

BYLAW 20945 - Vehicular Access Closures to Support the Imagine Jasper Avenue Project

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 20945 be given the appropriate readings.

Purpose

To close vehicular accesses in support of the Imagine Jasper Avenue Phase II Project between 114 Street and 124 Street. The closures are outlined in detail in this report.

Readings

Bylaw 20945 is ready for three readings.

A majority vote of the 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 20945 be considered for third reading.”

REPORT

Bylaw 20945 proposes to remove existing vehicular access from the titled parcels listed below in support of the Imagine Jasper Avenue Phase II Project between 114 Street and 124 Street.

Through the combined renewal of aging roads and sidewalks, and in alignment with The City Plan objectives, the Imagine Jasper Avenue Project improvements from 114 Street to 124 Street enable enhancements to the public realm along an important corridor within the Centre City Node. The reconstruction of Jasper Avenue, when combined with streetscape enhancements and active mode improvements, will greatly improve the urban landscape in this area. Wider sidewalks, landscaping, and seating areas will create a more comfortable and inviting environment for pedestrians, while also contributing to the overall aesthetic appeal of the Avenue. These enhancements are essential for creating a vibrant and welcoming atmosphere for residents and visitors alike and will further contribute to Edmonton's reputation as an attractive and livable city.

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The access closures will improve accessibility and safety for pedestrians by reducing conflict points with vehicles, improving pedestrian visibility and maintaining a level walking surface along Jasper Avenue. These improvements will enhance environments for place-making and encourage multi-modal transportation, which contributes to the ConnectEdmonton goals of urban places and climate resilience.

Each titled parcel noted in this report will maintain access to the property either via the alleyways or from the side streets. A visual representation of the proposed closures is outlined in Attachment 1.

Position of Landowners

# of Titled Parcels Affected	Titled Parcel (Municipal Address)	Legal Description	Description of Access Closure	Benefits Associated with Closure	Alternate Access	Property Owner concurrence with closure
1	10103 - 124 STREET NW	Lot 15-16, Block 19, Plan RN22	The existing access to be closed is approximately 12.0m wide and located on the east side of 124 Street.	The existing sidewalk on 124 Street will be replaced by a separate boulevard walkway. This access closure will enhance pedestrian accessibility, place-making and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic.	This parcel has alternate surface access to Jasper Avenue and from the alley.	No
1	11810 - JASPER AVENUE NW, T5K1Y4	Lot 21-22, Block 18, Plan 4423AJ	The existing accesses to be closed are approximately 3.5m and 6.5m wide each and are located on the north side of Jasper Avenue.	A separate boulevard walkway will be replacing the existing sidewalk. This closure will enhance pedestrian accessibility and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along Jasper Avenue. A new bus stop with seating and shelter will be provided on Jasper Avenue.	This parcel has alternate surface access from the alley.	Yes
1	11811 - JASPER AVENUE NW, T5K0N8	Lot 12-13, Block 18, Plan 3549AE	The existing access to be closed is approximately 7.0m wide and is located on the south side of Jasper Avenue.	A separate boulevard walkway will be replacing the existing sidewalk. This closure will enhance pedestrian accessibility, place-making and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along Jasper Avenue.	This parcel has alternate surface access from 119 Street and the back alley.	Yes

