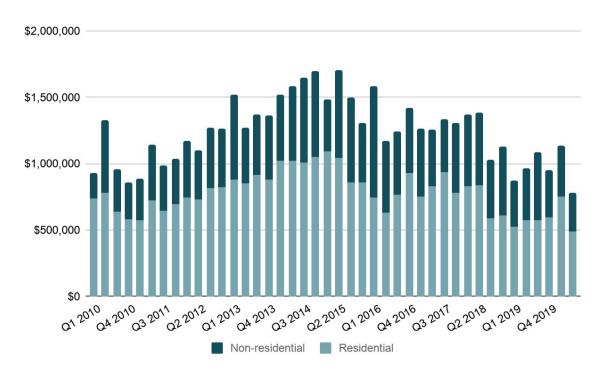
#### Figure 5. Consumer inflation (year-over-year percent change)

Source: Statistics Canada

#### 5.3. Building Permits

Construction intentions in the Edmonton CMA for both residential and non-residential structures dropped in value in Q2 2020 in response to the pandemic and containment measures. Intentions were lower in value in Q2 2020 compared to both Q1 2020 and Q2 2019. Residential and non-residential builders in the Edmonton CMA took out permits valued at about \$782 million in Q2 2020, representing a decline of 31 percent quarter-over-quarter and almost 19 percent year-over-year (see Figure 6).

The Q2 2020 reduction in construction intentions largely reflects significant cuts in building permit values in April and May as June data suggest a bounce back, likely in response to the province's staged relaunch plans.. Looking ahead, the outlook for construction activity in the Edmonton CMA is weaker than previously expected.

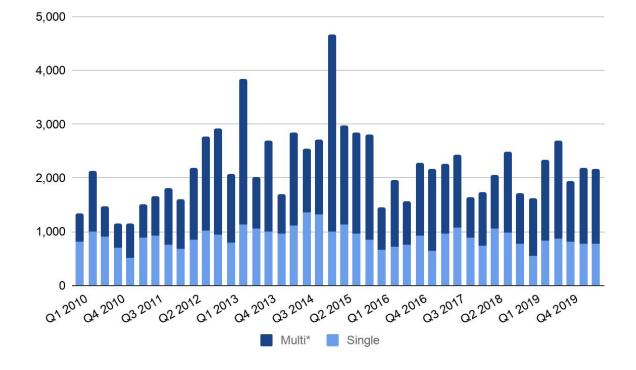


#### Figure 6. Edmonton CMA building permit values

Source: Statistics Canada, seasonally adjusted

#### 5.4. Housing Starts

Builders in the city of Edmonton broke ground on 2,167 housing units in Q2 2020, a decline of 7.6 percent year-over-year (see Figure 7). Single-family housing starts production slowed by 8.2 percent year-over-year in Q2 2020 with double-digit year-over-year reductions in both May and June 2020. A total of 1,397 multi-family starts broke ground in Q2 2020, down 7.2 percent year-over-year. Multi-family starts include semi-detached, row and apartment units. The decline in Q2 2020 multi-family starts was primarily due to lower production for semi-detached and row units.



#### Figure 7. Edmonton housing starts (units)

Source: Canada Mortgage and Housing Corporation

The reduction in housing starts data in Q2 2020 indicate the response in construction activity to the COVID-19 pandemic, as well as the economic shut-in from late-March to mid-May 2020. Looking ahead, the outlook for new housing construction in the city of Edmonton has been reduced considering the COVID-19 pandemic. The spring forecast calls for housing starts to come down to about 6,000 units, representing a decline of almost 31 percent year-over-year.

It is important to note that housing starts in Edmonton were already expected to decline in 2020 due to the expectation of builders scaling back activity in order to manage their inventory. Though the full impacts of the pandemic, particularly on real estate, will take fuller shape as economic data are released in the coming months, the key drivers of housing demand such as full-time employment and income growth will be negatively affected.

### 6. Risks to the Economic Outlook

While the Edmonton and regional economies are expected to significantly contract in 2020, the contraction is expected to be more concentrated in the second quarter. Though economic data from June onward provide some indication that a recovery is underway, the

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Edmonton city and region's economic recovery depends on a multitude of factors, many of which are difficult to predict such as how and when business and household activity will rise back to pre-COVID levels.

There is considerable downside risk to Edmonton's (both city and region) economic recovery given a heightened level of uncertainty. Risks to the outlook are concentrated in the following areas:

- Oil prices should oil prices remain low or fall even further, this would discourage future investment in the oil and gas industry and negatively affect provincial government revenues and spending. Both would have a negative impact on recovery in sectors such as manufacturing, professional services, and the broader public service (includes the educational services, health and social services, and public administration sectors).
- Confidence should business confidence be slow to return, employment and investment in the Edmonton area will be impacted, holding back the pace of economic recovery post-COVID. On the consumer side, a slow recovery in confidence would reduce consumer spending, impacting the services-producing sector (including trade, real estate, and personal services). If oil prices remain low, this risk is more likely to materialise as business and consumer confidence in Alberta is generally assumed to be influenced by the price of oil.
- Geopolitical tensions the COVID-19 pandemic has raised concerns about health and safety, as well as questions related to the risks and vulnerabilities of economies due to globalisation. If relationships between Canada and other countries, including China, deteriorate, there is a risk of introducing more tariffs and/or other protectionist policies. This would negatively impact exports in Canada, Alberta and Edmonton and may apply upward pressure on the price of imported goods and services. One example is the recently announced 10 percent tariff on select Canadian aluminum products that will come into effect (again) on August 16 by the United States.

Capital and Operating Financial Update June 30, 2020

Edmonton

City Council *August 31, 2020* 

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### Capital Financial Update June 30, 2020

Edmonton

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### **Capital Reporting**

- Total Approved 2019-22 Capital Budget is \$9.7 billion
  - \$2.4 billion relates to 2023 and beyond.
  - \$7.3 billion relates to 2019-2022
  - Budget cycle actual expenditures of \$1.76 billion as of June 30, 2020
  - Capital expenditures for the same period of the 2015-18 budget cycle were \$1.24 billion

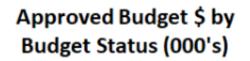
### **Capital Reporting**

- Significant Projects Overview
  - 81 Capital Profiles reported in June 2020, providing 88%
     coverage of the total approved Capital Budget of active profiles.
  - 75 Capital Profiles reported in December 2019, providing 88%
     coverage of the total approved Capital Budget of active profiles.
- 6 significant profiles added since the last report
  - 3 new projects part of the Neighbourhood Renewal Program
    - Eastwood/Elmwood Park/Yellowhead Corridor East Industrial

- Grandview Heights
- Lorelei Neighbourhood and Alleys
- Yellowhead Trail East Widening (61 St to North Saskatchewan River)
- Downtown District Energy Initiative
- Heritage Valley Land Development

### **Capital Reporting**

Capital Project Status Summary



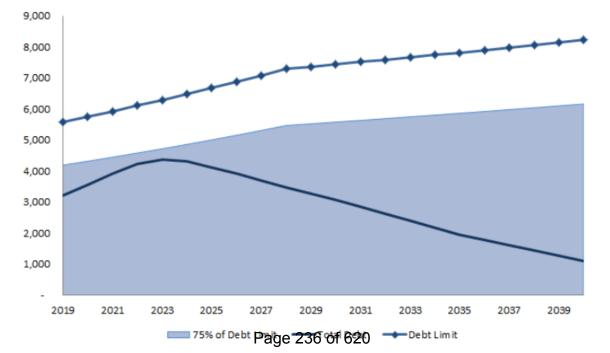


### % of Approved Budget by Schedule Status



### Debt and Debt Servicing Limits Municipal Government Act

The *Municipal Government Act (MGA)* and related regulations establish limits for municipal debt levels and annual debt servicing costs.



MGA Debt Limit (\$M)

### Debt and Debt Servicing Limits Debt Management Fiscal Policy

The internal Debt Management Fiscal Policy (DMFP) sets more conservative debt service limits than those established in the *MGA*.

1,000 Tax Supported Debt Servicing Total Debt Servicing Tax Supported Depage1237 Opt626t Service Limit 22%

Edmonton

#### Debt Management Fiscal Policy Limits (\$M)

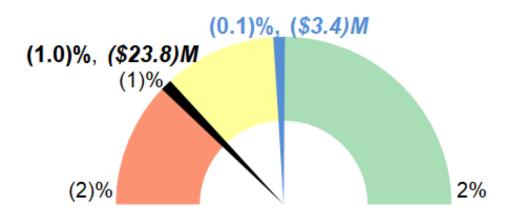
### Operating Financial Update June 30, 2020

Edmonton

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### **Tax-Supported Operations** (excluding the Edmonton Police Service)

### June 30, 2020 Net Position Budget Variance (in \$ millions)



Favourable budget variance, >= 0%

Unfavourable budget variance, between 0% and (10)%

Unfavourable budget variance, > (10)%

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### Significant Tax-Supported Variances (in \$ millions)

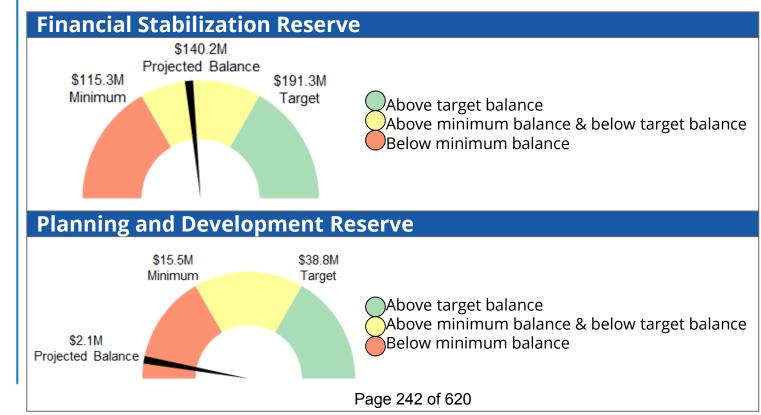
YTD Variance	Projected Year-End Variance		Cription Favourable Unfavourable		
3.8	3.6	$\bigcirc$	Gas Franchise Fees		
(4.3)	(7.6)	$\bigcirc$	COVID-19 Additional Costs		
(0.2)	(4.6)	$\bigcirc$	Transit Fare Revenue		
(2.0)	(4.3)	$\bigcirc$	Tag and Fine Revenue		
(3.7)	(4.5)	$\bigcirc$	Road Service Capital Recoveries		
(7.1)	(5.9)	$\bigcirc$	Personnel Costs, Net of Discounting & Recoveries		
10.1	(0.5)	$\bigcirc$	Other Cumulative Variances		
(3.4)	(23.8)		Total		

### **Enterprise and Utility Operations**

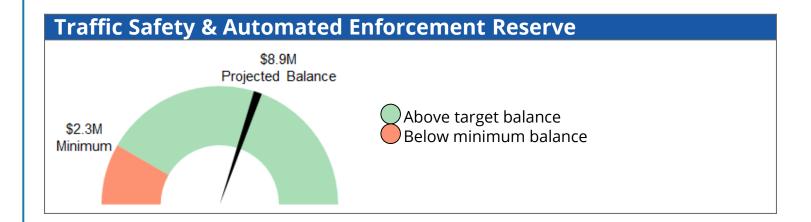
### June 30, 2020 - Net Position Budget Variance (in \$ millions)

Favourable Unfavourable	YTD Variance	Projected Year-End Variance	
Waste Services	8.4	5.9	$\bigcirc$
Land Enterprise	0.2	(2.5)	<b>)</b> /
Blatchford Redevelopment	0.4	(2.0)	<b>)</b> /
Blatchford Renewable Energy Utility	0.4	0.2	$\bigcirc$

### Reserves (in \$ millions)



### **Reserves (continued)**



### **Next Steps** Overview



MSP Funding Discussion (September 2020)

- Review of prioritized project list for announced Municipal Stimulus Program funding
- Allocation to Edmonton of \$115 million

#### SOBA/SCBA Fall (Nov/Dec 2020)

- Revised COVID-19 Long-Term Financial Impacts
- Prioritized Capital and Operating Budgets (Partial)
- Approve 2020 Fall SOBA and SCBA
- Recommendations to achieve 2021 target tax increase and address 2021 COVID funding shortfall (including capital reductions)

## i Questions?

Edmonton

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### Upcoming

- Fall 2020 Report on Budget impacts of COVID19
- Fall 2020 Priority Based Budget analysis
- Mid-September Provincial MSP funding
- November 16, 2020 Fall Supplementary Capital and Operating Budget Adjustments

### **Coronation Community Recreation Centre Project**

6. 5

**Design Progress Update** 

### Recommendation

That the August 31, 2020, Integrated Infrastructure Services report CR\_7047, be received for information.

### Previous Council/Committee Action

At the November 28, 2018, City Council Budget meeting, the following motion was passed:

That Administration complete the design of the Coronation Community Recreation Centre, funded through existing Capital Profile 15-21-5801, and in accordance with the steps outlined in Integrated Infrastructure Services report CR\_6404.

The next steps outlined in the report included;

- 1. Resecure a design consultant through a single source agreement in order to maintain continuity and minimize rework and to engage a construction manager.
- 2. Use the approved tax-supported debt funding within profile 15-21-5801 to complete the preliminary and detailed design of the recommended scenario, and refine the project estimate to a pre-tender level of accuracy. The estimated cost to complete this work is \$6.2 million.
- 3. Undertake review of two design scenarios and report back to the Community and Public Services Committee in Q2 2019 on the results and recommendation:
  - a. Scenario 1: The facility design is determined based on the current budget, and the program delivery scope adjusted to fit within this budget.
  - b. Scenario 2: The facility design is determined based on the current program, and the required budget adjusted to achieve the desired program.
- 4. Provide a project update report to Community and Public Services Committee and City Council in Q2 2020. This report will include the completed design, status of funding, and (if necessary), bring forward an amended capital profile for Council's consideration.

### **Executive Summary**

This report provides an update of the analysis of the two potential design scenarios for the Coronation Community Recreation Centre Project, the current stage of the design, and corresponding next steps. The first scenario proposes building the project to the budget approved in 2014 but with reduced programming, and the second scenario proposes building the project to the approved program, which will require an increase of \$46 million to the approved project budget.

The actual value required to advance this project based on "Build to Program" will be brought forward as part of the Fall 2020 Supplemental Capital Budget Adjustment (SCBA) for consideration.

This project contributes to the ConnectEdmonton goals of Healthy City and Urban Places.

#### Report

At the November, 26, 2014, City Council meeting, Council approved development of the Coronation Recreation Centre as part of the 2015 -18 Capital Budget. The project was planned as the next priority recreation facility in a series of recently completed recreation facilities that included Terwillegar, Commonwealth, Clareview, and Meadows Recreation Centres. The Coronation Recreation Centre project was developed on the basis of a functional program that was informed by extensive community engagement.

The functional program included:

- 250-meter cycling track
- Running track
- Two gymnasiums
- Spectator seating
- Fitness centre and studios
- Multipurpose rooms
- Childminding space and play area
- Commercial retail spaces
- Demolition of Coronation Arena
- Other site amenities and improvements

The Coronation Community Recreation Centre is a legacy project. However, in relation to the Capital Governance Policy C591, this project was developed to Project Development and Delivery Model (PDDM) Checkpoint 2.

Council approved the project budget based on an estimated cost of \$112.3 million, and the assumption that an external partner would contribute \$4 million to the project. A partner funding agreement was established that would allow the project to proceed iteratively through various checkpoints when funding contributions were received. As the funding to complete the project had not been secured, the project remained on hold for four years, from mid-2014 to the end of 2018.

#### Scenarios

Recognizing that significant time had passed since the Coronation Community Recreation Centre Project was first initiated, Administration has developed two project scenarios that will be presented for Council's consideration at the 2020 Fall SCBA.

#### Scenario 1 "Build to Budget":

Scenario 1 requires the program and design to be adjusted to fit the original approved budget of \$112.3 million.

The scenario 1 facility would be LEED silver certified and include a 250-meter cycling track, two gymnasiums, an urban court, a fitness centre and studios, multipurpose rooms, and a childminding space. This scenario keeps the project on budget and would offer the community another opportunity, through public engagement, to explore what the community recreation centre can offer.

The main risk of proceeding with scenario 1 is that the City would be required to reduce the approved program, plan and design to stay within the approved budget. Program reductions would include space reductions for some of the planned facilities (urban court, gymnasium, and commercial retail space). It would also eliminate the City's ability to accommodate the hosting of year-round triathlon events due to the exclusion of amenities such as spectator seating and a covered link between the Peter Hemingway Facility & Leisure Centre. The inability to host year-round triathlon events would be considered a lost economic opportunity. Partner funding would be unavailable in this scenario.

Scenario 1 will require re-engagement with the community, new stakeholders such as Edmonton Public Libraries, and Edmonton residents to explore what this community hub could be and establish new objectives aligned to the available budget.

### Scenario 2 "Build to Program"

As outlined in Attachment 1, Administration forecasts that scenario 2 would require a future budget adjustment of \$46 million, to a total of \$158 million.

Scenario 2 would also be LEED silver certified facility and include the same attributes described for scenario 1, in addition to 750 spectator seats. This, combined with the

cycling track, would make the facility Union Cycliste Internationale (UCI) approved and enable the City to host indoor professionally sanctioned events. The facility would also provide an indoor running track, larger and additional studios and gymnasiums, a direct and secure connection to the Peter Hemingway Facility & Leisure Centre, outdoor tennis courts, and additional traffic access to improve park accessibility.

Under scenario 2, the Coronation Recreation Centre would become the first indoor triathlon centre in North America to support year-round indoor triathlon training and events. The facility would be able to host regional, national and international level triathlon and track cycling training and events year-round and provide new and diverse, economic opportunities for Edmonton.

Proceeding with scenario 2 would require a funding increase of approximately \$46 million. This scenario will allow the City to proceed with implementing the approved program for this project.

A technical overview outlining the programming and functional differences between the two scenarios is provided in Attachment 2.

#### Partnership Funding Update

A previous funding agreement between the City and both the Argyll Velodrome Association and the World Triathlon Series Edmonton has expired and a new agreement is being developed. The agreement outlines timelines and expectations for funding contributions, as well as a process for construction to proceed. The agreement will establish contribution benefits, design and construction process, and facility access and operating governance.

The Argyll Velodrome Association and the World Triathlon Series Edmonton remain committed to \$4 million in funding for scenario 2.

#### Next Steps

In recognition of the City's current financial position, Administration will advance the project to Checkpoint 3 readiness and pause design progress at 60 percent completion. This approach will allow Administration to identify design elements that can be reduced while maintaining the original program and minimizing any budget adjustments required to progress the project into a build stage.

As part of PDDM, the project is being advanced per scenario 2 and will be brought forward at Checkpoint 3 as part of the 2020 Fall SCBA, with options for Council's consideration and direction on which scenario to be advanced to construction. If neither scenario 1 or 2 is approved, the project will remain paused at checkpoint 3 under scenario 2.

### Budget/Financial

Council has approved \$112.3 million of funding for Profile 15-21-5801 Coronation Community Recreation Centre. Of this amount, \$107.3 million will be funded with tax-supported debt, \$4 million will be funded from partnerships if proceeding with scenario 2, and an additional \$1 million will be funded from Pay-As-You-Go.

Based on its most recent estimate, the total capital cost for the project, based on the original functional program as per scenario 2, is estimated to be \$158 million. This amount is \$46 million higher than the current approved budget. To make progress, Administration will bring forward a budget increase as part of the fall 2020 SCBA. Council must also pass a borrowing bylaw to finance the partners' contributions based on the proposed Partner Funding Agreement.

Administration will provide an update on the operating impacts for this facility once a decision is made at the 2020 Fall SCBA. These costs will be included for consideration at a future SOBA.

Currently, the proposed 2019-2022 Operating Budget includes forecasted debt servicing costs for the current approved budget of \$112.3 million but does not include other potential operational impacts related to this project as the facility would not be operational until the next budget period (2023-2026).

### Public Engagement

Administration completed extensive public engagement on the Coronation Community Recreation Centre and Park Master Plan between 2011 and 2014. The Parks Advisory Committee also includes members of the public who have participated in design review, confirmed the amenities included in the recreation centre and park, and helped shape how the recreation centre is integrated into the park site. The current program and design have received strong support from the community.

GBA+ was not originally considered as part of the design or public engagement. However Administration will apply GBA+ principles throughout the remainder of the project. For scenario 2 they would be applied at Checkpoints 3-5 of PDDM. If proceeding with scenario 1, GBA+ would be incorporated into public engagement at checkpoint 1. As stated in the overview, public engagement was not conducted for scenario 1.

# Corporate Outcomes and Performance Management Corporate Outcome(s): The City of Edmonton has sustainable and accessible infrastructure. Outcome(s) Measure(s) Result(s) Target(s)

### Coronation Community Recreation Centre Project - Design Completion

The City of Edmonton has sustainable and accessible infrastructure.	Edmontonians' Assessment: Access to Infrastructure, Amenities and Services that improve quality of life.	68% (2017)	70% (2018)
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### Corporate Outcome(s): Edmontonians use facilities and services that promote healthy living.

Outcome(s)	Measure(s)	Result(s)	Target(s)
Edmontonians use facilities and services that promote healthy living.	Recreation Facility Attendance	11.8 (2017)	>=12 (2018)

#### **Risk Assessment**

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
Commercial	The partnership opportunity is at risk - the partner groups are not supportive of an option that does not meet the requirements for their sport or business models.	Scenario 1: 5 - Almost Certain	2 - Moderate	10 - Medium	The project has developed two scenarios for review and consideration by Council.	Maintain a mutually beneficial relationship with the consultants and contractors to ensure all project budget and scope metrics are understood. Proceeding with Scenario 1 would see non-support of the project by the partners.
		Scenario 2: 2 - Unlikely	2 - Moderate	4 - Low	Currently, scenario 2 includes the minimum requirements for the partners to achieve their sport models.	Maintain a mutually beneficial relationship with the Argyll Velodrome Association and World Triathlon Series Edmonton to ensure all project goals are achieved.
Customer/ Citizens	Poor public perception of the City affects its ability to achieve its objectives. Previous Public engagement commitments to citizens would not be met.	Scenario 1: 5 - Almost Certain	2 - Moderate	10 - Medium	The project has developed two scenarios for review and consideration by Council.	Undertake a new public engagement process in order to redefine the project goals and outcomes (PDDM Checkpoint 1).
		Scenario 2: 1 - Rare	2 - Moderate	2 - Low	The design for scenario 2 currently meets all the commitments	Maintain a beneficial relationship with the citizens and ensure all project goals or

# Coronation Community Recreation Centre Project - Design Completion

					made during the public engagement process.	changes are reported back in a public process.
Financial	The partnership funding may be jeopardized if the partners are not supportive of the project goals.	Scenario 1: 5 - Almost Certain	2 - Moderate	10 - Medium	The project has developed two scenarios for review and consideration by Council.	Maintain a mutually beneficial relationship with the Argyll Velodrome Association and World Triathlon Series Edmonton to ensure all project goals are achieved.
		Scenario 2: 1 - Rare	2 - Moderate	2 - Low	Currently, the partners are supportive of the project. If that changed, they would not provide funding.	Maintain a mutually beneficial relationship with the Argyll Velodrome Association and World Triathlon Series Edmonton to ensure all project goals are achieved.
Project Management	Project over/under estimate, both to the project and scope could impact the project.	Scenario 2: 5 - Almost Certain	2 - Moderate	10 - Medium	Currently, the project has consultants and contractors engaged to provide informed budget and schedule information in order to make decisions to prevent from going further over budget.	Maintain a mutually beneficial relationship with the consultants and contractors to ensure all project budget and scope metrics are understood.
		Scenario 1: 2 - Unlikely	2 - Moderate	4 - Low	Currently, the project has consultants and contractors engaged to provide informed contractors schedule information in order to make decisions.	Maintain a mutually beneficial relationship with the consultants and contractors to ensure all project budget and scope metrics are understood.

## Attachments

- 1. Business Case
- 2. Scenario Evaluation & Descriptions

# Others Reviewing this Report

- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- C. Owen, Deputy City Manager, Communications and Engagement
- R. Smyth, Deputy City Manager, Citizen Services
- B. Andriachuk, City Solicitor

# Capital Business Case 15-21-5801 - Coronation Community Recreation Centre

Profile: Coronation Community Recreation Centre Profile Number: 15-21-5801 Branch: Infrastructure Delivery Department: Integrated Infrastructure Services Profile Type: Standalone Profile Status: Active Profile Stage: Approved

# **Executive Summary**

The Way Ahead: City of Edmonton Strategic Plan 2009–2018, moves Edmonton towards the City's vision and achievement of its 10-year goals. The development of community recreation centres improves Edmonton's livability and supports achieving the following outcomes: Citizens are connected to their diverse communities and have pride in their city, Citizens participate in services and programs that provide enjoyment and personal health benefits, Citizens live in complete collaborative communities that are safe, accessible, and inclusive with access to a full range of services.

The Recreation Facility Master Plan, approved by City Council in 2004 and Review/Update in 2009, sets out a comprehensive long-range strategy for public recreation facilities in Edmonton and provides direction for development of facilities. The plan identifies the need for a multi-purpose recreation facility for Coronation District Park to respond to population growth and community needs in the central north area. The Medium Term Recreation Facility and Sports Field Plan, approved by Council in 2007, provides a more detailed plan and further addresses Edmonton's challenges of aging infrastructure. The results of the needs assessment and extensive public consultation indicated strong community support for this development.

The proposed Coronation Community Recreation Centre creates a vision for the park as a "community hub" with a "social heart" for the north central community that meet the leisure, health and wellness needs of families, youth, adults and seniors. The community recreation centre will be connected to the Peter Hemingway and includes a fitness centre, walking/running track, gymnasium, multi-purpose program rooms, indoor play space, and indoor cycling track developed.

Coronation Park is a 35-hectare park that is established and well developed. In addition to Peter Hemingway, the site includes: Ross Sheppard High School (2116 students), TELUS World of Science, Queen Elizabeth Planetarium, Coronation Arena, Commonwealth Lawn Bowling greens and pavilion, Woodcroft Community League hall, an outdoor rink, playground, wading pool, tennis courts, a number of rectangular sports fields, ball diamonds, a 400 metre track with a premier rectangular field and spectator seating, a cricket pitch, walkways through the park and picnic sites. The capital profile (12-21-5801) was developed for the Coronation Community Recreation Centre as part of the 2015-2018 Capital Priorities Plan for the City of Edmonton as a growth project. Through refinement of the program, the budget of the profile has since been updated to \$112M . The facility development includes a partnership with the Argyll Velodrome Association and Edmonton Triathlon Academy that will share in the capital and operating aspects of the indoor cycling track and associated elements.

# **Profile Background**

The Recreation Facility Master Plan, approved by City Council in August 2004 identifies the expansion of the Peter Hemingway Fitness and Leisure Centre into a multi-purpose community recreation facility as a medium term priority to respond to the population density and community need in this area. The future recreation centre will be designed and built to meet local residents' needs as identified in the extensive needs assessment and ongoing community consultations. In June 2006, City Council supported the need for a recreation facility and sports field plan for west Edmonton and approved \$150,000 to complete the Medium Term Recreation Facility and Sports Field Plan, which was approved by Council in June 2007. For Coronation District Park, the recommendations included the development of a multi-purpose recreation facility in close proximity to Peter Hemingway Fitness and Leisure Centre that includes a fitness centre, gymnasia, multi-purpose space, indoor twin arena and other support services.

In March 2011, City Council approved the recommendation to explore the possibility of including an indoor cycling track as a component of the Coronation Community Recreation Centre and reallocated \$200,000 in funding for a feasibility study that included public and stakeholder consultation. In spring of 2012, City Council directed Administration to report on the feasibility of phasing the project, outlining the impacts and potential elements of the phases. The phased project as directed by Council had Phase I including the cycling track, running track, gymnasium courts, fitness centre, connection to Peter Hemingway, associated support spaces, site development, road access, removal of Coronation Arena and relocation of the tennis courts. Phase II included the fitness studios, multi-purpose spaces, dedicated cycling spaces and indoor child spaces. In the Fall of 2012, Council approved \$4.3 million to design Phase I and II. The project as approved by Council includes both phases.

This project will include the completion of design and construction of Phase I of the Coronation Community Recreation Centre. As directed by Council, the facility will be designed for the project to proceed to construction in a phased approach. The Argyll Velodrome Association and Edmonton Triathlon Academy are partners in the development. The two partners have committed to raising \$20 million of the total Phase I project costs including \$4 million through direct fundraising efforts and securing the remainder of the partner contribution from other orders of government and grants. The Edmonton Public School Board has also indicated partnership interests that are currently being explored.

# **Profile Description**

Coronation Community Recreation Centre is envisioned to be a welcoming place, filled with vibrant and dynamic activities and energy. It is designed to serve a population of 60 - 75,000 residents and be a place where members of the community come together; a place for recreation, social and cultural activities; a place that is accessible, affordable and safe. It is intended to serve the citizens of the central north quadrant with recreational and leisure opportunities beyond what are currently available. This Centre will attract visitors of all age groups, cultures and abilities with a diverse range of offerings from individual pursuits, to family and group activities, to social and cultural functions accommodated in the various multi-purpose spaces. The recreation centre will include a fitness centre, walking/running track, gymnasium, multi-purpose program rooms, indoor play space, and indoor cycling track and support spaces. The vision of creating an integrated community hub continues to build with partnership opportunities including the Argyll Velodrome Association and the Edmonton Triathlon Academy to integrate an indoor cycling track in the recreation centre.

The Coronation Community Recreation is aligned with the vision of the Recreation Facility Master Plan whereby all citizens have access to welcoming, conveniently located facilities that enhance citizen's sense of community, health and wellness by offering integrated services suited to a wide range of interest and skills. Completion of the remainder of design will be initiated by the receipt of \$1.45M in partner funding (Velodrome Association and Edmonton Triathlon Academy), and construction completed between 2018- 2020 with partner funding of \$18.55M and the remainder by the City. The new recreation facility will create a community hub with a connection to the Peter Hemingway Leisure Centre and integration with Coronation Park. The Edmonton Public School Board has also indicated interest in a partnership with the facility. Any park master plan improvements outside of the Coronation Recreation Centre development zone is out of scope of this project.

# **Profile Justification**

The Coronation Community Recreation Centre responds to the direction set in the Recreation Facility Master Plan and supports The Way Ahead through the goal of Improving Edmonton's Livability and corporate outcomes of a) Citizens use city infrastructure and participate in services and programs that provide enjoyment and personal health benefits, b) Complete collaborative communities that are accessible, strong and inclusive with access to a full range of services. The centre also aligns with the goal of Transform Edmonton's Urban Form meeting the corporate outcomes a) Attractive and compact physical design with diverse neighbourhoods, amenities, public open spaces, b) Edmonton has sustainable infrastructure that fosters and supports civic and community goals. The inclusion of indoor cycling track that will support regional, provincial, national and international training and competition requirements support the goal of diversifying Edmonton's economy and corporate outcome of a) City has a positive and attractive reputation making it competitive nationally and internationally.

The Recreation Centre will serve the citizens of the central north quadrant with recreational and leisure opportunities beyond what are currently available. Critical success factors include that the facility is built on budget, schedule and with the quality defined through the business case and design process and that the partners are involved and support the development and operations of the centre.

# Strategic Alignment

The Coronation Community Recreation Centre project supports the City of Edmonton corporate goals and outcomes: The Way We Live: Improving Edmonton's Livability; The Way We Grow: Transforming Edmonton's Urban Form; The Way We Prosper: Diversifying Edmonton's Economy; and the Infrastructure Strategy.

The Coronation Community Recreation Centre aligns with Improving Edmonton's Livability outcomes: a) Citizens use city infrastructure and participate in services and programs that provide enjoyment & personal health benefits, b) Complete collaborative communities that are accessible, strong and inclusive with access to a full range of services. The Way We Live goals: Edmonton is a Vibrant, Connected, Engaged and Welcoming Community & Edmonton Celebrates Life.

Council's Infrastructure Strategy provides direction to support infrastructure investment and reinvestment strategies that maintain City's assets into the future. The Way We Grow goal to Transform Edmonton's Urban Form and corporate outcomes a) Attractive and compact physical design with diverse neighbourhoods, amenities and public open spaces, b) Sustainable infrastructure fosters & supports civic and community goals - support the project located in a mature neighbourhood and reinvestment in recreation facilities. The inclusion of a cycling track supports regional, provincial, national, international training and competition supporting the goal of diversifying Edmonton's economy and corporate outcome of a) City has a positive and attractive reputation making it competitive nationally and internationally.

# **Context Analysis**

A district based assessment of fitness and recreation facilities within northwest and central north Edmonton confirms a wide variety of smaller single purpose facilities in this geographical area. It is anticipated that the cycling track will draw participants from across the city as well as from the capital region. The total population within the 2.5 km catchment area surrounding the Centre is approximately 63,850 citizens with an anticipated growth of 5% by 2034.

In 2007 as part of the Medium Term Plan the recreation needs of the community were determined. A second round of community consultation was completed as part of the 2011 Coronation Community Recreation Centre feasibility study. The focus of the 2011 research was to update and reconfirm the findings of the Medium Term Plan. Distribution of a paper and online survey during the open house allowed residents of the area and the city as a whole to voice their opinion of the concepts. Results indicated support was high for all concepts presented, particularly the addition of an indoor cycling track. Overall, the importance of the planned amenities from the 2011 phone survey remained consistent with the results of the public consultation conducted in 2007.

In spring of 2012, further consultation was conducted to gather feedback on the phased approach of the project as directed by City Council. As compared to the fall 2011 consultation, current park and facility users had lowered their support for the concept plan in particular concerns that the phasing would delay community priorities. Recommendations included not delaying Phase II, retaining as much green space and picnic areas as possible and minimizing the impact of the required parking. The neighbourhood surrounding the park had also expressed concerns about the significant impact to the community due to the proposed developments occurring within the area and parking and traffic congestion, building the recreation centre, and expansion of TELUS World of Science. In response to the communities concerns City Council directed administration to remove the arena as part of Phase I and directed that a partner agreement be generated between the City and the Woodcroft Community League to ensure their involvement in the project. In spring of 2014, the schematic design was completed and additional consultation was conducted to gather feedback on the design of the Coronation Community Recreation Centre and the Coronation Park Master Plan. Results from the open house and online surveys indicated that the majority of respondents (70%) supported the schematic design of the Community Recreation Centre. A detailed Public Involvement Plan guides the project and its many components.

# Alternatives

Alternatives were extensively explored through the Recreation Facility Master Plan, Medium Term Recreation Facility and Sports Field Plan and 2011 Feasibility Study, which identified Coronation Community Recreation Centre as a medium term facility priority. As a result of the partnership opportunity with the Argyll Velodrome Association and Edmonton Triathlon Academy to include a cycling track as a component of the Coronation Community Recreation Centre alternative scenarios for development were considered. Two viable alternatives were explored for the facility.

Alternative 1A: Community Recreation Centre with a specialty facility component (cycling track) offered in partnership with the Velodrome Association and Triathlon Academy to be completed in one phase with City ownership and a shared capital and operating investment that includes \$20 million in Partner contributions

Alternative1B: Phased Community Recreation Centre with a specialty facility component (cycling track) offered in partnership with the Velodrome Association and Triathlon Academy

• City owned with a shared capital investment that includes a \$20 million Partner contribution

• City operations of the recreation centre (fitness centre, multi-purpose rooms, infield gymnasium space, walking/jogging track) and physical link to existing Peter Hemingway pool

• Argyll Velodrome Association operation of indoor cycling track and respective support amenities including bicycle storage, partner office space and a high performance centre.

• Key program elements in Phase I include an indoor cycling track, fitness centre, in-field gymnasium, and walking/jogging track, removal of Coronation Arena and link to Peter Hemingway Fitness & Leisure Centre. Phase II elements include multi-purpose rooms, fitness studios, child minding and play area and Commercial Retail Units.

Alternative 2: Community Recreation Centre (initial program as per the Medium Term Recreation Facility and Sports Field Plan)

• City owned and operated recreation facility with 100% investment from the City of Edmonton (potential capital funding from other orders of government)

• Key program elements include twin pad arena, fitness centre, multi-purpose rooms, gymnasium, walking/jogging track and support services in close proximity to the Peter Hemingway pool.

As directed by City Council in the fall of 2012, Alternative 1B, the phased Coronation Community Recreation Centre with a cycling track as a component of the centre was being pursued. The budget as approved by Council on Dec 1, 2014 now includes both phases.

# **Organizational Change Impact**

The development of a phased recreation centre will meet the needs of the central north citizens as well as the cycling and triathlon communities. Ongoing development of partnerships for the Centre will ensure integrated programs and services to the citizens and visitors. The sport community, specifically cycling and triathlon have identified the Centre as a future high performance training centre and a place to host competition events. Edmonton Public Schools and Ross Sheppard High School have expressed interest in exploring a partnership.

Impact & Description

City of Edmonton

Impact 1 – Unique addition to programs and services typically offered in recreation centres

Impact 2 – Innovative strategic method to support specialty facilities outlined in the Recreation Facility Master Plan

Impact 3 – Relocation of asset (arena) to alternative location ie: Canadian Athletic Club, Grand Trunk or other

Impact 4 - Replacement of arena component with indoor cycling component

Impact 5 – Phasing Plan delays community program elements (three multipurpose rooms, two fitness studios, child minding and play area, and commercial retail space). – Impact to revenue and opportunities for the community

Argyll Velodrome Association/Edmonton Triathlon Academy

Impact 1 – Change from a seasonal program to a year-round program, increasing and improving service delivery

Impact 2 – Increase in operating budget to provide program staff to support year-round program and ensure safety on the track

Impact 3 – Increased capital maintenance reserve required to ensure ongoing maintenance contribution to the cycling track and bike inventory.

Immediate Surrounding Communities/Edmonton Public Schools

Impact 1 – Ability to access and use community recreation facility in the local area use

Impact 2 - Increased exposure and opportunity to take part in a specialty sport (track cycling) improving overall fitness / wellness improving quality of life

Impact 3 - Elimination of community assets (arena, baseball diamond and 2 tennis courts)

Impact 4 – Phasing plan delays community program elements (three multipurpose rooms, two fitness studios, child minding and play area, and commercial retail space). – Impact to community service

City Wide Community

Impact 1 - Increased exposure and opportunity to take part in a specialty sport (track cycling) improving overall fitness / wellness improving quality of life

Impact 2 - Ability to access and use community recreation facility in the local area

Arena User Groups

Impact 1 – Relocation of older asset (arena) to alternate site (ie: Grand Trunk or other)

Coronation Community Recreation Centre phase I &II will require an ongoing operational subsidy and will be operating with a 50% cost recovery in the first year of opening.

# **Cost Benefits**

Citizens of all ages, ethnicity and abilities will have access to and benefit from a wide range of recreation and leisure opportunities It is assumed that the attendance generated by the addition of the cycling track and additional fitness centre components will increase overall attendance to the pool. Community Recreation Centres are places where all citizens have access to welcoming, conveniently located facilities that enhance a sense of community, offer integrated services suited to a wide range of interests, ages and abilities. The centre will be designed, constructed, and operated in a manner that ensures services are accessible to all residents regardless of age, income, gender, ethnicity or ability; key areas of the facility will promote vibrant, inclusive, and safe communities.

Total project costs are \$112M including \$10M design, \$98M construction, \$3M FFE, \$678K %Art. The cost estimate is based on unit-rates established at 60% design development phase of the project. This figure has been escalated to mid-point of construction which is assumed to be February 2019 and an early 2021 facility opening date. The City will be contributing 88 M, towards the total project costs. The partners will be contributing 20M towards the total project costs. This contribution will include \$4 million in capital funding and the remainder secured in provincial, federal and other grants. The project costs are based on the 2014 cost estimate issued during the design development phase . It is anticipated that Coronation Community Recreation Centre will operate at a 50% cost recovery in the opening year of 2018. The Argyll Velodrome Association will program, manage and operate the cycling track and Cycling spaces within the Community Recreation Centre and will not require an operating subsidy from the City of Edmonton.

# Resourcing

All procurement processes for the project will adhere to the direction provided by Administrative Directive Purchasing of Goods and Services Construction, which states that: The City of Edmonton seeks to purchase goods, services and construction fairly and based on best value. Whenever possible, consideration of environmentally sound products and services and in particular the utilization of post consumer waste will be incorporated.

The Coronation Community Recreation Centre will be operated by the City of Edmonton, Community Facility Services and will follow the Human Resource Management policies and procedures for engagement, training and retention. The operation of the indoor cycling track, as a specialty element within the facility, will require highly skilled individuals from the partner organizations to support and ensure high quality safe programs and services. The staffing for this portion of the facility shall be provided by the partner Argyll Velodrome Association.

# Key Risks And Mitigation

A preliminary risk analysis has been completed to determine risks associated with the project, probability and severity of risk, and identification of mitigation strategies (Business Case Attachment). The risk management framework will be applied to all aspects of the project and will continue to develop and evolve as the project and partnerships are defined. The project risk matrix is extensive including financial, procurement, design, land issues, construction, operating, scheduling, partner and political risks. One of the key risks identified is the partner organizations funding commitment, The Argyll Velodrome Association and Edmonton Triathlon Academy are responsible for 20M of the funding, to be secured from the community and other orders of government which will be required prior to the construction tender. A design agreement has been drafted to mitigate the risks associated with the partnership.

# **Conclusion And Recommendations**

Coronation Community Recreation Centre is envisioned to be a welcoming place, filled with vibrant and dynamic activities and energy. It is intended to serve the citizens of the central north quadrant with recreational and leisure opportunities. The centre will link to the existing Peter Hemingway Centre and include a fitness centre, jogging track, double gymnasium, indoor cycling track, multi-purpose program rooms, and an indoor playground.

The centre will be operated in a manner that ensures services are accessible to all residents regardless of age, income, gender, ethnicity or ability. The facility will target and meet the leisure, health and wellness needs of families, youth, adults and seniors. The site will become a year round community hub offering a wide variety of recreation, sport, leisure, learning and park based activities.

Edmonton's quality of life benefits from facilities like the Coronation Community Recreation Centre. Physical activity, sports and recreation opportunities, cultural activities for all ages and abilities is important and the benefits to citizen's health and wellness are significant. The addition of this recreation centre responds to the unmet needs of the north central The redevelopment of the Coronation Community Recreation Centre will meet the recreational needs of the community and as a specialty facility with a cycling track as a component of the facility will ensure that that track cycling will continue to be offered in Edmonton, but be offered at an enhanced level on a year round basis.

Rob Smyth is the project sponsor. The project structure includes a Steering Committee to provide guidance on the project and approve project deliverables that includes partner representatives; a Project Team that delivers the project, liaising with the Design Team and Contractor. In 2013, Administration established the Coronation Park and Facility Advisory Committee with key stakeholders including Argyll Velodrome Association, Edmonton Triathlon Academy, Woodcroft Community League, TELUS World of Science, Royal Astronomical Society and Edmonton Public School Board to support the development of the public involvement plan and the design process for the facility and park. This committee has met regularly throughout the design process and been instrumental in the development and delivery of an inclusive public consultation process that has resulted in the majority of respondents supporting both the facility design and park master plan.

#### Scenario Evaluation

The two scenarios were evaluated on the basis of the following themes:

## Strategic Alignment

- Scenario 1
  - Opportunity to establish and align to engage the community, new stakeholders such as Edmonton Public Libraries and citizens of Edmonton to reimagine what this community hub could be.
- Scenario 2
  - Aligns with the vision of creating "Community Hubs" by including the desired site amenities both within the facility and on site and by offering an integrated facility concept.
  - Aligns with the Edmonton Events Sport and Cultural Attraction Plan approved by Council in October 2018 by creating a venue for hosting competitive and national/international events.
  - Allows an opportunity to align with the latest Sustainable Building Policy created after the original budget was approved, to include enhanced building design principles and onsite microgeneration
  - Aligned with the three success indicators outlined within the Approach to Community Recreation Planning. These include social connectivity, proactive partnerships and regional interaction. Considering the regional context that recognizes residents in the broader region will access specialized opportunities across jurisdictional boundaries.
  - Supports the Winter City strategy by including indoor amenities such as a running track. The integrated design will allow the facility to be utilized, programmed and animated to support use in all seasons.

#### **Operational and Programming Efficiencies**

- Scenario 1
  - Opportunity to establish and align to engage the community, new stakeholders such as Edmonton Public Libraries and citizens of Edmonton to reimagine what this community hub could be.
- Scenario 2
  - A centralized admission and front desk support eliminating the need for multiple duplicate staffing and operational requirements.
  - Programming flexibility with additional multipurpose rooms and space.

### **Partner Implications**

- Scenario 1
  - Would put the current partner funding contribution of \$4 million at risk.
- Scenario 2
  - Aligns with partner requirements to host competitive all season events and training opportunities.

## Public Engagement

- Scenario 1
  - Requires restarting the public engagement.
- Scenario 2
  - Aligns with the public engagement that informed the functional program.

## Budget

- Scenario 1
  - Does not require a budget adjustment. The approved funding of \$112.3M would be sufficient, however it is likely the \$4 million in partner funding may need to be replaced if lost.
- Scenario 2
  - Requires an additional \$45.7 million for a total cost of \$158 million.

#### Schedule

- Scenario 1
  - Project could be shovel ready by mid-2023. Shovel ready state to be confirmed at Checkpoint 3. Checkpoint 3 approval scheduled for Q3 2022. Project could be In Service by Q2 2026.
- Scenario 2
  - Would bring the project to a shovel ready state by the end of Q1 2021. Project could be In Service by Q2 2024.

Description	Scenario One design to budget	Scenario Two design to program		
Budget	\$112.26 million	\$158 million		
Building Area	less than 13,900 sq m (minimum 20% reduction in size)	16,700 sq m		
Program	Both scenarios include a LEED silver facility that includes a 250-meter cycling track, two gymnasiums, an urban court, a fitness centre and studios, multipurpose rooms, and childminding space.			
→ Cycling Track	250m track — hosting of Union Cycliste Internationale (UCI) sanctioned events is not achievable	250-meter track within a Category 2 Union Cycliste Internationale (UCI) approved facility able to host sanctioned events for athlete point accumulation		
→ Running Track	None	Three lane 330m running track and 50m sprinting track Able to function with booked lanes for partner organizations, while keeping a lane open to the public		
→ Spectator seating	None	Up to 750 spectators Spectator seating allows hosting of competitive events		
→ Fitness Centre	Included at a smaller scale ( <i>area reduced by more than 10 percent</i> ) with two studios and one Gymnasium Courts subject to a program review at a later date.	Included with three studios and two Gymnasium Courts		
→ Multi-purpose room	Two at a smaller scale	Four		

Scenario evaluation while trying to hold close to hold true to original programming

# Attachment 2

→ Childminding space	Included, without a play area	Included plus a play area	
➔ Integration with Peter Hemingway Facility & Leisure Centre	The facility is adjacent and not connected <i>Athletes would have to change and exit</i> <i>adjacent facilities to undertake activities</i>	The link between the new facility and Peter Hemingway Facility & Leisure Centre <i>Provides an opportunity for indoor triathlon</i> <i>events</i>	
		Main Control Point and Desk to administer access to both the new facility and the facility <i>It provides an opportunity for the removal of the</i> <i>cashpoint at the pool.</i>	
→ Commercial Retail Space	Included at a reduced number and size Loss of running track, indoor play space and smaller childminding revenue-generating spaces that support its use as a community recreation centre, sports-focused training centre and competition venue.	Included Areas of fitness centre, studios, running track, indoor play space, and child-minding spaces are based on Community & Recreation facilities knowledge and anticipated demand.	
→ Site & exterior works	Smaller Urban Court Area reduced by more than 10 percent and will eliminate some court sport lines	Urban Court Court will have several sport lines to accommodate flexibility in need and trends	
	No new road access from 135 st <i>The existing accesses to the site will be utilized</i> Existing Tennis courts removed to make way for parking <i>All 8 outdoor courts will be eliminated.</i>	Additional access to the site from 135 Street constructed Redirects traffic from the existing roadway at Ross Sheppard and to 114 ave to allow for main exit with traffic control from the site 4-6 tennis courts are rebuilt on-site Park currently has 8 well-used exterior courts.	
Public Engagement	Not completed This option has not been vetted or supported through Public Engagement. Previous engagement commitments to replace tennis	Completed Facility and its incorporation into the park has been vetted through previous rounds of public engagement and has full public support	

# Attachment 2

	courts and ease existing traffic issues at Ross Sheppard High School are not met	
Partner Feedback / Funding	Not Supported The facility will not support use by the triathlon community with the loss of the running track and the link to Peter Hemingway Fitness and Leisure Centre This scenario does not meet the needs of the partners and risks the loss of partner funding.	Supported Further funding agreement details referenced in Attachment 3
Sustainability		
→ 1% of on-site energy generation	Not included	Included Project is targeting photovoltaic energy collection
→ Energy efficiency (40% better than NECB)	Not achievable	Under review The target may not be achievable due to the large building volume. The project team is currently analyzing the modelling to confirm if this can be achieved.
→ LEED	Silver target	Silver target

A Category 2 Track is defined as:

The Union Cycliste Internationale (UCI) is the world governing body of cycling. In cycling, individual athletes gain points by competing in sanctioned events. As they develop higher-level skills, they gain points and become eligible to compete in events. Track cycling is the core sport of all 20 cycling disciplines. The UCI is the official authority that grants approval for the facility which the track resides in for training and competition by undertaking a review of the facility to ensure the track meets safety, geometry, and length requirements. The facility must have the required amenities, on an accepted international basis to enable sanctioned events to be held. The track must meet criteria for its length, radius of bends, width, and guarantee a minimum safe speed. The category of a velodrome determines what level of competition it can host. A Category 2 Velodrome can host World Cups, Continental Championships, Junior World Championships, other international events, and national events. UCI identifies the following support spaces for indoor cycling activities and, more particularly, for Category 2 events:

- Competitors quarters
- Performance testing
- Storage for program and rental equipment
- Participant staging (temporary use)
- Traffic area
- Preparation area
- Warm-up area

The physical spaces and the cycle track enable cyclists to develop from beginner to highly competitive athletes on an internationally recognized classification system.

# Integrated Infrastructure Services

Edmonton

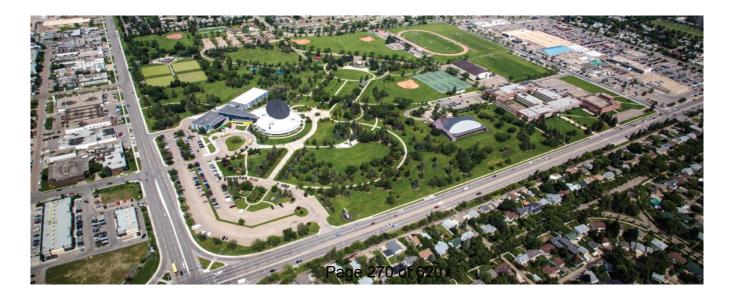
Coronation Community Recreation Centre Project Design Completion

City Council August 31, 2020 <sub>CR\_7047</sub>

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# **History / Background**

→ 2007 - City Council approved the Medium Term Recreation and Sports Field Plan which identified Coronation District Park as a site for the development of a community recreation centre.



# **History / Background**

- → 2015-18 Capital Budget funding approved at \$112.3 M (checkpoint 2; \$92.2 M debt, \$20 M Partner)
- → 2019 Report back to Executive Committee direction to advance design (checkpoint 3)
- → 2020 Report back to Council on update of design process.



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# Edmonton

# **Current Status**

Two design scenarios for the Coronation Community Recreation Centre Project have been analyzed.

# Scenario 1 - "Build to Budget":

- → The facility design is determined based on the current budget. The program and design would require adjustment to fit within the budget of \$112.3 M.
- → Build to budget will extend the project timeline through public consultation and design process.

# Scenario 2 - "Build to Program":

- → The facility design is determined based on the current program. The budget would be require adjustment to achieve the desired program.
- Build to Program will require a forecasted increase of \$46 M to the approved project budget, to a total of \$158.0 M.
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# Scenario 1 "Build to Budget"

→ The facility would be LEED silver certified and the program would include;

- 250-meter cycling track,
- two gymnasiums,
- ♦ an urban court,
- fitness centre and studios,
- multipurpose rooms, and
- ♦ a childminding space.
- → Would eliminate the City's ability to accommodate the hosting of year-round triathlon events and international cycling events. It does not meet the core activity needs (swim, bike, run) for triathlon.
- The Project timeline would require extension. The project would return to the concept stage to develop a new program and re-engage the community and stakeholders.
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Edmonton

# Scenario 2 "Build to Program"

- → The facility would be LEED silver certified and include the same attributes described for scenario 1 in addition to;
  - a Cycliste Internationale (UCI) approved cycling track
  - ♦ 750 spectator seats
  - an indoor running track
  - larger and additional studios and gymnasiums
  - a direct and secure connection to the Peter Hemingway Facility & Leisure Centre
  - outdoor tennis courts, and
  - ◆ additional traffic access to improve park accessibility.
- → Meets the original approved program and Medium Term Recreation and Sport Field Plan that supports year round indoor cycling and triathlon training and sanctioned sports events.
- → \$4M Partner-funding based on the ability to host approved Union Cycliste Internationale (UCI) professional sporting events.
- → Requires an increase in the approved project budget forecasted at \$46 M

# Edmonton

# **Next Steps**

- 1. Continue discussion with Partners regarding confirming program requirements
- 2. Continue discussion with Construction Manager on areas of opportunity to reduce projected costs and efficiencies
- 3. Advance design on basis of "Build to Program" to PDDM Checkpoint 3
- 4. Prepare options for consideration with Fall SCBA on how to proceed with the project:
  - a. Scenario 1 "Build to Budget" Re-Engage / Re-Design
  - b. Scenario 2 "Build to Program" Budget Adjustment
  - c. Hold Project Paused at Checkpoint 3

# Thank you.

# Questions?

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Edmonton

# Affordable Housing Investment Program

**2020 Grant Award Recommendation** 

## Recommendation

That a grant funding affordable housing agreement between the City of Edmonton and The Governing Council of the Salvation Army in Canada, not to exceed \$2.5 million, as outlined in Attachment 2 of the August 31, 2020, Citizen Services report CR\_7846, be approved, and that the agreement be in form and content acceptable to the City Manager.

## **Executive Summary**

To further the City's goal of creating 2,500 affordable housing units across Edmonton over the next four years, Administration launched the Affordable Housing Investment Program to provide grant funding to eligible applicants to encourage affordable housing development in Edmonton.

The first intake of the Affordable Housing Investment Program (New Construction) ran from December 2019 to February 2020. There were six applications made to the grant program in 2020, and one application met all the program eligibility requirements. The application by The Governing Council of the Salvation Army in Canada (Salvation Army) is for up to a maximum amount of \$2.5 million dollars towards the construction of 143 units of affordable housing at Grace Village in the neighbourhood of Baranow.

# Report

The City's Updated Affordable Housing Investment Plan (2019-2022) aims to create 2,500 new or renovated affordable housing units across Edmonton over the next four years. In alignment with City Policy C601 Affordable Housing Investment Guidelines, Administration launched the Affordable Housing Investment Program. The program provides grant funding to eligible non-profit and private sector entities, targeting shovel-ready proposals to encourage affordable housing development in Edmonton.

The Affordable Housing Investment Program - New Construction stream aims to provide grant funding for up to 25 percent of the capital costs of newly constructed affordable housing developments. The first intake began in December 2019 and ended in February 2020. Of the six applications received, one applicant met all of the eligibility requirements of the program and is being recommended to City Council for consideration.

## Grace Village

The Salvation Army is the largest non-governmental direct provider of social services in Canada, running numerous social service institutions of various kinds.

The Salvation Army proposes to construct a new 175 unit building called Grace Village. The development would include 72 units for permanent supportive housing, 71 units for transitional accommodation (also known as bridge housing), and 32 units for a four-month in-patient abstinence based program. Grace Village is the last building in a multi-phase development that includes seniors supportive housing (Grace Manor) and a religious assembly (The Salvation Army Castledowns Church).

The estimated budget for the entire development of 175 units is \$31.8 million, including land and construction. The Salvation Army has requested \$2.5 million from the City to offset the capital costs toward 143 of the units, including 72 units of permanent supportive housing and 71 units of transitional accommodation. The request represents nine percent of the total capital costs for the 143 units of permanent supportive and transitional housing, which is within the 25 percent contribution range set out in the approved Affordable Housing Investment Plan (2019-2022). The proposed grant will enable The Salvation Army to apply for further funding under the federal government's National Housing Co-Investment Fund, which requires proposed developments to have a confirmed in-kind or financial contribution from a municipal or provincial government to be eligible.

# **Budget/Financial Implications**

The requested City contribution of up to \$2.5 million would be provided through the Affordable Housing Investment Program funded from the City's Affordable Housing Reserve.

# Public Engagement

Public Engagement was not undertaken for this report as it addresses terms and conditions of a proposed legal agreement between the City and The Governing Council of the Salvation Army in Canada.

# **Corporate Outcomes and Performance Management**

Corporate Outcome(s): Edmonton is a safe city					
Outcome(s)	Measure(s)	Result(s)	Target(s)		
Increased access to affordable housing	Number of permanent supportive housing units developed	2017 - present: 79 2009-2016: 201	916 additional units by 2024		

# Affordable Housing Investment Program

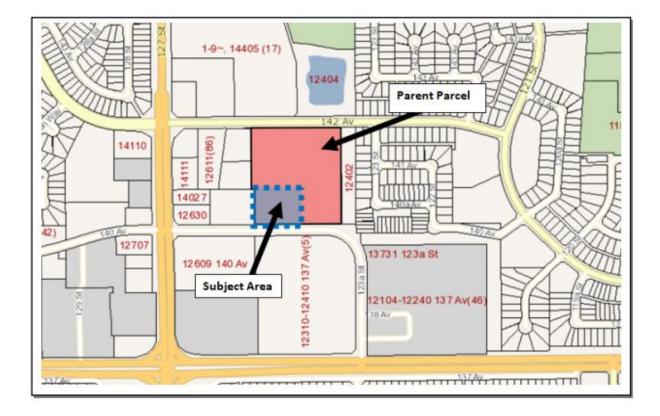
Increased supply of affordable housing units in all areas of the city		Number y affordabl units sup	e housing	2018-2020: 807		2500 by the end of 2022	
Risk Assessment							
Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations	
lf recomm	endation is app	roved					
Public Perception	The community may not support the project	3 - Possible	1 - Minor	3 - Low	The Salvation Army has undertaken various activities to connect with external and internal stakeholders	The City is working with the Salvation Army on a detailed engagement strategy to further engage with the community on the proposed development.	
lf recomm	endation is not	approved					
Citizens	Edmontonians requiring permanent supportive housing will need to continue to rely on temporary housing measures.	4 - Almost Certain	2 - Moderate	8 - Medium	The City is currently exploring other forms of expedited interim housing for individuals experiencing homelessness.	The City will continue to assess impacts related to the shortage of permanent supportive housing such as shelter system utilization and the impacts or Edmontonians sleeping rough.	
Citizens	Bridge housing supply remains unchanged and citizens in need will not have access to this resource.	4 - Likely	2 - Moderate	8 - Medium	The City supports emergency shelter responses and is working to increase the supply of permanent supportive housing		
Public Perception	The public may lose confidence in the City's ability to maximize its resources to advance affordable housing solutions.	4 - Likely	2 - Moderate	8 - Medium	Inform the community of the City's ongoing work related to housing	The City will continue to educat the public and advance long-term strategies and plans as they relat to permanent supportive housing	

## Attachments

- 1. Grace Village Development Details
- 2. Grace Village Grant Funding Affordable Housing Agreement General Terms and Conditions

## **Others Reviewing this Report**

- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- C. Owen, Deputy City Manager, Communications and Engagement
- B. Andriachuk, City Solicitor



# **Grace Village Development Details**

The proposed development will be located at 12510 140 Avenue NW in the neighbourhood of Baranow. The subject property (in blue) is a 2.13 acre rectangular portion of the 9.6 acre parent property. The parent parcel has full municipal services and contains two buildings - Salvation Army Grace Manor seniors supportive housing and the Salvation Army Castledowns Church.

The current zoning is DC2(502) and is able to accommodate the proposed use. Furthermore, the proposed development has a valid development permit "to construct a 175 sleeping unit Lodging House / Group Home building (Grace Village)."





Note: All drawings below are artistic renderings shown only for illustrative purposes. Final design may not be exactly as shown

The Grace Village proposed development will provide lodging rooms in a semi-private accommodation for the planned 175 residents spread across three unique specific programs:

- A maximum of 72 men and women in the Stepping Stone Supportive Residence Program
- A maximum of 71 men in the Residential Bridge Program
- A maximum of 32 men who will complete the four-month Transformations Program

Grace Village will have three distinct wings to house each of the programs with training rooms and resident support areas located in the central wing. Each wing will have its own elevator, lounge areas, and kitchenette. The main corridor in each program area incorporates small sitting areas, washroom/showers, and laundry room.

Residents will have their own bedroom space with a bed, desk and wardrobe, and the majority of them will share a common washroom and separate showers with up to five individuals. There are also two self-contained rooms with private bathrooms provided in the Stepping Stone program area, two in the Transformations program area, and three in the Residential Program area.

The core of the building will encompass a central dining room/kitchen, large multi-use spaces, fitness room, and associated administration space.

Grace Village will incorporate universal design and will strive to achieve Net Zero in energy efficiency.

# Grace Village Grant Funding Affordable Housing Agreement General Terms and Conditions

- The parties to the Agreement are the City of Edmonton and The Governing Council of the Salvation Army in Canada.
- The City will provide funding up to the maximum amount of \$2.5 million to The Governing Council of the Salvation Army in Canada, to be paid out on a multi-year basis over the time period of 2020 to 2024, at the following milestones as generally and non-exhaustively described as follows:
  - 30% on execution of the Agreement and condition removal;
  - 30% on satisfactory production of quantity surveyor certificate confirming physical construction of the development is at least 30% complete, and production of satisfactory bond and insurance requirements;
  - 30% on satisfactory production of quantity surveyor certificate confirming physical construction of the development is at least 60% complete, and production of satisfactory bond and insurance requirements; and
  - 10% on satisfactory production of quantity surveyor certificate confirming physical construction of development is complete and final capital costs, copies of occupancy permits, and maintenance schedule.
- The funding is to be used towards the capital costs of constructing 72 new permanent supportive housing units and 71 new transitional accommodation units (collectively, "the affordable housing units") in the Grace Village development to be located 12510 140 Avenue NW in the Baranow neighbourhood.
- The term of the grant funding affordable housing agreement is a maximum of 40 years.
- Construction of the development must commence within two years of the execution of the Agreement.
- Substantial completion of the development must occur within four years of the execution of the Agreement.
- The development must include on-site support staffing.

- Prospective occupants of the affordable housing units must qualify as eligible occupants under criteria established or approved by the City.
- The City is entitled to register a caveat or other instruments on title to protect its interest under the Agreement.
- In the event of a substantial breach of the Agreement by The Governing Council of the Salvation Army in Canada, remedies may include but are not limited to funding being repayable to the City on a prorated basis.

The grant funding affordable housing agreement shall be in a form acceptable to Legal Services, and in content acceptable to the Branch Manager of Social Development. The approval of the grant funding affordable housing agreement includes the approval of such corrective, conformance, and incidental amendments to the Terms and Conditions, and to the form and content, as necessary or desirable to give effect to or implement the funding transaction, all as may be subsequently approved by the Branch Manager of Social Development.

# Approval to Commence Expropriation of Interests in Property

50 Street CP Rail Grade Separation

# Recommendation

- 1. That the commencement of the expropriation process under the *Expropriation Act*, RSA 2000, c E-13 (the "Act") be approved to acquire:
  - a. the lands and the interests in the lands shown and legally described in Attachment 2 of the August 31, 2020, Integrated Infrastructure Services report CR\_8345 (the "Subject Properties").
- That Administration be approved to enter into an agreement(s), pursuant to Section 30 of the *Act* ("Section 30 Agreement"), with an owner, as outlined in Attachment 2 of the August 31, 2020, Integrated Infrastructure Services report CR\_8345, where the owner is willing to consent to the acquisition.
- 3. That Administration be approved, pursuant to Sections 15(10), 35 and 39 of the *Act* to pay:
  - a. the reasonable appraisal and other costs incurred by it; and
  - b. the reasonable legal, appraisal and other costs actually and reasonably incurred by an owner described in Attachment 2 of the August 31, 2020, Integrated Infrastructure Services report CR\_8345.

# **Executive Summary**

As expropriating authority under the *Expropriation Act*, City Council approval is required for Administration to commence the expropriation process to acquire the Subject Properties and, where an owner is willing to consent to an acquisition, enter into a Section 30 Agreement.

The acquisition of the Subject Properties will facilitate the construction of 50 Street CP Rail Grade Separation between Sherwood Park Freeway and 90 Avenue.

Personal information has been redacted from Attachment 2, in accordance with Section 17(1) of the *Freedom of Information and Protection of Privacy Act*.

# Report

50 Street provides access to adjacent developing industrial areas and functions as a major north-south commuter and goods movement corridor. The at-grade CP Railway crossing along 50 Street, north of the Sherwood Park Freeway, ranks as the

highest-priority location requiring grade separation in the city. This ranking is based on delay times, the number of vehicles impacted and the frequency of train crossings, among other factors. As development continues along the 50 Street corridor, particularly along the industrial and residential areas south of the Sherwood Park Freeway, traffic volumes and congestion at this crossing are expected to increase.

In 2010, Administration completed a concept study for the railway grade separation and widening of 50 Street between Whitemud Drive and 90 Avenue. The concept study identified the configuration of 50 Street between Whitemud Drive and 90 Avenue, including the requirement for grade separation.

50 Street CP Rail Grade Separation project consists of numerous improvements including constructing a bridge, various utility work and road work. 50 Street CP Rail Grade Separation Project area is shown in Attachment 1.

