



Executive Committee - Minutes

September 8, 2025

1:30 p.m.

Council Chamber, 2nd floor, City Hall

Present: A. Sohi, A. Paquette, 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 9:33 a.m., Wednesday, September 8, 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.

**Clerk's note: The September 8, 2025, Executive Committee meeting was held over two days: September 8, 2025, and September 10, 2025.*

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; E. Robar, City Manager; and N. Jacobsen, B. Tyson, M. Friesen and A. Karbasheski, Office of the City Clerk, were also in attendance.

1.3 Declaration of Pecuniary or Conflict of Interest

Mayor A. Sohi asked whether there were any declarations of pecuniary interests or conflicts of interest. There were none.

1.4 Adoption of Agenda

Moved by: A. Paquette

That the September 8/10, 2025, Executive Committee meeting agenda be adopted with the following changes:

Additions:

- 7.15 Edmonton Financial Sustainability Framework
- 7.17 Below Market Value Sales and Grant Funding to Jasper Place Wellness Centre - Calder and Highlands
- 7.19 Sole-Source Contract for Emergency Response Computer-Aided Dispatch

Replacement report/attachments/page:

- 7.16 2025 Pilot Branch Budget Presentation - Development Services
- Attachment 1, page 1
- 7.23 Bylaw 21246 - To Designate the Miller Residence as a Municipal Historic Resource
- Urban Planning and Economy report UPE03116
- Attachment 1

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

Carried (5 to 0)

1.5 Approval of Minutes

Moved by: K. Principe

That the August 13, 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)

1.6 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: 7.15, 7.16, 7.17, 7.19 and 7.20.

2.2 Vote on Reports not Selected for Debate

Moved by: K. Tang

That the recommendations in the following reports be approved:

- 5.1 Conditions Contributing to Commercial Vacancies
- 5.2 Chinatown Strategy - Initiatives and Progress
- 5.3 Policy C216C - Storefront Improvement Program Policy Updates
- 7.1 Business Improvement Area Policy C462B
- 7.2 Bylaw 21223 - Edmonton Alberta Avenue Business Improvement Area Bylaw
- 7.3 Bylaw 21218 - 124th Street and Area Business Improvement Area Bylaw
- 7.4 Bylaw 21222 - Edmonton Beverly Business Improvement Area Bylaw
- 7.5 Bylaw 21224 - Chinatown and Area Business Improvement Area Bylaw
- 7.6 Bylaw 21216 - Edmonton Downtown Business Improvement Area Bylaw
- 7.7 Bylaw 21219 - Edmonton Fort Road and Area Business Improvement Area Bylaw
- 7.8 Bylaw 21228 - French Quarter Business Improvement Area/Association des Interets Commerciaux du Quartier Francophone Bylaw
- 7.9 Bylaw 21217 - Edmonton Kingsway Business Improvement Area Bylaw
- 7.10 Bylaw 21227 - North Edge Business Improvement Area Bylaw
- 7.11 Bylaw 21225 - Northwest Industrial Business Improvement Area Bylaw

- 7.12 Bylaw 21220 - Edmonton Old Strathcona Business Improvement Area Bylaw
- 7.13 Bylaw 21226 - Stony Plain Road and Area Business Improvement Area Bylaw
- 7.14 Bylaw 21221 - The Crossroads Business Improvement Area Bylaw
- 7.18 Infill Infrastructure Fund - EPCOR Sole Source Agreements
- 7.21 Bylaw 21170 - To Repeal Bylaw 20084, a Bylaw to Designate Hangar 11 as a Municipal Historic Resource
- 7.22 Bylaw 21243 - To Designate the Massey Ferguson Building as a Municipal Historic Resource
- 7.23 Bylaw 21246 - To Designate the Miller Residence as a Municipal Historic Resource

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:

- 7.17 Below Market Value Sales and Grant Funding to Jasper Place Wellness Centre - Calder and Highlands
 1. A. Kuper
 2. B. Baim
 3. J. Burton, Jasper Place Wellness Center
 4. Y. Cioran
 5. M. Vandemark
 6. A. Elwi, Jasper Place Wellness Centre
 7. J. Young
 8. C. Prokop

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

Carried (5 to 0)

2.4 Requests for Specific Time on Agenda

Moved by: T. Cartmell

That the following item be dealt with at a specific time on the agenda:

- 7.17 Below Market Value Sales and Grant Funding to Jasper Place Wellness Centre - Calder and Highlands - First item of business, on Monday, September 8, 2025

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

Carried (5 to 0)

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 Conditions Contributing to Commercial Vacancies

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 First Quarter 2026, Executive Committee, for the Urban Planning and Economy report UPE03048, Conditions Contributing to Commercial Vacancies, be approved.

Revised Due Date: First Quarter 2026, Executive Committee

5.2 Chinatown Strategy - Initiatives and Progress

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 First Quarter 2026, Executive Committee, for the Urban Planning and Economy report UPE02877, Chinatown Strategy - Initiatives and Progress, be approved.

