

BYLAW 20963

To close a portion of road right-of-way, Laurel

Purpose

To close a portion of road right-of-way, located between 17a Avenue NW and 17b Avenue NW.

Readings

Bylaw 20963 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 20963 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on October 4, 2024, and October 12, 2024. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20963 proposes closing a portion of the road right-of-way between 17a Avenue NW and 17b Avenue NW which currently accommodates a shared use path. If closed, the road right-of-way will be consolidated with adjacent properties to the north and south that are zoned Medium Scale Residential Zone (RM h16) to facilitate their development. As part of this application, the existing shared use path will be preserved through a public access easement in place of the closed road right-of-way. The replacement of road-right-of-way with a public access easement allows for an underground parkade to be constructed, which is a more efficient way to develop the RM h16 zoned lands, while still preserving active modes connectivity.

The subject site is located within a “Residential Infill Area” in the City Plan. The proposal supports the City Plan’s direction to enable infill at a variety of scales, densities, and designs.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

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Community Insights

Notice of the proposed road closure was sent to surrounding property owners and residents as well as the president of the Laurel Community League on June 30, 2023. Two responses were received with concerns regarding the removal of the shared use path and the potential for low-rise apartments being constructed on the property. Additional information was provided to these residents regarding the intent for this shared use path to be reopened following construction, and that the zoning is not proposing to be changed as part of this application.

Attachments

1. Bylaw 20963
2. Context Map
3. Aerial Map