

The Edmonton logo, featuring the word "Edmonton" in white text on a dark blue rectangular background.

Wernerville Information Session

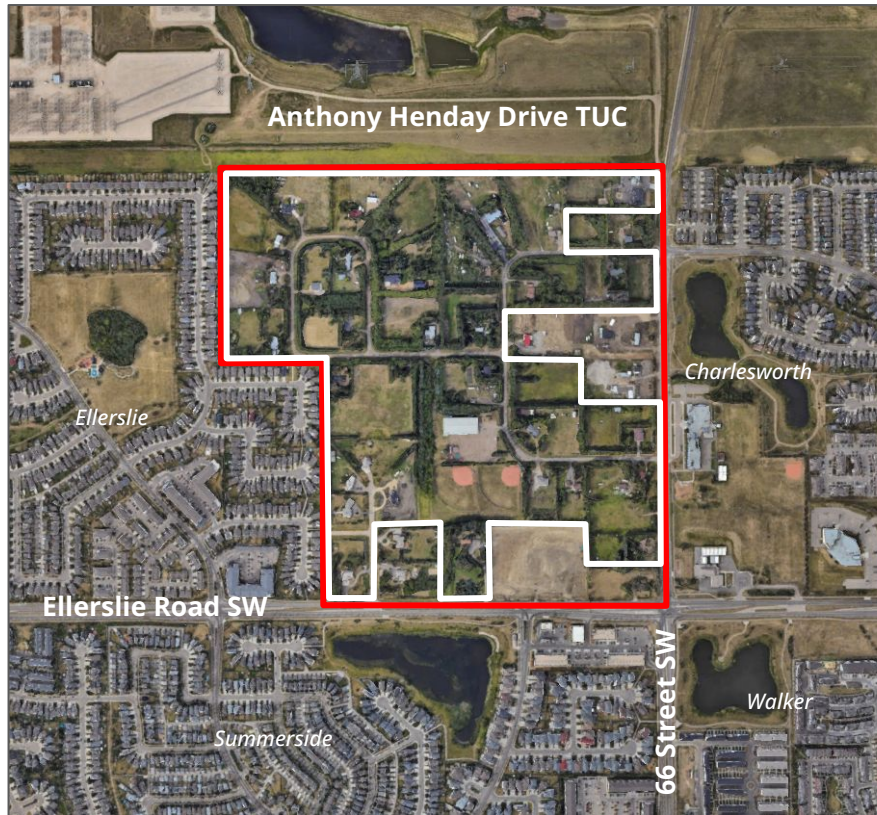
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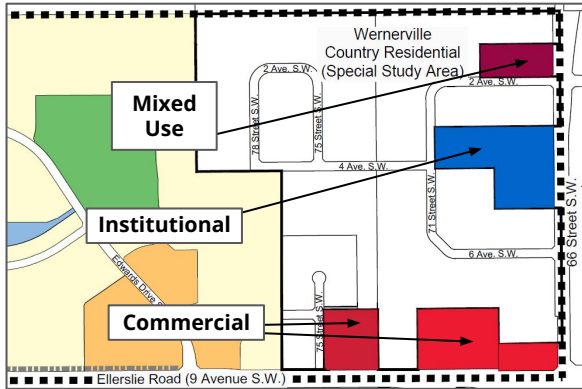
Wernerville Background



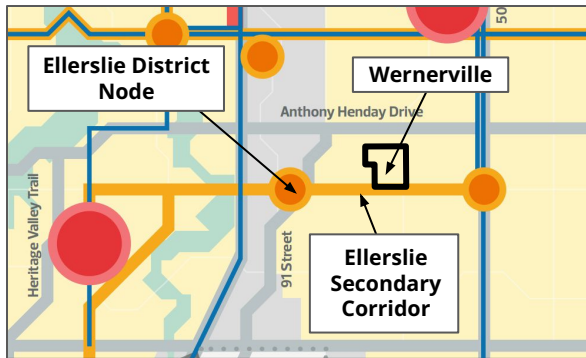
Red shows Wernerville, white shows the current boundary of the Special Study Area

- Located between Anthony Henday Drive and Ellerslie Road SW, west of 66 Street SW
- Adjacent to developed and developing neighbourhoods
- Includes ~58 hectares of rural residential land (original 1940s-60s, newer homes), parks, urban development
- 1982: Annexation into the City of Edmonton
- 1999: Ellerslie Area Structure Plan designates the area as a Special Study Area