## Land Requirements

City Council, as Expropriating Authority, may expropriate land pursuant to the *Expropriation Act*. The Subject Properties, as shown and legally described in Attachment 2, are required to accommodate the construction of the railway grade separation and road widening. Construction for this project is anticipated to start in 2021. In order to facilitate the project timeline, utility relocations may start as early as 2020. As designs continue to be refined, Administration will explore opportunities to minimize property impacts where possible.

Discussions with the owners of all of the Subject Properties have occurred but, to date, have not resulted in agreements being reached to purchase these properties. Commencement of the expropriation process will allow Administration to continue its efforts to negotiate the acquisition of the Subject Properties through a voluntary acquisition, settlement, Section 30 Agreement or the expropriation process in the *Act*. Approval to commence the expropriation process at this time will allow Administration to obtain ownership and possession of the Subject Properties in order to facilitate the current project timelines.

## Budget/Financial

Funding to acquire lands required for the 50 Street CP Rail Grade Separation project is available within the approved Capital Profile 18-66-6503.

## Legal

1. Expropriation is a legal right given to expropriating authorities, such as municipalities, to acquire land from a party who may otherwise be unwilling to sell it.

- 2. Section 14(2) of the *Municipal Government Act* gives City Council the right to acquire interests in land by expropriation.
- 3. An expropriation must be carried out in accordance with the Act.
- 4. An expropriation is commenced by filing a Notice of Intention to Expropriate (the "Notice"), in the prescribed form, on the certificate of title to the property being expropriated.
- 5. Each interest registered on title, and each owner (as defined in the *Act*), which includes every person in possession or occupation, must be served with a copy of the Notice. The Notice is intended to show a potentially impacted party how the proposed expropriation may impact them. After being served with the Notice, an owner may object to the proposed expropriation.
- 6. If no objection is made within the prescribed period, City Council, as approving authority, will decide whether to approve the expropriation. If approved, the City will take title, or register its interest on title, and proceed to take possession following the timelines in the Act.
- 7. If an objection is filed, the Province will appoint an inquiry officer to conduct an inquiry into whether the intended expropriation is "fair, sound and reasonably necessary" to achieve the City's objectives. Within 30 days of being appointed (subject to any extension granted), the inquiry officer must make a written report to the approving authority. City Council must consider the inquiry officer's written report and then approve or disapprove the proposed expropriation. City Council is not required to follow the inquiry officer's report.
- 8. Section 30 of the *Act* allows an owner to consent to the acquisition by the expropriating authority, subject to the condition that compensation be determined by the Land Compensation Board if the parties cannot reach an agreement. A Section 30 Agreement must be in writing and enables the parties to negotiate the date of transfer of interest and the date of possession, as opposed to being restricted to following the strict timelines in the *Act*.
- 9. The *Act* governs the payment of costs to an owner. The reasonable legal, appraisal and other costs actually incurred by the owner are used for the purpose of determining the compensation payable by the City.
- 10. The Act governs the payment of compensation to an owner. The Land Compensation Board will determine the amount of compensation payable if the owner and the City cannot reach an agreement.

### Public Engagement

Public engagement for this project was completed during the concept planning process to identify business/resident concerns, business operations/future plans. Public engagement and communications plans for the project were developed in alignment with the City's Public Engagement Policy C593 to support upcoming planning and design work along 50 Street.

Further discussions were undertaken with potentially impacted property owners and residents through the concept validation and preliminary design phases. A public information session was held at The King's University on June 26, 2018, and was attended by 175 people. An additional project update was shared with the Kenilworth Community League on February 10, 2020. Further communication activities are planned for the surrounding residents and businesses to share updates as the project advances.

Through land negotiations, engagement with the owners of the Subject Properties has been undertaken on a property-by-property basis related to the project and associated land requirements.

Corporate Outcome(s): Goods and services move efficiently				
Outcome(s)	Measure(s)	Result(s)	Target(s)	
Goods and services move efficiently			53.0% (2018)	
	Travel Time and Reliability for Goods and Services Movement (time in minutes: seconds to drive 10 km route)	10:09 (2017) - 50% of the time 13:35 (2017) - 85% of the time	12:30 (2018) 50% of the time 16:00 (2018) - 85% of the time	

### **Corporate Outcomes and Performance Management**

Outcome(s)	Measure(s)	Result(s)	Target(s)
Goods and services move efficiently	Business Satisfaction: Goods and Services Transportation (% of survey respondents who are satisfied/very satisfied)	50.5% (2017)	53.0% (2018)
	Travel Time and Reliability for Goods and Services Movement (time in minutes: seconds to drive 10 km route)	10:09 (2017) - 50% of the time 13:35 (2017) - 85% of the time	12:30 (2018) 50% of the time 16:00 (2018) - 85% of the time

Corporate Outcome(s): Edmonton is attractive and compact	
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Outcome(s)	Measure(s)	Result(s)	Target(s)
Edmonton is attractive and compact	Edmontonians' Assessment: Well-designed Attractive City (percent of survey respondents who agree/strongly agree)	53% (2017)	55% (2018)

Corporate Outcome(s): The City of Edmonton has sustainable and accessible infrastructure				
Outcome(s)	Outcome(s)Measure(s)Result(s)Target(s)			

# Approval to Commence Expropriation of Interests in Property - 50 Street CP Rail Grade Separation

The City of Edmonton has sustainable and accessible infrastructure Edmontonians' Assessment: Access to Amenities and Services that Improve Quality of Life (% of survey respondents who agree/strongly agree)		68% (2017)	70% (2018)
	Infrastructure Density (city's population divided by the total kilometres of infrastructure)	56.5 (2017)	Increase over the previous year

### **Risk Assessment**

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
Financial	Ability to fully finance the project depending on negotiations with CP Rail	3 - Possible	3 - Major	9 - Medium	There is potential for some existing approved City funding towards this project to be recovered through contributions from partners, including CP Rail, as well as through sale of surplus land following project completion. Negotiations are underway with CP Rail. Design refinement will aid in reducing the overall project costs.	Reduce overall construction cost by adjusting design if costs are higher than funds available.
Project Management	Project is delayed or over budget due to land acquisition delays	3 - Possible	3 - Major	9 - Medium	Follow Project Management Reference Guide practices, including early discussions with property owners, exploring design alternatives, and/or seeking approval to commence the expropriation process while continuing negotiations.	Develop proactive action plans to mitigate impacts to project schedule and budget.

# Approval to Commence Expropriation of Interests in Property - 50 Street CP Rail Grade Separation

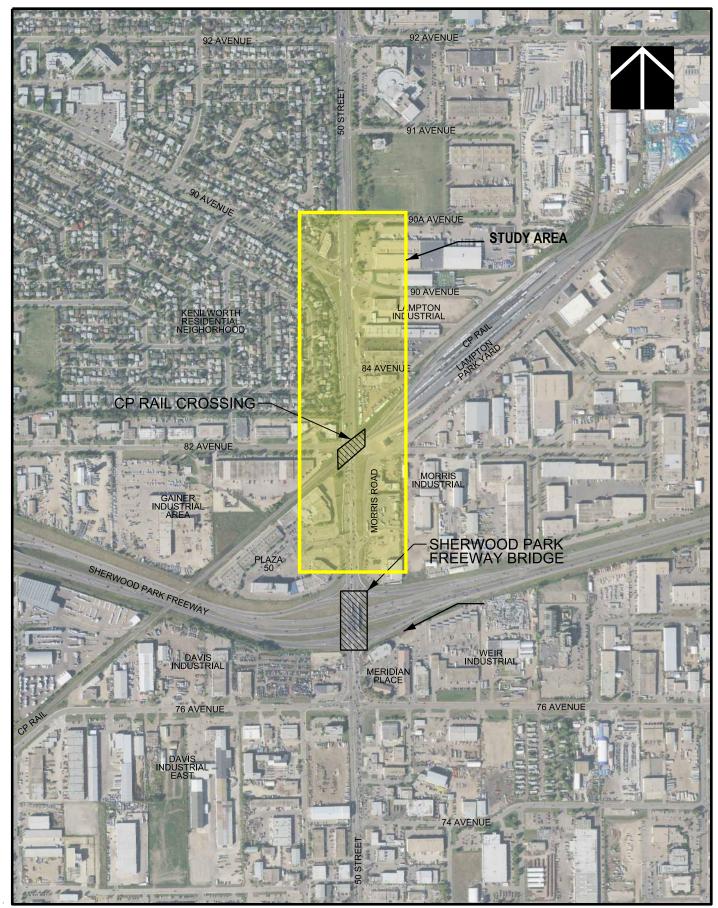
Financial	Delays result in program completion to extend past the timeline set for federal and provincial funding	2 - Unlikely	4 - Severe	8 - Medium	Acquisition process starting early in the overall grade separation project and delays can be addressed with a revised project schedule.	Develop proactive action plans to mitigate impacts to project schedule and budget.
Financial	Property values increase	3 - Possible	2 - Moderate	6 - Low	Opportunity purchases of properties as they become available; early negotiation with landowners; work with owners to mitigate impacts to reduce cost where possible.	Proactive acquisition of required properties.
Environmental	Increased costs or delays to project due to unexpected contamination	2 - Unlikely	2 - Moderate	4 - Low	Review of available environmental information prior to acquisition; undertake additional environmental testing during the acquisition process if required.	Develop a plan to manage impacts to schedule or budget if contamination is found.

### Attachments

- 1. 50 Street Grade Separation Study Area Map
- 2. Maps and Legal Description of Subject Properties

### Others Reviewing this Report

- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- C. Owen, Deputy City Manager, Communications and Engagement
- B. Andriachuk, City Solicitor



### 50 STREET WIDENING and CPR GRADE SEPARATION SHERWOOD PARK FREEWAY TO 90A AVENUE

STUDY AREA MAP

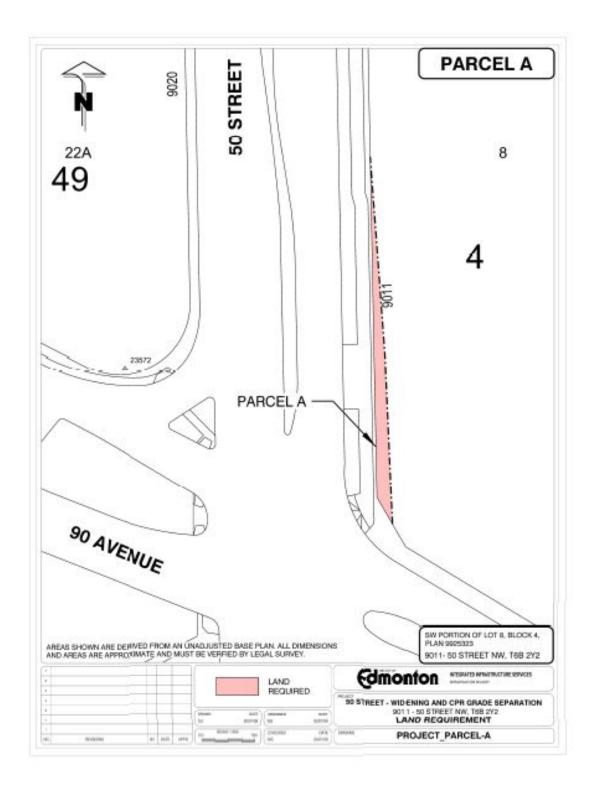
### Map and Legal Description of Subject Properties

Approval is sought, pursuant to the provisions of the *Expropriation Act*, to commence expropriation of all land, rights, titles and interests, expressed or implied, of the "owners" (as defined in the *Expropriation Act*);

- 1) existing now; and
- 2) as may become known to the expropriating authority,

of the following properties and portions of properties:

Property Identifier	Municipal Addresses	
A	9011 - 50 Street NW, Edmonton, AB T6B 2Y2	
В	8921 - 50 Street NW, Edmonton, AB T6B 1E7	
С	8703 - 50 Street NW, Edmonton, AB T6B 1E7	
D	4904C - 84 Avenue NW, Edmonton, AB T6B 2S9	
E1	4919 - 84 Avenue NW, Edmonton, AB T6B 2T2	
E2	8233 - 50 Street NW, Edmonton, AB T6B 1E7	
н	5203 - 82 Avenue NW, Edmonton, AB T6B 2J6	
I	8170 - 50 Street NW, Edmonton, AB T6B 1E6	
U	8930 - 46 Street NW, Edmonton, AB no postal code available according to Canada Post	



### PARCEL A:

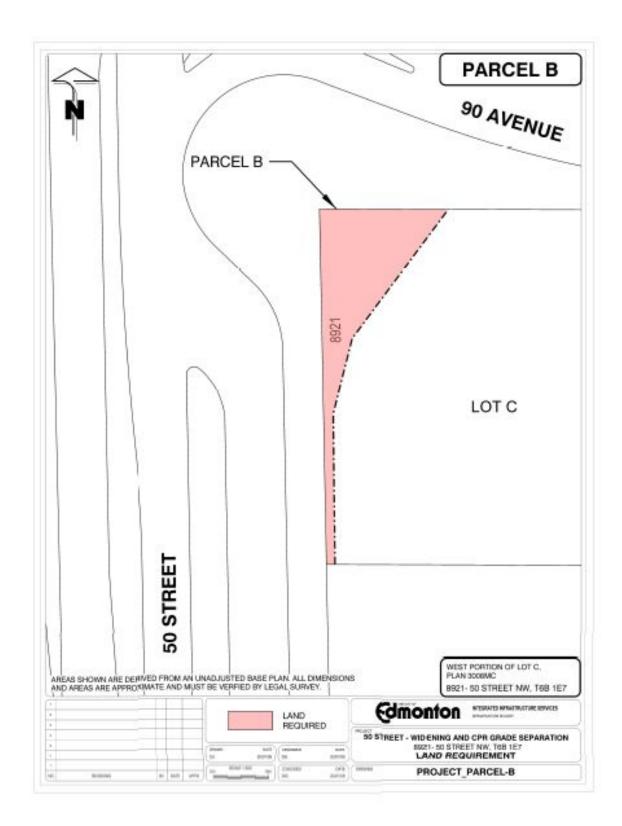
Area Required:	Approximately 0.011 hectares, more or less
Municipal Address: Legal Description:	9011 - 50 STREET NW, Edmonton, AB PLAN 9925323 BLOCK 8 LOT 4 EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner: Estate: Certificate of Title No	YORK REALTY INC. Fee Simple : 062 050 273

Improvements within Area Required: Grass and landscaping

### Registered Interests on Title:

Registration Number	Registration Date	Registration Type
012 010 855	10/01/2001	Caveat Re: Encroachment
172 073 860	23/03/2017	Mortgage RBC Investor Services Trust
172 073 861	23/03/2017	Caveat Re: Assigned of Rents and Leases RBC Investor Services Trust
172 073 862	23/03/2017	Caveat Re: Lease Interest RBC Investor Services Trust
172 319 939	02/12/2017	Mortgage Computershare Trust Company of Canada
172 319 940	02/12/2017	Caveat Re: Assigned of Rents and Leases Computershare Trust Company of Canada
172 319 941	02/12/2017	Caveat Re: Assigned of Lease Computershare Trust Company of Canada

Name	Nature of Potential Unregistered Owner
Landtran Systems Inc	Unregistered Tenant



### PARCEL B:

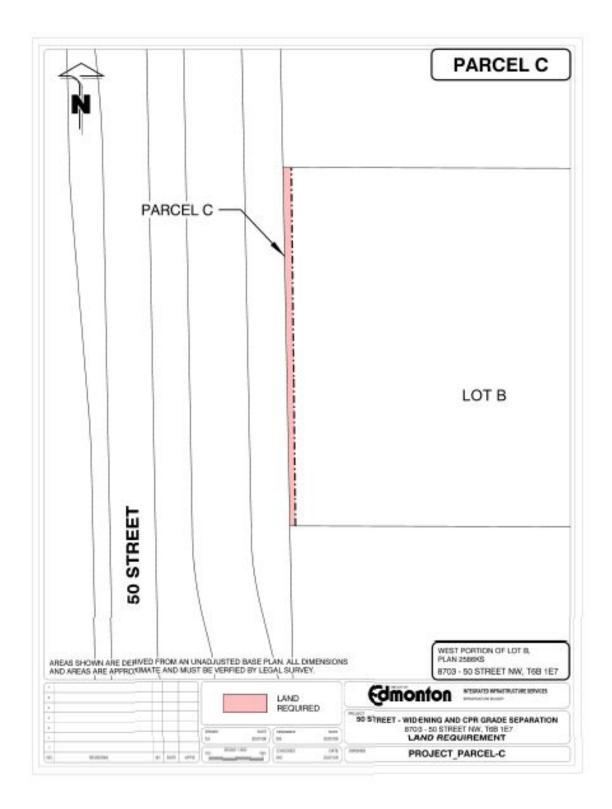
Area Required:	Approximately 0.042 hectares, more or less North access to be closed
Municipal Address:	8921 - 50 STREET NW, Edmonton, AB
Legal Description:	PLAN 3008MC
	BLOCK
	LOT C
	EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner:	YCG HOLDINGS LTD.
Estate:	Fee Simple
Certificate of Title No	: 172 296 291

Improvements within Area Required: Parking, mature trees, landscaping.

### Registered Interests on Title:

Registration Number	Registration Date	Registration Type
172 296 292	10/11/2017	Caveat Re: Encroachment
172 296 293	10/11/2017	Caveat Re: Assigned of Rents and Leases Royal Bank of Canada

Name	Nature of Potential Unregistered Owner
Cliffs Towing	Unregistered Tenant



### PARCEL C:

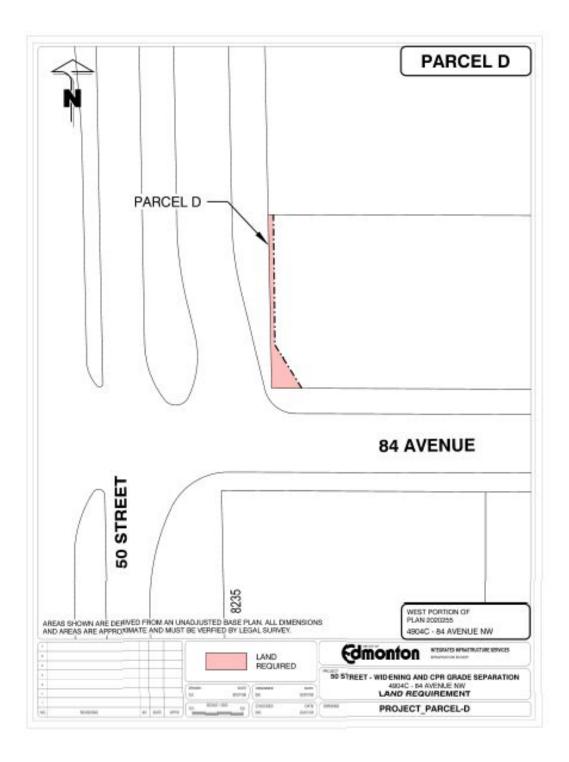
Area Required:	Approximately 0.009 hectares, more or less
Municipal Address: Legal Description:	8703 - 50 STREET NW, Edmonton, AB PLAN 2586KS BLOCK LOT B EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner: Estate: Certificate of Title No	ARCL PROPERTY HOLDINGS LTD. Fee Simple : 042 521 478

Improvements within Area Required: Mature trees, landscaping, pylon sign, portable sign

### Registered Interests on Title:

Registration Number	Registration Date	Registration Type
962 061 033	14/03/1996	Caveat Re: Lease 671098 Alberta Ltd.
012 277 568	05/09/2001	Caveat Re: Lease City Neon Ltd.

Name	Nature of Potential Unregistered Owner
Dulux Paints	Unregistered Tenant
Canine Quarters	Unregistered Tenant
Kliber Automotive	Unregistered Tenant
The Summit Church - Edmonton	Unregistered Tenant
Regera Inc.	Unregistered Tenant
Mtek Digital	Unregistered Tenant



### PARCEL D:

Area Required:	Approximately 0.006 hectares, more or less
Municipal Address: Legal Description:	<b>4904C 84 AVENUE NW, Edmonton, AB</b> CONDOMINIUM PLAN 2020255 UNIT 1 AND 3333 UNDIVIDED ONE TEN THOUSANDTH SHARES IN
De sistered Ourser	THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner: Estate:	S T G MANAGEMENT INC.
Certificate of Title No:	Fee Simple : 202 024 984

Improvements within Area Required: Mature trees, signs, landscaping, parking spaces.

### Registered Interests on Title:

Registration Number	Registration Date	Registration Type
132 416 908	21/12/2013	Mortgage Fath Developments Ltd.
132 416 909	21/12/2013	Caveat Re: Assignment of rents and leases

Name	Nature of Potential Unregistered Owner
Tirecraft Edmonton 84 Ave	Unregistered Potential Tenant

Municipal Address:	4910 84 AVENUE NW, Edmonton, AB TSB 2S9
Legal Description:	CONDOMINIUM PLAN 2020255
	UNIT 2
	AND 2316 UNDIVIDED ONE TEN THOUSANDTH SHARES IN
	THE COMMON PROPERTY
	EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner:	S T G MANAGEMENT INC.
Estate:	Fee Simple
Certificate of Title No	202 024 984 <b>+1</b>

### Registered Interests on Title:

Registration Number	Registration Date	Registration Type
132 416 908	21/12/2013	Mortgage Fath Developments Ltd.
132 416 909	21/12/2013	Caveat Re: Assignment of rents and leases

### Unregistered potential owners in Property known at this time:

Name	Nature of Potential Unregistered Owner
L & M Tire Alignment	Unregistered Potential Tenant

Municipal Address: Legal Description:	<b>4914 84 AVENUE NW, Edmonton, AB T6B 2S9</b> CONDOMINIUM PLAN 2020255 UNIT 3 AND 1011 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner:	S T G MANAGEMENT INC.
Estate:	Fee Simple
Certificate of Title No	: 202 024 984 <b>+2</b>

### Registered Interests on Title:

Registration Number	Registration Date	Registration Type
132 416 908	21/12/2013	Mortgage Fath Developments Ltd.
132 416 909	21/12/2013	Caveat Re: Assignment of rents and leases

Name	Nature of Potential Unregistered Owner
Clutch & Grab Transmission	Unregistered Potential Tenant

Municipal Address:	4918 84 AVENUE NW, Edmonton, AB T6B 2S9
Legal Description:	CONDOMINIUM PLAN 2020255
	UNIT 4
	AND 2015 UNDIVIDED ONE TEN THOUSANDTH SHARES IN
	THE COMMON PROPERTY
	EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner:	S T G MANAGEMENT INC.
Estate:	Fee Simple
Certificate of Title No	: 202 024 984 <b>+3</b>

### Registered Interests on Title:

Registration Number	Registration Date	Registration Type
132 416 908	21/12/2013	Mortgage Fath Developments Ltd.
132 416 909	21/12/2013	Caveat Re: Assignment of rents and leases

### Unregistered potential owners in Property known at this time:

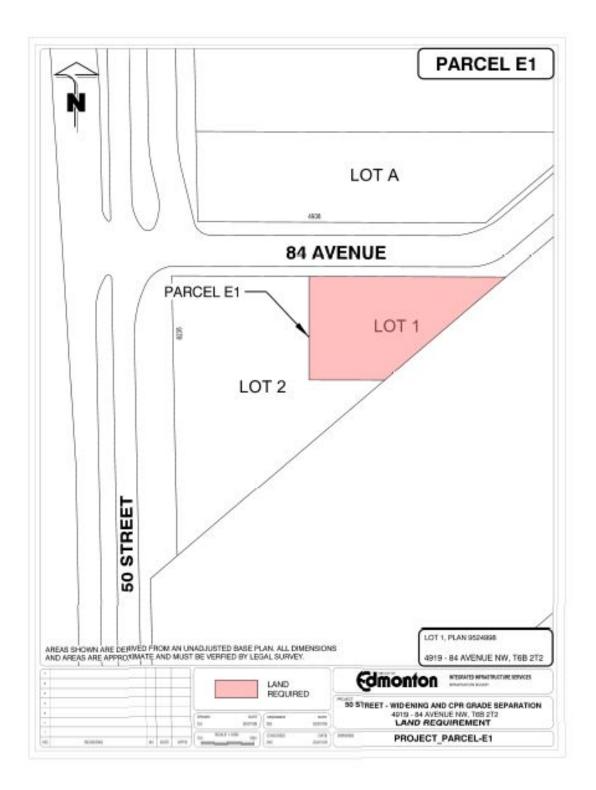
Nature of Potential Unregistered Owner
Unregistered Potential Tenant

Municipal Address:	4930 84 AVENUE NW, Edmonton, AB T6B 2S9
Legal Description:	CONDOMINIUM PLAN 2020255
	UNIT 5
	AND 1325 UNDIVIDED ONE TEN THOUSANDTH SHARES IN
	THE COMMON PROPERTY
	EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner:	S T G MANAGEMENT INC.
Estate:	Fee Simple
Certificate of Title No:	: 202 024 984 <b>+4</b>

## Registered Interests on Title:

Registration Number	Registration Date	Registration Type
132 416 908	21/12/2013	Mortgage Fath Developments Ltd.
132 416 909	21/12/2013	Caveat Re: Assignment of rents and leases

Name	Nature of Potential Unregistered Owner
ABC Muffler & Hitch Shop	Unregistered Potential Tenant



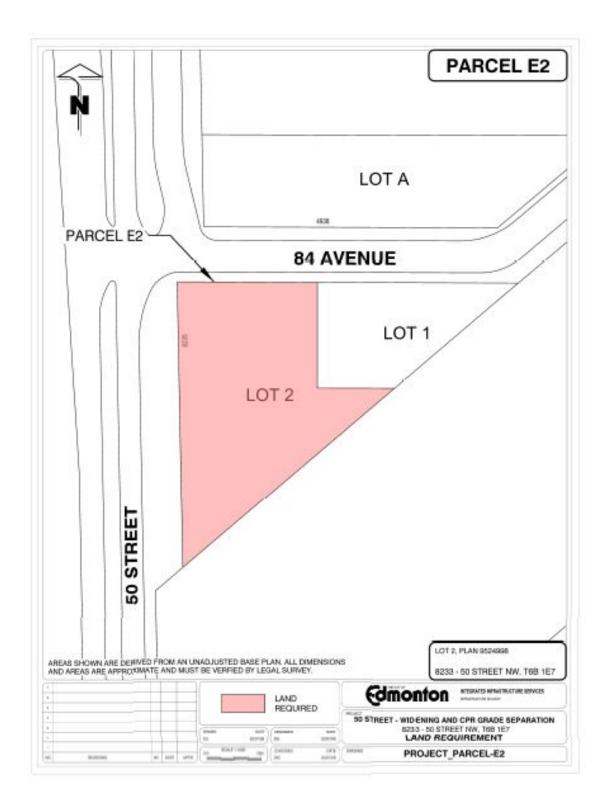
### PARCEL E1:

Area Required:	Approximately 0.195 hectares, more or less
Municipal Address:	4919 - 84 Avenue NW, Edmonton, AB
Legal Description:	PLAN 9524998
	LOT 1
	EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner:	668366 ALBERTA LTD.
Estate:	Fee Simple
Certificate of Title No	: 962 304 606

### Registered Interests on Title:

Registration Number	Registration Date	Registration Type
3970JE	27/10/1952	Utility Right Of Way Atco Gas And Pipelines Ltd.
022 003 445	04/01/2002	Mortgage Alberta Treasury Branches
022 003 446	04/01/2002	Caveat Re: Assignment Of Rents And Leases Alberta Treasury Branches
072 281 675	16/05/2007	Amending Agreement Affects Instrument No. 022003445

Name	Nature of Potential Unregistered Owner
Unknown Name(s)	Unregistered Potential Tenant(s)



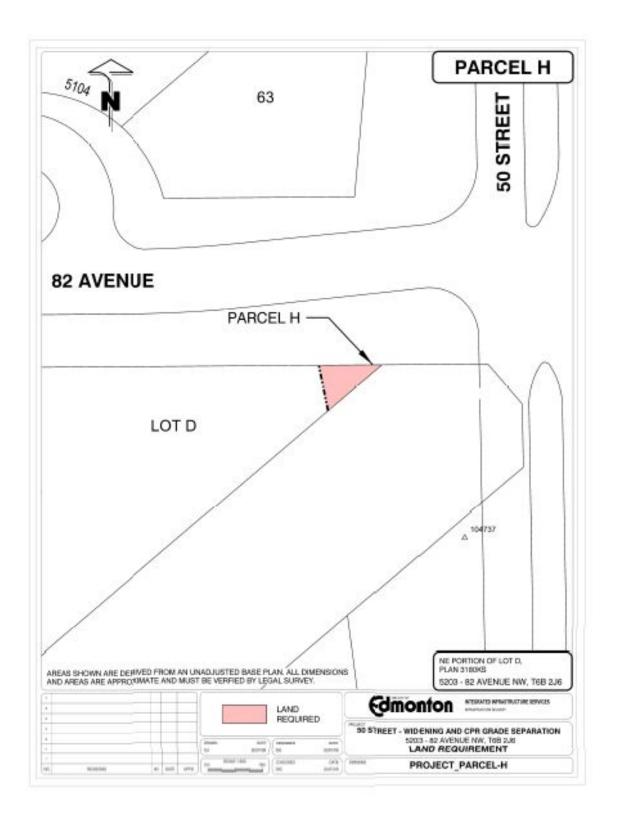
### PARCEL: E2

Area Required:	Approximately 0.453 hectares, more or less
Municipal Address: Legal Description:	8233 - 50 STREET NW, Edmonton, AB PLAN 9524998 LOT 2 EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owners: Estate: Certificate of Title No	668366 ALBERTA LTD. Fee Simple

### Registered Interests on Title:

Registration Number	Registration Date	Registration Type	
3970JE	27/10/1952	Utility Right Of Way Atco Gas And Pipelines Ltd.	
952 314 645	23/11/1995	Utility Right Of Way Edmonton Power Inc.	
022 003 445	04/01/2002	Mortgage Alberta Treasury Branches	
022 003 446	04/01/2002	Caveat Re: Assignment Of Rents And Leases Alberta Treasury Branches	
072 281 675	16/05/2007	Amending Agreement Affects Instrument No. 022003445	

Name	Nature of Potential Unregistered Owner		
Unknown Name(s)	Unregistered Potential Tenant(s)		



### PARCEL H:

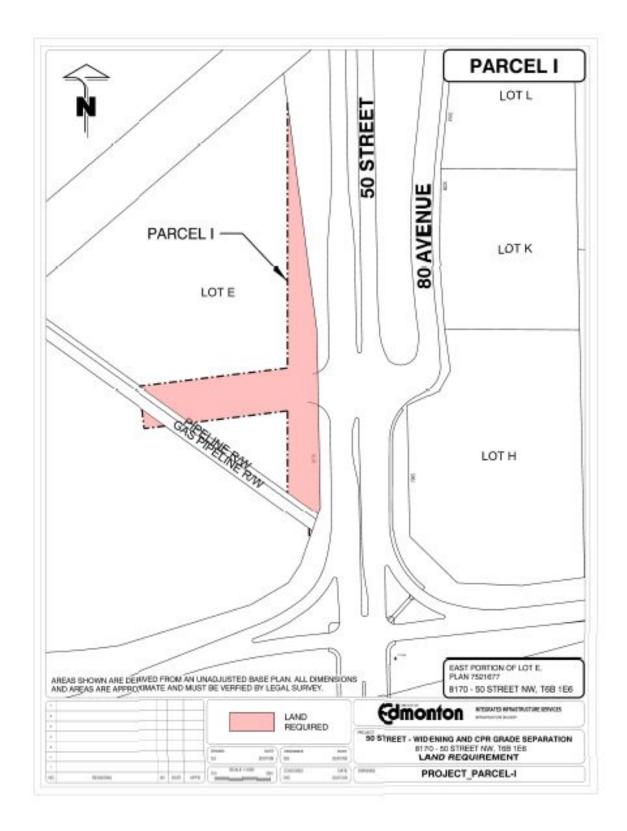
Area Required:	Approximately 0.005 hectares, more or less
Municipal Address:	5203 - 82nd Avenue, Edmonton, AB
Legal Description:	PLAN 3180KS
	LOT D
	EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owners:	BARAMY INVESTMENTS LTD.
Estate:	Fee Simple
Certificate of Title No	: 108Q263

Improvements within Area Required:Landscaping and Free Standing Pylon Sign

### Registered Interests on Title:

Registration Number	Registration Type
4697SV	Utility Right Of Way Atco Gas And Pipelines Ltd.
792 041 701	Utility Right Of Way Atco Gas And Pipelines Ltd.
062 484 225	Mortgage the Bank Of Nova Scotia
112 183 527	Caveat Re : Assignment Of Rents And Leases The Bank Of Nova Scotia

Name	Nature of Potential Unregistered Owner
Pattison Outdoor Advertising	Lease for Placement of Free Standing Pylon
	Sign



### PARCEL I:

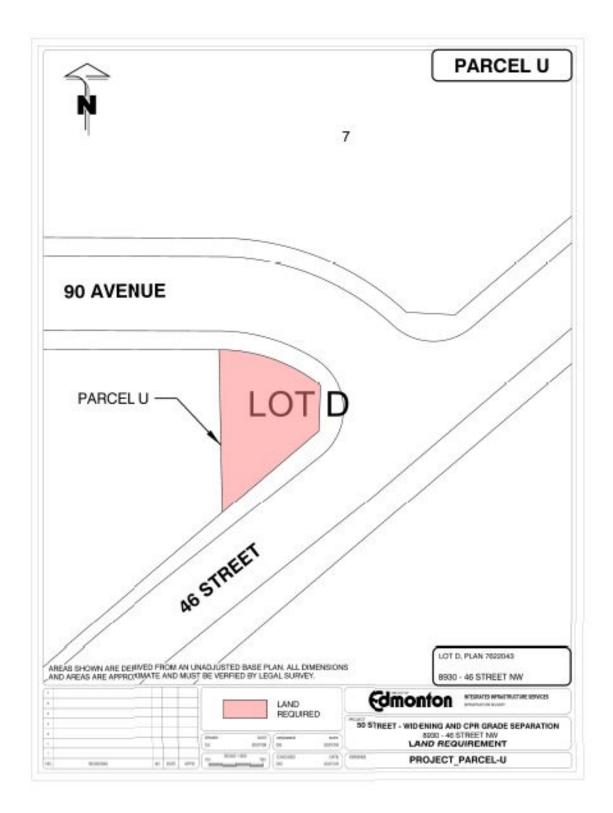
Area Required:	Approximately 0.403 hectares, more or less
Municipal Address: Legal Description:	8170 - 50th Street, Edmonton, AB PLAN 752 1677 LOT E
	CONTAINING 5.29 HECTARES (13.08 ACRES) MORE OR LESS IN TWO PARTS
	EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owners:	480955 ALBERTA LTD.
Estate:	Fee Simple
Certificate of Title No	: 042 146 341

Improvements within Area Required: Landscaping, 2 Pylon signs, paved parking & welcome sign

### Registered Interests on Title:

Registration Number	Registration Type
7833ht	Utility Right Of Way Atco Gas And Pipelines Ltd.
782 113 317	Easement Atco Pipelines
072 146 730	Caveat Re: Utility Right Of Way Amending Agreement Atco Gas And Pipelines Ltd.
102 118 831	Caveat Re: Lease Interest Thermo Design Engineering Ltd.

Name	Nature of Potential Unregistered Owner		
Unknown Name(s)	Unregistered Potential Tenant(s)		



### PARCEL U:

# Area Required:Approximately 0.036 hectares, more or less (entire parcel)Municipal Address:<br/>Legal Description:8930 - 46 STREET NW, Edmonton, AB<br/>PLAN 7622043<br/>BLOCK<br/>LOT D<br/>EXCEPTING THEREOUT ALL MINES AND MINERALSRegistered Owners:<br/>Estate:A. J. JENSEN INC.<br/>Fee Simple<br/>Certificate of Title No: 022 365 633

Improvements within Area Required: Secure fencing, mature trees, parking, paved open storage lot.

### **Registered Interests on Title:**

Nil

### Unregistered potential owners in Property known at this time:

Nil

# **Approval of Expropriations**

Valley Line West

### Recommendation

- 1. That the expropriation of the properties and interests as shown and legally described in Attachment 1 of the August 31, 2020, Office of the City Manager report CR\_8464, (the "Properties"), be approved.
- 2. That all steps under the *Expropriation Act,* RSA 2000, c. E-13 (the "*Act*") be taken to complete the expropriations, including but not limited to, registering certificates of approval of expropriation, and serving the notices of expropriation, notices of proposed payment, and notices of possession.

### Executive Summary

City Council, as approving authority under the *Act*, is required to approve or disapprove the expropriation of the Properties, which are required for construction and operation of the Valley Line West LRT.

Personal information has been redacted from Attachment 1 in accordance with section 17(1) of the *Freedom of Information and Protection of Privacy Act*.

### Report

### Expropriation Steps

City Council may expropriate land pursuant to the *Expropriation Act*. On October 23, 2018; February 5, 2019; March 12, 2019; April 16, 2019; July 3, 2019; and December 10, 2019, Council approved the commencement of the expropriation process to acquire the Properties. Negotiations with owners continued but did not result in either a voluntary acquisition or a section 30 agreement, pursuant to the *Expropriation Act*.

In early to mid June 2020, Administration registered notices of intention to expropriate on the titles to the Properties shown and described on Attachment 1, served the notices of intention to expropriate on the owners, and published the notices of intention to expropriate in the Edmonton Journal. An owner has 21 days after being served with a notice of intention to expropriate to file a notice of objection to expropriation. The owners shown in Attachment 1 either did not file a notice of objection to expropriation or withdrew the notice of objection to expropriation. The *Act* states that if an owner does not object to the notice of intention to expropriate or an objection is made and then withdrawn, City Council may proceed as though no objection had been made; and City Council shall then approve or disapprove the proposed expropriation upon proof of service and proof of publication of the notice of intention to expropriate. Attachment 2 is a copy of the Affidavit of Service and Publication (exhibits excluded but available) evidencing proof of service on the owners and publication of the notices of intention to expropriate.

If City Council approves the expropriation of the Properties, Administration will register a certificate of approval to expropriate on the titles to the Properties. If a certificate of approval to expropriate is not registered within the timelines in the *Act*, the proposed expropriation is deemed abandoned.

### Budget/Financial Implications

Funding for the acquisition of land required for Valley Line West is through Capital Profile 16-66-7017.

### Legal Implications

- 1. An owner may object to an expropriation within 21 days of being served with a notice of intention to expropriate.
- 2. A notice of intention to expropriate is also advertised twice in the Edmonton Journal.
- 3. If an objection is filed, the Province will appoint an inquiry officer to conduct a hearing into whether the expropriation is fair, sound and reasonably necessary.
- 4. If no objection is filed, City Council may approve or disapprove the proposed expropriation upon proof of service and proof of publication in compliance with the *Act*.
- 5. If City Council approves an expropriation, a certificate of approval of expropriation will be registered making the City the owner of the land. If a certificate of approval is not registered within the timeline in the *Act*, the proposed expropriation is deemed abandoned.
- 6. If an expropriation is abandoned, the City must pay any actual loss sustained by an owner and the reasonable legal, appraisal and other costs incurred by the owner up to the abandonment.
- 7. After an interest is expropriated, the City must serve the owner with a notice of possession stating the date it must vacate by.
- 8. Prior to vacating, an owner will receive compensation in accordance with the *Act.* The City is required to provide an owner with an appraisal setting out the market value.

- 9. The Land Compensation Board will determine compensation if the parties cannot agree.
- 10. Reasonable legal, appraisal and other costs actually incurred by an owner in order to determine compensation are paid by the City.

### **Corporate Outcomes and Performance Management**

Corporate Outcome(s): Edmonton is attractive and compact.			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Edmonton is attractive and compact.	Edmontonians' assessment: Well designed, attractive city (percent of survey respondents who agree/strongly agree)	53% (2017)	55% (2018)

Corporate Outcome: Edmontonians use public transit and active modes of transportation.			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Edmontonians use public transit and active modes of transportation.	Transit ridership (rides/capita)	91.6 (2017)	105 (2018)
	Journey to work mode (percent of survey respondents who select auto passenger, transit, walk, cycle or other)	26.1% (2016 result)	25.9% (2018)

Corporate Outcome: The City of Edmonton has sustainable and accessible infrastructure.			
Outcome(s)	Measure(s)	Result(s)	Target(s)
The City of Edmonton has sustainable and accessible infrastructure.	Edmontonians' assessment: Access to infrastructure, amenities and services that improve quality of life (percent of survey respondents who agree/strongly agree)	68% (2017)	70% (2018)

### **Risk Assessment**

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
Project Management	Project goes over budget, has poor quality, is delayed.	2- Unlikely	2 - Moderate	4 - Low	Recommenda tion that City Council approve the proposed expropriation of the Properties.	Complete the steps required under the <i>Expropriation</i> <i>Act</i> to finalize the expropriation, including registering a certificate of approval of expropriation.
Legal	If a certificate of approval of expropriation is not registered within the required timeline, the proposed expropriation is presumed to be abandoned.	2 - Unlikely	3 - Major	6 - Low	Recommenda tion that City Council approve the proposed expropriation of the Properties.	Complete the steps required under the <i>Expropriation</i> <i>Act</i> to finalize the expropriation, including registering a certificate of approval of expropriation.

### Attachments

- 1. Map and Legal Description of the Properties, including registered and non-registered interests
- 2. Affidavit of Service & Publication (Exhibits excluded)

### Others Reviewing this Report

- M. Persson, Deputy City Manager and Chief Financial Officer, Financial and Corporate Services
- C. Owen, Deputy City Manager, Communications and Engagement
- J. Meliefste, Acting Deputy City Manager, Integrated Infrastructure Services

## Map and Legal Description of Subject Properties

Property Number Municipal Address(es)		Approval to Commence Expropriation Report Date, Number and Property Number	
1(W47)	10004 - 156 Street NW	February 5, 2019 - Integrated Infrastructure Services CR_6631 Property 5A	
2(W47A)	10008 - 156 Street NW	February 5, 2019 - Integrated Infrastructure Services CR_6631 Property 5B	
3(W132)	13530 Stony Plain Road NW	April 16, 2019 - Integrated Infrastructure Services CR_6870 Property 9	
4(W136)	10320 - 134 Street NW	April 16, 2019 - Integrated Infrastructure Services CR_6870 Property 11	
5(W174)	10360 - 111 Street NW	March 12, 2019 - Integrated Infrastructure Services CR_6781 Property 4	
6(W186)	10536 - 102 Avenue NW	March 12, 2019 - Integrated Infrastructure Services CR_6781 Property 6	
7(W194)	14319 Stony Plain Road NW	April 16, 2019 - Integrated Infrastructure Services CR_6870 Property 6	
8(W197)	10225 - 138 Street NW	July 3, 2019 - Integrated Infrastructure Services CR_7121 Property 1	
9(W204) 13210 Stony Plain Road NW		April 16, 2019 - Integrated Infrastructure Services CR_6870 Property 13	

10(W251)	17104 - 86 Avenue NW	December 10, 2019 - Integrated Infrastructure Services CR_7391 Property 32	
11(W285)	9935 - 156 Street NW	February 5, 2019 - Integrated Infrastructure Services CR_6631 Properties 4A and 4B	
12(W291)	12225 Stony Plain Road NW	February 5, 2019 - Integrated Infrastructure Services CR_6631 Property 13	
13(W292)	10350 - 122 Street NW	February 5, 2019 - Integrated Infrastructure Services CR_6631 Property 14	
14(W191)	9509 -156 Street NW	October 23, 2018 - Integrated Infrastructure Services CR_6154 Property 5	
15(W190&190A)	1 Meadowlark Park Shopping Centre NW	April 16, 2019 - Integrated Infrastructure Services CR_6870 Properties 1A and 1B	

Map and Legal Description, including Registered/Non-Registered Interests of Properties

Approval is sought, pursuant to the *Expropriation Act*, to expropriate all of the lands, rights, titles and interests, expressed or implied, of the "owners" (as defined in the *Expropriation Act*);

- 1) existing now; and
- 2) as may become known to the expropriating authority,

as particularly described, in the Properties shown and legally described as:

- PROPERTY 1: FEE SIMPLE ESTATE, together with all registered and non-registered interests in the land, but excepting out the leasehold interest of each and every tenant in possession of or occupation of the land
- Municipal Address:
   10004 156 Street NW, Edmonton, AB

   Legal Description:
   PLAN 2586AZ

   BLOCK ONE-C (1C)
   LOT ONE (1)

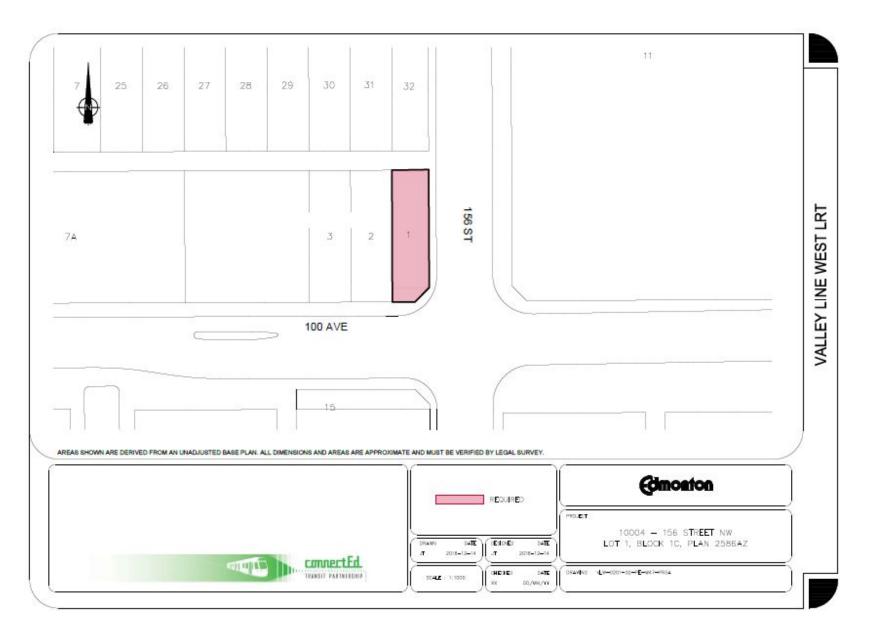
   EXCEPTING THEREOUT:
   0.014 HECTARES (0.03 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN 8221370

   EXCEPTING THEREOUT ALL MINES AND MINERALS

   Registered Owner:
   TASTY MILL HOLDINGS LTD.

   Certificate of Title No: 922 071 145 +1 (North Alberta Land Registration District)

Registered Interests: Nil

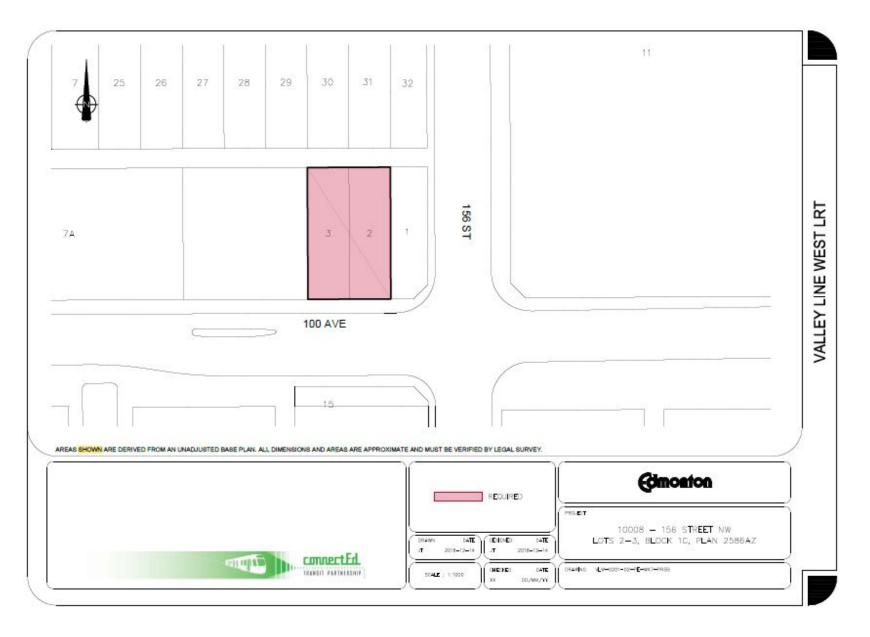


PROPERTY 2: FEE SIMPLE ESTATE, together with all registered and non-registered interests in the land, but excepting out the leasehold interest of each and every tenant in possession of or occupation of the land

Municipal Address:10008 - 156 Street NW, Edmonton, ABLegal Description:PLAN 2586AZBLOCK 1CLOTS 2 AND 3EXCEPTING THEREOUT ALL MINES AND MINERALSRegistered Owner:TASTY MILL HOLDINGS LTD.Certificate of Title No: 922 071 145 (North Alberta Land Registration District)

### **Registered Interests:**

Registration No.	Name	Registration Type
2437UE	TASTY MILL HOLDINGS LTD.	EASEMENT
832 273 589	298675 ALBERTA LTD.	CAVEAT RE: ASSIGNMENT OF LEASE
912 058 571	PROVINCE OF ALBERTA	CAVEAT RE: ASSIGNMENT OF LEASE
	TREASURY BRANCHES	
912 060 970	WILD ROSE (ENTERPRISES)	CAVEAT RE: LEASE
	LIMITED.	



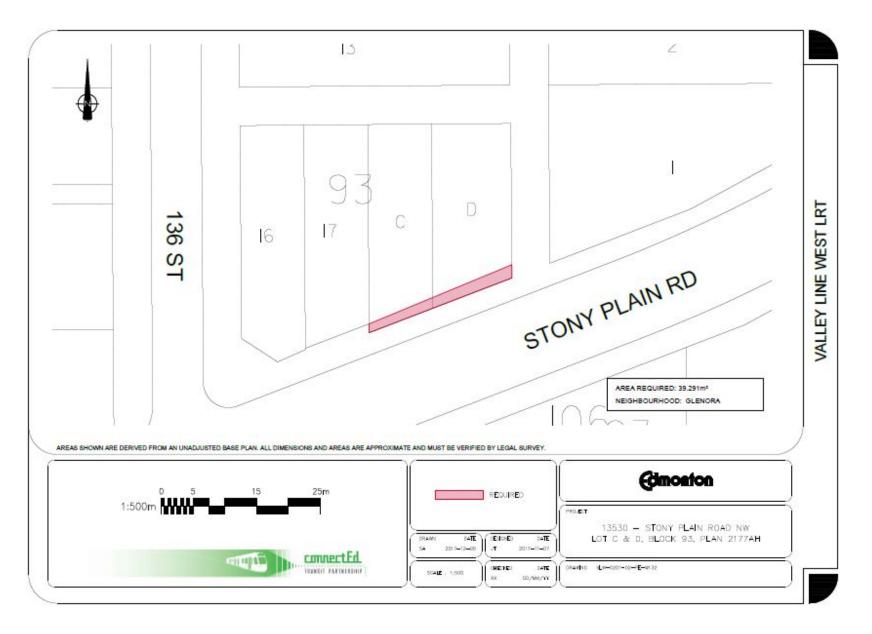
# **PROPERTY 3:**

Municipal Address:	13530 Stony Plain Rd NW, Edmonton, AB
Legal Description:	PLAN 2177AH
-	BLOCK 93
	LOTS C AND D
	EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner:	XXXXXX
Estate:	Fee Simple
Certificate of Title No	:132 039 945 (North Alberta Land Registration District)
Land Area Required:	Approximately 39.291m <sup>2</sup> , more or less

Known Improvements within Area of Land Required: Landscaping, concrete walkway

## **Registered Interests:**

Registration No.	Name	Registration Type
122 154 911	ALBERTA TREASURY BRANCHES.	MORTGAGE



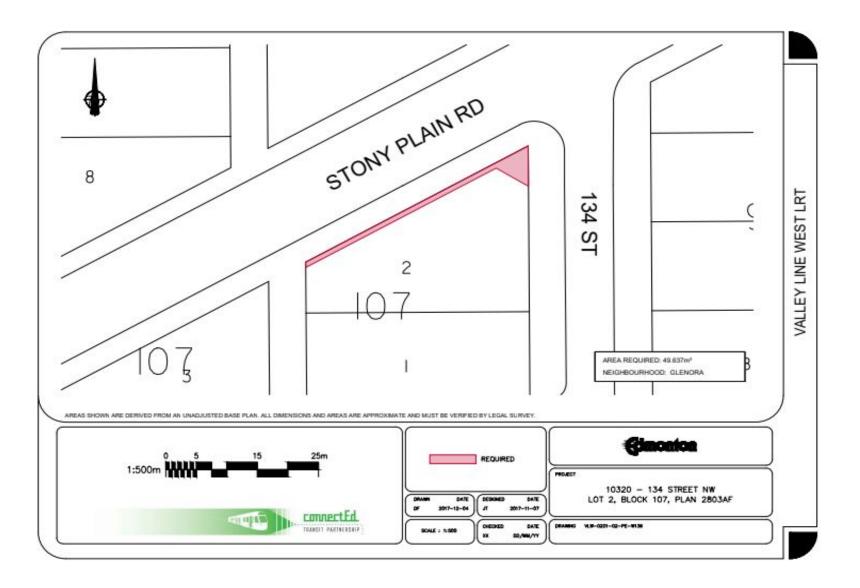
# **PROPERTY 4:**

Municipal Address:	10320 - 134 Street NW, Edmonton, AB
Legal Description:	PLAN 2803AF
	BLOCK 107
	LOT 2
	EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner:	XXXXXX and XXXXXX
Estate:	Fee Simple
	192 247 268 (North Alberta Land Registration District)
Land Area Required:	Approximately 49.637m <sup>2</sup> , more or less

Known Improvements within Area of Land Required: Landscaping, concrete walkway, fence

## **Registered Interests:**

Registration No.	Name	Registration Type
4387AI	XXXXXX	CAVEAT
192 247 269	THE TORONTO DOMINION BANK.	MORTGAGE

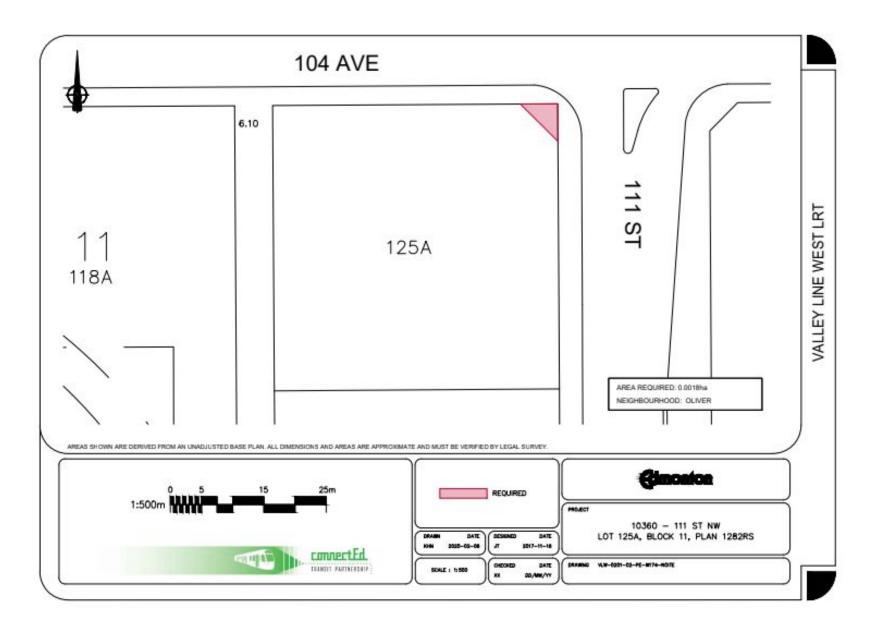


# **PROPERTY 5:**

Municipal Address:	10360 - 111 Street NW, Edmonton, AB
Legal Description:	PLAN 1282RS
	BLOCK 11
	LOT 125A
	EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner:	1796668 Alberta Ltd.
Estate:	Fee Simple
Certificate of Title No:	142 065 939 (North Alberta Land Registration District)
Land Area Required:	Approximately 0.0018 hectares, more or less

Known Improvements within Area of Land Required: Landscaping

Registered Interests: Nil



## **PROPERTY 6:**

Municipal Address: Legal Description:

## 10536 - 102 Avenue NW, Edmonton, AB

PLAN B2 BLOCK 5 LOT 143 EXCEPTING THEREOUT ALL MINES AND MINERALS

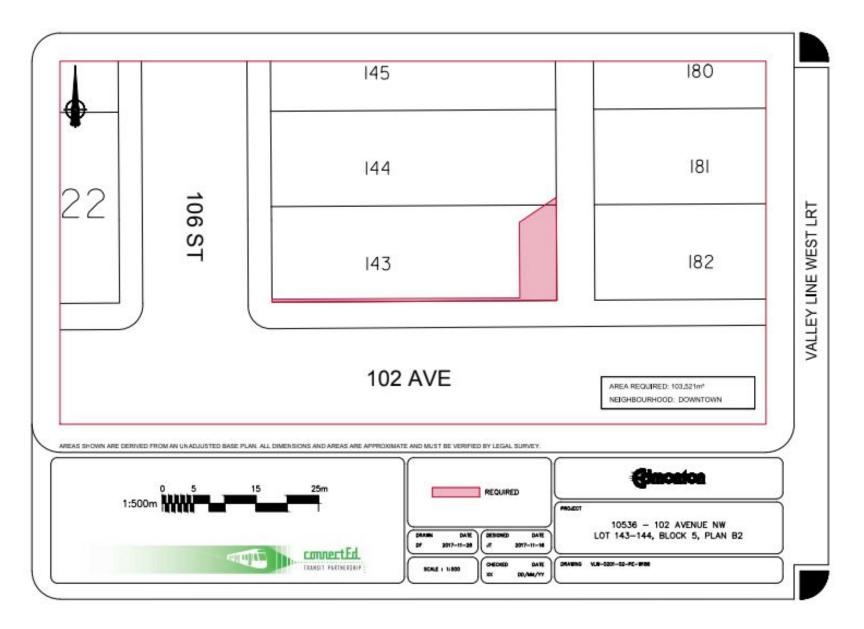
PLAN B2 BLOCK 5 LOT 144 EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner:1160821 Alberta Ltd.Estate:Fee SimpleCertificate of Title No: 052 301 846 +2 and 052 301 846 (North Alberta Land Registration District)Land Area Required:Approximately 103.521m², more or less

Known Improvements within Area of Land Required: Landscaping, Paving, Concrete Walkway, Sign

## **Registered Interests:**

Registration No.	Name	Registration Type
072 249 983	CANADIAN WESTERN BANK.	MORTGAGE
072 249 984	CANADIAN WESTERN BANK.	CAVEAT RE: ASSIGNMENT OF
		RENTS AND LEASES
172 087 337	CORTNI SCHMIDT	CAVEAT RE: LEASE INTEREST
	PROFESSIONAL	
	CORPORATION.	
172 108 940	CANADIAN WESTERN BANK.	AMENDING AGREEMENT



## **PROPERTY 7:**

Municipal Address: 14319 Stony Plain Road NW, Edmonton, AB CONDOMINIUM PLAN 0624188 Legal Description: UNIT 1 AND 1567 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS CONDOMINIUM PLAN 0624188 UNIT 2 AND 1316 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS CONDOMINIUM PLAN 0624188 UNIT 3 AND 1329 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS CONDOMINIUM PLAN 0624188 UNIT 4 AND 1502 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS CONDOMINIUM PLAN 0624188 UNIT 5 AND 1462 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS CONDOMINIUM PLAN 0624188 UNIT 6 AND 1316 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

	EXCEPTING THEREOUT ALL MINES AND MINERALS CONDOMINIUM PLAN 0624188 UNIT 7 AND 1508 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS	
Estate: Certificates of Title:	Fee Simple Unit 1: 192 305 124 (North Alberta Land Registration District) Unit 2: 122 248 381 (North Alberta Land Registration District) Unit 3: 132 145 229 (North Alberta Land Registration District) Unit 4: 192 148 828 (North Alberta Land Registration District) Unit 5: 092 350 606 (North Alberta Land Registration District) Unit 6: 192 300 505 (North Alberta Land Registration District) Unit 7: 092 192 092 (North Alberta Land Registration District)	
Registered Owners:	Unit 1: WM. S. CONNAUTON PROFESSIONAL CORPORATION. Unit 2: XXXX Unit 3: XXXX Unit 4: XXXX and XXXX, as joint tenants Unit 5: XXXX Unit 6: ERIN BRISTOW PROFESSIONAL CORPORATION. Unit 7: XXXX and XXXX, as joint tenants	
-	s Landscaping, Underground sprinkler Approximately 0.0020 hectares, more or less	
Registered Interests for Unit 1: Nil		

# **Registered Interests for Unit 2:**

Registration No.	Name	Registration Type
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122 248 382 ING Bank of Canada	Mortgage
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# **Registered Interests for Unit 3:**

Registration No.	Name	Registration Type
132 145 230	Royal Bank of Canada	Mortgage

## Registered Interests for Unit 4:

<b>Registration No.</b>	Name	Registration Type
192 251 173	Royal Bank of Canada	Mortgage

# Registered Interests for Unit 5:

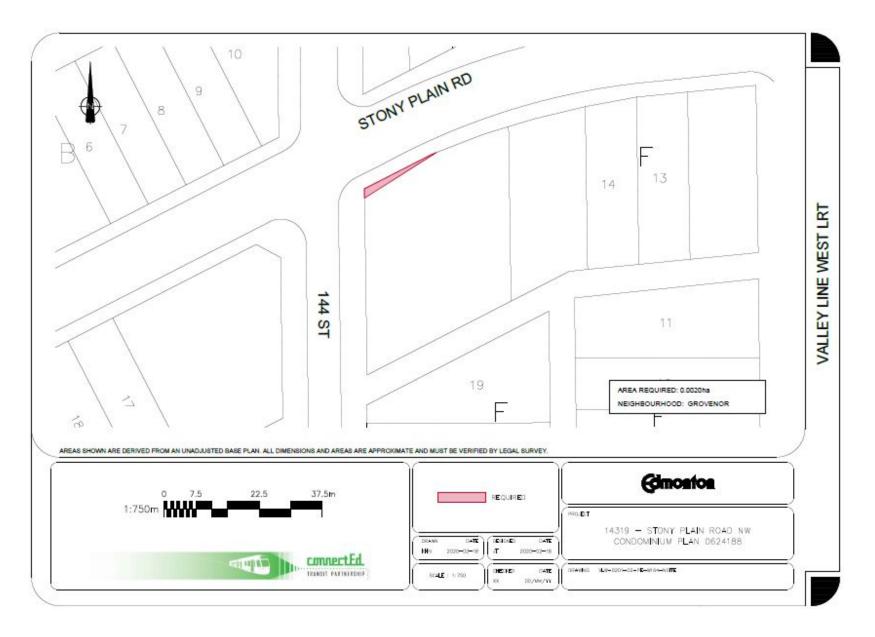
Registration No.	Name	Registration Type
092 350 606	ATB Financial	Mortgage

# Registered Interests for Unit 6:

<b>Registration No.</b>	Name	Registration Type
192 300 506	Canadian Imperial Bank of Commerce	Mortgage

## **Registered Interests for Unit 7:**

Registration No.	Name	Registration Type
092 192 093	Royal Bank of Canada	Mortgage



# **PROPERTY 8:**

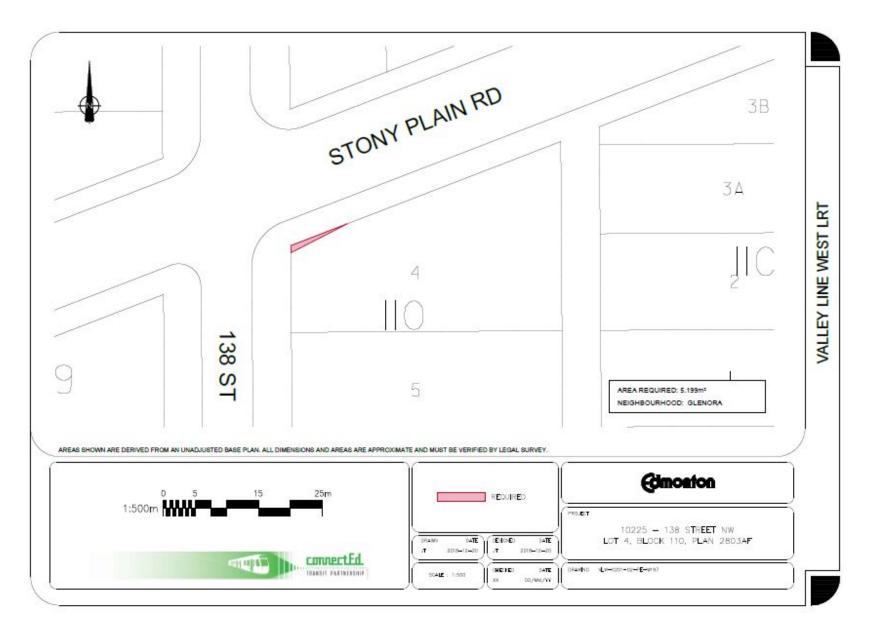
Municipal Address:	10225 - 138 Street NW, Edmonton, AB
Legal Description:	PLAN 2803AF
	BLOCK 110
	LOT 4
	EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owners:	XXXX and XXXX
Estate:	Fee Simple
	152 393 186 (North Alberta Land Registration District)
Land Area Required:	Approximately 5.199m <sup>2</sup> , more or less

Known Improvements within Area of Land Required: Landscaping, Wall

## **Registered Interests:**

<b>Registration No.</b>	Name	Registration Type
4387AI	XXXX or successor	Caveat
152 393 187	The Toronto Dominion Bank	Mortgage

# Unregistered potential owners known at this time: Nil



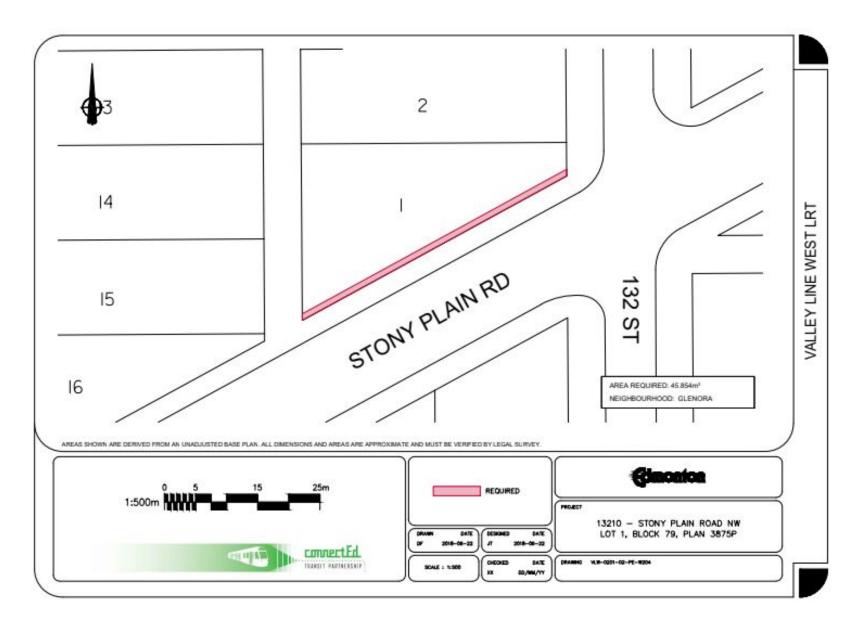
# **PROPERTY 9:**

13210 Stony Plain Road NW, Edmonton, AB
PLAN 3875P
BLOCK 79
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
XXXXXX
Fee Simple
: 152 311 490 (North Alberta Land Registration District)
Approximately 45.854m <sup>2</sup> , more or less

Known Improvements within Area of Land Required: Landscaping, Sidewalk, Gate

## **Registered Interests:**

Registration No.	Name	Registration Type
152 311 491	FIRST NATIONAL FINANCIAL GP	MORTGAGE
	CORPORATION.	



