

Development Assessment Steering Committee

Urban Planning and Economy (UPE)

MEETING MINUTES—Thursday April 9, 2026 2:30PM-4:00PM

Invitees: (on future agendas break out voting members from non-voting members)

- Dan Yeung - DCY - Subdivision and Development Coordination - **Chair**
- Melanie Cullingham (On behalf of Bonnie Bryks) - Financial Services - **Member**
- Luciano Salvador - LS - Rohit Group - **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**
- Leigh Melnychuk - LMel - Genstar
- Patrick Shaver - PS - Avillia
- Peter Tsoukalas - PT - Brookfield
- Faisal Saeed - FS - Planning Coordination
- Mark Pivovar - Subdivision and Development Coordination
- Jason Cunha - JC - Future Growth
- Raghda Abdelmonem - RA - Subdivision and Development Coordination
- Andrea Chmilar - AC - Subdivision and Development Coordination
- Loretta Michel - LM - Subdivision and Development Coordination
- Kristin Kelly - KK - Subdivision and Development Coordination

Guests:

- Jason Maurer - JM - Scheffer Andrew
- Andrew Lytovchenko - AL - Scheffer Andrew
- Crystal Brightwell - CB - Cameron Communities
- Doug Vandenbrink - DV - Rohit Group
- Greg Persson - GP - Qualico Communities

Meeting Minutes

- **Voting Members & City Representatives:** Dan Yeung, Kelly Sizer, Peter Tsoukalas (170 street item only), Patrick Shaver, Kevin Backus, Leigh Melnychuk, Melanie Cullingham

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(on behalf of Bonnie Bryks), Mark Pivovar and Kristin Kelly

- **Non-voting Participants:** Katrina Rowe (declaring a conflict of interest), Keith Shillington, Dave Kinders, Peter Tsoukalas
- **Industry Guests/Proponents:** Andrew Lytovchenko (Scheffer Andrew), Jason Maurer (Scheffer Andrew), and Doug VandenBrink (Rohit Group).
- **Absent:** Kraig Radke, Luciano Salvador, and Bonnie Bryks.

Agenda Item 1: 170th Street Storm Water Management Facility (SWMF) - Windermere Basin

Discussion & Context:

- Andrew Lachchenko and Jason Maurer presented on behalf of Cameron Communities, Rohit Group, and Qualico Communities regarding a proposed SWMF located south of 28th Avenue.
- **The Proposal:** The developers requested **compensation of approximately \$2.79 million for 3.6 hectares of privately held land** at a rate of \$775,000 per hectare, to be paid out from the ARA.
- **Justification:** The pond is required by the City of Edmonton and EPCOR to facilitate the 170th Street arterial upgrades, and it solely services the 170th Street corridor. Alternatives like a Utility Right of Way were ruled out because they do not meet EPCOR standards and create tax and insurance liability risks for private landowners.
- **Future Highway Considerations:** The land sits within a corridor designated for a future provincial penetrator highway. If built, the highway would completely remove the SWMF; however, there is currently no timeline for provincial construction, leaving developers holding onto parcels that they pay taxes on.

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- **Precedent Concerns:** Members expressed concern that approving this compensation would set a precedent for other landowners holding undeveloped right-of-way lands to the north (such as Cantiro and Allard) and south, who might seek similar compensation. Dan provided analysis showing that compensating all such lands could increase the overall ARA rate for the remaining undeveloped lands in the Windermere basin by roughly 7% to 8%.

Committee Decisions:

- **MOTION 1 (Approval in Principle):** To approve the inclusion of the 3.6 hectares of land dedication for the 170th Street SWMF into the ARA.
 - **Vote:** Passed unanimously by all voting members present.
- **Deferred Decision (Rate Valuation):** The committee **deferred deciding on the exact financial valuation of the land**. Options discussed included the current ARA rate (775k/ha), a historical rate from when nearby roads were dedicated (741k/ha), or an appraised value (\$730k/ha).

Action Items:

- **Dan** to notify the proponents that the land inclusion is approved in principle, but the specific financial rate is pending further analysis and discussion. - **Completed**
- Formally present the financial impact analysis to the remaining developers and landowners in the basin (such as Maclab) to gather their feedback before a final rate is established at the next meeting.

Agenda Item 2: 2026 ARA Rates Approval

Discussion & Context:

- Raghda presented the proposed 2026 ARA rates for the city, highlighting that **seven**

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catchment areas are seeing rate increases of over 10% (Big Lake, Ellerslie, Heritage Valley, Lake District, Pilot Sound, The Grange, and Windermere).

- The primary cause of these high increases is the transition from using estimated unit rates to incorporating actual construction cost submissions, which are consistently coming in higher than previous estimates. For instance, remaining construction costs in Big Lake increased from \$40 million to \$56 million.

Committee Decisions:

- **MOTION 2:** To accept and ratify the 2026 ARA rates as presented, **excluding the Windermere basin**, with a built-in 2% variance allowance pending final internal QA/QC reviews.
 - **Vote:** Motioned by Dan, seconded by Kevin. Passed unanimously.

Action Items:

- Complete an internal QA/QC review. If any approved catchment rate fluctuates by more than the allowed 2% variance during this process, it will bring it back to the Steering Committee for a formal re-vote.
- Add more detailed explanations (such as specific project cost increases or newly added construction elements like retaining walls) to the rate increase explanation sheets for next year's review.

Deferred Items

Due to time constraints and the absence of key members (Kraig and Luc), the following items were deferred to the next meeting,:

- **Discussion on a recent City Council motion** regarding zoning and roadways (raised by Dave Kinders)

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- Review and discussion of Keith Shellington's memo.
- Approval of previous meeting minutes.

Next Meeting - May 14, 2026