Special Study Area & Current Approach



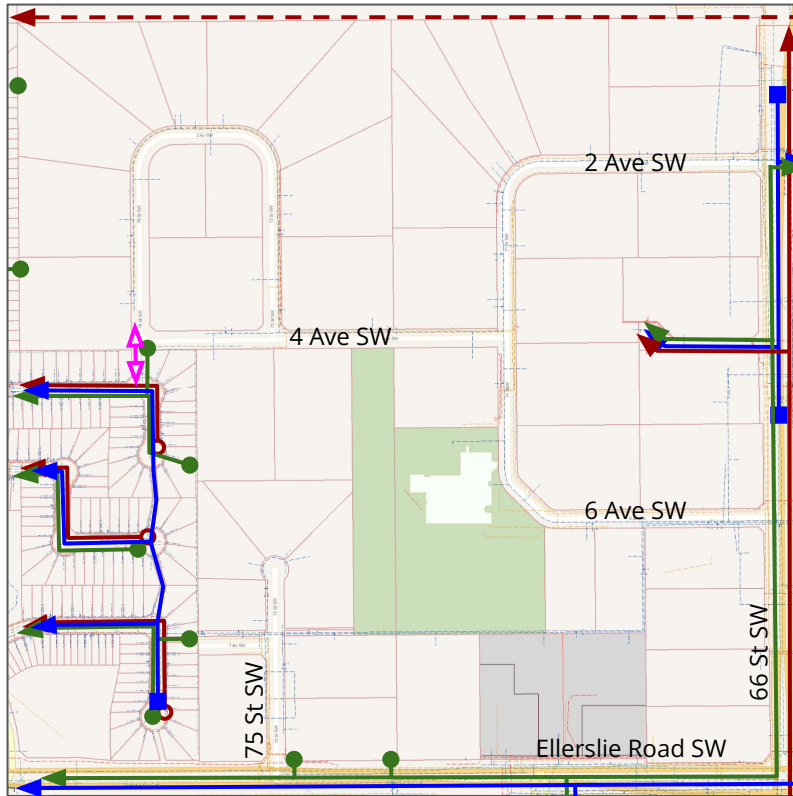
Ellerslie Neighbourhood Structure Plan



The City Plan

- Ellerslie Area Structure Plan (ASP) & Neighbourhood Structure Plan (NSP)
 - Special Study Area originally intended to allow time for a consolidated land assembly / planning effort from a group of landowners
 - Guidance for future low and medium density residential development
- 2019 to 2022:
 - 5 sites rezoned for Urban Development
 - 39 remaining (RR) Rural Residential zoned lots within the Special Study Area
- Support for incremental development based on:
 - Alignment with The City Plan
 - Appropriate scale of development
 - Serviceability
- The City Plan
 - Along the Ellerslie Road Secondary Corridor

Servicing Constraints



- Rural roadways with limited sidewalks
- Stormwater drainage ditch system, no local stormwater pond
- Limited availability of water mains and sanitary sewer lines
- Recent developments have connected to 66 Street or Ellerslie Road, with servicing studies completed for each
- Lack of servicing will impact future redevelopment potential for lots interior to Wernerville

- ← Existing sanitary mains
- ← - - Future sanitary trunk
- ← Existing storm sewer
- ← Existing water service
- ↔ Future potential roadway connection

Comparable Areas



Kinglet Gardens

- NSP requires comprehensive planning prior to any urban development



Hurstwood (Maple Ridge Industrial)

- Special Development Area in the ASP guides transition to industrial uses



Normandeu Gardens (Lewis Farms Business Employment)

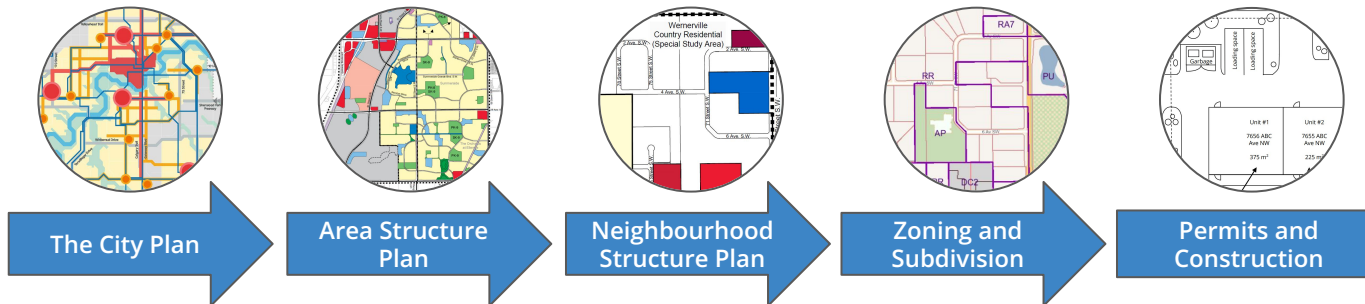
- Developer-led NSP process
- Area-specific DC1 zones
- Landowners pay for upgrades as development occurs

Looking Ahead

Typical Neighbourhood Development Process

- Area Structure Plan and Neighbourhood Structure Plan prepared by group of developers
 - Land use planning and technical studies (servicing, transportation, environmental) are paid for by developers, typically with planning consultants
 - City staff review the application and conduct engagement; Council considers for approval
- Developers apply for rezoning, subdivision, and development permits for their land
- Developers pay per-hectare cost of boundary assessments (Arterial Roadway Assessments, Permanent Area Contributions) for major roadways / drainage infrastructure
- City staff do not complete new area plans / technical studies unless directed by Council

Edmonton's Planning Hierarchy



Looking Ahead

Available tools for planning, servicing, and transportation upgrades in Wernerville:

1. Incremental development - continue as is

- Continue with current trend of incremental development from the edges of Wernerville
- Developer funded infrastructure
 - As development occurs, developers are required to pay for supporting infrastructure; may include off-site or oversized improvements evaluated on a case by case basis

2. Collective ownership group comes together

- Owners agree to share the cost of planning / servicing / upgrades per typical neighbourhood development process

3. Local Improvement Levy

- City fronts cost of upgrades, recovered through local improvement tax distributed among all benefitting properties (one-time or over 5-20 years)
- Petition required with over 50% of landowners in agreement

* *Boundary assessments (ARAs, PACs) apply to any option for development, at the cost of the landowner/developer*

Options

- In order for the whole Wernerville area to be planned for development in an orderly and holistic way, a more comprehensive planning process is needed. This can be done in two ways:
 - Through a typical applicant driven approach which would see the area landowners contribute to fund the necessary studies and consulting fees.
 - **Through Council directing Administration to undertake a planning study for the area.**
 - Growth Management Plan (this summer)
 - City Plan
- Until then, we will continue with the piecemeal approach we've seen so far.



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Thank you!

Are there any questions?