

Bylaw 19432

To close a portion of a lane, Grovenor

Purpose

Closure of a portion of the east-west lane, east of 144 Street NW and north of 103 Avenue NW

Readings

Bylaw 19432 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19432 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on September 18 and 26, 2020. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 19432 proposes to close a portion of the east-west lane, east of 144 Street NW and north of 103 Avenue NW. There is an associated rezoning (Charter Bylaw 19433) to rezone the north half of the lane closure area from the (US) Urban Services Zone to the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay (MNO).

In order to ensure proper access and traffic circulation for this and adjacent sites, through a Servicing Agreement, the applicant will be responsible for constructing a new north-south lane connecting the remainder of the east-west lane with 103 Avenue NW. This lane will be constructed within the existing approximately 4 metres of undeveloped road right-of-way and approximately 2.5 metres of dedicated private land. The additional width is required to provide space for a minimum 4 metre travel lane while also accommodating utility poles.

When this application was first submitted, it also proposed closure of the aforementioned north-south 4 metre undeveloped right-of-way, but through Administration’s review, it was determined this would be required for circulation needs.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Notice of this proposed closure and rezoning was sent to surrounding property owners and the presidents of Grovenor Community League and the Stony Plain Road and Area Business Association on February 8, 2020. Two responses were received.

The first was from the owner of the property on the east side of the north-south 4 metre undeveloped right-of-way. They were issued a Development Permit for a 4-unit rowhouse (now built) on their site and were concerned about access issues as a result of the closure. This right-of-way is no longer proposed to be closed and will be converted to a proper lane which will ensure access and circulation for this property.

The second was from a nearby landowner who felt there was already enough row housing in the area and didn't want more. It was explained that the RF3 Zoning would already allow for row housing, this closure and consolidation would simply increase the site size slightly. There was also a misunderstanding that school land to the north was being sold, which is not the case.

Attachments

1. Bylaw 19432
2. Aerial Map