

## **BYLAW 21447 - Closure of Vehicular Access to Titled Parcels for Various City Locations**

### **Recommendation**

That Infrastructure Committee recommend to City Council:

That Bylaw 21447 be given the appropriate readings.

### **Purpose**

To close vehicular access at various locations within the City in support of the Active Transportation Implementation Acceleration Program. The closures are detailed in the report and Bylaw 21447.

### **Readings**

Bylaw 21447 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 to third reading, Council must unanimously agree “That Bylaw 21447 be considered for third reading.”

### **REPORT**

Bylaw 21447 proposes removing existing vehicular accesses from titled parcels at the locations listed below in support of the Active Transportation Implementation Acceleration Program. The proposed access closures will improve conditions for people who use active transportation by reducing conflict points with vehicles and improving pedestrian and cyclist visibility.

The Active Transportation Implementation Acceleration Program involves the rapid expansion of the City’s active transportation network and aims to fill missing links in the existing active modes network. The network expansion will include the build-out of city-wide connectors within the redeveloping areas of the city (inside Anthony Henday Drive), near-term priorities identified through the Bike Plan Implementation Guide, and neighbourhood routes within high bike trip potential areas. Specifically, upcoming work will include repurposing road space or reconstructing

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sidewalks, boulevard spaces and/or curbside lanes to accommodate the construction of shared pathways and on-street cycling facilities.

The access closures will bolster the implementation of the Active Transportation Implementation Acceleration Program, which supports the following corporate outcomes (City Policies and Strategies):

- The City Plan - Envisions a city where all people can easily meet their daily needs within a short walk, bike, roll and/or transit trip.
- Community Energy Transition Strategy - Through mobility options that are less carbon intensive.
- WinterCity Strategy - Implement best winter snow removal and transportation practices and explore innovative, barrier-free ideas to ease the challenges, inconveniences and dangers of winter mobility.
- Safe Mobility Strategy - The Active Transportation Implementation Acceleration Program considers safety as an overarching, uncompromised, foundational aspect of bike infrastructure and programming.
- Live Active Strategy - Safe and designated infrastructure provides more opportunities for Edmontonians to incorporate active travel into their daily lives and continues to support healthy city outcomes.

Guided directly by the Bike Plan and the Bike Plan Implementation Guide, the Active Transportation Implementation Acceleration Program will fill missing links in the active transportation network, significantly expand bike infrastructure across the city, and make active transportation safer and more convenient.

The costs of removing access will be fully covered by the City as part of the Active Transportation Implementation Acceleration Program.

The table below details the proposed locations and pertinent information regarding the access closures.

No.	Titled Parcel (Municipal address)	Legal Description	Description of access closures	Benefits associated with closure	Alternate Access	Property Owner concurrence with closure
1	7835 101 Avenue NW	Plan 3620AH Blk 13 Lot 15, 16,17,18,19	West access for the visitor parking lot. This access is located less than 20 metres from another parking lot access.	The closure will allow for smooth continuity for active mode users of the new bike pathway and eliminate the side-by-side conflict point (due to close proximity to adjacent access).	Alternative access is located less than 20 metres to the east.	The property owner was informed of changes adjacent to their property by registered mail in December 2025. A more specific follow-up letter was sent out using registered mail in February 2026, highlighting the proposed access closure. No response has been received thus far.

