

## Bylaw 17574

Closure of vehicular accesses – 118 Avenue NW between 126 Street NW and 127 Street NW, and 127 Street NW between 118 Avenue NW and 119 Avenue NW

### Recommendation:

That Transportation Committee recommend to City Council:

That Bylaw 17574 be given the appropriate readings.

### Purpose

To close vehicular access to 118 Avenue and 127 Street from a titled parcel located at 12620 118 Avenue NW. Alternate access is available via the adjacent alleys.

### Readings

Bylaw 17574, Attachment 1, is ready for three readings. Bylaw 17574 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 17574 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 17574.**

### Report

Bylaw 17574 proposes to remove the existing vehicular accesses from a titled parcel, legally described as 1025HW, Block 6, Lots 18-20, to 118 Avenue NW and 127 Street NW in support of the 127 Street Concept Plan and reconstruction. The reconstruction project affords the chance to consider current and future traffic operations and to facilitate design changes which will improve safety.

The accesses in question include two accesses located on the north side of 118 Avenue, and two accesses located on the east side of 127 Street. These accesses are located in close proximity to the 118 Avenue/127 Street intersection and the current accesses do not meet the City’s Access Management Guidelines requirements. In

addition, operations at bus stop #1974 (located on the east side of 127 Street) are impacted by the two accesses on 127 Street.

The current accesses are not in use, and when the parcel is redeveloped in the future there will be a requirement to remove all four accesses to the arterial roads, in order to comply with the Access Management Guidelines. Therefore, it is Administration's recommendation to close and remove the accesses as part of the 127 Street reconstruction work. Alternate access to the subject parcel is available via the adjacent alleys.

### **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**

- Administration opened communication for the 127 Street concept plan in September 2015, and informed the property owner's representative of the proposed closures via email in October 2015, prior to approval of the concept plan for reconstruction. At the time of this correspondence, the property owner's representative indicated non-support for the closure, citing a possible reduction in property value.
- Subsequent letters were sent to the property owner on November 2, 2015, and February 18, 2016. These letters included project background information, justification for the access closures and City contact information for any questions and/or concerns. The February 18, 2016, letter also included information on the date Bylaw 17574 would be heard by Transportation Committee and how to register to speak.
- The property owner is not in support of the subject access closures.

### **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 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 17574

### **Others Reviewing this Report**

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