

Development Assessment Steering Committee

Urban Planning and Economy (UPE)

Meeting Minutes— February 12, 2026 2:30PM-4:00PM

Invitees:

- Luciano Salvador - LS - Rohit Group - **Member**
- Bonnie Bryks - BB - Financial Services - **Member**
- Dan Yeung - DCY - Subdivision and Development Coordination - **Chair**
- Kelly Sizer - KS - Subdivision and Development Coordination - **Member**
- Kraig Radke - KRa - Qualico Communities - **Member**
- Katrina Rowe - KRo - Cantiro Communities - **Member**
- Kevin Backus - KB - Anthem Developments - **Member**
- Dave Kinders - DK - Stantec - **Ex Officio**
- Keith Shillington - KSh - Stantec - **Ex Officio**
- Faisal Saeed - FS - Planning Coordination
- Jatinder Tiwana - JT - Subdivision and Development Coordination
- Jason Cunha - JC - Future Growth
- Andrea Chmilar - AC - Subdivision and Development Coordination
- Loretta Michel - LM- Subdivision and Development Coordination
- Kristin Kelly - KK - Subdivision and Development Coordination
- Kalen Anderson - KA - BILD Edmonton

Guests:

- Jason Maurer - Scheffer Andrew

1. Meeting Opening & Agenda Review

• Committee Chair / Members: The meeting opened with a review of the agenda. The committee agreed to postpone the construction cost reviews to a future meeting when the rates are officially approved.

2. Presentation: Saxony Glenn Corporation Proposal (170th Street)

• Jason Maurer (Scheffer Andrew / representing Cameron Corporation): Jason presented a proposal regarding the 170th Street arterial right-of-way, spanning from 28th Avenue to 41st Avenue SW, which is currently under detailed design. The proposal also has the support of Qualico and Rohit.

• **The Issue:** The section of the roadway requires a permanent stormwater management facility that exceeds the standard right-of-way by 3.6 hectares. Because this facility exclusively services the arterial roadway and no adjacent developments, the applicants requested that this extra land be officially dedicated as a road right-of-way.

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- **Financial Impact:** Dedicating this 3.6 hectares of land would equate to an approximate \$8,000 per hectare increase in the arterial road levy for the basin. Jason clarified that they are only seeking compensation for the land dedication, as the construction costs for the pond are already factored into the road's existing budget.
- **Developer's Stance:** A representative for the developer highlighted that they are finished developing in this basin and have no further financial incentive. Currently, they are stuck holding an "orphaned piece of land" in the middle of the ultimate 170th Street right-of-way. They argued it is fundamentally unfair to be forced to hold undevelopable land for the public good while being required to pay taxes on it and appeal their tax rates annually.

3. Committee Questions & Clarifications

- Conflict of Interest Declaration: Before delving into questions, several committee members noted that they are developers who own land in the basin, meaning almost everyone at the table possessed a conflict of interest.
- Keith / Committee: Asked how this proposed pond differs from two other dry ponds located on private property to the north, which did not receive land compensation.
- Jason Maurer: Responded that the proposed pond encompasses the entire right-of-way width and is entirely necessary; 170th Street cannot be built or function without it.
- Dave: Pointed out that approved concept drawings from the City and Province show this area eventually becoming a depressed provincial freeway (highway penetrator), and asked what will happen to the pond when that is built.
- Jason Maurer: Confirmed that a future freeway would require a deeper, excavated piped system because the road would be lower than adjacent lands. Currently, they are only excavating what is strictly required to get the current arterial road approved.

4. Internal Committee Deliberation (In-Camera) *(Presenters were dismissed to allow the committee to discuss governance and equity.)*

- Equity and Precedent: The committee sympathized with the developers holding sterilized, taxable land. However, Keith emphasized that they cannot approve this as a one-off anomaly without including other developers in the corridor (such as Cantiro and Allard) who have also been holding land in easements for storm use without receiving dedication credit.

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- Corridor-Wide Solution: Luc agreed that it is a collective, "bigger picture" issue. He suggested establishing an agreed-upon compensation rate across the entire corridor to ensure all developers in similar situations are treated equitably.

5. Resolutions & Action Items

- Schedule Impact: The committee determined that deferring a decision to the next meeting will not realistically delay the developer's detailed design progress, though a resolution will be needed before the construction stage, which is slated for this year.
- Action Item 1 (Fact-Finding): The committee will work with the drainage department to compile a holistic history of the entire corridor. This will document the length of the road, who has dedicated land, where ponds exist, and whether those infrastructures are temporary or permanent.
- Action Item 2 (Governance): Because the current steering committee members are heavily conflicted, the chair will identify and bring in "temporary voting members" (such as members from the working committee, like Genstar) who do not have a conflict of interest to officially vote on the matter at the next meeting. Non-voting members with history (like Keith and Dave) will act in an ex-officio capacity to bring the temporary voters up to speed.

