COUNCIL REPORT

CORONATION ECO STATION EXPANSION

Recommendation

That Utility Committee recommend to City Council:

> That the business case for the Coronation Eco Station Expansion, as set out in Attachment 1 of the March 14, 2025, City Operations report CO02415, be approved.

Requested Action		Council decision required	
ConnectEdmonton's Guiding Principle		**ConnectEdmonton Strategic Goals**	
CONNECTED This unifies our work to achieve our strategic goals.		**Climate Resilience**	
City Plan Values	LIVE. ACCESS. PRESERVE.		
City Plan Big City Move(s)	Greener as we grow	**Relationship to Council's Strategic Priorities**	Climate adaptation and energy transition Conditions for service success
Corporate Business Plan	Serving Edmontonians		
Council Policy, Program or Project Relationships	• 25-year Waste Strategy • Bylaw 20363 - Waste Services Bylaw • City Policy C558C - Waste Services Fiscal Policy		
Related Council Discussions	• October 30, 2014, Financial Services and Utilities report CR_1768, 2015 Waste Management Utility Operating and Capital Budget • January 27, 2015, Financial Services and Utilities report CR_2011, Bylaw 17079 - A Bylaw to authorize the City of Edmonton to undertake, construct and finance Waste Management Project, NW ECO Station • December 9, 2021, City Operations report CO00837, Eco Station Update • November 8, 2024, City Operations report CO02415, Waste Services 2025 Rate Filing		

Executive Summary

- Coronation Eco Station (Coronation) is one of four Eco Stations which provide multiple core waste drop-off services to Edmontonians. Over 473,000 visitors used Eco Stations in 2024, a 22 per cent increase since 2021.
- Coronation Eco Station is a retrofitted waste transfer station that has not received significant capital investment in 25 years. While it provides the same core services as other Eco Stations, there are fewer waste bins, more traffic conflicts and less capacity for staff to serve customers.
- The proposed expansion of Coronation would restructure the traffic flow and site design for efficiency and safety, increase the number of waste drop-off bins and incorporate more environmentally friendly and climate resilient infrastructure, ultimately improving the customer experience.
- Administration recommends expanding Coronation. The cost to complete the project is $13.5 million and will be funded through reallocation of funds from previously approved capital projects. The previously approved funding sources are self-liquidating debt and Waste Services retained earnings. No additional capital funding is required.
- Construction would start in Q3 or Q4 2025, with anticipated completion in Q2 2027. Costs for debt servicing and depreciation (i.e. eventual replacement of the asset) will have an estimated utility rate impact of 0.55 per cent, or $0.24 per month, per ratepayer.

REPORT

Eco Stations provide safe, convenient and effective waste drop-off service to Edmontonians. Collectively, the facilities are used by over 473,000 visitors each year to drop off batteries, electronics, yard waste, bulky items, excess garbage and other household hazardous waste. Other services available at some Eco Stations include free compost, mulch and sand pick-up, Reuse Centre donation drop-off and paint exchanges. Eco Stations are funded through monthly waste utility rates, and many residential Eco Station services are free of charge for Edmontonians. Edmonton's population growth and the implementation of the 25-year Waste Strategy have contributed to an approximate 22 per cent increase in Eco Station visits from 2021 to 2024[1].

Edmonton's four Eco Stations are Strathcona (built in 1995), Coronation (2000), Ambleside (2009) and Kennedale (2015). In 2014, Council approved a business case to replace Coronation with a new Mayfield Eco Station (Mayfield), but construction was delayed to assess the impact of opening of the new Kennedale Eco Station on Coronation's services. Additional history of this project is included in the Coronation Eco Station Expansion business case (Attachment 1).

In 2021, Administration learned EPCOR was planning on selling land and buildings adjacent to Coronation Eco Station. The possibility of third-party ownership withdrawing access to Coronation would have significant operational impacts. A budget adjustment to purchase this land was approved in the December 9, 2021, City Operations report CO00837, Eco Station

[1] Page 17, Attachment 1. 386,307 visits in 2021, 473,978 visits in 2024.

