

Proposed Right-of-Way Closure – Portion of Lane between 400 Block 5th Avenue North and 500 Block 25th Street West – City Park Neighbourhood

ISSUE

This report requests approval to close a portion of the lane between the 400 Block 5th Avenue North and 500 Block 25th Street West. This portion of lane will then be sold to one of the adjacent property owners.

RECOMMENDATION

1. That City Council consider Bylaw No. 9658, The Street Closing Bylaw, 2019 (No. 6);
2. That after closure, the portion of lane be sold to Baydo Developments to be consolidated with adjacent property;
3. That after closure, the City of Saskatoon will purchase property from the YWCA that will become the new turnaround area in the lane; and
4. That all costs associated with the closure be paid for by the applicant, including solicitor's fees and disbursements.

BACKGROUND

The property owner of 410 5th Avenue North, Baydo Developments, approached the City of Saskatoon in regard to purchasing the existing turnaround area of the lane that runs adjacent to their property. Baydo Developments is proposing a high density mixed-use development to replace the existing surface parking lot on the site. The proposed development supports the objective for growth along Bus Rapid Transit corridors and densification in the City Centre. The existing lane turnaround area notches into the site and restricts optimizing the developable area. Closure of the existing turnaround area and consolidation with the adjacent property will mitigate this issue.

If the proposal to close and sell the existing turnaround area is approved, the City of Saskatoon will purchase a portion of the YWCA parking lot (510 25th Street West) to provide a new turnaround area. The proceeds of the sale to Baydo Developments will be used to purchase the land from YWCA resulting in a zero financial impact to the City of Saskatoon.

The two property owners (Baydo Developments and YWCA) adjacent to this portion of lane proposed to be closed and re-located have been consulted throughout the process and are supportive of this proposal.

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DISCUSSION/ANALYSIS

The following steps, in chronological order, have been completed as detailed in Table 1.

Table 1 – Proposed closure of right-of-way process summary

Date	Action	Comments
October 2018	Property owner of 410 5 th Avenue North contacted the City regarding purchasing the turnaround area of lane.	None.
July 2019	Agreement with YWCA reached for new turnaround location.	Area to be sold to Baydo Developments is same size as area to be purchased from YWCA.
September 2019	Received plan of proposed closure drawing from Meridian Surveys.	Area to be closed is 753 square feet (70 square metres).
November 2019	Received review comments from Ministry of Highways and Infrastructure (MHI). MHI requires no compensation.	Meridian Surveys initiated the circulation of the plan of proposed road closure to MHI, a required action under Section 13 of <i>The Cities Act</i> .
November 2019	Received conditional subdivision approval from Community Services Department.	Subdivision No. 46/19
December 2019	Public Notice, Bylaw and City Council Report	None.

To complete this transaction, the Administration requires that City Council approve Bylaw No. 9658, The Street Closing Bylaw 2019 (No. 6) (Appendix 1).

No dead end situation will be created as a new turnaround location will be constructed.

Utility agencies have been contacted with respect to the closure and Saskatoon Light & Power, SaskTel, SaskEnergy and Shaw Communications require easements.

Communication activities are included with the requirement for Public Notice. No other communication activities are required.

IMPLICATIONS

Public Notice is required for consideration of this matter, pursuant to Section 3 (subsection b) of Policy No. C01-021, The Public Notice Policy. The following notice was provided:

- Advertised in The StarPhoenix on November 30, 2019 and December 2, 2019 (Appendix 2);
- Posted on the City Hall Notice Board on November 29, 2019; and
- Posted on the City of Saskatoon website on November 29, 2019.

There are no financial, social or environmental implications identified.

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NEXT STEPS

Upon approval, Baydo Developments will pay the City of Saskatoon \$80,277.33 + GST for the closed portion of lane and the City of Saskatoon will pay YWCA \$80,277.33 + GST for the new turnaround area.

APPENDICES

1. Bylaw No. 9658, The Street Closing Bylaw, 2019 (No. 6)
2. Public Notice – Proposed Closure of Portion of Lane 400 Block 5th Avenue North and 500 Block 25th Street West

Report Approval

Written by:	Chris Helt, Special Projects Manager, Transportation
Reviewed by:	Jay Magus, Director of Transportation
Approved by:	Terry Schmidt, General Manager, Transportation & Construction Department

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