

Proposed Closure of Right-of-Way – Portion of Brand Road and Melville Street Intersection – CN Industrial Neighbourhood

ISSUE

Administration requests approval to close a portion of the Brand Road and Melville Street intersection. The portion of closed intersection would then be sold and transferred to First Line Properties Ltd. The portion of intersection will be consolidated with an adjacent property (717 Brand Road) owned by First Line Properties Ltd. to form one larger site. The proposed area to be closed is not currently developed as roadway.

RECOMMENDATION

1. That City Council consider Bylaw No. 9931 - The Street Closing Bylaw, 2023 (No. 3);
2. That after closure, the former right-of-way be sold to First Line Properties Ltd. for \$78,727.00 + GST;
3. That all costs associated with closure be paid by the applicant, including Solicitor's fees and disbursements.

BACKGROUND

Acquiring this portion of the intersection allows First Line Properties Ltd to create a larger parcel (717 Brand Road) 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
June 2023	Proposed Road Closure drawing is submitted.	Total area to be closed is 425 square metres.
October 2023	Review comments from Ministry of Highways are received. Ministry of Highways requires no compensation and does not object.	Meridian Surveys initiated the circulation of the Proposed Road Closure drawing to Ministry of Highways, a required action under Section 13 of <i>The Cities Act</i> .
October 2023	Proposed subdivision is approved by Planning and Development.	Subdivision No. 25/23
December 2023	Public Notice, Bylaw and City Council Report.	None.

To complete this transaction, the Administration requires that City Council approve Bylaw No. 9931 - The Street Closing Bylaw, 2023 (No. 3) (Appendix 1).

A dead-end situation will not be created.

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Utility agencies have been contacted with respect to the closure. SaskEnergy, SaskPower, SaskTel and Shaw require easements.

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 \$78,727.00 + GST to First Line Properties Ltd. 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:

- Advertised in The StarPhoenix on December 2, 2023 and December 4, 2023 (Appendix 2);
- Posted on the City Hall Notice Board on December 1, 2023; and
- Posted on the City of Saskatoon website on December 1, 2023.

There are no social or environmental implications identified.

APPENDICES

1. Bylaw No. 9931 - The Street Closing Bylaw, 2023 (No. 3)
2. Public Notice – Proposed Closure of Right-of-Way – Portion of Brand Road and Melville Street Intersection

Report Approval

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Reviewed by: Jay Magus, Director of Transportation
Approved by: Terry Schmidt, General Manager, Transportation and Construction