



Executive Committee - Minutes

January 22, 2025

9:30 a.m.

Council Chamber, 2nd floor, City Hall

Present: A. Sohi, T. Cartmell, K. Principe, K. Tang

1. Call to Order and Related Business

1.1 Call to Order and Land Acknowledgement

Mayor A. Sohi called the meeting to order at 9:32 a.m., Wednesday, January 22, 2025, and acknowledged that Executive Committee meets on the traditional land of Treaty 6 Territory and the Métis homeland. The Chair also acknowledged the diverse Indigenous peoples whose ancestors' footsteps have marked this territory for centuries such as: Cree, Dene, Saukteaux, Blackfoot, Nakota Sioux, as well as Métis 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.

Councillor A. Paquette was absent with notice.

Councillor T. Cartmell was absent with notice for a portion of the meeting.

Councillors S. Hamilton, A. Knack, E. Rutherford, A. Salvador, A. Stevenson and J. Wright; and N. Jacobsen, Meeting Clerk, B. Tyson and T. Orbell, Office of the City Clerk, were also in attendance.

1.3 Adoption of Agenda

Moved by: K. Tang

That the January 22, 2025, Executive Committee meeting agenda be adopted with the following changes:

Additions:

- 7.1 Surplus School Site - Sale or Lease of Land Below Market Value and Grant Funding Program
- Attachment 13
(Private pursuant to section 27 of the *Freedom of Information and Protection of Privacy Act*)
- 7.2 Winspear Expansion Project

Replacement report:

- 7.1 Surplus School Site - Sale or Lease of Land Below Market Value and Grant Funding Program
- Financial and Corporate Services report FCS02729

Orders of the Day:

That the Orders of the Day be changed as follows:

- Adjournment - 3:30 p.m.

In Favour (4): A. Sohi, T. Cartmell, K. Principe, and K. Tang

Carried (4 to 0)

1.4 Approval of Minutes

Moved by: T. Cartmell

That the November 27, 2024, Executive Committee meeting minutes be approved.

In Favour (4): A. Sohi, T. Cartmell, K. Principe, and K. Tang

Carried (4 to 0)

1.5 Protocol Items

1.5.1 Johnny Bright School (A. Sohi)

Mayor A. Sohi, on behalf of Executive Committee, welcomed the Grade 6 classes from Johnny Bright School in Ward

Ipiihkoohkanipiaohtsi and their teachers, K. Nabe, B. Hall, T. Tameling and M. Chen.

2. Items for Discussion and Related Business

2.1 Select Items for Debate

The following items were selected for debate: 6.1, 7.1, 7.2, 7.3 and 7.4.

2.2 Vote on Reports not Selected for Debate

Moved by: K. Principe

That the recommendations in the following reports be approved:

- 5.1 Industrial Investment Action Plan 2025 Update
- 7.5 Extension of Yellow Pencil Sole Source Contract
- 7.6 Bylaw 21009 - To Designate the McClory Residence as a Municipal Historic Resource
- 7.7 Bylaw 21015 - To Designate the Brennan Residence as a Municipal Historic Resource
- 7.8 Bylaw 21016 - To Designate the South Side Market as a Municipal Historic Resource

In Favour (4): A. Sohi, T. Cartmell, K. Principe, and K. Tang

Carried (4 to 0)

2.3 Requests to Speak

Moved by: K. Principe

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

- 7.1 Surplus School Site - Sale or Lease of Land Below Market Value and Grant Funding Program
 1. P. Leveilly, Wedgewood Community Group
 2. B. Hiller, Wedgewood Community Group
 3. L. Widynowski, Wedgewood Community Group
 4. L. Larner, Lymburn Citizens Group

- 7.2 Winspear Expansion Project

1. J. Watson

In Favour (4): A. Sohi, T. Cartmell, K. Principe, and K. Tang

Carried (4 to 0)

Moved by: K. Tang

That Executive Committee hear from the following additional speaker:

- 7.1 Surplus School Site - Sale or Lease of Land Below Market Value and Grant Funding Program

1. H. Castillo

In Favour (4): A. Sohi, T. Cartmell, K. Principe, and K. Tang

Carried (4 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

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

5. Requests to Reschedule Reports

5.1 Industrial Investment Action Plan 2025 Update

This item was not selected for debate and was dealt with as part of item 2.2. The following motion carried:

That the revised due date of June 18, 2025, Executive Committee, for the Urban Planning and Economy report UPE02544, Industrial Investment Action Plan 2025 Update, be approved.