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1	11722 JASPER AVENUE NW, T5K 0N3	Lot 28A, Block 17, Plan 5349NY	The existing access to be closed is approximately 6.0m wide and is located on the north side of Jasper Avenue.	A separate boulevard walkway will be replacing the existing sidewalk. This closure will enhance pedestrian accessibility, place-making and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along Jasper Avenue.	This parcel has alternate surface access from 118 Street.	Yes
1	11641 - JASPER AVENUE NW, T5K0M9	Lot 25 Block 16 Plan 2671AN	The existing access to be closed is approximately 3.0m wide and is located on the south side of Jasper Avenue.	A separate boulevard walkway will be replacing the existing sidewalk. This closure will enhance pedestrian accessibility, place-making and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along Jasper Avenue.	This parcel has alternate surface access from the back alley.	Yes
1	11603 - JASPER AVENUE NW	Lot A, Block 16, Plan 1444EO Lot B, Block 16, Plan 1444EO	The existing access to be closed is approximately 3.0m wide and is located on the south side of Jasper Avenue.	A separate boulevard walkway will be replacing the existing sidewalk. This closure will enhance pedestrian accessibility, place-making and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along Jasper Avenue.	This parcel has alternate surface access from the back alley.	Yes
1	11558 - JASPER AVENUE NW, T5K0M8	Lot 83, Block 15, Plan B3 Lot 82, Block 15, Plan B3	The existing accesses are temporarily closed with mini barriers. The parcel is an empty gravel lot located on the north side of Jasper Avenue.	A separate boulevard walkway will be replacing the existing sidewalk. This closure will enhance pedestrian accessibility, place-making and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along Jasper Avenue.	This parcel has alternate surface access from the back alley.	Yes
1	11525 - JASPER AVENUE NW, T5K0M7	Lot 57, Block 15, Plan B3 Lot 56, Block 15, Plan B3 Lot 55, Block 15, Plan B3 Lot 54, Block 15, Plan B3 Lot 53, Block 15, Plan B3 Lot 52, Block 15, Plan B3	The existing five accesses to be closed are unused and vary in width. They are located on the south side of Jasper Avenue.	A separate boulevard walkway will be replacing the existing sidewalk. This closure will enhance pedestrian accessibility, place-making, and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along Jasper Avenue.	This parcel has alternate surface access from 116 Street and the back alley.	Yes

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1	11445A - JASPER AVENUE NW, T5K0M6	Lot 53, Block 14, Plan B3 Lot 52, Block 14, Plan B3	The existing access to be closed is approximately 9.0m wide and is located on the south side of Jasper Avenue.	A separate boulevard walkway will be replacing the existing sidewalk. This closure will enhance pedestrian accessibility and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along Jasper Avenue. A new bus stop with seating and shelter will be provided on Jasper Avenue.	This parcel has alternate surface access from 115 Street and the back alley.	Yes
1	10060 - 114 STREET NW	Lot 57, Block 14, Plan B3	The existing access to be closed is approximately 5.0m wide each and is located on the west side of 114 Street.	The existing sidewalk will be replaced by a separate boulevard walkway. This closure will enhance pedestrian accessibility, improve safety, and reduce conflict with vehicle traffic along 114 Street.	This parcel has alternate surface access from the back alley.	Yes
1	11452 - JASPER AVENUE NW, T5K0M1	Lot 80-82, Block 14, Plan B3	The existing access to be closed is approximately 5.0m wide and is located on the north side of Jasper Avenue.	A separate boulevard walkway will be replacing the existing sidewalk. This closure will enhance pedestrian accessibility and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along Jasper Avenue. A new bus stop with seating and shelter will be provided on Jasper Avenue.	This parcel has alternate surface access from the back alley.	Yes
1	11656 - JASPER AVENUE NW	Lot 30, Block 16, Plan 7261AB	The existing access to be closed is approximately 5.0m wide with a surface parking lot and is located on the north side of Jasper Avenue.	A separate boulevard walkway will be replacing the existing sidewalk. This closure will enhance pedestrian accessibility, place-making, and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along Jasper Avenue.	This parcel has alternate surface access from the back alley.	Yes

Community Insight

Throughout the project from 2022 to 2024, various means of communication were utilized to ensure effective information-sharing with property owners. Advising property owners of the proposed access closures was primarily carried out through individual in-person meetings and mail correspondence, allowing for follow-up questions and feedback to be discussed directly with

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the project managers. Additionally, email and phone communication were employed, with on-site meetings arranged as needed. Administration provided the property owners with formal letters (dated between April 6 and June 6, 2024) notifying them of the proposed access closures. The level of concurrence for each property is reflected in the above table.

Concurrence from the property owners has been provided for all but one property. The property owner of the site located at 10103 - 124 Street NW expressed their concerns about the closure of one of the accesses to their site. Administration has communicated with the owner extensively between June 2023 and June 2024, including in-person discussions and the exchange of emails and letters. The owner has expressed concerns about the closing of the 124 Street access and that the 124 Street access and Jasper Avenue access are both integral to the on-site function of the property.

Legal Implications

1. The proposed access closures 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 of the *Highways Development and Protection Act*.

Attachment

1. Bylaw 20945 - Vehicular Access Closures to Support the Imagine Jasper Avenue Project

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor