

Bylaw 19625

Closure of Two Vehicular Accesses to a Titled Parcel located at 22910 Stony Plain Road NW

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 19625 be given the appropriate readings.

Purpose

To close two vehicular accesses along Stony Plain Road from the titled parcel located at 22910 Stony Plain Road NW.

Readings

Bylaw 19625 is ready for three readings.

Position of Administration

Administration supports this Bylaw.

Position of Landowner

The property owners' representative supports the access closures.

Report Summary

The report requests City Council's approval of Bylaw 19625.

Report

Bylaw 19625 recommends closing two vehicular accesses to Stony Plain Road from the titled parcel, legally described as SW-1-53-26-4, at the municipal address of 22910 Stony Plain Road NW.

The City will be rehabilitating Stony Plain Road between 184 Street to 231 Street (in the westbound direction) and between 231 Street to Anthony Henday Drive (in the eastbound direction). Engineering design is currently underway and construction is anticipated to start in the summer of 2021. The project will include repaving the road

and intersection improvements, curb and gutter replacement, ditch regrading, guardrail modifications, and streetlight replacement.

To improve safety and traffic operation along the corridor, Administration is proposing to close two subject accesses on Stony Plain Road (Attachment 1). Direct property access onto a Freeway/Expressway such as Stony Plain Road, with a posted speed of 100 km/hour without acceleration and deceleration lanes presents an increased level of safety risk to the public. These two access locations also conflict with the service road merge lane east of 231 Street and the 231 Street right-turn deceleration lane. The lot has access to 231 Street, which this project will not impact. The City will fully cover the access removal costs as part of the Stony Plain Road Rehabilitation project.

This proposed access closure will improve safety for the travelling public, aligns with the City's Access Management Guidelines, and is in accordance with several policies and objectives outlined in the City Plan to develop the City in a sustainable way by providing a more integrated and accessible transportation system.

Corporate Outcomes and Performance Management

Corporate Outcome(s): Goods and Services move efficiently			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Goods and services move efficiently	Travel time and reliability of goods and services movement (time in minutes and seconds to drive 10-km route)	10:09 - 50% of time 13:35 - 85% of time (2017)	12:30 - 50% of time 16:00 - 85% of time (2018)
Corporate Outcome(s): The City of Edmonton has sustainable and accessible infrastructure			
Outcome(s)	Measure(s)	Result(s)	Target(s)
The City of Edmonton has sustainable and accessible infrastructure	Edmontonians' assessment: Access to infrastructure, amenities and services that improve quality of life (percent of survey respondents who agree / strongly agree)	68% (2017)	70% (2018)

Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
Public Liability- closure not approved	Potential safety hazard within road right-of-way if	2 - Unlikely	1 - Minor	2 - Low	Current design removal identifies removal of access, eliminating	If accesses are not closed now, they would be reviewed or removed with

	the accesses remains open				conflict	future development/ subdivision of the lot
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Public Engagement

On November 23, 2020, Administration initiated contact with the property owner’s representative. Administration communicated with the representative by phone on November 24, 2020. Administration sent an email on November 25, 2020, providing all details relating to the access closures and formally requesting approval for the access closures. On December 14, 2020, the owner’s representative responded and approved the access closure.

Legal Implications

- The proposed access closure(s) 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 City Streets Access Bylaw, Bylaw 13521.
- Provided alternate access to the titled parcel exists or is provided, no compensation is payable pursuant to section 29(1) of the *Highways Development and Protection Act*.

Attachments

1. Access Closure Location
2. Access Closure Bylaw 19625

Others Reviewing this Report

- G. Cebryk, Deputy City Manager, City Operations
- S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development
- C. Owen, Deputy City Manager, Communications and Engagement
- K. Fallis-Howell, Acting City Solicitor