



## Executive Committee - Minutes

August 13, 2025

9:30 a.m.

Council Chamber, 2nd floor, City Hall

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

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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., Wednesday, August 13, 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, Saulteaux, Blackfoot, Nakota Isga, 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.

Mayor A. Sohi was absent with notice for a portion of the meeting.

Councillors A. Knack, E. Rutherford, A. Stevenson and J. Wright; and N. Jacobsen, B. Tyson and J. Taves, Office of the City Clerk, were also in attendance.

#### 1.3 Adoption of Agenda

**Moved by:** K. Principe

That the August 13, 2025, Executive Committee meeting agenda be adopted.

In Favour (5): A. Sohi, A. Paquette, T. Cartmell, K. Principe, and K. Tang

**Carried (5 to 0)**

#### **1.4 Approval of Minutes**

**Moved by:** A. Paquette

That the June 18, 2025, Executive Committee meeting minutes be approved.

In Favour (5): A. Sohi, A. Paquette, T. Cartmell, K. Principe, and K. Tang

**Carried (5 to 0)**

#### **1.5 Protocol Items**

There were no Protocol Items.

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

#### **2.1 Select Items for Debate**

The following items were selected for debate: 5.2, 7.1, 7.2, 7.5 and 7.6.

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

**Moved by:** K. Principe

That the recommendations in the following reports be approved:

- 5.1 Options to Resolve Winspear Parkade Revenue Sharing Agreement
- 5.3 Chancery Hall & Century Place Public Offering Update
- 7.3 Sale of Land Above Delegated Authority - Heritage Valley Town Centre
- 7.4 2024 Alley Lighting Maintenance Tax Excess Revenue
- 7.7 Bylaw 21169 - To Designate Westminster Apartments as a Municipal Historic Resource Amendment No. 1

In Favour (5): A. Sohi, A. Paquette, T. Cartmell, K. Principe, and K. Tang

**Carried (5 to 0)**

## 2.3 Requests to Speak

**Moved by:** K. Tang

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

- 7.1 Affordable Housing Investment Program - Summer 2025 Grant Award
- 7.2 Below Market Value Sale and Grant Funding to NiGiNan Housing Ventures - Spruce Avenue
  1. D. Despins
  2. S. Mason
  3. F. Fernandes
  4. S. Branicki
  5. R. Russell
  6. V. Stainthrop
  7. M. Berezwicki
- 7.6 Downtown Student Housing Incentive
  1. A. Abbasi, University of Alberta Students' Union
  2. G. Dub

In Favour (5): A. Sohi, A. Paquette, T. Cartmell, K. Principe, and K. Tang

**Carried (5 to 0)**

**Moved by:** K. Tang

That Executive Committee hear from the following additional speaker:

- 7.6 Downtown Student Housing Incentive
  1. W. Youbi Fansi, Students' Association of MacEwan University

In Favour (4): A. Paquette, 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 Options to Resolve Winspear Parkade Revenue Sharing Agreement**

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 Fourth Quarter 2025, for the Financial and Corporate Services report FCS03047, Options to Resolve Winspear Parkade Revenue Sharing Agreement, be approved.

**Due Date: Fourth Quarter 2025**

**5.2 Below Market Sale of a Portion of Athlone Park (Africa Centre)**

The following member of Administration's delegation answered questions:

- C. Hodgson, Financial and Corporate Services

**Moved by:** K. Tang

That the revised due date of First Quarter 2026, Executive Committee, for the Financial and Corporate Services report FCS03093, Below Market Sale of a Portion of Athlone Park (Africa Centre), be approved.

**Due Date: First Quarter 2026, Executive Committee**

In Favour (5): A. Sohi, A. Paquette, T. Cartmell, K. Principe, and K. Tang

**Carried (5 to 0)**

**5.3 Chancery Hall & Century Place Public Offering 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 Second Quarter 2026, Executive Committee, for the Financial and Corporate Services report FCS03046, Chancery Hall & Century Place Public Offering Update, be approved.

**Due Date: Second Quarter 2026, Executive Committee**

**6. Unfinished Business**

There was no Unfinished Business on the agenda.

**7. Public Reports**

**7.1 Affordable Housing Investment Program - Summer 2025 Grant Award**

Items 7.1 and 7.2 were dealt with and voted on together.

