Proposed Closure of Right-of-Way – Portions of Idylwyld Drive South – Riversdale Neighbourhood

Recommendation

1. That City Council consider Bylaw No. 9578, The Street Closing Bylaw, 2019 (No. 3);
2. That after closure, this land be consolidated with adjacent City lands as part of River Landing; 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 portions of Idylwyld Drive South adjacent to the 400 block of Avenue A South. These closures are required to make the adjacent parcel more developable.

Report Highlights

Saskatoon Land requests to close a portion of road allowance along Idylwyld Drive. These closures will be consolidated with City of Saskatoon lands to the west to facilitate a more developable parcel in River Landing within the Riversdale Neighbourhood.

Strategic Goal

This report supports the Strategic Goal of Sustainable Growth as the closure will allow for continued development of the Riversdale Neighbourhood.

Background

There are a number of remaining City-owned land parcels in River Landing Phase II yet to be offered for sale including the parcel adjacent to the proposed closures. The City of Saskatoon conducted a market sounding with various commercial real estate brokerages testing the configuration, potential values and timing for release of City lands in River Landing Phase II. One of the themes was to keep parcel D as large as possible to generate a more consistent and comprehensive development, which is considered important given the investment in the area to date. Closure and consolidation of two areas of public right-of-way increases the size of parcel D.

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>January 2019</td>
<td>Received Plan of Proposed Road Closures from Meridian Surveys.</td>
<td>The areas to be closed and be consolidated with the adjacent parcel is 290 square meters.</td>
</tr>
<tr>
<td>March 2019</td>
<td>Received review comments from Ministry of Highways and Infrastructure (MHI)</td>
<td>Meridian Surveys initiated the circulation of the Plan of Proposed Road Closure to MHI, a required action under Section 13 of The Cities Act.</td>
</tr>
<tr>
<td>April 2019</td>
<td>Received conditional Subdivision approval from Community Services Department.</td>
<td>Subdivision No. 9/19.</td>
</tr>
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To complete this transaction, the Administration requires that City Council approve Bylaw No. 9578, The Street Closing Bylaw 2019 (No. 3) (Attachment 1).

No dead end situation will be created as a result of this proposed closure of right-of-way.

**Public and/or Stakeholder Involvement**
Utility agencies have been contacted with respect to the closure and have no objections to the closure subject to the following conditions: that Saskatoon Light & Power requires an easement.

The Ministry of Highways and Infrastructure has confirmed 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 (subsection b) of Policy No. C01-021, The Public Notice Policy. The following notice was provided:
- Advertised in The StarPhoenix on May 11, 2019 (Attachment 2);
- Posted on the City Hall Notice Board on May 10, 2019; and
- Posted on the City of Saskatoon website on May 10, 2019.
Attachments
1. Bylaw No. 9578, The Street Closing Bylaw 2019 (No. 3)
2. Public Notice – Closure of Right-of-Way Idylwyld Drive

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

Admin Report - Prop Closure ROW – Portions of Idlywyld Dr.docx