

CHARTER BYLAW 21369

To amend The Meadows Catchment within Charter Bylaw 14380 - Arterial Roads for Development

Purpose

To advance roadway upgrades within The Meadows Catchment 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 21369 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 21369 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 9, 2026 and January 17, 2026. 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 through Arterial Roadway Assessments (ARA).

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

CHARTER BYLAW 21369

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

Continued growth in The Meadows area has increased pressure on arterial roads, particularly on 17 Street NW and 23 Avenue NW. A Meadows Basin ARA Transportation Infrastructure Projections Study (TIPS) was completed in December 2024 to assist in the identification of priority 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 Meadows catchment area agreed to exchange responsibilities as detailed below.

Construction added as developer funded:

- 17 Street NW (two to four lanes) from Silver Berry Road NW to 35 Avenue NW (700 meters), including a creek crossing (Culvert Extension Only)
- 23 Avenue NW (two to four lanes) from 24 Street NW to 32B Street NW (700 meters)

Construction removed as developer funded:

- 23 Avenue NW (two to four lanes) east of 17 Street NW (1,400 meters), including a creek crossing and railway crossing

Administration has collaborated with The Meadows 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 21369).

Community Insights

The proposed changes to The Meadows catchment was discussed at the Development Assessment Steering Committee on June 12, 2025 and received support from the committee.

Attachments

1. Charter Bylaw 21369