

# COUNCIL REPORT – LAND USE PLANNING BYLAW

Edmonton

## CHARTER BYLAW 21285

### To amend the Heritage Valley Catchment within Charter Bylaw 14380 - Arterial Roads for Development

#### Purpose

To advance roadway upgrades within Heritage Valley 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 21285 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 21285 be considered for third reading.

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 29, 2025 and September 6, 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 Charter 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 Charter 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 Charter Bylaw, the City also takes on a portion of these costs.

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

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

Continued growth in the Heritage Valley area has increased pressure on arterial roads, particularly on Ellerslie Road, 41 Avenue SW and the Queen Elizabeth Highway (QE2) / Ellerslie Road interchange. Additionally, the cancellation of the Provincial Hospital project has impacted construction timelines of Heritage Valley Trail extension from 28 Avenue SW to Ellerslie Road.

A Windermere and Heritage Valley Transportation Infrastructure Projections Study was completed in 2019 to assist in the identification of roadway improvements required to accommodate growth in the area. Based on the findings of the study and review of the current challenges, 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 the Heritage Valley catchment area agreed to exchange responsibilities as detailed below.

Construction added as developer funded:

- Heritage Valley Trail SW (first two lanes) - 28 Avenue SW to Paterson Link SW
- Second eastbound lane of 41 Avenue SW from Allard Gate SW to west of QE2
- Southbound double right at QE2 and Ellerslie Road

Construction removed as developer funded:

- 30 Ave SW (two to four lanes) – Calgary Trail to Allard Gate SW

In addition, an administrative amendment to update 28 Avenue from 119 Street SW to Heritage Valley Trail SW from 50% cost share with the Heritage Valley ARA and private development to be 100% within the ARA Bylaw, as agreed by the DASC.

Administration has collaborated with Heritage Valley area developers to determine a timely and effective solution to address some current traffic congestion locations and safety challenges in the area and recommends supporting the proposed changes to Charter Bylaw 14380 through this amendment (Charter Bylaw 21285).

### **Community Insights**

The proposed changes to the Heritage Valley catchment was discussed at the Development Assessment Steering Committee on May 08, 2025 and received support from the committee.

### **Attachments**

1. Charter Bylaw 21285