

October 15, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Street Closure (13-CL-03) – Portion of Argan Drive Plan 88R42178
Abutting Lots 1 & 4, Block C Plan 88R42178 – Eastgate

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- SEPTEMBER 11, 2013**

1. That the application for the closure and sale of a portion of Argan Drive as shown on the attached plan of proposed subdivision prepared by P. Shrivastava, SLS, dated August 21, 2012 and legally described as follows, be APPROVED:

“that portion of Argan Drive abutting Lots 1 & 4 Block C Plan 88R42178”.

2. That the City Solicitor be directed to prepare the necessary bylaw; and

REGINA PLANNING COMMISSION – SEPTEMBER 11, 2013

Sue Luchuk, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk’s Office.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillor Mike O’Donnell; Commissioners: David Edwards, Phil Evans, Ron Okumura, Daryl Posehn, Phil Selenski, Laureen Snook and Sherry Wolf were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on September 11, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the application for the closure and sale of a portion of Argan Drive as shown on the attached plan of proposed subdivision prepared by P. Shrivastava, SLS, dated August 21, 2012 and legally described as follows, be APPROVED:

“that portion of Argan Drive abutting Lots 1 & 4 Block C Plan 88R42178”.

2. That the City Solicitor be directed to prepare the necessary bylaw; and

3. That this report be forwarded to the October 15, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The proposed road closure application is summarized below:

- Located in Eastgate in an area zoned for HC-Highway Commercial uses.
- Purpose of closure is to consolidate the land with the adjacent property to the east to create a new Parcel A. Plans to develop the new parcel are not known at this time.
- This portion of Argan Drive has not been developed as a street.
- Since land has not been developed as a street there will be no impact on access to adjacent properties or to existing traffic circulation and flow in the area.

BACKGROUND

A closure application has been submitted concerning the right-of-way adjacent to 1711 and 1731 Argan Drive.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan), The Planning and Development Act, 2007* and *The Cities Act, 2002*.

A related subdivision application is being considered concurrently by the Administration, in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Development Officer. The proposed subdivision is intended to consolidate respective portion of the partial street closure with the adjacent properties Lots 1 and 4 Block C (1711 and 1731 Argan Drive) to create a new Parcel A.

DISCUSSION

The City's Real Estate Branch proposes to close and sell a 0.35 ha. portion of Argan Drive and consolidate it with the adjacent site/properties located at 1711 and 1731 Argan Drive as shown on the attached plan of proposed subdivision.

The purpose of the proposed closure is to consolidate a portion of the road right-of-way with adjacent highway commercial development sites. These sites are currently vacant. Future development plans for the new parcel are not known at this time.

Surrounding land uses include a truck stop to the west, a hotel to the east, vacant land zoned for Highway Commercial uses to the south and residential condominium development to the north.

Since the road was not developed, the proposed closure will not impact traffic flow or circulation in the immediate area.

The applicant will be required to grant all necessary easements or pay the cost associated with utility relocations where required. The applicant will also be responsible for constructing the

Argan Drive cul-de-sac and restoring the sidewalk, curb and gutter at the north end of Argan Drive to City standards.

The related subdivision application is being considered concurrently, in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached as Appendix A-3.1.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion road is \$19,260 with GST. Consolidation of the road right-of-way into the adjacent properties will result in a modest increase in the property tax assessment attributable to the property owner. The closure of the right-of-way will relieve the City of any obligations for its maintenance or physical condition.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposed street closure and sale responds to the City's strategic priority of managing growth and community development through optimization of existing infrastructure capacity.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Will be published in the Leader Post on:	September 28, 2013
Letter sent to immediate property owners	June 4, 2013
Number of Public Comments Sheets Received	7 Five in favour. Two opposed.

Both of the residents who were opposed to the closure wanted information as to what the proposed development on the new parcel would be. The Administration could not provide information, as the nature of the proposed development is unknown at this time, and that any development would have to comply with the HC-Highway Commercial Zone or would require a rezoning or discretionary use which would require public notification.

Concerns were also raised regarding potential increased traffic, traffic flow and lack of parking. The Traffic Control and Parking Branch advised that traffic signals would be installed at Eastgate Drive and Prince of Wales Drive in 2014 and that signals would be installed this year at the Dewdney Avenue and Prince of Wales Drive intersection.

DELEGATED AUTHORITY

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

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary