Proposed Closure of Right-of-Way – Portion of Lane 2400 Block of Preston Avenue South – Eastview Neighbourhood

Recommendation
1. That City Council consider Bylaw No. 9448, The Street Closing Bylaw, 2017 (No. 7);
2. That after closure, this land be transferred to Caswell Developments Inc. in exchange for a payment of $138,847.00 plus applicable taxes; and
3. That all costs associated with the closure be paid for by the applicants, including Solicitor’s fees and disbursements.

Topic and Purpose
This report requests approval to close a portion of lane in the 2400 block of Preston Avenue South. This portion of lane will be consolidated with the adjacent parcel at 202 East Place.

Report Highlights
Caswell Developments Inc. requests that a portion of the lane in the 2400 block of Preston Avenue South be closed and consolidated with their adjacent properties. If approved, the closed portion of lane will be sold to Caswell Developments Inc. for $138,847.00 plus applicable taxes.

Strategic Goal
This report supports the Strategic Goal of Sustainable Growth as the closure will allow development in this area.

Background
In June 2015, Caswell Developments Inc. approached the City of Saskatoon to purchase the portion of lane directly adjacent to their properties at 2401 Preston Avenue South and 202 East Place for development. The 2401 Preston Avenue South lane and 202 East Place lane will be consolidated into one parcel.

The Administration reviewed and determined traffic was not required on this portion of lane, and resolved that the Administration supports closure of the lane.

In June 2015, Caswell Developments Inc. consulted with their neighbours and no concerns were raised at that time.

In January 2017, the Planning & Development division held a public meeting to discuss the zoning change. No concerns were raised at that time about the proposed lane closure.
In April 2017, Caswell Developments Inc. agreed to pay the City of Saskatoon $138,847.00 plus applicable taxes. The price was determined using fair market price of $43.00 per square foot and a total area closed of 3229 square feet.

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

Table 1 – Proposed Closure of Right-of-Way Process Summary

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 2015</td>
<td>Received Plan of Proposed Lane Closure dated November 9, 2015 from Meridian Surveys Ltd.</td>
<td>The area to be closed and consolidated with the adjacent property is 0.03 hectares.</td>
</tr>
<tr>
<td>December 2015</td>
<td>Received review comments from Ministry of Highways and Infrastructure (MHI)</td>
<td>Meridian Surveys Ltd. initiated the circulation of the Plan of Proposed Lane Closure to MHI, a required action under Section 13 of the The Cities Act.</td>
</tr>
<tr>
<td>March 23, 2017</td>
<td>Rezoning approved by City Council</td>
<td>Caswell Developments Inc. did not want to proceed with the lane closure until the rezoning was approved.</td>
</tr>
<tr>
<td>May 2017</td>
<td>Public Notice, Bylaw and Council Report</td>
<td>None</td>
</tr>
</tbody>
</table>

To complete this transaction, the Administration requires City Council to approve Bylaw No. 9448, The Street Closing Bylaw, 2017 (No. 7) (Attachment 1).

No dead end situation will be created as a result of this proposed closure of road allowance.

Public and/or Stakeholder Involvement
Utility agencies have been contacted with respect to the closure and subdivision, and have no objections to the closure.

All adjacent property owners have been provided with notice and no objection has been raised.

The Ministry of Highways and Infrastructure has confirmed that no compensation is required to the Crown.

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

Other Considerations/Implications
There are no options, policy, financial, environmental, privacy or CPTED considerations or implications.
Due Date for Follow-up and/or Project Completion
There will be no follow-up report.

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

- Advertised in The StarPhoenix and Bridges on the weekend of May 13, 2017 (Attachment 2);
- Posted on the City Hall Notice Board on May 12, 2017;
- Posted on the City of Saskatoon website on March 12, 2017; and
- Notices were mailed to the adjacent land owners on May 10, 2017.

Attachments
2. Copy of Public Notice – Proposed Closure of Right-of-Way

Report Approval
Written by: Chris Helt, Special Projects Manager, Transportation
Reviewed by: Jay Magus, Engineering Manager, Transportation
Reviewed by: Angela Gardiner, Director of Transportation
Approved by: Jeff Jorgenson, General Manager, Transportation & Utilities Department

Council – CH – Prop CI ROW – Portion of Lane 2400 Block Preston Avenue South