

Closure of Utility Parcel

Date	May 6, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-10

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the application for the Closure of Utility Strip U1 Plan 84R54458 as shown in Appendix A-1, and in accordance with section 172.1 of *The Planning and Development Act, 2007*:
 - a. declare that the municipal utility strip is no longer required as municipal utility parcel; and
 - b. direct Administration to cause the utility strip designation to be removed from the title of the parcel.
2. Approve these recommendations at its May 27, 2020 meeting.

ISSUE

The City of Regina's Land and Real Estate Management Department (applicant), proposes to close the Utility Strip U1 Plan 84R54458 in accordance with section 172.1 of *The Planning and Development Act, 2007* (The Act). The utility strip is no longer required and is intended to be dedicated to road-right-of-way to accommodate the development of the future road infrastructure including intersection to facilitate a future connection of Fleet Street to Ross Avenue. The Act requires that the Council pass a resolution to allow the removal of the utility strip designation before it is registered as a road right-of-way.

IMPACTS

Financial:

The closure and reconfiguration of the road right-of-way will result in the creation of three new lots as depicted in Appendix A-2 (Blk 29, Lot 10 & 11 and Blk 32, Lot 6). The new lots have an area of 5.5 acres of land with an estimated value of at least \$500,000 per acre or a total value of approximately \$2.75 million. Funds from the sale of these lands would be directed to the City's Land Development Reserve.

A greater financial risk for the City is not being prepared for the redevelopment of road alignments and an underpass when the time comes for these projects to proceed and accommodate the Fleet Street extension.

Policy:

Design Regina: The Official Community Plan Bylaw 2013-48, Goal 3 – Intensification by Supporting the Redevelopment of the Underutilized Land.

There are no Strategic Impact and Environmental Impact.

OTHER OPTIONS

Administration recommends approval of the closure of utility strip. There are two alternative options to the recommended approval.

1. Deny the application.
2. Refer the proposal back to the Administration - If City Council has specific concerns with the proposal it may refer back to the Administration for further review. Referral of the report back to the Administration will delay approval until requested information has been gathered or changes to the proposal have been made. This would result in delay of approval depending on the scale and nature of the request.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation, in addition to receiving written notification of Council's decision.

DISCUSSION

The City of Regina's Land and Real Estate Management Department has applied to close utility strip, U1 Plan 84R54458. This closure will allow the City to reconfigure adjacent lots to accommodate a future intersection of Ross Avenue and Fleet Street. There is an existing watermain passing through the parcel and the closure will have no impact in the operation and serviceability of the existing utilities as the parcel will be assigned as future road

widening area. The proposal also creates the three lots for future industrial development.

Section 172.1 of The Act requires a Council resolution in order to remove or change the municipal utility parcel designation.

DECISION HISTORY

On September 27, 2019 Administration approved the Subdivision application 19-SN-19 as shown in Appendix A-2. Removal of utility parcel designation requires Council's approval pursuant to Section 172.1 of *The Planning and Development Act, 2007*.

Respectfully Submitted,



Fred Searle, Director, Planning & Development Services

Respectfully Submitted,



Diana Hawryluk, Executive Director, City Planning & Community Dev.

4/29/2020

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ATTACHMENTS

Appendix A-1 Aerial Map

Appendix A-2 Proposed Subdivision Map