

BYLAW 20944 - Closure of Vehicular Access to Titled Parcels on 106 Street in Support of the Warehouse Park Project

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 20944 be given the appropriate readings.

Purpose

To close vehicular accesses to titled parcels on 106 Street between Jasper Avenue and 102 Avenue in support of the Warehouse Park Project. The closures are outlined in detail in this report.

Readings

Bylaw 20944 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 to third reading, Council must unanimously agree “That Bylaw 20944 be considered for third reading.”

REPORT

Bylaw 20944 proposes to remove existing vehicular access to 106 Street, between Jasper Avenue and 102 Avenue, from the titled parcels listed below in support of the Warehouse Park Project.

The Warehouse Park project is a catalyst project in the Capital City Downtown Plan and will be a community park for the downtown community and future residents, workers and visitors. The park will accommodate community scale events and gatherings, and provide informal recreation and leisure activities for individuals and families. It will also support a significant tree canopy and a large green open space. This project is an opportunity to transform Downtown Edmonton into a generational landmark for all Edmontonians.

106 Street lies along the east boundary of Warehouse Park. The combined road and sidewalk renewal, streetscape enhancements and active transportation improvements that are part of the

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project will greatly improve the urban landscape in this area. Wider sidewalks, landscaping, and a bike lane will create a more comfortable and inviting environment for active modes and pedestrians while also contributing to the overall aesthetic appeal of the Warehouse Park area. 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.

The proposed 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 106 Street. These improvements will enhance environments for place-making and encourage multi-modal transportation, contributing to the ConnectEdmonton goals of urban places and climate resilience.

Each titled parcel noted in this report will maintain access via the surrounding alleyways. 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
2	10185 - 106 STREET NW	Lots 141-142, Block 5, Plan B2	The two existing accesses to the surface lot to be closed are approximately 4.64m and 4.17m wide and are located on the east side of 106 Street.	Closing these two accesses will enhance pedestrian accessibility, place-making and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along 106 Street.	These parcels have alternate surface access to the alleyway on the east side.	Yes
2	10169 - 106 STREET NW	Lots 139-140, Block 5, Plan B2	The existing access to be closed is approximately 3.8m wide and is located on the east side of 106 Street.	This access closure will enhance pedestrian accessibility, place-making and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along 106 Street.	These parcels have alternate surface access to the alleyway on the east side.	Yes
4	10145 - 106 STREET NW	Lots 134-137, Block 5, Plan B2	The existing access to be closed is approximately 7.38m wide and is located on the east side of 106 Street.	This access closure will enhance pedestrian accessibility, place-making and the urban tree canopy, improve safety, and reduce conflict with vehicle traffic along 106 Street.	These parcels have alternate surface access to the alleyways on the east side.	Yes

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Community Insight

Throughout the development design of the 106 Street reconstruction, as part of the Warehouse Park project, between 2023 and 2024, various means of communication were used to ensure effective information sharing with stakeholders and property owners. Specific engagement was conducted with property owners impacted by the access closures described. Advising these property owners of the proposed access closures was primarily done through individual in-person meetings and email correspondence, allowing for follow-up questions and feedback to be discussed directly with the project managers.

Concurrence from the property owners has been provided for all of the above properties.

Legal Implications

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

Attachment

1. Bylaw 20944 - Closure of Vehicular Access to Titled Parcels on 106 Street in Support of the Warehouse Park Project

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor