

Bylaw 20764

Access Closures to Support 2024 Roadway Construction

Recommendation

That Urban Planning Committee recommend to City Council:

That Bylaw 20764 be given the appropriate readings.

Purpose

To close vehicular accesses within Neighbourhood Renewal projects in the McCauley and Boyle Street neighbourhoods and along 132 Avenue. Each titled parcel of land is subject to a vehicular access closure and has one or more alternate access (alley access).

Readings

Bylaw 20764 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 20764 be considered for third reading.”

REPORT

Bylaw 20764 proposes to remove existing vehicular access from the titled parcels listed below in support of Neighbourhood Renewal projects in the McCauley and Boyle Street neighbourhoods and along 132 Avenue. These access closures will improve the conditions for people who walk and bike by reducing conflict points with vehicles, improving pedestrian and cyclist visibility, and maintaining a level walking and biking surface. These 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 access either via the alley or a second access to the property.

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Position of Landowners

| # 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 |
|------------------------------|--|-------------------------------|---|---|--|---|
| 1 | 8610 Jasper Avenue NW (Boyle Street) | Lot 1A, Block 6, Plan 3552RS | Existing access approximately 9.5m wide located on the west side of Jasper Avenue. | This closure will enhance pedestrian accessibility and safety along Jasper Avenue and reduce conflict with vehicle traffic. | This parcel has alternate access to surface and underground parking. | Yes |
| 1 | 8620 Jasper Avenue NW (Boyle Street) | Lots 2A, Block 6, Plan 3552RS | Existing access approximately 14.8m wide located on the west side of Jasper Avenue. | This closure will enhance pedestrian accessibility and safety along Jasper Avenue and reduce conflict with vehicle traffic. | This parcel has alternate access to surface and underground parking. | Yes |
| 1 | 9411 Jasper Avenue NW (Boyle Street) | Lot 4A, Block 1, Plan 8520193 | Existing access approximately 11.2m wide located on the south side of 94 Street. | This closure will enhance pedestrian accessibility and safety along 94 Street and reduce conflict with vehicle traffic. | This parcel currently has access from the alley. | No response |
| 1 | 9657 103 Avenue NW (Boyle Street) | Lot 21, Block 7, Plan ND | Existing access approximately 9.0m wide located on the south side of 103 Avenue. | This closure will enhance pedestrian accessibility and safety along 103 Avenue and reduce conflict with vehicle traffic. | This parcel currently has access from the alley. | No response |
| 1 | 10538 96 Street NW (McCauley) | Lot 1, Block 18, Plan ND | Existing access approximately 5.7m wide located on the north side of 105A Avenue. | This closure will enhance pedestrian accessibility and safety along 105A Avenue and reduce conflict with vehicle traffic. | This parcel currently has access from the alley. | No response |
| 1 | 13215 113A Street NW (132 Ave/Roslyn) | Lot 1, Block 28, Plan 1899MC | Existing access approximately 6.1m wide located on the north side of 132 Avenue. | A separated walkway and bike path will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel currently has an alternate access to the parking lot. | Yes |
| 1 | 13203 66 Street NW (132 Ave/Belvedere) | Lot 6, Block 29, Plan 4402KS | Existing access approximately 8.3m wide located on the north side of 132 Avenue, and 6.3m wide located on the east side of 66 Street. | A separated walkway and bike path will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and | This parcel currently has access from the alley, as well as two | Yes |

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| | | | | safety along 132 Avenue as well as 66 Street and reduce conflict with vehicle traffic. | other existing accesses. | |
| 1 | 13140 68 Street NW (132 Ave/Balwin) | Lot 59, Block 19, Plan 1463NY | Existing access approximately 5.2m wide located on the south side of 132 Avenue. | A separated walkway and bike path will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel currently has access from the alley. | No response |
| 1 | 6603 132 Avenue NW (132 Ave/Balwin) | Lot 27, Block 19, Plan 6951MC | Existing access approximately 8.64m wide located on the south side of 132 Avenue. | A separated walkway and bike path will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel currently has access from the alley, as well as an access from 66 Street. | Yes |
| 1 | 6604 132 Avenue NW (132 Ave/Delwood) | Lot 25, Block 3, Plan 5587MC | Existing access approximately 9.2m wide located on the north side of 132 Avenue. | A separated walkway and bike path will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel currently has access from the alley, as well as an access from 66 Street. | Yes |
| 1 | 13208 Fort Road NW (132 Ave/Belvedere) | Lot 8, Block 26, Plan 1441MC | Existing access approximately 8.6m wide located on the north side of 132 Avenue. | A separated walkway and bike path will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel currently has access from the alley, as well as an access from Fort Road. | Yes |

Community Insight

Various means of correspondence for these projects were carried out with the property owners from 2022 to 2024. 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.

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McCauley

- Administration sent letters to applicable property owners on November 14, 2023, and January 16, 2024, notifying them of the proposed access closures.

Boyle Street

- Administration sent letters to applicable property owners on November 14, 2023, and January 16, 2024, notifying them of the proposed access closures.

132 Avenue

- Administration met with Corner Store property owners at various points in 2022 and 2023 to discuss corner store designs including proposed access closures.
- Administration sent letters to property owners on October 6, 2022 and December 8, 2022 notifying the property owners of the proposed access closures.
- Additional communication was sent out to a targeted property owner on January 31, 2024.
- Administration plans to meet with Corner Store property owners in spring 2024 as part of the Corner Store Program design process, which will include the coordination of the proposed access closures.

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*.

Attachment

1. Bylaw 20764

Others Reviewing the Report

- C. Taylor, Acting Chief People Officer and City Solicitor