Bylaw 17923

Access closure to titled parcel at 9652 108A Avenue NW on 97 Street NW

Purpose

To close vehicular access to 97 Street NW from a titled parcel located at 9652 108A Avenue NW. One alternate access to the parcel is available.

Readings

Bylaw 17923 is ready for three readings.

Bylaw 17923 is authorized under Section 28 of the *Highways Development and Protection Act*. A majority vote of City Council on all three readings is required for passage.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree "That Bylaw 17923 be considered for third reading."

Advertising and Signing

Advertising is not required for this Bylaw

Position of Administration

Administration supports this Bylaw.

Report Summary

This report requests City Council's approval of Bylaw 17923.

Previous Council/Committee Action

At the May 3, 2017, Urban Planning Committee meeting, Bylaw 17923 was forwarded to City Council for the appropriate readings.

Report

Bylaw 17923 proposes to remove the existing vehicular access from a titled parcel, legally described as Plan ND Blk 30 Lots southerly 3ft of 24, 25-27, to 97 Street NW in support of the 97 Street Rehabilitation Project. The reconstruction project presents an opportunity to facilitate design changes that will improve vehicle and pedestrian safety.

The access in question is located approximately seventeen meters north of the intersection of 97 Street NW and 108A Avenue NW.

Closure of the access is required to improve traffic operations and pedestrian safety. The access currently does not provide safe and orderly access consistent with the operational requirements of public roads.

Alternate access to the subject parcel is available via the adjacent alley.

Policy

This Bylaw is in accordance with several policies and objectives outlined in the Transportation Master Plan and the Municipal Development Plan to develop the City in a sustainable way by providing a more integrated and accessible transportation system. In particular, this bylaw will enhance:

The Way We Grow, Municipal Development Plan:

- 3.5.2.1 Support neighbourhood revitalization that contributes to the livability and adaptability of mature neighbourhoods.
- 5.7.1 Ensure that streets, sidewalks and boulevards are designed to perform their diverse roles and to enable safe access for all users.

The Way We Move, Transportation Master Plan:

- 4.1 The City will integrate land use planning and transportation decisions to create an accessible, efficient and compact urban form.
- 4.3 Community Building, Transportation Mobility and Access.
- 6.1 The City will create a walkable environment.
- 7.3 e. Undertaking roadway and intersection improvement projects to address safety concerns, transit priority or good and services movement.

Corporate Outcomes

The proposed closure supports the following City's strategic goal:

- Edmonton is a safe city.
- The transportation system is integrated, safe and gives citizen choice to their mode of movement.
- Edmonton has sustainable infrastructure that fosters and supports civic and community needs.
- The access in question does not meet current Access Management Guidelines (City of Edmonton, February 2013).

Risk Assessment

Risk Element	Risk Description	Likeli-hood	Impact	Risk Score	Current Mitigations	Potential Future Mitigations
Customers/ Citizens	Property owner redevelops property and requires access	2	1	2	Application for redevelopment will limit accesses and locations, as per Access Management Guidelines	N/A

Public Engagement

- A letter was sent to the property owner on March 3, 2017, which included project background information, justification for the access closure and City contact information for any questions and/or concerns.
- The property owner is not in support of the subject access closure.

Legal Implications

1. The proposed access closure must be carried out in accordance with the Alberta *Highways Development and Protection Act*.
2. Section 28(1) of the *Highways Development and Protection Act* provides that City Council may close a physical means of access to or from a controlled street by passing a bylaw.
3. The City must ensure that each titled parcel of land has at least one means of access to a controlled street, however indirect or circuitous that access may be, in accordance with the City Streets Access Bylaw, Bylaw 13521.
4. Provided alternate access to the titled parcel exists or is provided, no compensation is payable pursuant to section 29(1) of the *Highways Development and Protection Act.*

Metrics, Targets and Outcomes

Metrics	Targets	Outcomes
Aligning with current Access Management Guidelines by the City of Edmonton (February 2013)	The Access Management Guidelines requires a minimum separation of 100m from a non-signalized access on an undivided arterial road to a signalized intersection	The closure will remove the unused access and improve the safety of the roadway for drivers and pedestrians

Justification of Recommendation:

Bylaw 17923 will advance the outcomes of the 97 Street Rehabilitation project. Current access does not meet the City of Edmonton's Access Management Guidelines requirements. Closing the access provides a safer environment for pedestrians and drivers.

Attachment

1. Bylaw 17923

Others Reviewing this Report

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- R. G. Klassen, Deputy City Manager, Sustainable Development