

Proposed Closure of Right-of-Way – Portion of Lane between 201 20th Street West and 309 Avenue B South – Riversdale Neighbourhood

ISSUE

Administration requests approval to close a portion of lane between 201 20th Street West and 309 Avenue B South. The closed portion of lane would be consolidated with 201 20th Street West and 309 Avenue B South to create a larger parcel for future infill development.

RECOMMENDATION

1. That City Council consider Bylaw No. 9783, The Street Closing Bylaw, 2021 (No. 4);
2. That after closure, the right-of-way be sold to TCRT Investments Inc. for \$65,000.00 + GST; and
3. That all costs associated with closure be paid for by the applicant, including Solicitor's fees and disbursements.

BACKGROUND

TCRT Investments Inc. approached the City of Saskatoon about closing a portion of the lane adjacent to two properties TCRT Investments Inc. own (201 20th Street West and 309 Avenue B South). TCRT Investments Inc. is planning on consolidating the two properties and the portion of lane to make a larger parcel suitable for future infill 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 2021	Transportation and Construction Division is contacted by Webb Surveys with proposed subdivision/lane closure plans.	Area to be closed is 0.02 hectares.
October 2021	Received review comments from Ministry of Highways (MoH). MoH requires no compensation.	Meridian Surveys initiated the circulation of the Plan of Proposed Road Closure to MoH, a required action under Section 13 of <i>The Cities Act</i> .
October 2021	Conditional Subdivision approval from Community Services Division.	Subdivision No. 47-21.
November 2021	Public Notice, Bylaw and City Council Report	None.

To complete this transaction, the Administration requires that City Council approve Bylaw No. 9783, The Street Closing Bylaw, 2021 (No. 4) (Appendix 1).

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A dead-end situation will be created. Administration has determined the turnaround area left will be adequate for typical lane traffic as the distance of the lane leading into the dead-end is 12.2 metres. There is a perpendicular lane aligned north-south between Avenue B and Avenue C that provides alternate access and egress. The lane configurations are shown in Appendix 2.

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

All property owners in this block were contacted with the proposal. A map indicating all properties contacted is included as Appendix 2. Two property owners have indicated preliminary opposition to the lane closure, specifically the owners of 219/221 20th Street West and 225 20th Street West. Comments received from these two property owners are summarized in Table 2 below.

Table 2 – Opposed Property Owner concerns

Property Owner Address	Concerns
219/221 20 th Street West	<ul style="list-style-type: none">• Backdoor deliveries (vehicle access)• Parking availability for customers• Increased risk to public safety (crime and violence)• Increased limited emergency vehicle access• Snow clearance due to limited access• Increase in risk for accidents• Decreased property and market values, monthly rates, and decreased lease renewals.
225 20 th Street West	<ul style="list-style-type: none">• Backdoor deliveries and lane vehicle congestion• Loss of space in lane for customer ‘test drives’

The Administration’s opinion is that this closure will not substantially change the current lane traffic deliveries or negatively impact snow clearing/safety or emergency access. Access to the lane off Avenue C South and 19th Street West will remain. One purpose of lanes is to provide space for back lane deliveries. Parking enforcement monitors lanes to ensure delivery vehicles are not parked in lanes for unreasonable amounts of time. There are no public parking spaces on the lane that are being eliminated with the lane closure.

The proposed lane closure supports the creation of a significant development site located within the City Centre. The Growth Plan to Half a Million has set a goal for 50% of new growth to be infill, which development of this site will contribute towards. The existing B5C zoning supports a wide range of mixed uses, including residential, in a medium to high density form.

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

FINANCIAL IMPLICATIONS

If approved, the closure of the right-of-way will be sold for \$65,000.00 + GST to TCRT Investments Inc. These funds are put in the Dedicated Roadway Reserve as part of Bylaw No. 6774, The Capital Reserve Bylaw. The purpose of the Dedicated Roadway Reserve is as follows:

“The purpose of the Dedicated Roadway Reserve is to fund the purchase of property required for the construction or reconstruction of roadways in previously developed areas of the City.”

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:

- Thirteen nearby property owners (owning 17 properties within the block) were sent notification of the proposed closure on September 3, 2021;
- Thirteen nearby property owners (owning 17 properties within the block) were sent copies of the public notice advertising and the closure details including the date and time of Public Hearing meeting on November 4, 2021;
- Advertised in The StarPhoenix on November 6, 2021 and November 8, 2021 (Appendix 3);
- Posted on the City Hall Notice Board on November 5, 2021; and
- Posted on the City of Saskatoon website on November 5, 2021.

There are no social or environmental implications identified.

APPENDICES

1. Bylaw No. 9783, The Street Closing Bylaw, 2021 (No. 4)
2. Property Owners Mailed Proposal and Public Hearing
3. Public Notice – Proposed Lane Closure between 201 20th Street West and 309 Avenue B South

Report Approval

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