

January 7, 2015

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment and Lane Closure (14-Z-18/14-CI-07)
Portion of Lane Behind Langley Street – Hillsdale Subdivision

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - a) That proposed Lot A comprised of a portion of the Lane located behind Langley Street as shown on the Plan of Proposed Subdivision, be rezoned in entirety from R1 – Residential Single Detached and R6 – Residential Multiple Housing to PS – Public Service;
2. That the application for the closure of the portion of the lane described as “all that portion of lane, as shaded shown on the Plan of Proposed Subdivision signed by S.L. Colvin, Saskatchewan Land Surveyor and dated August 13, 2014” be APPROVED;
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment; and
4. That this report be forwarded to the January 26, 2015 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to close a portion of lane at the rear of some residential lots fronting onto Langley Street in the Hillsdale Subdivision. The subject property was never physically developed as a lane and is grassed and functions as a utility corridor or easement similar to numerous other mid-block utility easements in Hillsdale. As the land has never been developed as a lane, traffic flow and circulation in the area will not be impacted. In addition, none of the residential properties that front Langley Street currently use the lane to access the rear of their properties. Accordingly, the Administration recommends approval.

BACKGROUND

A Zoning Bylaw Amendment and Lane Closure Application has been submitted concerning the Lane located behind Langley Street.

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

The related Subdivision Application (our file no. 14-SN-22) 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.

DISCUSSION

The applicant (City of Regina Real Estate Branch) proposes to close and rezone a 0.19 ha portion of registered lane behind the residential lots on Langley Street and create proposed Lot A as shown on the attached plan of proposed subdivision.

The subject property has never been developed or used as a lane but has functioned as a utility easement similar to the numerous other mid-block utility easements located throughout the Hillsdale Subdivision. As such, the proposed lane closure will not impact traffic flow or circulation in the immediate area. The applicant will be required to grant all necessary easements for the applicable utilities, which will be addressed under the terms and conditions of subdivision approval.

The proposal will essentially formalize the current use as a utility easement and be consistent with how other utility easements are registered and managed throughout Hillsdale. The land will remain under City of Regina ownership. The City of Regina will continue to maintain the subject property.

The subject property is currently zoned in part R1 – Residential Detached and in part R6 – Residential Multiple Housing Zone. The subject property is proposed to be rezoned in entirety to PS – Public Service to reflect the “public use” nature of the land.

Surrounding land uses include detached dwellings to the south, multi-unit residential to the north, and a religious institution to the west.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no costs or fiscal implications incurred to the City as no formal sale will be made. The costs associated with the maintenance of the lands will continue to be the responsibility of the City of Regina. The proposed lot will not change from its current use and, therefore, will not require servicing or additional municipal infrastructure.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposed street closure 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

Public notification signage posted on:	November 4, 2014
Will be published in the Leader Post on:	January 17, 2015 January 24, 2015
Letter sent to immediate property owners	October 3, 2014
Public Open House Held	N/A
Number of Public Comments Sheets Received	14

The application was circulated to the Hillsdale Community Association. In response, the community association did not identify any concerns with this proposal.

A more detailed account of the residents concerns and issues as well as the Administration's response to those concerns and issues is included in Appendix B.

The applicant and other interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007* and Section 13 of *The Cities Act, 2002*.

Respectfully submitted,



Louise Folk, Director
Development Services Department

Respectfully submitted,



Diana Hawryluk, A/Executive Director
City Planning and Development