



Executive Committee Minutes

February 1, 2021

9:30 a.m.

Council Chamber, 2nd floor, City Hall

Present: D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, M. Walters

1. Call to Order and Related Business

1.1 Call to Order

Mayor D. Iveson called the meeting to order at 9:32 a.m., Monday, February 1, 2021.

1.2 Roll Call

Mayor D. Iveson conducted roll call and confirmed the attendance of Members of Executive Committee.

Councillors S. Hamilton and S. McKeen participated electronically.

Councillors M. Banga, J. Dziadyk, B. Esslinger, B. Henderson, A. Knack and A. Paquette; A. Corbould, City Manager; and K. Gibson, T. Orbell and R. Zheng, Office of the City Clerk, were also in attendance.

1.3 Adoption of Agenda

Moved by: S. McKeen

That the February 1, 2021, Executive Committee meeting agenda be adopted.

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

1.4 Approval of Minutes

Moved by: T. Cartmell

That the January 18, 2021, Executive Committee meeting minutes be approved.

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

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: 5.1, 6.1, 6.2, 6.3, 6.4, 6.5, 6.7, 6.8 and 6.9.

2.2 Vote on Reports not Selected for Debate

Moved by: M. Walters

That the recommendations in the following reports be approved:

- 6.6 Downtown District Energy Initiative - Expansion Opportunities - Development Update
- 9.1 Confidential Approval of Partial Settlement - Valley Line West

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

2.3 Requests to Speak

Moved by: M. Walters

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

- 6.3 Incentive Options to Support 2021 Land Development
 1. M. Kohl, Brookfield Properties Development
 2. J. Wacko, Cantiro

- 6.8 Exploration of Uses, Condition, and Partner Funding for Hangar 11 Located at Blatchford -Financial Viability: Reimagine Land, Property, and Facility Asset
 1. D. Rose, Edmonton Historical Board
 2. T. Antoniuk, Architure Inc.
 3. N. MacDonald, Stantec, on behalf of Jacqueline McLeod
 4. A. Partridge, NEXT Architecture
 5. K. Gue, NAIT
 6. D. Ridley, Edmonton Heritage Council

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

2.4 Requests for Specific Time on Agenda

Moved by: S. McKeen

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

- 6.8 Exploration of Uses, Condition, and Partner Funding for Hangar 11 Located at Blatchford - Financial Viability: Reimagine Land, Property, and Facility Asset - 1:30 p.m.

With the unanimous consent of Executive Committee, the motion carried.

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 Bylaw 19144 The Clean Energy Improvement Pilot Program

S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development; and A. Corbould, City Manager, answered questions.

Moved by: M. Walters

1. That the revised due date of March 1, 2021, for Urban Form and Corporate Strategic Development report CR_7834, Bylaw 19144 The Clean Energy Improvement Pilot Program, be approved.

Due Date: March 1, 2021

2. That Executive Committee recommend to City Council:

That the Mayor, on behalf of City Council, write a letter to the Province of Alberta, requesting changes to the provincial regulation to name Municipal Climate Change Action Centre (MCCAS) instead of Energy Efficiency Alberta (EEA), stressing that time is of the essence to ensure this new program can be implemented in the 2021 construction season.

A. Corbould, City Manager; and S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development, answered questions.

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

6. Reports

6.1 Growth Investment Strategy

Items 6.1 and 6.2 were dealt with together.

S. McCabe, Deputy City Manager, and L. Butterfield, Urban Form and Corporate Strategic Development, made a presentation and answered questions. R. Toohey, Urban Form and Corporate Strategic Development; and M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services, answered questions.

Moved by: M. Walters

That the February 1, 2021, Urban Form and Corporate Strategic Development report CR_8034, be received for information.

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

6.2 Growth Management Framework Update

Items 6.1 and 6.2 were dealt with together.

Moved by: M. Walters

That the February 1, 2021, Urban Form and Corporate Strategic Development report UFCSD00098, be received for information.