Revised Due Date: June 18, 2025, Executive Committee

6. Unfinished Business

6.1 Sustainable Procurement Policy - Subcontractor Compliance

Moved by: K. Tang

That the November 27, 2024, Financial Corporate Services report FCS02488, be postponed to the February 12, 2025, Executive Committee meeting.

In Favour (4): A. Sohi, T. Cartmell, K. Principe, and K. Tang

Carried (4 to 0)

7. Public Reports

7.1 Surplus School Site - Sale or Lease of Land Below Market Value and Grant Funding Program

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

- B. Jarocki, Financial and Corporate Services
- C. Kjenner, Community Services

The following public speaker made a presentation:

- P. Leveilly, Wedgewood Community Group

The following public speakers made presentations and answered questions:

- L. Widynowski, Wedgewood Community Group
- B. Hiller, Wedgewood Community Group
- L. Larner, Lymburn Citizens Group

The following members of Administration's delegation answered questions:

- B. Jarocki, Financial and Corporate Services
- C. Hodgson, Financial and Corporate Services
- C. Kjenner, Community Services
- S. Padbury, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services

- K. Petrin, Deputy City Manager, Urban Planning and Economy
- C. Ashmore, Employee and Legal Services
- S. Kehrig, Community Services

Moved by: A. Sohi

1. That the sale or lease of land in Caernarvon (Plan 1323788, Block 12, Lot 1), at below market value, as outlined in Attachment 1 of the January 22, 2025, Financial and Corporate Services report FCS02729, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.
2. That the sale or lease of land in Dunluce (A portion of Plan 2122664, Block 56, Lot 69), at below market value, as outlined in Attachment 2 of the January 22, 2025, Financial and Corporate Services report FCS02729, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.
3. That the sale or lease of land in Blue Quill (A portion of Plan 8222093, Block 19, Lots 8 & 9), at below market value, as outlined in Attachment 3 of the January 22, 2025, Financial and Corporate Services report FCS02729, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.
4. That the sale or lease of land in Kiniski Gardens (Plan 1224459, Block A), at below market value, as outlined in Attachment 4 of the January 22, 2025, Financial and Corporate Services report FCS02729, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.
5. That the sale or lease of land in Belmont (Plan 1423421, Block 5, Lot 30MR), at below market value, as outlined in Attachment 5 of the January 22, 2025, Financial and Corporate Services report FCS02729, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.
6. That the sale or lease of land in Miller (Plan 1622836, Block 2, Lot 1), at below market value, as outlined in Attachment 6 of the January 22, 2025, Financial and Corporate Services report FCS02729, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.

7. That the sale or lease of land in Overlanders (Plan 8821052, Block 37, Lot 12), at below market value, as outlined in Attachment 7 of the January 22, 2025, Financial and Corporate Services report FCS02729, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.
8. That the sale or lease of land in La Perle, (Plan 1623604, Block 53, Lot 75MR), at below market value, as outlined in Attachment 8 of the January 22, 2025, Financial and Corporate Services report FCS02729, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.
9. That the sale or lease of land in Lymburn (A portion of Plan 8321754, Block 42, Lot 60), at below market value, as outlined in Attachment 9 of the January 22, 2025, Financial and Corporate Services report FCS02729, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.
10. That the sale or lease of land in Summerlea (A portion of Plan 7922534; Block 22; Lot 4MR and a portion of Plan 8622024; Block 29, Lot 9MR), at below market value, as outlined in Attachment 10 of the January 22, 2025, Financial and Corporate Services report FCS02729, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.
11. That the sale or lease of land in Wedgewood Heights (A portion of Plan 8822434, Block 44, Lot 10MR), at below market value, as outlined in Attachment 11 of the January 22, 2025, Financial and Corporate Services report FCS02729, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.
12. That grant funding affordable housing agreements between the City of Edmonton and selected applicants, for an amount not to exceed \$99 million cumulatively from the Housing Accelerator Fund, outlined in Attachment 12 of the January 22, 2025, Financial and Corporate Services report FCS02729 be approved, and that the agreements be in form and content acceptable to the City Manager.
13. That agreements for any easements, utility right of ways or other interests in land that are required to develop the surplus school sites, at below market value, as outlined in the January 22, 2025,

