

Development Assessment Steering Committee

Urban Planning and Economy (UPE)

MEETING MINUTES — March 12, 2026 2:30PM-4:00PM

Invitees:

- Dan Yeung - DCY - Subdivision and Development Coordination - **Chair**
- Luciano Salvador - LS - Rohit Group - **Member**
- Bonnie Bryks - BB - Financial Services - **Member**
- 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**
- Peter Tsoukalas - PT - Brookefield Residential
- Bala Balakrishnan - BB - College Woods
- Warren Olis - WO- Brookefield Residential
- 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
- Raghda Abdelmonem - RA- Subdivision and Development Coordination
- Kristin Kelly - KK - Subdivision and Development Coordination

Agenda:

1. Review of Agenda and previous minutes

- **Previous Minutes:** The committee reviewed the minutes from the previous meeting. Minor corrections were noted and completed by DCY.

2. 170th Street Pond (Windermere Basin)

- **Proposal Overview:** DCY summarized a request from Jason Maurer (Sheffer Andrew) to add an extra \$2.7M (\$8,000 per hectare) into the Arterial Roadway Assessment (ARA) rates to account for a pond accommodating flows from arterial roads along the 170th Street corridor. The alternative options explored

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were boundary assessments or adding the costs to the Permanent Area Contributions (PACs).

- **Land Dedication History:** Katrina questioned the history of land dedication along this corridor and why compensation was being considered now when it wasn't in the past. Keith provided historical context, explaining that in the past, developers (such as Rohit and Qualico) dedicated additional lands for ponds and rights-of-way without compensation to avoid project delays.
- **Governance & Conflict of Interest:** Kraig and Katrina raised significant governance concerns, noting that almost all standing developer members on the committee have active land holdings in the Windermere basin and thus have a conflict of interest. Kraig stressed that the decision sets a massive precedent for the whole city.
- **Action Items:**
 - It was agreed that Cameron should return to present the proposal again so that new, unconflicted voting members can be properly informed.
 - Conflicted members will be removed from the voting process.
 - The City will invite unconflicted alternates (such as Jason Fjeldheim and Kevin Backus (DCY note: unless it's another Kevin, Kevin Backus has a conflict) to serve as the voting members for this specific item at the next meeting.
 - Confirmed Attendees for next meeting: Jason, Partick Shaver (Avillia), Peter Tsoukalas (Brookfield) and Leigh Melnychuk (Genstar)
 - City representatives will compile a history with the drainage department to understand past reasoning and will provide information on the historical context of land dedication in the corridor.

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3. Draft 2026 ARA Rates

- **Proposed Increases:** Raghda presented the draft 2026 ARA rates, which include significant cost jumps for several basins, including Big Lake, Lake District, Pilot Sound, and Riverview. Raghda explained that the Working Committee applied a 7% general increase to unit rates and a 30% increase for 6-lane ultimate roads. Additionally, some basins saw massive increases because outdated estimates were finally replaced with actual consulting cost studies (e.g., Lake District's obligations jumped from \$3.5 million to \$9.1 million).
- **Industry Concerns:** Kraig and Kate expressed concern with the 25% to 50% rate increases, indicating industry cannot simply absorb and pass on these massive jumps without thorough justification. Kraig questioned how the rates compare to other municipalities and requested that rate increases be paused until basin consultants can audit the assumed infrastructure and cross-sections.
- **Underlying Unit Rates:** Keith noted that despite the rate shock, the City's current unit rate of \$4,600 per linear meter is still significantly undervalued compared to actual historical costs, which average closer to \$5,600 per meter. He warned that delaying or artificially suppressing the rates now will only create worse exponential rate jumps for developers who build later.
- **Action Items:**
 - The approval of the 2026 ARA rates, originally targeted for early April to facilitate servicing agreements, will be delayed to allow for further review.
 - Raghda will provide itemized justifications for any basin where the rate increase exceeds 10%, explaining whether the jump is due to land area changes, unit rate adjustments, or actual cost updates.
 - Raghda will forward the Riverview basin assumptions to Kraig and his consultants for a detailed audit over the next 30 days.

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4. City Council Motion on Arterial Roadways

- **Motion Overview:** Jatinder briefed the committee on a recent City Council motion directing administration to review the ARA bylaw 14380 and City Policy C507 - Arterial Roads for Development, specifically regarding the timing and staging of arterial road construction. Council requested an assessment of whether road construction triggers should be based on neighborhood completion milestones rather than current vehicle traffic counts.
- **Compliance & Feasibility:** Kelly and Keith noted that the Municipal Government Act (MGA) strictly governs what the City can condition based on corporate benefit and service need, and that Council's request may be difficult to legally implement.
- **Housing Affordability Impact:** Luciano cautioned that while Council may look favorably at road funding models from jurisdictions like Calgary, implementing such models in Edmonton could drastically increase home prices and erode the city's affordability advantage. Kate noted that based on the current model, if the City came back with a report indicating there would be an understanding of trade offs and that she doesn't think it would be awful for either the City or Industry.
- **Next Steps:** The committee agreed this is an opportunity to educate Council on how the current ARA system works, acknowledge citizen frustrations about unbuilt roads, and propose changes that would continue to support growth and housing affordability. The City will conduct a jurisdictional scan and report back to Council. Report due First Quarter 2027, Urban Planning Committee.

Next Meeting: April 9th, 2026