

Bylaw 18396

Closure of a surplus lane north of 111 Avenue NW and east of 101 Street NW, Spruce Avenue

Purpose

To close a surplus lane for consolidation with adjacent properties, to enable development of a mid-rise, mixed use development.

Readings

Bylaw 18396 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 Bylaw 18396 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on August 3, 2018, and August 11, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The application proposes to close a lane which runs east-west through the site which is subject to rezoning under associated Charter Bylaw 18487 and currently separates the parcel zoned (RF3) Small Scale Infill Development to the north, from the three parcels zoned (CB2) General Business Zone to the south. This area, once closed, would be consolidated with the property to the north and the three properties to the south. The newly developed site will be accessed from the north-south lane to the east of the property, which provides access to 111 Avenue NW to the south. The existing access from 101 Street NW would be closed, due to operational conflicts with traffic and a bus stop on 101 Street NW, and per the direction of the Main Streets Overlay for this area.

Policy

The Way We Grow, Edmonton’s Municipal Development Plan

Corporate Outcomes

Edmonton is attractive and compact:

- The closure of this lane will allow for a mid-rise, mixed use development, which could provide increased housing options and local businesses.

Public Consultation

Advance notice was sent on September 6, 2012, to 56 surrounding property owners, the Central McDougall Community League, the McCauley Community League, and the Spruce Avenue Community League. Three responses were received, which opposed the closure due to concerns over lane access and parking.

Due to the gap in time when the application was reactivated along with the associated rezoning, a second advance notice was sent on September 11, 2017, to 29 surrounding property owners, the Central McDougall Community League, the McCauley Community League, the Spruce Avenue Community League, and the Kingsway Business Revitalization Zone. No responses were received.

Attachments

1. Bylaw 18396
2. Urban Form and Corporate Strategic Development Report