Financial and Corporate Services report FCS02729, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.

14. That Attachment 13 of the January 22, 2025, Financial and Corporate Services report FCS02729 remain private pursuant to section 27 (privileged information) of the *Freedom of Information and Protection of Privacy Act*.

Not put to vote

Moved by: T. Cartmell

That the January 22, 2025, Financial and Corporate Services report FCS02729 be referred back to Administration to finalize further details regarding the proposed sales or leases, including adding a requirement for a minimum of 30% affordable housing in each development, for the proponent to be required to conduct additional public engagement before building permit application, and for all proposed sales or leases to return to Committee for approval.

Not put to vote

Moved by: K. Tang

That Executive Committee meet in private pursuant to section 27 (privileged information) of the *Freedom of Information and Protection of Privacy Act* for the discussion of item 7.1.

In Favour (4): A. Sohi, T. Cartmell, K. Principe, and K. Tang

Carried (4 to 0)

Executive Committee met in private at 11:46 a.m., Wednesday, January 22, 2025.

The following members of Administration's delegation answered questions:

- C. Ashmore, Employee and Legal Services
- C. Lawson, Office of the City Manager
- C. Hodgson, Financial and Corporate Services
- A. Jiwa, Employee and Legal Services
- B. Jarocki, Financial and Corporate Services

Moved by: K. Tang

That Executive Committee meet in public.

In Favour (4): A. Sohi, T. Cartmell, K. Principe, and K. Tang

Carried (4 to 0)

Executive Committee met in public at 12:03 p.m., Wednesday, January 22, 2025.

Councillors T. Cartmell and K. Principe requested the January 22, 2025, Financial and Corporate Services report FCS02729 be requisitioned to City Council without a Committee Recommendation.

7.2 Winspear Expansion Project

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

- S. Padbury, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services

The following public speaker made a presentation:

- J. Watson

The following members of Administration's delegation answered questions:

- S. Padbury, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- B. Jarocki, Financial and Corporate Services

The following members of the delegation answered questions:

- S. Young, Winspear Centre
- A. Petrov, Winspear Centre

Moved by: K. Tang

Winspear Expansion Project - Interim Financing Requirements

That Administration work with The Francis Winspear Centre for Music to provide a report with further information and steps required to implement Option 5, Interim financing to complete construction until final funding can be secured, as outlined in the January 22, 2025, Financial and Corporate Services report FCS02831, including options for the City to provide operating grants or enable new revenue sources to service the debt.

Due Date: March 5, 2025, Executive Committee

In Favour (3): A. Sohi, K. Principe, and K. Tang

Carried (3 to 0)

7.3 Derelict Residential Tax Subclass - Update

The following member of Administration's delegation made a presentation and answered questions:

- C. Watt, Financial and Corporate Services

The following members of Administration's delegation answered questions:

- A. Szabo, Financial and Corporate Services
- G. Hutchinson, Financial and Corporate Services
- C. Ashmore, Employee and Legal Services

Moved by: K. Tang

That Administration prepare an unfunded service package to expand the derelict residential tax subclass city-wide.