## **PROPERTY 10:**

Municipal Address: **17104 - 86 Avenue NW, Edmonton, AB** Legal Description: UNIT 1

UNIT 1 CONDOMINIUM PLAN CD5982 AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 2

CONDOMINIUM PLAN CD5982 AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 3

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 4

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERAL

#### UNIT 5

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERAL

#### UNIT 6

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERAL

#### UNIT 7

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERAL

## UNIT 8

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERAL

#### UNIT 9

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERAL

## UNIT10

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERAL

#### UNIT11

CONDOMINIUM PLAN CD5982 AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT12

CONDOMINIUM PLAN CD5982 AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT13

CONDOMINIUM PLAN CD5982 AND 144 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS UNIT14 CONDOMINIUM PLAN CD5982 AND 144 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT15

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT16

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

## UNIT17

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT18

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT19

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

# UNIT 20

CONDOMINIUM PLAN CD5982

# AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 21

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 22

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

## UNIT 23

CONDOMINIUM PLAN CD5982 AND 144 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

## UNIT 24

CONDOMINIUM PLAN CD5982 AND 144 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 25

CONDOMINIUM PLAN CD5982 AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

## UNIT 26

CONDOMINIUM PLAN CD5982

AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 27

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 28

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 29

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

## UNIT 30

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 31

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### **UINT 32**

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 33

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 34

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 35

CONDOMINIUM PLAN CD5982 AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 36

CONDOMINIUM PLAN CD5982 AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 37

CONDOMINIUM PLAN CD5982 AND 144 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 38 CONDOMINIUM PLAN CD5982 AND 144 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 39 CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT40

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 41

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 42

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

## UNIT 43

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 44

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 45

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 46

CONDOMINIUM PLAN CD5982

AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 47

CONDOMINIUM PLAN CD5982 AND 144 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 48

CONDOMINIUM PLAN CD5982 AND 144 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 49

CONDOMINIUM PLAN CD5982 AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 50

CONDOMINIUM PLAN CD5982 AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 51

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT52

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 53 CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

#### EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 54

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

## UNIT55

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 56

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 57

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 58

CONDOMINIUM PLAN CD5982 AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 59

CONDOMINIUM PLAN CD5982 AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 60

CONDOMINIUM PLAN CD5982 AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

## UNIT 61

CONDOMINIUM PLAN CD5982 AND 145 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 62

CONDOMINIUM PLAN CD5982 AND 145 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

## UNIT 63

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 64

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

## UNIT 65

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

## UNIT 66

CONDOMINIUM PLAN CD5982

AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 67

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 68

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 69

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

## UNIT 70

CONDOMINIUM PLAN CD5982 AND 134 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 71

CONDOMINIUM PLAN CD5982 AND 145 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

#### UNIT 72

CONDOMINIUM PLAN CD5982 AND 145 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Certificate of Title No: Unit 1: 012 411 256 (North Alberta Land Registration District)

Unit 2: 082 205 312 +1 (North Alberta Land Registration District)

Unit 3: 082 205 312 +1 (North Alberta Land Registration District)

Unit 4: 122 047 654 (North Alberta Land Registration District) Unit 5: 042 563 500 (North Alberta Land Registration District) Unit 6: 152 301 240 (North Alberta Land Registration District) Unit 7: 132 075 558 (North Alberta Land Registration District) Unit 8: 172 206 999 (North Alberta Land Registration District) Unit 9: 112 294 566 (North Alberta Land Registration District) Unit 10: 002 013 737 (North Alberta Land Registration District) Unit 11: 162 042 174 (North Alberta Land Registration District) Unit 12: 902 364 790 (North Alberta Land Registration District) Unit 13: 832 248 811 (North Alberta Land Registration District) Unit 14: 012 155 866 (North Alberta Land Registration District) Unit 15: 002 357 793 (North Alberta Land Registration District) Unit 16: 072 340 149 (North Alberta Land Registration District) Unit 17: 192 299 989 (North Alberta Land Registration District) Unit 18: 182 141 881 (North Alberta Land Registration District) Unit 19: 172 210 832 (North Alberta Land Registration District) Unit 20: 072 661 695 (North Alberta Land Registration District) Unit 21: 182 165 524 (North Alberta Land Registration District) Unit 22: 042 478 387 (North Alberta Land Registration District) Unit 23: 122 334 842 (North Alberta Land Registration District) Unit 24: 172 079 792 (North Alberta Land Registration District) Unit 25: 012 275 539 (North Alberta Land Registration District) Unit 26: 162 157 515 (North Alberta Land Registration District) Unit 27: 182 187 644 (North Alberta Land Registration District) Unit 28: 182 212 491 (North Alberta Land Registration District) Unit 29: 182 152 327 (North Alberta Land Registration District) Unit 30: 072 632 743 (North Alberta Land Registration District) Unit 31: 082 402 924 (North Alberta Land Registration District) Unit 32: 032 102 451 (North Alberta Land Registration District) Unit 33: 192 248 267 (North Alberta Land Registration District) Unit 34: 022 202 735 (North Alberta Land Registration District) Unit 35: 992 388 324 (North Alberta Land Registration District) Unit 36: 082 381 523 (North Alberta Land Registration District) Unit 37: 182 266 025 (North Alberta Land Registration District) Unit 38: 042 369 252 (North Alberta Land Registration District) Unit 39: 002 017 170 (North Alberta Land Registration District) Unit 40: 062 148 591 (North Alberta Land Registration District) Unit 41: 132 006 505 (North Alberta Land Registration District) Unit 42: 082 192 582 (North Alberta Land Registration District) Unit 43: 172 229 598 (North Alberta Land Registration District) Unit 44: 042 220 266 (North Alberta Land Registration District) Unit 45: 122 339 758 (North Alberta Land Registration District) Unit 46: 152 305 512 (North Alberta Land Registration District) Unit 47: 012 037 047 (North Alberta Land Registration District) Unit 48: 992 388 321 (North Alberta Land Registration District) Unit 49: 122 211 010 (North Alberta Land Registration District) Unit 50: CDE10196 (North Alberta Land Registration District) Unit 51: 012 096 107 (North Alberta Land Registration District) Unit 52: 172 306 941 (North Alberta Land Registration District) Unit 53: 102 173 673 (North Alberta Land Registration District) Unit 54: 172 179 482 (North Alberta Land Registration District) Unit 55: 132 292 600 (North Alberta Land Registration District) Unit 56: 992 162 105 (North Alberta Land Registration District) Unit 57: 052 566 779 (North Alberta Land Registration District) Unit 58: 132 156 106 (North Alberta Land Registration District) Unit 59: 892 061 875 (North Alberta Land Registration District) Unit 60: 152 065 387 (North Alberta Land Registration District) Unit 61: 152 176 210 (North Alberta Land Registration District) Unit 62: 172 164 947 (North Alberta Land Registration District) Unit 63: 002 253 984 (North Alberta Land Registration District) Unit 64: 082 229 387 (North Alberta Land Registration District) Unit 65: 022 031 362 (North Alberta Land Registration District) Unit 66: 172 179 495 (North Alberta Land Registration District) Unit 67: 182 035 011 (North Alberta Land Registration District) Unit 68: 132 295 630 (North Alberta Land Registration District) Unit 69: 162 315 837 (North Alberta Land Registration District)

Unit 70: 082 113 836 (North Alberta Land Registration District) Unit 71: 172 198 203 (North Alberta Land Registration District) Unit 72: 182 306 572 (North Alberta Land Registration District)

Estate:

Registered Owners:

Units 1 to 72: Fee Simple Unit 1: XXXX XXXX and XXXX XXXX, as joint tenants Unit 2: XXXX XXXX Unit 3: XXXX XXXX and XXXX XXXX, as joint tenants Unit 4: XXXX XXXX Unit 5: XXXX XXXX Unit 6: XXXX XXXX and XXXX XXXX, as joint tenants Unit 7: XXXX XXXX Unit 8: DAN DEVELOPMENTS LTD. Unit 9: XXXX XXXX and XXXX XXXX, as joint tenants Unit 10: 809146 ALBERTA LTD. Unit 11: XXXX XXXX and XXXX XXXX, as joint tenants Unit 12: XXXX XXXX Unit 13: XXXX XXXX Unit 14: XXXX XXXX and XXXX XXXX, as joint tenants Unit 15: XXXX XXXX and XXXX XXXX, as joint tenants Unit 16: XXXX XXXX Unit 17: DAN DEVELOPMENTS LTD. Unit 18: XXXX XXXX Unit 19: DAN DEVELOPMENTS LTD. Unit 20: XXXX XXXX Unit 21: XXXX XXXX Unit 22: XXXX XXXX Unit 23: XXXX XXXX Unit 24: XXXX XXXX and XXXX XXXX, as joint tenants Unit 25: BORAV DEVELOPMENT LTD. Unit 26: XXXX XXXX Unit 27: A. OSKIN PROFESSIONAL CORPORATION. Unit 28: A. OSKIN PROFESSIONAL CORPORATION.

Unit 29: XXXX XXXX and XXXX XXXX, as joint tenants

Unit 30: XXXX XXXX and XXXX XXXX, as joint tenants

Unit 31: XXXX XXXX

Unit 32: XXXX XXXX

Unit 33: DAN DEVELOPMENTS LTD.

Unit 34: BORAV DEVELOPMENT LTD.

Unit 35: 809146 ALBERTA LTD.

Unit 36: XXXX XXXX

Unit 37: A. OSKIN PROFESSIONAL CORPORATION.

Unit 38: XXXX XXXX

Unit 39: BORAV DEVELOPMENT LTD.

Unit 40: BORAV DEVELOPMENT LTD.

Unit 41: XXXX XXXX and XXXX XXXX, as joint tenants

Unit 42: XXXX XXXX and XXXX XXXX, as joint tenants

Unit 43: OSKIN PROFESSIONAL CORPORATION.

Unit 44: XXXX XXXX and XXXX XXXX, as joint tenants

Unit 45: XXXX XXXX and XXXX XXXX, as joint tenants

Unit 46: XXXX XXXX

Unit 47: BORAV DEVELOPMENT LTD.

Unit 48: 809146 ALBERTA LTD.

Unit 49: XXXX XXXX and XXXX XXXX, as joint tenants

Unit 50: XXXX XXXX

Unit 51: BORAV DEVELOPMENT LTD.

Unit 52: A. OSKIN PROFESSIONAL CORPORATION.

Unit 53: XXXX XXXX

Unit 54: DAN DEVELOPMENTS LTD.

Unit 55: XXXX XXXX and XXXX XXXX, as joint tenants

Unit 56: XXXX XXXX

Unit 57: XXXX XXXX

Unit 58: XXXX XXXX

Unit 59: XXXX XXXX

Unit 60: XXXX XXXX

Unit 61: XXXX XXXX and XXXX XXXX, as joint tenants

Unit 62: DAN DEVELOPMENTS LTD. Unit 63: 809146 ALBERTA LTD. Unit 64: XXXX XXXX Unit 65: BORAV DEVELOPMENT LTD. Unit 66: DAN DEVELOPMENTS LTD. Unit 67: XXXX XXXX and XXXX XXXX, as joint tenants Unit 68: XXXX XXXX and XXXX XXXX, as joint tenants Unit 69: XXXX XXXX and XXXX XXXX, as joint tenants Unit 70: XXXX XXXX and XXXX XXXX, as joint tenants Unit 71: DAN DEVELOPMENTS LTD. Unit 72: DAN DEVELOPMENTS LTD.

Land Area Required: Approximately 0.0096 hectares, more or less. Improvements within required area: Landscaping

## **Registered Interests for Unit 1:**

Registration No.	Name	Registration Type
072 683 331	ROYAL BANK OF CANADA.	MORTGAGE

#### **Registered Interests for Unit 2:**

Registration No.	Name	Registration Type
982 350 256	CONDOMINIUM PLAN NO.	CAVEAT
	CD5982.	

## Registered Interests for Unit 3: Nil

Registered Interests for Unit 4: Nil

#### **Registered Interests for Unit 5:**

Registration No.	Name	Registration Type
112 000 679	THE TORONTO DOMINION BANK.	MORTGAGE

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## Registered Interests for Unit 6:

Registration No.	Name	Registration Type
152 301 241	CANADIAN IMPERIAL BANK OF COMMERCE.	MORTGAGE

## **Registered Interests for Unit 7:**

Registration No.	Name	Registration Type
132 075 559	SERVUS CREDIT UNION LTD.	MORTGAGE

# Registered Interests for Unit 8:

Registration No.	Name	Registration Type
182 095 841	CANADIAN WESTERN BANK.	MORTGAGE
182 095 842	CANADIAN WESTERN BANK.	CAVEAT

## **Registered Interests for Unit 9:**

Registration No.	Name	Registration Type
112 294 567	MCAP SERVICE CORPORATION.	MORTGAGE

## **Registered Interests for Unit 10:**

Registration No.	Name	Registration Type
962 177 348	ALBERTA TREASURY BRANCHES.	MORTGAGE

## Registered Interests for Unit 11:

Registration No.	Name	Registration Type
162 042 175	COMPUTERSHARE TRUST COMPANY OF CANADA.	MORTGAGE

## Registered Interests for Unit 12: Nil

## Registered Interests for Unit 13:

Registration No.	Name	Registration Type
CDE6150	CMHC.	MORTGAGE

## **Registered Interests for Unit 14:**

Registration No.	Name	Registration Type
072 065 837	THE TORONTO DOMINION BANK.	MORTGAGE

## Registered Interests for Unit 15: Nil

## **Registered Interests for Unit 16:**

Registration No.	Name	Registration Type
072 340 150	THE TORONTO DOMINION BANK.	MORTGAGE

## Registered Interests for Unit 17: Nil

## **Registered Interests for Unit 18:**

Registration No.	Name	Registration Type
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182 141 882	ATB FINANCIAL.	MORTGAGE
182 141 883	ATB FINANCIAL.	CAVEAT

## **Registered Interests for Unit 19:**

Registration No.	Name	Registration Type
182 095 841	CANADIAN WESTERN BANK.	MORTGAGE
182 095 842	CANADIAN WESTERN BANK.	CAVEAT

## **Registered Interests for Unit 20:**

Registration No.	Name	Registration Type
142 197 995	BANK OF MONTREAL.	MORTGAGE
142 197 996	BANK OF MONTREAL.	MORTGAGE

## **Registered Interests for Unit 21:**

Registration No.	Name	Registration Type
112 343 954	ROYAL BANK OF CANADA.	MORTGAGE

## **Registered Interests for Unit 22:**

Registration No.	Name	Registration Type
092 024 999	THE TORONTO DOMINION BANK.	MORTGAGE

## Registered Interests for Unit 23: Nil

### **Registered Interests for Unit 24:**

Registration No.	Name	Registration Type
172 079 793	THE TORONTO DOMINION BANK.	MORTGAGE

### **Registered Interests for Unit 25:**

Registration No.	Name	Registration Type
092 389 271	SERVUS CREDIT UNION LTD.	MORTGAGE
092 389 272	SERVUS CREDIT UNION LTD.	CAVEAT

### **Registered Interests for Unit 26:**

Registration No.	Name	Registration Type
162 157 516	BANK OF MONTREAL.	MORTGAGE
182 107 181	C/O GROUP THREE PROPERTY MANAGEMENT INC.	CAVEAT

Registered Interests for Unit 27: Nil

Registered Interests for Unit 28: Nil

Registered Interests for Unit 29: Nil

### **Registered Interests for Unit 30:**

Registration No.	Name	Registration Type
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072 632 744	THE TORONTO DOMINION BANK.	MORTGAGE
122 177 937	C/O GROUP THREE PROPERTY MANAGEMENT INC	CAVEAT
152 123 273	C/O GROUP THREE PROPERTY MANAGEMENT INC	CAVEAT
172 208 521	C/O GROUP THREE PROPERTY MANAGEMENT INC	CAVEAT
192 188 151	ROYAL BANK OF CANADA.	WRIT

## Registered Interests for Unit 31: Nil

# Registered Interests for Unit 32: Nil

## Registered Interests for Unit 33: Nil

### **Registered Interests for Unit 34:**

Registration No.	Name	Registration Type
022 193 029	ROYAL BANK OF CANADA.	MORTGAGE

### Registered Interests for Unit 35: Nil

### Registered Interests for Unit 36:

Registration No.	Name	Registration Type
082 381 524	ROYAL BANK OF CANADA.	MORTGAGE

# Registered Interests for Unit 37: Nil

### **Registered Interests for Unit 38:**

Registration No.	Name	Registration Type
072 727 334	SERVUS CREDIT UNION LTD.	MORTGAGE
102 445 157	SERVUS CREDIT UNION LTD.	CAVEAT

### Registered Interests for Unit 39:

Registration No.	Name	Registration Type
092 389 200	SERVUS CREDIT UNION LTD.	MORTGAGE
092 389 201	SERVUS CREDIT UNION LTD.	CAVEAT

### **Registered Interests for Unit 40:**

Registration No.	Name	Registration Type
062 148 592	ROYAL BANK OF CANADA.	MORTGAGE

### Registered Interests for Unit 41:

Registration No.	Name	Registration Type
132 258 357	BANK OF MONTREAL.	MORTGAGE

### **Registered Interests for Unit 42:**

Registration No.	Name	Registration Type
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082 192 583	THE TORONTO DOMINION BANK.	MORTGAGE
182 298 483	ROYAL BANK OF CANADA.	WRIT
192 267 595	CONSOLIDATED CIVIL ENFORCEMENT INC.	CAVEAT

### Registered Interests for Unit 43: Nil

### **Registered Interests for Unit 44:**

Registration No.	Name	Registration Type
162 221 531	THE TORONTO DOMINION BANK.	MORTGAGE

## Registered Interests for Unit 45: Nil

### **Registered Interests for Unit 46:**

Registration No.	Name	Registration Type
152 305 513	COMPUTERSHARE TRUST COMPANY OF CANADA.	MORTGAGE

### Registered Interests for Unit 47:

Registration No.	Name	Registration Type
982 255 798	SCOTIA MORTGAGE CORPORATION.	MORTGAGE

# **Registered Interests for Unit 48:**

Registration No.	Name	Registration Type
992 320 867	ROYAL BANK OF CANADA.	MORTGAGE

## Registered Interests for Unit 49: Nil

### Registered Interests for Unit 50: Nil

### Registered Interests for Unit 51:

Registration No.	Name	Registration Type
092 389 233	SERVUS CREDIT UNION LTD.	MORTGAGE
092 389 234	SERVUS CREDIT UNION LTD.	CAVEAT

## Registered Interests for Unit 52: Nil

### **Registered Interests for Unit 53:**

Registration No.	Name	Registration Type
102 173 674	ROYAL BANK OF CANADA.	MORTGAGE

### Registered Interests for Unit 54:

Registration No.	Name	Registration Type
182 095 841	CANADIAN WESTERN BANK.	MORTGAGE
182 095 842	CANADIAN WESTERN BANK.	CAVEAT

# **Registered Interests for Unit 55:**

Registration No.	Name	Registration Type
132 292 601	BANK OF MONTREAL.	MORTGAGE

Registered Interests for Unit 56: Nil

Registered Interests for Unit 57: Nil

Registered Interests for Unit 58: Nil

Registered Interests for Unit 59: Nil

Registered Interests for Unit 60: Nil

### **Registered Interests for Unit 61:**

Registration No.	Name	Registration Type
042 149 690	THE TORONTO DOMINION BANK.	MORTGAGE
092 308 580	THE TORONTO DOMINION BANK.	MORTGAGE

### **Registered Interests for Unit 62:**

Registration No.	Name	Registration Type
182 095 841	CANADIAN WESTERN BANK.	MORTGAGE
182 095 842	CANADIAN WESTERN BANK.	CAVEAT

### **Registered Interests for Unit 63:**

Registration No.	Name	Registration Type
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992 136 050	CIBC MORTGAGES INC.	MORTGAGE
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### **Registered Interests for Unit 64:**

Registration No.	Name	Registration Type
082 229 388	THE TORONTO DOMINION BANK.	MORTGAGE

# Registered Interests for Unit 65: Nil

### **Registered Interests for Unit 66:**

Registration No.	Name	Registration Type
182 095 841	CANADIAN WESTERN BANK.	MORTGAGE
182 095 842	CANADIAN WESTERN BANK.	CAVEAT

### Registered Interests for Unit 67: Nil

### Registered Interests for Unit 68:

Registration No.	Name	Registration Type
152 082 355	BANK OF MONTREAL.	MORTGAGE

### **Registered Interests for Unit 69:**

Registration No.	Name	Registration Type
172 175 868	CANADIAN WESTERN BANK.	MORTGAGE
172 175 869	CANADIAN WESTERN BANK.	CAVEAT

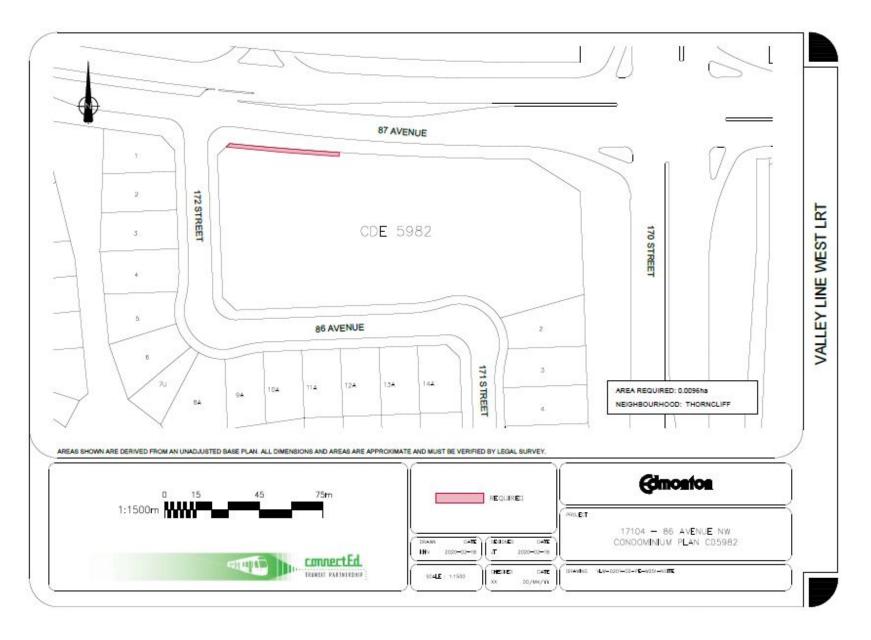
# Registered Interests for Unit 70

Registration No.	Name	Registration Type
082 113 837	COMPUTERSHARE TRUST COMPANY OF CANADA.	MORTGAGE

# Registered Interests for Unit 71:

Registration No.	Name	Registration Type
182 095 841	CANADIAN WESTERN BANK.	MORTGAGE
182 095 842	CANADIAN WESTERN BANK.	CAVEAT

Registered Interests for Unit 72: Nil



#### PROPERTY 11:

Municipal Address: Legal Description:

#### 9935 - 156 Street NW, Edmonton, AB

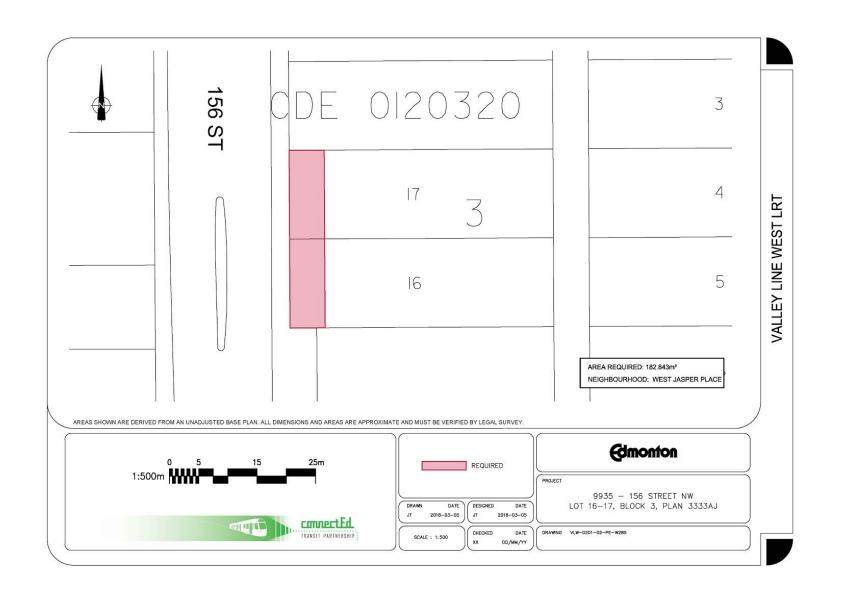
PLAN 3333AJ BLOCK 3 LOT 16 EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 3333AJ BLOCK 3 LOT 17 EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner:K Hansen Masonry Ltd.Estate:Fee SimpleCertificate of Title No:Property 4A: 782 205 301 (North Alberta Land Registration District)<br/>Property 4B: 782 171 045 (North Alberta Land Registration District)Land Area Required:Approximately 182.843m², more or less

Known Improvements within Area of Land Required: Landscaping

**Registered Interests: Nil** 



PROPERTY 12: the	FEE SIMPLE in the area required as shown on Diagram "A"; and UTILITY RIGHT OF WAY, for		
	construction, operation, maintenance, and replacement of a public walkway and related appurtenances including landscaping and roadway improvements, in the area required as shown on Diagram "B"		
Municipal Address:	12225 Stony Plain Road NW, Edmonton, AB		
Legal Description:	Unit 1:		
	Unit 2:	UNIT 1 AND 75 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS CONDOMINIUM PLAN 8321021	
		UNIT 2	
	Unit 3:	AND 66 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS CONDOMINIUM PLAN 8321021	
		AND 102 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS	
	Unit 4:		
		UNIT 4	
		AND 68 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY	
		EXCEPTING THEREOUT ALL MINES AND MINERALS	
	Unit 5:	CONDOMINIUM PLAN 8321021 UNIT 5	
		AND 105 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY	
		EXCEPTING THEREOUT ALL MINES AND MINERALS	
	Unit 6:	CONDOMINIUM PLAN 8321021	
		AND 102 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS	
	Unit 7:	CONDOMINIUM PLAN 8321021	
		UNIT 7	

UNIT 14 AND 137 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 15: CONDOMINIUM PLAN 8321021 **UNIT 15** 

AND 139 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

Unit 14: CONDOMINIUM PLAN 8321021

**UNIT 13** AND 149 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

- **UNIT 12** AND 128 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 13: CONDOMINIUM PLAN 8321021
- UNIT 11 AND 132 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 12: CONDOMINIUM PLAN 8321021
- UNIT 10 AND 110 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 11: CONDOMINIUM PLAN 8321021
- Unit 9: CONDOMINIUM PLAN 8321021 UNIT 9 AND 113 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 10: CONDOMINIUM PLAN 8321021
- Unit 8: CONDOMINIUM PLAN 8321021 UNIT 8 AND 111 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS
- AND 123 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Report: CR 8464

**UNIT 16** 

- UNIT 21 AND 165 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 22: CONDOMINIUM PLAN 8321021 UNIT 22 AND 162 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 23: CONDOMINIUM PLAN 8321021 UNIT 23 AND 184 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS
- AND 163 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 21: CONDOMINIUM PLAN 8321021 UNIT 21 AND 165 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
- UNIT 19 AND 175 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 20: CONDOMINIUM PLAN 8321021 UNIT 20
- Unit 18: CONDOMINIUM PLAN 8321021 UNIT 18 AND 154 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 19: CONDOMINIUM PLAN 8321021
- AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 17: CONDOMINIUM PLAN 8321021 UNIT 17 AND 158 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
- EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 16: CONDOMINIUM PLAN 8321021

EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 24: CONDOMINIUM PLAN 8321021

UNIT 24

AND 180 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 25: CONDOMINIUM PLAN 8321021 UNIT 25

> AND 201 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 26: CONDOMINIUM PLAN 8321021

UNIT 26

AND 189 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 27: CONDOMINIUM PLAN 8321021

UNIT 27

AND 191 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 28: CONDOMINIUM PLAN 8321021 UNIT 28

> AND 188 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 29: CONDOMINIUM PLAN 8321021

**UNIT 29** 

AND 210 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 30: CONDOMINIUM PLAN 8321021

**UNIT 30** AND 206 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 31: CONDOMINIUM PLAN 8321021

**UNIT 31** 

AND 227 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 32: CONDOMINIUM PLAN 8321021

Report: CR 8464

**UNIT 39** AND 243 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

- AND 241 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 39: CONDOMINIUM PLAN 8321021
- Unit 37: CONDOMINIUM PLAN 8321021 UNIT 37 AND 253 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 38: CONDOMINIUM PLAN 8321021 **UNIT 38**
- **UNIT 36** AND 232 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS
- Unit 35: CONDOMINIUM PLAN 8321021 UNIT 35 AND 236 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 36: CONDOMINIUM PLAN 8321021
- Unit 34: CONDOMINIUM PLAN 8321021 UNIT 34 AND 214 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS
- AND 217 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS
- EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 33: CONDOMINIUM PLAN 8321021 UNIT 33

AND 215 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

Unit 40: CONDOMINIUM PLAN 8321021

UNIT 40

UNIT 32

Report: CR 8464

EXCEPTING THEREOUT ALL MINES AND MINERALS **UNIT 48** 

AND 284 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

AND 267 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

- Unit 48: CONDOMINIUM PLAN 8321021

- UNIT 47 AND 288 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
- Unit 47: CONDOMINIUM PLAN 8321021
- UNIT 46 AND 266 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS
- EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 46: CONDOMINIUM PLAN 8321021
- Unit 45: CONDOMINIUM PLAN 8321021 UNIT 45 AND 270 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

- Unit 44: CONDOMINIUM PLAN 8321021 UNIT 44
- Unit 43: CONDOMINIUM PLAN 8321021 UNIT 43 AND 279 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS
- UNIT 42 AND 258 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS
- Unit 42: CONDOMINIUM PLAN 8321021

- EXCEPTING THEREOUT ALL MINES AND MINERALS
- AND 262 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
- UNIT 41
- AND 240 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS Unit 41: CONDOMINIUM PLAN 8321021

EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 49: CONDOMINIUM PLAN 8321021

UNIT 49

AND 305 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 50: CONDOMINIUM PLAN 8321021

UNIT 50

AND 293 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 51: CONDOMINIUM PLAN 8321021

UNIT 51

AND 296 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Unit 52: CONDOMINIUM PLAN 0824438

UNIT 52

AND 292 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: Units 1 to 52: LESTON HOLDINGS (1980) LTD.

Certificate of Title No: Unit 1: 162 232 128 (North Alberta Land Registration District)

Unit 2: 162 232 128 +1 (North Alberta Land Registration District) Unit 3: 162 232 128 +2 (North Alberta Land Registration District)

Unit 4: 162 232 128 +3 (North Alberta Land Registration District)

Unit 5: 162 232 128 +4 (North Alberta Land Registration District)

Unit 6: 162 232 128 +5 (North Alberta Land Registration District)

Unit 7: 162 232 128 +6 (North Alberta Land Registration District)

Unit 8: 162 232 128 +7 (North Alberta Land Registration District)

Unit 9: 162 232 128 +8 (North Alberta Land Registration District)

Unit 10: 162 232 128 +9 (North Alberta Land Registration District)

Unit 11: 162 232 128 +10 (North Alberta Land Registration District)

Unit 12: 162 232 128 +11 (North Alberta Land Registration District)

Unit 13: 162 232 128 +12 (North Alberta Land Registration District)

Unit 14: 162 232 128 +13 (North Alberta Land Registration District)

Unit 15 :162 232 128 +14 (North Alberta Land Registration District) Unit 16: 162 232 128 +15 (North Alberta Land Registration District) Unit 17: 162 232 128 +16 (North Alberta Land Registration District) Unit 18: 162 232 128 +17 (North Alberta Land Registration District) Unit 19: 162 232 128 +18 (North Alberta Land Registration District) Unit 20: 162 232 128 +19 (North Alberta Land Registration District) Unit 21: 162 232 128 +20 (North Alberta Land Registration District) Unit 22: 162 232 128 +21 (North Alberta Land Registration District) Unit 23: 162 232 128 +22 (North Alberta Land Registration District) Unit 24: 162 232 128 +23 (North Alberta Land Registration District) Unit 25: 162 232 128 +24 (North Alberta Land Registration District) Unit 26: 162 232 128 +25 (North Alberta Land Registration District) Unit 27: 162 232 128 +26 (North Alberta Land Registration District) Unit 28: 162 232 128 +27 (North Alberta Land Registration District) Unit 29: 162 232 128 +28 (North Alberta Land Registration District) Unit 30: 162 232 128 +29 (North Alberta Land Registration District) Unit 31: 162 232 128 +30 (North Alberta Land Registration District) Unit 32: 162 232 128 +31 (North Alberta Land Registration District) Unit 33: 162 232 128 +32 (North Alberta Land Registration District) Unit 34: 162 232 128 +33 (North Alberta Land Registration District) Unit 35: 162 232 128 +34 (North Alberta Land Registration District) Unit 36: 162 232 128 +35 (North Alberta Land Registration District) Unit 37: 162 232 128 +36 (North Alberta Land Registration District) Unit 38: 162 232 128 +37 (North Alberta Land Registration District) Unit 39: 162 232 128 +38 (North Alberta Land Registration District) Unit 40: 162 232 128 +39 (North Alberta Land Registration District) Unit 41: 162 232 128 +40 (North Alberta Land Registration District) Unit 42: 162 232 128 +41 (North Alberta Land Registration District) Unit 43: 162 232 128 +42 (North Alberta Land Registration District) Unit 44: 162 232 128 +43 (North Alberta Land Registration District) Unit 45: 162 232 128 +44 (North Alberta Land Registration District) Unit 46: 162 232 128 +45 (North Alberta Land Registration District) Unit 47: 162 232 128 +46 (North Alberta Land Registration District)

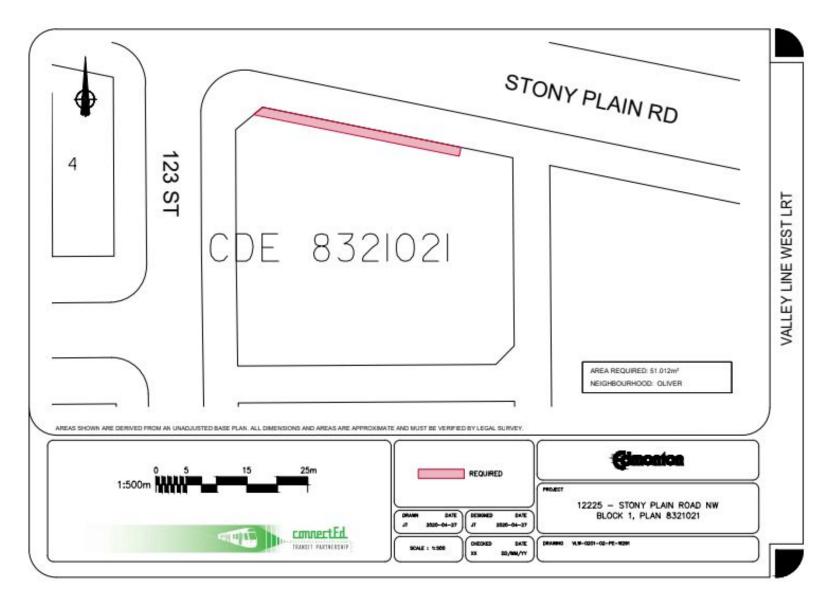
Unit 48: 162 232 128 +47 (North Alberta Land Registration District) Unit 49: 162 232 128 +48 (North Alberta Land Registration District) Unit 50: 162 232 128 +49 (North Alberta Land Registration District) Unit 51: 162 232 128 +50 (North Alberta Land Registration District) Unit 52: 162 232 128 +51 (North Alberta Land Registration District) Land Area Required: Approximately 51.012m<sup>2</sup>, more or less, for the fee simple interest, and approximately 13.284m<sup>2</sup>, more or less, for the utility right of way

Known Improvements within Area of Land Required: Landscaping and transformer

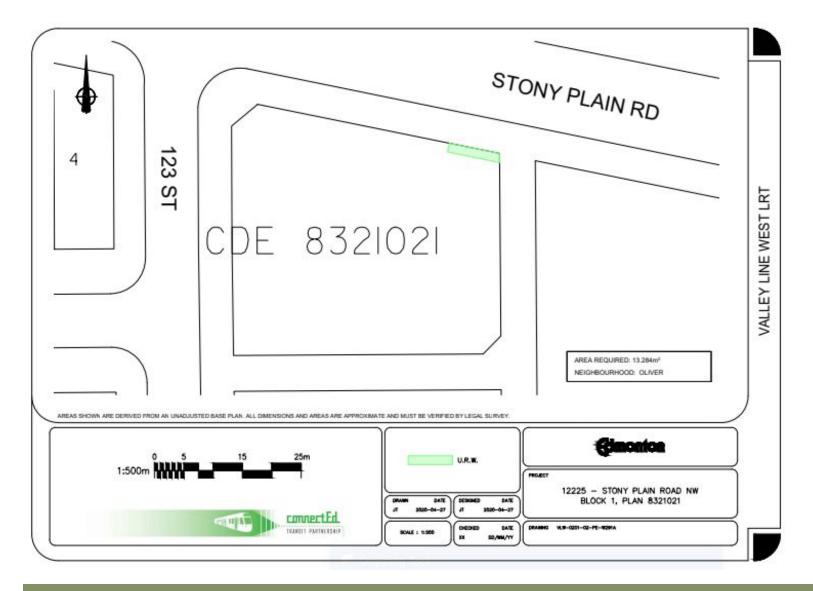
#### **Registered Interests for Units 1 to 52:**

Registration No.	Name	Registration Type
172 293 071	PEOPLES TRUST COMPANY.	MORTGAGE
172 293 072	PEOPLES TRUST COMPANY.	CAVEAT RE: ASSIGNMENT OF RENTS AND LEASES

**DIAGRAM "A"** 



**DIAGRAM "B"** 



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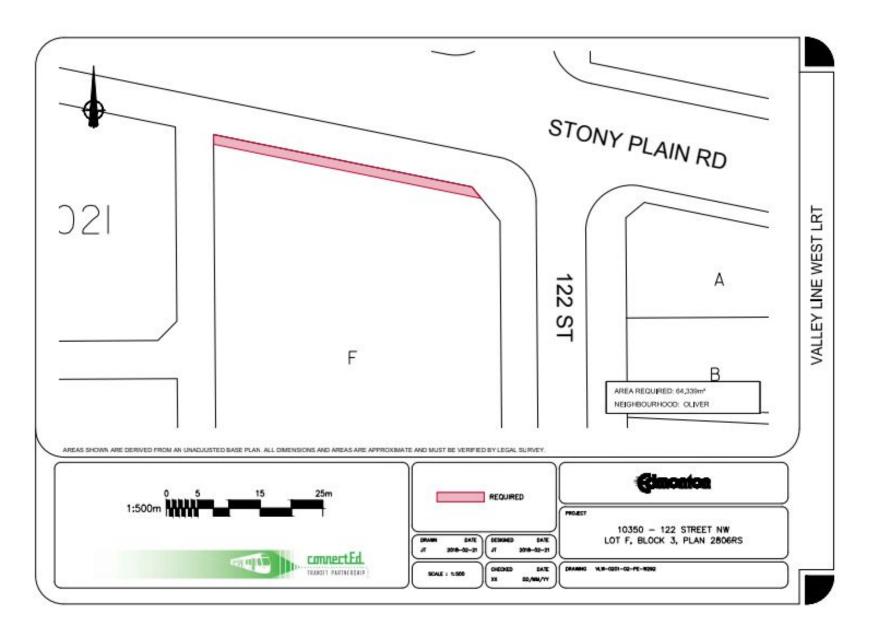
# **PROPERTY 13:**

Municipal Address:	10350 - 122 Street NW, Edmonton, AB
Legal Description:	PLAN 2806RS
	BLOCK 3
	LOT F
	EXCEPTING THEREOUT ALL MINES AND MINERALS
Registered Owner:	BPCL HOLDINGS INC.
Estate:	Fee Simple
	982 026 117 (North Alberta Land Registration District)
Land Area Required:	Approximately 64.339m <sup>2</sup> , more or less

Known Improvements within Area of Land Required: Landscaping

# **Registered Interests:**

Registration No.	Name	Registration Type
982 071 721	ROYAL BANK OF CANADA.	MORTGAGE
982 071 722	ROYAL BANK OF CANADA.	CAVEAT RE: ASSIGNMENT OF LEASE
982 071 723	ROYAL BANK OF CANADA.	CAVEAT RE: ASSIGNMENT OF RENTS
002 168 834	ROYAL BANK OF CANADA.	AMENDING AGREEMENT
022 063 713	VIDEON CABLESYSTEMS INC.	CAVEAT RE : RIGHT OF WAY AGREEMENT
042 470 742	ROYAL BANK OF CANADA.	CAVEAT RE: MORTGAGE AMENDING
		AGREEMENT
082 154 722	ROYAL BANK OF CANADA.	MORTGAGE
082 154 723	ROYAL BANK OF CANADA.	CAVEAT RE: ASSIGNMENT OF RENTS AND
		LEASES
082 193 504	ROYAL BANK OF CANADA.	CAVEAT RE: AMENDING AGREEMENT
082 196 234	ROYAL BANK OF CANADA.	CAVEAT RE: AMENDING AGREEMENT
102 353 237	BOARDWALK REAL ESTATE	CAVEAT RE: BENEFICIAL OWNER
	MANAGEMENT LTD.	

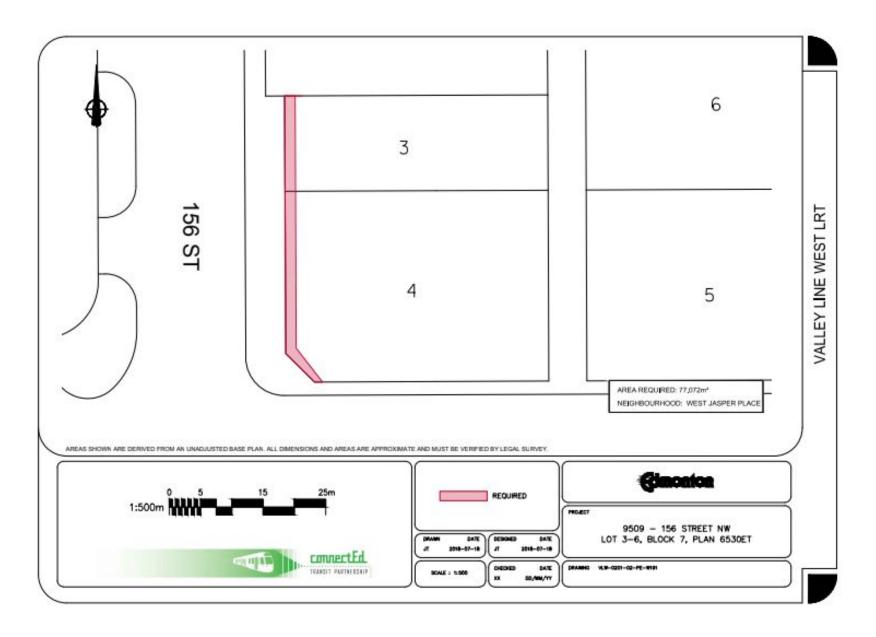


# PROPERTY 14:

Municipal Address: Legal Description:	<ul> <li>9509 - 156 Street NW, Edmonton, AB</li> <li>PLAN 6530ET</li> <li>BLOCK SEVEN (7)</li> <li>THE SOUTH HALF OF LOT THREE (3), THE SOUTH HALF OF LOT SIX (6) AND ALL OF LOTS</li> <li>FOUR (4) AND FIVE (5)</li> <li>EXCEPTING THEREOUT:</li> <li>A) ALL THOSE PORTIONS OF LOTS THREE (3) AND FOUR (4) IN SAID BLOCK AND PLAN</li> <li>DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH BOUNDARY OF THE</li> <li>SAID LOT FOUR (4) TWENTY FIVE (25) FEET EASTERLY FROM THE SOUTHERLY CORNER</li> <li>THEREOF THENCE WESTERLY ALONG THE SAID SOUTH BOUNDARY OF THE SAID LOT FOUR</li> <li>(4) TO THE SAID SOUTH WEST CORNER THEREOF THENCE NORTHERLY ALONG THE WEST</li> <li>BOUNDARIES OF THE SAID LOTS THREE (3) AND FOUR (4) ONE HUNDRED AND FIFTY (150)</li> <li>FEET THENCE EASTERLY AND PARALLEL TO THE SAID SOUTH BOUNDARY OF THE SAID LOT</li> <li>FOUR (4) TEN (10) FEET THENCE SOUTHERLY AND PARALLEL TO THE SAID WEST</li> <li>BOUNDARIES OF THE SAID LOTS TO A POINT FIFTEEN (15) FEET PERPENDICULARLY</li> <li>DISTANT NORTHERLY FROM THE SAID BOUNDARY OF THE SAID LOT FOUR (4) THENCE</li> <li>SOUTH EASTERLY IN A STRAIGHT LINE TO THE POINT OF COMMENCEMENT</li> <li>(B) ALL THAT PORTION OF LOT FIVE (5) IN THE SAID BLOCK SEVEN (7) WHICH LIES SOUTH</li> </ul>
Registered Owner:	EAST OF A STRAIGHT LINE JOINING A POINT IN THE EAST BOUNDARY OF THE SAID LOT FIFTEEN (15) FEET NORTHERLY FROM THE SOUTH EAST CORNER THEREOF TO A POINT IN THE SOUTH BOUNDARY OF THE SAID LOT FIFTEEN (15) FEET WESTERLY FROM THE SAID SOUTH EAST CORNER THEREOF EXCEPTING THEREOUT ALL MINES AND MINERALS XXXXXX
Estate:	Fee Simple
	p: 872 266 995 (North Alberta Land Registration District)
Land Area Required	: Approximately 77.072m <sup>2</sup> , more or less
Known Improvement within Area of Land Required:	ts Landscaping, Sidewalk
i toquilou.	Landouping, Oldowalk

Registration No.	Name	Registration Type
792 266 841	XXXX	CAVEAT
792 297 917	XXXX, XXXX AND XXXX	CAVEAT
962 058 418	A. BRENDA LAU PROFESSIONAL CORPORATION	CAVEAT RE: LEASE
022 117 173	809822 ALBERTA LTD.	CAVEAT RE: LEASE
062 167 092	XXXX	LAPSE OF CAVEAT
062 167 093	XXXX	LAPSE OF CAVEAT
062 408 154	A. BRENDA LAU PROFESSIONAL CORPORATION.	CAVEAT RE: LEASE, ETC.
132 146 504	PETER GUO PROFESSIONAL CORPORATION.	CAVEAT RE: LEASE INTEREST

### **Registered Interests:**



PROPERTY 15: the	FEE SIMPLE in the area required as shown on Diagram "A"; and UTILITY RIGHT OF WAY, for	
	construction, operation, protection, and maintenance of a transit shelter, in the area required as shown on Diagram "B"	
Municipal Address:	1 Meadowlark Park Shopping Centre NW, Edmonton, AB	
Legal Description:	DESCRIPTIVE PLAN 9924575	
•	BLOCK 10	
	LOT 2	
	EXCEPTING THEREOUT ALL MINES AND MINERALS	
	AREA: 9.39 HECTARES (23.2 ACRES) MORE OR LESS	
Registered Owner:	FIRST CAPITAL (MEADOWLARK) CORPORATION	
Certificate of Title No	b: 112 217 513 (North Alberta Land Registration District)	
Land Area Required:	Approximately 1213.680m <sup>2</sup> , more or less, for the fee simple interest, and approximately 38.827m <sup>2</sup> ,	
	more or less, for the utility right of way	
Known Improvement		

Known Improvements	S
within Area of Land	
Required:	Landscaping, concrete walkway, power for parking stalls

# Registered Interests:

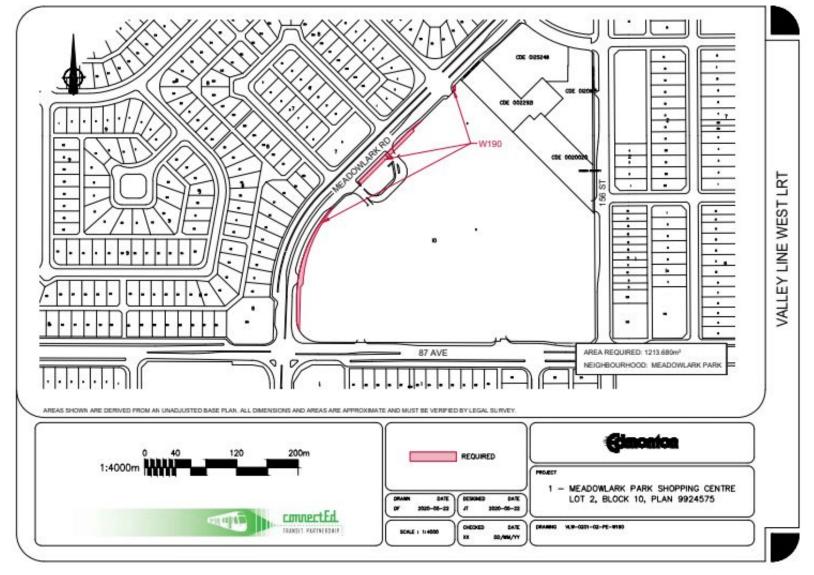
Registration No.	Name	Registration Type
922 226 854	SOBEYS WEST INC.	CAVEAT RE : LEASE
922 235 996	WAL-MART CANADA CORP./LA COMPAGNIE	CAVEAT
	WAL-MART DU CANADA.	
932 222 302	ROYAL BANK OF CANADA.	CAVEAT RE : LEASE
932 261 437	CANADIAN IMPERIAL BANK OF COMMERCE.	CAVEAT RE : LEASE
932 354 054	KFCC / PEPSICO HOLDINGS LTD.	CAVEAT RE : LEASE
942 254 184	LIQUOR STORES GP INC.	CAVEAT RE : LEASE
982 142 337	MCDONALD'S RESTAURANTS OF CANADA	CAVEAT RE : LEASE, ETC.
	LIMITED.	

992 020 413	HER MAJESTY THE QUEEN IN RIGHT OF	CAVEAT RE : LEASE
	ALBERTA AS REPRESENTED BY MINISTER OF	
	PUBLIC WORKS, SUPPLY & SERVICES	
992 229 035	COVE VENTURES LTD.	EASEMENT
992 229 036	COVE VENTURES LTD.	EASEMENT
992 229 037	FIRST CAPITAL (MEADOWLARK)	RESTRICTIVE COVENANT
	CORPORATION; CANADA SAFEWAY LIMITED	
992 229 038	FIRST CAPITAL (MEADOWLARK)	RESTRICTIVE COVENANT
	CORPORATION	
992 229 039	FIRST CAPITAL (MEADOWLARK)	RESTRICTIVE COVENANT
	CORPORATION	
992 229 040	FIRST CAPITAL (MEADOWLARK)	RESTRICTIVE COVENANT
	CORPORATION	
992 229 041	FIRST CAPITAL (MEADOWLARK)	RESTRICTIVE COVENANT
	CORPORATION; KFCC/TRICON HOLDINGS	
	LTD.	
992 294 729	SOBEYS WEST INC.	CAVEAT RE : LEASE, ETC.
002 065 143	HER MAJESTY THE QUEEN IN RIGHT OF	CAVEAT RE : LEASE
	CANADA AS REPRESENTED BY MINISTER OF	
	PUBLIC WORKS AND GOVERNMENT	
	SERVICES CANADA	
012 062 014	PATRICIA HEIGHTS MEDICAL CLINIC LTD.	CAVEAT RE : LEASE
012 079 382	922090 ALBERTA LTD.	CAVEAT RE : LEASE
012 079 738	XXXXXX	CAVEAT RE : LEASE
012 142 260	854524 ALBERTA LTD	CAVEAT RE : LEASE
012 220 784	864480 ALBERTA LTD.	CAVEAT RE : LEASE
012 220 798	933341 ALBERTA LTD.	CAVEAT RE : LEASE
012 220 809	933125 ALBERTA LTD.	CAVEAT RE : LEASE
012 220 810	936984 ALBERTA LTD.	CAVEAT RE : LEASE
012 292 892	FIRST CAPITAL (MEADOWLARK)	RESTRICTIVE COVENANT
	CORPORATION; THE LIQUOR DEPOT AT	
	MEADOWLARK LTD.	

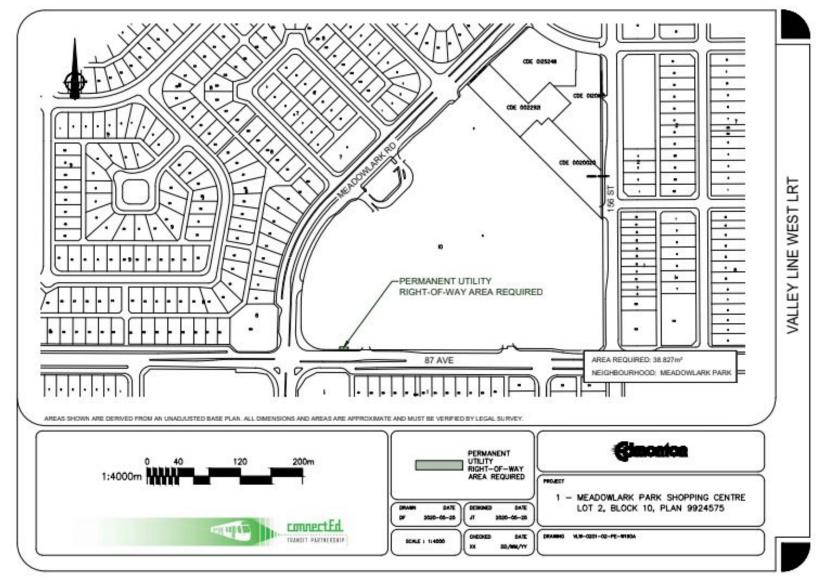
012 296 752	SOBEYS WEST INC.	CAVEAT RE : LEASE
012 296 753	SOBEYS WEST INC	CAVEAT RE : LEASE
012 357 238	IN FAVOUR OF - DAVID D. CAMPBELL PROFESSIONAL CORPORATION. IN FAVOUR OF - GORDON H. WILKES PROFESSIONAL CORPORATION. IN FAVOUR OF - DAVID C. EDWARDS PROFESSIONAL CORPORATION. IN FAVOUR OF - G. LOBAY PROFESSIONAL CORPORATION. IN FAVOUR OF - G. L. MOYSA PROFESSIONAL CORPORATION. IN FAVOUR OF - G. LOUIE PROFESSIONAL CORPORATION. IN FAVOUR OF - 8. LOUIE PROFESSIONAL CORPORATION. IN FAVOUR OF - 813872 ALBERTA LTD.	NOTICE OF SECURITY INTEREST RE : FIXTURES
000 444 000	SURGICAL CENTRE LTD.	
022 411 333	PRISZM BRANDZ INC.	CAVEAT RE : LEASE
032 493 820	XXXXXX	CAVEAT RE : LEASE, ETC.
042 090 865 042 251 112	863815 ALBERTA LTD. FIRST CAPITAL (MEADOWLARK) CORPORATION; THE LIQUOR DEPOT CORPORATION; THE LIQUOR DEPOT AT MEADOWLARK LTD.; THE LIQUOR DEPOT AT CALLINGWOOD LTD.	CAVEAT RE : LEASE RESTRICTIVE COVENANT
042 416 240	LIQUOR STORES GP INC.	CAVEAT RE : LEASE
052 185 590	KENNETH M. LUFT PROFESSIONAL CORPORATION.	CAVEAT RE : LEASE
052 235 784	SPECIFIC GRAVITY BREWING COMPANY & RESTAURANT INC.	CAVEAT RE : LEASE
052 478 882	G. L. MOYSA PROFESSIONAL CORPORATION.; BLAIR M. MEHLING PROFESSIONAL	CAVEAT RE : LEASE

	CORPORATION.	
082 176 153	KENNETH M. LUFT PROFESSIONAL	CAVEAT RE : LEASE
	CORPORATION.	
092 444 445	XXXXXX; XXXXXX; XXXXXX; and XXXXXX	CAVEAT RE : LEASE INTEREST
102 310 728	833641 ALBERTA LTD.	CAVEAT RE : LEASE INTEREST
102 342 640	854524 ALBERTA LTD.	CAVEAT RE : LEASE INTEREST
112 127 296	HER MAJESTY THE QUEEN IN RIGHT OF	CAVEAT RE : LEASE INTEREST
	ALBERTA AS REPRESENTED BY MINISTER OF	
	INFRASTRUCTURE	
112 217 514	CDPQ MORTGAGE INVESTMENT	MORTGAGE
	CORPORATION.	
112 217 515	CDPQ MORTGAGE INVESTMENT	CAVEAT RE : ASSIGNMENT OF RENTS AND
	CORPORATION.	LEASES
112 217 516	CDPQ MORTGAGE INVESTMENT	CAVEAT RE : LEASE INTEREST
	CORPORATION.	
112 217 517	CDPQ MORTGAGE INVESTMENT	CAVEAT RE : LEASE INTEREST
	CORPORATION.	
112 217 518	CDPQ MORTGAGE INVESTMENT	CAVEAT RE : LEASE INTEREST
	CORPORATION.	
112 300 013	933125 ALBERTA LTD.	CAVEAT RE : LEASE INTEREST
142 398 641	R. SHARON PROFESSIONAL CORPORATION.	CAVEAT RE : LEASE INTEREST
152 380 507	HER MAJESTY THE QUEEN IN RIGHT OF	CAVEAT RE : LEASE INTEREST
	ALBERTA AS REPRESENTED BY MINISTER OF	
	INFRASTRUCTURE	
162 063 491	EDMONTON WEST FAMILY PHYSICIANS	CAVEAT RE : LEASE INTEREST
	GROUP NPC.	

**DIAGRAM "A"** 



**DIAGRAM "B"** 



### Affidavit of Service & Publication (Exhibits excluded)

Affidavit of Service of Vern A. Wintonyk Sworn this <u>12<sup>th</sup></u> day of <u>August</u>, 2020

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of certain interests in the following Land located at 10004-156 Street NW, Edmonton, Alberta, and legally described as:

PLAN 2586AZ BLOCK ONE-C (1C) LOT ONE (1) EXCEPTING THEREOUT: 0.014 HECTARES (0.03 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN 8221370 EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Certificate of Title 922 071 145 +1 respecting the Land legally described above.
- 2. On the 26<sup>th</sup> day of June, 2020, I did serve Tasty Mill Holdings Ltd., as registered owner of the fee simple estate on Certificate of Title 922 071 145 +1, with a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by electronic mail to Redected addressed to the attention of Paul Barrette, Prowse Chowne LLP, solicitors and counsel for Tasty Mill Holdings Ltd.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>12<sup>th</sup></u> day of <u>August</u>, 2020.

A Commissioner for Oaths in and for Alberta

JOSIE CRISTELLO A Commissioner for Oaths in and for the Province of Alberta My Commission Expires August 22, 20–21

man VERN A. WINTONYK

Affidavit of Publication of Vern A. Wintonyk Sworn this <u>11<sup>th</sup></u> day of <u>August</u>, 2020

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of certain interests in the following Land located at 10004 – 156 Street NW, Edmonton, Alberta, and legally described as:

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#### AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

10-4 Doil K

A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20, 22

VERN A. WINTONYK

Affidavit of Service of Vern A. Wintonyk Sworn this <u>24<sup>th</sup></u> day of <u>August</u>, 2020

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of certain interests in the following Land located at 10008-156 Street NW, Edmonton, Alberta, and legally described as:

PLAN 2586AZ BLOCK 1C LOTS 2 AND 3 EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Certificate of Title 922 071 145 respecting the Land legally described above.
- On the 26<sup>th</sup> day of June, 2020, I did serve Tasty Mill Holdings Ltd., as registered owner of the fee simple estate on Certificate of Title 922 071 145, with a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by electronic mail to Redacted addressed to the attention of Paul Barrette, Prowse Chowne LLP, solicitors and counsel for Tasty Mill Holdings Ltd.
- 3. On the 3<sup>rd</sup> day of July, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to the following parties having instruments registered on Certificate of Title 922 071 145, at the addresses listed below:

298675 Alberta Ltd. c/o Registered Office 204, 4445 Calgary Trail S Edmonton, AB T6H 5R7

Alberta Treasury Branches c/o Witten LLP 2500, 10303 Jasper Avenue Edmonton, AB T5J 3N6

Wild Rose (Enterprises) Limited c/o Witten LLP 2500, 10303 Jasper Avenue Edmonton, AB T5J 3N6 Alberta Treasury Branches c/o Corporate Head Office Suite 2100, 10020 - 100 Street NW Edmonton, AB T5J 0N3

Wild Rose (Enterprises) Limited c/o Registered Office 1016 - 70 Street SW Edmonton, AB T6X 1K8 Attached to this Affidavit as Exhibit "C" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "D" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

- 4. On the 3<sup>nd</sup> day of July, 2020, I did serve Hollywood Pizza & Donair Restaurant Ltd. operating as Hollywood Pizza, as a person in possession or occupation of the Land, with a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by electronic mail to Redected addressed to the attention of Paul Barrette, Prowse Chowne LLP, solicitors and counsel for Hollywood Pizza & Donair Restaurant Ltd. operating as Hollywood Pizza.
- 5. On the 3<sup>rd</sup> day of July, 2020, I did serve 1555022 Alberta Inc. operating as Foody Mart, as a person in possession or occupation of the Land, with a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by electronic mail to **Reserve** addressed to the attention of Paul Barrette, Prowse Chowne LLP, solicitors and counsel for 1555022 Alberta Inc. operating as Foody Mart.
  - 6. On the 3<sup>rd</sup> day of July, 2020, I did serve 1652644 Alberta Ltd. operating as Oasis Hair Salon & Spa, as a person in possession or occupation of the Land, with a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by electronic mail to **Redeted** addressed to the attention of Paul Barrette, Prowse Chowne LLP, solicitors and counsel for 1652644 Alberta Ltd. operating as Oasis Hair Salon & Spa.
  - 7. On the 3<sup>rd</sup> day of July, 2020, I did serve 1302492 Alberta Inc. operating as Dairy Queen, as a person in possession or occupation of the Land, with a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by electronic mail to <u>Redected</u> addressed to the attention of Paul Barrette, Prowse Chowne LLP, solicitors and counsel for 1302492 Alberta Inc. operating as Dairy Queen.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>24<sup>th</sup></u> day of <u>August</u> 2020.

A Commissioner for Oaths in and for Alberta

SARAH RUMSEY Commissioner for Oaths Expires: June 28,

ent VERN A. WINTONYK

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of certain interests in the following Land located at 10008 – 156 Street NW, Edmonton, Alberta, and legally described as:

PLAN 2586AZ BLOCK 1C LOTS 2 AND 3 EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

### AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

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SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

Marie & Dil Kuk A Commissioner for Oaths in and for Alberta

> MARIE-NOEL PARK A Commissioner for Oeffts in and for Alberta My Commission Expires March 26, 20.

in VERN A. WINTONYK

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 39.291 sq. m. (0.0039291 hectares) (more or less) of the following Land located at 13530 Stony Plain Road NW, Edmonton, Alberta and legally described as:

PLAN 2177AH BLOCK 93 LOTS C AND D EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Certificate of Title 132 039 945 respecting the Land legally described above.
- On the 24<sup>th</sup> day of June, 2020, I did serve Recercice as registered owner of the fee simple estate on Certificate of Title 132 039 945, with a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by electronic mail to addressed to the attention of W.L. (Bill) McElhanney, Q.C., Ackroyd LLP, solicitors and counsel for Redected
- 3. On the 28<sup>th</sup> day of July, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to the following party having instruments registered on Certificate of Title 132 039 945, at the address listed below:

ATB Financial c/o Corporate Head Office Suite 2100, 10020 - 100 Street NW Edmonton, AB T5J 0N3

Attached to this Affidavit as Exhibit "C" is the receipt from the Post Office for such registered mail and attached to this Affidavit as Exhibit "D" is the Canada Post Delivery Confirmation Certificate confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this day of August , 2020.