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No.	Titled Parcel (Municipal address)	Legal Description	Description of access closures	Benefits associated with closure	Alternate Access	Property Owner concurrence with closure
2	7730 101 Avenue NW	Plan 1221538 Blk 4 Lot 1A	Both west and east access for the visitor parking lot.	The closure will allow for smooth continuity for active mode users of the new bike pathway and eliminate the side-by-side conflict point (due to close proximity to adjacent access).	The existing 101A Avenue provides alternative access to this lot.	The property owner was informed of changes adjacent to their property by registered mail in December 2025. A more specific follow-up letter was sent out using registered mail in February 2026, highlighting the proposed access closure. No response has been received thus far.
3	7525 101 Avenue NW	Plan 2083KS Blk 4 Lot 15	Access to the visitor parking lot from 101 Avenue. Lots will maintain access from 76 Street.	The closure will eliminate the side-by-side conflict point for new bike pathway users. This closure complies with site zoning DC1 19986, which states that "vehicular accesses to sites will be minimized by means of limiting access to an adjacent lane, cross lot access or as a shared access with an adjacent land owner where possible."	This is a corner lot. The existing access on 76 Street provides alternative access to this lot.	The property owner was informed of changes adjacent to their property by registered mail in December 2025. A more specific follow-up letter was sent out using registered mail in February 2026, highlighting the proposed access closure. No response has been received thus far.
4	10103 76 Street NW	Plan 4230RS Blk A Lot 1A	Access to the visitor parking lot from 101 Avenue. Lots will maintain access from 76 Street.	The closure will eliminate the side-by-side conflict point for new bike pathway users. This closure complies with site zoning DC1 19986, which states that "vehicular accesses to sites will be minimized by means of limiting access to an adjacent lane, cross lot access or as a shared access with an adjacent land owner where possible."	This is a corner lot. The existing access on 76 Street provides alternative access to this lot.	The property owner was informed of changes adjacent to their property by registered mail in December 2025. A more specific follow-up letter was sent out using registered mail in February 2026, highlighting the proposed access closure. No response has been received thus far.
5	7120 101 Avenue NW	Plan 2011AO Blk 4 Lot 16,17,18	West access to the visitor parking lot to be closed. The alternate access is located directly adjacent to the alleyway (lane) entrance off of 72 Street. Lots will maintain access from the alleyway.	The closure will eliminate the side-by-side conflict point for new bike pathway users. This closure complies with site zoning DC1 19986, which states that "vehicular accesses to sites will be minimized by means of limiting access to an adjacent lane, cross lot access or as a shared access with an adjacent land owner where possible."	Lots will maintain access from the alleyway.	The property owner was informed of the proposed access closure by registered mail in February 2026. A meeting was held with the owner on February 27, 2026. Verbal consent for the closure was provided by the property owner on February 27, 2026.

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No.	Titled Parcel (Municipal address)	Legal Description	Description of access closures	Benefits associated with closure	Alternate Access	Property Owner concurrence with closure
6	5008-5036 106 Avenue	Plan 1821688 Blk 30 Lot 41	South access for the visitor parking lot. This access is located less than 20 metres from another parking lot access.	The closure will eliminate the side-by-side conflict point for new bike pathway users. This closure complies with site zoning DC1 19986, which states that "vehicular accesses to sites will be minimized by means of limiting access to an adjacent lane, cross lot access or as a shared access with an adjacent land owner where possible."	Alternative access exists, located less than 20 metres to the north.	The property owner was informed of changes adjacent to their property by registered mail in December 2025. A more specific follow-up letter was sent out using registered mail in February 2026, highlighting the proposed access closure. No response has been received thus far.
7	7108 101 Avenue NW	Plan 2011AO Blk 4 Lot 19,20,21	East access for the visitor parking lot. This access is located less than 20 metres from another parking lot access.	The closure will eliminate the side-by-side conflict point for new bike pathway users. This closure complies with site zoning DC1 19986, which states that "vehicular accesses to sites will be minimized by means of limiting access to an adjacent lane, cross lot access or as a shared access with an adjacent land owner where possible."	Alternative access exists, located less than 20 metres to the west.	The property owner was informed of changes adjacent to their property by registered mail in December 2025. A more specific follow-up letter was sent out using registered mail in February 2026, highlighting the proposed access closure. No response has been received thus far.
8	7103-7113 101 Avenue NW	Plan 6083KS Blk 14A Lot 12	East access for the visitor parking lot. This access is located less than 40m from another parking lot access	The closure will eliminate the side-by-side conflict point for new bike pathway users. Complies with site zoning DC1 19986, which states that "vehicular accesses to Sites will be minimized by means of limiting access to an adjacent Lane, cross lot access or as a shared access with an adjacent land owner where possible."	Two alternative accesses exist, one located less than 40m to the west, second alternative access exists adjacent to 71 Street.	The property owner was informed of changes adjacent to their property by registered mail in December 2025. A more specific follow-up letter was sent out using registered mail in February 2026, highlighting the proposed access closure. No response has been received thus far.
9	10635-106 39 156 Street NW	Plan 965AH Blk 7 Lot 8,9,10	North access to the visitor parking lot to be closed. These accesses are located approximately 50 metres from the west parking lot access, which will be maintained.	The closure will allow for smooth continuity for active mode users of the new pathway and eliminate the side-by-side conflict point (due to close proximity to the adjacent intersection and alleyway).	Alternative access exists, located approximately 50 metres to the west on 156 Street.	Consent from the property owner to close the subject accesses was received on October 26, 2025.