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

- J. Flaman, Deputy City Manager, Community Services
- R. Comia, Community Services

The following public speaker made a presentation:

- S. Branicki

The following public speakers made presentations and answered questions:

- M. Berezwicki
- F. Fernandes
- V. Stainthrop
- R. Russell
- D. Despins
- S. Mason

The following members of Administration's delegation answered questions:

- R. Comia, Community Services
- J. Flaman, Deputy City Manager, Community Services
- K. Petrin, Deputy City Manager, Urban Planning and Economy

- H. Sheremeta, Community Services

The following members of the delegation answered questions:

- K. Cardinal, NiGiNan Housing Ventures
- M. Eid, Mikisew Group
- N. Rheubottom, 4Sight Strategic Planning Advisory Services
- M. Redmond, Right at Home Housing Society
- D. Kroening, The Salvation Army
- F. Waters, The Salvation Army
- S. Baran, Bare Capital
- T. Tuccaro, Mikisew Cree First Nation

**Moved by:** A. Sohi

**Motion on Item 7.1:**

1. That a grant funding affordable housing agreement between the City of Edmonton and Right at Home Housing Society for an amount not to exceed \$915,000 as outlined in Attachment 2 of the August 13, 2025, Community Services report CS02956, be approved, and that the agreement be in form and content acceptable to the City Manager.
2. That a grant funding affordable housing agreement between the City of Edmonton and Right at Home Housing Society for an amount not to exceed \$941,000 as outlined in Attachment 4 of the August 13, 2025, Community Services report CS02956, be approved, and that the agreement be in form and content acceptable to the City Manager.
3. That a grant funding affordable housing agreement between the City of Edmonton and The Governing Council of the Salvation Army in Canada for an amount not to exceed \$1,143,000 as outlined in Attachment 6 of the August 13, 2025, Community Services report CS02956, be approved, and that the agreement be in form and content acceptable to the City Manager.
4. That a grant funding affordable housing agreement between the City of Edmonton and Kingsway Crossing Developments Ltd. for an

amount not to exceed \$5,280,000 as outlined in Attachment 8 of the August 13, 2025, Community Services report CS02956, be approved, and that the agreement be in form and content acceptable to the City Manager.

5. That a grant funding affordable housing agreement between the City of Edmonton and MPW Developments One Limited Partnership for an amount not to exceed \$14,000,000 as outlined in Attachment 10 of the August 13, 2025, Community Services report CS02956, be approved, and that the agreement be in form and content acceptable to the City Manager.

**Motion on Item 7.2:**

1. That the below-market and direct sale of land in the Spruce Avenue neighbourhood, Lots 1-5, Block 5A, Plan 686HW, as outlined in Attachment 1 of the August 13, 2025, Financial and Corporate Services report FCS03107, to NiGiNan Housing Ventures, on the terms and conditions outlined in Attachment 2 of the August 13, 2025, Financial and Corporate Services report FCS03107, be approved, and that the agreement(s) be in form and content acceptable to the City Manager.
2. That a grant funding affordable housing agreement between the City of Edmonton and NiGiNan Housing Ventures for an amount not to exceed \$5,200,000, as outlined in Attachment 4 of the August 13, 2025, Financial and Corporate Services report FCS03107, be approved, and that the agreement be in form and content acceptable to the City Manager.

In Favour (5): A. Sohi, A. Paquette, T. Cartmell, K. Principe, and K. Tang

**Carried (5 to 0)**

**7.2 Below Market Value Sale and Grant Funding to NiGiNan Housing Ventures - Spruce Avenue**

Items 7.1 and 7.2 were dealt with and voted on together (see item 7.1).

**7.3 Sale of Land Above Delegated Authority - Heritage Valley Town Centre**

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

1. That the sale of the land legally described as Plan 2420846 Block 1 Lot 8, as outlined in Attachment 1 of the August 13, 2025, Financial and Corporate Services report FCS03011, on the terms and conditions as outlined in Attachment 2 of the August 13, 2025, Financial and Corporate Services report FCS03011, be approved, and that the sale agreement be in form and content acceptable to the City Manager.
2. That Attachment 2 of the August 13, 2025, Financial and Corporate Services report FCS03011 remain private pursuant to sections 19 (disclosure harmful to business interests of third parties), 29 (advice from officials) and 30 (disclosure harmful to economic and other interests of a public body) of the *Access to Information Act*.

#### **7.4 2024 Alley Lighting Maintenance Tax Excess Revenue**

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 the September 16, 2025, City Council:

1. That the excess revenue of \$344,270 collected as part of the 2024 Alley Lighting Maintenance Special Tax be applied to the 2026 Alley Lighting Maintenance Rates.
2. That the 2026 Operating Budget be adjusted to reduce the revenue collected through 2026 Alley Lighting Maintenance Special Taxes by \$344,270, offset by an equivalent transfer from the Financial Stabilization Reserve.