Revised Due Date: First Quarter 2026, Executive Committee

5.3 Policy C216C - Storefront Improvement Program Policy Updates

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 First Quarter 2026, Executive Committee, for the Urban Planning and Economy report UPE03042, Policy C216C - Storefront Improvement Program Policy Updates, be approved.

Revised Due Date: First Quarter 2026, Executive Committee

6. Unfinished Business

There was no Unfinished Business on the agenda.

7. Public Reports

7.1 Business Improvement Area Policy C462B

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 the revised Business Improvement Areas Policy C462C, as set out in Attachment 1 of the Urban Planning and Economy report UPE02533, be approved.

7.2 Bylaw 21223 - Edmonton Alberta Avenue Business Improvement Area Bylaw

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 21223 be given the appropriate readings.

7.3 Bylaw 21218 - 124th Street and Area Business Improvement Area Bylaw

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 21218 be given the appropriate readings.

7.4 Bylaw 21222 - Edmonton Beverly Business Improvement Area Bylaw

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 21222 be given the appropriate readings.

7.5 Bylaw 21224 - Chinatown and Area Business Improvement Area Bylaw

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 21224 be given the appropriate readings.

7.6 Bylaw 21216 - Edmonton Downtown Business Improvement Area Bylaw

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 21216 be given the appropriate readings.

7.7 Bylaw 21219 - Edmonton Fort Road and Area Business Improvement Area Bylaw

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 21219 be given the appropriate readings.

7.8 Bylaw 21228 - French Quarter Business Improvement Area/Association des Interets Commerciaux du Quartier Francophone Bylaw

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 21228 be given the appropriate readings.

7.9 Bylaw 21217 - Edmonton Kingsway Business Improvement Area Bylaw

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 21217 be given the appropriate readings.

7.10 Bylaw 21227 - North Edge Business Improvement Area Bylaw

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 21227 be given the appropriate readings.

7.11 Bylaw 21225 - Northwest Industrial Business Improvement Area Bylaw

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 21225 be given the appropriate readings.

7.12 Bylaw 21220 - Edmonton Old Strathcona Business Improvement Area Bylaw

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 21220 be given the appropriate readings.

7.13 Bylaw 21226 - Stony Plain Road and Area Business Improvement Area Bylaw

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 21226 be given the appropriate readings.

7.14 Bylaw 21221 - The Crossroads Business Improvement Area Bylaw

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 21221 be given the appropriate readings.

7.15 Edmonton Financial Sustainability Framework

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

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

Moved by: A. Paquette

That Executive Committee recommend to City Council:

That the Edmonton Financial Sustainability Framework, as outlined in Attachment 1 of the September 10, 2025, Financial and Corporate Services report FCS02994, be approved.

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

Carried (5 to 0)

7.16 2025 Pilot Branch Budget Presentation - Development Services

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

- B. Bryks, Financial and Corporate Services

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

- T. Pawlyk, Urban Planning and Economy
- S. Padbury, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services

The following member of Administration's delegation answered questions:

- N. Chow, Financial and Corporate Services

Moved by: K. Tang

That the September 10, 2025, Financial and Corporate Services report FCS03031, be received for information.

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

Carried (5 to 0)

7.17 Below Market Value Sales and Grant Funding to Jasper Place Wellness Centre - Calder and Highlands

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

- R. Carey, Financial and Corporate Services
- S. Kehrig, Community Services

The following public speakers made presentations:

- J. Burton, Jasper Place Wellness Center
- M. Vandemark
- C. Prokop

The following public speakers made presentations and answered questions:

- A. Kuper
- J. Young
- A. Elwi, Jasper Place Wellness Centre
- B. Baim

The following members of the delegation answered questions:

- T. Soroka, Jasper Place Wellness Centre
- L. Francescutti, University of Alberta
- M. Wax, Royal Alexandra Hospital Foundation

The following members of Administration's delegation answered questions:

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

Moved by: T. Cartmell

1. That the sale of land in Calder (Lots 13A and 14A, Block 30, Plan 9523009) as outlined in Attachment 1 of the September 10, 2025, Financial and Corporate Services report FCS03090, to Jasper Place Wellness Centre, on the terms and conditions outlined in Attachment 3 of the September 10, 2025, Financial and Corporate Services report FCS03090, be approved, and that the agreements be in form and content acceptable to the City Manager.
2. That Administration conduct further engagement with the community regarding the Highlands site (Lot 5, Block 18, Plan 3642AJ), as outlined in Attachment 2 of the September 10, 2025, Financial and Corporate Services report FCS03090, and provide a report to Committee with an update regarding the engagement and potential next steps.
3. That Attachment 5 of the September 10, 2025, Financial and Corporate Services report FCS03090 be revised to remove the grant funding affordable housing agreement related to the Highlands site (Lot 5, Block 18, Plan 3642AJ), as outlined in Attachment 2 of the September 10, 2025, Financial and Corporate Services report FCS03090.
4. That grant funding affordable housing agreements between the City of Edmonton and Jasper Place Wellness Centre for an amount not to exceed \$10 million, as outlined in revised Attachment 5 of the September 10, 2025, Financial and Corporate Services report FCS03090, be approved, and that the agreements be in form and content acceptable to the City Manager.