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### Risk Assessment

Risk Category	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
<b>If the recommendation is not approved</b>						
Public Liability - closure not approved	Potential pedestrian and vehicle conflicts within the road right-of-way if the access remains.	4 - likely	4 - severe	16 - high	The current design identifies the removal of access to eliminate conflict.	If accesses are not closed now, they will be reviewed as part of any future development permit, and the developer may be required to remove the access at that time.

### Community Insight

The following summarizes the communication with impacted property owners regarding changes near their properties:

- An invite to meet letter was sent to the property owner of 7835 101 Avenue NW by registered mail, delivered on December 18, 2025. A follow-up letter was sent by registered mail to notify the owner of the proposed access closure, delivered on February 4, 2026. Administration has not received any objection to the proposed closure at the time this report was prepared.
- An invite to meet letter was sent to the property owner of 7730 101 Avenue NW by registered mail, delivered on December 17, 2025. A follow-up letter was sent by registered mail to notify the owner of the proposed access closure, delivered on February 2, 2026. Administration has not received any objection to the proposed closure at the time this report was prepared.
- An invite to meet letter was sent to the property owner of 7525 101 Avenue NW by registered mail, delivered on December 16, 2025. A follow-up letter was sent by registered mail to notify the owner of the proposed access closure, delivered on February 4, 2026. Administration has not received any objection to the proposed closure at the time this report was prepared.
- An invite to meet letter was sent to the property owner of 10103 76 Street NW by registered mail, delivered on December 17, 2025. A follow-up letter was sent by registered mail to notify the owner of the proposed access closure, delivered on February 2, 2026. Administration has not received any objection to the proposed closure at the time this report was prepared.
- A letter was sent to the owner of 7120 101 Avenue NW by registered mail to notify the owner of the proposed access closure, delivered on February 2, 2026. Administration received verbal consent from the property owner on February 27, 2026 for the proposed closure.
- An invite to meet letter was sent to the property owner of 5008-5036 106 Avenue NW by registered mail, delivered on December 16, 2025. A follow-up letter was sent by registered mail to notify the owner of the proposed access closure, delivered on February 2, 2026.

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Administration has not received any objection to the proposed closure at the time this report was prepared.

- An invite to meet letter was sent to the property owner of 7108 101 Avenue NW by registered mail, delivered on December 16, 2025. A follow-up letter was sent by registered mail to notify the owner of the proposed access closure, delivered on February 2, 2026. Administration has not received any objection to the proposed closure at the time this report was prepared.
- An invite to meet letter was sent to the property owner of 7103-7113 101 Avenue NW by registered mail, delivered on December 17, 2025. A follow-up letter was sent by registered mail to notify the owner of the proposed access closure, delivered on February 4, 2026. Administration has not received any objection to the proposed closure at the time this report was prepared.
- The property owner of 10635-10639 156 Street NW indicated that the subject accesses could be closed. Consent was received on October 26, 2025.

### **ATTACHMENT**

1. Bylaw 21447 - Closure of Vehicular Access to Titled Parcels for Active Transportation Implementation Acceleration 2026 Program

### **Others Reviewing the Report**

- M. Gunther, Acting City Solicitor