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A Complissioner for Oaths in and for Alberta

JOSIE CRISTELLO A Commissioner for Oaths In and for the Province of Alberta My Commission Expires August 22, 20-2-1

VERN A. WINTONYK

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 39.291 sq. m. (0.0039291 hectares) (more or less) of the following Land located at 13530 Stony Plain Road NW, Edmonton, Alberta and legally described as:

PLAN 2177AH BLOCK 93 LOTS C AND D EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Land")

### AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

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A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20.

VERN A. WINTONYK

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 49.637 sq. m. (0.0049637 hectares) (more or less) of the following Land located at 10320 – 134 Street NW, Edmonton, Alberta and legally described as:

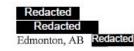
PLAN 2803AF BLOCK 107 LOT 2 EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Certificate of Title 192 247 268 respecting the Land legally described above.
- On the 25<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to **Redacted** and **Redacted** as registered owners of the fee simple estate on Certificate of Title 192 247 268, at the addresses listed below:

Redacted Redacted Edmonton, AB Redacted



Attached to this Affidavit as Exhibit "C" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "D" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

3. On the 25<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to the following party having an instrument registered on Certificate of Title 192 247 268, at the address listed below:

The Toronto Dominion Bank 500 Edmonton City Centre East 10205 - 101 Street, 5th Floor Edmonton, AB T5J 5E8

Attached to this Affidavit as Exhibit "E" is the receipt from the Post Office for such registered mail and attached to this Affidavit as Exhibit "F" is the Canada Post Tracking and Delivery Status Sheet.

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SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>12<sup>th</sup></u> day of <u>August</u>, 2020.

A Commissioner for Oaths in and for Alberta

JOSIE CRISTELLO A Commissioner for Oaths in and for the Province of Alberta My Commission Expires August 22, 202

VERN A. WINTONYK

Affidavit of Publication of Vern A. Wintonyk Sworn this <u>11<sup>th</sup></u> day of <u>August</u>, 2020

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 49.637 sq. m. (0.0049637 hectares) (more or less) of the following Land located at 10320 – 134 Street NW, Edmonton, Alberta and legally described as:

PLAN 2803AF BLOCK 107 LOT 2 EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Land")

## AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

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A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20.00

m VERN A. WINTONYK

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 18.008 sq. m. (0.0018 hectares) (more or less) of the following Land located at 10360 – 111 Street NW, Edmonton, Alberta and legally described as:

PLAN 1282RS BLOCK 11 LOT 125A EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Certificate of Title 142 065 939 respecting the Land legally described above.
- On the 24<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to 1796668 Alberta Ltd. as registered owner of the fee simple estate on Certificate of Title 142 065 939, at the address listed below:
  - 1796668 Alberta Ltd. c/o Registered Office #102, 10160 - 116 Street NW Edmonton, AB T5K 1V9
- 3. Attached to this Affidavit as Exhibit "C" is the receipt from the Post Office for such registered mail and attached to this Affidavit as Exhibit "D" is the Canada Post Delivery Confirmation Certificate confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>12<sup>th</sup></u> day of <u>August</u>, 2020.

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A Commissioner for Oaths in and for Alberta

JOSIE CRISTELLO A Commissioner for Oaths in and for the Province of Alberta My Commission Expires August 22, 2021

VERN A. WINTON

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 18.008 sq. m. (0.0018 hectares) (more or less) of the following Land located at 10360 – 111 Street NW, Edmonton, Alberta and legally described as:

PLAN 1282RS BLOCK 11 LOT 125A EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Land")

## AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

Harier vel tark

A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20.00

VERN A. WINTONYK

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 103.521 sq. m. (0.0103521 hectares) (more or less) of the following Land located at 10536 – 102 Avenue NW, Edmonton, Alberta and legally described as:

PLAN B2 BLOCK 5 LOT 143 EXCEPTING THEREOUT ALL MINES AND MINERALS

and

PLAN B2 BLOCK 5 LOT 144 EXCEPTING THEREOUT ALL MINES AND MINERALS

(collectively, the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibits "A" and "B", respectively, are copies of the Certified Copy of Certificates of Title 052 301 846 +2 and 052 301 846 respecting the Land legally described above.
- 2. On the 6<sup>th</sup> day of July, 2020, I did serve 1160821 Alberta Ltd., as registered owner of the fee simple estate on Certificates of Title 052 301 846 +2 and 052 301 846, with a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "C", by sending same by electronic mail to **Redacted** addressed to the attention of Francoise Belzil, Biamonte LLP, solicitors and counsel for 1160821 Alberta Ltd.

Page 13 of 59

3. On the 7<sup>th</sup> day of July, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "C", by sending same by registered mail to the following parties having instruments registered on Certificates of Title 052 301 846 +2 and/or 052 301 846, at the addresses listed below:

Canadian Western Bank 2500, 10303 Jasper Avenue Edmonton, AB T5J 3N6



Redacted Professional Corporation c/o Registered Office 100, 10230 - 142 Street NW Edmonton, AB T5N 3Y6

Attached to this Affidavit as Exhibit "D" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "E" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

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SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>12<sup>th</sup></u> day of <u>August</u>, 2020.

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A Commissioner for Oaths in and for Alberta

JOSIE CRISTELLO A Commissioner for Oaths in and for the Province of Alberta My Commission Expires August 22, 202

m VERN A. WINTONYK

## THE EXPROPRIATION ACT

R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 103.521 sq. m. (0.0103521 hectares) (more or less) of the following Land located at 10536 – 102 Avenue NW, Edmonton, Alberta and legally described as:

PLAN B2 BLOCK 5 LOT 143 EXCEPTING THEREOUT ALL MINES AND MINERALS

and

PLAN B2 BLOCK 5 LOT 144 EXCEPTING THEREOUT ALL MINES AND MINERALS

(collectively, the "Land")

### AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

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SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

Marie Doil 1ci

A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20\_22

VERN A. WINTONYK

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 19.882 sq. m. (0.0020 hectares) (more or less) of the following Land located at 14319 Stony Plain Road NW, Edmonton, Alberta and legally described as:

CONDOMINIUM PLAN 0624188 COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Condominium Additional Plan Sheet Certificate respecting the Land legally described above.
- On the 25<sup>th</sup> day of June, 2020, I did serve Condominium Corporation No. 0624188, with a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by electronic mail to **Redacted** addressed to the attention of Roberto Noce, Q.C., Miller Thomson LLP, solicitors and counsel for Condominium Corporation No. 0624188.
- 3. On the 26<sup>th</sup> day of June, 2020, I did serve Condominium Corporation No. 0624188 with a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by personally attending upon and leaving a copy of same with the receptionist at the law offices of Miller Thomson LLP, 2700 Commerce Place, 10155 102 Street, Edmonton, Alberta, addressed to the attention of Roberto Noce, Q.C., solicitors and counsel for Condominium Corporation No. 0624188.

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SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>12<sup>th</sup></u> day of <u>August</u>, 2020.

JOSIE CRISTELLO A Commissioner for Oaths in and for the Province of Alberta My Commission Expires August 22, 20

VERN A. WINTONYK

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

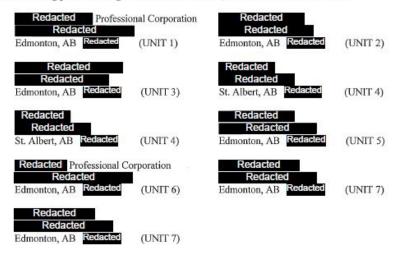
IN THE MATTER OF the expropriation of approximately 19.882 sq. m. (0.0020 hectares) (more or less) of the following Land located at 14319 Stony Plain Road NW, Edmonton, Alberta and legally described as:

CONDOMINIUM PLAN 0624188 COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

 On the 26<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "A", by sending same by registered mail to the following parties having an interest in the Land, at the addresses listed below:



Attached to this Affidavit as Exhibit "B" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "C" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

2. On the 26<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "A", by sending same by registered mail to the following parties having instruments registered on the Certificates of Title relating to the Land, at the addresses listed below:

ING Bank of Canada	Royal Bank of Canada
111 Gordon Baker Road	10 York Mills Road, 3rd Floor
Toronto, ON M2H 3R1 (UNIT 2)	Toronto, ON M2P 0A2 (UNIT 3)
Royal Bank of Canada	ATB Financial
10 York Mills Road, 3rd Floor	15548 Stony Plain Road
Toronto, ON M2P 0A2 (UNIT 4)	Edmonton, AB T5P 3Z2 (UNIT 5)
Canadian Imperial Bank of Commerce	Royal Bank of Canada
P.O. Box 115, Commerce Court Postal Station	Valleyview Branch
Toronto, ON M5L 1E5 (UNIT 6)	9102 - 142 Street
	Edmonton, AB T5R 0M7 (UNIT 7)

Attached to this Affidavit as Exhibit "D" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "E" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

On the 28<sup>th</sup> day of July, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "A", by sending same by registered mail to the following parties having instruments registered on the Certificates of Title relating to the Land, at the addresses listed below:

ATB Financial c/o Corporate Head Office Suite 2100, 10020 - 100 Street NW Edmonton, AB T5J 0N3 (UNIT 5)

Attached to this Affidavit as Exhibit "F" is the receipt from the Post Office for such registered mail and attached to this Affidavit as Exhibit "G" is the Canada Post Delivery Confirmation Certificate confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

#### SWORN BEFORE ME at the City of

3.

Edmonton, in the Province of Alberta, this <u>13<sup>th</sup></u> day of <u>August</u>, 2020.

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A Commissioner for Oaths in and for Alberta

Darlene Rose Cote A Commissioner for Oaths in and for the Province of Alberta Commission Expires: July 20, 20,2

m VERN A. WINTONYK

Page 18 of 59

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 19.882 sq. m. (0.0020 hectares) (more or less) of the following Land located at 14319 Stony Plain Road NW, Edmonton, Alberta and legally described as:

CONDOMINIUM PLAN 0624188 COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Land")

### AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

Marie- Noil Yan

A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20

VERN A. WINTONYK

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 5.199 sq. m. (0.0005199 hectares) (more or less) of the following Land located at 10225 – 138 Street NW, Edmonton, Alberta and legally described as:

PLAN 2803AF BLOCK 110 LOT 4 EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Certificate of Title 152 393 186 respecting the Land legally described above.
- On the 24<sup>th</sup> day of June, 2020, I did serve Redacted and Redacted.
- 3. On the 25<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to the following party having an instrument registered on Certificate of Title 152 393 186, at the address listed below:

The Toronto Dominion Bank 500 Edmonton City Centre East 10205 - 101 Street, 5th Floor Edmonton, AB T5J 5E8

Attached to this Affidavit as Exhibit "C" is the receipt from the Post Office for such registered mail and attached to this Affidavit as Exhibit "D" is the Canada Post Delivery Confirmation Certificate confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>12<sup>th</sup></u> day of <u>August</u>, 2020.

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A Commissioner for Oaths in and for Alberta JOSIE CRISTELLO A Commissioner for Oaths in and for the Province of Alberta My Commission Expires August 22, 2021

VERN A. WINTONYK

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 5.199 sq. m. (0.0005199 hectares) (more or less) of the following Land located at 10225 - 138 Street NW, Edmonton, Alberta and legally described as:

PLAN 2803AF BLOCK 110 LOT 4 EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Land")

## AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

Marie- Wal 1a

A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20\_20

m VERN A. WINTONYK

Affidavit of Service of Vern A. Wintonyk Sworn this 12th day of August , 2020

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 45.854 sq. m. (0.0045854 hectares (more or less) of the following Land located at 13210 Stony Plain Road NW, Edmonton, Alberta and legally described as:

PLAN 3875P BLOCK 79 LOT 1 EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Certificate of Title 1. 152 311 490 respecting the Land legally described above.
- On the 24th day of June, 2020, I did serve Redacted, as registered owner of the fee simple estate 2. on Certificate of Title 152 311 490, with a copy of the Notice of Intention to Expropriate attached this Affidavit as Exhibit "B", by sending same by electronic mail to to Redacted addressed to the attention of Paul Barrette, Prowse Chowne LLP, solicitors and counsel for Redacted
- On the 24th day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate 3. attached to this Affidavit as Exhibit "B", by sending same by registered mail to the following party having an instrument registered on Certificate of Title 152 311 490, at the addresses listed below:

First National Financial GP Corporation Redacted c/o , Attorney for Service Stikeman Elliott LLF 4300, 888 - 3rd Street SW Calgary, AB T2P 5C5

First National Financial GP Corporation 100 University Avenue, Suite 700 North Tower Toronto, ON M5J 1V6

Attached to this Affidavit as Exhibit "C" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "D" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this 12 day of August, 2020. Chistollo A Commissioner for Oaths in and for Alberta

VERN A. WINTONYK

JOSIE CRISTELLO A Commissionar for Oaths in and for the Province of Alberta IY Commission Expires August 22, 200

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Affidavit of Publication of Vern A. Wintonyk Sworn this <u>11<sup>th</sup></u> day of <u>August</u>, 2020

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 45.854 sq. m. (0.0045854 hectares (more or less) of the following Land located at 13210 Stony Plain Road NW, Edmonton, Alberta and legally described as:

PLAN 3875P BLOCK 79 LOT 1 EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Land")

## AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

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A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20, 20

VERN A. WINTONYK

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 95.535 sq. m. (0.0096 hectares) (more or less) of the following Land located at 17104 - 86 Avenue NW, Edmonton, Alberta and legally described as:

CONDOMINIUM PLAN CD5982 COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Condominium Additional Plan Sheet Certificate respecting the Land legally described above.
- 2. On the 24<sup>th</sup> day of June, 2020, I did serve The Owners: Condominium Plan No. CD5982 with a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by personally attending upon and leaving a copy of same with the receptionist at the law offices of Biamonte LLP, 1600, 10025 102A Avenue, Edmonton, Alberta, addressed to the attention of Scott D. Belland, solicitors and counsel for The Owners: Condominium Plan No. CD5982.

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SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>12<sup>th</sup></u> day of <u>August</u>, 2020.

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A Complessioner for Oaths in and for Alberta

JOSIE CRISTELLO A Commissioner for Oaths in and for the Province of Alberta My Commission Expires August 22, 2021

VERN A. WINTON

Affidavit of Service of Sarah Rumsey Sworn this <u>12<sup>th</sup></u> day of <u>August</u>, 2020

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 95.535 sq. m. (0.0096 hectares) (more or less) of the following Land located at 17104 – 86 Avenue NW, Edmonton, Alberta and legally described as:

CONDOMINIUM PLAN CD5982 COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Sarah Rumsey, Legal Assistant, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

 On the 26<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "A", by sending same by registered mail to the following parties having an interest in the Land, at the addresses listed below:

Redacted Redacted Edmonton, AB Redacted	(UNIT 1)	Redacted Redacted Edmonton, AB Redacted	(UNIT 1)
Redacted Redacted Edmonton, AB Redacted	(UNIT 2)	Redacted Redacted Edmonton, AB Redacted	(UNIT 3)
Redacted Redacted Edmonton, AB Redacted	(UNIT 3)	Redacted Redacted Edmonton, AB Redacted	(UNIT 3)
Redacted Redacted Edmonton, AB Redacted	(UNIT 4)	Redacted Redacted Edmonton, AB Redacted	(UNIT 5)

Redacted Redacted Edmonton, AB Redacted	(UNIT 6)	Redacted Redacted Edmonton, AB Redacted	(UNIT 6)
Redacted Redacted Edmonton, AB Redacted	(UNIT 7)	Dan Developments Ltd. 307 Weaver Point NW Edmonton, AB T6M 2J4	(UNIT 8)
Redacted Redacted Edmonton, AB Redacted	(UNIT 9)	Redacted Redacted Edmonton, AB Redacted	(UNIT 9)
809146 Alberta Ltd. 835, 4445 Calgary Trail Sout Edmonton, AB T6H 5R7	h (UNIT 10)	Redacted Redacted Edmonton, AB Redacted	(UNIT 11)
Redacted Redacted Edmonton, AB Redacted	(UNIT 11)	Redacted Redacted Edmonton, AB Redacted	(UNIT 12)
Redacted Redacted Edmonton, AB Redacted	(UNIT 13)	Redacted Redacted Edmonton, AB Redacted	(UNIT 14)
Redacted Redacted Edmonton, AB Redacted	(UNIT 14)	Redacted Redacted Fort McMurray, AB Redact	ed (UNIT 15)
Redacted Redacted Fort McMurray, AB Redact	ed (UNIT 15	Redacted Redacted Edmonton, AB Redacted	(UNIT 16)
Dan Developments Ltd. 307 Weaver Point NW Edmonton, AB T6M 2J4	(UNIT 17)	Redacted Redacted Edmonton, AB Redacted	(UNIT 18)

Dan Developments Ltd. 307 Weaver Point NW Edmonton, AB T6M 2J4	(UNIT 19)	Redacted Redacted Edmonton, AB Redacted	(UNIT 20)
Redacted Redacted Edmonton, AB Redacted	(UNIT 21)	Redacted Redacted Edmonton, AB Redacted	(UNIT 22)
Redacted Redacted Edmonton, AB Redacted	(UNIT 23)	Redacted Redacted Edmonton, AB Redacted	(UNIT 24)
Redacted Redacted Edmonton, AB Redacted	(UNIT 24)	Borav Development Ltd. 10241 - 123 Street Edmonton, AB T5N 1N3	(UNIT 25)
Redacted Redacted Edmonton, AB Redacted	(UNIT 26)	Redacted Professional Corpo Redacted Edmonton, AB Redacted	ration (UNIT 27)
Redacted Professional Corpo Redacted Edmonton, AB Redacted	ration (UNIT 28)	Redacted Redacted Edmonton, AB Redacted	(UNIT 29)
Redacted Redacted Edmonton, AB Redacted	(UNIT 29)	Redacted Redacted Emdonton, AB Redacted	(UNIT 30)
Redacted Redacted Edmonton, AB Redacted	(UNIT 30)	Redacted Redacted Edmonton, AB Redacted	(UNIT 31)
Redacted Redacted Edmonton, AB Redacted	(UNIT 32)	Dan Developments Ltd. 307 Weaver Point NW Edmonton, AB T6M 2J4	(UNIT 33)

Borav Development Ltd. 10241 - 123 Street Edmonton, AB T5N 1N3	(UNIT 34)	809146 Alberta Ltd. c/o M5, 9509 - 156 Street Edmonton, AB T5P 4J5	(UNIT 35)
Redacted Redacted Edmonton, AB Redacted	(UNIT 36)	Redacted Professional Corpo Redacted Edmonton, AB Redacted	oration (UNIT 37)
Redacted Redacted Edmonton, AB Redacted	(UNIT 38)	Borav Development Ltd. 10241 - 123 Street Edmonton, AB T5N 1N3	(UNIT 39)
Borav Development Ltd. 10241 - 123 Street Edmonton, AB T5N 1N3	(UNIT 40)	Redacted Redacted Edmonton, AB Redacted	(UNIT 41)
Redacted Redacted Edmonton, AB Redacted	(UNIT 41)	Redacted Redacted Edmonton, AB Redacted	(UNIT 42)
Redacted Redacted Edmonton, AB Redacted	(UNIT 42)	Refected Professional Corp Refected Edmonton, AB Refected	oration (UNIT 43)
Redacted Redacted Edmonton, AB Redected	(UNIT 44)	Redacted Redacted Edmonton, AB Redacted	(UNIT 44)
Redacted Redacted Edmonton, AB Redacted	(UNIT 45)	Redacted Redacted Edmonton, AB Redacted	(UNIT 45)
Redacted Redacted Edmonton, AB Redacted	(UNIT 46)	Borav Development Ltd. 21, 17112 - 86 Avenue Edmonton, AB T5T 0J2	(UNIT 47)

809146 Alberta Ltd. c/o M5, 9509 - 156 Street Edmonton, AB T5P 4J5	(UNIT 48)	Redacted Redacted Edmonton, AB Redacted	(UNIT 49)
Redacted Redacted Edmonton, AB Redacted	(UNIT 49)	Redacted Redacted Edmonton, AB Redacted	(UNIT 50)
Borav Development Ltd. 10241 - 123 Street Edmonton, AB T5N 1N3	(UNIT 51)	Redacted Professional Corpo Redacted Edmonton, AB Redacted	oration (UNIT 52)
Redacted Redacted Edmonton, AB Redacted	(UNIT 53)	Dan Developments Ltd. 307 Weaver Point NW Edmonton, AB T6M 2J4	(UNIT 54)
Redacted Redacted Edmonton, AB Redacted	(UNIT 55)	Redacted Redacted Edmonton, AB Redacted	(UNIT 55)
Redacted Redacted Edmonton, AB Redacted	(UNIT 55)	Redacted Redacted Edmonton, AB Redacted	(UNIT 56)
M P Campbell Holdings Ltd 8515 - 171 Street Edmonton, AB T5T 0C7	(UNIT 57)	Redacted Redacted Edmonton, AB Redacted	(UNIT 57)
Redacted Redacted Edmonton, AB Redacted	(UNIT 57)	Redacted Redacted Edmonton, AB Redacted	(UNIT 58)
Redacted Redacted Edmonton, AB Redacted	(UNIT 59)	Redacted Redacted Edmonton, AB Redacted	(UNIT 60)

Redacted Redacted Edmonton, AB Redacted	(UNIT 61)	Redacted Redacted Edmonton, AB Redacted (UNIT 61)
Dan Developments Ltd. 307 Weaver Point NW Edmonton, AB T6M 2J4	(UNIT 62)	809146 Alberta Ltd. Suite 835, 4445 Calgary Trail South Edmonton, AB T6H 5R7 (UNIT 63)
Redacted Redacted Edmonton, AB Redacted	(UNIT 64)	Borav Development Ltd. 10241 - 123 Street Edmonton, AB T5N 1N3 (UNIT 65)
Dan Developments Ltd. 307 Weaver Point NW Edmonton, AB T6M 2J4	(UNIT 66)	Redacted Redacted Edmonton, AB Redacted (UNIT 67)
Redacted Redacted Edmonton, AB Redacted	(UNIT 67)	Redacted Redacted Edmonton, AB Redacted (UNIT 68)
Redacted Redacted Edmonton, AB Redacted	(UNIT 68)	Redacted Redacted Edmonton, AB Redacted (UNIT 69)
Redacted Redacted Edmonton, AB Redacted	(UNIT 69)	Redacted Redacted Edmonton, AB Redacted (UNIT 70)
Redacted Redacted Edmonton, AB Redacted	(UNIT 70)	Dan Developments Ltd. 307 Weaver Point NW Edmonton, AB T6M 2J4 (UNIT 71)
Dan Developments Ltd. 307 Weaver Point NW Edmonton, AB T6M 2J4	(UNIT 72)	

Attached to this Affidavit as Exhibit "B" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "C" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

2. On the 26<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "A", by sending same by registered mail to the following parties having instruments registered on the Certificates of Title relating to the Land, at the addresses listed below:

Royal Bank of Canada 180 Wellington Street West, 3rd Floor Toronto, ON M5J 1J1 (UNIT 1)	The Toronto Dominion Bank 500 Edmonton City Centre East 10205 - 101 Street, 5th Floor Edmonton, AB T5J 5E8 (UNIT 5)
Canadian Imperial Bank of Commerce Level B1 - 1745 West 8th Avenue Vancouver, BC V6J 4T3 (UNIT 6)	Servus Credit Union Ltd. c/o Registered Office 151 Karl Clark Road NW Edmonton, AB T6N 1H5 (UNIT 7)
Canadian Western Bank 2142 - 99 Street Edmonton, AB T6N 1L2 (UNIT 8)	Canadian Western Bank c/o Becker Dalton Wong #102, 4208 - 97 Street Edmonton, AB T6E 5Z9 (UNIT 8)
MCAP Service Corporation Box 351, Stn C Kitchener, ON N2G 3Y9 (UNIT 9)	MCAP Service Corporation c/o <b>ReJacted</b> , Attorney for Service Norton Rose Fulbright Canada LLP 400, 3rd Avenue SW, Suite 3700 Calgary, AB T2P 4H2 (UNIT 9)
Alberta Treasury Branches 8804 - 118th Aenue Edmonton, AB T5B 0T4 (UNIT 10)	Computershare Trust Company of Canada c/o Received, Attorney for Service Stikeman Elliott LLP 4300, 888 - 3rd Street SW Calgary, AB T2P 5C5 (UNIT 11)
Computershare Trust Company of Canada c/o Paradigm Quest Inc. 390 Bay Street, Suite 1800 Toronto, ON M5H 2Y2 (UNIT 11)	Canada Mortgage and Housing Corporation (CMHC) Prairie and Territories Business Centre Suite 200, 1000 - 7th Avenue SW Calgary, AB T2P 5L5 (UNIT 13)
The Toronto Dominion Bank 500 Edmonton City Centre East 10205 - 101 Street, 5th Floor Edmonton, AB T5J 5E8 (UNIT 14)	The Toronto Dominion Bank 500 Edmonton City Centre East 10205 - 101 Street, 5th Floor Edmonton, AB T5J 5E8 (UNIT 16)

ATB Financial	Canadian Western Bank
16675 - 97 Street NW	2142 - 99 Street
Edmonton, AB T5X 6A7 (UNIT 18)	Edmonton, AB T6N 1L2 (UNIT 19)
Canadian Western Bank	Bank of Montreal
c/o Becker Dalton Wong	Mortgage Service Centre
#102, 4208 - 97 Street	865 Harrington Court
Edmonton, AB T6E 5Z9 (UNIT 19)	Burlington, ON L7N 3P3 (UNIT 20)
Bank of Montreal	Royal Bank of Canada
4710 Kingsway, 6th Floor	180 Wellington Street West, 3rd Floor
Burnaby, BC V5H 4M2 (UNIT 20)	Toronto, ON M5J 1J1 (UNIT 21)
The Toronto Dominion Bank	The Toronto Dominion Bank
500 Edmonton City Centre East	500 Edmonton City Centre East
10205 - 101 Street, 5th Floor	10205 - 101 Street, 5th Floor
Edmonton, AB T5J 5E8 (UNIT 22)	Edmonton, AB T5J 5E8 (UNIT 24)
Servus Credit Union Ltd. 12750 - 127 Street Edmonton, AB T5L 1A5 (UNIT 25)	Servus Credit Union Ltd. c/o Registered Office 151 Karl Clark Road NW Edmonton, AB T6N 1H5 (UNIT 25)
Bank of Montreal 865 Harrington Court Burlington, ON L7N 3P3 (UNIT 26)	The Toronto Dominion Bank 500 Edmonton City Centre East 10205 - 101 Street, 5th Floor Edmonton, AB T5J 5E8 (UNIT 30)
Royal Bank of Canada	Royal Bank of Canada
2500, 10303 Jasper Avenue	16909 - 103A Avenue
Edmonton, AB T5J 3N6 (UNIT 30)	Edmonton, AB T5P 4Y5 (UNIT 34)
Royal Bank of Canada	Servus Credit Union Ltd.
180 Wellington Street West, 3rd Floor	47, 111 Street & 51 Avenue
Toronto, ON M5J 1J1 (UNIT 36)	Edmonton, AB T6H 4M6 (UNIT 38)
Servus Credit Union Ltd. c/o Registered Office 151 Karl Clark Road NW Edmonton, AB T6N 1H5 (UNIT 38)	Servus Credit Union Ltd. 12750 - 127 Street Edmonton, AB T5L 1A5 (UNIT 39)

Servus Credit Union Ltd. c/o Registered Office 151 Karl Clark Road NW Edmonton, AB T6N 1H5 (UNIT 39)	Royal Bank of Canada 5104 Donnelly Crescent Regina, SK S4X 4C9 (UNIT 40)
Bank of Montreal Mortgage Service Centre 865 Harrington Court Burlington, ON L7N 3P3 (UNIT 41)	The Toronto Dominion Bank 500 Edmonton City Centre East 10205 - 101 Street, 5th Floor Edmonton, AB T5J 5E8 (UNIT 42)
Royal Bank of Canada c/o Brock Law 1500, 10117 Jasper Avenue Edmonton, AB T5J 1W8 (UNIT 42)	Consolidated Civil Enforcement Inc. 200, 807 Manning Road NE Calgary, AB T2E 7M8 (UNIT 42)
The Toronto Dominion Bank 500 Edmonton City Centre East 10205 - 101 Street, 5th Floor Edmonton, AB T5J 5E8 (UNIT 44)	Computershare Trust Company of Canada c/o <b>Redected</b> , Attorney for Service Stikeman Elliott LLP 4300, 888 - 3rd Street SW Calgary, AB T2P 5C5 (UNIT 46)
Computershare Trust Company of Canada c/o Paradigm Quest Inc. 390 Bay Street, Suite 1800 Toronto, ON M5H 2Y2 (UNIT 46)	Scotia Mortgage Corporation c/o The Bank of Nova Scotia 13150 - 97 Street Edmonton, AB TSE 4C6 (UNIT 47)
Scotia Mortgage Corporation c/o Redacted, Attorney for Service McCarthy Tetrault LLP Suite 4000, 421 - 7th Avenue SW Calgary, AB T2P 4K9 (UNIT 47)	Royal Bank of Canada 16909 - 103A Avenue Edmonton, AB T5P 4Y5 (UNIT 48)
Servus Credit Union Ltd. 12750 - 127 Street Edmonton, AB T5L 1A5 (UNIT 51)	Servus Credit Union Ltd. c/o Registered Office 151 Karl Clark Road NW Edmonton, AB T6N 1H5 (UNIT 51)
Royal Bank of Canada 180 Wellington Street West, 1st Floor Toronto, ON M5J 1J1 (UNIT 53)	Canadian Western Bank 2142 - 99 Street Edmonton, AB T6N 1L2 (UNIT 54)
Canadian Western Bank c/o Becker Dalton Wong #102, 4208 - 97 Street Edmonton, AB T6E 5Z9 (UNIT 54)	Bank of Montreal 865 Harrington Court Burlington, ON L7N 3P3 (UNIT 55)

The Toronto Dominion Bank 500 Edmonton City Centre East	Canadian Western Bank 2142 - 99 Street
10205 - 101 Street, 5th Floor Edmonton, AB T5J 5E8 (UNIT 61)	Edmonton, AB T6N 1L2 (UNIT 62)
Canadian Western Bank c/o Becker Dalton Wong #102, 4208 - 97 Street Edmonton, AB T6E 5Z9 (UNIT 62)	CIBC Mortgages Inc. 800, 333 - 11 Avenue SW Calgary, AB T2P 2M7 (UNIT 63)
CIBC Mortgages Inc. c/o <b>Reducted</b> , Attorney for Service Parlee McLaws LLP 421 - 7th Avenue SW, Suite 3300 Calgary, AB T2P 4K9 (UNIT 63)	The Toronto Dominion Bank 500 Edmonton City Centre East 10205 - 101 Street, 5th Floor Edmonton, AB T5J 5E8 (UNIT 64)
Canadian Western Bank 2142 - 99 Street Edmonton, AB T6N 1L2 (UNIT 66)	Canadian Western Bank c/o Becker Dalton Wong #102, 4208 - 97 Street Edmonton, AB T6E 5Z9 (UNIT 66)
Bank of Montreal 865 Harrington Court Burlington, ON L7N 3P3 (UNIT 68)	Canadian Western Bank 2142 - 99 Street Edmonton, AB T6N 1L2 (UNIT 69)
Computershare Trust Company of Canada c/o Redacted , Attorney for Service Stikeman Elliott LLP 4300, 888 - 3rd Street SW Calgary, AB T2P 5C5 (UNIT 70)	Computershare Trust Company of Canada c/o Street Capital Financial Corporation 100 University Avenue, Suite 700, North Tower Toronto, ON M5J 1V6 (UNIT 70)
Canadian Western Bank 2142 - 99 Street	Canadian Western Bank c/o Becker Dalton Wong #102, 4208 - 97 Street

Attached to this Affidavit as Exhibit "D" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "E" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

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(UNIT 71)

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>12<sup>th</sup></u> day of <u>August</u>, 2020.

Edmonton, AB T6N 1L2

A Commissioner for Oaths in and for Alberta Vern A. Wintonyk A Commissioner for Oaths in and for Alberta My Commission Expires March 8, 20, 2, 2

(UNIT 71)

SARAH RUMSEY

#102, 4208 - 97 Street

Edmonton, AB T6E 5Z9

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 95.535 sq. m. (0.0096 hectares) (more or less) of the following Land located at 17104 – 86 Avenue NW, Edmonton, Alberta and legally described as:

CONDOMINIUM PLAN CD5982 COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Land")

## AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20

VERN A. WINTONYK

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 182.843 sq. m. (0.0182843 hectares) (more or less) of the following Land located at 9935 – 156 Street NW, Edmonton, Alberta and legally described as:

PLAN 3333AJ BLOCK 3 LOT 16 EXCEPTING THEREOUT ALL MINES AND MINERALS

and

PLAN 3333AJ BLOCK 3 LOT 17 EXCEPTING THEREOUT ALL MINES AND MINERALS

(collectively, the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibits "A" and "B", respectively, are copies of the Certified Copy of Certificates of Title 782 205 301 and 782 171 045 respecting the Land legally described above.
- 2. On the 26<sup>th</sup> day of June, 2020, I did serve K Hansen Masonry Ltd., as registered owner of the fee simple estate on Certificates of Title 782 205 301 and 782 171 045, with a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "C", by sending same by electronic mail to **Redacted** addressed to the attention of Paul Kraus, Paul Kraus Professional Corporation, solicitor and counsel for K Hansen Masonry Ltd.

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Paul Kraus Professional Corporation, so Paul Kraus Professional Corporation, so SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>12<sup>th</sup></u> day of <u>August</u>, 2020. A Commissioner for Oaths in and for Alberta

m VERN A. WINTONYK

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 182.843 sq. m. (0.0182843 hectares) (more or less) of the following Land located at 9935 – 156 Street NW, Edmonton, Alberta and legally described as:

PLAN 3333AJ BLOCK 3 LOT 16 EXCEPTING THEREOUT ALL MINES AND MINERALS

and

PLAN 3333AJ BLOCK 3 LOT 17 EXCEPTING THEREOUT ALL MINES AND MINERALS

(collectively, the "Land")

### AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

)

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

Marie-a Del Park

A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20.22

in VERN A. WINTONYK

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 64.243 sq. m. (0.0064243 hectares) (more or less) of the following Land located at 12225 Stony Plain Road NW, Edmonton, Alberta and legally described as:

CONDOMINIUM PLAN 8321021 COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Condominium Additional Plan Sheet Certificate respecting the Land legally described above.
- 2. On the 10<sup>th</sup> day of July, 2020, I caused a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", to be served on The Owners: Condominium Plan No. 8321021 by sending same by registered mail to The Owners: Condominium Plan No. 8321021 at the address listed below:

The Owners: Condominium Plan No. 8321021 Leston Holdings (1980) Ltd. #6, 10025 - 117 Street NW Edmonton, AB T5K 1W7

Attached to this Affidavit as Exhibit "C" is the receipt from the Post Office for such registered mail and attached to this Affidavit as Exhibit "D" is the Canada Post Delivery Confirmation Certificate confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>12<sup>th</sup></u> day of <u>August</u>, 2020. <u>A Complissioner for Oaths in and for Alberta</u> JOSIE CRISTELLO

JOSIE CRISTELLO A Commissioner for Oaths In and for the Province of Alberta My Commission Expires August 22, 202

VERN A. WINTONYK

#### Affidavit of Service of Sarah Rumsey Sworn this <u>12<sup>th</sup></u> day of <u>August</u>, 2020

## THE EXPROPRIATION ACT

R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 64.243 sq. m. (0.0064243 hectares) (more or less) of the following Land located at 12225 Stony Plain Road NW, Edmonton, Alberta and legally described as:

CONDOMINIUM PLAN 8321021 COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

#### AFFIDAVIT OF SERVICE

I, Sarah Rumsey, Legal Assistant, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Condominium Additional Plan Sheet Certificate respecting the Land legally described above.
- 2. On the 30<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to Leston Holdings (1980) Ltd. having an interest in the Land as registered owner of the fee simple estate on Certificates of Title Nos. 162 232 128 & 162 232 128 +1 to 162 232 128 +51 (inclusive), at the addresses listed below:

Leston Holdings (1980) Ltd. c/o Registered Office 2800, 10060 Jasper Avenue Edmonton, AB T5J 3V9 Leston Holdings (1980) Ltd. 6, 10025 - 117 Street Edmonton, AB T5K 1W7

3. On the 30<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to the following party having instruments registered on Certificates of Title Nos. 162 232 128 & 162 232 128 +1 to 162 232 128 +51 (inclusive), at the addresses listed below:

Peoples Trust Company Suite 955, 808 - 4th Avenue SW Calgary, AB T2P 3E8 Peoples Trust Company c/o Terence G. Lidster, Attorney for Service #1900, 520 - 3rd Avenue SW Calgary, AB T2P 0R3 4. Attached to this Affidavit as Exhibit "C" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "D" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

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SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>12<sup>th</sup></u> day of <u>August</u>, 2020.

Ven Wurtony A Commissioner for Oaths in and for Alberta

Vern A. Wintonyk A Commissioner for Oaths In and for Alberta My Commission Expires March 8, 20,22

SARAH RUMSEY

Affidavit of Publication of Vern A. Wintonyk Sworn this <u>11<sup>th</sup></u> day of <u>August</u>, 2020

### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 64.243 sq. m. (0.0064243 hectares) (more or less) of the following Land located at 12225 Stony Plain Road NW, Edmonton, Alberta and legally described as:

CONDOMINIUM PLAN 8321021 COMMON PROPERTY EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Land")

## AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

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SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

Marie-Woel Kack

A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20, 22

VERN A. WINTON

Affidavit of Service of Vern A. Wintonyk Sworn this <u>12<sup>th</sup></u> day of <u>August</u>, 2020

## THE EXPROPRIATION ACT

R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 64.339 sq. m. (0.0064339 hectares) (more or less) of the following Land located at 10350 – 122 Street NW, Edmonton, Alberta and legally described as:

PLAN 2806RS BLOCK 3 LOT F EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Certificate of Title 982 026 117 respecting the Land legally described above.
- 2. On the 30<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to BPCL Holdings Inc. as registered owner of the fee simple estate on Certificate of Title 982 026 117, at the addresses listed below:

BPCL Holdings Inc. c/o Registered Office 908 Riverdale Avenue SW Calgary, AB T2S 0Y6 BPCL Holdings Inc. 200, 1501 - 1 Street SW Calgary, AB T2R 0W1

Attached to this Affidavit as Exhibit "C" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "D" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

3. On the 29<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to the following parties having instruments registered on Certificate of Title 982 026 117, at the addresses listed below:

Royal Bank of Canada 180 Wellington Street West, 3rd Floor Toronto, ON M5J 1J1

Videon Cablesystems Inc. and/or Shaw Communications Inc. c/o Registered Office Suite 900, 630 - 3rd Avenue SW Calgary, AB T2P 4L4 Royal Bank of Canada c/o Brownlee LLP 2200, 10155 - 102 Street Edmonton, AB T5J 4G8

Boardwalk Real Estate Management Ltd. c/o 200, 1501 - 1 Street SW Calgary, AB T2R 0W1

Boardwalk Real Estate Management Ltd. c/o **Redacted**, Attorney for Service Gowling WLG (Canada) LLP 1600, 421 - 7th Avenue SW Calgary, AB T2P 4K9

Attached to this Affidavit as Exhibit "E" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "F" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

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SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this  $12^{th}$  day of <u>August</u>, 2020.

A Commissioner for Oaths in and for Alberta

JOSIE CRISTELLO A Commissioner for Oaths in and for the Province of Alberta My Commission Expires August 22, 20,2

m VERN A. WINTONYK

Affidavit of Publication of Vern A. Wintonyk Sworn this <u>11<sup>th</sup></u> day of <u>August</u>, 2020

### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 64.339 sq. m. (0.0064339 hectares) (more or less) of the following Land located at 10350 – 122 Street NW, Edmonton, Alberta and legally described as:

PLAN 2806RS BLOCK 3 LOT F EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Land")

## AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

Jarie Woil Yark A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20, 22

VERN A. WINTONYK

Affidavit of Service of Vern A. Wintonyk Sworn this <u>12<sup>th</sup></u> day of <u>August</u>, 2020

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 77.072 sq. m. (0.0077072 hectares) (more or less) of the following Land located at 9509 - 156 Street NW, Edmonton, Alberta and

PLAN 6530ET BLOCK SEVEN (7) THE SOUTH HALF OF LOT THREE (3), THE SOUTH HALF OF LOT SIX (6) AND ALL OF LOTS FOUR (4) AND FIVE (5) EXCEPTING THEREOUT:

A) ALL THOSE PORTIONS OF LOTS THREE (3) AND FOUR (4) IN SAID BLOCK AND PLAN DESCRIBED AS FOLLOWS:-- COMMENCING AT A POINT IN THE SOUTH BOUNDARY OF THE SAID LOT FOUR (4) TWENTY FIVE (25) FEET EASTERLY FROM THE SOUTHERLY CORNER THEREOF THENCE WESTERLY ALONG THE SAID SOUTH BOUNDARY OF THE SAID LOT FOUR (4) TO THE SAID SOUTH WEST CORNER THEREOF THENCE NORTHERLY ALONG THE WEST BOUNDARIES OF THE SAID LOTS THREE (3) AND FOUR (4) ONE HUNDRED AND FIFTY (150) FEET THENCE EASTERLY AND PARALLEL TO THE SAID SOUTH BOUNDARY OF THE SAID LOT FOUR (4) TEN (10) FEET THENCE SOUTHERLY AND PARALLEL TO THE SAID WEST BOUNDARIES OF THE SAID LOTS TO A POINT FIFTEEN (15) FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SAID BOUNDARY OF THE SAID LOT FOUR (4) THENCE SOUTH EASTERLY IN A STRAIGHT LINE TO THE POINT OF COMMENCEMENT

(B) ALL THAT PORTION OF LOT FIVE (5) IN THE SAID BLOCK SEVEN (7) WHICH LIES SOUTH EAST OF A STRAIGHT LINE JOINING A POINT IN THE EAST BOUNDARY OF THE SAID LOT FIFTEEN (15) FEET NORTHERLY FROM THE SOUTH EAST CORNER THEREOF TO A POINT IN THE SOUTH BOUNDARY OF THE SAID LOT FIFTEEN (15) FEET WESTERLY FROM THE SAID SOUTH EAST CORNER THEREOF

EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Land")

legally described as:

### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

 Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Certificate of Title 872 266 995 respecting the Land legally described above. On the 24<sup>th</sup> day of June, 2020, I caused a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", to be served on Redacted attached to this Affidavit as Exhibit "B", to be served on Redacted attached to this Affidavit as Exhibit "B", to be served on Redacted attached to this Affidavit as Exhibit "B", to be served on Redacted attached to this Affidavit as Exhibit "B", to be served on Redacted attached to this Affidavit as Exhibit "B", to be served on Redacted attached to the attached to the attached to the attached to the attached att

Attached to this Affidavit as Exhibit "C" is the receipt from Fast Forward Express Ltd. confirming delivery of such package on the 24<sup>th</sup> day of June, 2020.

3. On the 26<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to the following parties having instruments registered on Certificate of Title 982 026 117, at the addresses listed below:

Anjadika Inc. c/o Registered Office 301, 4042 MacTaggart Drive NW Edmonton, AB T6R 0W2 (formerly **Redacted** Professional Corporation)

Redacted, Professional Corporation c/o Registered Office 201, 9509 - 156 Street NW Edmonton, AB T5P 2N5

Redected Professional Corporation c/o Registered Office 6320 Mann Place Edmonton, AB T6R 0J2

809822 Alberta Ltd. RR 2, Site 201, Box 5 Onoway, AB T0E 1V0 Redacted Professional Corporation Redacted Edmonton, AB Redacted

Redicted Professional Corporation c/o Registered Office 1700, 10175 - 101 Street NW Edmonton, AB T5J 0H3

809822 Alberta Ltd. c/o Registered Office #34, 27317 Township Road 522 Spruce Grove, AB T7X 3S3

Attached to this Affidavit as Exhibit "D" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "E" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

OTJALSING SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, support statistic statistic

VERN A. WINTON

Affidavit of Publication of Vern A. Wintonyk Sworn this \_\_\_\_\_\_ day of August , 2020

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 77.072 sq. m. (0.0077072 hectares) (more or less) of the following Land located at 9509 - 156 Street NW, Edmonton, Alberta and legally described as:

PLAN 6530ET

BLOCK SEVEN (7)

THE SOUTH HALF OF LOT THREE (3), THE SOUTH HALF OF LOT SIX (6) AND ALL OF LOTS FOUR (4) AND FIVE (5)

EXCEPTING THEREOUT:

A) ALL THOSE PORTIONS OF LOTS THREE (3) AND FOUR (4) IN SAID BLOCK AND PLAN DESCRIBED AS FOLLOWS .- COMMENCING AT A POINT IN THE SOUTH BOUNDARY OF THE SAID LOT FOUR (4) TWENTY FIVE (25) FEET EASTERLY FROM THE SOUTHERLY CORNER THEREOF THENCE WESTERLY ALONG THE SAID SOUTH BOUNDARY OF THE SAID LOT FOUR (4) TO THE SAID SOUTH WEST CORNER THEREOF THENCE NORTHERLY ALONG THE WEST BOUNDARIES OF THE SAID LOTS THREE (3) AND FOUR (4) ONE HUNDRED AND FIFTY (150) FEET THENCE EASTERLY AND PARALLEL TO THE SAID SOUTH BOUNDARY OF THE SAID LOT FOUR (4) TEN (10) FEET THENCE SOUTHERLY AND PARALLEL TO THE SAID WEST BOUNDARIES OF THE SAID LOTS TO A POINT FIFTEEN (15) FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SAID BOUNDARY OF THE SAID LOT FOUR (4) THENCE SOUTH EASTERLY IN A STRAIGHT LINE TO THE POINT OF COMMENCEMENT

(B) ALL THAT PORTION OF LOT FIVE (5) IN THE SAID BLOCK SEVEN (7) WHICH LIES SOUTH EAST OF A STRAIGHT LINE JOINING A POINT IN THE EAST BOUNDARY OF THE SAID LOT FIFTEEN (15) FEET NORTHERLY FROM THE SOUTH EAST CORNER THEREOF TO A POINT IN THE SOUTH BOUNDARY OF THE SAID LOT FIFTEEN (15) FEET WESTERLY FROM THE SAID SOUTH EAST CORNER THEREOF

EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Land")

## AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26th and July 6th, 2020.

Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26th and July 6th, 2020, issues confirming publication on those dates.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, ≩ this 11th \_ day of \_\_August \_, 2020.

Harie- Woel Var

A Commissioner for Oaths in and for Alberta

VERN A. WINTONYK

Expires March 26, 20 23

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in and for Alberta 2.

MARIE-NOEL PARK A Commissioner for Oaths

1.

Affidavit of Service of Vern A. Wintonyk Sworn this <u>24<sup>th</sup></u> day of <u>August</u>, 2020

### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 1213.680 sq. m. (0.1213680 hectares) (more or less) of the following Land located at 1 - Meadowlark Park Shopping Centre NW, Edmonton, Alberta and legally described as:

DESCRIPTIVE PLAN 9924575 BLOCK 10 LOT 2 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 9.39 HECTARES (23.2 ACRES) MORE OR LESS (the "Land")

### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Certificate of Title 112 217 513 respecting the Land legally described above.
- 2. On the 24<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to First Capital (Meadowlark) Corporation, as registered owner of the fee simple estate on Certificate of Title 112 217 513, at the addresses listed below:

First Capital (Meadowlark) Corporation c/o Redacted, Attorney for Service Bishop & McKenzie LLP 2200, 555 - 4th Avenue SW Calgary, AB T2P 3E7 First Capital (Meadowlark) Corporation 400, 85 Hanna Avenue Toronto, ON M6K 3S3

3. Attached to this Affidavit as Exhibit "C" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "D" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>24<sup>th</sup></u> day of <u>August</u>, 2020.

A Commissioner for Oaths in and for Alberta

SARAH RUMSEY Commissioner for Oaths Expires: June 28,

VERN A. WINTONYK

Affidavit of Service of Vern A. Wintonyk Sworn this <u>24<sup>th</sup></u> day of <u>August</u>, 2020

### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 38.827 sq. m. (0.0038827 hectares) (more or less) (more or less) of the following Land located at 1 - Meadowlark Park Shopping Centre NW, Edmonton, Alberta and legally described as:

DESCRIPTIVE PLAN 9924575 BLOCK 10 LOT 2 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 9.39 HECTARES (23.2 ACRES) MORE OR LESS (the "Land")

### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Certificate of Title 112 217 513 respecting the Land legally described above.
- 2. On the 24<sup>th</sup> day of June, 2020, I caused to be served a copy of the Notice of Intention to Expropriate attached to this Affidavit as Exhibit "B", by sending same by registered mail to First Capital (Meadowlark) Corporation, as registered owner of the fee simple estate on Certificate of Title 112 217 513, at the addresses listed below:

First Capital (Meadowlark) Corporation c/o Redacted Attorney for Service Bishop & McKenzie LLP 2200, 555 - 4th Avenue SW Calgary, AB T2P 3E7 First Capital (Meadowlark) Corporation 400, 85 Hanna Avenue Toronto, ON M6K 3S3

3. Attached to this Affidavit as Exhibit "C" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "D" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

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SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>24<sup>th</sup></u> day of <u>August</u>, 2020.

A Commissioner for Oaths in and for Alberta

SARAH RUMSEY Commissioner for Oaths Expires: June 28,

VERN A. WINTON

Affidavit of Service of Vern A. Wintonyk Sworn this <u>24<sup>th</sup></u> day of <u>August</u>, 2020

THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

### IN THE MATTER OF:

- A) the expropriation of the fee simple estate of approximately 1213.680 sq. m. (0.1213680 hectares) (more or less); and
- B) the expropriation of a permanent Utility Right-of-Way over approximately 38.827 sq. m. (0.0038827 hectares) (more or less)

of the following Land located at 1 - Meadowlark Park Shopping Centre NW, Edmonton, Alberta and legally described as:

DESCRIPTIVE PLAN 9924575 BLOCK 10 LOT 2 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 9.39 HECTARES (23.2 ACRES) MORE OR LESS (the "Land")

### AFFIDAVIT OF SERVICE

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- Attached to this Affidavit as Exhibit "A" is a copy of the Certified Copy of Certificate of Title 112 217 513 respecting the Land legally described above.
- 2. On the 7<sup>th</sup> day of July, 2020, I caused to be served a copy of each Notice of Intention to Expropriate attached to this Affidavit as Exhibits "B" and "C", respectively, by sending same by registered mail to the following parties having instruments registered on Certificate of Title 112 217 513, at the addresses listed below:

Sobeys Capital Incorporated c/orrection Recessor Attorney for Service Gowling WLG (Canada) LLP 1600, 421 - 7th Avenue SW Calgary, AB T2P 4K9 (formerly Sobeys West Inc.)

Wal-Mart Canada Corp. c/o Receiced, Attorney for Service Blake, Cassels & Graydon LLP 855 - 2 Street SW, Suite 3500 Calgary, AB T2P 4J8 Sobeys Capital Incorporated 115 King Street Stellarton, NS B0K 1S0 (formerly Sobeys West Inc.)

Wal-Mart Canada Corp. 1940 Argentia Road Mississauga, ON L7N 1P9

Royal Bank of Canada 335 - 8 Avenue SW Calgary, AB T2P 1C9

Liquor Stores GP Inc. c/o Registered Office 2500, 10303 Jasper Avenue Edmonton, AB T5J 3N6

McDonald's Restaurants of Canada Limited c/o Redected, Attorney for Service Dentons Canada LLP 1500, 850 - 2 Street SW Calgary, AB T2P 0R8

Her Majesty the Queen in Right of Alberta as Represented by Minister of Public Works, Supply & Services c/o Director, Leasing Branch Public Works, Supply and Services Main Flr, 6950 - 113 Street Edmonton, AB T6H 5V7

Her Majesty the Queen in Right of Canada as Represented by Minister of Public Works and Government Services Canada c/o Public Works and Government Services Canada, Real Property Services 1000, 9700 Jasper Avenue Edmonton, AB T5J 4E2

Patricia Heights Medical Clinic Ltd. c/o Registered Office 22 Perron Street St. Albert, AB T8N 1E4

922090 Alberta Ltd. c/o Registered Office 4528 - 99 Street Edmonton, AB T6E 5H5 Canadian Imperial Bank of Commerce c/o DLA Piper (Canada) LLP 10220 - 103 Avenue NW, Suite 2700 Edmonton, AB T5J 0K4

Liquor Stores GP Inc. Suite 101, 17220 Stony Plain Road Edmonton, AB T5S 1K6

McDonald's Restaurants of Canada Limited 1500 First Edmonton Place 10665 Jasper Avenue Edmonton, AB T5J 389

Her Majesty the Queen in Right of Alberta as Represented by Minister of Infrastructure c/o Director, Leasing, Alberta Infrastructure 3rd Flr, 6950 - 113 Street Edmonton, AB T6H 5V7

922090 Alberta Ltd. Meadowlark Health Centre 212, 156 Street & 87 Avenue Edmonton, AB T5R 5W9

Report: CR\_8464

#### Redacted

Suite 140, Meadowlark Mall 156 Street & 87 Avenue Edmonton, AB T5R 5W9

864480 Alberta Ltd. c/o Registered Office 202, 12225 - 105 Avenue Edmonton, AB T5N 0Y3

933125 Alberta Ltd. c/o Registered Office 2500, 10303 Jasper Avenue Edmonton, AB T5J 3N6

2053376 Alberta Ltd. c/o Registered Office 2200, 10235 - 101 Street Edmonton, AB T5J 3G1 (formerly Research Professional Corporation)

Redected Professional Corporation c/o Registered Office 2401, 10088 - 102 Avenue Edmonton, AB T5J 2Z1

Redeled Professional Corporation c/o Registered Office 2900, 10180 - 101 Street Edmonton, AB T5J 3V5

Reducted Professional Corporation

2800, 10060 Jasper Avenue Edmonton, AB T5J 3V9

Sugero Investments (2012) Inc. c/o Registered Office 1100, 10020 - 101A Avenue Edmonton, AB T5J 3G2 (formerly Redected Professional Corporation) 933341 Alberta Ltd. c/o Registered Office 100, 17420 Stony Plain Road NW Edmonton, AB T5S 1K6

Redacted Professional Corporation 176, 156 Street & 87 Avenue Edmonton, AB T5R 5W9

Redected Professional Corporation 176, 156 Street & 87 Avenue Edmonton, AB T5R 5W9

Redicted Professional Corporation 176, 156 Street & 87 Avenue Edmonton, AB T5R 5W9

#### Redacted

#162 Meadowlark Shopping Centre 156 Street & 87 Avenue Edmonton, AB T5R 5W9

833641 Alberta Ltd. c/o Registered Office 5808 - 190A Street Edmonton, AB T6M 2G5

854524 Alberta Ltd. 184 Meadowlark Shopping Centre 156 Street & 87 Avenue Edmonton, AB T5R 5W9

CDPQ Mortgage Investment Corporation Redected period, Attorney for Service Gowling Lafleur Henderson LLP 1600, 421 - 7th Avenue SW Calgary, AB T2P 4K9

933125 Alberta Ltd. c/o Registered Office 2500, 10303 Jasper Avenue Edmonton, AB T5J 3N6

Edmonton West Family Physicians Group NPC c/o Registered Office 2500, 10303 Jasper Avenue Edmonton, AB T5J 3N6

Attached to this Affidavit as Exhibit "D" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "E" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

#### Redacted

#162 Meadowlark Shopping Centre 156 Street & 87 Avenue Edmonton, AB T5R 5W9

833641 Alberta Ltd. 160 Meadowlark Shopping Centre 156 Street & 87 Avenue Edmonton, AB TSR 5W9

CDPQ Mortgage Investment Corporation Suite 700, 413 Saint-Jacques Street Montreal, QC H2Y 1N9

Reference Professional Corporation c/o Registered Office 1004, 10104 - 103 Avenue NW Edmonton, AB T5J 0H8 3. On the 8<sup>th</sup> day of July, 2020, I caused to be served a copy of each Notice of Intention to Expropriate attached to this Affidavit as Exhibits "B" and "C", respectively, by sending same by registered mail to the following parties having instruments registered on Certificate of Title 112 217 513, at the addresses listed below:

 Plastic & Cosmetic Laser Surgical Centre Ltd.
 Plas

 c/o Registered Office
 176

 2500, 10303 Jasper Avenue
 Edr

 Edmonton, AB
 T5J 3N6

Plastic & Cosmetic Laser Surgical Centre Ltd. 176, 156 Street & 87 Avenue Edmonton, AB T5R 5W9

Attached to this Affidavit as Exhibit "F" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "G" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

4. On the 13<sup>th</sup> day of July, 2020, I caused to be served a copy of each Notice of Intention to Expropriate attached to this Affidavit as Exhibits "B" and "C", respectively, by sending same by registered mail to the following parties having instruments registered on Certificate of Title 112 217 513, at the addresses listed below:

First Capital (Meadowlark) Corporation c/o Redacted , Attorney for Service Bishop & McKenzie LLP 2200, 555 - 4th Avenue SW Calgary, AB T2P 3E7

Liquor Stores GP Inc. c/o Registered Office 2500, 10303 Jasper Avenue Edmonton, AB T5J 3N6

Kentucky Fried Chicken Canada Company c/o Redacted , Attorney for Service Stikeman Elliott LLP 4300 Bankers Hall West, 888 - 3rd Street SW Calgary, AB T2P 5C5 (formerly KFCC/Pepsico Holdings Ltd.)

1196416 Alberta Ltd. c/o Registered Office 17439 - 103 Avenue Edmonton, AB T5S 1J4

Supreme Capital Inc. c/o Registered Office 2500, 10175 - 101 Street Edmonton, AB T5J 0H3 First Capital (Meadowlark) Corporation 400, 85 Hanna Avenue Toronto, ON M6K 3S3

Liquor Stores GP Inc. Suite 101, 17220 Stony Plain Road Edmonton, AB T5S 1K6

1196416 Alberta Ltd. 220 Meadowlark Health Centre 156 Street & 87 Avenue Edmonton, AB T5R 5W9

Supreme Capital Inc. 10025 - 170 Street Edmonton, AB T5P 4R5 Snowcat Property Holdings Limited c/organization, Attorney for Service Nerland Lindsey LLP 1400, 350 - 7 Avenue SW Calgary, AB T2P 3N9

Snowcat Property Holdings Limited 115 King Street Stellarton, NS B0K 1S0

Attached to this Affidavit as Exhibit "H" are the receipts from the Post Office for such registered mail and attached to this Affidavit as Exhibit "I" are the Canada Post Delivery Confirmation Certificates confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

5. On the 30<sup>th</sup> day of July, 2020, I caused to be served a copy of each Notice of Intention to Expropriate attached to this Affidavit as Exhibits "B" and "C", respectively, by sending same by registered mail to the following parties having instruments registered on Certificate of Title 112 217 513, at the addresses listed below:

The Owners: Condominium Plan No. 0020016 c/o Premier Asset Management Inc. 210, 12406 - 112 Avenue Edmonton, AB T5M 2S9

Attached to this Affidavit as Exhibit "J" is the receipt from the Post Office for such registered mail and attached to this Affidavit as Exhibit "K" is the Canada Post Delivery Confirmation Certificate confirming delivery of the registered mail item upon the party or a person receiving it on behalf of the party.

6. Attempts were made to serve a copy of each Notice of Intention to Expropriate attached to this Affidavit as Exhibits "B" and "C", respectively, by sending same by registered mail to the following parties having instruments registered on Certificate of Title 112 217 513, at the addresses listed below. Such registered mail items have been returned to our office.

> 854524 Alberta Ltd. c/o Registered Office 1600, 10025 - 102A Avenue Edmonton, AB T5J 2Z2

936984 Alberta Ltd. c/o St. Pierre & Van Vliet 213, 6650 - 177 Street Edmonton, AB T5T 4J5

Sugero Investments (2012) Inc. 176, 156 Street & 87 Avenue Edmonton, AB TSR 5W9 (formerly Redacted Professional Corporation) 854524 Alberta Ltd. 1600, 10205 - 101 Street Edmonton, AB T5J 2Z2

863815 Alberta Ltd. c/o The Law Clinic Unit 160, 17010 - 90 Avenue Edmonton, AB T5T 1L6

Sugero Investments (2012) Inc. c/o Barr Picard 2350, 10104 - 103 Avenue Edmonton, AB T5J 0H8 (formerly Redacted Professional Corporation)

Priszm Brandz Inc. c/o DLA Piper (Canada) LLP 10220 - 103 Avenue NW, Suite 2700 Edmonton, AB T5J 0K4 Priszm Brandz Inc. c/o Head Office Address 101 Exchange Avenue Vaughn, ON L4K 5R6

)

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this 24<sup>th</sup> day of August , 2020 August , 2020.

A Commissioner for Oaths in and for Alberta

SARAH RUMSEY Commissioner for Oaths Expires: June 28

z an into VERN A. WINTONYK

Affidavit of Publication of Vern A. Wintonyk Sworn this <u>11<sup>th</sup></u> day of <u>August</u>, 2020

### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 1213.680 sq. m. (0.1213680 hectares) (more or less) of the following Land located at 1 - Meadowlark Park Shopping Centre NW, Edmonton, Alberta and legally described as:

DESCRIPTIVE PLAN 9924575 BLOCK 10 LOT 2 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 9.39 HECTARES (23.2 ACRES) MORE OR LESS

(the "Land")

## AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- 1. On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26th and July 6th, 2020.
- 2. Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26th and July 6th, 2020, issues confirming publication on those dates.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this 11th day of August , 2020.

Marie Woel la

A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 2022

VERN A. WINTON

Affidavit of Publication of Vern A. Wintonyk Sworn this <u>11<sup>th</sup></u> day of <u>August</u>, 2020

#### THE EXPROPRIATION ACT R.S.A. 2000, Chapter E-13, as amended

IN THE MATTER OF the expropriation of approximately 38.827 sq. m. (0.0038827 hectares) (more or less) of the following Land located at 1 - Meadowlark Park Shopping Centre NW, Edmonton, Alberta and legally described as:

DESCRIPTIVE PLAN 9924575 BLOCK 10 LOT 2 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 9.39 HECTARES (23.2 ACRES) MORE OR LESS

(the "Land")

## AFFIDAVIT OF PUBLICATION

I, Vern A. Wintonyk, Paralegal, in the Legal Services Branch of the Office of the City Manager, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

- On June 18, 2020, the Legal Services Branch requested the Integrated Marketing Communications Branch of the Communications and Engagement Department of The City of Edmonton to publish the Notice of Intention to Expropriate in the Edmonton Journal on June 26<sup>th</sup> and July 6<sup>th</sup>, 2020.
- Attached to this Affidavit as Exhibit "A" are the tear sheets from the Edmonton Journal for the June 26<sup>th</sup> and July 6<sup>th</sup>, 2020, issues confirming publication on those dates.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this <u>11<sup>th</sup></u> day of <u>August</u>, 2020.

A Commissioner for Oaths in and for Alberta

MARIE-NOEL PARK A Commissioner for Oaths in and for Alberta My Commission Expires March 26, 20.22

VERN A. WINTONY

# Royal Mayfair Golf Club Facility Renewal

**Environmental Impact Assessment and Site Location Study** 

# Recommendation

1. That the Royal Mayfair Golf Club Renewal - Environmental Impact Assessment and Site Location Study reports, as set out in Attachments 1 and 2 of the August 31, 2020, Integrated Infrastructure Services report CR\_8356, be approved. 6. 9

2. That the location of the Royal Mayfair Golf Club, as outlined in Attachment 2 of the August 31, 2020, Integrated Infrastructure Services report CR\_8356, be deemed essential and approved.

# Executive Summary

The Royal Mayfair Golf Club Renewal is a community-led project by the Royal Mayfair Golf Club, which is responsible for all funding and leading all project management, design and construction activities. Construction is expected to begin in Summer 2021.

The North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188, requires City Council approval of the Environmental Impact Assessment and Site Location Study relevant to the proposed work. Further, it requires that the location of the renewal project be deemed essential and approved.

The Environmental Impact Assessment identifies that the proposed project does not require additional modifications to proceed responsibly. Furthermore, the Site Location Study shows that the location proposed will not cause significant environmental impacts.

# Report

The Royal Mayfair Golf Club, the longest-standing golf club in Edmonton, began operations on land leased from the City of Edmonton in 1922. The land has been used as a golf course ever since. The renewal project will improve energy efficiency, support accessible infrastructure and facilities and enhance the overall experience for members and guests.

The Royal Mayfair Golf Club Renewal proposes demolishing the existing Golf Clubhouse building and access, and replacing a smaller clubhouse building and access within the existing building footprint. The renewal also includes demolition and removal of the Pro Shop building facade and internal infrastructure to accommodate Golf Club Operations with a reconfiguration of the interior layout. The project will be confined to the lands within the Royal Mayfair Golf Club lease area and will not encroach into any nearby natural areas. The Project Area is approximately 5,300 m<sup>2</sup>, laydown areas will be located on existing paved areas. This is a community-led project and the Royal Mayfair Golf Club is responsible for all funding and for leading all project management, design and construction activities. Construction is anticipated to begin in Summer 2021.

To meet the requirements of the North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188, an Environmental Impact Assessment (Attachment 1) and Site Location Study (Attachment 2) have been prepared for this project.

The proposed project activities will have minimal impact on the environment; the entire Project Area is pre-disturbed and features developed buildings and parking areas. Generally, the Project Area has low habitat potential for rare plants. A site-specific vegetation survey and a rare plant survey are not required because no natural vegetation will be removed.

The golf course is fenced, which is a barrier for wildlife. Small mammals are more active at night and are not expected to be impacted as construction will occur during daylight hours. Since the use and location of the facilities will not change, there will be no significant long-term impacts to wildlife. The potential magnitude of impact as a result of the project is low prior to mitigation measures. The magnitude of impacts will be reduced to negligible with the implementation of the mitigation measures and restoration.

The Site Location Study shows that the location proposed will not cause significant environmental impacts. The study consists of an analysis of the site and provides location justification based on various considerations, conditions and factors.

