

Brighton Land Exchange Agreement

ISSUE

City Council approval is required for a land exchange with Dream Asset Management Corporation (Dream) to implement the Brighton Neighbourhood Concept Plan (Concept Plan).

RECOMMENDATION

That the Standing Policy on Finance recommend to City Council:

1. That the Brighton Land Exchange Agreement be approved as outlined in the report of the Chief Financial Officer dated March 9, 2020; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and City Clerk be authorized to execute the agreement under the Corporate Seal.

BACKGROUND

The Concept Plan was approved by City Council on May 20, 2014. The Brighton neighbourhood, consisting of 867 acres of land in eastern Saskatoon, has a number of principle land owners. In new neighbourhoods where multiple ownership groups exist, a land exchange agreement is typically prepared to facilitate the equitable distribution of net land to each owner based on their respective gross land holdings within the neighbourhood. Land exchanges are based on the premise that each developer/land owner within the neighbourhood will receive a portion of net developable land that is equal to their share of gross developable land. Dream, the major land owner in the Brighton neighbourhood, is leading the land exchange and is working with each land owner to execute land exchange agreements required to distribute net developable lands (Appendix 1).

As these discussions take place, land exchanges are required between Saskatoon Land and Dream to facilitate the equitable distribution of net lands based on the approved Concept Plan. At its September 19, 2016 meeting, City Council approved an interim land exchange between Dream and the City of Saskatoon (City) to allow Dream to raise title to a small portion of its subdivision that encroached onto City-owned lands in the SW ¼ 29-36-4-W3M. As shown in Appendix 2 - Schedule A, the City agreed to exchange 0.35 hectares (0.86 acres) of land with Dream, while Dream exchanged an equal portion of land with the City.

DISCUSSION/ANALYSIS

Saskatoon Land is requesting to enter into a land exchange agreement with Dream which will allow the subdivision and title raising process for all City phases of development in the Brighton neighbourhood. As shown in Appendix 2 - Schedule B, Saskatoon Land requires 2.53 hectares (6.25 acres) of land from NW ¼ 29-36-4-W3M, LSD 11 and 12, currently under the ownership of Dream. In exchange, the City will transfer to Dream the 4.82 hectares (11.91 acres) of land from SW ¼ 29-36-4-W3M, which the City needs to provide to satisfy the neighbourhood-wide net land exchange

agreement calculations. The difference in the total amount of land being exchanged between the City and Dream can be explained by the fact that most of the required land dedications for parks and storm ponds are taking place within Dream's ownership. Therefore, each owner is required to compensate Dream with a portion of net developable land from its ownership.

As shown in Appendix 2 - Schedule C, the total net developable land area in the Brighton neighbourhood is 202.23 hectares (499.72 acres). The City will subdivide and own the illustrated parcels, totalling 31.26 hectares (77.24 acres) of net developable land. This amount of net developable land represents 15% of the total allocation of net developable land in the Brighton neighbourhood. This net land allocation is consistent with the 15% of gross raw land owned by the City within the neighbourhood.

FINANCIAL IMPLICATIONS

There are no immediate financial implications. The Brighton Land Exchange Agreement facilitates a transfer of land between the City and Dream based on net land ownership in the Brighton neighbourhood.

OTHER IMPLICATIONS

There are no legal, social, environmental, privacy, or CPTED implications or considerations.

NEXT STEPS

If approved, the City Solicitor's Office will prepare a Land Exchange Agreement for execution by both parties.

APPENDICES

1. Proposed Brighton Neighbourhood-wide Net Land Exchange
2. Brighton City of Saskatoon and Dream Land Exchange Schedules

REPORT APPROVAL

Written by: Terry Fusco, Senior Land Development Planner
Reviewed by: Frank Long, Director of Saskatoon Land
Approved by: Kerry Tarasoff, Chief Financial Officer