Due Date: Fall 2025 Supplemental Operating Budget Adjustment

In Favour (4): A. Sohi, T. Cartmell, K. Principe, and K. Tang

Carried (4 to 0)

Moved by: K. Tang

Derelict Non-residential Tax Subclass

That Administration provide a report with an implementation strategy for a derelict non-residential tax subclass, including but not limited to:

1. Metrics on the prevalence of derelict non-residential properties;
2. Draft methodology for deeming properties "unoccupied" that have not been actively used for their intended use for 12 consecutive months, based on objective criteria, such as: utility consumption levels; active business licences or permits; physical signs of disrepair or neglect; lack of visible occupation; and failure of

owners to provide evidence of active use or occupation within a defined time frame after notice;

3. Potential exemptions for properties undergoing renovations, seasonal closures, or other temporary non-use;
4. Prorated tax forgiveness for remediated derelict properties;
5. A proposed maximum tax rate; and
6. Resource requirements and timeline to implement the strategy.

Due Date: April 1, 2026, Executive Committee

In Favour (4): A. Sohi, T. Cartmell, K. Principe, and K. Tang

Carried (4 to 0)

Moved by: K. Tang

Vacant Residential and Non-residential Properties

That Administration provide a report with options to address vacant, unimproved residential and non-residential properties, including but not limited to policy tools, tax mechanisms and subclassing, and advocacy opportunities to discourage speculative land holding and prolonged vacancies, while encouraging timely development and productive use of land in Edmonton's Redeveloping Area.

Due Date: April 1, 2026, Executive Committee

In Favour (4): A. Sohi, T. Cartmell, K. Principe, and K. Tang

Carried (4 to 0)

7.4 LRT Rider Cellular Connectivity

Moved by: K. Tang

1. That single source agreements between the City of Edmonton and Telus Communications Inc. for cellular connectivity, as outlined in the January 22, 2025, Financial and Corporate Services report FCS02808, be approved, and that the agreements be in form and content acceptable to the City Manager.
2. That Attachment 1 of the January 22, 2025, Financial and Corporate Services report FCS02808 remain private pursuant to

sections 16 (disclosure harmful to the business interests 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 (4): A. Sohi, T. Cartmell, K. Principe, and K. Tang

Carried (4 to 0)

7.5 Extension of Yellow Pencil Sole Source Contract

This item was not selected for debate and was dealt with as part of item 2.2. The following motion carried:

That a one-year extension, until July 1, 2026, of the previously approved sole source agreement between the City of Edmonton and Yellow Pencil Inc., for the provision of web service and content management services, as outlined in the January 22, 2025, Office of the City Manager report OCM02774, be approved, and that the agreement be in form and content acceptable to the City Manager.

7.6 Bylaw 21009 - To Designate the McClory Residence as a Municipal Historic Resource

This item was not selected for debate and was dealt with as part of item 2.2. The following motion carried:

That Executive Committee recommend to City Council:

That Bylaw 21009 be given the appropriate readings.

7.7 Bylaw 21015 - To Designate the Brennan Residence as a Municipal Historic Resource

This item was not selected for debate and was dealt with as part of item 2.2. The following motion carried:

That Executive Committee recommend to City Council:

That Bylaw 21015 be given the appropriate readings.

7.8 Bylaw 21016 - To Designate the South Side Market as a Municipal Historic Resource

This item was not selected for debate and was dealt with as part of item 2.2. The following motion carried:

That Executive Committee recommend to City Council:

That Bylaw 21016 be given the appropriate readings.

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

11.1 Complete Streets - Design Policies, Standards and Guidelines Update (T. Cartmell)

Councillor T. Cartmell stated that at the next regular meeting of City Council, the following motion would be moved:

That Administration provide a report summarizing progress to date on the revisions to the Complete Streets design policies, standards and guidelines.

- Notice of Motion Given: January 22, 2025, Executive Committee

11.2 Tax Forgiveness Options - Southern Springs GP LTD (K. Tang)

Councillor K. Tang stated that at the next regular meeting of Executive Committee, the following motion would be moved:

That Administration bring a report to Committee providing background and outlining the tax forgiveness options for Southern Springs GP LTD from 2020-2024 for property address 671 Watt Boulevard SW (account 10934587).

- Notice of Motion Given: January 22, 2025, Executive Committee

12. Adjournment

The meeting adjourned at 3:28 p.m., Wednesday, January 22, 2025.

Chair

City Clerk