CORONATION ECO STATION EXPANSION

Update. This purchase allowed the City to maintain status quo services at Coronation, while exploring the possibility of renovations on the site.

In 2022 and 2023, Administration analyzed the viability of expanding Coronation Eco Station versus building a new Eco Station at the Mayfield site. The results of this review indicated expanding Coronation was the most viable option. This decision was shared in a memo to Council on July 14, 2023. Following this memo's distribution, work on developing a business case for Coronation's expansion began.

Analysis

Coronation, located at 11440 143 Street, is the smallest and second oldest Eco Station in Edmonton. Coronation's capacity is limited by its location, as the site is shared with a neighbouring facility to the north (previously owned by EPCOR) and a decommissioned rail line to the west. Compared to other Eco Stations, Coronation has fewer waste drop-off bins and less space for customers on-site. Coronation requires a shared entrance and exit for all vehicles, and the layout requires incoming vehicle traffic to cross with vehicles leaving the main sorting facility after drop-off, a potential safety risk. The short lane for vehicles entering the site adds to the traffic issues with vehicles backing onto 143 Street and creating long line ups. While Coronation's staff are dedicated to providing Edmontonians with excellent customer service, managing the constraints of the space is increasingly challenging.

The status quo option, Alternative 0, reflects the current service provided at Coronation. Although it is not viable long-term, the option of maintaining existing operations without capital investment reflects the City's financial status and the accommodations made by staff to deliver service. The Expansion option, Alternative 1, includes renovations to the existing staff and warehouse facilities, redesigned traffic flow and vehicle access, and additional large waste bins, which would all contribute to an improved, streamlined customer experience that yields additional best practice operational efficiencies. Visitors would enter Coronation on the north side of the sorting facility and warehouse, drop off waste and then leave through the south exit, mitigating current traffic flow issues and reducing safety risks. There are no plans to change the current building footprint, and the physical limitations to the location prevent significant variations in site design. The total site area would be 10,528 m^2, 42.76 per cent larger than the existing site.

Alternatives	Details	Capital Cost[2]
Alternative 0 (Status Quo)	- No capital investment or cost - Operational accommodations are preserving core service delivery - Renewal projects on existing facility as needed - Purchase of Coronation Yard land secured long-term facility access	None
Alternative 1 (Expansion)	- Proceed with capital investment, higher cost - Improved vehicle access for customers and staff - Improved service delivery (more customer capacity, larger bins) - Reduces risk of traffic conflicts, safer for visitors	$13.5 million

[2] Based on a Class 3 estimate, with accuracy of -15 per cent to +20 per cent. Estimate includes +20 per cent.

CORONATION ECO STATION EXPANSION

Details of Coronation's potential expansion are modelled after Edmonton's other Eco Stations. Ambleside and Kennedale are purpose-built Eco Stations meant to fulfill modern waste management best practices and improve the customer experience, and Strathcona was renovated under this model in 2018. Preliminary planning and design development for the Coronation expansion are complete.

Next Steps

Administration recommends Alternative 1, a Coronation Eco Station expansion that incorporates climate-resilient design and yields the greatest operational efficiencies. Expanding Coronation will help accommodate Edmonton's population growth and customer demand, helping to provide equitable and efficient levels of waste drop-off service to all Edmontonians. Impacts to Edmontonians during construction would be mitigated through project timing. Administration would also look at various options to preserve equitable access to waste drop-off services during this time. If approved, construction is anticipated to begin in Q3/Q4 2025 and finish in Q2 2027.

The timing of any service disruptions to staff and Edmontonians would be communicated in advance to help ensure a smooth transition and better enable Edmontonians to locate a different Eco Station. The remaining Eco Stations will have additional staffing support from Coronation Eco Station provided to address the increased customer volumes.

Budget/Financial Implications

If the business case is approved, a standalone capital profile will be created in the spring 2025 Waste Services Supplemental Capital Budget Adjustment to fund the profile with $13.5 million of projected costs. No additional capital funding is required. Funding would be reallocated from capital profile 15-33-2011 Mayfield Eco Station, originally approved with self-liquidating debt and Waste Services retained earnings. Based on the most common 240L curbside waste utility rate, costs for debt servicing and depreciation (i.e. eventual replacement of the asset) for this project would result in an approximate 0.55 per cent increase to the utility rate, or $0.24 per month.

