

Bylaw 18285 - Road Closure Application, Stillwater

Closure of portions of road right-of-way, Maskêkosihk Trail, west of 199 Street NW

Purpose

To close portions of Maskêkosihk Trail road right-of-way; located west of 199 Street NW, Stillwater.

Readings

This Bylaw is ready for three readings.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Bylaw 18285 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on Friday, January 12, 2018, and Saturday, January 20, 2018. The Bylaw can be signed and thereby passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the January 30, 2018, Urban Planning Committee meeting, Bylaw 18285 was forwarded to City Council for the appropriate readings.

Report Summary

Bylaw 18285 proposes to close portions of Maskêkosihk Trail for the purpose of being sold and consolidated with abutting land. This road closure facilitates the development of residential and commercial uses, in accordance with the Stillwater Neighbourhood Structure Plan.

Report

The purpose of this application is to close two portions of Maskêkosihk Trail road right-of-way, located at the north edge of the Stillwater neighbourhood. This closure is in compliance with the Stillwater Neighbourhood Structure Plan, which designates the subject land for the following uses: Single/Semi-detached Residential, Row Housing, and Town Centre Commercial. The closure areas total approximately 0.5 hectares and, once approved, they will be consolidated with privately-owned property to the south.

The proposed closure areas have been deemed surplus to City needs and do not affect the existing roadway's functionality. There are no outstanding technical concerns or requirements, and all comments from affected City Departments and utility agencies have been addressed.

Corporate Outcomes and Performance Management

Corporate Outcome: The City of Edmonton has a resilient financial position			
Outcomes	Measures	Results	Target
Effective and efficient service delivery - City land inventory is properly managed and surplus land sold	Surplus land removed from the City's inventory	0.5 hectares	n/a
Revenue generation sustainably supports City operation	Generation of property sales revenue	\$45M in 2017	\$44.5M anticipated in 2018
Increased tax revenue from sale and development of land	Contribution to the tax base	0.5 hectares x 0.0085 (2017 mill rate) = \$1,276.30	n/a

Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
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Financial	A delay in the closure process could hinder site development and delay the Stillwater Neighbourhood Plan's implementation	1 - rare	2 - moderate	2 - low	Sale agreement is satisfactory to Administration and the purchaser/landowner	n/a
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Public Engagement

Advance notice of this application was sent to 15 recipients on November 22, 2016. These stakeholders included surrounding property owners, Enoch Cree Nation, Parkland County, the West Communities Area Council, and the Greater Windermere and Wedgewood Ravine Community Leagues. No comments were received in response to this notification.

Legal Implications

Section 22 of the *Municipal Government Act* provides that City Council may close a road by passing a Bylaw after an opportunity is given to the public to speak.

Justification of Recommendation:

Bylaw 18285 is in accordance with the *Municipal Government Act* and complies with the Stillwater Neighbourhood Structure Plan, and the road rights-of-way have been deemed surplus to City needs.

Attachments

1. Bylaw 18285
2. Proposed Road Closure

Others Reviewing this Report

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- C. Campbell, Deputy City Manager, Communications and Engagement
- D. Jones, Deputy City Manager, City Operations
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services