

Priority Growth Area Rezoning

Environmental and Geotechnical Overview

LDA25-0044

Edmonton

Engineering Services has reviewed the properties proposed for rezoning for the Priority Growth Area Rezoning project to identify any geological and environmental characteristics that may necessitate further review as the development process progresses. A summary of these findings and outcomes is provided below:

Environmental

Properties in all five priority growth areas (Wihkwêntôwin Node and 124 Street Corridor, 156 Street and Stony Plain Road Corridors, and the University-Garneau Node) have been identified as having potential environmental contamination. This includes sites that are currently, or have historically, been used for business operations that involve the use of hazardous substances, and sites where environmental site assessments or other environmental reports indicate potential contamination. Additional information about environmental site assessments is available at The Government of Alberta's Environmental Site Assessment Repository: <https://www.esar.alberta.ca/esarmain.aspx> or through an [Environmental Site Information Database Search](#).

City Administration has published an [Environmental Site Assessment Guidebook](#) to assist development applicants in understanding how to submit environmental information to The City of Edmonton. This is separate from any requirements under applicable environmental laws, such as the *Environmental Protection and Enhancement Act*, RSA 2000, c E-12. The City of Edmonton may require an Environmental Site Assessment and subsequent land remediation for future development of these properties.

Geotechnical

City Administration identified geotechnical considerations at sites within the 124 Street Primary Corridor and University-Garneau major node.

For sites with these geotechnical considerations, City Administration will require applicants to retain a geotechnical consultant to provide site specific and development specific geotechnical information supporting the future development, and to provide a professional opinion on the land's suitability and feasibility for development. Furthermore, development-specific reviews may impose additional restrictions to improve the long term viability of the property and to manage geotechnical risk.

Next Steps

To preserve longevity of this research, City Administration has added labels to any property with either an environmental or geotechnical consideration. These labels indicate that further analysis will be required for any future rezoning or subdivision applications and development permit reviews for these properties and refer City Administration to Engineering Services' research.