The purchase of additional land at the Coronation site ($2.4 million) and initial planning costs ($0.4 million) totalling $2.8 million will be added to the profile, bringing the full Coronation Eco Station Expansion capital profile to $16.3 million. The standalone profile will be funded through three approved profiles, resulting in no new budget request.

Status	Profile Transferred From	Amount	Description
Projected costs	15-33-2011 Mayfield Eco Station	$13.5 million	2025-2026 project delivery
Historical actuals incurred	CM-81-2045 Waste Services IIS Project Delivery	$2.4 million	2023 Coronation land purchase costs from EPCOR
Historical actuals incurred	CM-81-0005 Waste Services IIS Planning & Design	$0.4 million	2023-2024 initial engineering & planning costs
Total Coronation Expansion Standalone Profile		**$16.3 million**	

Previously, the 15-33-2011 Mayfield Eco Station capital profile was approved at $19.8 million in the 2015-2018 Waste Services Budget. The land intended for Mayfield was purchased for $5.8

million in 2015. Project spending was expected to begin in the 2019-2022 budget cycle with $13.8 million in available capital funding. However, the opportunity to redevelop Coronation led to this project being paused and carried over into the 2023-2026 budget cycle. The Mayfield land will be sold and the money credited back to Waste Services Retained Earnings (tentatively in 2026).

Community Insight

Visits to Eco Stations have increased approximately 22 per cent since the Edmonton Cart Rollout, with over 473,000 visitors using Eco Stations in 2024. Coronation received 101,294 visitors, approximately 21 per cent of total Eco Station traffic. Yearly visitor traffic at Coronation ranged from roughly 68,000 to 85,000 visitors between 2012 and 2022, before increasing to 99,912 in 2023. No direct public engagement was included in this business case.

GBA+

Coronation is a two-storey building that currently lacks barrier-free access to the facility. The proposed design for Coronation would increase accessibility of the facility for staff and visitors, with preliminary plans including zero-step access and an elevator to the second floor.

The decision to expand Coronation instead of building at the Mayfield site incorporated GBA+. This work included reviewing access to ETS routes and bus stops, population statistics and the number of dwelling units within a 15-minute radius of each location. In addition, Coronation is closer to the nearest transit centre (Westmount, 1.6 km) than the Mayfield site (Jasper Place, 4.8 km). However, Administration does not track how many visitors arrive at Eco Stations using alternative modes of transportation, and this should be interpreted as a general measure of population density and accessibility.

15-minute radius	2023 Analysis[3]				2044 Projection	
	Population	Dwelling Units	ETS Routes	Bus Stops	Population	Dwelling Units
Coronation	462,940	78,177	144	1,740	632,700	300,850
Mayfield	357,800	70,452	100	1,239	506,650	223,120

Environment and Climate Review

Expansion of the Coronation Eco Station has a variety of environment and climate interactions that support the City's strategies and plans.

Increased recycling access and participation in the city is aligned with the 25-year Waste Strategy goal of increasing waste diversion from landfill. Environmental benefits of reduced waste to landfill include reduced greenhouse gases (methane in particular, which has 28 times the warming potential of carbon dioxide), improved air quality and conservation of natural resources.

The site design incorporates climate mitigation and adaptation strategies such as embodied carbon and energy efficiency considerations in the building design and construction, lower carbon transportation features (better onsite traffic flow to reduce idling time, active transportation facilities and electric vehicle charge ports for staff), reduction of on-site water

[3] Analysis used 2019 Statistics Canada population census data

consumption and stormwater management, green spaces and native vegetation, and an on-site solar photovoltaic array. These features align with The City Plan, Climate Resilience Policy C627, and Climate Change Adaptation and Resilience Strategy.

Due to its history, the Coronation Eco Station site was evaluated for contamination risks. At this time, there is no known contamination that poses a risk to human health, environment or the property. See Attachment 2 for more details.

Attachments

1. Business Case
2. Environment And Climate Review