

BYLAW 20451

Access Closures to Support 2023 Roadway Construction

RECOMMENDATION

That Urban Planning Committee recommend to City Council:

That Bylaw 20451 be given the appropriate readings.

Purpose

To close vehicular accesses within Neighbourhood Renewal projects in the Calder, McCauley, Ottewell and Pleasantview neighbourhoods. Each titled parcel of land is subject to a vehicular access closure and has one alternate access (alley access).

Readings

Bylaw 20451 is ready for three readings.

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 20451 be considered for third reading.”

Position of Administration

Administration supports this Bylaw.

Report Summary

This report requests that the Urban Planning Committee recommend to City Council that Bylaw 20451 be given the appropriate readings.

REPORT

Bylaw 20451 proposes to remove existing vehicular access from the titled parcels listed below in support of Neighbourhood Renewal projects in the Calder, McCauley, Ottewell and Pleasantview neighbourhoods. These access closures will improve the conditions for people who walk and bike along 123 Street, 129 Avenue, 124 Street, 110 Avenue, 92 Street, 93 Avenue, 108 Street, 107 Street, 109 Street and 60 Avenue by reducing conflict points with vehicles, improving pedestrian and cyclist visibility, and maintaining a level walking and biking surface. These

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improvements help to enhance environments for multi-modal transportation, which contribute to the City's ConnectEdmonton goals of urban places and climate resiliency. Each titled parcel noted in this report will maintain alley access, with the exception of one undeveloped vacant lot in McCauley that currently has no approved development for the parcel.

Position of Landowners

# of titled parcels affected	Titled Parcel (Municipal address)	Legal Description	Description of access closures	Benefits associated with closure	Alternate Access	Property Owner concurrence with closure
1	12846 123 Street NW (Calder)	Lot 10B, Block 19, Plan 1721026	Existing access approximately 5.0m wide located on the south side of 129 Avenue.	A shared pathway will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 123 Street and reduce conflict with vehicle traffic.	This parcel currently has access from the alley.	No response
1	12903 123 Street NW (Calder)	Lot 20, Block 13, Plan 8661T	Existing access approximately 4.0m wide located on the north side of 129 Avenue.	This closure will enhance pedestrian accessibility and safety along 129 Avenue and reduce conflict with vehicle traffic.	This parcel currently has access from the alley.	No response
1	12715 123 Street NW (Calder)	Lot 11, Block 11, Plan 8661T	Existing access approximately 3.8m wide located on the east side of 123 Street.	This closure will enhance pedestrian accessibility and safety along 123 Street and reduce conflict with vehicle traffic.	This parcel currently has access from the alley.	No response
3	12404 127 Avenue NW (Calder)	Lots 2, 3, 4, Block 30, Plan 290AB	Existing south access approximately 5.5m wide located on the west side of 124 Street.	This closure will enhance pedestrian accessibility and safety along 124 Street and reduce conflict with vehicle traffic.	This parcel currently has access from the alley.	No response
1	10971 92 Street NW (McCauley)	Lot 8, Block 15, Plan 155HW	Existing access to a single garage is approximately 3.5m wide located on the south side of 110 Avenue.	This closure will enhance pedestrian accessibility and safety along 110 Avenue and reduce conflict with vehicle traffic.	This parcel currently has access from the alley.	No response
1	10842 92 Street NW (McCauley)	Lot 10, Block 24, Plan 052469	Existing access to undeveloped, empty lot approximately 3.0m wide located on the west side of 92 Street.	This closure will enhance pedestrian accessibility and safety along 92 Street and reduce conflict with vehicle traffic.	This block has no alleys therefore no back lane access. New access will be approved upon review of any future	No response

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# of titles parcels affected	Titled Parcel (Municipal address)	Legal Description	Description of access closures	Benefits associated with closure	Alternate Access	Property Owner concurrence with closure
					development application.	
1	7115 93 Avenue NW (Ottewell)	Lot 8, Block 25, Plan 6450KS	Existing access approximately 6.98m wide located on the south side of 93 Avenue and does not lead to a garage or carport.	This closure will enhance pedestrian accessibility and safety along 93 Avenue and reduce conflict with vehicle traffic.	This parcel currently has access from the alley.	Yes
1	5917 108 Street NW (Pleasantview)	Lot 8, Block 9A, Plan 1093MC	Existing access approximately 4.6m wide located on the east side of 108 Street.	This closure will enhance pedestrian accessibility and safety along 108 Street and reduce conflict with vehicle traffic.	This block has no alleys therefore no back lane access.	Yes
1	5715 107 Street NW (Pleasantview)	Lot 14, Block 7, Plan 6681MC	Existing access approximately 3.0m wide located on the east side of 107 Street.	This closure will enhance pedestrian accessibility and safety along 107 Street and reduce conflict with vehicle traffic.	This parcel currently has access from the alley.	Yes
1	10824 58 Avenue NW (Pleasantview)	Lot 2, Block 10, Plan 3023KS	Existing access approximately 2.6m wide located on the east side of 109 Street.	This closure will enhance pedestrian accessibility and safety along 109 Street and reduce conflict with vehicle traffic.	This block has no alleys therefore no back lane access.	Yes
1	10818A 60 Avenue NW (Pleasantview)	Lot 74, Block 14, Plan 1723009	Existing access approximately 3.5m wide located on the north side of 60 Avenue.	This closure will enhance pedestrian accessibility and safety along 60 Avenue and reduce conflict with vehicle traffic.	This parcel currently has access from the alley.	Yes

COMMUNITY INSIGHTS

Various means of correspondence for these projects were carried out with the property owners from 2022 to 2023. The property owners were advised of the proposed access closures primarily through mail correspondence, with follow-up questions and feedback discussed directly with Project Managers through email, phone and on-site meetings when required. The level of concurrence for each property is reflected in the above table.

After discussing and reviewing each titled parcel access closure with the respective property owners, five parties are in favour of the prospective closures, and six owners in Calder and McCauley have not responded after multiple attempts of correspondence.

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Calder

- Administration hand-delivered letters to property owners of the four locations on February 27, 2023, notifying those owners of the proposed access closures in Calder in 2023.
- Administration has received no responses to date to the letters.

McCauley

- Administration sent registered letters to property owners on November 28, 2022, notifying the property owners of the proposed access closures.
- Administration made phone calls and left voicemails for the property owners on January 11 and 12, 2023.
- Administration received no responses to date to either the registered letters or the voicemails.

Ottewell

- Administration sent a letter to the property owner on January 12, 2023, notifying the property owner of the proposed access closure.
- Administration made a phone call and left a voicemail for the property owner on January 25, 2023.
- Administration had a discussion with the property owner via phone on February 8, 2023 in which the property owner advised they support the closure of the access. Owner followed up with an email on February 17, 2023 confirming their support.

Pleasantview

- Administration sent registered letters to property owners on February 7, 2023, notifying the property owners of the proposed access closures.
- Administration received confirmation of support of closures from all four properties via email and signed agreement forms.

Legal Implications

- The proposed access closures must be carried out in accordance with the *Alberta Highways Development and Protection Act*.
- 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.
- 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 Bylaw 13521- City Streets Access Bylaw.
- Provided alternate access to the titled parcel exists or is provided, no compensation is payable pursuant to section 29 of the *Highways Development and Protection Act*.

ATTACHMENTS

1. Bylaw 20451

OTHERS REVIEWING THIS REPORT

- M. Plouffe, City Solicitor