

Proposed Closure of Right-of-Way – Caledonia Avenue, Transfer Avenue, Wabash Avenue, Orth Avenue, associated lanes, and Portion of 12th Street West adjacent to 11th Street West – Agpro Industrial Neighbourhood

ISSUE

Administration requests approval to close Caledonia Avenue, Transfer Avenue, Wabash Avenue, Orth Avenue, associated lanes, and a portion of 12th Street West adjacent to 11th Street West. None of this public right-of-way has been developed. The portions closed will be consolidated with adjacent parcels to form one larger parcel for future development.

RECOMMENDATION

1. That City Council consider Bylaw No. 9764, The Street Closing Bylaw, 2021 (No. 2);
2. That after closure, the right-of-way be sold to 102083376 Saskatchewan Corp. for \$95,900.00 + GST.
3. That all costs associated with closure be paid for by the applicant, including Solicitor's fees and disbursements.

BACKGROUND

102083376 Saskatchewan Corp. approached the City of Saskatoon about closing Caledonia Avenue, Transfer Avenue, Wabash Avenue, Orth Avenue, associated lanes, and a portion of 12th Street West adjacent to 11th Street West and then purchasing this right-of-way. Despite this public right-of-way being designated as roadway for a neighbourhood, it was never developed and streets do not physically exist. 102083376 Saskatchewan Corp. is planning on consolidating this closed public right-of-way with adjacent parcels that they already own to create one large parcel for future development.

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
September 2020	Transportation and Construction Division is contacted by Meridian Surveys with proposed subdivision/road closure plans.	Area to be closed is 3.884 hectares.
October 2020	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> .
May 2021	Conditional Subdivision approval from Community Services Division.	Subdivision No. 39-20.
June 2021	Public Notice, Bylaw and City Council Report	None.

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To complete this transaction, the Administration requires that City Council approve Bylaw No. 9764 - The Street Closing Bylaw, 2021 (No. 2) (Appendix 1).

No dead-end situation will be created as none of this right-of-way is currently physically open.

Utility agencies have been contacted with respect to the closure. No easements are required.

Two adjacent property owners were contacted about this proposed closure and no objections were raised.

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

FINANCIAL IMPLICATIONS

Upon approval, 102083376 Saskatchewan Corp. will be required to pay \$95,900.00 + GST.

OTHER 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:

- Two adjacent property owners were sent notification of the proposed closure on May 4, 2021;
- Two adjacent property owners were sent copies of the public notice advertising the closure details including the date and time of Public Hearing meeting;
- Advertised in The StarPhoenix on June 12, 2021 and June 14, 2021 (Appendix 2);
- Posted on the City Hall Notice Board on June 11, 2021; and
- Posted on the City of Saskatoon website on June 11, 2021.

There are no social or environmental implications identified.

APPENDICES

1. Bylaw No. 9764 - The Street Closing Bylaw, 2021 (No. 2)
2. Public Notice – Proposed Closure adjacent to 11th 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 and Construction