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

6.3 Incentive Options to Support 2021 Land Development

M. Kohl, Brookfield Properties Development; and J. Wacko, Cantiro, made presentations and answered questions.

S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development, answered questions.

Moved by: T. Cartmell

That Executive Committee recommend to City Council:

That the Motion on the Floor be replaced with the following:

That Administration engage industry and EPCOR, analyze existing and previously used tools and determine alignment to City Plan direction for major infrastructure projects (for example major roadway or major utility infrastructure) that, as demonstrated by industry, have current cash flow challenges and that might not readily proceed without different tools, and provide a report to Committee.

S. McCabe, Urban Form and Corporate Strategic Development; M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services; and A. Corbould, City Manager, answered questions.

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

6.4 Storefront Improvement and Development Incentive Programs: Inclusion to Support Commercial Alleys within the Old Strathcona Business Improvement Area

Moved by: S. McKeen

That Executive Committee recommend to City Council:

That exemptions to City Policies C216C Storefront Improvement Program Policy and C553C Development Incentive Program Policy, be approved:

1. allowing for commercial properties that face onto the alleys, as outlined in Attachment 1 of the February 1, 2021 Urban Form and Corporate Strategic Development report CR_7511, to be eligible to receive grants under these programs; and

2. providing a one time exemption from the one grant per building requirements under these programs.

S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development, made a presentation and answered questions. J. Chase, Urban Form and Corporate Strategic Development, answered questions.

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

6.5 City of Montréal's Financial Assistance Policy Summary

K. Fallis-Howell, Office of the City Manager (Legal Services); and A. Laughlin, Deputy City Manager, Integrated Infrastructure Services, answered questions.

Moved by:

That the February 1, 2021, Office of the City Manager report CR_7806, be received for information.

Councillors T. Cartmell and S. McKeen requested this item be referred to City Council without a Committee recommendation.

6.6 Downtown District Energy Initiative - Expansion Opportunities - Development Update

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

That Executive Committee recommend to City Council:

1. That the definitive agreements between the City of Edmonton and EPCOR Utilities Inc. (or an affiliate), for the design, build, financing, operation and maintenance of the Downtown District Energy System, as outlined in Attachment 1 of the February 1, 2021, Integrated Infrastructure Services report CR_8257, be approved, and that the agreements be in form and content acceptable to the City Manager.

2. That Administration develop a strategy, through a reallocation of funded operating programs, in advance of the 2023-2026 Operating Budget, to

address any incremental operating funding shortfalls of the Downtown District Energy initiative.

6.7 Leduc County Annexation Area - Taxpayer Support Options

C. Watt and A. Szabo, Financial and Corporate Services, answered questions.

Moved by: T. Cartmell

That Executive Committee recommend to City Council:

1. That Administration bring back amendments to Bylaw 12914, to change the tax due date on residential properties within the Leduc County annexed area to December 31, 2021, in accordance with Option 2, as outlined in February 1, 2021, Financial and Corporate Services report FCS00021rev.
2. That Administration bring back a report to Committee, cancelling any 2020 penalties on residential properties within the Leduc annexed area that have had an increase in taxes for 2020.
3. That Administration bring back a report to Committee, outlining the cancellation that would be required under section 347 for properties that are successful in an assessment appeal in 2021 in accordance with Option 2, as outlined in February 1, 2021, Financial and Corporate Services report FCS00021rev.
4. That Administration bring back a report to Committee, in the first quarter of each of the next two years, outlining the taxes and any penalties that would be required to be cancelled under Section 347 of the *Municipal Government Act*, to accomplish the cancellation that is contemplated in Option 3, as outlined in the February 1, 2021, Financial and Corporate Services report FCS00021rev, for any residential properties in the annexed area that had an increase in taxes in 2020, in accordance with Option 3, as outlined in the February 1, 2021, Financial and Corporate Services report FCS00021rev.

