

November 25, 2019

To: His Worship the Mayor
And Members of City Council

Re: Regina Planning Commission: Lane Closure Application (19-CL-01) Road Right-of-Way Adjacent to 2150 Alexandra Street

RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– NOVEMBER 6, 2019**

1. That the application for the closure of Road Right-of-Way adjacent to 2150 Alexandra Street, as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin, dated June 26, 2019 and legally described as Lane in Block 40, Registered Plan No. I5211, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw.

REGINA PLANNING COMMISSION – NOVEMBER 6, 2019

The Commission adopted a resolution to concur in the recommendation contained in the report.

Recommendation #3 does not require City Council approval.

Councillors: Jerry Flegel, Bob Hawkins and Barbara Young (Chairperson); Commissioners: David Bale, Frank Bojkovsky, Biplob Das, Andre Kroeger, Jacob Sinclair and Steven Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on November 6 2019 considered the following report from the Administration:

RECOMMENDATION

1. That the application for the closure of Road Right-of-Way adjacent to 2150 Alexandra Street, as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin, dated June 26, 2019 and legally described as Lane in Block 40, Registered Plan No. I5211, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw.

3. That this report be forwarded to the November 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 City of Regina (City) Real Estate Branch (Applicant and Owner), proposes to close and consolidate the lane right-of-way adjacent to a property located at 2150 Alexandra Street, as shown on Appendix A-3. The portion of the right-of-way proposed to be closed has never been built as a lane and is not currently used by the travelling public or service providers, except as driveway access to a parking lot associated with a City facility.

The proposal does not conflict with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250 (Zoning Bylaw)* or the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48 (OCP)*. Further, as the right-of-way is not being used as a lane, and will not be required as a future lane, the proposed lane closure will not impact traffic flow or circulation. Accordingly, Administration recommends approval.

BACKGROUND

The Applicant and Owner proposes to close approximately 976 square metres of lane right-of-way and consolidate it with 2150 Alexandra Street to create Parcel A, as shown on the attached plan of proposed subdivision in Appendix A-3. The right-of-way is located on lands directly west of Lewvan Drive and between 13th Avenue and Wascana Creek system. The right-of-way has not been constructed as a lane and serves, primarily, as driveway access to a parking lot associated with 2150 Alexandra Street, which is a property accommodating a City facility (Parks District 3 Maintenance Depot) (Appendix A-1).

The application is being considered pursuant to the Zoning Bylaw, OCP, *The Planning and Development Act, 2007* and *The Cities Act, 2002*. A related subdivision application, creating proposed Parcel A shown in Appendix A-3, is being considered concurrently by the Administration, in accordance with *Subdivision Bylaw No. 7748, as Amended*, by which subdivision approval authority has been delegated to the Administration.

DISCUSSION

The right-of-way is not developed and therefore the closure will not impact any existing traffic flow or circulation. Further, there is no connecting roadway due to the presence of the Wascana Creek to the south. There is one residential property adjacent to the right-of-way; however, the dwelling has legal access from York Street and would not require the lane as per the Zoning Bylaw and the dwelling has a driveway access off York Street. If approved, the northern portion right-of-way will continue to be utilized by the City Park Depot facility as a driveway and parking area and the remaining portion would be incorporated with the open space.

The land within this block is not developable as the sanitary sewer in the area is subject to surcharge and new services are not allowed in this area, as well, part of the area is in the Flood Way Zone which does not permit development.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

The right-of-way is in both the Flood Fringe and Floodway Zones. Future development is only permitted in the Flood Fringe area and must conform to the regulations of Zoning Bylaw and include flood prevention measures. No development is permitted within the area zoned as Flood Way.

Policy/Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below:

Will be published in <i>The Leader-Post</i> on:	November 9, 2019
Letter sent to immediate property owners	July 23, 2019
Number of Public Comments Sheets Received	2

There were two public comments received on this application. A more detailed accounting of the respondent's comments and the Administration's response is provided in Appendix B.

The application was circulated to the Cathedral Community Association who commented that they had no issue with the request.

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 a written notification of City Council's decision.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council's approval pursuant to Section 13 of *The Cities Act, 2002*.

Respectfully submitted,

REGINA PLANNING COMMISSION


Elaine Gohlke, Secretary

11/20/2019