

Bylaw 18074

Closure of an informal alley, Riverdale

Purpose

To close an informal alley consisting of two titled lots.

Readings

Bylaw 18074 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 18074 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 9, 2017, and Saturday, June 17, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The purpose of the application is to close a 90.75 m2 informal alley (addressed as 9447 and 9449 - 100A Avenue NW) in Riverdale. The proposed closure area consists of two titled lots that have functioned as an alley since 1924 to allow for vehicular and pedestrian access. The titled lots are zoned (RF2) Small Scale Infill Zone, as are the adjacent properties to the east and west, and are designated for Low Density Residential Infill uses in the approved Riverdale Area Redevelopment Plan. The applicant's stated intent is to close the alley and consolidate the western lot with the adjacent property to the west (9453 - 100A Avenue NW) to allow for future redevelopment or subdivision into two lots as per the regulations of the RF2 Zone. The eastern lot will be purchased by the adjacent owners to the east.

Sustainable Development explored several options for the informal alley. It was determined that closure was the best option due the existence of an alternate access, steep slopes, unsafe conditions, encroachment onto private property, and the fact that the informal alley is surplus to municipal needs.

All comments from civic departments and review agencies have been addressed.

Policy

The proposed road closure supports *The Way We Grow* by supporting reinvestment and revitalization, contributing to the adaptability of mature neighbourhoods, and using land and infrastructure efficiently.

Corporate Outcomes

The application supports the following policies of the City of Edmonton's strategic plan *The Way Ahead*:

- Edmonton is attractive and compact
- Edmonton is a safe city

Public Consultation

Advance notification was sent on February 18, 2016, to surrounding property owners and the Riverdale Community League.

A summary of public feedback is included in the attached Council Report.

Attachments

1. Bylaw 18074
2. Sustainable Development report