# Financial Implications

The Royal Mayfair Golf Club is responsible for all funding for this work.

# Public Engagement

The Royal Mayfair Golf Club is a private club with 475 common shareholders and is governed by a Board of Governors. Members are regularly updated by the Board on the status of the Project. As a private club, public consultation will not occur.

# **Corporate Outcomes and Performance Management**

**Corporate Outcome(s): Edmonton is attractive and compact** 

# Royal Mayfair Golf Club Facility Renewal - Environmental Impact Assessment and Site Location Study

Outcome(s)	Measure(s)	Result(s)	Target(s)
Edmonton is attractive and compact	Edmontonians' Assessment: Well-designed Attractive City (percent of survey respondents who agree/strongly agree)	53% (2017)	55% (2018)

# **Risk Assessment**

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
Customers / Citizens	Construction activity negatively impacts the environment	2 - Unlikely	1 - Minor	2 - Low	Construction impacts will be limited to the existing facility footprint. The project is in a non-residential neighbourhood.	During construction, delineate and fence the project work area to minimize disturbance.
Environmental	Wildlife habitat and natural areas	3 - Possible	1 - Minor	3 - Low	The project area is not listed as an environmentally significant area or natural area on City of Edmonton's Natural Areas 2007 map. The golf course is currently fenced and wildlife movement will not be impacted.	Construction will occur during daylight hours and small animals active at night will not be impacted. Bird safe glass will be used for exterior glazing. The area is pre-disturbed and no natural vegetation will be removed.

# Attachments

- 1. Royal Mayfair Golf Club Facility Renewal Environmental Impact Assessment
- 2. Royal Mayfair Golf Club Facility Renewal Site Location Study

# Others Reviewing this Report

- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- C. Owen, Deputy City Manager, Communications and Engagement
- B. Andriachuk, City Solicitor

• R. Smyth, Deputy City Manager, Citizen Services



# Royal Mayfair Golf Club Facility Renewal

**Environmental Impact Assessment** 

June 9, 2020

AECOM Canada Ltd. 101-18817 Stony Plain Road NW Edmonton, AB T5S 0C2 Phone 780.486.7000 www.aecom.ca

Page 457 of 620

# **Statement of Qualifications and Limitations**

The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the "Limitations");
- represents AECOM's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time..

AECOM shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. AECOM accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

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Without in any way limiting the generality of the foregoing, any estimates or opinions regarding probable construction costs or construction schedule provided by AECOM represent AECOM's professional judgement in light of its experience and the knowledge and information available to it at the time of preparation. Since AECOM has no control over market or economic conditions, prices for construction labour, equipment or materials or bidding procedures, AECOM, its directors, officers and employees are not able to, nor do they, make any representations, warranties or guarantees whatsoever, whether express or implied, with respect to such estimates or opinions, or their variance from actual construction costs or schedules, and accept no responsibility for any loss or damage arising therefrom or in any way related thereto. Persons relying on such estimates or opinions do so at their own risk.

Except (1) as agreed to in writing by AECOM and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

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This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.

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# Quality information

## Prepared by

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Chris lan ą

Verified by

Katherine Lim, Associate AALA Graduate Landscape Architect Buildings + Places Chris LaFleur, P.Biol., PMP Senior Environmental Planner Environment Approved by

Natin man

Brian Nolan, AALA, CSLA Landscape Architect Buildings + Places

# **Revision History**

Revision	<b>Revision date</b>	Details	Authorized	Name	Position
01	March 09, 2020	Draft	BN	Brian Nolan	Project Manager
02	May 12, 2020	Draft	BN	Brian Nolan	Project Manager
03	June 9, 2020	Final	BN	Brian Nolan	Project Manager

Refer to Appendix E for Circulation Comments.

# **Distribution List**

# Hard Copies PDF Required		Association / Company Name	
1		Royal Mayfair Golf Club	
	1	WSP	

# Prepared for:

Wade Hudyma General Manager Royal Mayfair Golf Club 9450 Groat Road NW Edmonton, AB T6G 2T5

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## Appendix A Background Information

Neighbourhood Maps SLIM Maps SLIM Maps, AbaData, yegTreeMap **Historical Aerial Image** Aerial Images Land Titles, Listing of Historic Resources, Environmental Sensitivity Mapping Urban Primary Land Vegetation Inventory Ecological Network, Natural Areas in 2007 Ribbon of Green 1992 Ribbon of Green (Draft 2018) Merged Wetland Inventory, Key Wildlife and Biodiversity Zone, Abandoned Wells, Flood Hazard Map Drainage Pipe Segments, Drainage Outfall Site Photos Site Photos Site Photos **Appendix B Environmental Scans** Fish and Wildlife Internet Mapping Tool

Alberta Conservation Information Management System

Historic Resources Application (Placeholder) Historical Resources Act Approval (Placeholder)

Standard Requirements under the Historical Resources Act

## Appendix C Design Information

Environmental Sensitivities Map Site Plan

Restoration Area Plan

## Appendix D Geotechnical Investigation

Appendix E Circulation Comments

# **1. Introduction**

AECOM Canada Ltd. (AECOM) was retained by the Royal Mayfair Golf Club to conduct an environmental impact assessment (EIA) and site location study (SLS) for the proposed Royal Mayfair Golf Club Facility Renewal. The Royal Mayfair Golf Club is located approximately 3.5 kilometers (km) southwest of downtown Edmonton. The North Saskatchewan River is north and west of the golf course, Groat Road NW to the east, and William Hawrelak Park Road NW to the south.

This report considers the environmental impacts of the Royal Mayfair Golf Club Facility Renewal (the Project). Components of the Project are as follows:

- Demolition and removal of the approximately 28,500 square feet (ft<sup>2</sup>) club house building and associated access (pedestrian, vehicular drop off and vehicular loading area).
- Construction of a new 25,000 ft<sup>2</sup> club house building and associated access.
- Demolition and removal of the 5,000 ft<sup>2</sup> Pro Shop building façade and internal infrastructure.
- Construction of building façade and reconfiguration of internal layout of the Pro Shop building to accommodate Golf Club Operations. The Pro Shop will be located in the new club house upon completion.
- Reconfiguration of the existing parking lot within the existing footprint.

The new building will be smaller and in approximately the same location as the existing building. The golf course will remain open during construction of the Project. Overall, the disturbance associated with the Project is approximately 5,300 m<sup>2</sup> and referred to as the Project Area in this report.

The rationale for the Project is to replace energy inefficient and poorly accessible infrastructure with energy-efficient and accessible facilities. When completed, the new facilities will provide a premier experience for the members / shareholders and employees of the Royal Mayfair Golf Club.

The Project Area is located within the North Saskatchewan River Valley Area Redevelopment Plan area. The preconsultation was completed by way of meeting with Royal Mayfair Golf Club, City of Edmonton and AECOM staff and representatives to comply with the City of Edmonton Bylaw No. 7188 (North Saskatchewan River Valley Area Redevelopment Plan, City of Edmonton 2017). The City of Edmonton identified the Project Area as a potentially sensitive location and requested an EIA be completed.

The Royal Mayfair Golf Club is the longest-standing golf club in Edmonton and is committed to the upkeep of championship playing conditions, unmatched access to the tee, and a dynamic community of members who are true to the legacy and spirit of the game. The Audubon Society has recognized the Royal Mayfair Golf Club for their commitment to the protection of wildlife and healthy ecosystems.

# 2. The Property

### 2.1 Land ownership

• The Project Area land is owned by the City of Edmonton and is leased to the Royal Mayfair Golf Club, the current lease is to 2069. Refer to Appendix A for land title information.

### 2.2 Location of the property

• Municipal address: 9450 Groat Road NW, Edmonton, Alberta, T6G 2T5.

- The Project is located north of William Hawrelak Park. The Royal Mayfair Golf Club is located in the non-residential River Valley Mayfair neighbourhood, in the North Saskatchewan River Valley and Ravine urban parkland system.
- Legal address: Block B, Plan 1762KS. Refer to Appendix A for legal information.
- Alberta Township Survey (ATS) reference: southeast quarter of section 36, township 52, range 25, west of the 4<sup>th</sup> meridian and section 31, township 52, range 25, west of the 4<sup>th</sup> meridian. Refer to Appendix A for land title information.

### 2.3 Current zoning

- Metropolitan Recreation Zone (A). Refer to Appendix A for current zoning.
- North Saskatchewan River Valley and Ravine System Protection Overlay. Refer to Appendix A for current overlays.

### 2.4 City projects

 Groat Road Bridges and Road Renewal Project is under construction and anticipated to be completed in Fall 2020 (Groat Road Bridges and Road Renewal Project, City of Edmonton 2020). There are no other known active City of Edmonton construction projects within 1 km of the Project Area (City of Edmonton Maps SLIM, City of Edmonton 2020). In 2019, the City of Edmonton completed a 10-year rehabilitation plan for William Hawrelak Park Rehabilitation Project, construction could begin as early as 2023 (William Hawrelak Park Rehabilitation Project, City of Edmonton 2020).

### 2.5 Description of existing and historic land uses and reference to current and historic air photos

**Existing:** the Project Area and surrounding lands are part of and protected under the North Saskatchewan River Valley and Ravine System Overlay. The golf course and facilities sit on approximately 60 hectares; the lands are fenced. The existing club house building and building site infrastructure has existed in their current location for over fifty years.

North of the golf course, the River Valley Trail System goes around the golf course (River Valley Map West Edmonton, City of Edmonton 2018). From December 01 to March 31, cross county skiing trails on the golf course land are accessible to the public (Mayfair Golf Club Lease Extension, City of Edmonton 2019).

Year-round bus stops within proximity to the Project are located within an approximately 1.0 km walk. A seasonal summer shuttle stop is located within an approximately 450 m walk on Groat Road NW.

The closest school is Windsor Park School located south of 89 Avenue NW and west of 118 Street NW at 8720 118 Street NW, an approximately 1.1 km walk (Neighbourhood Interactive Map, City of Edmonton 2020).

Energy Mines and Resource Canada aerial photography dating from 1924 depicts the golf course under construction. Access to the golf course and the Project Area are disturbed (Edmonton 1924, Energy Mines and Resources Canada 1924).

The Urban Primary Land and Vegetation Inventory identifies the Project Area land cover as developed building / parking complex. The land cover outside of the Project Area is identified as modified maintained grass and naturally wooded (uPLVI, City of Edmonton 2020).

Based on available utility information, Telus has utilities in the Project Area (AbaData Internet Mapping Program, Abacus Datagraphics 2020). EPCOR Drainage has sanitary pipe infrastructure from the existing buildings within the Project Area connecting to William Hawrelak Park; the properties share the existing sanitary system (Drainage - Pipe Segments, City of Edmonton 2020). Drainage outfalls exist north of the golf course (Drainage Outfall, City of Edmonton 2020).

Refer to Appendix A for desktop study information, maps, and aerial photography.

**Historic:** the Project is located in the River Valley Mayfair Neighbourhood. In 1922, the Royal Mayfair Golf Club began operations on land leased from the City of Edmonton; the land has been used as a golf course since. Historical

Google Earth photography dating from 2004 and later show little change to the Project Area (Google Earth Pro Imagery, Google Inc. 2020).

Refer to Appendix A for aerial photography.

## 2.6 Summary of Federal, Provincial and Municipal regulatory requirements that apply to the Project Area

**Federal:** *Migratory Bird Convention Act* (Migratory Bird Convention Act, Government of Canada 1994) and *Species at Risk Act* (Species at Risk Act, Government of Canada 2002). No Federal permits are required for the Project at time of report preparation.

**Provincial:** *Province of Alberta Wildlife Act* (Province of Alberta Wildlife Act, Government of Alberta 2018), Historical Resources Act (Historical Resources Act, Government of Alberta 2000), *Weed Control Act* (Weed Control Act, Government of Alberta 2008), *Weed Control Regulation* (Weed Control Regulation, Government of Alberta 2010) and *Occupational Health and Safety Act* (Occupational Health and Safety Act, Government of Alberta 2018). The Construction Contractor and employees will adhere to the duties and responsibilities outlined in the *Occupational Health and Safety Act*. The only Provincial permit required for the Project at the time of EIA preparation is clearance under the *Historical Resources Act*.

**Municipal:** the Project is part of the North Saskatchewan River Valley Area Redevelopment Plan Bylaw No. 7188. The Project is a Major Facility as it is a piece of recreational infrastructure; however, there will be no change in existing use (ARP, City of Edmonton 2017). Approval of this EIA is required prior to construction. A Development Permit and Building Permit will be required. A lot grading plan is anticipated to be required (Drainage Bylaw, City of Edmonton 2019). Noise control and hours of construction will adhere to the Community Standards Bylaw, City of Edmonton 2019). Retained trees will be preserved and protected per the Corporate Tree Management Policy (Corporate Tree Management Policy, City of Edmonton 2019). The Construction Contractor will adhere to the requirements of the City of Edmonton Erosion and Sediment Control Guidelines and Field Manual (Erosion and Sedimentation Guidelines and Field Manual, City of Edmonton 2005).

# 3. Environmental Context

The Project is situated in the Central Parkland Subregion (Natural Regions and Subregions of Alberta, Natural Regions Committee 2006).

In 1992, the Ribbon of Green Master Plan was published by the City of Edmonton; the Project is within the Ribbon of Green Study Area Boundary. Biological resource analysis formed part of the report; the Project is in an area identified as having a low sensitivity for vegetation and wildlife potential and designated for extensive use. The 1992 Ribbon of Green Master Plan predates the 'Ecological Network' approach currently used at the City of Edmonton and does not capture ecological connectivity as well as the Edmonton Environmental Sensitivity Score Map which are discussed below. In 2018, the Ribbon of Green Draft Plan for the SW and NE was published by the City of Edmonton. This report guides the planning, programming and management of the southwest and northeast portion of the North Saskatchewan River Valley and Ravine System in Edmonton, and builds off the Ribbon of Green SW and NE study area. Refer to Appendix A (Ribbon of Green, City of Edmonton 1992 and 2018).

## 3.1 Surface water management

**Delineation of the 1:100 year floodplain:** the Project Area is approximately 350 linear metres from the top of bank of the North Saskatchewan River. The Project Area is above the floodway and flood fringe (Flood Hazard Map, Government of Alberta 2020). Refer to Appendix A.

**Runoff characteristics:** runoff from the Project Area is contained within the stormwater infrastructure for the Golf Course.

**Depth of the water table:** Thurber Engineering Ltd. conducted an intrusive geotechnical investigation program in preparation for the Project. Based on these groundwater level readings in four testholes, the groundwater table is about 6.5 m to 10.8 m below the ground surface. Refer to Appendix D.

**Wetlands:** According to the Alberta Merged Wetland Inventory, portions of the Project Area are marsh, refer to **Appendix A**. This information is used to evaluate wetlands at a regional level and the model notes discrepancy between mapped and actual features is possible (Merged Wetland Inventory, Government of Alberta 2020). Based on the site conditions and desktop review, there are no visible features of marsh lands within the Project Area.

### 3.2 Geology / geomorphology and soils

Refer to Appendix D for the results of a geotechnical investigation carried out by Thurber Engineering Ltd.

### 3.3 Vegetation

Ornamental tree and shrub plantings are located to the east and south of the existing building and will be impacted by construction. Ornamental tree and shrub in the parking lot will be impacted by the reconfiguration. Refer to Appendix A for site photos.

Trees on the Royal Mayfair Golf Club lands are not listed on the City's Open Tree Map (Open Tree Map, City of Edmonton 2019), refer to Appendix A.

The search of the Alberta Conservation Information Management System indicates eighteen Non-Sensitive Element Occurrences within section 36, township 52, range 25, west of the 4th meridian and section 31, township 52, range 25, west of the 4th meridian, refer to Appendix B. Based on the ACIMS data map, all occurrences are outside the golf course lands (ACIMS, Government of Alberta 2020). The species listed in the results of the ACIMS search are not on the Wild Species Status List (Wild Species Status Search, Government of Alberta 2020), Plant Species at Risk Report (Plant Species at Risk Report, Government of Alberta 2020) or Species at Risk Act (Species at Risk Public Registry, Government of Canada 2020).

## 3.4 Wildlife

**Species observed**: the City of Edmonton advised wildlife surveys are not required. As the golf course is fenced, the Project will not impact wildlife movement.

**Wildlife trees:** based on feedback from Golf Course employees, no wildlife trees are known to exist in the Project Area. Refer to **Appendix B**.

**Significant species:** using the online Fish and Wildlife Management Information System (FWMIS, Government of Alberta 2020), a database search was conducted within a one km radius of the Project (inclusive of the Project Area), refer to **Appendix B**. From this search, 6 wildlife species were identified; however, none are anticipated to be impacted by the Project. The species and their ranking as per the Wild Species Status List (Wild Species Status Search, Government of Alberta 2015) and Species at Risk Act (Species at Risk Public Registry, Government of Canada 2020) are as follows:

- Barred Owl (Strix varia, 'Sensitive').
- Bay-Breasted Warbler (Dendroica castanea, 'Sensitive' in Alberta, not listed Federally).
- Cape May Warbler (Setophaga tigrina, 'Sensitive' in Alberta, 'Endangered' Federally).
- Little Brown Bat (Myotis lucifugus, 'May be at risk', in Alberta, not listed Federally).
- Northern Long-Eared Bat (Myotis septentrionalis, 'May be at risk' in Alberta, 'Endangered' Federally).
- Short-Eared Owl (Asio flammeus, 'May be at risk' in Alberta, 'Special Concern' Federally).

The location of the proposed Project renewal is approximately 350 linear metres from the North Saskatchewan River, the Project will not impact the river, river bank or aquatic species.

**Significant wildlife habitat**: the Project Area is not listed as an environmentally significant area or natural area on the City of Edmonton Natural Areas in 2007 map (Edmonton Natural Areas, City of Edmonton 2007). The Project is within the City mapped Regional Biological Corridor, a critical wildlife movement corridor which follows the North Saskatchewan River. Coyotes and white-tailed deer are commonly-sighted large mammals moving through the River Valley and Core Areas (Biodiversity Report, City of Edmonton 2008). The Project is located in the Provincial Key Wildlife Biodiversity Zone (Landscape Analysis Tool, Government of Alberta 2020). The Project Area has low habitat

potential for wildlife as the area is disturbed and used by pedestrians and motorists to access the Royal Mayfair Golf Club. The golf course is fenced which also inhibits wildlife movement.

### 3.5 Historical Resources

The Listing of Historic Resources was reviewed to identify any land with historical resources value that intersects with the Project. The Project Area has a Historic Resources Value of 5, specifically legal subdivision 1 of section 36, township 52, range 25, west of the 4th meridian, refer to Appendix A (Listing of Historic Resources, Government of Alberta 2019). A Historical Resources Act Clearance application was completed by AECOM in May 2020 through the Online Permitting and Clearance (OPAC, Government of Alberta 2020), refer to Appendix B.

### 3.6 Environmental Sensitivities Map

The Project Area is not classified provincially as an Environmentally Significant Area (Environmentally Significant Areas in Alberta, Government of Alberta 2014).

The City of Edmonton Environmental Sensitivity Project maps environmental sensitivity scores across the City under Low Value, Moderate Value, High Value, Very High Value and Extremely High Value. The model is based on existing City data layers as well as mapping of recent development information. The Majority of the Project Area does not have an Environmental Sensitivity Value as the land cover is developed building / parking complex. Ornamental planting to the south and east of the existing building within the Project Area is noted as moderate value (Environmental Sensitivity - Score Map, City of Edmonton 2020).

No abandoned wells exist in the Project Area (Abandoned Wells, Government of Alberta 2020), refer to Appendix A.

Refer to Appendix A for Background Information and Appendix C for Project Environmental Sensitivities Map.

### 3.7 Noise / Odor / Visual Impact

**Noise:** the Project is in a non-residential neighbourhood. The perimeter of the golf course lands are fenced and planted with trees which will aid in buffering construction noise. Construction will adhere to the Community Standards Bylaw (Community Standards Bylaw, City of Edmonton 2019). Once construction is complete, the noise level will be similar to the existing facilities.

**Odor:** construction is not anticipated to emit any odors. The existing facilities do not emit odors and there will be no change upon completion of the new facility.

**Visual:** views of the Project Area from Emily Murphy Park Road NW and Groat Road NW are inhibited year-round by existing coniferous tree planting and lilac hedge. In addition, Groat Road NW is lower in elevation from the Project Area which also limits views from the road. The Project Area is visible at the approximately 12 m wide access. The height and massing of the new buildings will be similar to the existing building resulting in negligible impact.

### 3.8 Demolition Plan and Remediation

A Demolition Plan and a Hazardous Material and Waste Management Plan will be developed during detailed design.

# 4. The Project

The Project involves the renewal of the facilities at the Royal Mayfair Golf Club. The existing club house will be demolished and a new club house built in approximately the same location. Pedestrian access and vehicular drop off to the main entrance, loading and garbage areas, outdoor patios and terraces will be reconfigured. Upon completion, the new facilities will provide a premier experience for the members / shareholders and visitors to the Royal Mayfair Golf Club.

Phases: construction will be phased:

• Assessment and removal of hazardous building materials. Demolition of the club house.

- Construction of the new club house and associated site infrastructure.
- Demolition and removal of the Pro Shop building façade and internal infrastructure.
- Construction of building façade and reconfiguration of internal layout.

**Site preparation:** the Royal Mayfair Golf Club has appointed a Construction Contractor to provide pre-construction services. The golf course will remain in operation during construction and plans will be developed for safe and uninterrupted play. The proposed building design optimizes amenity and function with a reduced footprint. Construction access will be from Emily Murphy Park Road NW and the existing parking lot.

**Construction:** construction is dependent on the vote by members to proceed. Pending the vote, construction is anticipated to commence in late 2021. The Project Area is approximately 5,300 m<sup>2</sup> and laydown areas will be located on existing paved areas.

**Landscaping:** a landscape and restoration plan will be developed during detailed design. Opportunities to improve the vegetative community by planting native species will be considered. A maintenance and warranty period of one year will be required.

**Intended use:** the new building will include: dining space, patio area, kitchen, men's / women's locker rooms, golf simulators, fitness facilities, Pro Shop, and an administration area. The existing Pro Shop building will accommodate Royal Mayfair Golf Club Operations.

**Off-site works:** the Project Team will discuss the sanitary pipe infrastructure shared between the Royal Mayfair Golf Club and William Hawrelak Park lands and any impacts on the Project. No other off-site works are anticipated.

**Project alternatives:** the existing facilities no longer meet the needs of the Royal Mayfair Golf Club members, guests and employees. Renewal of the facilities will sustain the golf club for the next fifty years and doing so in their current location will have the least environmental impact.

# **5. Impacts and Mitigation Measures**

Based on the desktop study conducted to prepare this EIA, the Project Area has a low environmental value as the entire Project Area is pre-disturbed and features a developed buildings / parking complex. Refer to Appendix A for Background Information and Appendix C for Project Environmental Sensitivities Map.

The golf course is fenced which is a barrier for larger wildlife; therefore, large wildlife will not be impacted. Construction is expected to occur outside of the bird nesting period. Construction will occur during daylight hours. Small mammals are more active at night and are not expected to be impacted. Bird protection / bird safe glass will be used for exterior glazing. As the use and location of the facilities will not change, there will be no long-term impacts to wildlife.

Generally, the Project Area has low habitat potential for rare plants. No site-specific vegetation survey and rare plant survey is required considering no natural vegetation will be removed. A Tree Protection Plan will be prepared to protect retained trees in proximity to the Project Area.

### 5.1 Assessing impacts

**Nature of impact:** the Project will replace energy inefficient facilities with new infrastructure which meets current Building Codes and the National Energy Code of Canada for Buildings. Ornamental planting will be impacted, approximately 800 m<sup>2</sup>; however, a landscape and restoration plan will be developed during detailed design. Opportunities to improve the vegetative community by planting native species will be considered.

**Magnitude:** the impact rating system based on Environmental Sensitivity - Score Map values is used to inform the significance of the impact for this Project follows:

• Negligible - reversible environmental impact in a low value environment.

- Low localized impact during construction which can be rehabilitated, no significant long-term changes in a moderate value environment.
- Medium significant changes and / or in a high value to extremely high value environment.
- High extreme permanent changes to the environment.

The potential magnitude of impact as a result of the Project is low prior to mitigation measures. Section 5.3 outlines mitigation measures for the Project. The magnitude of impacts will be reduced to negligible with the implementation of the mitigation measures and restoration.

Geographic extent: overall, the disturbance associated with the Project is approximately 5,300 m<sup>2</sup>.

**Duration and timing:** impacts during construction will be limited to the Project Area and for the duration of construction.

**Likelihood of impacts:** the positive impact of the Project is very likely. Aging infrastructure will be replaced with energy efficient and accessible infrastructure.

## 5.2 Identifying cumulative impacts

Known past, present and future projects and activities in or near the Project Area were reviewed for their potential to interact with Project environmental effect. The Groat Road Bridges and Road Renewal Project will likely be completed prior to construction start at the Royal Mayfair Golf Club. The William Hawrelak Park Rehabilitation Project is dependent on condition assessments and funding and construction will start as early as 2023; therefore, it is not expected to act cumulatively with the Project. Based on this information, the North Saskatchewan River Valley is not expected to be materially affected by the Project as proposed. No significant cumulative impacts are expected to result from Project implementation.

## 5.3 Mitigation measures

### **Pre-construction:**

- The Project Area will be limited to areas which are already disturbed and developed.
- Low impact development opportunities will be considered during detailed design. Opportunities could include increasing topsoil depth and rain gardens.
- The Project will not pursue LEED; however, the Project will meet *National Energy Code of Canada for Buildings*.
- Bird protection / bird safe glass will be used for exterior glazing.
- A Tree Protection Plan will be prepared to protect retained trees in proximity to the Project Area.
- The development and implementation of a Project-specific Weed Management Program (WMP) and Environmental Construction Operations Plan (ECO Plan) will be a requirement for the Contractor (ECO Plan Framework, City of Edmonton 2017). The *Weed Control Act* (Weed Control Act, Government of Alberta 2008) and Weed Control Regulation (Weed Control Regulation, Government of Alberta 2010) specifies the legal responsibilities of landowners or occupants with respect to noxious and prohibited noxious weeds. In short, they are:
  - Noxious: control.
  - Prohibited noxious: destroy.
- The Construction Contractor will be responsible to follow the City of Edmonton's Contractor's Environmental Responsibilities Package, considerations will include:
  - Traffic Bylaw #5590 prohibits roadway mud tracking (Traffic Bylaw 5590, City of Edmonton, 2018).
  - Erosion and Sedimentation Guidelines and Field Manual assists contractors to comply with regulatory requirements (Erosion and Sedimentation Guidelines and Field Manual, City of Edmonton 2005).

- The Construction Contractor will be required to call Alberta One-Call at 1-800-242-3447, and all other utility providers, as required, to have existing utilities located prior to start of any construction.
- The Project Area habitat is unlikely to support animal dens, hibernacula, roosts or bird nests. Although unlikely, a qualified biologist will conduct a pre-construction wildlife survey if required.
- The Project Area is unlikely to support rare plants. Although unlikely, a qualified biologist will conduct a pre-construction rare plant survey if required.
- In order to minimize the potential for the establishment of weeds during construction, the design
  minimizes the area of impact. A qualified biologist will conduct a pre-construction weed survey, if
  required.

#### **Construction:**

During construction the Contractor will be required to:

- Delineate and fence the Project Area to minimize the area of disturbance, refer to Appendix C for limits of work.
- All equipment and vehicles working on site shall be clean and free of contaminating materials (soil, vegetative material, seeds, and chemicals).
- Provide signage and flag persons (if required) for construction traffic.
- Timing of construction will be limited to daytime hours to avoid impacts during peak wildlife times.
- Construction crews will be informed of the appropriate procedures to follow if they see wildlife.
- If a wildlife house, nest or den is found during construction, mitigation (e.g., an appropriate setback buffer) will be implemented to protect the den / nest based on the recommendations of a qualified biologist; additional consultation with Alberta Environment and Parks and / or Environment and Climate Change Canada may be required. Active animal dens or bird nests will not be disturbed.
- If rare plants are found, mitigation will be discussed with the City of Edmonton and be implemented to
  protect the plants based on the recommendations of a qualified biologist; additional consultation with
  Alberta Environment and Parks and / or Environment and Climate Change Canada may be required.
  All rare plant occurrences will be provided to Alberta Conservation Information Management System to
  update element and tracking lists.
- Food, food waste, and garbage will be stored and disposed of properly, as to not attract wildlife into the construction site.
- Construction vehicle speed limits on access to the Project Area will be implemented to minimize wildlife mortality in the area.
- Restoration will occur immediately after construction completion.
- Topsoil will meet the Landscaping Design and Construction Standards (Landscaping, City of Edmonton 2017).

# 6. Environmental Monitoring

Restored areas will be maintained by the Contractor to meet the Landscaping Design and Construction Standards (Landscaping, City of Edmonton 2017) until a Final Acceptance Certificate is received from the Royal Mayfair Golf Club and the City of Edmonton.

**Stage, schedule and duration:** restored areas will be monitored by visual inspection during the establishment and maintenance periods. Maintenance will include all measures necessary to establish and maintain all plants in a vigorous and healthy growing condition. Maintenance activities include the repair of dead or bare spots, control weeds by mechanical means and watering the landscape areas to maintain optimum soil moisture level for continued growth. Restored areas will be maintained from the time of installation until Construction Completion, and for a period

of one year from the issuance of a Construction Completion Certificate to the date of Final Acceptance Certificate. After the Final Acceptance Certificate has been approved, the Royal Mayfair Golf Club will be responsible for restored areas.

**Compliance:** monitoring as per current City of Edmonton Landscaping Design and Construction Standard and Zoning Bylaw. No additional monitoring.

**Thresholds or benchmarks:** growth and survival requirements as per current City of Edmonton Landscaping Design and Construction Standard and Zoning Bylaw.

**Responsibilities:** the Contractor will be responsible to monitor the Project to achieve the above criteria. Inspections will be as per the City of Edmonton Landscaping Design and Construction Standards and Zoning Bylaw (Zoning Bylaw 12800, City of Edmonton 2017).

Contingency plan: dead plant material will be removed and replaced until Final Acceptance Certificate is secured.

# 7. Public Consultation

The Royal Mayfair Golf Club is a private club with 475 common shareholders and is governed by a Board of Governors. Members are regularly updated by the Board on the status of the Project. In June 2020, the members will vote on whether the Project should proceed to design and construction. As a private club, public consultation will not occur.

# 8. Supporting Information

#### 8.1 Opinion of probable costs

The overall budget for the Project is \$15,000,000 and approximately \$900,000 for site work.

#### 8.2 Tasks and Responsibilities to Complete the Project

The following table outlines the tasks and responsibilities as the Project progresses through design, construction and completion.

#### Table 1. Tasks and Responsibilities to Complete the Project

Task	City Representative	External Representative
Stakeholder Engagement	Not Applicable	Royal Mayfair Golf Club
Environmental Impact Assessment	City Planning	AECOM
Historical Resources Application for Construction	Not Applicable	AECOM
Site Location Study	City Planning	AECOM
Preliminary Design	Not Applicable	Consultant
Development Permit	City Planning	Consultant
Detailed Design	Not Applicable	Consultant
Building Permit	City Planning	Consultant
Crossing Agreements	Not Applicable	Consultant
Tree Protection Plan	City Planning	Consultant
Tender and award	Not Applicable	Consultant
Pre-Construction: Neighbourhood Resource Co- ordinator	Not Applicable	Consultant

Task	City Representative	External Representative
Pre-Construction: nest search should work occur in nesting period	Not Applicable	Contractor
Pre-Construction: Safety Plan	Not Applicable	Contractor
Pre-Construction: Trail Closure Plan	Not Applicable	Contractor
Pre-Construction: Construction Work Plan	Not Applicable	Contractor
Pre-Construction: Contractor's Environmental Responsibilities Acknowledgement Form	Not Applicable	Contractor
Pre-Construction: ECO Plan	Not Applicable	Contractor
Pre-Construction: Erosion and Sedimentation Plan	Not Applicable	Contractor
Pre-Construction: Traffic Bylaw #5590 Compliance Plan	Not Applicable	Contractor
Pre-Construction: Community Standards Bylaw #14600 Compliance Plan	Not Applicable	Contractor
Pre-Construction: Weed Management Program	Not Applicable	Contractor
Construction: Construction signage	Not Applicable	Contractor
Construction: Alberta One-Call and all other utility providers clearance	Not Applicable	Contractor
Construction: Construction Completion Inspection.	Not Applicable	Royal Mayfair Golf Club / Contractor
One-year warranty period and monthly monitoring from issuance of the Construction Completion Certificate	Not Applicable	Royal Mayfair Golf Club / Contractor
Final Acceptance Inspection.	City Planning	Royal Mayfair Golf Club / Contractor
Post Acceptance Maintenance	Not Applicable	Royal Mayfair Golf Club
Fost Acceptance Maintenance	Not Applicable	Royal Maylall Goll Club

#### 8.3 Conclusion

The positive impact of the Project is very likely. Aging infrastructure will be replaced with energy efficient and accessible infrastructure.

## 9. References

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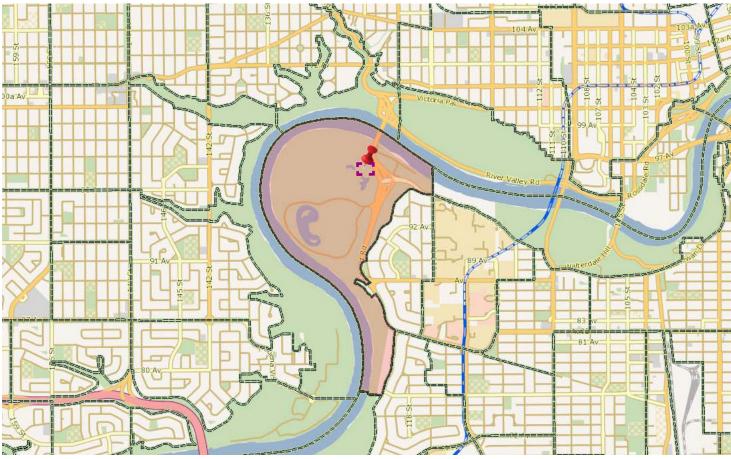
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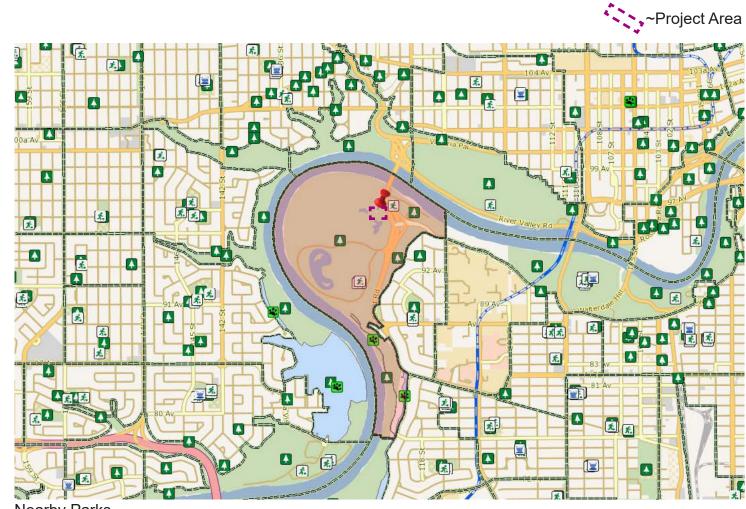


### **Background Information**

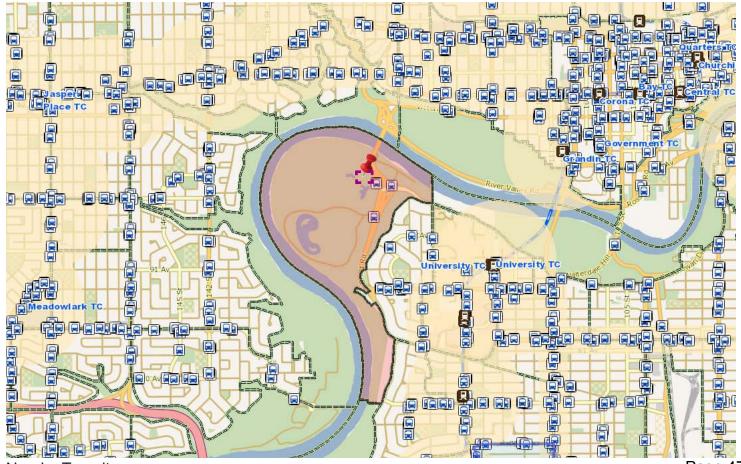
- Neighbourhood Maps
- SLIM Maps
- SLIM Maps, AbaData, yegTreemap
- Historical Aerial Images
- Aerial Images
- Land Titles, Listing of Historic Resources, Environmental Sensitivity Mapping
- Urban Primary Land and Vegetation Inventory
- Ecological Network, Natural Areas in 2007
- Ribbon of Green 1992
- Ribbon of Green (Draft 2018)
- Alberta Merged Wetland Inventory, Key Wildlife and Biodiversity Zone, Alberta Abandoned Wells, Alberta Flood Hazard Map
- Drainage Pipe Segments, Drainage Outfall
- Site Photos
- Site Photos
- Site Photos

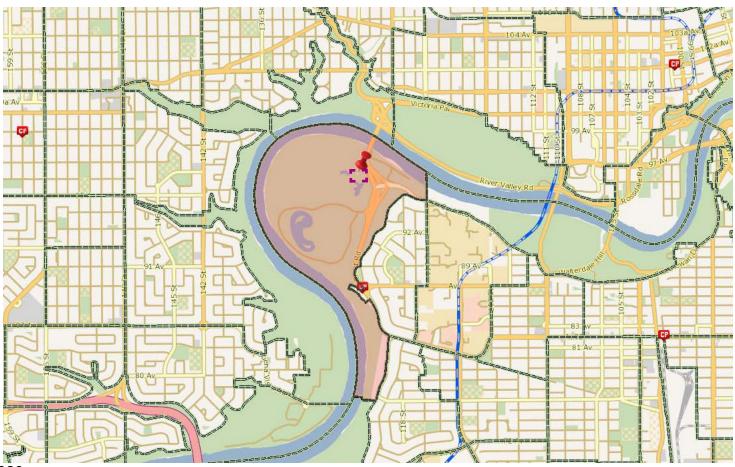


River Valley Mayfair Neighbourhood Context View









Nearby Transit

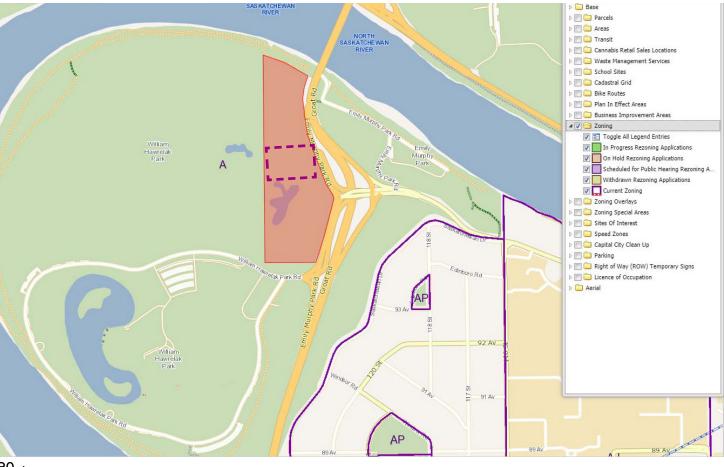
Page 474 of 620 Projects

#### SLIM Maps Source: https://maps.edmonton.ca/map.aspx





School sites



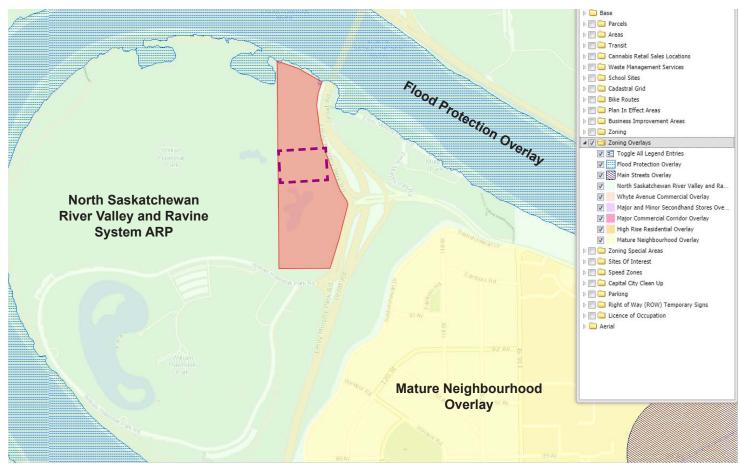
Parcels

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Bike routes

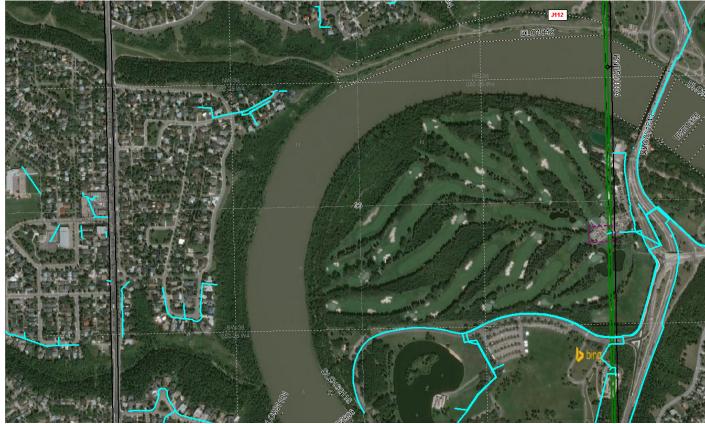


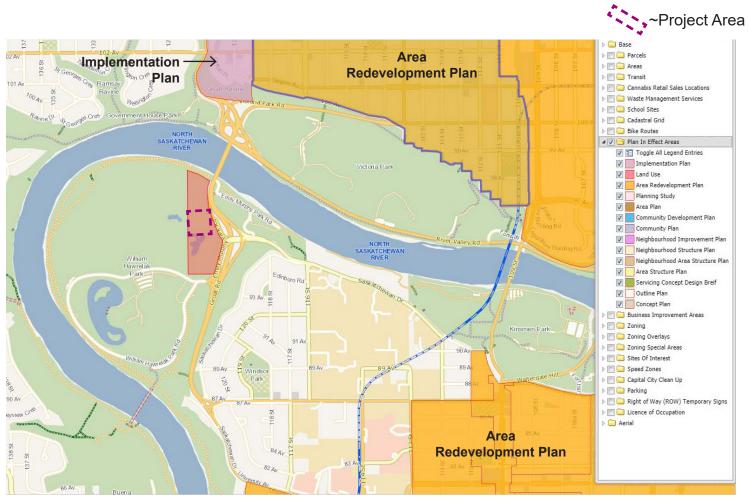


Zoning overlays

3

AbaData Source: http://www.abacusdatagraphics.com/





Plans in effect

yegTreemap Source:https://www.opentreemap.org/edmonton/map/



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Utilities

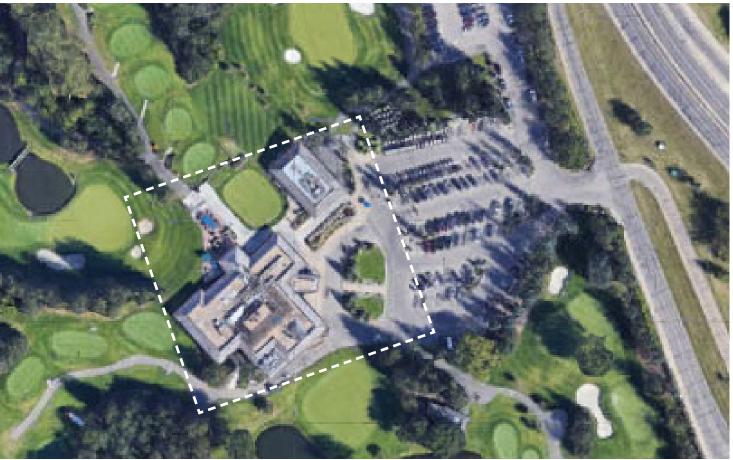
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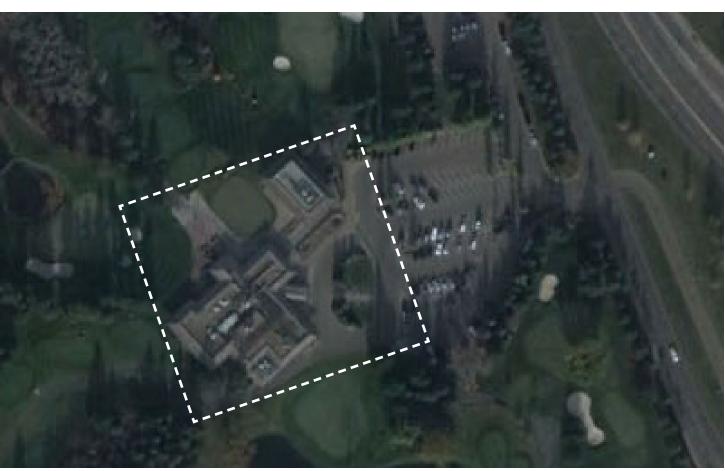


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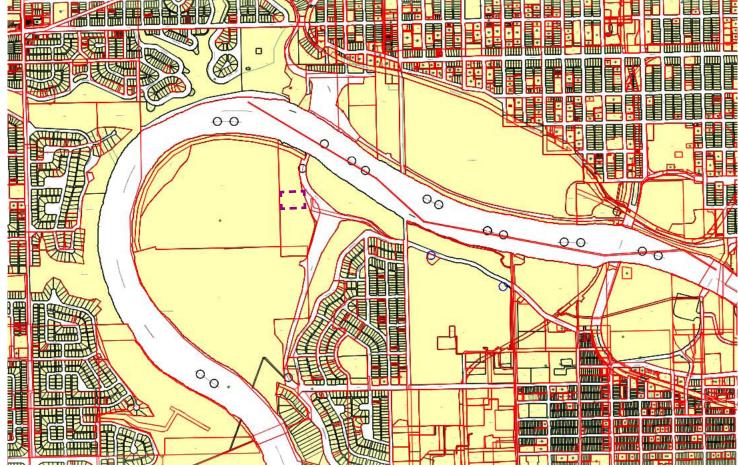
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~Project Area

Land Titles

6

Source: https://alta.registries.gov.ab.ca/spinii/legalnotice.aspx

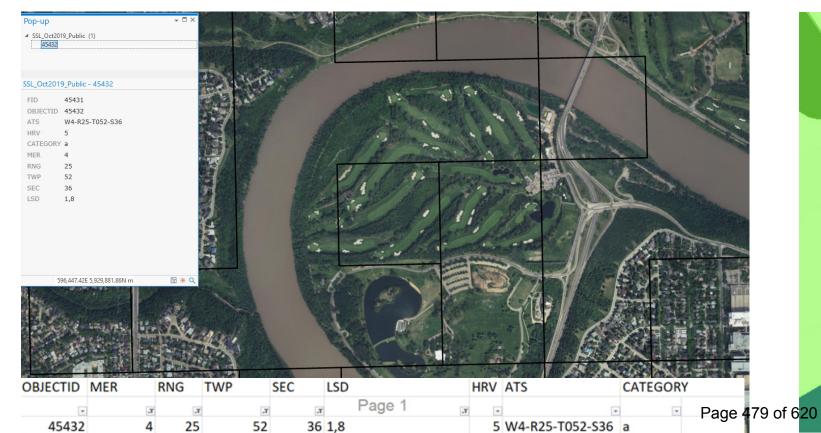


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		EGISTERED OWNER
REGISTRATION	DATE(DMY)	DOCUMENT TYPE
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Parcels

#### Listing of Historic Resources

Source: https://www.alberta.ca/listing-historic-resources.aspx



#### **Environmental Sensitivity Mapping**

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	NOT ESTABLISHED	

Source: https://data.edmonton.ca/Environmental-Services/Environmental-Sensitivity-Score-map-/mrgp-3hq5

Urban Primary Land and Vegetation Inventory Source: https://data.edmonton.ca/stories/s/uzm8-jc7c

DISPLAYING 24,029 OF 24,029 URBAN PRIMARY LAND AND VEGETATION INVENTORY (UPLVI) FEATURES



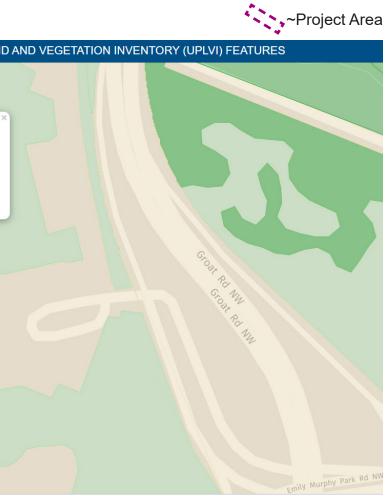
DISPLAYING 24,029 OF 24,029 URBAN PRIMARY LAND AND VEGETATION INVENTORY (UPLVI) FEATURES Municipality: City of Edmonton Edmonton Ward: Ward 8 Edmonton Councillor: Ben Henderson Edmonton Bourchiol, Ber Heiterson Edmonton Neighbourhood: River Valley Mayfair Land Cover: Modified Primary Site Type: Maintained Grass Primary Site Type Coverage (%): 20 Natural Stand Type (if applicable): Secondary Site Type (if applicable): Non I Secondary Site Type Coverage (%): 20

Facility renewal location - developed

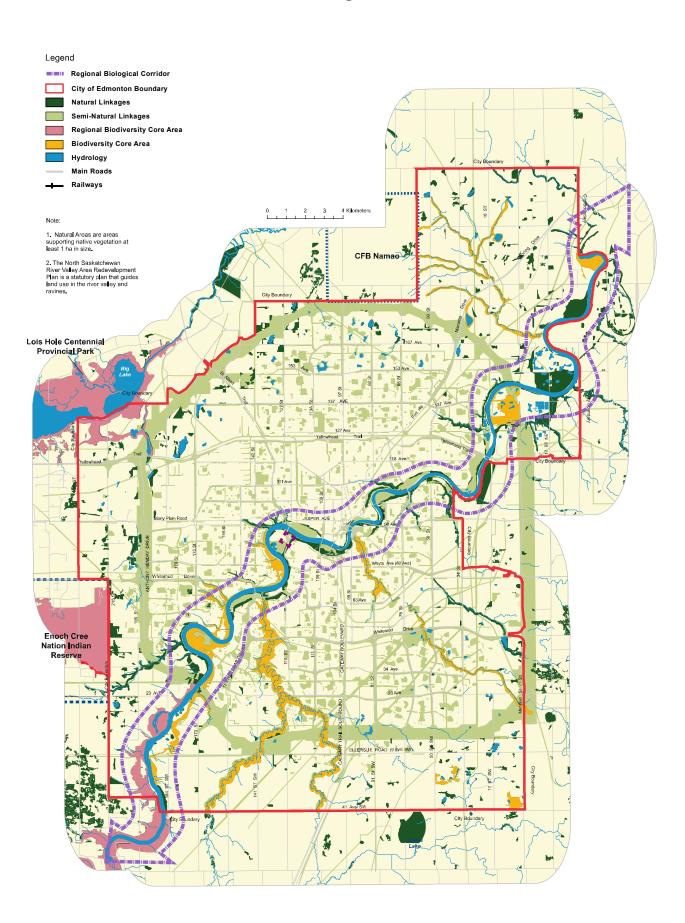


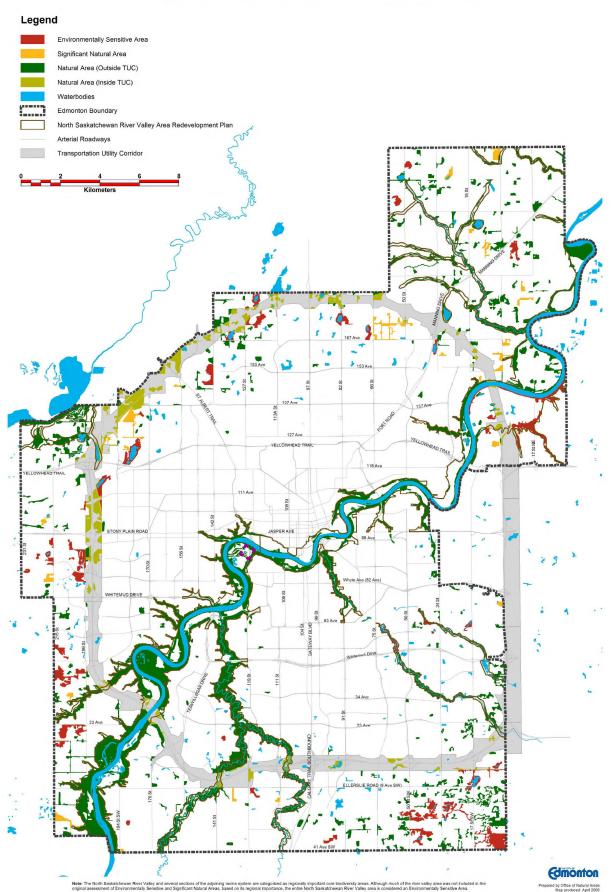
North of the facility renewal location - naturally wooded land cover

Surrounding the facility renewal location - maintained grass land cover



8



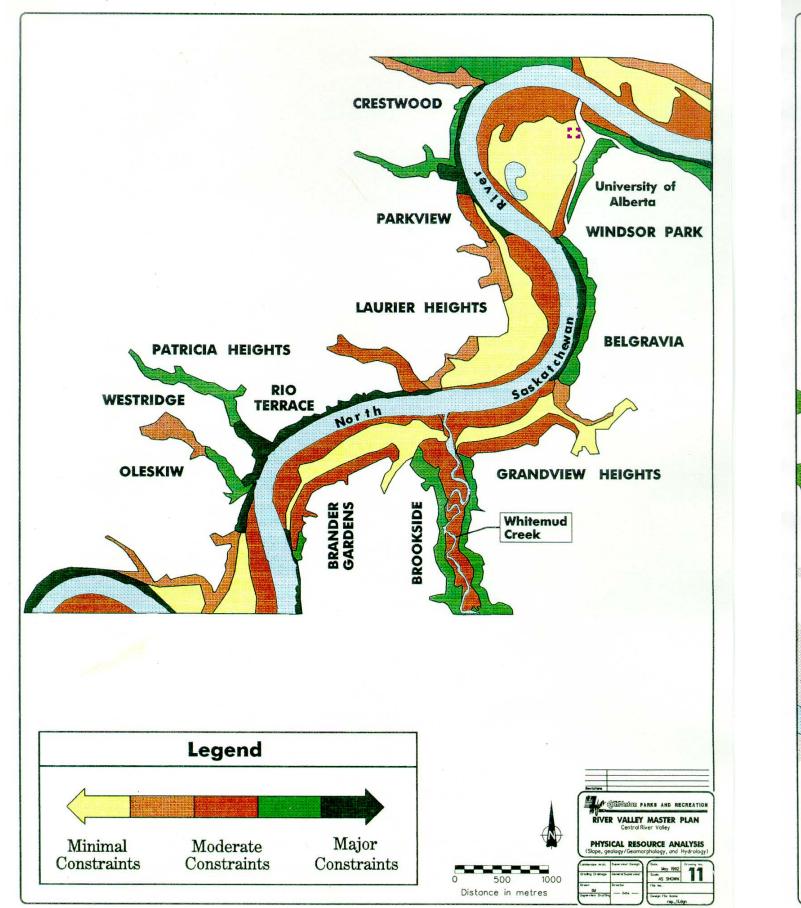


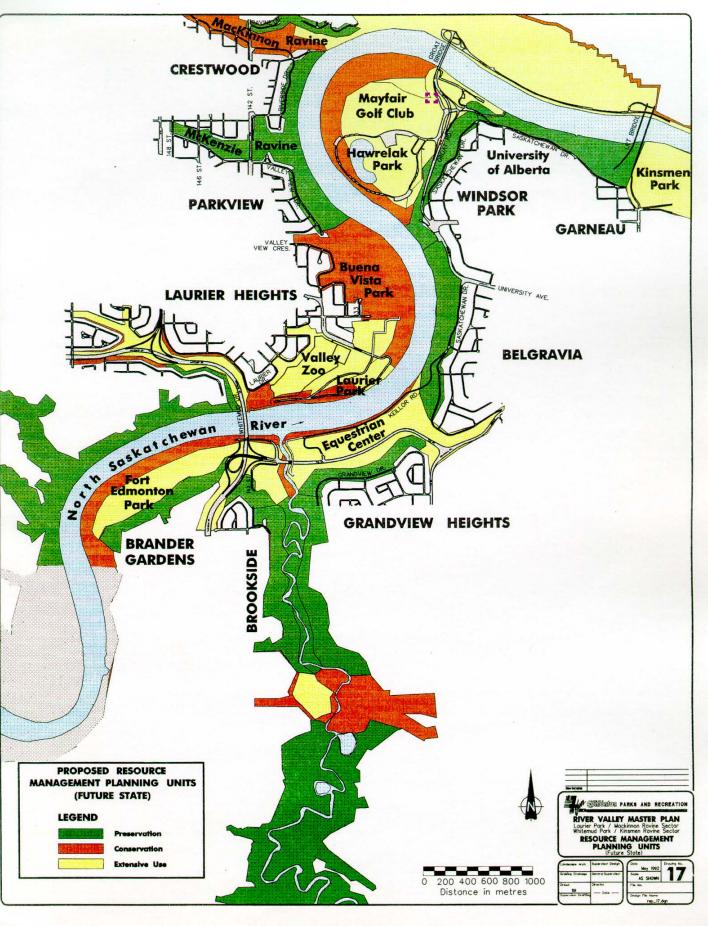


#### City of Edmonton Natural Areas in 2007

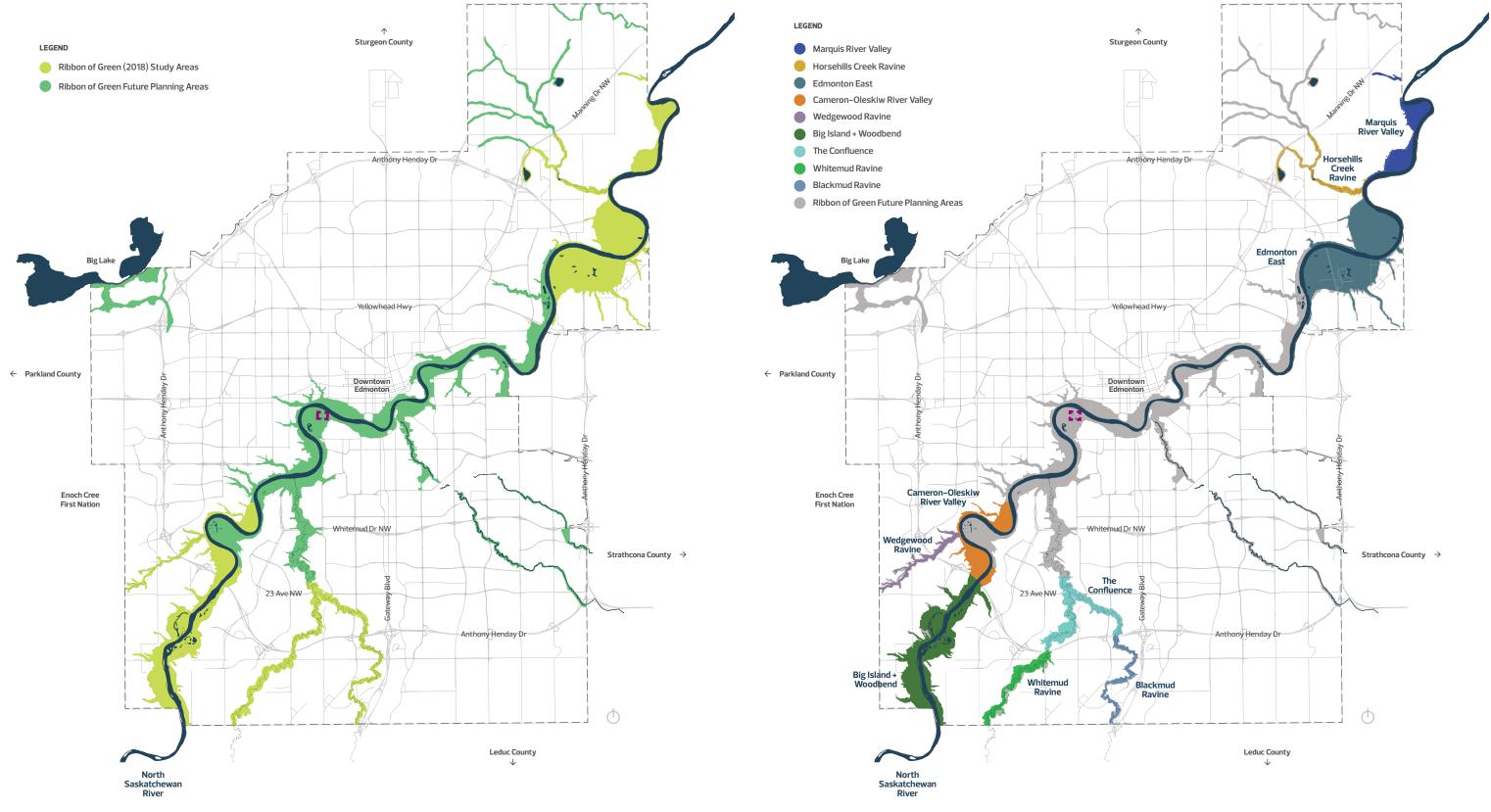
**Ribbon of Green** 

9









IV | RIBBON OF GREEN | **Ecological Guidance**  Program Guidance Reaches



#### Alberta Merged Wetland Inventory Source: https://geodiscover.alberta.ca



Alberta Merged Wetland Inventory

#### Alberta Abandoned Wells

Source: https://geodiscover.alberta.ca

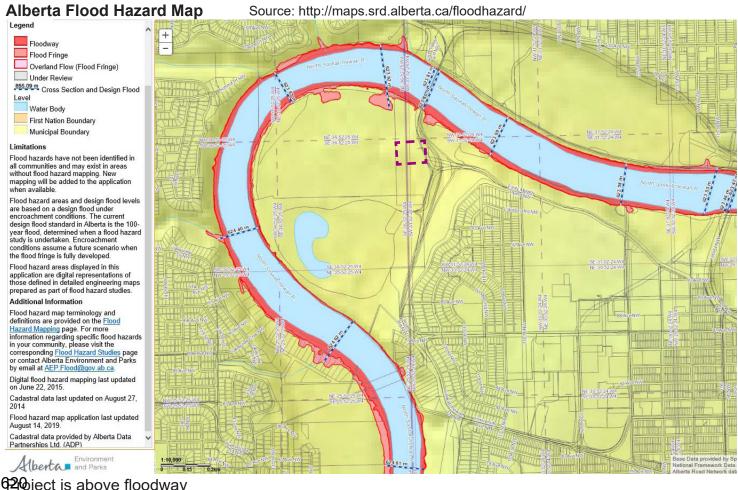
A BANK

Abandoned wells (none nearby)

#### Key Wildlife and Biodiversity Zone Source: https://maps.alberta.ca/LAT



#### Project is in Alberta Key Wildlife and Biodiversity Zone

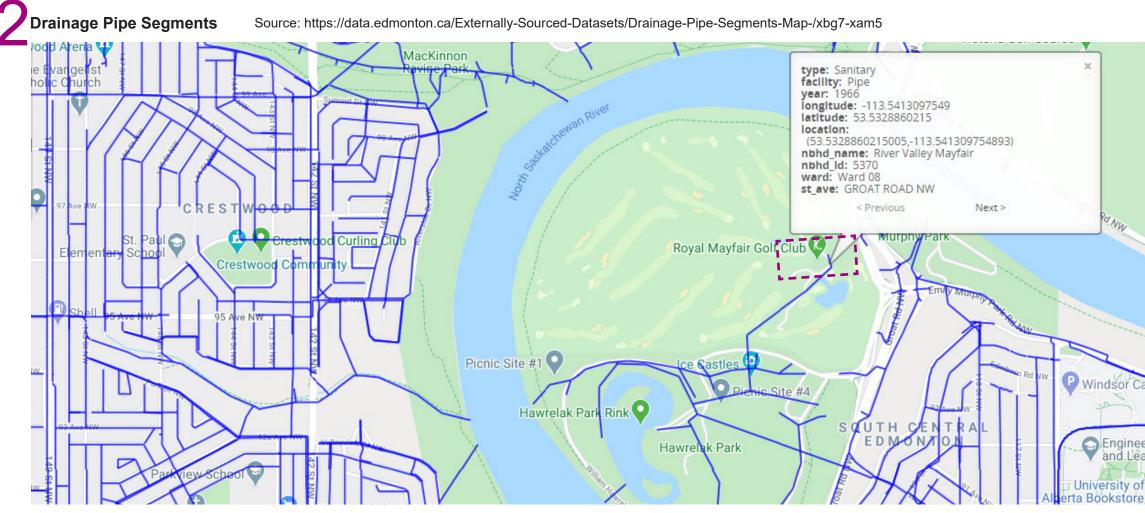


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Legend

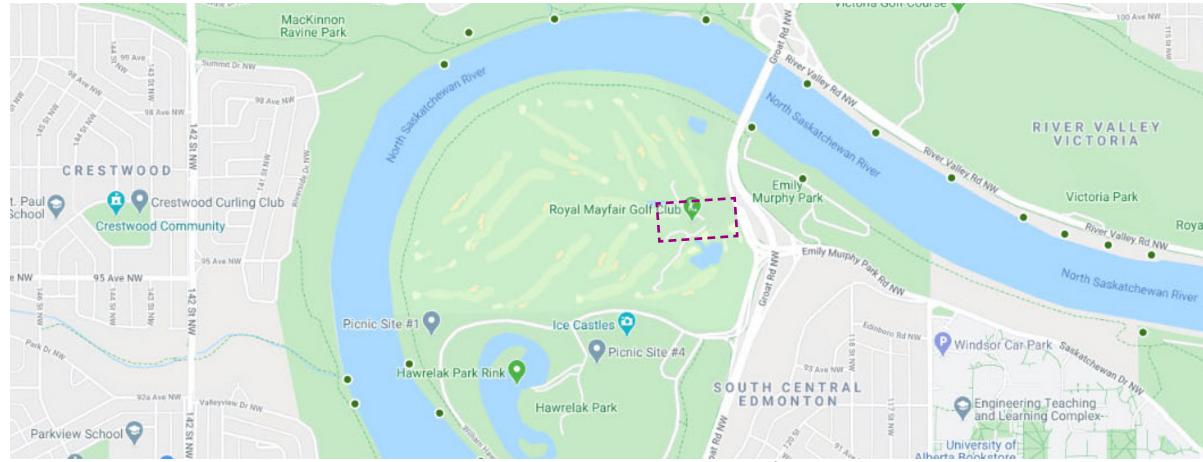
Limitations



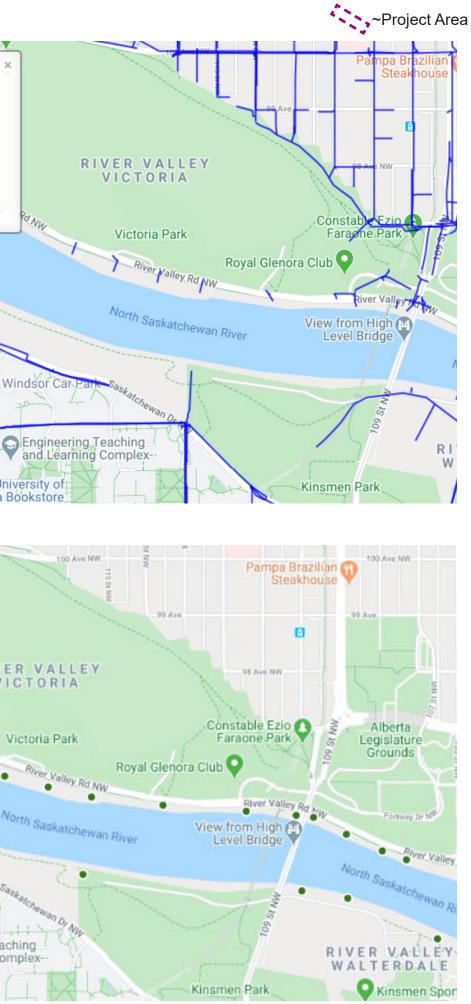




Source: https://data.edmonton.ca/Externally-Sourced-Datasets/Drainage-Outfall-Map-/uw7v-usy5

