



EDC SUB-COMMITTEE MINUTES

Location: Hybrid (ET 03-340 / Google Meet)

Thursday, August 28, 2025

MEMBERS:

T. Ziola, Chair
J. Mills, Vice Chair
D. Brown
N. LaMontagne
J. Monfries

PRESENT:

T. Ziola, Chair
J. Mills, Vice Chair
D. Brown

ALSO IN ATTENDANCE:

P. Spearey, Urban Planning and Economy Department

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

T. Ziola called the meeting to order at 3:09p.m.

A.2. ADOPTION OF AGENDA

MOTION: T. Ziola

Motion to adopt the August 28, 2025 Agenda

SECONDED: D. Brown

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: T. Ziola

Motion to adopt the July 24, 2025 meeting minutes

SECONDED: D. Brown

The motion passed unanimously.

A.4. REQUESTS TO SPEAK

None.

B. NEW BUSINESS

B.1 2025/26 Subcommittee Elections

- Tabled until next meeting

J. Mills entered the meeting at 3:18 p.m.

B.2 2024-25 Work Plan Update

- No update

B.3 2025-26 Work Plan Update

- **New EDC Boundary / bylaw amendment**
 - PS provided an overview of the [work done to date](#):
 - **Selected nodes and corridors network.** It may be appropriate to include a more specific mix of node and corridor types (e.g. 137 Avenue contains a large percentage of RS zoning; 109 Street between Saskatchewan Drive and 61 Avenue is missing).
 - **Potential residential exemptions.** There was discussion regarding the opportunity to exempt row houses except where utilized on a high visibility corridor (e.g. 109 Street) or in a multi-building / large site arrangement. There was also discussion that other roadways (e.g.

collectors) might trigger a project review by virtue of the visibility of these locations.

- **Potential commercial exemptions.** The majority of exemptions in the last two years have been related to minor exterior alterations - Administration expects to have to work with Legal to develop precise language around this. There was discussion that smaller commercial / mixed use projects on 1-2 lots may not benefit from EDC review; therefore, site size may be a trigger.
- **Industrial exemptions** - no consideration to date.
- **Potential open space exemptions.** In consultation with business partners, it was recommended that renewal (like for like) work be exempted from EDC review.
- **Potential facilities exemptions** - no update
- **ACTION: Administration will continue to advance this work, coordinating with legal as needed.**
- **ACTION: Administration will send maps as separate PDFs for subcommittee members to markup as needed.**

- **Committee Training**

- PS reminded the subcommittee that a [spreadsheet](#) with training resources has been created and shared with the committee, to be regularly reviewed with the committee. **INFO.**

- **Exit survey**

- The subcommittee reviewed the draft [exit survey](#). J. Monfries inquired whether this could be used to identify projects for subsequent review by the committee. **ACTION:** Administration to consider further.
- Exit survey will be put into use following the September 2 EDC meeting. **INFO.**

- **Review of recent projects**

- No update - Development Services are still identifying a list of projects to review.

C. OTHER BUSINESS

None.

D. ADJOURNMENT

The meeting adjourned at 3:59 p.m.

E. NEXT MEETING

Thursday, September 25, 2025 at 3:00p.m.