

Bylaw 21110 - Access Closures to Support 2025 Roadway Construction

Recommendation

That Urban Planning Committee recommend to City Council:

That Bylaw 21110 be given the appropriate readings.

Purpose

To close vehicular accesses in support of various roadway projects for 2025 construction. Each titled parcel of land is subject to a vehicular access closure and has one or more alternate access.

Readings

Bylaw 21110 is ready for three readings.

A majority vote of 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 21110 be considered for third reading.”

REPORT

Bylaw 21110 proposes removing existing vehicular access from the titled parcels listed below in support of various roadway renewal projects and the active transportation network expansion for 2025 construction. These access closures will improve the conditions for people who walk and bike by reducing conflict points with vehicles, improving pedestrian and cyclist visibility, and maintaining a level walking and biking surface. This includes six access closures on 101A Avenue (Okîsikow Way) to allow the avenue’s future use as an event and ceremony space.

These improvements help to enhance environments for place-making and multi-modal transportation, contributing to the City’s ConnectEdmonton goals of urban places and climate resiliency. Each titled parcel noted in this report will maintain access either via the alley or a second access to the property.

BYLAW 21110 - ACCESS CLOSURES TO SUPPORT 2025 ROADWAY CONSTRUCTION

Position of Landowners

| # of Titles Parcels Affected | Titled Parcel (Municipal Address) | Legal Description | Description of Access Closures | Benefits Associated with Closure | Alternate Access | Property Owner Concurrence with Closure |
|------------------------------------|--------------------------------------|------------------------------------|--|--|---|--|
| 1 | 10515 100 STREET NW | Plan EF Lots 102-111 | Existing access approximately 5.0m wide located on the east side of 100 Street north of 105A Avenue | Access currently unused and blocked by fencing. Benefits include removal of vertical deflection in the sidewalk. | This parcel currently has three alternate accesses from 100 Street. | Yes |
| 1 | 10769 99 STREET NW | Plan 6556ET Lots B,C | Existing access approximately 4.0m wide located on the west side of 98 Street north of 107A Avenue | Access currently unused and blocked by fencing. Benefits include removal of vertical deflection in the sidewalk. | This parcel currently has access from 99 Street. | No Response |
| 1 | 9650 OKISIKOW WAY NW | Plan ND Blk 3 Lot 38 | Existing access to parking lot approximately 4.0m wide located on the north side of 101A Avenue west of 96 Street | Decorative streetscape design for 101A Avenue includes addition of Low Impact Development facility/planting beds, added trees, decorative street lights, and a gathering circle. Closure of access is required for feasibility of design. | Access to property available through the alley accessible from 101A Avenue east of 97 Street. | No Response |
| 1 | 9646 JASPER AVENUE NW | Plan 226CL Blk 2 Lot 13A,14A | Existing access to parking lot approximately 10.0m wide located on the south side of 101A Avenue west of 96 Street | Decorative streetscape design for 101A Avenue includes addition of Low Impact Development facility/planting beds, added trees, decorative street lights, and a gathering circle. Closure of access is required for feasibility of design. | Access to property available through the alley accessible from 101A Avenue east of 97 Street and Jasper Avenue. | No Response |
| 1 | 9633 - 9635 OKISIKOW WAY NW | Plan 226CL Blk 2 Lot 14A,15A | Existing access to parking lot approximately 4.0m wide located on the south side of 101A Avenue west of 96 Street | Decorative streetscape design for 101A Avenue includes addition of Low Impact Development facility/planting beds, added trees, decorative street lights, and a gathering circle. Closure of access is required for feasibility of design. | Access to property available through the alley accessible from 101A Avenue east of 97 Street and Jasper Avenue. | No Response |

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| 1 | 9655 OKISIKOW WAY NW | Plan ND Blk 2 Lot 21,22 | Existing access to parking lot approximately 4.0m wide located on the south side of 101A Avenue west of 96 Street | Decorative streetscape design for 101A Avenue includes addition of Low Impact Development facility/planting beds, added trees, decorative street lights, and a gathering circle. Closure of access is required for feasibility of design. | Access to property available through the alley accessible from 101A Avenue east of 97 Street and Jasper Avenue. | No |
| 1 | 9663 OKISIKOW WAY NW | Plan ND Blk 2 Lot 24 | Existing access to parking lot approximately 5.0m wide located on the south side of 101A Avenue west of 96 Street | Decorative streetscape design for 101A Avenue includes addition of Low Impact Development facility/planting beds, added trees, decorative street lights, and a gathering circle. Closure of access is required for feasibility of design. | Access to property available through the alley accessible from 101A Avenue east of 97 Street and Jasper Avenue. | No Response |
| 1 | 9636 OKISIKOW WAY NW | Plan ND Blk 3 Lots 40,41 | Existing access to parking lot approximately 6.0m wide located on the north side of 101A Avenue west of 96 Street | Decorative streetscape design for 101A Avenue includes addition of Low Impact Development facility/planting beds, added trees, decorative street lights, and a gathering circle. Closure of access is required for feasibility of design. | Access to property available through the alley accessible from 101A Avenue east of 97 Street. | No Response |
| 1 | 11712 132 AVENUE NW | Plan 4423MC Blk 19 Lot 24 | Existing access approximately 4.1m wide located on the north side of 132 Avenue. | A separated sidewalk and bike lane will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel's existing driveway will be reconfigured to be accessed from the alley. | No Response |
| 1 | 13120 116 STREET NW | Plan 3333KS Blk 4 Lots 23-25,26U,27 | Existing access approximately 2.7m wide located on the south side of 132 | A separated sidewalk and bike lane will be replacing the existing sidewalk. This closure | This parcel currently has two alternate accesses from | Yes |