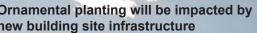


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Southeast of existing building and drop-off (Source: Google Maps)





Front of existing building and drop-off (Source: Google Maps)



Northeast of existing building and drop-off (Source: Google Maps)



Page 486 of 62 pont of existing building in drop-off (Source: Google Maps)



Back of existing building from back from south (Source: Google Maps)



Back of existing building (Source: Google Maps)



Entrance access road (Source: Google Maps)



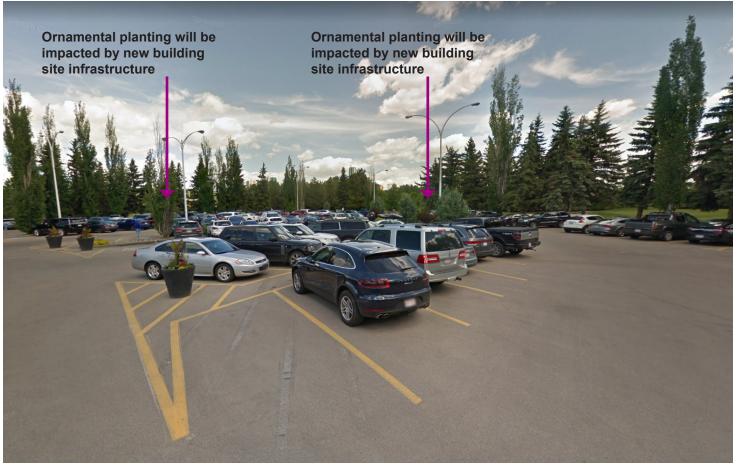
Page 487 of 620trance (Source: Google Maps)



Parking lot upon entry (Source: Google Maps)



Parking lot to right of entry (Source: Google Maps)



Parking lot from the south (Source: Google Maps)



# Appendix **B**

### **Environmental Scans**

- Fish and Wildlife Internet Mapping Tool
- Alberta Conservation Information Management System
- Historic Resources Application (Placeholder)
- Historical Resources Act Approval (Placeholder)
- Standard Requirements under the Historical Resources Act

Aberta Environment and Parks

## Fish and Wildlife Internet Mapping Tool (FWIMT)

(source database: Fish and Wildlife Management Information System (FWMIS))

#### **Species Summary Report**

Report Created: 8-Mar-2020 17:37

#### Species present within the current extent :

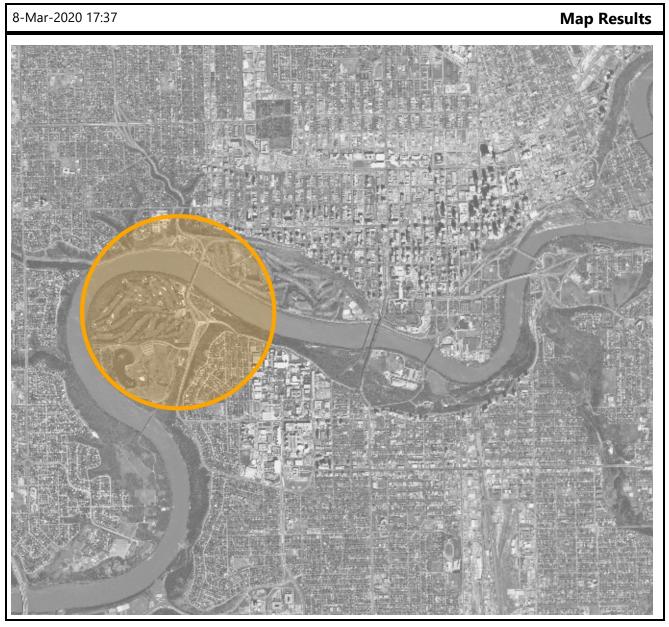
ish Inventory	Wildlife Inventory	Stocked Inventory
CICHLID	BARRED OWL	RAINBOW TROUT
GOLDEYE	BAY-BREASTED WARBLER	YELLOW PERCH
LONGNOSE DACE	CAPE MAY WARBLER	
LONGNOSE SUCKER	LITTLE BROWN BAT	
MINNOW FAMILY	NORTHERN LONG-EARED BAT	
MOONEYE	SHORT-EARED OWL	
MOUNTAIN WHITEFISH		
NORTHERN PIKE		
QUILLBACK		
RIVER SHINER		
SAUGER		
SHORTHEAD REDHORSE		
SILVER REDHORSE		
SUCKER FAMILY		
WALLEYE		
WHITE SUCKER		

er Extent			
Centroid (X,Y):	Projection	Centroid: (Qtr Sec Twp Rng Mer)	Radius or Dimensions
596623, 5930209	10-TM AEP Forest	SE 36 52 25 4	1 kilometers

#### **Contact Information**

For contact information, please visit:

https://www.alberta.ca/fisheries-and-wildlife-management-contacts.aspx



Display may contain: Base Map Data provided by the Government of Alberta under the Alberta Open Government Licence. Cadastral and Dispositions Data provided by Alberta Data Partnerships. ©GeoEye, all rights reserved. Information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at time of use. © 2020 Government of Alberta

Date: 7/3/2020 Requestor: Consultant Reason for Request: Permitting SEC: 31 TWP: 052 RGE: 24 MER: 4



#### Non-sensitive EOs (updated: October 2017)

M_RR_TTT_SS	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
4-24-052-31	3660	NBMUS2N040	S1S2	Entodon concinnus	moss	1989-06-12
4-24-052-31	7612	PDASTEH022	S3	Doellingeria umbellata var. pubens	flat-topped white aster	1952-08-16
4-24-052-31	18873	PDAPI1K060	S3	Osmorhiza longistylis	smooth sweet cicely	2009-09-04
4-24-052-31	16537	NBMUS6F020	S1S2	Rhodobryum ontariense	Ontario Rhodobryum moss	2006-05-21
4-24-052-31	15808	PDAPI1K060	S3	Osmorhiza longistylis	smooth sweet cicely	2005-06-27
4-24-052-31	22925	IMGASN3050	SU	Ferrissia rivularis	Creeping Ancylid	2001-01-01
4-24-052-31	16965	PDAPI1K060	S3	Osmorhiza longistylis	smooth sweet cicely	2005-06-21
4-24-052-31	3586	NBMUS2C0B0	S2S3	Didymodon fallax	fallacious screw moss	1958-04-23
4-24-052-31	4254	NBMUS5S020	S2	Pohlia atropurpurea	moss	1989-05-30
4-24-052-31	1850	IILEP73020	S2	Poanes hobomok	Hobomok Skipper	1999-06-21
4-24-052-31	6725	PDAPI1K060	S3	Osmorhiza longistylis	smooth sweet cicely	2013-06-26
4-24-052-31	3669	NBMUS2N100	S2S3	Entodon schleicheri	Schleicher's silk moss	2002-06-05
4-24-052-31	2144	IIODO15020	S3	Anax junius	Common Green Darner	1989-06-26
4-24-052-31	3666	NBMUS2N040	S1S2	Entodon concinnus	moss	2002-06-01

# Next Steps: <u>See FAQ (https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservation-information-management-system-acims/faqs.aspx#2 - Process)</u>

M-RR-TTT	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_	OBS_D
	EQo Equadu	Novt Stone	See FAQ (https	://www.alber	taparks.ca/albertap	arksca/man	agement-lan
		-			faqs.aspx#2 - Proc		
use/alberta-co	onservation	information-					

### Crown Reservations/Notations (updated: October 2017)

M-RR-TTT-SS	NAME	ТҮРЕ
No Crown Reservations/Notations Found		

Updated: Dec 11, 2019

Date: 7/3/2020 Requestor: Consultant Reason for Request: Permitting SEC: 36 TWP: 052 RGE: 25 MER: 4



#### Non-sensitive EOs (updated: October 2017)

M_RR_TTT_SS	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
4-25-052-36	1851	IILEP73020	S2	Poanes hobomok	Hobomok Skipper	1999-06-26
4-25-052-36	22925	IMGASN3050	SU	Ferrissia rivularis	Creeping Ancylid	2001-01-01
4-25-052-36	6725	PDAPI1K060	S3	Osmorhiza longistylis	smooth sweet cicely	2013-06-26
4-25-052-36	6731	PDAPI1K060	S3	Osmorhiza longistylis	smooth sweet cicely	1974-01-01

Next Steps: See FAQ (https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservationinformation-management-system-acims/faqs.aspx#2 - Process)

M-RR-TTT	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
----------	-------	-------	--------	-------	----------	------------

use/alberta-conservation-information-management-system-acims/faqs.aspx#2 - Process)

d		
s/Notations (updated: October 2017)		
NAME	ТҮРЕ	
	s/Notations (updated: October 2017) NAME	

Updated: Dec 11, 2019

bertan

#### STANDARD REQUIREMENTS UNDER THE HISTORICAL RESOURCES ACT: REPORTING THE DISCOVERY OF HISTORIC RESOURCES

If development proponents and/or their agents become aware of historic resources during the course of development activities, they are required, under Section 31 of the *Historical Resources Act*, to report these discoveries to the Heritage Division of Alberta Culture, Multiculturalism and Status of Women. This requirement applies to all activities in the Province of Alberta.

#### 1.0 REPORTING THE DISCOVERY OF ARCHAEOLOGICAL RESOURCES

The discovery of archaeological resources is to be reported to Eric Damkjar, Head, Archaeology, at 780-431-2346 (toll-free by first dialing 310-0000) or <u>eric.damkjar@gov.ab.ca</u>.

#### 2.0 REPORTING THE DISCOVERY OF PALAEONTOLOGICAL RESOURCES

The discovery of palaeontological resources is to be reported to Dan Spivak, Head, Resource Management, Royal Tyrrell Museum of Palaeontology, at 403-820-6210 (toll-free by first dialing 310-0000) or <u>dan.spivak@gov.ab.ca</u>.

#### 3.0 REPORTING THE DISCOVERY OF HISTORIC PERIOD SITES

The discovery of historic structures to be reported to Rebecca Goodenough, Manager, Historic Places Research and Designation Program, at 780-431-2309 (toll-free by first dialing 310-0000) or <u>rebecca.goodenough@gov.ab.ca</u>. Please note that some historic structure sites may also be considered Aboriginal traditional use sites.

#### 4.0 REPORTING THE DISCOVERY OF ABORIGINAL TRADITIONAL USE SITES

The discovery of any Aboriginal traditional use site that is of a type listed below is to be reported to Valerie Knaga, Director, Aboriginal Heritage Section, at 780-431-2371 (toll-free by first dialing 310-0000) or <u>valerie.k.knaga@gov.ab.ca</u>.

Aboriginal Traditional Use sites considered by Alberta Culture, Multiculturalism and Status of Women to be historic resources under the *Historical Resources Act* include:

Historic cabin remains; Historic cabins (unoccupied); Cultural or historical community camp sites;

Albertan

#### STANDARD REQUIREMENTS UNDER THE HISTORICAL RESOURCES ACT: REPORTING THE DISCOVERY OF HISTORIC RESOURCES

Ceremonial sites/Spiritual sites; Gravesites; Historic settlements/Homesteads; Historic sites; Oral history sites; Ceremonial plant or mineral gathering sites; Historical Trail Features; and, Sweat/Thirst/Fasting Lodge sites

#### 5.0 FURTHER SALVAGE, PRESERVATIVE OR PROTECTIVE MEASURES

If previously unrecorded historic resources are discovered, proponents may be ordered to undertake further salvage, preservative or protective measures or take any other actions that the Minister of Alberta Culture, Multiculturalism and Status of Women considers necessary.



# Appendix C

## **Design Information**

- Environmental Sensitivities Map
- Site Plan
- Restoration Area Plan



ENVIRONMENTAL SENSITIVITIES MAP

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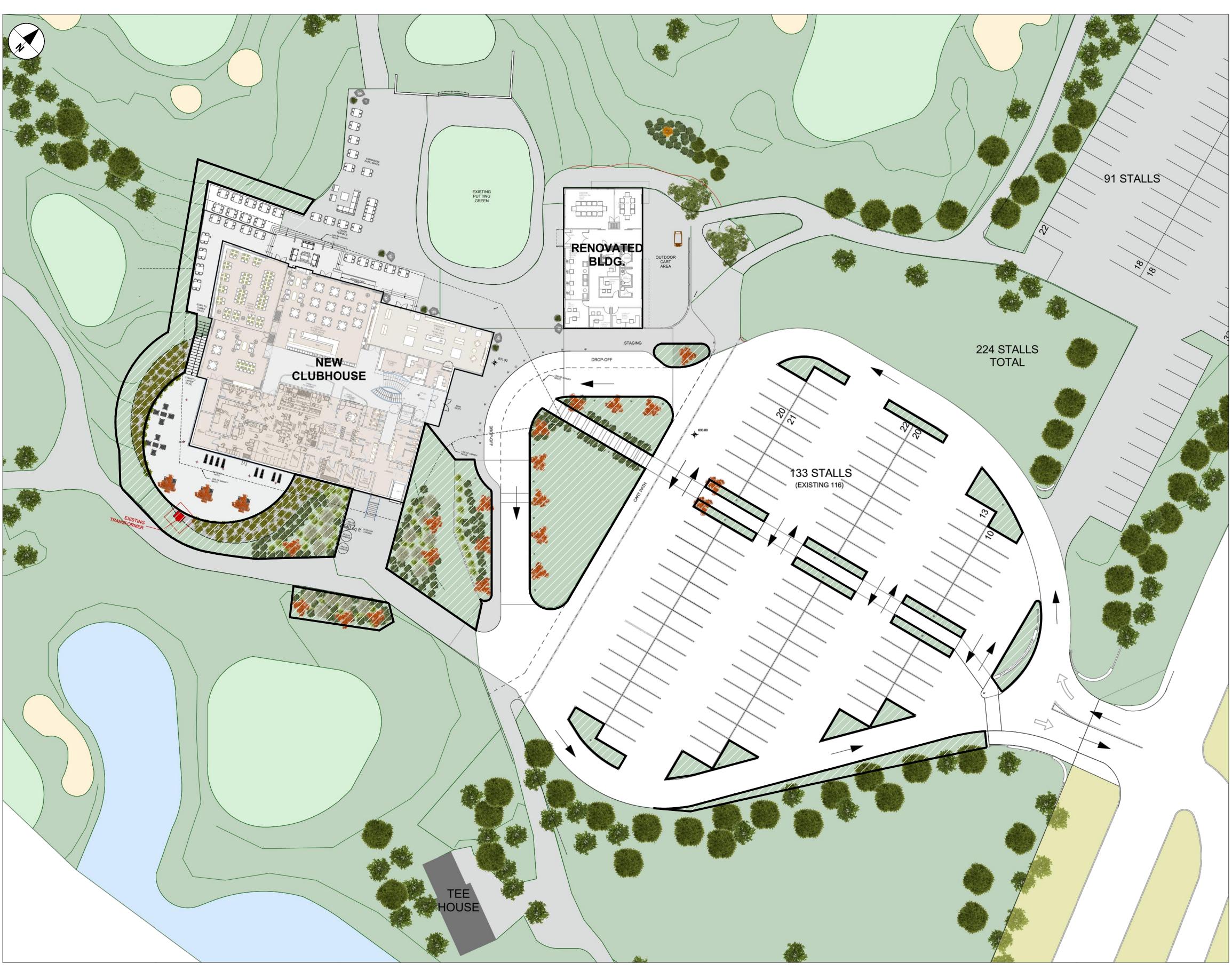
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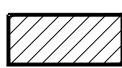




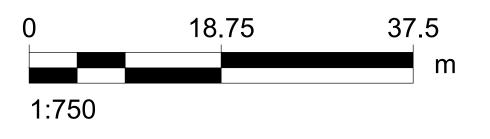


# **RESTORATION AREA PLAN**

LEGEND



RESTORATION AREA





# Appendix D

## **Geotechnical Investigation**

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ROYAL MAYFAIR GOLF COURSE NEW CLUBHOUSE 9450 GROAT ROAD NW EDMONTON, ALBERTA GEOTECHNICAL INVESTIGATION



Page 502 of 620



#### ROYAL MAYFAIR GOLF COURSE NEW CLUBHOUSE 9450 GROAT ROAD NW EDMONTON, ALBERTA GEOTECHNICAL INVESTIGATION

Report

to

**Royal Mayfair Golf Course** 

Orio Stefonyt

Christopher Stefanyk, B.Eng., E.I.T. Assistant Project Engineer

Date: April 24, 2020 File: 28209 Renato Clementino, Ph.D., P.Eng. Review Principal

4127 Roper Road, Edmonton, AB T6B 3S5 T: 780 438 1460 F: 780 437 7125 Page 503 rofa620



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STATEMENT OF LIMITATIONS AND CONDITIONS

APPENDIX A

Drawing 28209 Approximate Test Hole Locations

#### APPENDIX B

- Symbols and Terms Used on Test Hole Logs
- Unified Soils Classification
- Test Hole Logs

#### APPENDIX C

Recommended Construction Procedures



#### 1. INTRODUCTION

#### 1.1 General

This report presents the results of a geotechnical investigation carried out by Thurber Engineering Ltd. (Thurber) for the Royal Mayfair's proposed New Clubhouse.

The scope of the geotechnical investigation was outlined in a proposal letter dated March 11, 2020 to Mr. Wade Hudyma. Authorization to proceed with the investigation was provided by Mr. Hudyma via a letter of authorization dated March 12, 2020.

The scope of work did not include any soil and/or groundwater sampling for environmental assessment purposes.

It is a condition of this report that Thurber's performance of its professional services is subject to the attached Statement of Limitations and Conditions.

#### 1.2 **Proposed Development**

The municipal address for the property is 9450 Groat Road NW Edmonton, Alberta. The Royal Mayfair is considering demolishing and rebuilding their clubhouse, which will consist of a one-story building with a basement.

#### 2. METHOD OF INVESTIGATION

#### 2.1 Field Drilling Program

Four test holes were drilled on site, using a truck mounted auger drill rig operated by All Service Drilling Ltd. of Nisku, Alberta, under the supervision of Senior drilling supervisors Greg Swann, C.E.T and Tim Craplewe, C.E.T. of Thurber. The test holes were located within or near the proposed building footprint and were advanced to depths ranging from 8.8 m to 14.9 m below the existing ground surface. TH20-01, -03 and -04 hit auger refusal at 8.8 m, 10.4 m and 14.5 m below ground surface, respectively. The approximate locations of the test holes are shown on drawing No. 28209 in Appendix A.

Prior to commencing drilling, the test hole locations were cleared of underground utilities by Alberta One-Call. Private underground utilities locate were also undertaken by Alberta Hot Line Inc at each test hole location in advance of drilling.



Disturbed soil samples were obtained during drilling, and Standard Penetration Tests (SPT's) were carried out at selected depths in the test hole. The undrained shear strength ( $C_{pen}$  value) on cohesive soil samples was estimated using a pocket penetrometer.

Upon completion of the field drilling program, two 25 mm diameter slotted PVC standpipes were installed with flush-mounted protection cases in the test holes TH20-01 and TH20-04 to allow for future groundwater monitoring.

#### 2.2 Laboratory Testing

Laboratory testing included a visual classification and the determination of the natural water content of all soil samples. In addition, sieve analysis and water soluble sulphate content tests were carried out on selected representative soil samples.

The results of the drilling and laboratory testing are summarized on the test hole logs in Appendix B. An explanation of the symbols and terms used to describe observations in the test hole logs and the Modified Unified Soil Classification are also provided in Appendix B. Results of soluble sulphate content tests are summarized in Tables 2.1.

TEST HOLE NO.	SAMPLE DEPTH (m)	SOLUBLE SULPHATE CONTENT (%)
TH20-02	1.5	0.0
TH20-04	1.5	0.0

 TABLE 2.1

 SUMMARY OF SOLUBLE SULPHATE ION CONTENT TESTS

#### 3. SITE DESCRIPTION

#### 3.1 Surface Conditions

At the time of the investigation, the site consisted of the current Royal Mayfair Golf Club clubhouse and an associated parking area and trail. The area was relatively flat and had an asphalt pavement surface.



#### 3.2 Subsurface Conditions

3.2.1 General

The general subsurface conditions in descending order encountered at the test hole locations were:

- Asphalt
- Sand and Gravel Fill
- Clay Fill
- Sand
- Sand and Gravel
- Bedrock (Clay Shale and Sandstone))
- Coal.

Detailed descriptions of the main soil layers encountered at each test hole location are presented on the test hole logs in Appendix B. A brief description of the individual strata encountered during the field investigation is provided in the following subsections. The detailed descriptions in Appendix B should be used in preference to the generalized descriptions given below.

#### 3.2.2 Asphalt

Asphalt pavement was encountered in all test holes at the ground surface. The thickness of asphalt ranged from 0.08 m to 0.15 m.

#### 3.2.3 Sand and Gravel Fill

Sand and gravel fill was encountered below the asphalt in all test holes at depths ranging from 0.08 m to 0.15 m below ground surface. The sand and gravel fill extended to depths varying between 0.25 m to 0.30 m below ground surface. The sand and gravel fill was generally dark brown to brown, silty, and fine grained. The natural water content of the sand and gravel fill ranged between 5 and 7 percent.



#### 3.2.4 Clay Fill

A 0.2 m thick layer of clay fill was encountered in TH20-02 underneath the sand a gravel fill. The clay fill was generally dark brown, silty, with some fine sand and silt, with traces of gravel and oxides. The natural water content of the clay fill was 12 percent.

#### 3.2.5 Sand

Sand was encountered below the sand and gravel fill or clay fill in all test holes at depths ranging from 0.25 m to 0.40 m and extended to depths varying between 2.3 m to 8.8 m below ground surface. The sand varied in colour from brown to dark brown to grey and to black. The sand was generally silty, medium to fine grained with traces of coal, clay lumps, fine gravel, cobbles and oxides.

Natural water contents within the sand ranged from 5 to 20 percent. SPT N values in the sand ranged from 8 to 69 blows per 300 mm penetration, indicating a loose to very dense condition.

In TH20-01 a second sand layer was encountered at a depth of 8.4 m and extended to the termination of the hole at 8.8 m. The sand was generally brown, silty and fine grained. Natural water content within the sand was 20 percent. The result of the SPT N in the sand was 50 blows per 102 mm penetration, indicating a very dense condition.

#### 3.2.6 Sand and gravel

Sand and gravel was encountered below the sand in test holes TH20-01, 02 and 04, at depths ranging from 2.3 m to 4.3 m and extended to depths varying between 8.4 m to 9.1 m below ground surface. The sand and gravel was generally dark brown, with medium to fine grained sand, silty, with some coal and traces of silt, and clay lumps

Natural water content of the sand and gravel ranged from about 3 to 21 percent. The SPT N value in the sand and gravel ranged from 7 to 37 blows per 300mm penetration, indicating a loose to dense condition.

In TH20-03, a sand layer of 0.5 m thickness was interbedded in the sand and gravel at a depth of 5.3 m. The sand was generally brown to black, medium to fine-grained, and silty.

The natural water content of the sand was 5 percent. The result of an SPT carried out in the sand was 16 blows per 300 mm penetration, indicating a compact condition.

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#### 3.2.7 Bedrock (Clay Shale/Sandstone)

Clay shale was encountered below the sand and gravel in test holes TH20-02, and 03, at depths ranging from 8.4 m to 8.8 m and extended to depths varying between 13.4 m to the termination of the hole at 10.4 m below ground surface. The clay shale varied in colour from brown to grey to light greenish grey, and it was silty and bentonitic.

The natural water content of the clay shale ranged from about 21 to 30 percent. The SPT N value in the sand and gravel ranged from 50 blows per 300mm penetration to 77 blows per 292 mm indicating a very hard consistency.

In TH20-02, a sandstone layer of 2.5 m thickness was interbedded in the clay shale at a depth of 10.3 m. The sandstone was generally grey silty, fine grained with traces of silt deposits.

The natural water content of the sandstone was 17 percent. The result of an SPT carried out in the sandstone was 80 blows per 254 mm penetration, indicating a very dense condition.

Sandstone was encountered below the sand and gravel in test hole TH20-04, at a depth of 9.1 m and extended to the termination of the hole at 14.5 m below ground surface. The sandstone varied in colour from brown to grey, and it was generally silty, fine-grained and had traces of clay shale.

The natural water content of the sandstone ranged from about 17 to 32 percent. The result of an SPT carried out in the sandstone was 21 blows per 300 mm penetration, indicating a compact condition.

In TH20-04, a clay shale layer of 2.6 m thickness was interbedded in the sandstone at a depth of 10.3 m. The clay shale was generally dark grey silty, with traces of sandstone. The natural water content of the sandstone was 24 to 29 percent.

#### 3.2.8 Coal

Coal was encountered below the clay shale in test holes TH20-02, at a depth of 13.4 m and extended to the termination of the hole at a depth of 14.9 m below ground surface. The coal was black, with traces of clay shale.

Natural water content of the coal ranged from about 46 to 50 percent. The SPT N value in the coal was 50 blows per 89 mm penetration, indicating a very hard consistency.

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#### 3.3 Groundwater and Slough Levels

Slough, seepage and water levels were recorded during drilling and at the completion of drilling in the open test holes prior to backfilling. This information is noted on the test hole logs in Appendix B. Standpipe piezometers were installed in both test holes and groundwater levels were measured on April 15, 2020. Table 3.1 below summarizes this information.

TEST HOLE	TEST HOLE DEPTH B.G.S. (m)	SEEPAGE DEPTH B.G.S. (m)	SLOUGH ON COMPLETION B.G.S. (m)	FREE WATER ON COMPLETION (ABOVE SLOUGH) B.G.S. (m)	WATER LEVEL READINGS Mar 27, 2020 BGS (m)	WATER LEVEL READINGS Apr 01, 2020 BGS (m)	WATER LEVEL READINGS Apr 15, 2020 BGS (m)
TH20- 1	8.8	6.1	1.2	-	7.5	6.6	6.5
TH20- 2	14.9	7.6	12.0	7.0	No Standpipe	No Standpipe	No Standpipe
TH20- 3	10.4	6.9	7.0	7.0	No Standpipe	No Standpipe	No Standpipe
TH20- 4	14.5	No Seepage	8.5	8.2	14.4	13.3	10.8

TABLE 3.1 SUMMARY OF SLOUGH AND GROUNDWATER LEVELS

Note: B.G.S = Below Ground Surface.

Based on these short-term groundwater level readings, the groundwater table is about 6.5 m to 10.8 m below the ground surface in the test holes around the building footprint.

It should be noted that the groundwater table may vary between test holes locations and that seasonal fluctuations of groundwater levels may be encountered due to precipitation and other climatic factors. Hence, the actual groundwater conditions at the time of construction could vary from those recorded during this investigation.

#### 3.4 Frost Effects

The sand is considered to have moderate to severe frost susceptibility. The expected depths of frost penetration have been estimated using averaged thermal parameters estimated for the materials encountered at the project site and estimates of air freezing indices in the general area. The frost penetration has been estimated for both the mean annual Air Freezing Index (AFI) of 1440°C-days and the 50-year return period Air Freezing Index of 2400°C-days. The



estimated frost penetration depths for the mean annual and 50-year return AFI are 2.4 m and 3.0 m, respectively.

The estimated depths of frost penetration are based on a uniform soil type with no snow/insulation cover. If the area is covered with turf or significant snow, the depth of frost penetration will be less. The 50-year return frost penetration depth is typically used for design, purposes.

#### 4. GEOTECHNICAL EVALUATION AND RECOMMENDATIONS

#### 4.1 Site Preparation

The following general recommendations are provided for site preparation:

- Site preparation includes the removal of any topsoil and/or organics, and any deleterious material if present, from under the proposed building development footprint.
- The basement excavation should be inspected by qualified geotechnical personnel to ensure that all deleterious material and organic soil has been removed.
- All site grading fill to be placed under any building floor slab should be placed in maximum 150 mm thick lifts and compacted to at least 98 percent of Standard Proctor Maximum Dry Density (SPMDD) within +/-2 percent of Optimum Water Content (OWC).
- Site grading fills below pavement, sidewalks, etc., outside the building footprint should be placed in 150 mm thick lifts and compacted to at least 95 percent of SPMDD within plus or minus 2 percent of OWzC.
- All fill used for landscaping purposes needs only moderate compaction (i.e., 92 percent of SPMDD) such that future settlements do not affect site drainage. Proper drainage should be provided throughout construction and after to direct surface run-off water away from the building.
- Downspouts should be positively directed away from the building. In addition, landscaping within approximately 2 m of the perimeter of the building should be graded to slope away from the building at a recommended minimum gradient of 2 percent.



#### 4.2 Basement

#### 4.2.1 General

It is understood that the building may have one-level of basement, extending to a depth of about 2 m below the existing grade. Based on the test holes drilled at this site, it is anticipated that the basement excavation will extend through the sand.

The short-term groundwater level measurements are relatively low at this site, up to about 6.8 m below the ground surface.

#### 4.2.2 Excavation

Temporary excavation slopes through the sand for basement excavation should be sloped not steeper than 2H:1V. Flatter slope may be required if wet sand or weaker soils are encountered during the excavation.

Excavated material should be kept back from the top of the excavation by at least a distance equal to the excavation depth.

It is recommended that the excavation be carried out in a timely manner and backfilled as soon as practical. The ground surface outside the excavation should be sloped away from the building to prevent surface water flowing into the open excavations.

#### 4.2.3 Backfill

Free-draining clean granular material (less than 5 percent passing a No. 200 sieve) would be the first choice of material for backfilling against the basement walls as it compacts relatively easily and does not settle significantly with time. The backfill should be carefully placed against the basement walls to avoid over-compaction of the material and distress to the walls, and should be capped with an impervious barrier, such as a compacted clay layer of about 300 mm thickness.

The on-site sand and gravel is suitable for backfilling. If used for backfilling the sand and gravel should be free from organic content. The sand and gravel should be carefully placed and vibrated in lifts of 150 mm or less to ensure uniform compaction.

Backfilling should be delayed until the concrete in the foundation wall has gained sufficient strength. Premature backfilling or backfilling with excessive force may crack the foundation walls. Heavy compaction equipment should not be allowed to operate within a distance of about 1.5 m from the face of the wall to prevent potential for overstressing of the basement walls.



The ground surface should be sloped at a grade of at least 2 percent away from the building to shed water away from house.

#### 4.2.4 Lateral Earth Pressures

A triangular earth pressure distribution may be used for the design of the basement structure resisting earth pressures. The parameters to be used will depend upon the extent and direction of movement of the soil, the nature and extent of the backfill, and groundwater conditions. The horizontal earth pressure,  $p_h$ , may be calculated as follows using the coefficients given in Table 4.1.

 $p_h = K[(W \times H) + q](kPa)$ 

Where:

K	=	the appropriate coefficient of earth pressure from Table 4.1
W	=	the bulk unit weight, in kN/m <sup>3</sup>
Н	=	the depth below backfill surface, m
q	=	surcharge pressure (kPa).

#### TABLE 4.1 EARTH PRESSURE COEFFICIENTS FOR PERMANENT RETAINING WALL ASSUMING VERTICAL WALL, GOOD SURFACE DRAINAGE, AND HORIZONTAL BACKFILL

SOIL DESCRIPTION	BULK UNIT WEIGHT (kN/m³)	ASSUMED FRICTION ANGLE (Degree)	K₄ ACTIVE	K₀ AT-REST	K <sub>P</sub> PASSIVE
Sand	20	32	0.31	0.47	3.25
Gravel Backfill (compacted to 98 percent of SPMDD)	21.5	34	0.28	0.44	3.34

For rigid basement walls that are restrained from movement, the at-rest earth pressure should be used.

Active earth pressures may be used for the design of relatively low retaining walls, which can be allowed to move laterally at the top a distance of 0.001 times the height of the wall. Appropriate load factors should be applied to earth pressures in Limit States Design. The passive pressure



will be mobilized when the top of the wall has moved into the backfill 0.02 times the height of the wall. A geotechnical resistance factor of 0.5 should be applied to the passive pressure determined from the values given in Table 4.1.

The earth pressures are governed by the soil type and the extent of selected backfill material behind the wall. To mobilize the recommended active earth pressure values, the mobilized soil zone behind the wall is typically defined by a wedge-shaped zone delineated by projecting a 1H:1V line to ground surface from a point located 0.5 m into the soil from the base of the wall footing. To mobilize the recommended passive earth pressure values, the mobilized soil zone behind the wall is typically defined by a wedge-shaped zone delineated by projecting a 2H:1V line from the base of the wall footing.

Where traffic or other live loads may travel or operate near the retaining wall the horizontal pressures due to the live load should be superimposed on the static earth pressures.

The foundations and utility lines should be installed below the estimated frost penetration depth or alternatively should be insulated.

#### 4.3 Building Foundations

#### 4.3.1 General

Spread footing, cast-in-place concrete friction and end bearing piles, are considered a feasible foundation type for support of lightly loaded buildings. Continuous Flight Auger (CFA) piles are also a feasible foundation type, recommendations for CFA piles can be provided upon request.

Geotechnical recommendation for the above-referenced foundation types are provided in the following sections, and general construction procedure are provided in Appendix C

#### 4.3.2 Spread Footings

Strip and square footings placed on inorganic; undisturbed native sand or sand and gravel may be designed using the following recommendations.

a) Exterior footings supporting heated structures should have a minimum soil cover of 1.5 m below the finished ground level to provide adequate protection against frost. Interior footings should be founded at a minimum depth of 1 m below site grade. For unheated structures, the base of exterior and interior footing should be below the frost penetration or at a minimum depth of 3 m below the existing ground. Alternatively, the



foundations may be placed at shallower depths and insulated with rigid Styrofoam (e.g. Styrofoam SM or equivalent).

- b) The foundation base of all the footings should be on undisturbed inorganic native sand or gravel, and not supported on fill. Where local loose or disturbed zones of sand are encountered in the footing trenches, it may be necessary to increase the size of the footings or to remove the loose or disturbed material and replace it with better quality fill.
- c) Strip and square footings founded on the native sand or gravel may be designed using a factored ULS bearing resistance of 225 kPa and 270 kPa, respectively; based on ultimate bearing capacities of 450 kPa and 540 kPa, respectively, and a geotechnical resistance factor (Φ) of 0.5
- d) Care should be taken to prevent excessive ground disturbance or freezing during construction, and soils in the footing trenches that become disturbed should be sub-excavated and replaced with lean concrete.
- e) The excavated base of the foundation level should be protected from weathering and frost action to prevent the deterioration of the soil at the footing level.
- f) The footing excavations should be inspected by qualified geotechnical personnel to ensure the base of footings is in suitable soils.
- g) The concrete materials and methods of concrete construction/test methods and standard practices for concrete should be as per CSA-A23.1-19/A23.2-19
- 4.3.3 Cast-in-Place Concrete Friction Piles

Cast-in-place concrete friction piles should be designed and installed in accordance with the following recommendations.

• The following Table 4.2 defines the factored ULS shaft resistance values that may be used for the design of concrete friction piles:



# TABLE 4.2CAST-IN-PLACE CONCRETE FRICTION PILESULS SHAFT FRICTION PARAMETERS

		ULTIMATE	FACTORED ULS SHAFT RESISTANCE			
DEPTH* (m)	SOIL TYPE	SHAFT RESISTANCE (kPa)	Compression (GRF**=0.4)	Tension (GRF=0.3)		
			(kPa)	(kPa)		
0 – 2	Sand	0	0	0		
2 – 5.0	Sand	28	11	8		
5.0- 9.0	Sand and Gravel	48	18	14		
>9.0	Bedrock	100	40	30		

\* Below existing ground surface.

\*\* Geotechnical resistance factor

- End-bearing resistance should not be included in calculating the design load of a friction pile.
- A minimum pile shaft diameter of 400 mm is recommended to prevent voids from forming during pouring of the concrete.
- A minimum pile length of 7 m below finished site grade is required for lightly loaded friction piles in unheated areas to provide sufficient uplift resistance to frost heave forces.
- A minimum pile spacing of three shaft diameters center to center is recommended. Skin friction should be reduced if pile spacing is less than 3 diameters.
- Longitudinal reinforcement should be provided throughout the pile shaft length to resist
  potential uplift forces on the pile due to frost action and seasonal moisture variations. If
  piles are designed as tension elements or are subjected to freezing conditions, the pile
  reinforcing should be designed to resist the anticipated uplift stresses and may require to
  be installed to the full length of the pile.
- Cobbles were encountered in the test holes, which could hamper augering if encountered in the pile hole.



- Groundwater seepage may occur during pile installation and therefore casing should be available during pile installation. It is important to note that the casing may need to be installed deeper until it reaches the bedrock to seal the casing against water seepage properly.
- Concrete should be poured immediately after drilling of the pile hole to reduce the risk of groundwater seepage and sloughing soil.
- The concrete materials and construction methods used should comply with CSA A23.1-09/A23.2-09.
- 4.3.4 Cast-in-Place Concrete End-Bearing Piles

Cast-in-place concrete end bearing piles may be designed and installed in accordance with the

following recommendations.

- a) Pile bases should be founded at least 1 m into bedrock, based on the existing test hole logs, the piles should be founded at a minimum depth of 10 m below existing ground surface.
- b) Cast-in-place concrete bearing piles founded in the very hard clay shale and sandstone bedrock at the minimum depth noted above may be designed using a factored ULS bearing resistance of 600 kPa, based on the ultimate bearing capacity of 1500 kPa and a Geotechnical Resistance Factor (Φ) of 0.4.
- c) A minimum pile depth of 2.5 times the bell diameter has been assumed in the calculation of the above bearing capacity. If less cover is provided, the specified bearing capacity must be reduced
- d) The bell diameter to shaft diameter ratio should not exceed 3:1, and the bell should not be sloped more than 30° to the vertical.
- e) A minimum pile shaft diameter of 400 mm is recommended to prevent voids from forming during the pouring of the concrete. Large diameters (500 to 600 mm) are generally preferable for end-bearing piles to allow proper cleaning and inspection of the bases, and also facilitate removal of boulders if encountered within the till.



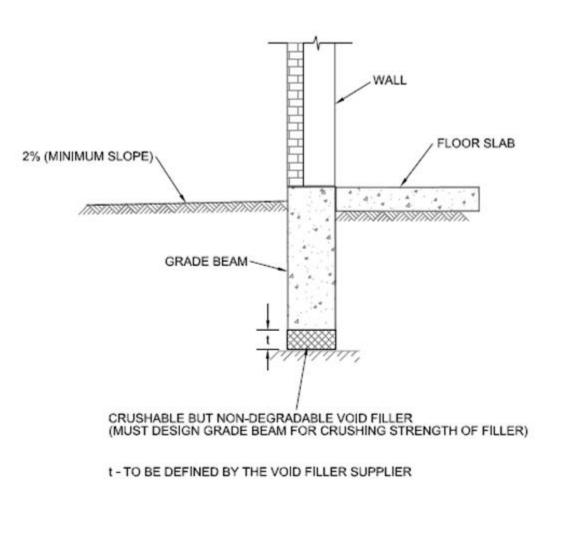
- f) Longitudinal reinforcement should be provided throughout the pile shaft length to resist potential uplift forces on the pile due to frost action and seasonal moisture variations. If piles are designed as tension elements or are left exposed to sub-zero temperatures, the pile reinforcing should be designed to resist the anticipated uplift stresses. It may require to be installed to the full length of the pile.
- g) The test hole drilling program encountered cobbles these could hamper augering if encountered in the pile hole.
- h) All pile excavations should be thoroughly cleaned and visually inspected by qualified geotechnical personnel prior to pouring of the concrete to ensure a satisfactory base has been achieved. No slough or disturbed material should be allowed to remain in the pile excavations.
- Concrete should be poured immediately after drilling of the pile hole to reduce the risk of groundwater seepage and sloughing soil. Groundwater seepage will likely occur during pile installation, and therefore, casing should be available during pile installation.
- j) The concrete materials and methods of concrete construction/test methods and standard practices for concrete should be as per CSA-A23.1-19/A23.2-19

#### 4.4 Pile Caps and Grade Beams

Where pile foundations are used, grade beams and pile caps are usually required along the top of the piles to transfer wall or structure loads. If the bases of the grade beam and pile caps are located within the design frost penetration depth, precautions should be taken to prevent heaving of the grade beams due to frost penetration or swelling of the underlying soil.

The recommended construction procedures for preventing heave under the grade beam are through use of a crushable non-degradable void form material (such as Beaver Plastics Frost Cushion) as shown in Figure 4.1. The grade beam must be designed in accordance with the crushing strength of the void filler used and the piles must be able to resist the resulting uplift load.





### TYPICAL UNINSULATED GRADE BEAM

BASE OF GRADE BEAM ABOVE ZONE OF SEASONAL VOLUME CHANGE

FIGURE 4.1

4.5 Concrete Floor Slab

Client: Royal Mayfair Golf Club File: 28209 e-file: <u>\\H\28209</u> rpt - Edm Date: April 24, 2020



A concrete slab-on-grade is considered feasible at basement level subject to the following recommendations:

- The excavation should be inspected by geotechnical personnel that all unsuitable soil has been removed from beneath the floor slab. Non-load bearing partition walls founded on the slab-on-grade should have a gap of at least 30 mm between the top plate and ceiling to accommodate potential heave movements and should therefore be separated from the building structure.
- Surface grading and landscaping should be designed to shed water away from the building and slab-on-grade area to reduce ingress of water and swelling.
- Concrete slabs in non-heated areas (i.e. exterior slabs or unheated buildings) may be subject to frost heave. Where movement due to frost action is not acceptable, the slab should either have insulation protection below and around the slabs to prevent frost from penetrating below the slabs, or alternatively the slab should be supported on piles with void form to reduce frost heave forces acting on the underside of the slab.
- If the floor slabs are sensitive to movements and cannot tolerate movements, it is recommended to support the floor slabs structurally.

#### 4.6 Radon Mitigation System Considerations

The proposed development does not meet the criteria for small building, as described in Part 9 of Division B (Housing and Small Buildings) of the 2019 National Building Code – 2019 Alberta Edition (NBC), i.e., is greater than 600 m<sup>2</sup>, or is greater than 3 storey tall, or does include major occupancy. Therefore, the provisions for handling radon extraction should follow the NBC Article 6.2.1.1, which recommends following the requirements of Environmental Protection Agency's (EPA's) manual EPA 625/R-92/016.

The EPA manual specifies a minimum of 100 mm of coarse aggregate meeting Size #5 grading requirements (see Table 4.3) as defined in ASTM C33/C33M be provided directly below the floor slab. We recommend that this be increased to at least 150 mm thickness for ease of placement and compaction. Care and attention are required to prevent shoving or displacement of the granular material.



## TABLE 4.3ASTM C33/C33M – AGGREGATE SIZE #5 GRADATION

SIEVE	% PASSING
1 ½" (37.5 mm)	100
1" (25.0 0 0m)	90 - 100
3/4" (19.0 mm)	20 - 55
1/2" (12.5 mm)	0 – 10
3/8" (9.5 mm)	0 - 5

The gravel layer should be enveloped by a non-woven geotextile layer above and below, and a poly barrier (or equivalent) directly below the concrete slab. The layer of geotextile below the granular material is used to prevent the loss of granular material into the underlying subgrade and to prevent the migration of fines into the gravel layer from the subgrade. The top geotextile may be omitted if the poly barrier is sufficiently robust (i.e. a recommended minimum thickness of 10 mil and wide-base rebar chair supports are used) to minimize the potential for punctures and tearing from the gravel layer. Poly or bituminous barrier must also be present on walls in cases where the structure includes below grade construction, such as basements or parkades, for both damp proofing and vapour intrusion control. Slab joints should be tooled when poured and sealed with polyurethane caulking once cured.

Additional requirements, such as the use of radon suction pits may be required by the jurisdiction having authority. Suction pits, under slab piping, and the related venting systems shall be designed by a qualified mechanical consultant accredited as a Canadian National Radon Proficiency Program (C-NRPP) Certified Mitigation Professional.

If measured radon levels in the completed building indicate that activation of a sub-slab depressurization system is required, drying and shrinkage of the subgrade underlying the gravel layer may occur. If excessive slab movement cannot be tolerated, it may be necessary to consider structurally supporting the floor slab on piles. For structurally supported floor slabs, the gravel layer should be installed immediately beneath the void filler. Thurber has C-NRPP accredited staff able to provide radon measurement services; we will be pleased to provide this service upon request.

If used, a gas-permeable layer must meet the requirements of the NBC. Where slab-on-grade construction is utilized, the gas-permeable layer may be installed directly over the prepared subgrade. Where a structurally supported floor slab is used, the gas-permeable layer should be



positioned immediately beneath the void filler. In either circumstance, installation shall be in accordance with the manufacturer's specifications with separation from the sub-grade as required.

After all preparations for casting of the floor slab have been made, but prior to concrete placement, it is recommended that the air barrier be inspected by the authority having jurisdiction or a suitably qualified organization / individual to ensure any and all slab penetrations and punctures / tears to the air barrier are properly sealed or repaired as needed.

#### 4.7 Cement Type

Two tests were conducted to determine the water-soluble sulphate ion (SO<sub>4</sub>) content of soil samples recovered from the test holes. These tests showed the presence of 0.0 percent water-soluble sulphate ion content in the soil samples, indicating that there is no potential for sulphate attack on the subsurface concrete. As a result, CSA Type GU (General Use hydraulic cement) may be used in the subsurface concrete at this project site.

The recommendations stated above for the subsurface concrete at this site may require further additions and/or modifications due to structural, durability, service life or other considerations that are beyond the geotechnical scope.

In addition, if imported material is required to be used at the site and will be in contact with concrete, it is recommended that the fill soil be tested for sulphate content to determine whether the above-stated recommendations remain valid.

#### 5. SEISMICITY

Based on the available geotechnical information and 2010 National Building Code Seismic Hazard Calculation, the classification for seismic site response is Site Class D.

#### 6. LIMITATION AND USE OF THIS REPORT

There is a possibility that this report may form part of the design and construction documents for information purposes. This report was issued before any final design or construction details have been prepared or issued. Therefore, differences may exist between the report recommendations and the final design, in the contract documents, or during construction. In such instances, Thurber Engineering Ltd. should be contacted immediately to address these differences.

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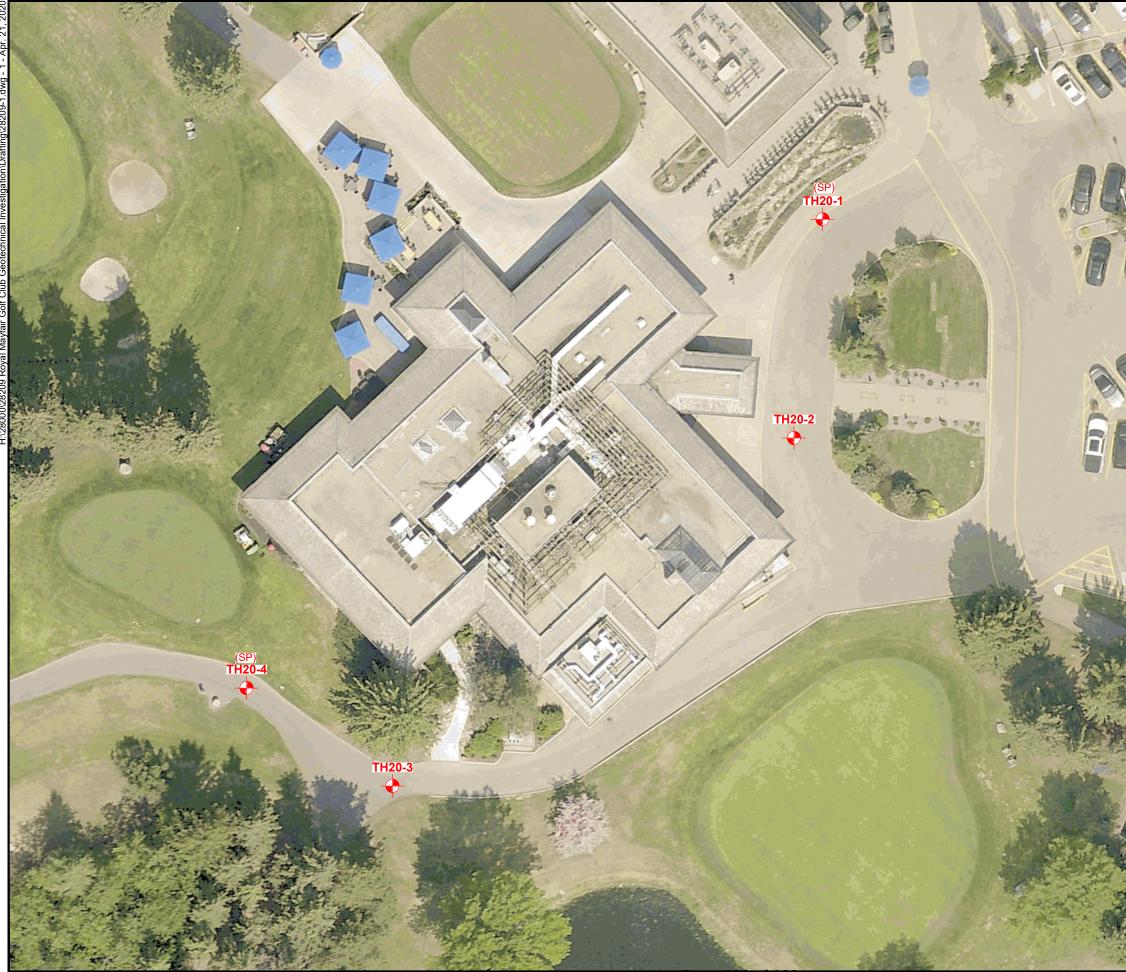
#### 7. CONSTRUCTION INSPECTIONS

The performance of the structures will depend upon the quality of workmanship during construction. This is particularly important regarding foundation installations and other earthwork where variations in soil conditions could occur. Therefore, it is recommended that inspection be provided by qualified geotechnical personnel during foundation installation to confirm that they are installed in competent bearing material and that the stratigraphy is similar to those that have been assumed for the design. Compaction testing for backfill will also be required.



#### APPENDIX A

Drawing 28209 - Site Plan Showing Approximate Test Hole Locations



Ale .	W E
	LEGEND APPROXIMATE TEST HOLE LOCATION (SP) STANDPIPE PIEZOMETER
A STATE OF A	
	0 5 10 15 20 25m
No.	SCALE 1:400 2019 AIR PHOTO FROM THE CITY OF EDMONTON
The state of	ROYAL MAYFAIR GOLF CLUB
1	ROYAL MAYFAIR GOLF CLUB NEW MAIN BUILDING 9450 GROAT ROAD NW, EDMONTON, ALBERTA
1	SITE PLAN SHOWING APPROXIMATE TEST HOLE LOCATIONS
No.	DWG No. 28209-1
	DRAWN BY ML DESIGNED BY CPS
ちろう	APPROVED BY HSP SCALE
あ	DATE 1:400 THURBER ENGINEERING LTD.
1	FILE No. 28209



#### APPENDIX B

Symbols and Terms Used on Test Hole Logs Modified Unified Soils Classification Test Hole Logs

### SYMBOLS AND TERMS USED ON TEST HOLE LOGS

#### 1. VISUAL TEXTURAL CLASSIFICATION OF MINERAL SOILS

<b>CLASSIFICATION</b>	APPARENT PARTICLE SIZE	VISUAL IDENTIFICATION
Boulders	Greater than 200 mm	Greater than 200 mm
Cobbles	75 mm to 200 mm	75 mm to 200 mm
Gravel	4.75 mm to 75 mm	5 mm to 75 mm
Sand	0.075 mm to 4.75 mm	Visible particles to 5 mm
Silt	0.002 mm to 0.075 mm	Non-Plastic particles, not visible to the naked eye
Clay	Less than 0.002 mm	Plastic particles, not visible to the naked eye

#### 2. TERMS DESCRIBING CONSISTENCY (COHESIVE SOILS ONLY)

DESCRIPTIVE TERM	APPROXIMATE UNDRAINED SHEAR STRENGTH	<u>APPROXIMATE</u> SPT *   'N' VALUE
Very Soft	Less than 10 kPa	Less than 2
Soft	10 - 25 kPa	2 to 4
Firm	25 - 50 kPa	4 to 8
Stiff	50 - 100 kPa	8 to 15
Very Stiff	100 - 200 kPa	15 to 30
Hard	200 - 300 kPa 💦 National Building	Greater than 30
Very Hard	Greater than 300 kPa)Code	

\* SPT 'N' Value Standard Penetration Test 'N' Value - refers to the number of blows from a 63.5 kg hammer free falling a height of 0.76m to advance a standard 50mm outside diameter split spoon sampler for 0.3m depth into the undrilled portion of the test hole.

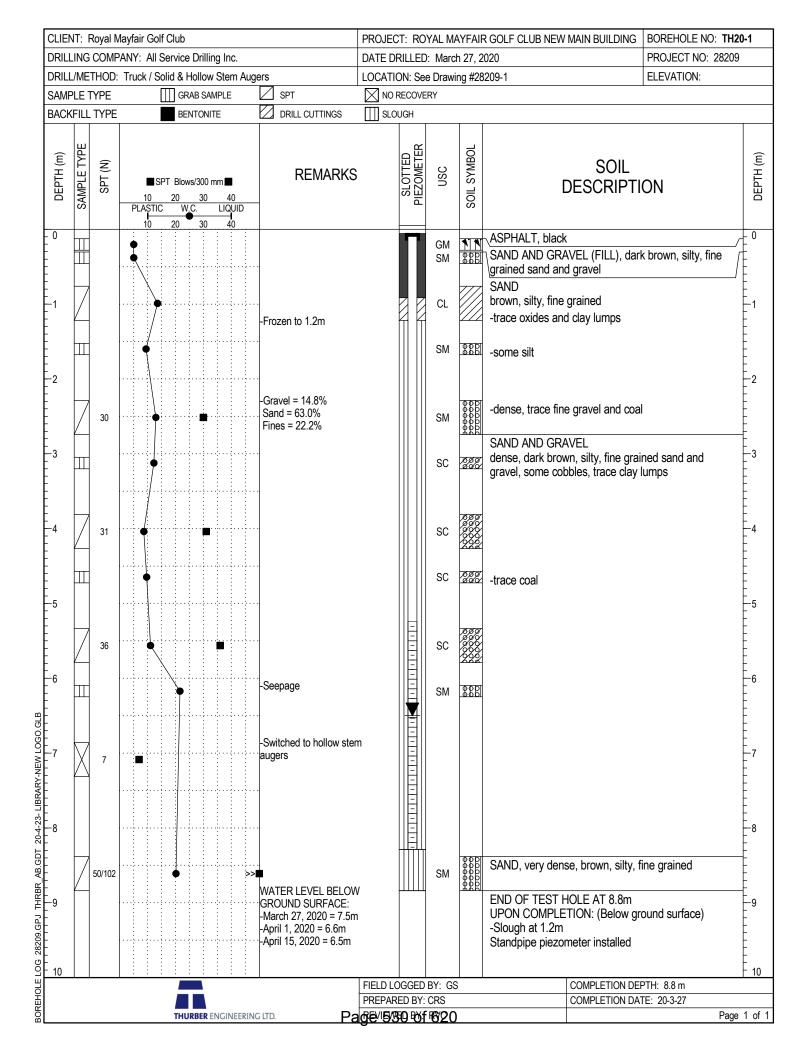
#### 3. TERMS DESCRIBING DENSITY (COHESIONLESS SOILS ONLY)

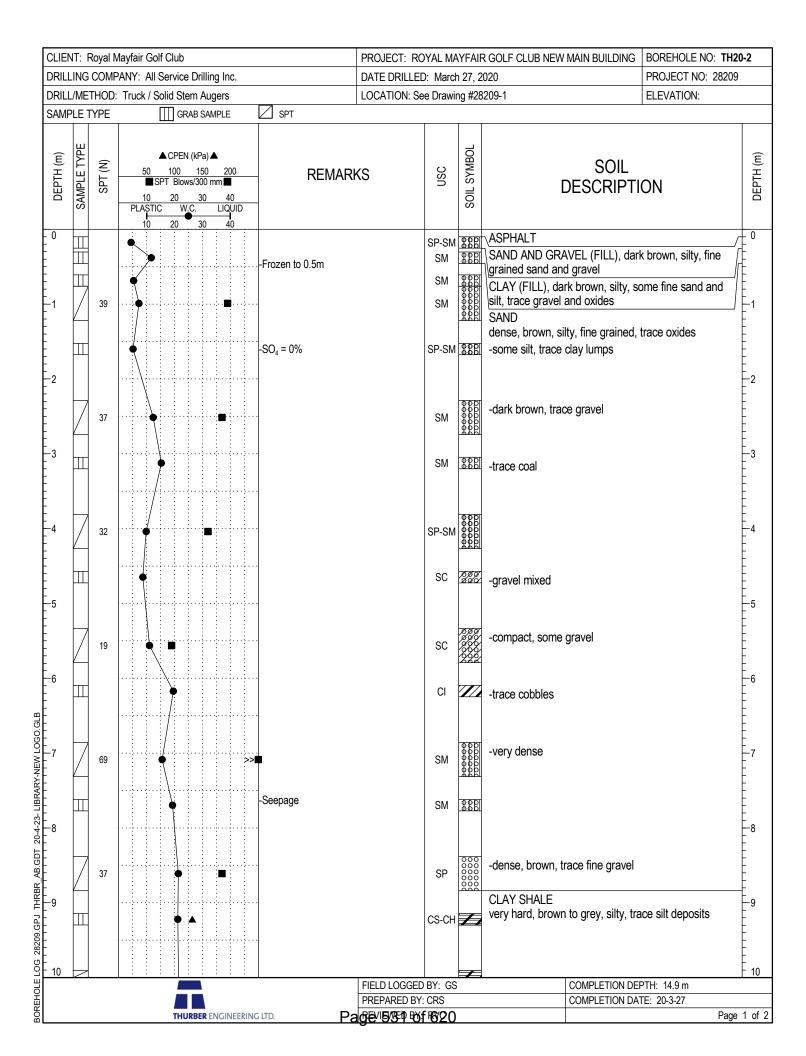
4.

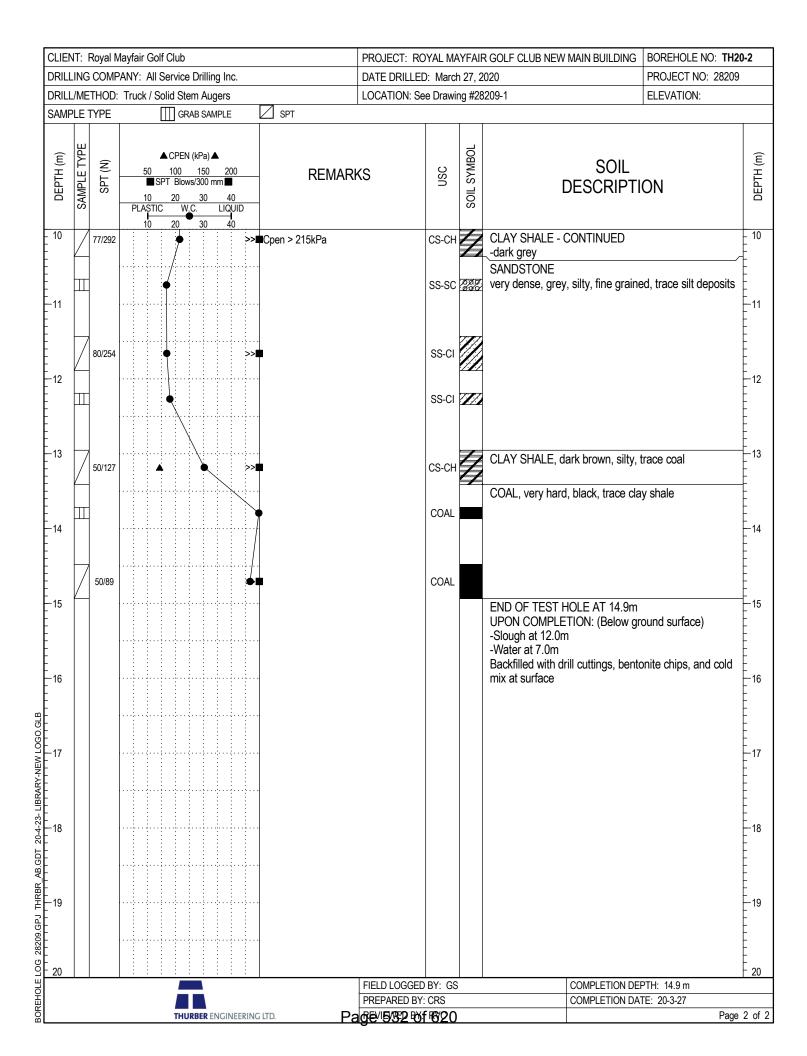
DESCRIPT	<u>IVE TERM</u>		D PENETRATION f Blows per 300 m	· · · · · · · · · · · · · · · · · · ·	
Very Loose		0 - 4			
Loose		4 - 10			
Compact		10 - 30 🔵	Modified from		
Dense		30 - 50	National Building		
Very Dense		Over 50	Code		
LEGEND	FOR TEST HOLE LOGS				
SYMBOL F	OR SAMPLE TYPE				
Shelby	Tube 🛛 SPT 🛛 No	Recovery	A-Casing	Grab Grab	Core
SYMBOLS	USED FOR TEST HOLE LOGS		TERMS DE	SCRIBING QUAN	ITITIES
•	WC - Water Content (% by weight) of s	soil sample	'and'	35% to 50% of each	n size group
	Water Level		'sandy'	20% to 35%	
■ SPT	Standard Penetration Test 'N' Value (I	Blows/300mm)	'some'	10% to 20%	
▲ CPen	Shear Strength determined by pocket	penetrometer	'trace'	Less than 10%	
CVane	Shear Strength determined by pocket	vane	'mixture'	Soils containing thre groups within 20% of	
Cu	Undrained Shear Strength determined unconfined compression test	by		each group greater	than 10%
SO <sub>4</sub> %	Percent (%) of water soluble sulphate	ions			
·					
				THURBER ENG	GINEERING LTD.

