

March 29, 2016

To: His Worship the Mayor
and Members of City Council

Re: Closure Application (15-CL-20) Portion of Lane Adjacent to 601 Campbell Street and
710 Williams Street

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– MARCH 9, 2016**

1. That the application for the closure and sale of a portion of lane right-of-way as shown on the attached plan of proposed subdivision prepared by Scott Colvin, dated October 23, 2015 and legally described as follows, be APPROVED:

“All of Lot 14, Block 31, Plan FN41; part of Lane, Plan FN41; and all of Lot 15, Block 31, Plan FN41 in NW-26-17-20-W2M in Regina, Saskatchewan”.

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

REGINA PLANNING COMMISSION – MARCH 9, 2016

The following addressed the Commission:

- Jean Hermann; and
- Bruce Evans, representing Dorcas Housing.

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

Recommendation #3 does not require City Council approval.

Councillors: Mike O'Donnell (Chairperson) and Barbara Young; Commissioners: Phil Evans, Simon Kostic, Adrienne Hagen Lyster, Ron Okumura, Daryl Posehn, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 9, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the application for the closure and sale of a portion of lane right-of-way as shown on the attached plan of proposed subdivision prepared by Scott Colvin, dated October 23, 2015 and legally described as follows, be APPROVED:

“All of Lot 14, Block 31, Plan FN41; part of Lane, Plan FN41; and all of Lot 15, Block 31, Plan FN41 in NW-26-17-20-W2M in Regina, Saskatchewan”

2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the March 29, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The City of Regina's Real Estate Branch proposes to close and consolidate a portion of the subject lane between 601 Campbell Street and 710 Williams Street to accommodate a developer's plan of proposed subdivision.

The portion of the subject lane is not developed as a physical lane and is not functioning as a lane. There will be no impact on the traffic circulation and flow in the area or access issues on adjacent properties. Accordingly, the Administration supports the proposed lane closure.

BACKGROUND

A Closure application has been submitted concerning a portion of a lane right-of-way between 601 Campbell Street and 710 Williams Street.

This application is being considered pursuant to *Design Regina: The Official Community Plan Bylaw No. 2013-48*, *The Planning and Development Act, 2007* and *The Cities Act, 2002*.

The related subdivision application is being considered concurrently by the Administration, in accordance with *The Subdivision Amendment Bylaw, 2003 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 for reference purposes as Appendix A-3.

DISCUSSION

The City's Real Estate Branch proposes to close and sell the portion of the lane between 601 Campbell Street and 710 Williams Street. The resulting subject property is shown in Appendix A-1 and A-2. The purpose of the closure is to consolidate the portion of the lane with the adjacent properties to facilitate the proposed subdivision design as shown on the attached plan of proposed subdivision in Appendix A-3.

The subject lands are currently vacant and zoned R1 – Residential Detached. The owner of the lands at 601 Campbell Street intends to subdivide and consolidate the lane and property at 710 Williams Street with their lands to create 13 residential lots. The proposed lots will be developed with detached dwelling units which are permitted in the R1 Zone and is consistent with the development on surrounding lands. As indicated in the background section of this report, the proposed subdivision is being processed separately by the Administration and is subject to the lane closure being approved but does not fall within the purview of this decision.

The proposed closure will not impact traffic flow or circulation in the surrounding area as this is currently undeveloped land.

The City has provided additional communication and information regarding this closure to surrounding property owners as the property proposed for detached dwelling unit development has been undeveloped and used by some surrounding residents as undesignated recreational green space.

RECOMMENDATION IMPLICATIONS

Financial Implications

The net land price for both the subject right-of-way and the Williams Street parcel was \$35,120. Consolidation of the land with the adjacent property will result in an increase in the property tax assessment attributable to the property owner. The closure will relieve the City of any obligations for lane maintenance or physical condition of the closed right-of-way as well as the maintenance of the adjacent land being developed with detached dwelling units.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Design Regina: The Official Community Plan Bylaw No. 2013-48* 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 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

Communication with the public is summarized below:

Will be published in the Leader Post on	March 12 & 19, 2016
Letter sent to property owners within 75 m	December 4, 2015
Number of public comments sheets received	8

The application was circulated to adjacent properties within 75 metres of the subject lane as well as the Rosemont Mount Royal Community Association for comments. A more detailed accounting of the concerns from those that responded as well as Administration's responses to those concerns is provided in Appendix B.

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 City Council's decision.

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