M. Persson, Chief Financial Officer and Deputy City Manager, and C. Watt, Financial and Corporate Services, answered questions.

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

6.8 Exploration of Uses, Condition, and Partner Funding for Hangar 11 Located at Blatchford - Financial Viability: Reimagine Land, Property, and Facility Asset

M. Persson, Chief Financial Officer and Deputy City Manager, and C. Hodgson, Financial and Corporate Services, made a presentation.

N. MacDonald, Stantec, on behalf of J. McLeod; A. Partridge, NEXT Architecture; and D. Ridley, Edmonton Heritage Council, made presentations.

D. Rose, Edmonton Historical Board; K. Gue, NAIT; and T. Antoniuk, Architure Inc., made presentations and answered questions.

C. Hodgson and M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services, answered questions.

Moved by: S. McKeen

That Executive Committee recommend to City Council:

1. That Administration negotiate a draft agreement for the sale of land, as outlined in Option 2 of the February 1, 2021, Financial and Corporate Services report CR_6367, and return to Committee for approval of the sale agreement or report on the result, as appropriate.

2. That Attachment 5 of the February 1, 2021, Financial and Corporate Services report nCR_6367, remain private pursuant to sections 16 (disclosure harmful to business interests of third parties), 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*.

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

6.9 Surplus School Sites

C. Hodgson and N. Osaduik, Financial and Corporate Services, made a presentation and answered questions. P. Foster, Financial and Corporate Services; C. Kjenner, Citizen Services; S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development, answered questions.

Moved by: S. McKeen

That the February 1, 2021, Financial and Corporate Services report CR_8347, be received for information.

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

Moved by: T. Cartmell

Alternative Surplus School Site - Henderson Estates Park

That Administration evaluate a building location at the east side of Henderson Estates Park adjacent to Riverbend Road, as an alternative to the existing surplus school site, and provide a report to Committee.

Due Date: Third Quarter 2021

C. Kjenner, Citizen Services, answered questions.

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

Moved by: M. Walters

That Executive Committee recommend to City Council:

1. That the Skyrattler surplus school site be removed from the First Place Program.

2. That Administration provide a report outlining proposed rezoning of the Skyrattler surplus school site to (AP) Public Parks Zone to City Council Public Hearing for consideration.

3. That Administration provide a report outlining proposed MR designation of the Skyrattler surplus school site to City Council Public Hearing for consideration.

4. That Administration engage in discussions with the owner of the Taylor College lands, located in the Skyrattler neighbourhood, to determine if there is an opportunity to integrate a First Place Program development into such lands.

K. Gibson, Office of the City Clerk; and C. Hodgson, Financial and Corporate Services; and J. Johnson, Office of the City Manager (Legal Services), answered questions.

In Favour (5): D. Iveson, S. McKeen, T. Cartmell, S. Hamilton, and M. Walters

Carried (5 to 0)

7. Responses to Councillor Inquiries

There were no Responses to Councillor Inquiries on the agenda.

8. Motions Pending

There were no Motions Pending on the agenda.

9. Private Reports

9.1 Confidential Approval of Partial Settlement - Valley Line West

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

1. That the settlement, as outlined in Attachment 1 of the February 1, 2021, Office of the City Manager report OCM00321, be approved.

2. That the February 1, 2021, Office of the City Manager report OCM00321, remain private pursuant to sections 16 (disclosure harmful to business interests of a third party), 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*.

10. Notices of Motion and Motions without Customary Notice

10.1 Theatre Network Tax Status (S. McKeen)

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

That Administration return to Executive Committee with a report outlining the current tax status of the Theatre Network (tax account 2716157) and proposed options to cancel outstanding municipal property taxes.

- Notice of Motion Given: February 1, 2021, Executive Committee

11. Adjournment

The meeting adjourned at 5:05 p.m., Monday, February 1, 2021.

Chair

City Clerk