

March 6, 2019

To: Members
Regina Planning Commission

Re: Application for Partial Street Closure (18-CL-04) Road Right-of-Way Adjacent to 702
Toronto Street

RECOMMENDATION

1. That the application for the closure and sale of a portion of Toronto Street, as shown on the attached plan of proposed subdivision prepared by Midwest Surveys Inc., dated October 25, 2018 and legally described as Part of Toronto Street, Registered Plan No. FN5273, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the March 25, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The applicant and landowner, City of Regina, Real Estate Branch, proposes to close and sell a portion of the right-of-way and consolidate it with an adjacent property located at 702 Toronto Street, shown on Appendix A-3. The portion of the right-of-way proposed to be closed is not currently used by the travelling public or service providers and the proposed closure will not impact traffic flow or circulation.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, Administration recommends approval.

BACKGROUND

A partial street closure application has been submitted concerning the right-of-way adjacent to the east property boundary of 702 Toronto Street in the Industrial Park subdivision. The application is being considered pursuant to the Zoning Bylaw, OCP, *The Planning and Development Act, 2007* and *The Cities Act, 2002*.

The related subdivision (consolidation) application, creating proposed Parcel P shown in Appendix A-3, is being considered concurrently by Administration, in accordance with

Subdivision Bylaw No. 7748, as Amended, by which subdivision approval authority has been delegated to the Administration.

DISCUSSION

The applicant and landowner, City of Regina, Real Estate Branch, proposes to close and sell approximately 427 square metres of road right-of-way along Toronto Street and consolidate it with 702 Toronto Street (currently consisting of Parcel K and Parcel O) to create Parcel P (see Appendix A-3 for reference).

The portion of right-of-way proposed to be closed is not currently used by the travelling public or service providers; therefore, the proposed closure will not impact traffic flow or circulation. The City of Regina has been leasing the existing right-of-way to the adjacent land owners for the past 14 years and it has been paved and used for additional parking. The property at 702 Toronto Street is currently developed with two multi-tenant warehouse buildings.

The subject property is currently zoned IB – Medium Industrial and no additional rezoning is required to facilitate the proposal. The surrounding land uses are light and medium industrial properties to the north, east and west and a storm channel to the south.

RECOMMENDATION IMPLICATIONS

Financial Implications

The consolidation with adjacent properties will result in a modest increase in the property tax assessment. The partial closure of the street will relieve the City of Regina of any obligations for its maintenance or physical condition.

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant and landowner will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City of Regina standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within the OCP with respect to the community goal of achieving long-term financial viability. By divesting itself of an unused portion of road right-of-way, the City of Regina has ensured that there will not be any long-term financial implications associated with the land. The portion of right-of-way to be closed is not required for traffic circulation purposes.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notice of the proposed street closure will be published in the *Leader-Post* on March 9, 2019 in accordance with the requirements of *The Cities Act, 2002*.

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

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Section 13 of *The Cities Act, 2002*.

Respectfully submitted,



Autumn Dawson, A/Director
Planning & Development Services

Respectfully submitted,



Fred Searle, A/Executive Director
City Planning & Community Development