

COUNCIL REPORT – LAND USE PLANNING BYLAW

Edmonton

CHARTER BYLAW 21157

To Amend the Lewis Farms Catchment within Bylaw 14380 - Arterial Roads for Development

Purpose

To advance roadway upgrades within Lewis Farms in response to traffic congestion challenges in the area by adjusting the shared responsibilities between the City of Edmonton and area Developers.

Readings

Charter Bylaw 21157 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree that Charter Bylaw 21157 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 13, 2025 and June 21, 2025. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

At the September 26, 2006, City Council meeting, Charter Bylaw 14380 – *Arterial Roads for Development* was passed. The Bylaw was established to provide an equitable means of funding the design and construction of arterial roads in developing areas within the City of Edmonton.

The Bylaw divides these developing areas into sub-areas called Catchments, which typically follow the boundaries of Area Structure Plans. Within these Catchments, the total arterial roadway costs are shared proportionately over the land within the Catchment. In certain cases, such as areas where development existed prior to the inception of the Bylaw, the City also takes on a portion of these costs

The Bylaw's execution is guided by the Development Assessment Steering Committee with membership comprising City Administration and representatives from the Building Industry and Land Development Association - Edmonton Metro. This Bylaw is amended periodically to reflect the

CHARTER BYLAW 21157

inclusion of new neighbourhoods, amendments to existing neighbourhoods, and other changes to construction obligations.

Continued growth on the west end of the City has increased pressure on arterial roads, particularly on 215 Street NW and nearby arterial roadways. A review of Lewis Farms arterial network was completed, which assessed the existing capacity constraints and remaining arterial improvements under the current Bylaw. The review recommends improvements at select locations that could help improve some existing operational and safety concerns.

Based on the findings of the arterial network review, the City and area Developers have agreed to exchange roadway improvement obligations by shifting more urgently needed improvements to Developers to allow the upgrades to advance more quickly. Of note, the overall funding commitments for Developers and the City remains unchanged from the current Bylaw.

The City and Developers in Lewis Farms catchment area agreed to exchange responsibilities as detailed below.

Construction added as developer funded:

- 215 Street NW - second southbound lane from south of 100 Avenue NW to 92 Avenue NW
- Whitemud Drive - second westbound lane from Lewis Estates Boulevard to east of 215 Street NW
- Whitemud Drive - pre-grading on the north side from 215 Street NW to 231 Street NW
- Webber Greens Drive - second westbound lane from west of the commercial access to east of Suder Greens Drive

Construction removed as developer funded:

- Whitemud Drive - upgrades from 215 Street NW to 231 Street NW (excluding pre-grading)

Administration has collaborated with Lewis Farms area developers to determine a timely and effective solution to address the current traffic congestion and safety challenges in the area and recommends supporting the proposed changes to Bylaw 14380 through this amendment (Charter Bylaw 21157).

Community Insights

The proposed changes to the Lewis Farms catchment was discussed at the Development Assessment Steering Committee on February 13, 2025 and received support from the committee.

Attachments

1. Charter Bylaw 21157