In Favour (2): T. Cartmell, and K. Principe

Opposed (3): A. Sohi, A. Paquette, and K. Tang

Defeated (2 to 3)

Moved by: A. Sohi

1. That the sale of land in Calder (Lots 13A and 14A, Block 30, Plan 9523009) and Highlands (Lot 5, Block 18, Plan 3642AJ), as outlined in Attachments 1 and 2 of the September 10, 2025, Financial and Corporate Services report FCS03090, to Jasper Place Wellness Centre, on the terms and conditions outlined in

Attachments 3 and 4 of the September 10, 2025, Financial and Corporate Services report FCS03090, be approved, and that the agreements be in form and content acceptable to the City Manager.

2. That grant funding affordable housing agreements between the City of Edmonton and Jasper Place Wellness Centre for an amount not to exceed \$10 million cumulatively, as outlined in Attachment 5 of the September 10, 2025, Financial and Corporate Services report FCS03090, be approved.

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

Opposed (1): K. Principe

Carried (4 to 1)

Moved by: A. Paquette

1. That Administration work with the developer of the Jasper Place Wellness Centre - Highlands site (Lot 5, Block 18, Plan 3642AJ) to explore potential historical streetcar recognition through signage or other site design elements as part of the development and provide a memo to Council.

Options for Historic Recognition - Highlands

2. That Administration work with the community to explore options to activate a public space near the Jasper Place Wellness Centre - Highlands site (Lot 5, Block 18, Plan 3642AJ) to honour and preserve local history elements, such as a streetcar installation, signage, or other activations, and provide a report to Committee.

Due Date: Third Quarter 2026, Executive Committee

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

Carried (5 to 0)

7.18 Infill Infrastructure Fund - EPCOR Sole Source Agreements

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

That three sole source agreements between The City of Edmonton and EPCOR Distribution & Transmission Inc. to upgrade the downtown

electrical system and install new electrical infrastructure for the purposes of servicing seven new developments, as outlined in Attachments 1 and 2 of the September 10, 2025, Urban Planning and Economy report UPE03143, be approved, and that the agreements be in form and content acceptable to the City Manager.

7.19 Sole-Source Contract for Emergency Response Computer-Aided Dispatch

The following member of Administration's delegation answered questions:

- D. Croft, Financial and Corporate Services

Moved by: K. Tang

That the sole-source agreement(s) between the City of Edmonton and Intergraph Canada ULC ("Hexagon") for the purchase of proprietary Computer Aided Dispatch (CAD) software, maintenance and related services, for a total amount not to exceed \$55,000,000, excluding GST, over 20 years, ending December 31, 2045, as outlined in the September 10, 2025, Financial and Corporate Services report FCS03180, be approved, and that the agreement(s) be in form and content acceptable to the City Manager

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

Carried (4 to 0)

7.20 Bylaw 21090 - Closure of Vehicular Access to Titled Parcel on 103A Avenue

The following members of Administration's delegation answered questions:

- P. Ladouceur, Integrated Infrastructure Services
- N. Lazurko, Integrated Infrastructure Services
- J. Fong, Integrated Infrastructure Services

Moved by: K. Principe

That Executive Committee recommend to City Council:

That Bylaw 21090 be given the appropriate readings.

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

7.21 Bylaw 21170 - To Repeal Bylaw 20084, a Bylaw to Designate Hangar 11 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 21170 be given the appropriate readings.

7.22 Bylaw 21243 - To Designate the Massey Ferguson Building 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 21243 be given the appropriate readings.

7.23 Bylaw 21246 - To Designate the Miller 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 21246 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 Below Market Sale to Applied Pharmaceutical Innovation (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 outlining the risks and potential benefits, along with the required policy exemptions, for advancing a nominal sale of the lands legally described as PLAN 242 0043 BLOCK 2 LOT 9 and PLAN 8120859 BLOCK 2 LOT 5 to Applied Pharmaceuticals Innovation including a recommended term sheet with proposed conditions to facilitate the sale and return to Committee in First Quarter 2026.

- Notice of Motion Given: September 8/10, 2025, Executive Committee

11.2 Bike Lane Implementation Suspension and Review (T. Cartmell)

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

That all current work cease immediately on bike lane projects where:

- Construction has not yet started, and
- A bike lane is intended to be constructed on an existing road,

pending a complete review of all individual bike lane projects at the next Infrastructure Committee meeting in February 2026.

- Notice of Motion Given: September 8/10, 2025, Executive Committee

12. Adjournment

The meeting adjourned at 1:37 p.m., Wednesday, September 10, 2025.

Chair

City Clerk