

Request to Transfer City-Owned Land – McOrmond Water Reservoir Parcel to Saskatoon Water

ISSUE

With the extensive growth in Saskatoon over the last 20 years, particularly in the northeast sector, the City of Saskatoon (City) is planning to construct a 43 mega litre (ML) (total capacity) water reservoir and a supporting pump station in the Evergreen neighbourhood. As such, the internal transfer of 7.5 acres of land located south of the intersection of McOrmond Drive and Baltzan Boulevard is required to accommodate the project.

RECOMMENDATION

That the Standing Policy Committee on Finance recommend to City Council:

1. That the Administration be authorized to transfer a portion of Block X, Plan 102038150 (ISC Surface Parcel No. 202844886) in the Evergreen neighbourhood to Saskatoon Water for use as a water reservoir to service northeast Saskatoon; and
2. That the Administration be authorized to transfer \$4,486,000 from Project 2219 - NE Sector Reservoir into the Evergreen Neighbourhood Land Development Fund.

BACKGROUND

The funding for Project 2219 - NE Sector Reservoir was approved during City Council's 2020/2021 Business Plan and Budget Review. Additionally, federal and provincial funding, through the New Building Canada Fund, has been secured for the project with a deadline for project completion of March 31, 2024.

Block X, Plan 102038150 was identified as designated land for a potential future water reservoir site in the Evergreen Concept Plan, which was approved by City Council on June 1, 2009. The reserved land is intended to house two phases of the storage capacity expansion.

As per Council Policy No. C09-019, Properties (City-Owned) Required for Major Projects, City-owned properties are to be charged to the projects at the greater of historical cost or fair market value, as determined by City land policies. Reports recommending the sale of such land are to be submitted to City Council.

DISCUSSION/ANALYSIS

Block X, Plan 102038150 (Appendix 1), excluding a small parcel adjacent to McOrmond Drive for a proposed cell tower, is proposed to be sold to Saskatoon Water at the price of \$4,486,000. This price has been determined through an examination of similar serviced land transactions in the Evergreen area, the developable site area (7.49 ac), and is consistent with Council Policy No. C09-019.

Appropriate land use and zoning designations are in place, and the approved Evergreen Concept Plan clearly identified the land parcel for use as a water reservoir (Appendix 2). While public utilities are permitted in any zoning district, a development and building permit are still required for construction of buildings, and must be generally compatible with properties in the vicinity in terms of height, setbacks, landscaping, and parking.

FINANCIAL IMPLICATIONS

The NE Sector Reservoir project was approved for federal and provincial funding through the New Building Canada Fund. Previously approved funding for the project will be reallocated to various priority projects. Possession of the site will be granted immediately upon City Council approval, and funding for the land sale will be transferred from Project 2219 - NE Sector Reservoir in January 2021. Proceeds from the sale of this site will be deposited into the Evergreen Neighbourhood Land Development Fund.

OTHER IMPLICATIONS

There are no privacy, legal, social, or environmental implications identified.

NEXT STEPS

Phase I of the project includes construction of the 43 ML reservoir and supporting pump station. According to the City's Future Growth Water System Requirements, the subsequent Phase II is planned for approximately 2055 when construction of the second reservoir and pump station is scheduled.

APPENDICES

1. North East Sector Reservoir Site
2. Evergreen Concept Plan

REPORT APPROVAL

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