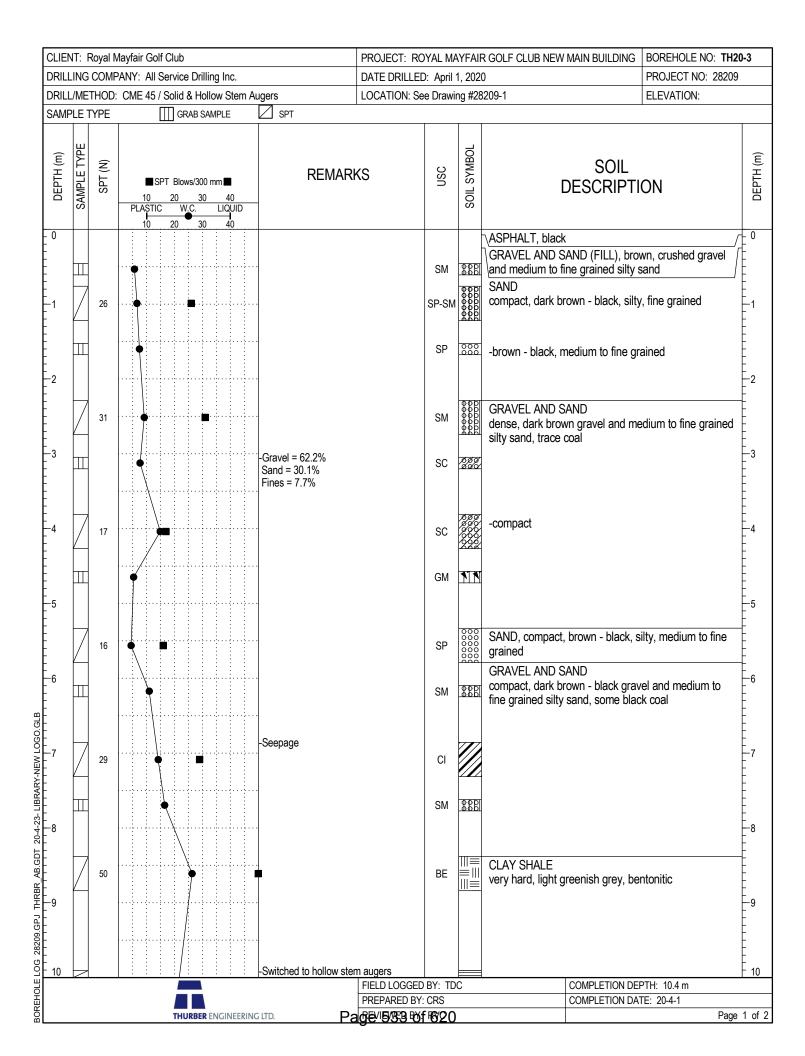
# MODIFIED UNIFIED CLASSIFICATION SYSTEM FOR SOILS (MODIFIED BY PFRA, 1985)

	MAJOR	DIVISION	GROUP SYMBOL	THURBER	(MODIFIED BY PFF		L C	LABORATORY LASSIFICATION CRITERIA		
	u S S Z	CLEAN GRAVELS	GW	Δ 7 Δ 7 Δ 7 Δ 7	A     WELL GRADED GRAVI       A     LITTLE OR NO FINES	ELS, GRAVEL-SAND MIXTURES,		$C_{\rm U} = \frac{D_{60}}{D_{10}} > 4; C_{\rm C} = \frac{(D_{30})^2}{D_{10} \times D_{60}} = 1 \text{ to } 3$		
(MU 75µm)	<b>GRAVELS</b> MORE THAN HALF COARSE GRAINS LARGER THAN 4.75mm	(LITTLE OF NO FINES)	GP		POORLY GRADED GRA LITTLE OR NO FINES	AVELS, GRAVEL-SAND MIXTURES,	bols.	NOT MEETING ALL GRADATION REQUIREMENTS FOR GW		
COARSE-GRAINED SOILS THAN HALF BY WEIGHT LARGER THAN 75µm)		GRAVELS WITH FINES	GM	4444	SILTY GRAVELS, GRA	VEL-SAND-SILT MIXTURES	Determine percentages of gravel and said from grain size curve. Depending on percentages of finas (fraction smaller than 75µm) coarse grained soils are classified as follows: Least than 5% GW, GP, SW, SP More than 12% GM, GP, SM, SP More than 12% Borderline cases requiring use of dual symbols 5% to 12%	ATTERBERG LIMITS BELOW "A" LINE Ip LESS THAN 4 A and 7 are borderline		
-GRAINE Y WEIGHT	ž	AMOUNT OF FINES)	GC		CLAYEY GRAVELS, GR	RAVEL-SAND-CLAY MIXTURES	nd from g ttion small llows: liows:	ATTERBERG LIMITS ABOVE "A" LINE I <sub>P</sub> MORE THAN 7		
COARSE AN HALF B	u se	CLEAN SANDS	sw		WELL GRADED SANDS	S, GRAVELLY-SANDS,	vel and sa fines (frac fified as fo V, SP A, SC cases requ	C <sub>U</sub> = $\frac{D_{60}}{D_{10}}$ >6; C <sub>C</sub> = $\frac{(D_{30})^2}{D_{10} \times D_{60}}$ = 1 to 3		
(MORE TH	SANDS E THAN HALF COARSE ANS SMALLER THAN 4.75mm	(LITTLE OR NO FINÉS)	SP	888	LITTLE OR NO FINES	NDS, GRAVELLY SANDS,	iges of gra entages of s are class W, GP, SW M, GC, SM orderline (	NOT MEETING ALL GRADATION REQUIREMENTS FOR SW		
	<b>SAN</b> MORE THAN F GRAINS SM <sup>A</sup> 4.75	SAND WITH FINES	SM	888	SILTY SANDS, SAND-S	SILT MIXTURES	ne percenta ng on percenta rained solit n 5% G in 12% G 8 B	ATTERBERG LIMITS BELOW "A" LINE Ip LESS THAN 4 A and 7 are borderline		
	N N N N N	AMOUNT OF FINES)	sc			D-CLAY MIXTURES	Determir Dependi Dependi coarse g Less tha More tha 5% to 12	ATTERBERG LIMITS ABOVE "A" LINE Ip MORE THAN 7		
	. <b>TS</b> "A"LINE GIBLE ANIC TENT	w <sub>L</sub> < 50%	ML		INORGANIC SILTS AND SILTY OR CLAYEY FIN SLIGHT PLASTICITY	D VERY FINE SANDS, ROCK FLOUR, E SANDS OR CLAYEY SILTS WITH				
FINE-GRAINED SOILS (MORE THAN HALF BY WEIGHT SMALLER THAN 75µm)	SILTS BELOW "A" LINE NEGLIGIBLE ORGANIC CONTENT	w <sub>L</sub> > 50%	мн		INORGANIC SILTS, MIC FINE SANDY OR SILTY	CACEOUS OR DIATOMACEOUS, SOILS				
	ORGANIC SILTS & ABOVE "A" LINE CLAYS BELOW"A"LINE NEGLIGIBLE ORGANIC	w <sub>L</sub> < 30%	CL		INORGANIC CLAYS OF SANDY, OR SILTY CLA					
SRAINED Y WEIGHT (		30% < w <sub>L</sub> < 50%	СІ		INORGANIC CLAYS OF GRAVELLY CLAYS, SA	YS OF MEDIUM PLASTICITY, YS, SANDY CLAYS, SILTY CLAYS		CLASSIFICATION IS BASED UPON PLASTICITY CHART (see below)		
AN HALF B		w <sub>L</sub> > 50%	сн		INORGANIC CLAYS OF	HIGH PLASTICITY, FAT CLAYS	-			
(MORE TH		w <sub>L</sub> < 50%	OL		ORGANIC SILTS AND C LOW AND MEDIUM PL/	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW AND MEDIUM PLASTICITY				
	ORG SIL CL	w <sub>L</sub> > 50%	он		ORGANIC CLAYS OF H	ORGANIC CLAYS OF HIGH PLASTICITY, ORGANIC SILTS				
	HIGHLY OF	RGANIC SOILS	Pt				STRONG COLOR OR ODOR, AND OFTEN FIBROUS TEXTURE			
	BEDROCK (BR) (UNDIFFERENTIATED)		OVERBURDEN (OV) (UNDIFFERENTIATED)	50 PLASTICITY CHART FOR SI FRACTION WITH PARTICLI SMALLER THAN 425µm 30 CI 20 CI 20 CL		СН				
		SANDSTONE (SS)			SILTSTONE (SI)	CL 20 CL CL LINE 10	OL	ОН		
		CLAYSTONE (CS) (CLAYSHALE OR MUDSTONE)			BENTONITE (BE)		40 50 JID LIMIT (%)	60 70 80 90 )(w <sub>L</sub> )		
		LIMESTONE (LI)								
		CONGLOMERATE (CONG)	-			THURBER EN	GINEER	ING LTD.		
Revised Oc	COAL (CO)			Page 529 of	MODIFIED UNIFIE SYSTEM (MODIFIED		OILS			

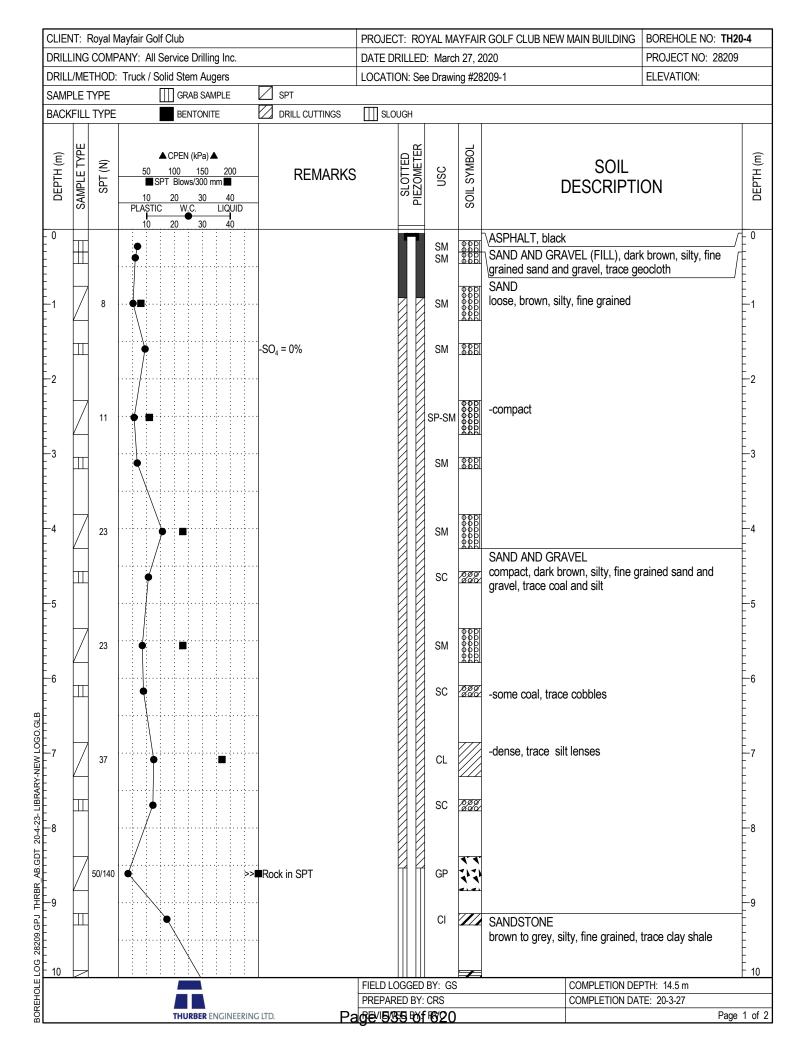


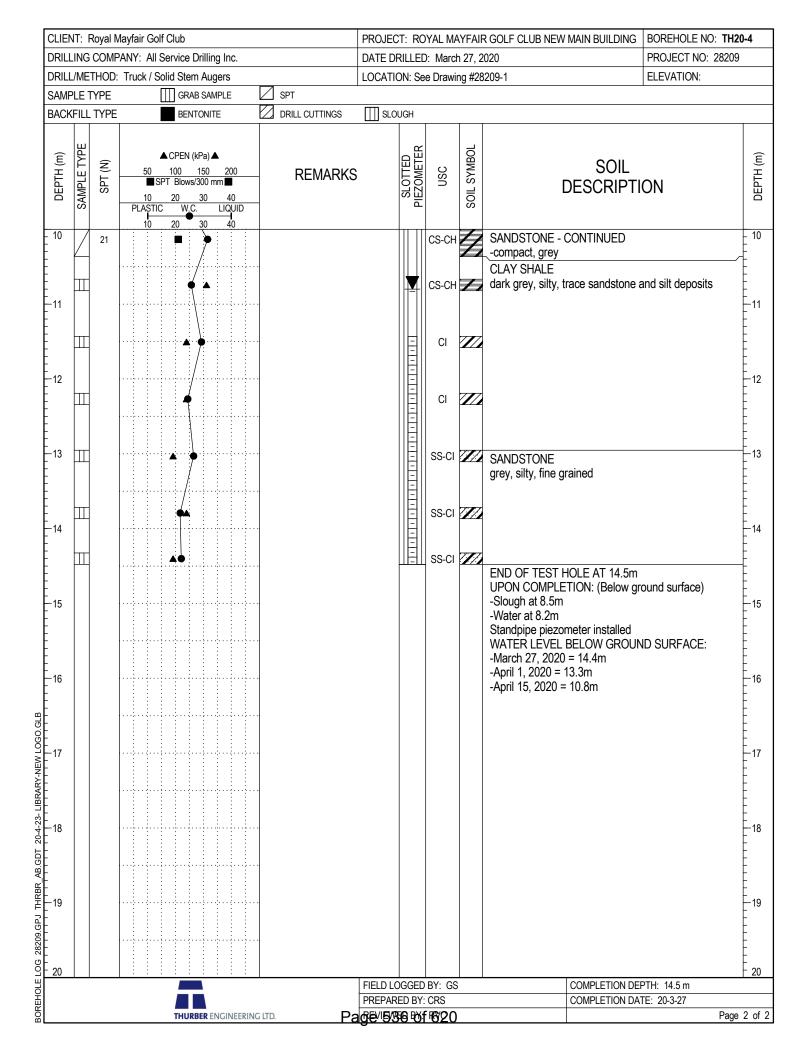






CLIE	CLIENT: Royal Mayfair Golf Club										ROYAL MA	BOREHOLE NO: TH20-3				
DRIL	LING		Pany: All s	Service	Drill	ing Ir	IC.			DATE DRIL	LED: April	PROJECT NO: 28209				
DRILL/METHOD: CME 45 / Solid & Hollow Stem Augers										LOCATION	: See Drawi	3209-1	ELEVATION:			
SAM	PLE	TYPE	[	GR	AB SA	AMPLE		SPT								
DEPTH (m)	SAMPLE TYPE	SPT (N)	■ SPT Blows/300 mm ■ 10 20 30 40 PLASTIC W.C. LIQUID 10 20 30 40						ARł	ŚŚ	nsc	SOIL SYMBOL	SOIL DESCRIPT	ION	DEPTH (m)	
- 10	17	74		20	30			>			CS		CLAY SHALE - CONTINUED		_ 10	
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HOLE										FIELD LOG		С	COMPLETION DE COMPLETION DA			
								NG LTD.	PREPARED BY: CRS COMPLETI Page/15/354 805 18020						e 2 of t	
n				THURBER ENGINEERING LTD.										Page 2 of 2		







#### APPENDIX C

**Recommended Construction Procedures** 



#### **RECOMMENDED CONSTRUCTION PROCEDURES**

The following construction procedures are considered to represent good practice and are to be read in conjunction with the text of this report.

#### EXCAVATED FOUNDATIONS

- Excavation close to foundation level should be done carefully to avoid disturbance of the soil. It is essential to prevent the soil at foundation level from deterioration due to excessive drying or becoming wet from surface or seepage water. Good drainage both during and after construction is essential.
- Sumps, if required, should be located well away from the foundation area. Softened or overdried soil must be removed and replaced by lean mix concrete or by extending the foundations.
- The foundation must be kept from freezing both during and after construction. Foundation concrete should not be placed on or against frozen soil.

#### BACKFILLING

- Backfill around foundations should be placed in such a manner so as to prevent settlement and to be relatively impervious near the surface so that water does not pond against foundations nor be allowed to seep into the soil.
- Backfill should not be placed until the structure has sufficient strength to withstand the earth pressures resulting from placement and compaction.
- All backfill around grade beams, foundation walls, etc. must be carefully and uniformly compacted. The backfill should be placed in even layers and no frozen or organic material should be incorporated into the fill. All lumps of material must be broken down or squeezed together during placing and compaction.
- The final grade (allowing for some settlement of the backfill) should shed water away from the structure.
- During construction, precautions should be taken to prevent water ponding in grade beam excavations thereby acting as a source of water to soften the soil under the floor slab area or providing a source of water for frost action if the building is not heated during freezing weather.



#### PROOF ROLLING

- Proof rolling is a method of detecting soft areas in a subgrade for fill, pavement, floors or foundations. The intent is to detect softened areas not revealed by the test holes or visual examination of the site surface, and is used where normal scarification and compacting procedures would not be successful in detecting and eliminating soft areas. It is usually accomplished with the use of heavy 130 to 220 kN (15-25 ton) compaction equipment with high contact wheel pressures on independent axles, although heavily loaded single axle trucks will provide the equivalent result.
- The procedure requires two complete passes with the heavy equipment in one direction and then a second series of two passes made at right angles to the first series.
- While the passes are being made, any softened, rutted or displaced areas detected should be examined and either recompacted with additional fill or the existing material removed and replaced with better quality material.

#### BORED CAST-IN-PLACE CONCRETE PILES

- If there is evidence of water bearing and/or sloughing soil, casing should be used to seal off the water or prevent the sloughing of the sides of the hole. The concrete and reinforcing steel should be on hand and placed as soon as the pile hole has been completed and approved.
- Pile bells, if used, should be formed entirely in self-supporting soil and it may be necessary in some cases to extend the pile bell if caving occurs at the location of the bell.
- Water should not be left ponded on the pile base and should be removed, or dried by the use of dry cement when permitted by the engineer.
- Concrete should be placed without segregation and carefully vibrated throughout the full length of the pile to ensure that voids do not exist in the pile shaft. The concrete slump should be between 75 and 125 mm with a minimum compressive strength at 28 days of 21 MPa (3000 psi). Higher compressive strengths may be required for structural or durability reasons, and higher slumps may be necessary for closely spaced reinforcing bars or where concrete is to be tremie under water.





### **Circulation Comments**

	60626312 Royal Mayfair Golf Course (RMGC), EIA an	d SLS				
Edmonton	Circulation Range: March 10, 2020 - Comments received April 7, 2020					
Responding On Behalf Of	Comments	Response				
EPCOR Drainage Services (Drainage Planning and Engineering)	ESC measures must be put into place, and sediment must not enter the stormwater	Noted. Thank you. The Construction Contractor will adhere to the requirements of the City of Edmonton Erosion and Sediment Control Guidelines and Field Manual (Erosion and Sedimentation Guidelines and Field Manual, City of Edmonton 2005).				
	Please let EPCOR know if LID is going to be used. If LID is to be used, there are different soil standards that we can provide that are commercially available (don't need to follow the City's topsoil standards).	Noted.				
Business Planning and Support (Engineering Services)	I reviewed the information provided for this file, which included Draft EIA and SLS reports, prepared by AECOM, and associated architectural drawings and plans prepared by Hodgson Schilf Evans Architects Inc. It is noted in the EIA that a geotechnical investigation report was not available at the time of submission of the EIA and SLS reports. As such, geotechnical comments and sign-off can't be provided at this time. Once the geotechnical report is provided, we will review and provide comments at that time.	Noted. Thank you. Geotechnical investigation complete and appended to EIA Draft #2.				
City Planning (Open Space Network and	SLS Report; No comments or concerns.	Noted. Thank you.				
	LID feature)	Noted. - Limit of project disturbance identified on the Environmental Sensitivities Map in Appendix C. Demolition materials will be removed and disposed off site. - A plan identifying restoration areas has been added to Appendix C. Low impact development (LID) will be considered during detailed design. Once complete the landscape/ restoration plan will be provided to City Planning. Note, a landscape plan is required as part of the Development Permit process.				
	5.1 The area of impact was identified to be 0.00 m2 , please clarify if this is true or revise with appropriate size.	Noted - EIA text updated.				
	5.3 Please consider best practices to compliment an action item "Bird protection/bird safe glass will be used for exterior glazing"	Noted.				
	The renewal project will install energy efficient facilities with maximum glass surfaces within the new design. Please consider the impact of such glass surfaces will have on negative impacts to the residential bird considering the location is in the river valley area.	Noted. - The existing building façade is almost entirely glazed. - The percent of glazing of the new building is approximately 44.6%.				

City Planning (Open Space Network and Assembly, Urban Growth and Open Space Strategy)	Increasing the amount of light associated with the upgrading and renovation work nearby the River Valley Area might decrease the wildlife habitat quality and negatively impact the wildlife crossing as well as migratory birds. Obviously we want the new infrastructure to be safe with appropriate lighting, but it can be done in ways that minimize light pollution into the River Valley Areas.	Noted. - No change anticipated to hours of operation. The Club closes at 2:00 AM (the latest) in summer and 8:00 PM in winter. - Existing trees and new tree planting will mitigate light pollution. - Design team will consider as the design advances.
	The increased lighting system if not designed and installed properly might impair the ability of nocturnal animals to navigate through that portion of the River Valley Corridor	Noted. - Design team will consider as the design advances. - The new building will be smaller than existing. - The new building will be reoriented to face the maintained grass course rather than natural areas.
	Ensure the newly installed lighting is focused away from the adjacent natural areas. Reduce vehicle traffic speeds for the access road by speed bumps, curves, artificial constructions, and other traffic calming devices if applicable.	Noted. - The new building will be smaller than existing. - The new building will be reoriented to face the maintained grass course rather than natural areas. - The parking lot will be reconfigured within the existing footprint.
	8.0 Opinion of the probable cost should be identified if intended to present here. Otherwise, remove the statement in the final report.	Noted - EIA text updated.
	Please provide a final draft of an EIA including the missing plans (as identified previously) and study report (eg. geotechnical reports).	Noted - EIA updated.
City Planning (Planning Coordination)	No concerns.	Noted. Thank you.
Community and Recreation Facilities (Civic Events and Festivals)	No concerns about the project itself. My only note would be that there could be limited access to the Mayfair golf course on large event weekends in 2021. Heritage Festival - August long weekend and ITU-date TBA. Once the timing is confirmed, and if it goes through the summer of 2021, if the project could coordinate with me to confirm restricted access dates, I would appreciate it. Sarah Ridley A/ Supervisor, Festivals and Events Civic Events & Festivals Citizen Services   Community and Recreation Facilities 780-944-0525 OFFICE 780-217-7349 MOBILE	Noted. Thank you. Team will follow once construction schedule is known.
Community and Recreation Facilities (Partnership and Attraction Strategy)	No comment.	Noted. Thank you.
Community and Recreation Facilities	No comments or concerns.	Noted. Thank you.
(River Valley Park and Facilities)		
Parks and Roads Services (Natural Area	A Tree Protection Plan will be required and must be sent to	Noted. A Tree Protection Plan will be provided prior to
Operations)	treepreservation@edmonton.ca for approval prior to construction.	construction.
	Please note that though the trees are not in the City of Edmonton's tree inventory, the Corporate Tree Management Policy still applies.	Noted.
	Please include general vegetation removal conditions.	Noted - A Tree Protection Plan will be prepared to protect retained trees in proximity to the Project Area.

Parks and Roads Services (Resource Planning and Land Development)	If there is no impact to City of Edmonton Parkland or boulevards, Land Development has no concerns.	Noted. Thank you.
General Conditions Regarding Vegetation Removal	1. Upon approval of the plan, a site meeting with Natural Areas will be required to review construction plans and tree protection. This meeting will need to be scheduled a minimum of four weeks in advance of the construction start date. This is to review access points, placement of all permanent or temporary construction material required for this project, and to determine tree protection requirements for construction within 5 meters of any City tree. For any vegetation removal, please ensure the area has been clearly staked. Note the laydown area fencing must be installed outside the dripline of any adjacent trees.	Noted. Thank you. Upon approval of the plan, a site meeting will be scheduled with Natural Areas.
	2. Please be advised that all costs associated with pruning, removal, tree damage, or replacement shall be covered by the Proponent as per the Corporate Tree Management Policy. Natural Areas will schedule and carry out all required tree work involved with this project. Please contact naturalareaoperations@edmonton.ca to arrange this meeting.	Noted. The intent is for the RMGC Contractor to complete ornamental tree removals upon approval of Natural Areas.
	3. Any soil damage or compaction compromising the tree's root system within the parkland space shall be corrected by and at a cost to the Proponent. Please be advised that all costs associated with soil remediation, watering, and tree protection shall be covered by the Proponent as per the Corporate Tree Management Policy.	Noted.
	4. Please note that the removal of vegetation has the opportunity to impact birds and bird habitat. Protection of migratory and non-migratory birds is legislated federally and provincially and enforceable regardless of whether or not individual environmental reviews conducted in accordance with the River Valley Bylaw include discussions of these topics. The onus is on the individual or company conducting habitat disturbance or construction activities to ensure that due diligence has been exercised to avoid harm to migratory and non-migratory birds. Individuals or companies that do not avoid harm to most wildlife species risk prosecution under the Wildlife Act and, in some cases, the Species at Risk Act. In the case of migratory birds, prosecution under the Migratory Birds Convention Act is also possible.	Noted.
General Conditions	incorporated into the construction work plan.	Noted. Thank you.
	<ul> <li>2) The proponent is responsible for seeking approval for any other regulatory permits from provincial and federal agencies.</li> <li>3) Please contact the Neighbourhood Resource Coordinator Kate Russel (780-496-5915) in the area to ensure appropriate community notification.</li> </ul>	Noted. Noted. Team will contact Neighbourhood Resource Coordinator Kate Russel.

General Conditions	<ul> <li>4) For potential impacts to City parks and facilities:</li> <li>a) A pre- and post-construction inspection will be conducted by Business Integration, Resource Planning and Land Development if disturbance to turf or City parks and facilities is anticipated. Please email parkslandscapeinventory@edmonton.ca to make arrangements for inspections prior to accessing the site.</li> </ul>	Noted.
	b) Hard surface access/haul routes are preferred.	Noted.
	c) Site drainage must not be affected by this project.	Noted.
	d) Please ensure restoration of the site occurs and meets existing site conditions. All damages to parkland must be restored to City of Edmonton Construction Standards and City Operations' satisfaction.	Noted.
	e) Any lay-down/staging area must be fenced with no vehicular or project activity outside of the fenced area. During construction or general use of laydown area, no vehicles or equipment, construction supplies, or debris shall be placed within 5 metres of any tree or placed outside the designated fenced area. If construction equipment or material is found outside the designated area, the proponent is to immediately remove or relocate items back into the lay-down yard or costs or penalties will be issued under the Parkland Bylaw 2202.	Noted.
	f) Any damaged turf areas shall be re-sodded as required and maintenance (watering and mowing) of restored turf areas will be the responsibility of the proponent until the sod is established. All other damages to parkland inventory (shrub beds, etc.) must be restored to pre-existing conditions and City of Edmonton Construction Standards and City Operations' satisfaction.	Noted.
	g) Noxious weeds shall be managed and controlled as required within any fenced area and should be the responsibility of the contractor/department during construction.	Noted.
	h) Signage must be posted indicating a project contact person and phone number for inquiries.	Noted.
	5) All trail closures shall adhere to the City's Trail Closure Procedures. All trail closure activities must be approved through River Valley Operations prior to construction and closure of trails. Please contact Braeden Holmstrom (Team Leader, River Valley & Horticulture) at 587-986-2841 to obtain the necessary trail closure approvals. This shall be done a minimum of two weeks in advance of planned construction.	Noted.
	6) Use of this area must be managed carefully to prevent any spills or release of contaminants.	Noted.
	7) Please attach this letter for any further City of Edmonton approvals.	Noted.

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## Royal Mayfair Golf Club Facility Renewal

Site Location Study

June 9, 2020

AECOM Canada Ltd. 101-18817 Stony Plain Road NW Edmonton, AB T5S 0C2 Phone 780.486.7000 www.aecom.ca

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The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("AECOM") for the benefit of the Client ("Client") in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the "Agreement").

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

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- represents AECOM's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
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- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time..

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## Quality information

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Baran Natin

Brian Nolan, AALA, CSLA Landscape Architect Buildings + Places

#### **Revision History**

Revision	<b>Revision date</b>	Details	Authorized	Name	Position
01	March 09, 2020	Draft	BN	Brian Nolan	Project Manager
02	May 12, 2020	Draft	BN	Brian Nolan	Project Manager
03	June 9, 2020	Final	BN	Brian Nolan	Project Manager

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#### **Appendix A Design Information**

Environmental Sensitivities Map Site Plan Restoration Area Plan

## **1. Executive Summary**

The Royal Mayfair Golf Club Facility Renewal (the Project) is located within the North Saskatchewan River Valley Area Redevelopment Plan area. Components of the Project follow:

- Demolition and removal of the approximately 28,500 square feet (ft<sup>2</sup>) club house building and associated access (pedestrian, vehicular drop off and vehicular loading area).
- Construction of 25,000 ft<sup>2</sup> club house building and associated access.
- Demolition and removal of the 5,000 ft<sup>2</sup> Pro Shop building façade and internal infrastructure.
- Construction of building façade and reconfiguration of internal layout of the Pro Shop building to accommodate Golf Club Operations. The Pro Shop will be located in the new club house upon completion.
- The new building will be smaller and in approximately the same location as the existing building. The golf course will remain open during construction of the Project. Overall, the disturbance associated with the Project is approximately 5,300 m<sup>2</sup> and referred to as the Project Area in this Report.
- Reconfiguration of the existing parking lot within the existing footprint.

## 2. Project Description

The Project involves the renewal of the facilities at the Royal Mayfair Golf Club. The existing club house will be demolished and a new club house built in approximately the same location. Pedestrian access and vehicular drop off to the main entrance, loading and garbage areas, outdoor patios and terraces will be reconfigured. Upon completion, the new facilities will provide a premier experience for the members / shareholders and visitors to the Royal Mayfair Golf Club. Refer Appendix A for Environmental Sensitivities Map for site location and existing information.

## 3. Project Scope

The rationale for the Project is to replace energy inefficient and poorly accessible infrastructure with energy-efficient and accessible facilities. When completed, the new facilities will provide a premier experience for the members / shareholders and employees of the Royal Mayfair Golf Club. Construction will be phased:

- Assessment and removal of hazardous building materials. Demolition of the club house.
- Construction of the new club house and associated site infrastructure.
- Demolition and removal of the Pro Shop building façade and internal infrastructure.
- Construction of building façade and reconfiguration of internal layout.

## 4. Location Analysis and Justification

#### 4.1 Alternative Location Review

Alternative locations for the facilities on Royal Mayfair Golf Club lease area would require additional disturbance and environmental impact. The Project Area will be limited to areas which are already disturbed and developed. The proposed building design optimizes amenity and function with a reduced footprint.

#### 4.2 River Valley Dependencies

The Royal Mayfair Golf Club is a private club. The golf course is fenced. EPCOR Drainage has sanitary pipe infrastructure from the existing buildings within the Project Area connecting to William Hawrelak Park; the properties share the existing sanitary system. The Project Team will coordinate with EPCOR and the William Hawrelak Park Rehabilitation Project team.

#### 4.3 Overview of Bylaws/Plans/Policies

The Project is part of the North Saskatchewan River Valley Area Redevelopment Plan Bylaw No. 7188. The Project is a Major Facility as it is a piece of recreational infrastructure. No Federal permits are required for the Project at time of SLS preparation. The only Provincial permit required for the Project at the time of SLS preparation is clearance under the Historical Resources Act which has been completed. Development and Building Permits are required.

## **5. Constraints Analysis**

#### 5.1 Financial Constraints

The Royal Mayfair Golf Club will fund the Project.

#### 5.2 Institutional Constraints

The Project Area land is owned by the City of Edmonton and is leased to the Royal Mayfair Golf Club; the current lease is to 2069.

#### 5.3 Social Constraints

As a private club, public consultation will not occur. Construction is dependent on the vote by members to proceed.

#### 5.4 Environmental Constraints

The potential magnitude of impact as a result of the Project is low prior to mitigation measures. The magnitude of impacts will be reduced to negligible with the implementation of the mitigation measures and restoration.

## 6. Conclusion

The positive impact of the Project is very likely. Aging infrastructure will be replaced with energy efficient and accessible infrastructure.





## **Design Information**

- Environmental Sensitivities Map
- Site Plan
- Restoration Area Plan



ENVIRONMENTAL SENSITIVITIES MAP

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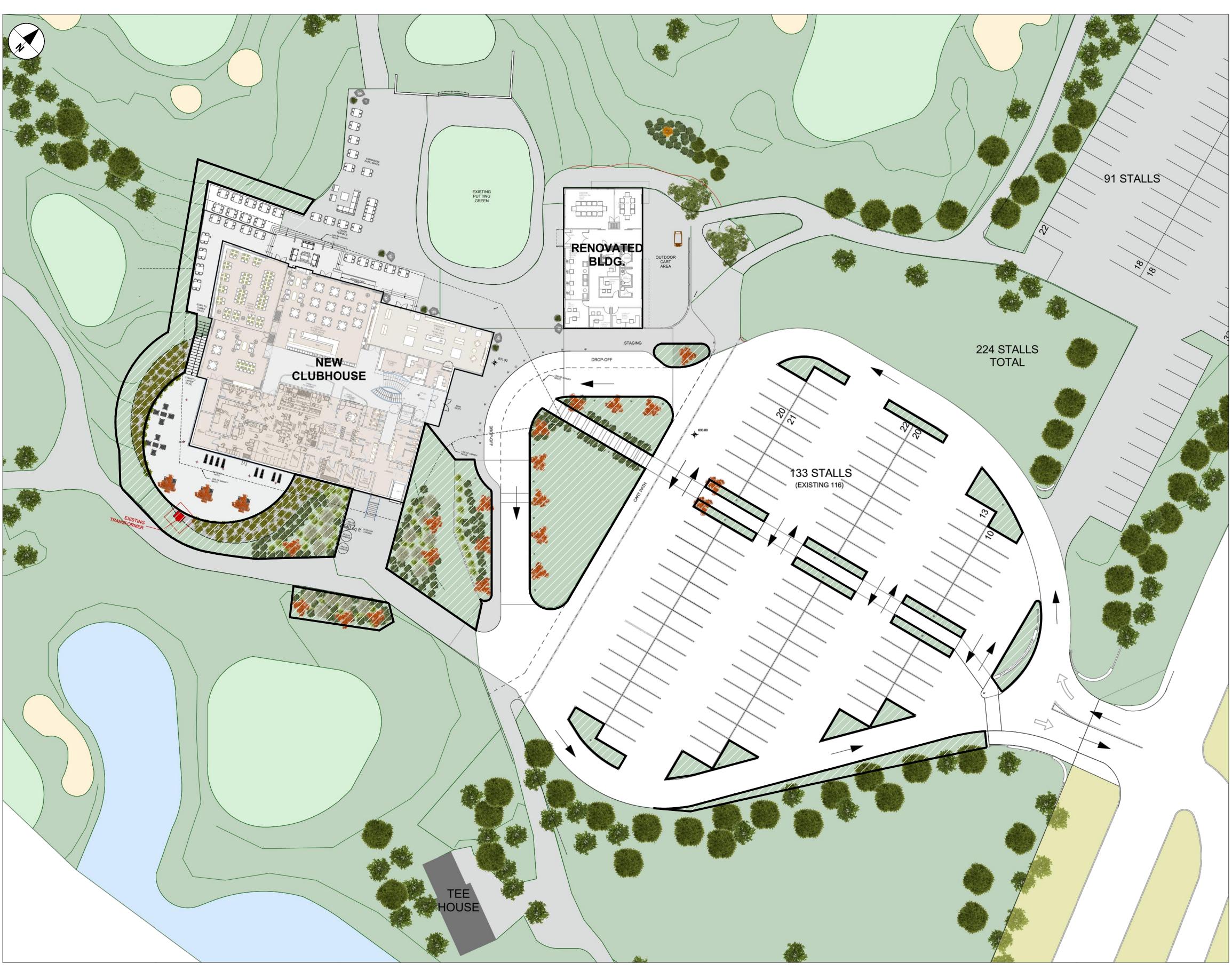
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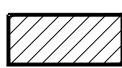




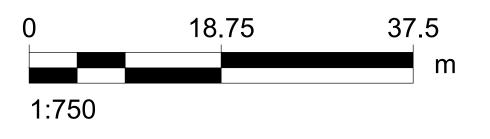


# **RESTORATION AREA PLAN**

LEGEND



RESTORATION AREA



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## Procedures for Maintenance of Building Envelopes

(J. Dziadyk)

### Recommendation

That the August 31, 2020, Integrated Infrastructure Services report CR\_8195, be received for information.

### **Previous Council/Committee Action**

At the March 9/11, 2020, City Council meeting, Councillor J. Dziadyk made the following inquiry:

Can Administration provide a report outlining procedures for maintaining, repairing, and replacing components of the building envelopes (including roof structures) of not-for-profit and non-profit buildings located on City of Edmonton owned land, regardless of how the construction of the building occurred.

#### **Executive Summary**

In instances where the City is mandated to do preventative maintenance based on the terms of the lease, these activities are planned and executed to the same standard as other City-owned facilities. Facility Condition Assessments are completed on all City-owned facilities as well as facilities managed by not-for-profit groups and the reports shared with the respective stakeholders. This information contributes to the development of project priorities for capital renewal projects. However, some not-for-profit groups have found it to be challenging to manage their maintenance and capital renewal needs. In the current arrangement, there is a risk that some key City-owned facilities operated by not-for-profit groups could fall into a state of disrepair.

#### Report

#### Background

Administration plans and executes operational maintenance and capital renewal projects on the majority of buildings in the City's portfolio (approximately 1,000 distinct facilities). The roles related to maintaining, repairing and replacing components of a building envelope for non for profit buildings are dictated by the terms of the individual lease or license agreement.

There are 97 facilities operated by not-for-profit groups located on City-owned land. This translates to approximately 615,000 square meters (6.6 million square feet) of space with an estimated replacement value of over \$2 billion. Many of these facilities have leases with multiple entities that have been executed over many years and do not conform to a set standard. Lease agreements vary with regard to their term, whether they apply to land or property, whether the building maintenance is provided by a third party or by City staff, in the requirements to report annual maintenance completed, and in the ability of City staff to inspect properties periodically.

The terms of these agreements clearly define, among other things, the roles and responsibilities of the parties for operational maintenance and repairs and capital renewal work. In general, the range of maintenance responsibilities are summarized below:

- The tenant is responsible for operational maintenance and capital renewal;
- The City is responsible for operational maintenance and capital renewal;
- The tenant is responsible for operational maintenance and the City is responsible for capital renewal;
- The tenant is responsible for operational maintenance and some capital renewal, and the City is responsible for partial capital renewal.

The standard not-for-profit lease and licence agreement provide the City with remedies or some form of recourse should a tenant default on their operational maintenance or capital renewal obligations. For example, the City may charge the tenant if the City is required to complete maintenance items on their behalf and may terminate the lease if the tenant defaults on the terms.

#### Asset Management

For the purpose of this report, the following definitions are used:

- Maintenance and repairs refer to the routine, cyclical preventative maintenance tasks and minor repairs that sustain a building system/components' level of service during a prescribed lifetime or design service.
- Capital renewal refers to the rehabilitation and replacement of systems and components, which in turn serves to extend the life of the facility while maintaining the same prescribed level of service.

Irrespective of the leasing terms, Administration has been proactive in implementing a systematic condition assessment program of all City facilities, which includes the not-for-profit operated facilities. The intent is to evaluate the organization's facility assets to project renewal or replacement needs that will preserve their ability to support the mission or activities (level of service) that they were designed to serve. Building systems, components and materials are inspected for signs of outright

deterioration or failure, as well as for more subtle symptoms indicating suboptimal conditions, such as foundation settlement. Since several City facilities are older, any planned capital renewal project will most likely include hazardous materials abatement to address asbestos or lead paint, for example, installation of legislatively-compliant fire sprinklers and compliance with new accessibility requirements. Data on the exact costs of complying with these legislative requirements are not available and they are not generally included in the facility condition assessment reports.

Facility condition assessments have been used to:

- Estimate the need for maintenance and repairs;
- Develop cost estimates and funding priorities for various projects;
- Evaluate funding requirements;
- Plan a deferred maintenance reduction program;
- Analyze conditions between facilities;
- Provide accurate and supportable information for planning and budgeting; and
- Develop budget funding and analysis strategies.

City resources are not generally used to undertake condition assessments on privately owned facilities constructed on City-owned lands, such as Community League buildings or performing arts facilities. Should a request be made for assistance in analyzing the recommendations made in the assessment reports, such as developing priorities, programming and planning capital renewal projects, the City has always been willing to assist. Privately owned organizations are responsible for using their own funds to execute their renewal projects and assessments, and have the option to request funding assistance from grant programs (City funded or other levels of government) or City Council if they are unable to fund their capital renewal needs.

In addition to life cycle assessments, Administration has routine maintenance plans for the assets it is responsible for maintaining, including annual inspections of all main building systems (mechanical, electrical, structural, etc.). In relation to the building envelope, the City performs annual inspections that evaluate the following components: (1) the roof including the roof membrane, flashing, expansion joints, roof penetrations, cleaning drains and/or eavestrough; (2) the exterior curtain wall, windows, caulking, and wall penetrations; and (3) exterior doors and hardware to ensure they are functioning as intended and all required door seals are in place. Minor repairs would be actioned as part of the annual inspections and major items would be captured in the life cycle assessments.

These programs combine to provide continual monitoring of all building systems and components, which include the building envelope and roof. Life expectancy for roof systems can vary significantly but can be generally described in the range of 15 to 30 years for flashing, gutters and built-up roofs, and 30 to 50 years for asphalt shingles, metal roofs, and skylights. For exterior walls, life expectancy is in the range of 30 to 50

years for windows and doors; 30 to 50 years for vinyl and aluminum siding; and 75 to 100 years for brick, concrete, stucco and masonry.

There are no provisions in the leases requiring not-for-profit groups to report on their maintenance activities, planned and or executed, over the term or tenure of the lease because maintenance is the sole responsibility of the not-for-profit groups. As a consequence, Administration often has an incomplete picture of the state of these facilities outside the condition assessment inspections, generally conducted every five to six years.

#### Capital Renewal

If the lease agreement states that the City is responsible for any capital renewal, then the current practice is to ensure that these renewal projects are prioritized, budgeted, planned, and executed. Approximately \$132 million of the capital renewal budget for facilities in the 2019-2022 approved capital budget is allocated to not-for-profit groups. This represents more than 40 percent of the overall facility capital renewal budget allocation. For the majority of these projects, the scope of work includes, but is not limited to, complete roof replacements, substantial upgrades to the exterior walls, and replacement of exterior windows and doors. All of these projects are programmed in a way to ensure compliance with the Sustainable Building Policy C532 with regards to its overall energy and lifecycle performance. Furthermore, a number of these buildings are historically designated, which requires costly treatments to preserve the historical elements and character of their exterior envelope. The upgrades to these envelopes substantially improve the energy efficiency of City facilities and ensure the goal of being a carbon-neutral city can be achieved.

In instances where the City is not responsible for capital renewal, the Facility Condition Assessment Report is shared with the not-for-profit group occupying the facility to assist them in their capital renewal planning. A majority of not-for-profit groups find it technically and financially challenging to deal with their operational maintenance and capital renewal needs, which presents challenges with respect to how these City assets are managed. In the current arrangement, a number of key City-owned facilities operated by not-for-profit groups could fall into a state of disrepair. The City does support where possible and requested, and where necessary intervene to provide the necessary support - subject to resources and funding availability.

To contextualize the nature of these facilities, this subset of the City's portfolio is ageing (a large number of the buildings are of the 1960s and 1970's vintage) and deteriorating (77 of these facilities are in fair to poor condition). Attachment 1 provides a breakdown of the age and condition of these buildings. The capital renewal needs for these facilities is quite substantial. Other costs that will have to be considered include, but are not limited to, program changes, code-related upgrades, and the evolving requirements for safety, environmental quality, and accessibility.

Without consistent, proactive enforcement of the maintenance and renewal responsibilities of nor-for-profit groups, in five years the number of buildings in poor condition will increase by as much as 10 percent and capital renewal needs will also continue to increase. Buildings in poor condition could place the operations within the facilities at risk, hindering the services provided by the not-for-profit organizations and exposing a significant long-term financial cost to the City. Additionally, every year new community groups approach the City with requests for their own space. Some of these projects are approved and continue growing the City's real estate and facility inventory.

This portfolio of facilities represents a challenge and financial risks to the City of Edmonton. A strategic review of land, property and facility assets is currently underway as identified within the CR\_8379 Reimagine Report - Strategic Response presented to City Council on July 6/8, 2020 specifically recommendations:

- R18: Prioritize and Formalize Relationship and Partnership Approach
- R25: Review Land, Property and Facility Assets.

This review may lead to strategies, including a consistent approach, to inform a sustainable way forward to set up not-for-profit groups for success based on their skills, capacity and abilities.

Corporate Outcome(s): The City of Edmonton has a resilient financial position							
Outcome(s)	Measure(s)	Result(s)	Target(s)				
The City of Edmonton has a resilient financial position	City Asset Sustainability (actual expenditure on capital infrastructure divided by required expenditure)	0.94 (2017)	1.00 (2018)				

#### **Corporate Outcomes and Performance Management**

#### Attachment

1. Age and Condition of Facilities

#### Others Reviewing this Report

- G. Cebryk, Deputy City Manager, City Operations
- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- C. Owen, Deputy City Manager, Communications and Engagement
- R. Smyth, Deputy City Manager, Citizen Services
- B. Andriachuk, City Solicitor

Age and condition of facilities operated by not-for-profit groups or organizations that are located on City of Edmonton land, not including Community League buildings

#### Chart 1. Facility Count based on Age

Count based on Age of Facility (Years)

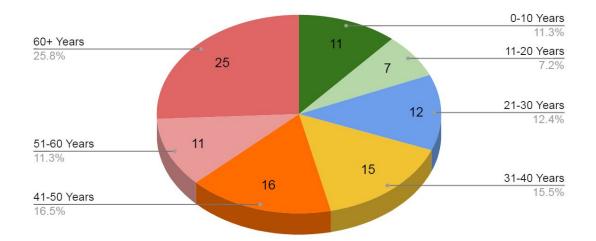
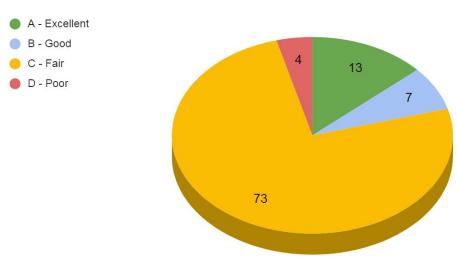


Chart 2. Facility Count based on Physical Condition



Count by Physical Condition

## Change to the 2020 Council Calendar

#### Recommendation

- 1. That the Orders of the Day for the September 15, 2020, Agenda Review Committee meeting be changed to 8:30 a.m. 9:30 a.m.
- 2. That the Orders of the Day for the October 6, 2020, Agenda Review Committee meeting be changed to 9:00 a.m. 9:30 a.m.

#### Executive Summary

This report recommends changes to the 2020 Council Calendar to move the Agenda Review Committee quarterly report meeting from October 6, 2020, to September 15, 2020.

#### Report

Each quarter, a one-hour Agenda Review Committee meeting is held for long-term agenda planning. This one-hour meeting is currently scheduled for October 6, 2020. Administration recommends rescheduling this meeting to September 15, 2020, so that it can take place before the re-initiation of Standing Committee meetings on September 29, 2020.

## Bylaw 19372

To authorize the City of Edmonton to undertake, construct and finance Integrated Infrastructure Service Project, Open Space: Planning and Design – Growth

### Purpose

To authorize the City of Edmonton to borrow the sum of \$500,000 to undertake, construct and finance Integrated Infrastructure Services Project, Open Space: Planning and Design - Growth.

### Readings

Bylaw 19372 is ready for first reading only.

## Advertising and Signing

This Bylaw will be advertised in the Edmonton Journal on Thursday, September 3, 2020, and Thursday, September 10, 2020. The Bylaw cannot be signed and thereby passed prior to Monday, September 28, 2020.

### Position of Administration

Administration supports this Bylaw.

## **Report Summary**

This Bylaw provides debt financing for Integrated Infrastructure Services Project, Open Space: Planning and Design - Growth.

### Report

During the Spring Supplemental Capital Budget Adjustment deliberations on May 25, 2020, Council approved a budget transfer to CM-30-3030 Open Space: Planning and Design - Growth within the 2019 - 2022 Capital Budget of \$500,000. The total project cost is \$5,157,000 which consists of various funding sources. It will be necessary to borrow \$500,000 to complete this project.

This budget transfer to CM-30-3030 Open Space: Planning and Design - Growth is offset by a transfer from profile 17-28-1009 Kinistinaw Park. As a result, the \$500,000

Bylaw 19372 - To authorize the City of Edmonton to undertake, construct and finance Integrated Infrastructure Service Project, Open Space: Planning and Design – Growth

borrowing authority in Bylaw 19372 will be offset by a corresponding decrease to Bylaw 19243, a Bylaw to amend Bylaw 15977, as amended by Bylaws 17092, 17179 and 18217, to authorize the City of Edmonton to undertake, construct and finance The Quarters Downtown Community Revitalization Levy Areas Projects.

Bylaw 19372 will be re-submitted for second and third readings after the advertising and the expiration of the associated petition period. It will also be accompanied by three readings related to the borrowing authority reduction to Bylaw 19243.

#### **Corporate Outcomes and Performance Management**

Corporate Outcomes: The City of Edmonton has sustainable and accessible infrastructure and The City of Edmonton has a resilient financial position

Outcomes	Measures	Results	Targets
Ensure transparent, conservative and reasonable debt financing as a source of funding to support the City's long-term capital plans and strategies while maintaining long-term financial affordability, flexibility and sustainability.	<ul> <li>The City of Edmonton is subject to limits both for total debt and debt servicing by the Municipal Government Act and by the City's internal Debt Management Fiscal Policy (C203C).</li> <li>The Municipal Government Act debt limit is two times the revenue of the City and the debt servicing limit is 35% of City revenues. For this calculation, revenues are net of capital government transfers and contributed tangible capital assets.</li> <li>The internal Debt Management Fiscal Policy (C203C) sets more conservative debt service limits at 22% (total debt) of City revenues and 15% (tax-supported debt) of Tax Levy Revenues.</li> </ul>	<ul> <li>Based on the limits set under the <i>Municipal</i> <i>Government Act</i>, as of December 31, 2019, the City had used 54.8% of its debt limit and 29.5% of its debt servicing limit.</li> <li>Based on the limits under the <i>Debt</i> <i>Management Fiscal</i> <i>Policy</i>, as of December 31, 2019, the City had used 58.4% of its tax-supported debt servicing limit and 44.1% of its total debt servicing limit.</li> </ul>	Total debt and debt servicing are in line with the limits set by the <i>Municipal</i> <i>Government</i> <i>Act</i> and by the internal <i>Debt</i> <i>Management</i> <i>Fiscal Policy</i> <i>(C203C).</i>

#### **Risk Assessment**

Risk Element	Risk Description	Likeli- hood	Impact	Risk Score	Current Mitigations	Potential Future Mitigations
Exceeding regulated	Exceeding debt and debt servicing	1-Rare	4-Severe	4-Low	Quarterly monitor the City's debt	Long term forecasts are

Bylaw 19372 - To authorize the City of Edmonton to undertake, construct and finance Integrated Infrastructure Service Project, Open Space: Planning and Design – Growth

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debt and debt servicing limits.	limits regulated by the Municipal Government Act and the internal Debt Management Fiscal Policy (C203C). Exceeding the Debt Limit Regulations requires approval from the minister. Failure by a municipality to fall within the Debt Limit Regulations may result in the refusal of an application to the Alberta Capital Finance Authority to purchase the City's debentures in order to finance a capital project.			borrowings, debt positions and debt servicing to ensure compliance with the debt and debt servicing limits regulated by the <i>Municipal</i> <i>Government Act</i> and the internal <i>Debt Management</i> <i>Fiscal Policy</i> ( <i>C203C</i> ). The City considers and models the impact to the debt position and debt servicing limits due to future unapproved borrowings and potential changes to interest rates.	used to determine the impact of approved and potential future unapproved projects and their impact on debt limits.

### Public Engagement

Borrowing bylaws reflect a legislative requirement of the borrowing process. As a result, no public engagement is undertaken with respect to the borrowing bylaw process. Where required by the *Municipal Government Act*, borrowing bylaws are advertised.

### Attachments

- 1. Bylaw 19372
- 2. Capital Profile CM-30-3030

#### **CITY OF EDMONTON**

#### BYLAW 19372

A Bylaw to authorize the City of Edmonton to undertake, construct and finance Integrated Infrastructure Services Project, Open Space: Planning and Design – Growth

#### WHEREAS:

- A. The Council of the City of Edmonton has decided to issue a bylaw pursuant to Sections 251 and 258 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, to authorize the City of Edmonton to undertake, construct and finance Integrated Infrastructure Services Project, Open Space: Planning and Design – Growth (the "Project");
- B. The City of Edmonton has made plans, specifications and estimates for the said Project and confirms the total cost of the said Project is \$5,157,000.00;
- C. There are no grants or contributions to be received or applied to the said Project;
- D. In order to construct and complete the said Project, it will be necessary for the City of Edmonton to borrow the sum of \$500,000.00 for the terms and conditions referred to in this bylaw and as detailed in Schedule "A";
- E. The above expenditure was approved by the City of Edmonton in its estimate of capital expenditures through the 2019 2022 Capital Budget;

- F. The City of Edmonton will repay the indebtedness over a period of ten (10) years in semi-annual or annual instalments, with interest not exceeding nine per cent (9%) per annum;
- G. The amount of the existing debenture debt of the City of Edmonton on December 31, 2019 is \$3,202,765,050.41 as calculated in accordance with the *Debt Limit Regulation*, A.R. 255/2000, as amended, no part of which is in arrears;
- H. The probable lifetime of the Project is a minimum of ten (10) years;
- I. 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 EDMONTON DULY ASSEMBLED ENACTS AS FOLLOWS:

- That for the purpose of said Project, the sum of \$500,000.00 will be borrowed by way of debenture on the credit and security of the City of Edmonton at large.
- The debentures to be issued under this Bylaw shall not exceed the sum of \$500,000.00, 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 a rate not exceeding nine per cent (9%) per annum, payable semi-annually or annually.
- 4. The debentures shall be issued for a period of ten (10) years and the City of Edmonton will repay the principal and interest in semi-annual or annual instalments.

- 5. For the purpose of this Bylaw, the Chief Elected Official (as defined by the *Municipal Government Act*) means the Mayor, and the Chief Administrative Officer (as defined by the *Municipal Government Act*) means the City Manager of the City of Edmonton. The Mayor and the City Manager 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.
- 6. The debentures shall be signed by the Mayor and the City Manager of the City of Edmonton and the City Manager shall affix thereto the corporate seal of the City of Edmonton to the debentures.
- 7. There shall be levied and raised in each year of the currency of the debentures a rate or rates, in an amount sufficient to pay the principal and interest falling due in such year on such debentures by a rate sufficient therefore on all the taxable property in the City and collectible at the same time and in the same manner as other rates.
- 8. The indebtedness is contracted on the credit and security of the City of Edmonton at large.
- 9. The net amount realized by the issue and sale of debentures authorized under this Bylaw shall be applied only for the purposes for which the indebtedness was created.

10. This Bylaw shall take effect on the day of the final passing thereof.

READ a first time this	day of	2020;
READ a second time this	day of	2020;
READ a third time this	day of	2020;
SIGNED AND PASSED this	day of	2020.

## THE CITY OF EDMONTON

### MAYOR

## CITY CLERK

Schedule "A"

#### Integrated Infrastructure Services Project, Open Space: Planning and Design - Growth 10 Years (in thousands of dollars)

Project Number	r Project Name	imated al Cost	ay-As- Zou-Go	Other	rrowing lequest	2020	202	1	2022
CM-30-3030	Open Space: Planning and Design - Growth	\$ 5,157	\$ 4,612	\$ 45	\$ 500	\$ 500	\$ -	\$	-
		\$ 5,157	\$ 4,612	\$ 45	\$ 500	\$ 500	\$ -	\$	-

## **CAPITAL PROFILE REPORT**

Service Category:	Parks	Mai	or Initiative:	
BUDGET CYCLE:	2019-2022		ESTIMATED COMPLETION:	December, 2022
PARTNER:			ESTIMATED START:	January, 2019
PROGRAM NAME:			PARTNER MANAGER:	
LEAD BRANCH:	Building Great Neighbour	hoods and Open Spaces	LEAD MANAGER:	Craig Walbaum
DEPARTMENT:	Integrated Infrastructure	Services	PROFILE TYPE:	Composite
PROFILE NUMBER:	CM-30-3030		PROFILE STAGE:	Approved
PROFILE NAME:	OPEN SPACE: PLANNING	AND DESIGN - GROWTH		FUNDED

GROWTH	RENEWAL	PREVIOUSLY APPROVED:	5,157
100		BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	5,157

#### PROFILE DESCRIPTION

This composite program supports preliminary planning and design work on Open Space capital projects prior to budget approval. This approach is consistent with Administration's implementation of the Project Development & Delivery Model (PDDM), as well as the Capital Governance Policy that was approved by Council. Funding in the profile will be used to support project development (concept, preliminary planning and schematic design). This composite profile will develop projects that may move to delivery in the current budget cycle and into the start of the next budget cycle.

#### PROFILE BACKGROUND

In 2016, Administration developed the Project Development and Delivery Model (PDDM) as the procedure to implement Council approved Capital Governance Policy C591. The PDDM is a framework to managing capital infrastructure projects, and aims to achieve the following outcomes:

Better information to make capital investment decisions.

Improved project schedule and budget estimates through increased level of design to ensure realistic expectations are set prior to project tendering and construction.

Systematic evaluation of projects against the initial project business case and scope.

During the subsequent Fall 2016 Supplemental Capital Budget Adjustments (SCBA), Council approved the CM-99-0001 - Infrastructure, Planning and Design - Composite Growth profile, which provided capital funding for the planning and design of projects with the Infrastructure Planning and Design branch through to PDDM Checkpoint 3.

This profile includes the development of only Open Space Growth Projects.

#### PROFILE JUSTIFICATION

To adhere with the PDDM, planning and design work should be completed on projects prior to the project's budget being approved in its entirety. This composite profile funds that work so Administration can provide Council with better information regarding the scope, schedule and budget prior to funding the entire project, reducing the risk of cost overruns, schedule issues, and other unanticipated issues.

#### STRATEGIC ALIGNMENT

This composite profile aligns with the strategic objective of making transformational impacts in our community by making a discrete and measurable impact on Council's four strategic goals: healthy city, urban places, regional prosperity and climate resilience; by creating a community to connect people to what matters to them.

#### ALTERNATIVES CONSIDERED

Planning work for the next budget cycle too late will increase the risk of not meeting the completion schedule and budget. Lack of planning can also lead to increased risk during delivery, increased costs and delays.

Additionally, funding for the planning and design work is crucial as it allows the projects identified to utilize the PDDM approach, as mandated by Council. Implementation of PDDM will not be possible if funding is unavailable to carry out the planning and design work as indicated.

#### COST BENEFITS

The planning and design composite profiles are intended to improve information to Council to make better-informed capital investment decisions:

Early investment in design to support detailed business cases. Structured process to evaluate readiness, scope and prioritization. Increased confidence around budget and schedule estimates.

#### **KEY RISKS & MITIGATING STRATEGY**

One key risk of the PDDM approach surrounds what would occur should a capital project not be approved after spending resources on planning and design. Current mitigation is the ongoing reporting to City Council regarding capital priorities, while future mitigation could be the improvement to the long term capital planning process. This will ensure that projects being advanced through the planning and design composite are Council and City priorities in line with corporate strategies, goals, and objectives.

## **CAPITAL PROFILE REPORT**

#### RESOURCES

Projects will be delivered using a combination of internal and external resources. Where possible, internal forces will be used to manage and undertake the work. All procurement of external resources will follow relevant corporate procurement directives & policies.

#### CONCLUSIONS AND RECOMMENDATIONS

Capital funds are required to advance the planning and design of capital growth projects in order to adhere with the Project Development and Delivery Model, and improve project schedule and budget estimates through increased level of design to ensure realistic expectations are set prior to project tendering and construction. Approval of this capital profile is required to fund planning and design work in adherence to the PDDM process.

#### CHANGES TO APPROVED PROFILE

2019 Spring SCBA (#2.2-3): Canadian Tire Jumpstart Foundation has expanded its mandate to remove accessibility barriers to sport and recreation for children with disabilities. As part of the Play Finds A Way Initiative, the charity is committed to building universally accessible playgrounds across Canada. Playgrounds have been built in Calgary, Toronto, Winnipeg, Charlottetown, and Prince Albert. This adjustment approves \$1.5 million in design and delivery funding (\$1M partner funding, 500k PAYG). An additional\$300k is being transferred from approved operating funds in SCBA-C-2019-00116.

2019 Spring SCBA (CA#10): (2.8.1) To match the funding received from Jumpstart in 2019.

2019 Spring SCBA (CA#10): (2.4.R-4) To replenish the 2019-22 composites from 2018 releases. Related to change request SCBA-C-2019-00064.

2019 Spring SCBA (CA#10): (2.4.19) Fund PAYG/MSI from releases to cover over-expenditures in prior years

2019 Fall SCBA #19-34R/4.4 MSI Reduction Strategy: Based on work completed to date, estimates for the projects associated with this program have been revised. The number of growth projects that the program will deliver has also been reduced to address a funding shortfall corporately. As such, the funding identified is not required to meet the program objectives (\$81K).

2019 Fall SCBA #19-34R/4.6 MSI Reduction Strategy: Based on work completed to date, estimates for the projects associated with this program have been revised. The number of growth projects that the program will deliver has also been reduced to address a funding shortfall corporately. As such, the funding identified is not required to meet the program objectives (\$800K).

2019 Fall SCBA #19-34R/4.7 MSI Reduction Strategy: Based on work completed to date, estimates for the projects associated with this program have been revised. The number of growth projects that the program will deliver has also been reduced to address a funding shortfall corporately. As such, the funding identified is not required to meet the program objectives (\$1.4M).

2019 Fall SCBA #19-34D/4.30 MSI Reduction Strategy: Preliminary analysis can continue to evolve the scope of work to refine and affirm a list of locations. This scope of work can be initiated quickly if brought forward in a future SCBA or with the 2023-26 Capital Budget. There is no known time sensitivity related to the deferral of this work (\$429K).

2019 Fall SCBA (3.3.5): To adjust the profile to align the Jumpstart Partnership funding with the funding agreement with Canadian Tire by removing \$150K in 2019 and \$850K in 2020.

2020 Spring SCBA (#20-10, 3.6-2): The scope of the Kinistinaw Phase 2 project is being separated from Kinistinaw Park (Phase 1). The funding will be transferred to CM-30-3030 to better align with the PDDM model of project delivery.

2020 Spring SCBA (#20-10, 3.6-3): Profile 15-17-1075 The Orchards School/Park site Development was approved to capture the initial phases of the project which were being completed by the area developer through the Shared Park Development Program. That portion of the project is coming to a close, and the remaining funding is for the completion and delivery of the remainder of the park elements. Funding for The Orchard's park elements were included in the composites that were approved as part of the 2019-2022 capital budget. Upon the determination of the funding being available through the original profile to complete the project and to eliminate duplication, IIS released the funding that was allocated for the Orchards park elements as part of the releases in the 2019 Fall SCBA.

This adjustment requests the transfer of the remaining funding from the original profile to the composites for completion and delivery of the remaining park elements with no additional funding ask nor financial implications.

