

BYLAW 19795

To close laneways to facilitate road widening for the future Valley Line West LRT, Westmount

Purpose

Closure of lanes bounded by Stony Plain Road NW, 125 Street NW and 105 Avenue NW.

Readings

Bylaw 19795 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 19795 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on June 23, 2023, and June 30, 2023. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The purpose of Bylaw 19795 is to close surplus laneways for a land exchange to accommodate the future Valley Line West LRT. All lands adjacent to the laneways are under the ownership of one owner and, if closed, the City will sell the laneways to this owner in exchange for land to widen Stony Plain Road.

The laneways are required to be consolidated with adjacent parcels along existing zoning boundaries but will still be serviceable. A series of easements and restrictive covenants are required to be registered on affected lands to allow for continued waste servicing, utility access and the prevention of any future site access from 105 Avenue and 125 Streets in alignment with expectations for site access in mature neighbourhoods.

It is anticipated that, at some point in the future, the entirety of surrounding lands will be consolidated into one parcel and will undergo rezoning to allow for the comprehensive redevelopment of this site for transit-oriented development, at which point these easements and restrictive covenants will likely be removed.

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Community Insights

Notice of the proposed road closure was sent to surrounding property owners, the president of the Westmount Community League and the president of the 124 Street Business Improvement Area on June 10, 2021. No responses were received.

Attachments

1. Bylaw 19795
2. Aerial Map of Closure Area