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| | | | Avenue. | will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | 116 Street and one alternate access from 132 Avenue. | |
| 1 | 11312 132 AVENUE NW | Plan 4554NY Blk 32 Lot 1A | Existing access approximately 9.4m wide located on the north side of 132 Avenue. | A separated sidewalk and bike lane will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel currently has two alternate accesses from 113A Street and 114 Street. | Yes |
| 1 | 11312 132 AVENUE NW | Plan 4554NY Blk 32 Lot 1A | Existing access approximately 9.0m wide located on the north side of 132 Avenue. | A separated sidewalk and bike lane will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel currently has two alternate accesses from 113A Street and 114 Street. | Yes |
| 1 | 13123 82 STREET NW | Plan 4469MC Blk 14 Lot 52 | Existing access approximately 8.7m wide located on the south side of 132 Avenue. | A separated sidewalk and bike lane will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel has alternate access from 82 Street to the parking lot and alley access from 132 Avenue. | Yes |
| 1 | 13203 82 STREET NW | Plan 1428NY Blk 30 Lot 19 | Existing access approximately 9.1m wide located on the north side of 132 Avenue. | A separated sidewalk and bike lane will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel currently has two alternate accesses from 82 Street and one alternate access from 132 Avenue. | Yes |

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| 1 | 7903 132 AVENUE NW | Plan 4469MC Blk 14 Lot 35 | Existing access approximately 4.8m wide located on the south side of 132 Avenue. | A separated sidewalk and bike lane will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel's existing driveway will be reconfigured to be accessed from the alley. | No Response |
| 1 | 7510 132 AVENUE NW | Plan 6338MC Blk 15 | Existing access approximately 7.7m wide located on the north side of 132 Avenue. | A separated sidewalk and bike lane will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel's existing parking lot will be reconfigured to be accessed from 74 Street. | Yes |
| 1 | 7320 132 AVENUE NW | Plan 6338MC Blk 14 Lot 30 | Existing access approximately 9.8m wide located on the north side of 132 Avenue. | A separated sidewalk and bike lane will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel's existing driveway will be reconfigured to be accessed from the alley. | No Response |
| 1 | 8012 132 AVENUE NW | Plan 9420440 | Existing access approximately 6.1m wide located on the north side of 132 Avenue. | A separated sidewalk and bike lane will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel has an existing alternate access from 132 Avenue. | No Response |

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| 1 | 8111 132 AVENUE NW | Plan 4469MC Blk 14 Lot 51 | Existing access approximately 3.9m wide located on the south side of 132 Avenue. | A separated sidewalk and bike lane will be replacing the existing sidewalk. This closure will enhance pedestrian and cyclist accessibility and safety along 132 Avenue and reduce conflict with vehicle traffic. | This parcel's existing driveway will be reconfigured to be accessed from the alley. | Yes |
| 1 | 8230 - 112 Avenue NW | Plan 5733HW Blk 9 Lot 3 | Existing access approximately 6.0m wide located on the north side of 112 Avenue. | A shared pathway is planned along the north side of 112 Avenue through the Active Transportation Network Expansion project. This closure will enhance accessibility and safety while reducing vehicle conflicts between adjacent accesses. | This parcel currently has two alternate accesses from 112 Avenue and the alley. | No |

Community Insight

Various means of correspondence for these projects were carried out with the property owners from 2022 to 2025. The property owners were advised of the proposed access closures primarily through mail correspondence, with follow-up questions and feedback discussed directly with Project Managers through email, phone and on-site meetings when required. The level of concurrence for each property is reflected in the above table.

Boyle Street

- Administration sent letters to applicable property owners notifying them of the proposed access closures in January 2025 and again in early March 2025.

132 Avenue

- Administration sent letters to applicable property owners notifying them of the proposed access closures in January 2025 and again in early March 2025.
- Three commercial property owners affected by the proposed access closures are participating in the City's Corner Store program. This program includes funding for site improvements such as landscaping, seating nodes or signage. Administration met with the property owners at various points from 2022 to 2025 about these improvements including proposed access closures.

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Active Transportation Network Expansion

- Administration discussed the access closure with the property owner between late October 2024 and April 2025 through phone conversations, email and an in-person site meeting. Conversations on the access closure were held in conjunction with discussions to obtain an easement on the same property for the shared pathway. The discussions concluded with the property owner wanting to retain two accesses to 112 Avenue, but with Administration recommending to close the east access to improve active transportation accommodation and mitigate vehicular conflicts with current and anticipated nearby accesses.

Legal Implications

- The proposed access closures must be carried out in accordance with the *Alberta Highways Development and Protection Act*.
- 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.
- 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 the Bylaw 13521- City Streets Access Bylaw.
- 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 21110

Others Reviewing the Report

M. Gunther, Acting City Solicitor