## CAPITAL PROFILE REPORT

#### PROFILE NAME:

#### Open Space: Planning and Design - Growth

#### FUNDED

PROFILE NUMBER: CM-30-3030

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PROFILE TYPE: Composite
```

BRANCH:

#### Building Great Neighbourhoods and Open Spaces

CAPITAL BUDGET AND FUNDING SOURCES (000's)

		Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
	Approved Budget												
	Original Budget Approved	1,713	1,580	1,434	2,453	-	-	-	-	-		-	7,180
	2019 Cap Council	-1,190	-1,414	-	-	-	-	-	-	-	-	-	-2,604
⊟⊢	2019 Cap Carry Forward	-394	394	-	-	-	-	-	-	-		-	-
APPROVED BUDGET	2020 Cap Council		581	-	-	-	-	-	-	-	-	-	581
BUG	Current Approved Budget	129	1,141	1,434	2,453	-	-	-	-	-	-	-	5,157
<	Approved Funding Sources												
	Debt CRL Quarters	-	500	-	-	-	-	-	-	-		-	500
	Financial Stabilization Resrv.	-	45	-	-	-	-	-	-	-		-	45
	Pay-As-You-Go	129	596	1,434	2,453	-	-	-	-	-	-	-	4,612
	Current Approved Funding Sources	129	1,141	1,434	2,453	-	-	-	-	-	-	-	5,157

노뉴	Budget Request	-	-	-	-	-	-	-	-	-	-	-	-
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風꾼													

E	Revised Budget (if Approved)	129	1,141	1,434	2,453	-	-	-	-	-	-	-	5,157
ED)	Requested Funding Source												
	Debt CRL Quarters	-	500	-	-	-	-	-	-	-	-	-	500
ISED BU (IF PPROVI	Financial Stabilization Resrv.	-	45	-	-	-	-	-	-	-	-	-	45
> <	Pay-As-You-Go	129	596	1,434	2,453	-	-	-	-	-	-	-	4,612
R R	Requested Funding Source	129	1,141	1,434	2,453	-	-	-	-	-	-	-	5,157

#### CAPITAL BUDGET BY ACTIVITY TYPE (000's)

ED)	Activity Type	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
Signed and	Construction	-1,584	-439	-	-	-	-	-	-	-	-	-	-2,023
REVISED BUDGET (IF APPROVED	Design	1,713	1,580	1,434	2,453	-	-	-	-	-	-	-	7,180
	Total	129	1,141	1,434	2,453	-	-	-	-	-	-	-	5,157

#### OPERATING IMPACT OF CAPITAL

Type of Impact:

Branch:	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Ехр	Net	FTE	Rev	Exp	Net	FTE
Total Operating Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

## Bylaw 19371

To amend Bylaw 17863, as amended by Bylaw 18857, to authorize the City of Edmonton to undertake, construct and finance Yellowhead Trail Projects

## Purpose

To amend Bylaw 17863, as amended by Bylaw 18857, to include two additional capital profiles: 20-20-9201 Yellowhead Trail - 123 Avenue: 156 Street to 142 Street and 20-20-9202 Yellowhead Trail East Widening (61 Street to North Saskatchewan River).

## Readings

Bylaw 19371 is ready for three readings.

A majority vote of City Council on all three readings is required for passage.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree "That Bylaw 19371 be considered for third reading."

## Position of Administration

Administration supports this Bylaw.

## **Report Summary**

This Bylaw amendment includes the addition of two standalone capital profiles 20-20-9201 Yellowhead Trail - 123 Avenue: 156 Street to 142 Street and 20-20-9202 Yellowhead Trail East Widening (61 Street to North Saskatchewan River) as per the City's Project Development & Delivery Model (PDDM). Following this process, a total of \$29,416,059 is transferred from two approved composite profiles within the same bylaw to the new standalone profiles. This bylaw amendment does not result in a net new borrowing authority.

### Report

At the April 11, 2017, City Council meeting, Bylaw 17863 was passed.

At the June 18, 2019, City Council meeting, Bylaw 18857, amending Bylaw 17863, was passed.

# Bylaw 19371 - To amend Bylaw 17863, as amended by Bylaw 18857, to authorize the City of Edmonton to undertake, construct and finance Yellowhead Trail Projects

During the Spring Supplemental Capital Budget Adjustment deliberations on May 25, 2020, Council approved two new standalone profiles 20-20-9201 Yellowhead Trail - 123 Avenue: 156 Street to 142 Street and 20-20-9202 Yellowhead Trail East Widening (61 Street to North Saskatchewan River) as per Checkpoint 3 of the Project Development and Delivery Model. Following this process, tax supported debt budgets from two approved composite profiles were transferred to fund the new profiles as outlined below:

In thousands (000's)

Project Number	Project Name	2020	2021	Tota
Transfer To:				
20-20-9201	Yellowhead Trail - 123 Avenue: 156 Street to 142 Street	5,075	17	5,075
20-20-9202	Yellowhead Trail East Widening (61 Street to North Saskatchewan	12,060	12,281	24,341
Transfer From:		37		
CM-99-0060	Yellowhead Trail Freeway Conversion: Project Development	(3,015)	14	(3,015)
CM-99-9600	Yellowhead Trail Freeway Conversion: Project Delivery	(14,120)	(12,281)	(26,401)
Net Impact		-	-	-

As these profiles are all included within a single bylaw, there is no net impact on the bylaw and the borrowing authority of \$510,793,000 will remain unchanged. This bylaw amends Schedule A of Attachment 1 to include the new profile additions.

# **Corporate Outcomes and Performance Management**

Corporate Outcomes: The City of Edmonton has sustainable and accessible infrastructure and The City of Edmonton has a resilient financial position

Outcomes	Measures	Results	Targets
Ensure transparent, conservative and reasonable debt financing as a source of funding to support the City's long-term capital plans and strategies while maintaining long-term financial affordability, flexibility and sustainability.	<ul> <li>The City of Edmonton is subject to limits both for total debt and debt servicing by the <i>Municipal Government Act</i> and by the City's internal <i>Debt Management Fiscal Policy</i> (<i>C203C</i>).</li> <li>The <i>Municipal Government Act</i> debt limit is two times the revenue of the City and the debt servicing limit is 35% of City revenues. For this calculation, revenues are net of capital government transfers and contributed tangible capital</li> </ul>	<ul> <li>Based on the limits set under the <i>Municipal</i> <i>Government Act</i>, as of December 31, 2019, the City had used 54.8% of its debt limit and 29.5% of its debt servicing limit.</li> <li>Based on the limits under the <i>Debt</i> <i>Management Fiscal</i> <i>Policy</i>, as of December 31, 2019, the City had used 58.4% of its tax-supported debt servicing limit and 44.1%</li> </ul>	Total debt and debt servicing are in line with the limits set by the <i>Municipal</i> <i>Government</i> <i>Act</i> and by the internal <i>Debt</i> <i>Management</i> <i>Fiscal Policy</i> <i>(C203C).</i>

# Bylaw 19371 - To amend Bylaw 17863, as amended by Bylaw 18857, to authorize the City of Edmonton to undertake, construct and finance Yellowhead Trail Projects

assets. • The internal <i>Debt</i> <i>Management Fiscal Policy</i> (C203C) sets more conservative debt service limits at 22% (total debt) of City revenues and 15% (tax-supported debt) of Tax Levy Revenues.	of its total debt servicing limit.	
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# **Risk Assessment**

Risk Element	Risk Description	Likeli- hood	Impact	Risk Score	Current Mitigations	Potential Future Mitigations
Exceeding regulated debt and debt servicing limits.	Exceeding debt and debt servicing limits regulated by the <i>Municipal</i> <i>Government Act</i> and the internal <i>Debt Management</i> <i>Fiscal Policy</i> <i>(C203C).</i> Exceeding the Debt Limit Regulations requires approval from the minister. Failure by a municipality to fall within the Debt Limit Regulations may result in the refusal of an application to the Alberta Capital Finance Authority to purchase the City's debentures in order to finance a capital project.	1-Rare	4-Severe	4-Low	Quarterly monitor the City's debt borrowings, debt positions and debt servicing to ensure compliance with the debt and debt servicing limits regulated by the <i>Municipal</i> <i>Government Act</i> and the internal <i>Debt Management</i> <i>Fiscal Policy</i> <i>(C203C).</i> The City considers and models the impact to the debt position and debt servicing limits due to future unapproved borrowings and potential changes to interest rates.	Long term forecasts are used to determine the impact of approved and potential future unapproved projects and their impact on debt limits.

# **Public Engagement**

Borrowing bylaws reflect a legislative requirement of the borrowing process. As a result, no public engagement is undertaken with respect to the borrowing bylaw process. Where required by the *Municipal Government Act,* borrowing bylaws are advertised.

# Bylaw 19371 - To amend Bylaw 17863, as amended by Bylaw 18857, to authorize the City of Edmonton to undertake, construct and finance Yellowhead Trail Projects

# Attachments

- 1. Bylaw 19371
- 2. Capital Profiles

### **CITY OF EDMONTON**

### **BYLAW 19371**

A Bylaw to amend Bylaw 17863, as amended by Bylaw 18857, to authorize the City of Edmonton to undertake, construct and finance Yellowhead Trail Projects

#### WHEREAS:

The Council of the City of Edmonton on April 11, 2017 duly passed Bylaw 17863, as amended by Bylaw 18857 duly passed on June 18, 2019, authorizing the City of Edmonton to undertake, construct and finance Yellowhead Trail Projects ("Projects"), and also authorizing the Mayor and Chief Administrative Officer to borrow the sum of \$510,793,000.00 for a period of up to twenty-five (25) years with the principal and interest to be repaid in semi-annual or annual instalments;

It has now been determined that the Projects include two new capital profiles 20-20-9201 Yellowhead Trail - 123 Avenue: 156 Street to 142 Street and 20-20-9202 Yellowhead Trail East Widening (61 Street to North Saskatchewan River) in accordance with the City's Project Development & Delivery Model. The total cost of the Projects of \$1,002,658,000.00 will not change as \$29,416,059.00 of the total cost is transferred from two approved composite capital profiles to the two new capital profiles as described in Schedule "A" as attached. The overall borrowing authority will remain unchanged at \$510,793,000.00;

# THEREFORE, THE COUNCIL OF THE CITY OF EDMONTON DULY ASSEMBLED ENACTS AS FOLLOWS:

 Bylaw 17863 is amended in the preamble, paragraph seven, thereof by deleting the date "December 31, 2018" and the amount of "\$3,046,193,851.11" for the existing debt of the City of Edmonton as it appears and substituting the date "December 31, 2019" and the figure "\$3,202,765,050.41".

2. The said Bylaw is further amended by replacing Schedule "A" with Schedule "A" as attached.

3. This Bylaw shall take effect on the day of the final passing thereof.

READ a first time this	day of	2020;
READ a second time this	day of	2020;
READ a third time this	day of	2020;
SIGNED AND PASSED this	day of	2020.

# THE CITY OF EDMONTON

MAYOR

CITY CLERK

Schedule "A"

#### Yellowhead Trail Projects 25 Years (in thousands of dollars)

Project		Estimated		Pay-As-	Borrowing	2019 and								
Number	Project Name	Total Cost	Grants	You-Go	Request	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027
	Yellowhead Trail - 123 Avenue:													
20-20-9201	156 Street to 142 Street	\$ 7,575	\$ 2,500 \$	-	\$ 5,075	\$ - \$	5,075 \$	- \$	- \$	- \$	- \$	- \$	- \$	-
	Yellowhead Trail East Widening													
20-20-9202	(61 Street to North Saskatchewan River)	36,330	11,989	-	24,341	-	12,060	12,281	-	-	-	-	-	-
	Yellowhead Trail Freeway Conversion:													
CM-99-0060	Project Development	315,357	12,454	8,698	294,205	24,305	75,008	110,991	68,209	11,628	1,511	1,406	1,147	-
	Yellowhead Trail Freeway Conversion:													
CM-99-9600	Project Delivery	643,396	456,224	-	187,172	14,882	10,279	17,373	51,077	19,844	24,588	22,177	26,937	15
		\$ 1,002,658	\$ 483,167 \$	8,698	\$ 510.793	\$ 39,187 \$	102.422 \$	140.645 \$	119,286 \$	31,472 \$	26.099 \$	23,583 \$	28.084 \$	15

The following segmented profiles have zero balance as they were transferred to capital profiles CM-99-0060 and CM-99-9600 under bylaw 18857.

15-66-2224 Yellowhead Trail - 89 Street & 66 Street Improvements

16-66-2214 Fort Road (Yellowhead Trail - 66 Street) 6 Lane Widening

17-66-2216 Yellowhead Trail (50 Street -River) 6 Lane Widening

17-66-2307 Yellowhead Trail - 149 Street Freeway Conversion

22-66-2314 Yellowhead Trail - 127 Street Interchange

23-66-2317 Yellowhead Tail - 121 Street Interchange

PROFILE NAME:	YELLOWHEAD TRAIL - 123 AVENUE: 156 STREET TO	O 142 STREET	FUNDED
PROFILE NUMBER:	20-20-9201	PROFILE STAGE:	Approved
DEPARTMENT:	Integrated Infrastructure Services	PROFILE TYPE:	Standalone
LEAD BRANCH:	Infrastructure Delivery	LEAD MANAGER:	Jason Meliefste
PROGRAM NAME:		PARTNER MANAGER:	Pascale Ladouceur
PARTNER:	Infrastructure Planning & Design	ESTIMATED START:	April, 2020
BUDGET CYCLE:	2019-2022	ESTIMATED COMPLETION:	December, 2020

Service Categ	ory: Roads	Major Initiative: Yellowhead Freeway	
GROWTH	RENEWAL	PREVIOUSLY APPROVED:	7,575
100		BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	7,575

#### PROFILE DESCRIPTION

This profile supports the delivery phases of a single project (Yellowhead Trail - 123 Avenue: 156 Street to 142 Street) that has reached Checkpoint 3 of the Project Development and Delivery Model (PDDM) on the Yellowhead Trail Freeway Conversion Program.

Identified in the City's proposed 2019-2022 Capital Budget as a transformational project, the freeway conversion program will upgrade Yellowhead Trail to improve the safety, operational capacity and level of service for this key inter-city, inter-regional and inter-provincial goods movement corridor. The Program includes a number of projects in support of upgrading Yellowhead Trail to a freeway. The Yellowhead Trail freeway will consist of six core lanes with a target operating speed of 80 km/hr.

#### **PROFILE BACKGROUND**

The total cost for the Yellowhead Trail Freeway Conversion Program is estimated to be approximately \$1 billion (escalated). On December 8, 2016, the Federal Treasury Board approved the Federal government's contribution of up to \$241.6 million, and on December 13, 2016, an Approval in Principle for these funds was granted Ministerial approval. In a letter dated October 25, 2016, the Provincial government's commitment of up to \$241.6 million of match funding, starting in 2023, was confirmed.

On February 21, 2017, Council approved: (1) the capital profiles and funding sources (including the Federal Building Canada Fund and provincial match funding) for the various portions of the Yellowhead Trail Freeway Conversion Program; and (2) new tax-supported debt of \$510,793,000.

#### PROFILE JUSTIFICATION

To adhere with the PDDM, this stand-alone profile will fund project delivery (detail design and construction) in support of the Yellowhead Trail Freeway Conversion Program. As such, Administration can provide Council with better information regarding the scope, schedule and budget, reducing the risk of cost overruns, schedule issues, and other issues.

#### STRATEGIC ALIGNMENT

This profile is a Transformational Project and aligns with the Strategic Objective of Regional Prosperity - Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level.

#### ALTERNATIVES CONSIDERED

There are no alternatives for the business case as this follows the corporate process as approved by the Council to follow the Project Development and Delivery Model (PDDM).

#### **COST BENEFITS**

PDDM provides better information to the City Council to make capital investment decisions: A structured process to evaluate readiness, scope and prioritization. Increased confidence around budget and schedule estimates.

#### **KEY RISKS & MITIGATING STRATEGY**

Current mitigation is the ongoing reporting to City Council regarding capital priorities.

#### RESOURCES

Projects will be delivered using a combination of internal and external resources. Where possible, internal forces will be used to manage and undertake the work. All procurement of external resources will follow relevant corporate procurement directives and policies

#### CONCLUSIONS AND RECOMMENDATIONS

Capital funds have been approved to advance the delivery of the Yellowhead Trail Freeway Conversion Program in order to adhere with the Project Development and Delivery Model, and improve project schedule and budget estimates through an increased level of design to ensure realistic expectations are set prior to project tendering and construction. Approval of this capital profile is required to align funding for detailed design and construction work in adherence to the PDDM process.

#### PROFILE NAME: Yellowhead Trail - 123 Avenue: 156 Street to 142 Street

#### PROFILE NUMBER: 20-20-9201

#### -----

#### FUNDED

PROFILE TYPE: Standalone

BRANCH:

# NCH: Infrastructure Delivery

# CAPITAL BUDGET AND FUNDING SOURCES (000's)

		Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
	Approved Budget												
	Original Budget Approved	-	-	-	-	-	-	-	-	-	-	-	-
APPROVED BUDGET	2020 Cap Council	-	7,575	-	-	-	-	-	-	-	-	-	7,575
NDC NDC	Current Approved Budget	-	7,575	-	-	-	-	-	-	-	-	-	7,575
BBB	Approved Funding Sources												
	Federal Bldg Canada Fund	-	2,500	-	-	-	-	-	-	-		-	2,500
	Tax-Supported Debt	-	5,075	-	-	-	-	-	-	-	-	-	5,075
	Current Approved Funding Sources	-	7,575	-	-	-	-	-	-	-	-	-	7,575
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	Revised Budget (if Approved)	-	7,575	-	-	-	-	-	-	-	-	-	7,575
	Requested Funding Source												
VISED DGET (IF ROVED	Federal Bldg Canada Fund	-	2,500	-	-	-	-	-	-	-	-	-	2,500
BUI	Tax-Supported Debt	-	5,075	-	-	-	-	-	-	-	-	-	5,075
	Requested Funding Source	-	7,575	-	-	-	-	-	-	-	-	-	7,575

#### CAPITAL BUDGET BY ACTIVITY TYPE (000's)

ED)	Activity Type	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
UISED JDGET (IF ROVED	Construction	-	6,817	-	-	-	-	-	-	-	-	-	6,817
BUI PPF	Design	-	757	-	-	-	-	-	-	-	-	-	757
<	Total	-	7,575	-	-	-	-	-	-	-	-	-	7,575

#### **OPERATING IMPACT OF CAPITAL**

Type of Impact:

Branch:	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Ехр	Net	FTE
Total Operating Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

PROFILE NAME:	YELLOWHEAD TRAIL EAST WIDENING (61 ST TO NO	RTH SASKATCHEWAN RIVER	FUNDED
PROFILE NUMBER:	20-20-9202	PROFILE STAGE:	Approved
DEPARTMENT:	Integrated Infrastructure Services	PROFILE TYPE:	Standalone
LEAD BRANCH:	Infrastructure Delivery	LEAD MANAGER:	Jason Meliefste
PROGRAM NAME:		PARTNER MANAGER:	Pascale Ladouceur
PARTNER:	Infrastructure Planning & Design	ESTIMATED START:	April, 2020
BUDGET CYCLE:	2019-2022	ESTIMATED COMPLETION:	December, 2021
BUDGET CYCLE:	2019-2022	ESTIMATED COMPLETION:	December, 2021

Service Categ	ory: Roads	Major Initiative: Yellowhead Freeway	
GROWTH	RENEWAL	PREVIOUSLY APPROVED:	36,330
100		BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	36,330

#### PROFILE DESCRIPTION

This profile supports the delivery phases of a single project (Yellowhead Trail East Widening between 61 Street and the North Saskatchewan River) that has reached Checkpoint 3 of the Project Development and Delivery Model (PDDM) on the Yellowhead Trail Freeway Conversion Program.

Identified in the City's proposed 2019-2022 Capital Budget as a transformational project, the freeway conversion program will upgrade Yellowhead Trail to improve the safety, operational capacity and level of service for this key inter-city, inter-regional and inter-provincial goods movement corridor. The Program includes a number of projects in support of upgrading Yellowhead Trail to a freeway. The Yellowhead Trail freeway will consist of six core lanes with a target operating speed of 80 km/hr.

#### **PROFILE BACKGROUND**

The total cost for the Yellowhead Trail Freeway Conversion Program is estimated to be approximately \$1 billion (escalated). On December 8, 2016, the Federal Treasury Board approved the Federal government's contribution of up to \$241.6 million, and on December 13, 2016, an Approval in Principle for these funds was granted Ministerial approval. In a letter dated October 25, 2016, the Provincial government's commitment of up to \$241.6 million of match funding, starting in 2023, was confirmed.

On February 21, 2017, Council approved: (1) the capital profiles and funding sources (including the Federal Building Canada Fund and provincial match funding) for the various portions of the Yellowhead Trail Freeway Conversion Program; and (2) new tax-supported debt of \$510,793,000.

#### PROFILE JUSTIFICATION

To adhere with the PDDM, this stand-alone profile will fund project delivery (detail design and construction) in support of the Yellowhead Trail Freeway Conversion Program. As such, Administration can provide Council with better information regarding the scope, schedule and budget, reducing the risk of cost overruns, schedule issues, and other issues.

#### STRATEGIC ALIGNMENT

This profile is a Transformational Project and aligns with the Strategic Objective of Regional Prosperity - Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level.

#### ALTERNATIVES CONSIDERED

There are no alternatives for the business case as this follows the corporate process as approved by the Council to follow the Project Development and Delivery Model (PDDM).

#### **COST BENEFITS**

PDDM provides better information to the City Council to make capital investment decisions: A structured process to evaluate readiness, scope and prioritization. Increased confidence around budget and schedule estimates.

#### **KEY RISKS & MITIGATING STRATEGY**

Current mitigation is the ongoing reporting to City Council regarding capital priorities.

#### RESOURCES

Projects will be delivered using a combination of internal and external resources. Where possible, internal forces will be used to manage and undertake the work. All procurement of external resources will follow relevant corporate procurement directives and policies.

#### CONCLUSIONS AND RECOMMENDATIONS

Capital funds have been approved to advance the delivery of the Yellowhead Trail Freeway Conversion Program in order to adhere with the Project Development and Delivery Model, and improve project schedule and budget estimates through an increased level of design to ensure realistic expectations are set prior to project tendering and construction. Approval of this capital profile is required to align funding for detailed design and construction work in adherence to the PDDM process.

#### Profile Page 2

#### PROFILE NAME:

BRANCH:

#### Yellowhead Trail East Widening (61 St to North Saskatchewan River

#### FUNDED

PROFILE TYPE: Standalone

PROFILE NUMBER: 20-20-9202

#### Infrastructure Delivery

# CAPITAL BUDGET AND FUNDING SOURCES (000's)

	SUDGET AND FUNDING SOURCES	000 3)											
		Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
	Approved Budget												
	Original Budget Approved	-	-	-	-	-	-	-	-	-	-	-	-
APPROVED BUDGET	2020 Cap Council	-	18,000	18,330	-	-	-	-	-	-	-	-	36,330
L DRG	Current Approved Budget	-	18,000	18,330	-	-	-	-	-	-	-	-	36,330
AP	Approved Funding Sources												
	Federal Bldg Canada Fund	-	5,940	6,049	-	-	-	-	-	-	-	-	11,989
	Tax-Supported Debt	-	12,060	12,281	-	-	-	-	-	-	-	-	24,341
	Current Approved Funding Sources	-	18,000	18,330	-	-	-	-	-	-	-	-	36,330

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â	Revised Budget (if Approved)	-	18,000	18,330	-	-	-	-	-	-	-	-	36,330
	Requested Funding Source												
VISED DGET (IF ROVED	Federal Bldg Canada Fund	-	5,940	6,049	-		-	-	-	-	-	-	11,989
BUI PPF	Tax-Supported Debt	-	12,060	12,281	-	-	-	-	-	-	-	-	24,341
	Requested Funding Source	-	18,000	18,330	-	-	-	-	-	-	-	-	36,330

#### CAPITAL BUDGET BY ACTIVITY TYPE (000's)

ED)	Activity Type	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
NISED JDGET (IF ROVED	Construction	-	15,300	18,330	-	-	-	-	-	-	-	-	33,630
BUI	Design	-	2,700	-	-	-	-	-	-	-	-	-	2,700
▲	Total	-	18,000	18,330	-	-	-	-	-	-	-	-	36,330

#### **OPERATING IMPACT OF CAPITAL**

Type of Impact:

Branch:	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Ехр	Net	FTE	Rev	Exp	Net	FTE
Total Operating Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

PROFILE NAME:	YELLOWHEAD TRAIL FREEWAY CONVERSION: PF	OJECT DEVELOPMENT	FUNDED
PROFILE NUMBER:	CM-99-0060	PROFILE STAGE:	Approved
DEPARTMENT:	Integrated Infrastructure Services	PROFILE TYPE:	Composite
LEAD BRANCH:	Infrastructure Planning & Design	LEAD MANAGER:	Jason Meliefste
PROGRAM NAME:		PARTNER MANAGER:	Brian Latte
PARTNER:	Infrastructure Delivery	ESTIMATED START:	January, 2019
BUDGET CYCLE:	2019-2022	ESTIMATED COMPLETION:	December, 2026

Service Catego	ory: Roads	Major Initiative: Yellowhead Freeway	
GROWTH	RENEWAL	PREVIOUSLY APPROVED:	315,357
100		BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	315,357

#### PROFILE DESCRIPTION

This composite program supports concept planning and preliminary design work on the Yellowhead Trail Freeway Conversion Program. Identified in the City's proposed 2019-2022 Capital Budget as a transformational project, the freeway conversion program will upgrade Yellowhead Trail to improve the safety, operational capacity and level of service for this key inter-city, inter-regional and inter-provincial goods movement corridor. The Program includes a number of projects in support of upgrading Yellowhead Trail to a freeway. The Yellowhead Trail freeway will consist of six core lanes with a target operating speed of 80 km/hr.

#### **PROJECT LIST**

The Yellowhead Trail Freeway Conversion Program will be implemented through a combination of large and small projects and will also include improvements to adjacent roadways to accommodate changing travel patterns.

\* one-way service roads near 149 Street parallel to Yellowhead Trail to provide alternate access, improvements to off-corridor routes, and traffic signal modifications;

- \* removal of intersections at 149 Street, 143 Street, and 142 Street;
- \* interchange construction at 127 Street;
- \* interchange construction at 121 Street;
- \* access modifications and road network improvements near 89 Street;
- \* Fort Road widening (north of Yellowhead Trail to 66 Street), including widening and upgrades to the CN Rail underpass;
- \* removal of the signal at 66 Street / Yellowhead Trail, and provision of alternative access to the surrounding area;
- \* a new collector road (125 Avenue) connecting westbound Yellowhead Trail from 61 Street to 66 Street and Fort Road; and
- \* Yellowhead Trail widening from west of 50 Street to the North Saskatchewan River.

#### **PROFILE BACKGROUND**

The total cost for the Yellowhead Trail Freeway Conversion Program is estimated to be approximately \$1 billion (escalated). On December 8, 2016, the Federal Treasury Board approved the Federal government's contribution of up to \$241.6 million, and on December 13, 2016, an Approval in Principle for these funds was granted Ministerial approval. In a letter dated October 25, 2016, the Provincial government's commitment of up to \$241.6 million of match funding, starting in 2023, was confirmed.

On February 21, 2017, Council approved: (1) the capital profiles and funding sources (including the Federal Building Canada Fund and provincial match funding) for the various portions of the Yellowhead Trail Freeway Conversion Program; and (2) new tax-supported debt of \$510,793,000.

This profile includes funding for project development (concept planning and preliminary design) in support of the Yellowhead Trail Freeway Conversion Program.

#### **PROFILE JUSTIFICATION**

The overall program budget for the development (concept planning and preliminary design) of the freeway conversion program was estimated prior to the adoption of the Capital Project Governance Policy C591, which outlines the Project Development & Delivery Method (PDDM).

To adhere with the PDDM, this composite profile will fund project development (concept planning and preliminary design) in support of the Yellowhead Trail Freeway Conversion Program. As such, Administration can provide Council with better information regarding the scope, schedule and budget for the delivery (detailed design and construction) of the individual projects, reducing the risk of cost overruns, schedule issues, and other unanticipated issues.

#### STRATEGIC ALIGNMENT

These composite profiles align with the council goals of Urban Shift, Energy and Climate and Open & Effective Government.

#### ALTERNATIVES CONSIDERED

There are no alternatives for the business case as this follows the corporate process as approved by the Council to follow the Project Development and Delivery Model (PDDM).

In this process, multiple checkpoints occur prior to the budget approval for the delivery of a single project, ensuring that budget and schedule commitments are better informed, prior to authorization to construct.

#### COST BENEFITS

The planning and design composite profile provides better information to make capital investment decisions:

Structured process to evaluate readiness, scope and prioritization.

Increased confidence around budget and schedule estimates.

There is the opportunity to make changes in project scope if there are problems identified during the early planning and design phases.

#### **KEY RISKS & MITIGATING STRATEGY**

Current mitigation is the ongoing reporting to City Council regarding capital priorities, while future mitigation could be the improvement to the long term capital planning process. This will ensure that projects being advanced through the planning and design composite are Council and City priorities in line with corporate strategies, goals, and objectives.

#### RESOURCES

Projects will be delivered using a combination of internal and external resources. Where possible, internal forces will be used to manage and undertake the work. All procurement of external resources will follow relevant corporate procurement directives & policies.

#### CONCLUSIONS AND RECOMMENDATIONS

Capital funds have been approved to advance the planning and design of the Yellowhead Trail Freeway Conversion Program in order to adhere with the Project Development and Delivery Model, and improve project schedule and budget estimates through an increased level of design to ensure realistic expectations are set prior to project tendering and construction. Approval of this capital profile is required to align funding for concept planning and preliminary design work in adherence to the PDDM process.

#### CHANGES TO APPROVED PROFILE

2020 Spring SCBA (#20-10, 3.1-5): The Yellowhead Trail East Widening (61 Street to the North Saskatchewan River) project requires the creation of a standalone profile due to the value of the entire project being over the \$2 million dollar threshold for growth. This request is to transfer funds (\$4.5M) from a Composite Profile CM-99-0060 to a new stand alone profile.

2020 Spring SCBA (#20-10, 3.1-12): The 123 Avenue (156 Street to 142 Street) Roadway Improvements project requires the creation of a standalone profile due to the value of the entire project being over the \$2 million dollar threshold for growth. This request is to transfer funds \$2.5M from a Composite Profile CM-99-0060 to a new stand alone profile.

#### PROFILE NAME:

#### Yellowhead Trail Freeway Conversion: Project Development PROFILE NUMBER: CM-99-0060

### FUNDED

PROFILE TYPE: Composite

BRANCH:

### Infrastructure Planning & Design

#### CAPITAL BUDGET AND FUNDING SOURCES (000's)

		Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
	Approved Budget												
	Original Budget Approved	-	-	-	-	-	-	-	-	-		-	-
	2019 Cap Council	60,263	50,863	119,946	69,079	13,543	3,613	2,932	2,116	-	-	-	322,356
	2019 Cap Carry Forward	-33,984	33,984	-	-	-	-	-	-	-	-	-	-
APPROVED BUDGET	2020 Cap Council	-	-7,000	-	-	-	-	-	-	-	-	-	-7,000
BUB	Current Approved Budget	26,279	77,847	119,946	69,079	13,543	3,613	2,932	2,116	-	-	-	315,357
<pre></pre>	Approved Funding Sources												
	Federal Bldg Canada Fund	847	1,638	8,755	671	543	-	-	-	-	-	-	12,454
	Pay-As-You-Go	1,128	1,201	200	200	1,373	2,102	1,525	969	-	-	-	8,698
	Tax-Supported Debt	24,305	75,008	110,991	68,209	11,628	1,511	1,406	1,147	-	-	-	294,205
	Current Approved Funding Sources	26,279	77,847	119,946	69,079	13,543	3,613	2,932	2,116	-	-	-	315,357

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E	Revised Budget (if Approved)	26,279	77,847	119,946	69,079	13,543	3,613	2,932	2,116	-	-	-	315,357
ED)	Requested Funding Source												
REVISED BUD (IF APPROVEI	Federal Bldg Canada Fund	847	1,638	8,755	671	543	-	-	-	-	-	-	12,454
	Pay-As-You-Go	1,128	1,201	200	200	1,373	2,102	1,525	969	-	-	-	8,698
	Tax-Supported Debt	24,305	75,008	110,991	68,209	11,628	1,511	1,406	1,147	-	-	-	294,205
	Requested Funding Source	26,279	77,847	119,946	69,079	13,543	3,613	2,932	2,116	-	-	-	315,357

#### CAPITAL BUDGET BY ACTIVITY TYPE (000's)

	Activity Type	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
	Construction	-33,984	26,984	-	-	-	-	-	-	-	-	-	-7,000
REVISED BUDGET (IF APPROVED	Design	14,015	12,740	35,101	2,683	2,171	1,511	1,406	1,147	-	-	-	70,773
	Land	46,248	38,123	84,645	66,197	10,000	-	-	-	-	-	-	245,214
	Percent for Art	-	-	200	200	1,373	2,102	1,525	969	-	-	-	6,369
	Total	26,279	77,847	119,946	69,079	13,543	3,613	2,932	2,116	-	-	-	315,357

#### **OPERATING IMPACT OF CAPITAL**

Type of Impact:

Branch:	Rev	Exp	Net	FTE												
Total Operating Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

PROFILE NAME:	YELLOWHEAD TRAIL FREEWAY CONVERSION: PRO	JECT DELIVERY	FUNDED
PROFILE NUMBER:	CM-99-9600	PROFILE STAGE:	Approved
DEPARTMENT:	Integrated Infrastructure Services	PROFILE TYPE:	Composite
LEAD BRANCH:	Infrastructure Delivery	LEAD MANAGER:	Brian Latte
PROGRAM NAME:		PARTNER MANAGER:	Jason Meliefste
PARTNER:	Infrastructure Planning & Design	ESTIMATED START:	January, 2019
BUDGET CYCLE:	2019-2022	ESTIMATED COMPLETION:	December, 2027

Service Categ	ory: Roads	Major Initiative: Yellowhead Freeway	
GROWTH	RENEWAL	PREVIOUSLY APPROVED:	643,397
100		BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	643,397

#### PROFILE DESCRIPTION

This composite program supports detailed design and construction work on the Yellowhead Trail Freeway Conversion Program. Identified in the City's proposed 2019-2022 Capital Budget as a transformational project, the freeway conversion program will upgrade Yellowhead Trail to improve the safety, operational capacity and level of service for this key inter-city, inter-regional and inter-provincial goods movement corridor. The Program includes a number of projects in support of upgrading Yellowhead Trail to a freeway. The Yellowhead Trail freeway will consist of six core lanes with a target operating speed of 80 km/hr.

#### **PROJECT LIST**

The Yellowhead Trail Freeway Conversion Program will be implemented through a combination of large and small projects and will also include improvements to adjacent roadways to accommodate changing travel patterns.

\* one-way service roads near 149 Street parallel to Yellowhead Trail to provide alternate access, improvements to off-corridor routes, and traffic signal modifications;

- \* removal of intersections at 149 Street, 143 Street, and 142 Street;
- \* interchange construction at 127 Street;
- \* interchange construction at 121 Street;
- \* access modifications and road network improvements near 89 Street;
- \* Fort Road widening (north of Yellowhead Trail to 66 Street), including widening and upgrades to the CN Rail underpass;
- \* removal of the signal at 66 Street / Yellowhead Trail, and provision of alternative access to the surrounding area;
- \* a new collector road (125 Avenue) connecting westbound Yellowhead Trail from 61 Street to 66 Street and Fort Road; and
- \* Yellowhead Trail widening from west of 50 Street to the North Saskatchewan River.

#### **PROFILE BACKGROUND**

The total cost for the Yellowhead Trail Freeway Conversion Program is estimated to be approximately \$1 billion (escalated). On December 8, 2016, the Federal Treasury Board approved the Federal government's contribution of up to \$241.6 million, and on December 13, 2016, an Approval in Principle for these funds was granted Ministerial approval. In a letter dated October 25, 2016, the Provincial government's commitment of up to \$241.6 million of match funding, starting in 2023, was confirmed.

On February 21, 2017, Council approved: (1) the capital profiles and funding sources (including the Federal Building Canada Fund and provincial match funding) for the various portions of the Yellowhead Trail Freeway Conversion Program; and (2) new tax-supported debt of \$510,793,000.

This profile includes funding for project delivery (detailed design and construction) in support of the Yellowhead Trail Freeway Conversion Program.

#### **PROFILE JUSTIFICATION**

The overall program budget for the delivery (detailed design and construction) of the freeway conversion program was estimated prior to the adoption of the Capital Project Governance Policy C591, which outlines the Project Development & Delivery Method (PDDM).

To adhere with the PDDM, this composite profile will fund project delivery (detailed design and construction) in support of the Yellowhead Trail Freeway Conversion Program. As such, Administration can provide Council with better information regarding the scope, schedule and budget of the individual projects, reducing the risk of cost overruns, schedule issues, and other unanticipated issues during delivery.

#### STRATEGIC ALIGNMENT

These composite profiles align with the council goals of Urban Shift, Energy and Climate and Open & Effective Government.

#### ALTERNATIVES CONSIDERED

There are no alternatives for the business case as this follows the corporate process as approved by the Council to follow the Project Development and Delivery Model (PDDM).

In this process, multiple checkpoints occur prior to the budget approval for the delivery of a single project, ensuring that budget and schedule commitments are better informed, prior to authorization to construct.

#### COST BENEFITS

PDDM provides better information to the City Council to make capital investment decisions: A structured process to evaluate readiness, scope and prioritization. Increased confidence around budget and schedule estimates.

#### **KEY RISKS & MITIGATING STRATEGY**

Current mitigation is the ongoing reporting to City Council regarding capital priorities, while future mitigation could be the improvement to the long term capital planning process. This will ensure that projects being advanced through the planning and design composite are Council and City priorities in line with corporate strategies, goals, and objectives.

#### RESOURCES

Projects will be delivered using a combination of internal and external resources. Where possible, internal forces will be used to manage and undertake the work. All procurement of external resources will follow relevant corporate procurement directives & policies

#### CONCLUSIONS AND RECOMMENDATIONS

Capital funds have been approved to advance the delivery of the Yellowhead Trail Freeway Conversion Program in order to adhere with the Project Development and Delivery Model, and improve project schedule and budget estimates through an increased level of design to ensure realistic expectations are set prior to project tendering and construction. Approval of this capital profile is required to align funding for detailed design and construction work in adherence to the PDDM process.

#### CHANGES TO APPROVED PROFILE

2020 Spring SCBA (#20-10, 3.1-5): The Yellowhead Trail East Widening (61 Street to the North Saskatchewan River) project requires the creation of a standalone profile due to the value of the entire project being over the \$2 million dollar threshold for growth. This request is to transfer funds (\$31.8M) from a Composite Profile CM-99-9600 to a new stand alone profile.

2020 Spring SCBA (#20-10, 3.1-12): The 123 Avenue (156 Street to 142 Street) Roadway Improvements project requires the creation of a standalone profile due to the value of the entire project being over the \$2 million dollar threshold for growth. This request is to transfer funds \$5.1M from a Composite Profile CM-99-9600 to a new stand alone profile.

#### PROFILE NAME:

#### Yellowhead Trail Freeway Conversion: Project Delivery PROFILE NUMBER: CM-99-9600

#### FUNDED

PROFILE TYPE: Composite

BRANCH:

#### Infrastructure Delivery

#### CAPITAL BUDGET AND FUNDING SOURCES (000's)

		Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
	Approved Budget												
	Original Budget Approved	-	-	-	-	-	-	-	-	-	-	-	-
	2019 Cap Council	17,670	37,688	45,024	77,273	119,432	133,027	137,013	89,016	24,158	-	-	680,302
요는	2019 Cap Carry Forward	-2,586	2,586	-	-	-	-	-	-	-	-	-	-
APPROVED BUDGET	2020 Cap Council	-	-18,575	-18,330	-	-	-	-	-	-	-	-	-36,905
BUIB	Current Approved Budget	15,084	21,699	26,695	77,273	119,432	133,027	137,013	89,016	24,158	-	-	643,397
_	Approved Funding Sources												
	Federal Bldg Canada Fund	202	11,420	9,322	26,197	41,649	43,376	45,934	12,400	24,142	-	-	214,641
	Provincial BCF - matching	-	-	-	-	57,939	65,064	68,902	49,680	-	-	-	241,584
	Tax-Supported Debt	14,882	10,279	17,373	51,077	19,844	24,588	22,177	26,937	17	-	-	187,172
	Current Approved Funding Sources	15,084	21,699	26,695	77,273	119,432	133,027	137,013	89,016	24,158	-	-	643,397

Γ	ны	Budget Request	-	-	-	-	-	-	-	-	-	-	-	-
	ES													
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	<b>J</b> B Š													

E	Revised Budget (if Approved)	15,084	21,699	26,695	77,273	119,432	133,027	137,013	89,016	24,158	-	-	643,397
ED)	Requested Funding Source												
REVISED BUD (IF APPROVEC	Federal Bldg Canada Fund	202	11,420	9,322	26,197	41,649	43,376	45,934	12,400	24,142	-	-	214,641
	Provincial BCF - matching	-	-	-	-	57,939	65,064	68,902	49,680	-	-	-	241,584
	Tax-Supported Debt	14,882	10,279	17,373	51,077	19,844	24,588	22,177	26,937	17	-	-	187,172
	Requested Funding Source	15,084	21,699	26,695	77,273	119,432	133,027	137,013	89,016	24,158	-	-	643,397

#### CAPITAL BUDGET BY ACTIVITY TYPE (000's)

ED)	Activity Type	Prior Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond 2028	Total
	Construction	11,248	14,523	23,909	44,314	118,882	132,477	137,013	89,016	24,158	-	-	595,540
REVISED BUDGET (IF PPROVED	Design	3,837	7,176	2,785	32,960	550	550	-	-	-	-	-	47,858
<	Total	15,084	21,699	26,695	77,273	119,432	133,027	137,013	89,016	24,158	-	-	643,397

#### **OPERATING IMPACT OF CAPITAL**

Type of Impact:

		Pov Exp Not ETE														
Branch:	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE
Total Operating Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



#### **CITY OF EDMONTON**

#### **BYLAW 19371**

A Bylaw to amend Bylaw 17863, as amended by Bylaw 18857, to authorize the City of Edmonton to undertake, construct and finance Yellowhead Trail Projects

### WHEREAS:

The Council of the City of Edmonton on April 11, 2017 duly passed Bylaw 17863, as amended by Bylaw 18857 duly passed on June 18, 2019, authorizing the City of Edmonton to undertake, construct and finance Yellowhead Trail Projects ("Projects"), and also authorizing the Mayor and Chief Administrative Officer to borrow the sum of \$510,793,000.00 for a period of up to twenty-five (25) years with the principal and interest to be repaid in semi-annual or annual instalments;

It has now been determined that the Projects include two new capital profiles 20-20-9201 Yellowhead Trail - 123 Avenue: 156 Street to 142 Street and 20-20-9202 Yellowhead Trail East Widening (61 Street to North Saskatchewan River) in accordance with the City's Project Development & Delivery Model. The total cost of the Projects of \$1,002,658,000.00 will not change as \$29,416,059.00 of the total cost is transferred from two approved composite capital profiles to the two new capital profiles as described in Schedule "A" as attached. The overall borrowing authority will remain unchanged at \$510,793,000.00; THEREFORE, THE COUNCIL OF THE CITY OF EDMONTON DULY ASSEMBLED ENACTS AS FOLLOWS:

1. Bylaw 17863 is amended in the preamble, paragraph seven, thereof by deleting the date "December 31, 2018" and the amount of "\$3,046,193,851.11" for the existing debt of the City of Edmonton as it appears and substituting the date "December 31, 2019" and the figure "\$3,202,765,050.41".

2. The said Bylaw is further amended by replacing Schedule "A" with Schedule "A" as attached.

3. This Bylaw shall take effect on the day of the final passing thereof.

READ a first time this	31 <sup>st</sup>	day of	August	2020;
READ a second time this	31 <sup>st</sup>	day of	August	2020;
READ a third time this	31 <sup>st</sup>	day of	August	2020;
SIGNED AND PASSED this	31 <sup>st</sup>	day of	August	2020.

THE CITY OF EDMONTON MAYOR

CITY CLERK

Schedule "A"

						25 Years								
					(in the	ousands of dollars	)							
Project Number	Project Name	Estimated Total Cost	Grants	Pay-As- You-Go	Borrowing Request	2019 and Prior Years	2020	2021	2022	2023	2024	2025	2026	2027
	Yellowhead Trail - 123 Avenue:													
20-20-9201	156 Street to 142 Street Yellowhead Trail East Widening	\$ 7,575	\$ 2,500	\$-	\$ 5,075	\$-\$	5,075 5	s - s	- \$	- \$	- \$	- \$	- \$	-
20-20-9202	(61 Street to North Saskatchewan River) Yellowhead Trail Freeway Conversion:	36,330	11,989		24,341	-	12,060	12,281	-	-	-	-	1-	-
CM-99-0060	Project Development Yellowhead Trail Freeway Conversion:	315,357	12,454	8,698	294,205	24,305	75,008	110,991	68,209	11,628	1,511	1,406	1,147	-
CM-99-9600	Project Delivery	643,396	456,224	-	187,172	14,882	10,279	17,373	51,077	19,844	24,588	22,177	26,937	15
		\$ 1,002,658	\$ 483,167	\$ 8,698	\$ 510,793	\$ 39,187 \$	102,422	\$ 140,645 \$	119,286 \$	31,472 \$	26,099 \$	23,583 \$	28,084 \$	15

The following segmented profiles have zero balance as they were transferred to capital profiles CM-99-0060 and CM-99-9600 under bylaw 18857.

15-66-2224 Yellowhead Trail - 89 Street & 66 Street Improvements

16-66-2214 Fort Road (Yellowhead Trail - 66 Street) 6 Lane Widening

17-66-2216 Yellowhead Trail (50 Street -River) 6 Lane Widening

17-66-2307 Yellowhead Trail - 149 Street Freeway Conversion

22-66-2314 Yellowhead Trail - 127 Street Interchange

23-66-2317 Yellowhead Tail - 121 Street Interchange

# Yellowhead Trail Projects 25 Vears

# Bylaw 19407

# Community Safety and Well-Being Task Force

# Recommendation

- 1. That Bylaw 19407 be given the appropriate readings.
- 2. That the Terms of Reference for the Community Safety and Well-Being Task Force, as set out in Attachment 2 of the August 31, 2020, Citizen Services report CR\_8452, be approved.
- 3. That the recruitment approach for the Community Safety and Well-Being Task Foce, as set out in the August 31, 2020, Citizen Services report CR\_8452, be approved.
- That the position profile for the recruitment of Community Safety and Well-Being Task Force members from the community, as set out in Attachment 3 of the August 31, 2020, Citizen Services report CR\_8452, be approved.

# Purpose

To create a task force to initiate an inclusive, relationship based process to develop actionable recommendations for the future of community safety and well-being in Edmonton that are anti-racist.

# Readings

Bylaw 19407 is ready for three readings.

A majority vote of City Council on all three readings is required for passage.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree "That Bylaw 19407 be considered for third reading."

# Position of Administration

Administration supports this Bylaw.

# **Previous Council/Committee Action**

At the July 6/8, 2020, City Council meeting, the following motion was passed:

- 2. That Administration:
  - a. Return to Council in August 2020 with a bylaw and terms of reference to create a Community Safety and Well-being Task Force (Civic Agency).

# **Report Summary**

This bylaw supports the City of Edmonton's public safety service objective of ensuring Edmontonians are safe and secure in our community. The Community Safety and Well-Being Task Force would enable greater community engagement and input in the evolution of community safety in the City of Edmonton.

The task force would be a Committee of Council comprised of service users and providers who are focussed on achieving better outcomes. The task force would provide City Council with recommendations related to funding models and policies that are anti-racist and promote equity, community safety and well-being in Edmonton.

# Report

In May 2020, anti-racism and defunding police movements ignited globally with protests occurring in response to the law enforcement and racially motivated deaths and crimes committed against racialized people in Canada, United States and other countries.

In June 2020, City Council directed that a non-statutory public hearing be held to hear from Edmontonians on their experiences with systemic racism and interactions with police. Following the non-statutory public hearing, City Council directed Administration and the Edmonton Police Commission to take a number of actions in response to what they heard during the public hearing.

The motion is one step in ensuring the City of Edmonton builds a more just and fair community safety model with a more holistic approach to community safety and anti-racism. One part of the motion directed Administration to bring forward a bylaw to create a Community Safety and Well-being Task Force and terms of reference.

# <u>Scope</u>

The task force would use trends, best practices and change models from across Canada to develop recommendations to address racism, discrimination, excessive use of force, poverty and homelessness. Recommendations would also include options to integrate social services to enhance community safety and well-being in Edmonton and provide an opportunity for community members to have more input into the system.

# Task Force Composition

The task force would be led by an independent chair appointed by City Council. Administration sees the role of the chair as critical to the success of the taskforce given the role they play, which includes:

- encourage the task force members to take a systems approach that considers the continuum of services
- ensure independence of the recommendations
- nurture trust and relationships among task force members
- encourage multiple perspectives at the table and coalesce them into succinct recommendations aligned with the scope of the motion to ensure the City of Edmonton's model takes a holistic approach to community safety

The task force would consist of up to 16 members, including the Chair, 10 community members appointed by City Council, and up to five non-community members appointed as follows:

- up to two members of the Edmonton Police Service, appointed by the Edmonton Police Chief;
- one member of the Edmonton Police Commission, appointed by the Edmonton Police Commission; and,
- up to two City of Edmonton staff members, appointed by the City Manager.

A third-party recruiting firm will use traditional and non-traditional recruitment methods to recruit and interview the 10 community members of the task force. This approach will help ensure that a range of candidates receive the opportunity to join the task force. Membership would be recommended directly to City Council for approval.

Member appointments would be recommended based on criteria from the task force's mandate and deliverables, including:

- A full spectrum of lived experience as a member of a marginalized or equity-seeking group, rather than from secondary knowledge understanding of motion deliverables
- A demonstrated passion for creating anti-racist policies to enhance equity in Edmonton

# Task Force Supporting Resources

Due to the volume and breadth of work required to develop recommendations, the task force would be supported by additional, externally contracted resources to help with academic research, communications, clerical needs and project management support.

# **Corporate Outcomes and Performance Management**

### Corporate Outcome: Edmonton is a safe city

Outcomes	Measures	Results	Targets
Task force provides recommendations to better serve vulnerable Edmontonians through the integration of social services.	Number of homelessness per 100,000 population.	2019: 193	Ongoing: Decrease
Task force provides recommendations that inform policies to reduce racism, discrimination and use of force.	Percent of Edmontonians that have witnessed or experienced differential or unjust treatment based on differences, whether real or perceived.	2019 Overall: 60 percent Experienced: 27 percent Witnessed: 55 percent	Ongoing: Decrease

# Public Engagement

The bylaw and terms of reference for the task force were informed by the experiences shared by Edmontonians at the June 2020 public hearing. The task force would give the community more direct oversight of the evolution to a more holistic approach to community safety in Edmonton.

# **Budget/Financial Implications**

Administration estimates that the task team would require approximately \$480,000 of one time funding. Costs include recruitment by a third party firm, remuneration for task force members, external task force support resources (data and research compilation, communications and clerical support) and a 0.3 FTE temporary senior administrative staff to support project management. This estimate also includes one additional FTE position within Administration to facilitate the development of a coordinated implementation plan and oversee implementation of the recommendations over a 12 month period. The five task force members from Edmonton Police Service, City of Edmonton Administration and Edmonton Police Commission would be provided within existing FTEs and budgets, and would not receive additional remuneration.

Of the \$480,000 required task team funding, \$180,000 would be reallocated from the existing 2020 Citizen Services budget. Administration would submit a request to the 2020 Fall Supplementary Operating Budget for the remaining \$300,000 required in 2021 with funding proposed to come from the \$11 million to be transferred from the Edmonton Police Service budget.

# Attachments

- 1. Bylaw 19407 Community Safety and Well-being Task Force
- 2. Community Safety and Well-being Task Force Draft Terms of Reference
- 3. Community Safety and Well-being Task Force Member Profile

# Others Reviewing this Report

- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- C. Owen, Deputy City Manager, Communications and Engagement
- G. Cebryk, Deputy City Manager, City Operations
- J. Meliefste, Acting Deputy City Manager, Integrated Infrastructure Services
- K. Armstrong, Deputy City Manager, Employee Services
- S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development
- B. Andriachuk, City Solicitor

# THE CITY OF EDMONTON BYLAW 19407 COMMUNITY SAFETY AND WELL-BEING TASK FORCE BYLAW

Edmonton City Council enacts:

# **PART I - INTERPRETATION**

PURPOSE	1		The purpose of this bylaw is to establish the Community Safety and Well-being Task Force as a temporary council committee, and to establish its membership and mandate.			
DEFINITIONS	2	(1)	Unless otherwise specified, words used in this bylaw have the same meaning as defined in the <i>Municipal Government Act</i> , RSA 2000, c M-26.			
		(2)	this bylaw:			
				means the individual appointed as accordance with the <i>Police Act</i> , RSA		
			) "City" means The	e City of Edmonton;		
			) "City Manager" officer or delegate	means the City's chief administrative e; and		
			) "Council" means	the City's council.		
RULES FOR INTERPRETATION	3		he marginal notes and h ference only.	eadings in this bylaw are for ease of		
PART II - TASK FORCE						
MANDATE	4		The mandate of the Community Safety and Well-being Task Force is to initiate an inclusive, relationship based process to create actionable recommendations for Council regarding the future of community safety and well-being in the city that are anti-racist.			
	5		o carry out its mandate, ask Force must:	the Community Safety and Well-being		

			(a) identify and engage stakeholder groups, relevant City council committees, and subject-matter experts and seek their input into the Community Safety and Well-being Task Force's work;			
			(b)	explore community-based issues and concerns; and		
			(c)	no later than March 31, 2021, provide a written report to Council with recommendations arising from the work described in subsections (a) and (b).		
EXEMPTIONS	6		Sections 4(2), 6(1), 10, and 11(c) of the Council Committees Bylaw, Bylaw 18156, do not apply to the Community Safety and Well-being Task Force.			
MEMBERSHIP	7			The Community Safety and Well-being Task Force will be comprised of up to 16 members, appointed as follows:		
			(a)	1 member appointed by Council to serve as chair;		
			(b)	10 members at large appointed by Council;		
			(c)	up to 2 members appointed by the Chief of Police;		
			(d)	up to 2 members appointed by the City Manager; and		
			(e)	1 member appointed by the chair of the Edmonton Police Commission.		
REMUNERATION	8	(1)	Members of the Community Safety and Well-being Task For appointed pursuant to section 7(b) will receive the following remuneration for each meeting the member attends:			
			(a)	\$150 for each meeting lasting less than 3 hours; and		
			(b)	\$300 for each meeting lasting 3 hours or more.		
		(2)	The chair of the Community Safety and Well-being Task Fo will receive the following remuneration for each meeting th chair attends:			
			(a)	\$200 for each meeting lasting less than 3 hours; and		
			(b)	\$400 for each meeting lasting 3 hours or more.		

	(3)	The City Manager will reimburse members of the Community Safety and Well-being Task Force for all actual expenses incurred while carrying out their duties and approved by the City Manager.
REPEAL	9	This bylaw will be automatically repealed on May 1, 2021, or on the date the Community Safety and Well-being Task Force presents the written report required by section 5(c), whichever is earlier.

Read a first time

Read a second time

Read a third time

SIGNED AND PASSED

THE CITY OF EDMONTON

MAYOR

CITY CLERK

# Community Safety and Well-being Task Force - Draft Terms of Reference

### MANDATE

The mandate of the Community Safety and Well-being Task Force is to initiate an inclusive, relationship based process to create actionable recommendations for the future of community safety and well-being in Edmonton that are anti-racist.

### **FUNCTIONS & AUTHORITIES**

To carry out its mandate, the Community Safety and Well-being Task Force may:

- a) identify and engage stakeholder groups and various Committees of Council to seek their input into the task force's work
- b) seek expertise from subject matter experts to support the task force's work
- c) conduct research and prepare reports on community-based issues and concerns

### TASK FORCE MEMBERS AND OFFICERS

The task force will consist of

- an independent chair appointed by City Council to lead and facilitate the task force in a collaborative co-creation process
- up to 10 community members appointed by City Council
- up to two members of the Edmonton Police Service
- up to two staff members of City Administration
- one member appointed by the Edmonton Police Commission

The task force will be supported by additional resources that will provide project management expertise, administrative support, academic research, and communications expertise to enable completion of this work in the timeframe assigned.

# TERM

The task force will conclude in April 2021 with the presentation of recommendations in a report to City Council or as otherwise directed by City Council.

### REMUNERATION

The chair and community members of the Community Safety and Well-being Task Force will receive remuneration on a per-meeting basis. Remuneration amount is compensation for time at the meeting and any associated preparation and follow-up.

Meeting length	Less than 3 hours	3 hours or more
----------------	-------------------	-----------------

# Attachment 2

Chair	\$200	\$400
Member	\$150	\$300

The five task force members from Edmonton Police Service, City of Edmonton Administration and Edmonton Police Commission will be provided within existing FTEs and budgets, and would not receive additional remuneration.

Members may also be reimbursed for out-of-pocket expenses in accordance with City policy.

# DEFINITIONS

"Anti-racist" means expressing the idea that racial groups are equals and ensures policies that reduce racial inequality. It involves the active, ongoing strategy and process that seeks to identify and eliminate racism by changing systems, institutions, policies, and attitudes that perpetuate racism.

"Community Safety" means one is safe and feels safe, but also shares accountability to others in the community. There are four levels of community safety: individual, family, neighbourhood and community-wide.

"Community member" means an individual who lives in the City of Edmonton and has the right to use public institutions.

"Well-being" means socio-economic state of individuals including but not limited to education, labour force activity, income, and housing.

# Community Safety and Well-being Task Force - Member Profile

## Mandate:

The mandate of the Community Safety and Well-being Task Force is to initiate an inclusive, relationship based process to create actionable recommendations for City Council regarding the future of community safety and well-being in the city that are anti-racist.

Reference: Bylaw 19407

### Scope:

Develop recommendations to address racism, discrimination, excessive use of force, poverty and homelessness based on trends, best practices, and change models from across Canada. Recommendations could also include options to integrate social services to enhance community safety and well-being in the city. The task force provides an opportunity for community members to have more input into the system.

### Task Force Activities:

Under the leadership of the chair, members must work under tight timelines to provide recommendations in a written report to City Council no later than March 31, 2021. This work will include identifying, engaging, and seeking input from stakeholder groups, relevant City Council committees, and subject matter experts.

In order to meet these deliverables, the chair and committee will be supported by administrative support as well as communications, project management, and subject matter expert support.

# Pay:

Members of the Community Safety and Well-being Task Force will receive payment for each meeting the member attends with \$150 for meetings lasting up to three hours and \$300 for meetings lasting more than three hours. Pay includes the amount of time required to prepare for each meeting and follow up after each meeting. Members will be reimbursed for any additional expenses incurred as approved by the City Manager.

# Appointment Term:

Members will serve on the task force until the report is presented to City Council no later than March 31, 2021. Members may only participate in one City agency at a time, unless City Council determines otherwise.

# **Qualifications:**

In order to be considered for membership, candidates are required to have personal knowledge gained through direct, first-hand experiences such as discriminatory events, poverty, previous homelessnes, interactions with law enforcement or other

authorities and a demonstrated passion to create anti-racist policies to enhance equity in our City.

Due to the volume and breadth of work required to develop recommendations, candidates must also have ideas on how they will contribute to achieve results with the support of task team resources, as well as an understanding of the task force scope and deliverables.

# **Expectations:**

Members of the task force are required to:

- participate fully in the activities of the task force through pre-meeting reading and preparation, orientation session, leveraging supporting resources as required, and taking an active role in discussions;
- work collaboratively with other members, community groups, supporting resource staff, and City of Edmonton Administration; and,
- to demonstrate a commitment to the principles of anti-racism and enhancing community safety and well-being in the City of Edmonton.

# Community Safety and Well-being Task Force



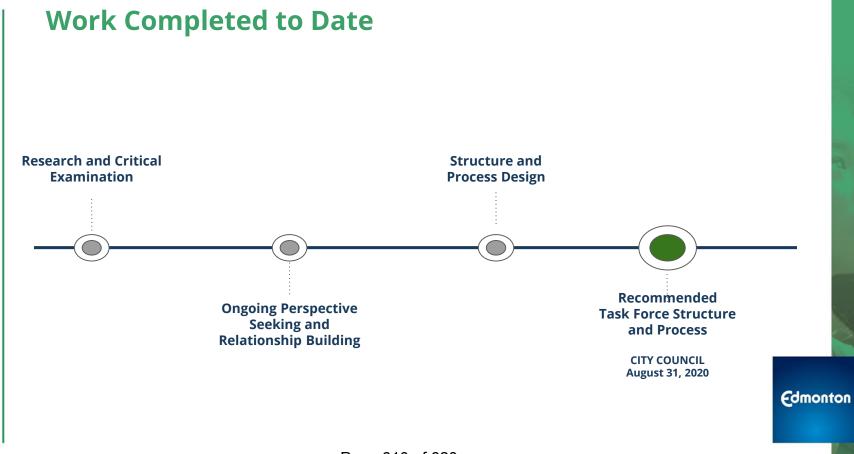
August 31, 2020

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# **July 6 City Council Motion**

Return to Council in August 2020 with a bylaw and terms of reference to create a Community Safety and Well-being Task Force (Civic Agency) and initiate an inclusive, cocreation process to develop recommendations for the future of community safety and well-being in Edmonton, for recommendations to City Council in First Quarter 2021, including:

- i. Review of trends and change models generally described under "divest" and "defund" including any Canadian contextual examples;
- ii. Analysis of the change model articulated in the End Poverty Edmonton Roadmap and the Plan to End Homelessness;
- Review of proven practices that have a impact on reducing racism, discrimination, excessive force, etc, with recommendations for short, medium and long term action (and associated budget implications) and suggested KPIs;
- iv. Consider development of a detailed plan to integrate social services offered by the City of Edmonton with Edmonton Police Service's CSWB department to better serve vulnerable Edmontonians, and return to Council within six months. Page 609 of 620



# Principles

Cities are for everyone and should be safe and welcoming for all.

Learning from the experiences of Edmontonians is the basis for creating services that meet the community's needs.

Knowledge gained from lived experience is as valuable as credentials.

Acknowledging existing power dynamics is critical to ensure participants feel safe.

To produce different results we need to do things differently.

# **Inclusive and Relationship Based**

Explore how service users and service providers can work together to create actionable funding suggestions and policy changes to achieve better outcomes.

- Remove barriers to participation and include a full spectrum of lived experience
- Acknowledge existing power dynamics to ensure participants feel safe
- Prioritize ongoing relationships and trust as part of the process

# **Recommended Task Force Structure and Process**

# Users of service and providers of service focussed on achieving better outcomes

- Data-driven and relationship-based
- Task Force compensated for time and insight
- Scope includes planning, policy making, and implementation management
- Independent chair with strong leadership and consensus building skills
- Third party recruitment, interviewing and recommendation of community members for Council approval
- Resources to complete the work in whatever way they determine best

# **Task Force Chair**

# **Role and Responsibilities**

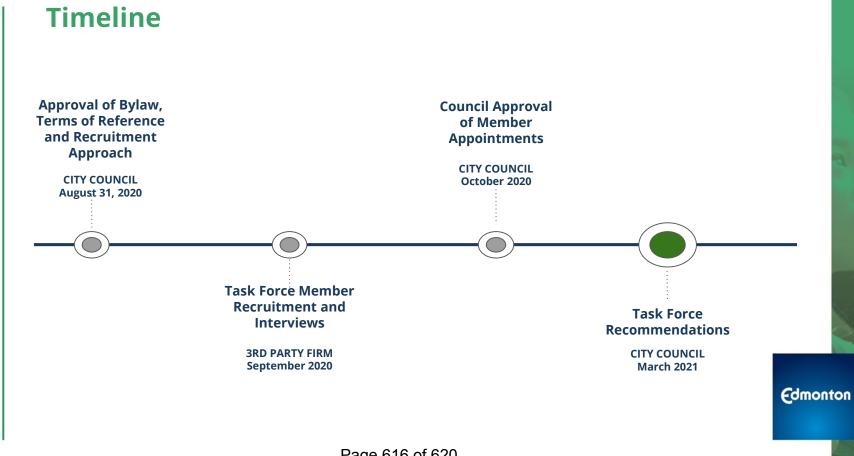
- Deliver recommendations aligned with the scope of the motion to ensure the City of Edmonton builds a community safety model with a holistic approach to community safety.
- Promote membership to take a systems approach which considers the continuum of services
- Ensure independence of the recommendations
- Nurture trust and relationships among task force members
- Lead and mediate membership as appropriate

# Task Force Membership Composition

- 10 community members
- Up to two Edmonton Police Service members
- One Edmonton Police Commission member
- Up to two City of Edmonton Administration members

# **Role and Responsibilities**

- Contribute personal knowledge gained through direct, first-hand experiences with discriminatory events
- Work collaboratively with other members, community groups, supporting resource staff, and City of Edmonton Administration
- Demonstrate a commitment to the principles of anti-racism and enhancing community safety and well-being in the City of Edmonton. Page 615 of 620



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# THE CITY OF EDMONTON BYLAW 19407 COMMUNITY SAFETY AND WELL-BEING TASK FORCE BYLAW

Edmonton City Council enacts:

# **PART I - INTERPRETATION**

PURPOSE	1		The purpose of this bylaw is to establish the Community Safety and Well-being Task Force as a temporary council committee, and to establish its membership and mandate.			
DEFINITIONS	2	(1)	Unless otherwise specified, words used in this bylaw have the same meaning as defined in the <i>Municipal Government Act</i> , RSA 2000, c M-26.			
		(2)	In this bylaw:			
				<b>of Police</b> " means the individual appointed as f police in accordance with the <i>Police Act</i> , RSA P-17;		
			(b) " <b>City</b> "	means The City of Edmonton;		
				<b>Manager</b> " means the City's chief administrative or delegate; and		
			(d) " <b>Coun</b>	cil" means the City's council.		
RULES FOR INTERPRETATION	3		The marginal notes and headings in this bylaw are for ease of reference only.			
PART II - TASK FORCE						
MANDATE	4		The mandate of the Community Safety and Well-being Task Force is to initiate an inclusive, relationship based process to create actionable recommendations for Council regarding the future of community safety and well-being in the city that are anti-racist.			
	5		To carry out its mandate, the Community Safety and Well-being Task Force must:			
			• •	y and engage stakeholder groups, relevant City committees, and subject-matter experts and seek		

their input into the Community Safety and Well-being Task Force's work;

- (b) explore community-based issues and concerns; and
- (c) no later than March 31, 2021, provide a written report to Council with recommendations arising from the work described in subsections (a) and (b).
- 6 Sections 4(2), 6(1), 10, and 11(c) of the Council Committees Bylaw, Bylaw 18156, do not apply to the Community Safety and Well-being Task Force.
- **RSHIP** 7 The Community Safety and Well-being Task Force will be comprised of up to 16 members, appointed as follows:
  - (a) 1 member appointed by Council to serve as chair;
  - (b) 10 members at large appointed by Council;
  - (c) up to 2 members appointed by the Chief of Police;
  - (d) up to 2 members appointed by the City Manager; and
  - (e) 1 member appointed by the chair of the Edmonton Police Commission.
  - (1) Members of the Community Safety and Well-being Task Force appointed pursuant to section 7(b) will receive the following remuneration for each meeting the member attends:
    - (a) \$150 for each meeting lasting less than 3 hours; and
    - (b) \$300 for each meeting lasting 3 hours or more.
  - (2) The chair of the Community Safety and Well-being Task Force will receive the following remuneration for each meeting the chair attends:
    - (a) \$200 for each meeting lasting less than 3 hours; and
    - (b) \$400 for each meeting lasting 3 hours or more.
  - (3) The City Manager will reimburse members of the Community Safety and Well-being Task Force for all actual expenses incurred while carrying out their duties and approved by the City Manager.

EXEMPTIONS

MEMBERSHIP

REMUNERATION

8

REPEAL

9

This bylaw will be automatically repealed on May 1, 2021, or on the date the Community Safety and Well-being Task Force presents the written report required by section 5(c), whichever is earlier.

READ a first time this	31 <sup>st</sup>	day of	August	2020;
READ a second time this	31 <sup>st</sup>	day of	August	2020;
READ a third time this	31 <sup>st</sup>	day of	August	2020;
SIGNED AND PASSED this	31 <sup>st</sup>	day of	August	2020.

THE CITY OF EDMONTON MAYOR

Usbree

CITY CLERK

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# 8. Motions Pending

# 8.1 Testing of Rapidly Deployed Traffic Safety Measures (A. Knack)

Councillor A. Knack stated that at the next regular meeting of City Council, he would move the following:

That Administration:

- 1. develop criteria for communities to identify locations and initiate testing of rapidly deployed traffic safety measures that leverage the use of temporary equipment and structures (ie: traffic cones, curb extensions, barriers, etc), that do not require significant roadway maintenance or upgrades as a result of their use. The program will utilize one-time funding from the Traffic Safety Automated Enforcement Reserve not to exceed \$200,000 in 2020 with a target implementation of early 2021, and
- 2. report back in Fourth Quarter 2021 on learnings and recommendations for inclusion in the Safe Mobility Strategy 2021-2025.
  - Notice of Motion Given: August 17/19, 2020, City Council