6. Terms of Reference & Governance

Committee: The group reviews the terms of reference for 2026. A minor correction is made to change "MLC" to "NAC Developments" (or NAC) based on their social media postings. Committee: They discuss bringing in Jason Fjeldheim as an alternate, non-conflicted voting member for future one-off decisions (such as the 170th Street pond). They agree he would be an ideal, neutral community developer to step in when the rest of the committee is conflicted. Resolution: A motion is made and passed to approve the 2026 Terms of Reference with the name amendment and the addition of Jason as a potential alternate member.

7. Levy Inquiries & New Fee Structure

City Representative (Dan/Team Lead): Brings up an information item regarding levy inquiries. The team receives about 800 inquiries a year, taking up significant capacity. Often, these come from realtors or lawyers asking about properties they haven't touched in 10 years, rather than active developers. City Proposal: To manage this, the City will start directing non-developer inquiries (like realtors or Cushman & Wakefield) to the "Search of Records" website, which charges a \$120 fee for pacing or levy information. Active developers looking at adjacent properties for their next stage of

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development will not be charged, as the City will continue to run "what-if" scenarios for them freely. Committee: The committee supports this, noting it makes sense to free up the City's capacity to focus on actual Development Service Agreements (DSAs). The City will send a formal memo to the BILD to circulate to industry.

8. Permanent Area Contributions (PACs) & Drainage Rules

Dave & Keith: Raise three historical, unwritten practices regarding drainage and PACs that need to be codified before "a couple old guys fade away":

- 1. Upstream/Downstream Basin Rules:** Unwritten practice dictates that if an upstream developer finds a better way to drain, they still must pay into the downstream basin's incurred costs so downstream developers aren't unfairly penalized. The City confirms they are creating Standard Operating Procedures (SOPs) this year to put these unwritten rules into writing.
- 2. PAC Payout Limits:** The current PAC payout is capped at \$10,000—a number established in the 1980s. Dave proposes raising this to \$25,000, as current costs make a \$10,000 limit painful and administratively burdensome. The City notes they need to check if they can legally override old agreements to implement a \$25,000 payout without amending hundreds of contracts.
- 3. Trunk Size Standards:** The current standard of 375mm pipes (originally sized to serve a quarter section) is outdated now that standard design flows use 250mm pipes. The City will look into updating this with EPCOR and drainage planning.

9. Power Costs & EPCOR Rebates

Committee: A discussion opens regarding how to estimate power costs and EPCOR rebates when setting Arterial Road Assessments (ARA). Consensus: The committee agrees that setting a 100% estimated EPCOR rebate upfront is a bad idea. If developers are granted a 100% rebate assumption in their rates from the get-go, they lose the financial incentive to actually follow up with EPCOR and secure the rebate. The group agrees that power costs must be included in the initial estimates, but an understated rebate should be assumed to ensure developers do the legwork to get the actual rebate forms submitted.

10. Offsite Storm Flows for Arterial Roads

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Dave: Asks for a consistent approach to storm flows from arterial roads. Historically, the cost-sharing stopped at the first manhole taking local flows off the road, but recent submissions are claiming pipe costs all the way to the storm pond. Kraig & Committee: Kraig argues there must be a willingness to look at this on a case-by-case basis. If a developer builds an off-site arterial road for the benefit of the entire basin, they shouldn't be penalized or left uncompensated for carrying those flows offsite. The City acknowledges this and states that while the first manhole rule will likely remain the standard procedure (covering 95% of cases), anomalies will continue to be brought to the steering committee as a "release valve".

11. Arterial Road Unit Rates & Cost Estimates

Committee & City: The working committee is updating unit rates, moving from 2007 to 2025 construction standards. Some rates have jumped significantly (up to 60%) due to extraordinary costs like third/fourth lane removals, signal modifications, and updated cross-sections. Debate on Accuracy: The committee notes that applying blanket unit rates across the board is causing shock when developers get down to the last 40-50 hectares of a basin. They debate whether it makes sense to hire consultants upfront to prepare accurate, basin-specific cost estimates (identifying extraordinary items like hills, wetlands, and creek crossings) rather than waiting for the working committee's generic unit rates. They agree that spending a small amount on a consultant upfront is better than being blindsided by massive rate increases later.

12. 2026 Land Dedication Rates

City: Presents proposed land dedication rates per hectare for 2026 from valuation. Committee Deliberation: The committee evaluates recent land transactions (around \$275,000 per acre) to determine fair hectare rates. Resolution: A motion is passed with the following approved 2026 Land Dedication Rates:

- Southwest: Held at \$775,000 per hectare.
- Crossroads: Held at \$400,000 per hectare.
- Southeast, Northwest, and Northeast: Increased to \$680,000 per hectare (calculated as a 5% increase from the previous \$650k, roughly aligning with the \$275k/acre market rate).

13. Meeting Close & Signal Backlog

Kraig: Before adjourning, Kraig requests a specific note be added to the meeting minutes: "Industry would like to support the City with the backlog in signal installation".

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Committee: The meeting is officially wrapped up with thanks to the participants for a long session.

Next Meeting: March 12, 2026