



## Executive Committee Minutes

April 14, 2023

9:30 a.m.

River Valley Room, 1st floor, City Hall

Present: A. Sohi, A. Salvador, S. Hamilton, M. Janz, J. Wright

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### 1. Call to Order and Related Business

#### 1.1 Call to Order and Land Acknowledgement

Mayor A. Sohi called the meeting to order at 9:33 a.m., Friday, April 14, 2023, and acknowledged that Executive Committee meets on the traditional land of Treaty 6 Territory. The Chair also acknowledged the diverse Indigenous peoples whose ancestors' footsteps have marked this territory for centuries such as: Cree, Dene, Sauleaux, Blackfoot, Nakota Sioux, as well as Metis and Inuit, and now settlers from around the world.

#### 1.2 Roll Call

Mayor A. Sohi conducted roll call and confirmed the attendance of Members of Executive Committee.

Councillors T. Cartmell, A. Knack, A. Paquette, K. Principe, J. Rice, E. Rutherford, A. Stevenson and K. Tang; A. Corbould, City Manager; and A. Giesbrecht, City Clerk, C. Martin, B. Tyson and J. Vizbar, Office of the City Clerk, were also in attendance.

#### 1.3 Adoption of Agenda

**Moved by:** S. Hamilton

That the April 14, 2023, Executive Committee meeting agenda be adopted the following changes:

Items to be dealt with together:

- 7.1 Land Development Policy C511 - Recommended Updates
- 7.2 Municipal Development Corporation

Requests to postpone:

- 7.3 Capital Line South Extension Update  
**Due Date:** May 3, 2023, Executive Committee

In Favour (5): A. Sohi, A. Salvador, S. Hamilton, M. Janz, and J. Wright

**Carried (5 to 0)**

**1.4 Approval of Minutes**

**Moved by:** J. Wright

That the March 22, 2023, Executive Committee meeting minutes be approved.

In Favour (5): A. Sohi, A. Salvador, S. Hamilton, M. Janz, and J. Wright

**Carried (5 to 0)**

**1.5 Protocol Items**

**1. Homesteader School (A. Sohi)**

Mayor A. Sohi, on behalf of Executive Committee, welcomed the Opportunities Class from Homesteader School in Ward Dene and their teacher, K. Tang.

**2. Items for Discussion and Related Business**

**2.1 Select Items for Debate**

The following items were selected for debate: 7.1, 7.2, 7.4 and 7.5.

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

All items were selected for debate.

## **2.3 Requests to Speak**

**Moved by:** A. Salvador

That Executive Committee hear from the following speakers, in panels when appropriate:

- 7.1 Land Development Policy C511 - Recommended Updates
- 7.2 Municipal Development Corporation
  1. J. Campbell, Infill Development in Edmonton Association
  2. J. Cunha, Infill Development in Edmonton Association
  3. N. Rheubottom, Infill Development in Edmonton Association
  4. C. Jersak, Infill Development in Edmonton Association
  5. K. Anderson, Urban Development Institute - Edmonton Metro
  6. S. Keating, Urban Development Institute - Edmonton Metro
  7. G. Dewling, University of Alberta Properties Trust
  8. S. Mandel
- 7.4 Bylaw 20427 - Closure of Vehicular Access to Titled Parcel for Capital Line South Extension
  1. I. Oluwasina, on behalf of J. Sanz, 3315305 Nova Scotia Company

In Favour (5): A. Sohi, A. Salvador, S. Hamilton, M. Janz, and J. Wright

**Carried (5 to 0)**

## **2.4 Requests for Specific Time on Agenda**

There were no requests for items to be dealt with at a specific time on the agenda.

## **3. Councillor Inquiries**

There were no Councillor Inquiries.

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

#### **4.1 Bus Service for Youth after School Hours - Approach and Work Plan**

This report is scheduled to be dealt with at the June 20, 2023, Urban Planning Committee meeting.

**Due Date: June 20, 2023, Urban Planning Committee**

#### **5. Requests to Reschedule Reports**

There were no Requests to Reschedule Reports.

#### **6. Unfinished Business**

There was no Unfinished Business on the agenda.

#### **7. Public Reports**

##### **7.1 Land Development Policy C511 - Recommended Updates**

Items 7.1 and 7.2 were dealt with together.

The following members of Administration's delegation made a presentation:

- A. Corbould, City Manager
- B. Jarocki, Financial and Corporate Services
- N. Osaduik, Financial and Corporate Services

The following public speaker made a presentation:

- N. Rheubottom, Infill Development in Edmonton Association

The following public speakers made presentations and answered questions:

- J. Cunha, Infill Development in Edmonton Association
- K. Anderson, Urban Development Institute - Edmonton Metro
- J. Campbell, Infill Development in Edmonton Association
- S. Mandel
- G. Dewling, University of Alberta Properties Trust
- S. Keating, Urban Development Institute - Edmonton Metro

The following members of Administration's delegation answered questions:

- B. Jarocki, Financial and Corporate Services
- N. Osaduik, Financial and Corporate Services
- A. Corbould, City Manager
- S. Padbury, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- I. Johnson, Office of the City Manager (Legal Services)
- T. Lumsden, Integrated Infrastructure Services
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services

A. Giesbrecht, City Clerk, answered questions.

**Moved by:** A. Sohi

That Executive Committee recommend to City Council:

1. That City Policy C516B - Land Enterprise Dividend Policy, be repealed.
2. That revised Council Policy C511A - Land Development Policy, as set out in Attachment 1 of the April 14, 2023, Financial and Corporate Services report FCS01094, be approved, with the effective date upon approval.

