

BYLAW 21090 - CLOSURE OF VEHICULAR ACCESS TO TITLED PARCEL ON 103A AVENUE

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 21090 be given the appropriate readings.

Purpose

To close vehicular access to a titled parcel on 103A Avenue in support of the 103A Avenue Streetscape project between 101 Street and 97 Street. The closure is outlined in detail in this report and Bylaw 21090.

Readings

Bylaw 21090 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 21090 be considered for third reading.”

REPORT

Bylaw 20190 proposes to remove existing vehicular access to 103A Avenue, between 101 Street and 97 Street, from the titled parcel listed below in support of the 103A Avenue Streetscape project.

The 103A Avenue Streetscape, together with the underground 103A Avenue Pedway, is integral to improving the green and walkable connection to the Station Lands development from the Civic Precinct and Downtown areas. Station Lands is a high-profile site that will undergo significant investment in the transformation of northeast Downtown in the coming years.

The combined road and sidewalk renewal, streetscape enhancements and active transportation improvements that are part of the 103A Avenue Streetscape project will greatly improve the urban landscape in this area. Wider sidewalks, landscaping and improved transit infrastructure

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will create a more comfortable and inviting environment for active modes and pedestrians while also contributing to the overall aesthetic appeal of 103A 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.

The access closure will improve accessibility and safety for pedestrians by reducing conflict points with vehicles, improving pedestrian visibility and maintaining a level walking surface along 103A Avenue. This improvement will enhance environments for place-making and encourage multi-modal transportation, which contributes to the ConnectEdmonton goals of urban places and climate resilience.

The titled parcel noted in this report will maintain access to the property via 103 Avenue. Attachment 1 outlines a visual representation of the proposed closure.

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	10020 103 AVENUE NW	Lot 91A, Plan 9624099	The existing access to be closed is approximately 5.0m wide and located on the south side of 103A Avenue.	A boulevard walkway will replace the existing sidewalk. This access closure will enhance pedestrian accessibility, improve safety, and reduce conflict with vehicle traffic along 103A Avenue	This parcel has alternate surface access from 103 Avenue.	Yes

Community Insight

Throughout the development design of the 103A Avenue Streetscape project, various means of communication were used to ensure effective information sharing with interested parties and property owners. Specific engagement was conducted with the property owner impacted by the access closure described. Advising the property owner of the proposed access closure was primarily done through individual in-person meetings and email correspondence, allowing for follow-up questions and feedback to be discussed.

Concurrence from the property owner has been provided for the access closure for the above property.

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.

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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*.

Attachments

1. Bylaw 21090 - Closure of Vehicular Access to Titled Parcels on 103A Avenue

Others Reviewing the Report

- M. Gunther, Acting City Solicitor