

October 2, 2013

To: Members,
Regina Planning Commission

Re: Application for Lane Closure (13-CL-04) – Portion of East-West Lane, Adjacent to
100 Dewdney Avenue and 1460 McAra Street

RECOMMENDATION

1. That the application for the closure and sale of a portion of the lane described as "all that portion of east-west Lane in Block 9, Reg'd Plan No. AP990, lying to the south of and adjacent to Lot 31, Block 9, Reg'd Plan No. AP990 in Regina, Saskatchewan," as shown on the Plan of Proposed Subdivision, prepared by P. Shrivastava S.L.S. and dated May 17, 2013", and located at 100 Dewdney Avenue and 1460 McAra Street be APPROVED;
2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned lane; and
3. That this report be forwarded to the November 6, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The proposal is summarized below:

- An existing lane is proposed to be closed and consolidated with adjacent properties north and south of the lane; 1460 McAra Street (Lots 31-36) and 100 Dewdney Avenue (Lots 25-30), respectively.
- The 200 m² portion of the lane to be closed will be consolidated with the aforementioned lots to create proposed Lot 41.
- The properties at 100 Dewdney Avenue and 1460 McAra Street will remain zoned IT – Industrial Tuxedo Park.
- There are no proposed changes to the current zoning.

BACKGROUND

An application for lane closure has been submitted concerning the properties at 100 Dewdney Avenue and 1460 McAra Street for a portion of the public lane that runs east-west between McDonald and McAra Streets.

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*.

The related subdivision application (our file no. 13-SN-31) 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 for reference purposes only.

The proposed subdivision is intended to consolidate the closed lane with the adjacent properties at 100 Dewdney Avenue and 1460 McAra Street to form one parcel in entirety.

DISCUSSION

A 200 m² portion of lane is proposed to be closed and consolidated with the adjacent properties on either side, located at 100 Dewdney Avenue and 1460 McAra Street to form Lot 41.

The lane is no longer needed for use by the travelling public as access to the remaining portion of the lane will be possible through two alternate points of entry (from McDonald Street and the east-west lane to the north). The resulting site is as follows:

| Proposed Parcel/Lot | Zone | Resulting Parcel Size |
|----------------------------|------------------------|----------------------------------|
| 41 | Industrial Tuxedo Park | 3,844.5 m ² (0.39 ha) |

Surrounding land uses include light to medium industrial uses in all directions, including commercial and service establishments associated with industrial uses.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion of the lane to be sold is \$15,743.70 including GST.

Consolidation of the lanes into the adjacent properties will result in a modest increase in the property tax assessment attributable to each of the property owners. The closure of the lane will relieve the City 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 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 standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

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

| | |
|---|------------------|
| Will be published in the Leader Post on: | October 19, 2013 |
| Public notification signage posted on: | N/A |
| Public Open House Held: | N/A |
| Letter sent to immediate property owners: | July 22, 2013 |
| Number of Public Comment Sheets Received: | 0 |

The Administration did not receive feedback or comments from immediate property owners regarding the closure of the above-referenced lane. In addition, there were no concerns brought forward to the administration during the initial circulation of this proposal. Accordingly, the Administration does not have any concerns with the above-referenced recommendations.

DELEGATED AUTHORITY

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

Respectfully submitted,



Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development