In Favour (5): A. Sohi, A. Salvador, S. Hamilton, M. Janz, and J. Wright

**Carried (5 to 0)**

## **7.2 Municipal Development Corporation**

Items 7.1 and 7.2 were dealt with together.

**Moved by:** S. Hamilton

That Committee recommend to City Council:

That Administration engage a third-party consultant to form a working group that develops a business case for the formation of a Municipal Development Corporation that includes assumptions:

- a. A governance structure based on a for-profit model with the City of Edmonton as the sole shareholder and a shareholder appointed Board;
- b. A mandate to develop all City owned land, except River Crossing, and provide an industry standard financial return to the City of Edmonton;
- c. An operating environment that does not benefit from preferential lending, guarantees or property tax assessments;
- d. An expectation that, like any other private sector entity, the Municipal Development Corporation will comply with all City Plan goals and all zoning and related land development policies and bylaws; and
- e. Include an estimate of what resourcing would be required to stand up and operate a municipal development corporation.

**Not put to vote**

Mayor A. Sohi and Councillor S. Hamilton requested Financial and Corporate Services report FCS01629 be requisitioned to City Council without a Committee Recommendation.

### **7.3 Capital Line South Extension Update**

This item was postponed to the May 3, 2023, Executive Committee meeting (see item 1.3).

### **7.4 Bylaw 20427 - Closure of Vehicular Access to Titled Parcel for Capital Line South Extension**

The following public speaker made a presentation and answered questions:

- I. Oluwasina, on behalf of J. Sanz, 3315305 Nova Scotia Company

The following member of Administration's delegation answered questions:

- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services

**Moved by:** J. Wright

That Executive Committee recommend to City Council:

That Bylaw 20427 be given the appropriate readings.

In Favour (5): A. Sohi, A. Salvador, S. Hamilton, M. Janz, and J. Wright

**Carried (5 to 0)**

## **7.5 Valley Line Southeast Contract Amendment**

**Moved by:** S. Hamilton

That Executive Committee meet in private pursuant to sections 16 (disclosure harmful to business interest of a third party), 24 (advice from officials), 25 (disclosure harmful to economic and other interests of a public body) and 27 (privileged information) of the *Freedom of Information and Protection of Privacy Act* for the discussion of item 7.5.

In Favour (5): A. Sohi, A. Salvador, S. Hamilton, M. Janz, and J. Wright

**Carried (5 to 0)**

Executive Committee met in private at 3:04 p.m., Friday, April 14, 2023.

The following members of Administration's delegation answered questions:

- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- B. Ferguson, Integrated Infrastructure Services

**Moved by:** A. Sohi

That Executive Committee meet in public.

In Favour (5): A. Sohi, A. Salvador, S. Hamilton, M. Janz, and J. Wright

**Carried (5 to 0)**

Executive Committee met in public at 3:11 p.m., Friday, April 14, 2023.

**Moved by:** A. Salvador

1. That an amendment to the agreement between the City of Edmonton and AECOM Canada Ltd., for Engineering Consulting Services for Preliminary Engineering for Edmonton's Southeast to West Light Rail Transit, for an additional amount not exceeding \$5,000,000 plus GST, as outlined in Attachment 1 of the April 14, 2023, Integrated Infrastructure Services report IIS01739, be approved, and that the agreement be in form and content acceptable to the City Manager.
2. That Attachment 1 of the April 14, 2023, Integrated Infrastructure Services report IIS01739 remain private pursuant to sections 16 (disclosure harmful to business interest of a third party), 24 (advice from officials), 25 (disclosure harmful to economic and other interests of a public body) and 27 (privileged information) of the *Freedom of Information and Protection of Privacy Act*.

In Favour (5): A. Sohi, A. Salvador, S. Hamilton, M. Janz, and J. Wright

**Carried (5 to 0)**

**8. Responses to Councillor Inquiries**

There were no Responses to Councillor Inquiries on the agenda.

**9. Private Reports**

There were no Private Reports on the agenda.

**10. Motions Pending**

There were no Motions Pending on the agenda.

**11. Notices of Motion and Motions without Customary Notice**

Mayor A. Sohi asked whether there were any Notices of Motion. There were none.



**12. Adjournment**

The meeting adjourned at 3:15 p.m., Friday, April 14, 2023.

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Chair

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City Clerk