

Bylaw 17905

Closure of vehicular access to a titled parcel located at 5110 – 122 Street NW, from 51 Avenue NW

Recommendation:

That the Urban Planning Committee recommend to City Council:

That Bylaw 17905 be given three readings.

Purpose

The purpose of Bylaw 17905 is to close vehicular access to 51 Avenue from a titled parcel located at 5110 – 122 Street NW, Edmonton, AB, T6H 3S2. Three alternate accesses to the parcel are available.

Readings

Bylaw 17905, Attachment 1, is ready for three readings.

Bylaw 17905 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 17905 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 describes the location and purpose of the proposed access closures of Bylaw 17905.

Report

Bylaw 17905 proposes to remove the existing vehicular access from a titled parcel, legally described as Plan 1800NY Block 30 Lot 47, to 51 Avenue in support of the Lansdowne Neighbourhood Renewal project. The project involves the closure of vehicular access (see [Attachment 1](#)). This access is located approximately seven metres west of the intersection of 51 Avenue NW and 122 Street NW. Currently, this access does not meet the City's Access Management Guidelines requirements as outlined in Section 7 Separation Distances for Alleys, Local Roads, and Collector Roads.

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 closure of the accesses and reconstruction of the sidewalk will improve pedestrian safety by removing conflict points with vehicles and improve sidewalk infrastructure that is in poor condition. This supports the following corporate strategic goals and outcomes:

- “The City of Edmonton has sustainable infrastructure and accessible infrastructure”
- “Edmonton is a safe city”
- “Edmontonians use public transit and active modes of transportation”
- “Goods and services move efficiently”

Public Engagement

- Administration held stakeholder meetings on October 14, 2014, and March 17, 2015.
- An on-site meeting was held with the property owner's representative on May

- 28, 2015.
- Administration has contacted the property owner’s representative to get their support and approval of the proposed access closure.
 - A letter was sent to the property owner on February 3, 2016, which included project background information, justification for the access closure and City contact information for any questions and/or concerns.
 - A pre-construction Lansdowne Open House was held on February 11, 2016.
 - The property owner is in support of the proposed access closure as long as the work adjacent to the subject property proceeds in accordance with the construction diagrams the City provided.

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 |
|--|--|--|
| <ul style="list-style-type: none"> • Aligning with current access management guidelines | <ul style="list-style-type: none"> • Access management guidelines require a minimum separation from an access to intersection to be of 30 m. The current distance is 13 m, well short of the requirement. | <ul style="list-style-type: none"> • The closure will leave the only remaining access located 36 m from the intersection which meets the separation requirement |

Justification of Recommendation:

Bylaw 17905 will advance the outcomes of the Lansdowne Neighbourhood Renewal. This access is located approximately 7 meters west of the intersection of 51 Avenue NW and 122 Street NW. Currently, this access does not meet the City’s Access Management Guidelines requirements. Closing the access provides a safer environment for pedestrians as well as turning vehicles by providing a standard crossing location.

Attachments

1. Bylaw 17905

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
- D. Jones, Deputy City Manager, City Operations