

BYLAW 20135

To close portions of 23 Avenue NW, River's Edge

Purpose

To close portions of 23 Avenue NW located between 199 and 184 Streets NW, for residential development.

Readings

Bylaw 20135 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 20135 be considered for third reading."

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on June 3, 2022 and June 11, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20135 proposes to close portions of 23 Avenue NW road right-of-way located between 199 and 184 Streets NW to facilitate the planned development of the River's Edge neighbourhood, in accordance with the Riverview Neighbourhood 3 Neighbourhood Structure Plan (NSP).

Transportation advises that the physical closure of the proposed road closure cannot occur until the alternative 23 Avenue NW (Maskêkosihk Trail) is open and operational. The construction of the first two lanes of 23 Avenue NW (Maskêkosihk Trail) is expected to be completed mid-2022.

As a requirement of the closure and a condition of the executed Sales Agreement, the owner must consolidate the closure areas with adjacent properties for future subdivision. An associated rezoning application (Charter Bylaw 20136) is advancing concurrently with Bylaw 20135 to rezone the closure areas B-F and land north and south of 23 Avenue for residential development. The unclosed portions of this section of 23 Avenue will remain as road right of way for the road network in the River's Edge neighbourhood to be constructed under future subdivision

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agreements. Area A will remain the current AG Zone by virtue of the closure and will be rezoned in the future for development of the planned School / Park Site.

All relevant comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Advance Notice was sent to surrounding property owners and the Cameron Heights Community League, the Windermere Community League, the Wedgewood Community League, and the West Edmonton Communities Area Council on February 25, 2022. No responses were received.

Attachments

1. Bylaw 20135
2. Administration Report