



## UDI Planning Committee Summary

**Meeting Date & Time :** May 14, 2019 , 3:30pm – 5:00pm

**Location :** UDI-Edmonton Region Boardroom (#324, 10113 -104 Street)

**Attendees:** Michaela Davis (Chair) Salima Kheraj, Laurie Scott, Dennis Peck, Russell Dauk, Courtney Jensen, Shane Gerein, Brian Murray, Elise Shillington

**Regrets:** Omar Abdel-Jabbar, Louise Gibson, Blaydon Dibben

Last Update	Initiated	Priorities 2019	
As below	Sept/18	LDA Review & Urban Form Business Transformation	
	Sept/18	Statutory Plans	
	Sept/18	Land Use Bylaw Updates - Zoning	
	Sept/18	Inclusionary Housing	
	Sept/18	Density Targets & EMRB	
<b>1. Presentation by Mike Kluh, UFBT – Update on current process reviews – 3:30pm</b>			
<b>Discussion:</b> Please see attached presentation			
<b>Action:</b> Further and ongoing meetings to provide feedback & updates			
<b>2. Review Last Meeting Notes</b>			
<b>Discussion:</b> No changes noted			
<b>Action:</b> n/a			
<b>3. Feedback for Meeting with Mike Kluh – Revenue Concerns</b>			
<b>Discussion:</b> Premise of the meeting: <ul style="list-style-type: none"> <li>Permits are decreasing which is resulting in necessary cost cuts.</li> <li>Mike suggested that while permits and applications are decreasing, the work load is not.</li> <li>Looking for Cost saving ideas that would help to reduce expenses. <ul style="list-style-type: none"> <li>Ex: Contributions from Epcor?</li> </ul> </li> <li>Want to maintain service but are there some areas that are unnecessary that could go? No.</li> <li>Turnaround times – are there areas where timelines could be longer without any significant or costly impacts? ie a slower turnaround could reduce head count which in turn saves costs for the City. No</li> <li>Timelines for report and council review cannot be extended past the current 28 days.</li> <li>Conflicting comments from different departments continues to be a time consuming problem.</li> <li>Hopefully the new zoning bylaw will help reduce timelines. However, corporate culture will need to be addressed and some concern over flexibility vs. consistency was expressed.</li> <li>City should spend less time reviewing ore “redesigning” plans. City should accept (and trust) submissions for review and not for a full redesign. This would result in less department comments.</li> <li>Remove conflicting plans as it can be hard to comply with reports and plans that are contradictory, i.e. Emerald Crescent vs. ASP vs. Ribbon of Green</li> <li>City must find a way to reduce workload.</li> </ul>			

**Action:** meeting with Mike Klueh on Friday for further information and analysis.

Meeting was cancelled.

Meeting was had with Mike Kohl from the Board of Directors and Mike Klueh and enough information was provided.

\*\*\*Also see attached presentation on Development Financing 101

Any suggestions please forward to Deanna at [deanna.kwong@udiedmonton.com](mailto:deanna.kwong@udiedmonton.com)

#### **4. Drainage cost through fees – Item Rick had brought up at last meeting under “New Items – Epcor”**

**Discussion:**

Follow up with both Water and Drainage to find out what this was and what it means.

Here is what I (Andrew Laycock) learned:

- The fee discussed with Canada Lands is NOT related to SSSF
- It is the fee for stormwater service (often referred to as overland drainage fees)
- The fee is for the collection, quality enhancement and disposal of stormwater that runs off our streets and properties into the sewer system. It includes construction and maintenance of storm sewers, as well as other stormwater management/quality enhancement facilities.
- This stormwater utility fee has been in place since 2003.
- Canada Lands was approached about this fee NOT because they are a developer but because they are the account holder for the active bulk water meter for the property.
- It was noted in our audit process that these parcels were not paying the stormwater service fee. The parcels in question have residential properties that were constructed a while back and should be paying for stormwater service.
- We aren't looking for back-dating of payment: only applying the appropriate stormwater service fee on a go-forward basis
- Ultimately, all properties within the City of Edmonton contribute run-off to our stormwater system and as such, contribute. Currently we are not looking to bill all land developers. Please be assured that if we look to include developing lands in the stormwater fee assessment, this would be done in consultation with organizations such as UDI.

Coming out of yesterday's meeting with Canada Lands both CL and EPCOR had some take-aways. We will continue to work with them directly to ensure they have the support they need and fully understand the changes taking place.

If you have any other questions, feel free to contact me directly.

Cheers

-A-

**Action:** As presented

#### **5. Ribbon of Green Update – Meeting May 23<sup>rd</sup>, 2:00 pm with Parks Committee**

**Discussion:** City is looking to meet to discuss the Ribbon of Green Updates. Anyone interested in Attending? With Geoff Smith

**Action:** invites have been sent, Michaela and Brian to attend.

#### **6. Hydrant Cost Share**

**Discussion:** Drop in session April 22 - a few comments from industry to help focus the COE messaging and general support from the group to proceed. The draft report has Peter's (Ohms) approval and will be sent to Stephanie. To go to June 25 Urban Planning Committee Meeting where this report and cost share proposal will be discussed.

This pertains to mostly infill – not greenfield – Proposed is a rebate option which is based on increased water usage and fire rescue contributions. Increased fees are not regionally attributed (within the city) and would be from across the whole city. I.e. not specific to the neighbourhood etc.

**Action:** Please see attached

#### **7. Comments for Corporate Tree Strategy**

**Discussion:**

Went to council the other day

Anton advised there will be further consultation and will get back to UDI once they have it planned out

– CD

\*\*\* from the last meeting we had reviewed and accepted it as it is\*\*\*

<b>Action:</b> n/a	
<b>8. New Discussion</b>	
<u>Discussion:</u>	
<b>Action:</b>	
<b>9. Next Meeting</b>	June 11, 2019

<b>Resolved D/M/Y</b>	<b>Item</b>	
Jan 2019	<b>Lot Types</b>	
Jan 2019	<b>Fiscal Impacts of Growth Committee</b>	
Jan 2019	<b>LDA Review &amp; Urban Form Business Transformation</b>	
Feb 2019	<b>Caveat on Title for all Executed Development Agreements</b>	