

## Bylaw 17573

Closure of vehicular access - 120 Street NW between 107 Avenue NW and 108 Avenue NW

### Recommendation:

That Transportation Committee recommend to City Council:

That Bylaw 17573 be given the appropriate readings.

### Purpose

The purpose of Bylaw 17573 is to close vehicular access to the west access on 120 Street NW from a titled parcel located at 120 Street NW and 107 Avenue NW. Four alternate accesses to the parcel are available.

### Readings

Bylaw 17573, Attachment 1, is ready for three readings. Bylaw 17573 is authorized under Section 28 of the *Highways Development and Protection Act*. If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree "That Bylaw 17573 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 17573.**

### Report

Bylaw 17573 proposes to remove the existing west vehicular access from a titled parcel, legally described as Plan 9223242, Block 20, to 120 Street NW in support of the Queen Mary Park Neighbourhood Renewal Project. The Queen Mary Park Neighbourhood Renewal includes the reconstruction of 120 Street NW.

The access is located approximately 18 metres north of 107 Avenue NW. The City of Edmonton Access Management Guidelines state the minimum distance between an arterial road and an access is 40 metres.

Closure of the west access ensures reasonable traffic flow, enhances safe operations and allows additional space for queuing. In addition, the new sidewalk proposed along the west side of 120 Street NW will be more pedestrian friendly and accessible.

The subject parcel would have access via the north access which is wide enough to support a two way access and is located approximately 38 metres north from 107 Avenue NW.

Additionally, the parcel has an access approximately 60 metres north from 107 Avenue NW to access overhead loading doors and two accesses along 107 Avenue NW, 15 metres and 65 metres west from 120 Street NW, respectively.

## **Policy**

*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 outcomes:

- “Edmonton has sustainable infrastructure that fosters and supports civic and community needs”
- “The transportation system is integrated, safe and gives citizen choice to their mode of movement”
- “Citizens use public Transit and active modes of Transportation”

## **Public Consultation**

- A letter was sent to the property owner on January 22, 2016.
- A preconstruction open house was held on February 18, 2016.
- The property owner has not objected to the subject access closure.

## **Legal Implications**

1. The proposed access closure must be carried out in accordance with the *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 Bylaw 13521 - City Streets Access Bylaw.
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*.

**Attachment**

1. Bylaw 17573

**Others Reviewing this Report**

- T. Burge, Chief Financial Officer and Treasurer, and General Manager, Financial and Corporate Services