#### **7.5 2025 Pilot Branch Budget Presentation - Fire Rescue Services**

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

- M. Fehr, Financial and Corporate Services

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

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

The following members of Administration's delegation answered questions:

- J. Graham, Office of the City Manager
- P. Ladouceur, Integrated Infrastructure Services

**Moved by:** K. Tang

That the August 13, 2025, Financial and Corporate Services report FCS03030, be received for information.

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

**Carried (4 to 0)**

## 7.6 Downtown Student Housing Incentive

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

- A. Laliberte, Urban Planning and Economy
- B. Latchford, Urban Planning and Economy

The following public speakers made presentations and answered questions:

- A. Abbasi, University of Alberta Students' Union
- W. Youbi Fansi, Students' Association of MacEwan University
- G. Dub

The following members of Administration's delegation answered questions:

- A. Laliberte, Urban Planning and Economy
- K. Petrin, Deputy City Manager, Urban Planning and Economy
- B. Latchford, Urban Planning and Economy
- S. Kehrig, Community Services

**Moved by:** K. Tang

That Executive Committee recommend to City Council:

1. That the Downtown Student Housing Incentive, as set out in Attachment 1 of the August 13, 2025, Urban Planning and Economy report UPE03036, be approved.

2. That the payment of any Downtown Student Housing Incentive grants be subject to the terms and conditions set out in Attachment 2 of the August 13, 2025, Urban Planning and Economy report UPE03036 and not exceed \$15,000,000 cumulatively from funding allocated by the Federal Government under the Canada Mortgage and Housing Corporation's Housing Accelerator Fund.
3. That Attachment 3 of the August 13, 2025, Urban Planning and Economy report UPE03036 remain private pursuant to sections 26 (disclosure harmful to intergovernmental relations), 29 (advice from officials) and 32 (privileged information) of the *Access to Information Act*.

**Not put to vote**

**Moved by:** A. Paquette

1. That Attachment 1 of the August 13, 2025, Urban Planning and Economy report UPE03036 - Downtown Student Housing Incentive - Program Guide 2025 be amended to add the properties on each side of 104 Street, from 102 Avenue to 100 Avenue, to the Program Priority Area located in Schedule A on page 21.
2. That Attachment 1 of the August 13, 2025, Urban Planning and Economy report UPE03036 - Downtown Student Housing Incentive - Program Guide 2025 be amended by changing the colour of the Downtown Neighbourhood Boundary on the map in Schedule A to red.
3. That Attachment 2 of the August 13, 2025, Urban Planning and Economy report UPE03036 be amended to delete the text under Level of Affordability and replace it with "Student units must meet rental requirements - lower than or equal to average monthly rental rate (AMRR) as published by the City."

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

**Carried (4 to 0)**

**Moved by:** K. Tang

That Executive Committee recommend to City Council:

1. That the Downtown Student Housing Incentive, as set out in revised Attachment 1 of the August 13, 2025, Urban Planning and Economy report UPE03036, be approved.
2. That the payment of any Downtown Student Housing Incentive grants be subject to the terms and conditions set out in revised Attachment 2 of the August 13, 2025, Urban Planning and Economy report UPE03036 and not exceed \$15,000,000 cumulatively from funding allocated by the Federal Government under the Canada Mortgage and Housing Corporation's Housing Accelerator Fund.
3. That Attachment 3 of the August 13, 2025, Urban Planning and Economy report UPE03036 remain private pursuant to sections 26 (disclosure harmful to intergovernmental relations), 29 (advice from officials) and 32 (privileged information) of the *Access to Information Act*.

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

**Carried (4 to 0)**

**7.7 Bylaw 21169 - To Designate Westminster Apartments as a Municipal Historic Resource Amendment No. 1**

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 21169 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**

**10.1 Tax Forgiveness Options - Homes 4 Hope (K. Principe)**

The following member of Administration's delegation answered questions:

- A. Szabo, Financial and Corporate Services

**Moved by:** K. Principe

**Tax Forgiveness Options - Homes 4 Hope**

That Administration provide a report to Executive Committee including background and outlining the tax forgiveness options for 13039 83 Street (Homes 4 Hope - Account 6390447) for the 2022, 2023 and 2024 taxation years.

**Due Date: First Quarter 2026, Executive Committee**

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

**Carried (4 to 0)**

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

Councillor A. Paquette asked whether there were any Notices of Motion. There were none.

**12. Adjournment**

The meeting adjourned at 4:17 p.m., Wednesday, August 13, 2025.

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Chair

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City Clerk