

APPROVAL REPORT

Servicing Agreement – Victory Land Development Corporation – Aspen Ridge Neighbourhood

ISSUE

This report is to obtain City Council approval to enter into a Servicing Agreement to assign responsibility for the construction and payment of various servicing items for residential property in the Aspen Ridge neighbourhood area.

RECOMMENDATION

That the Standing Policy Committee on Planning, Development, and Community Services recommend to City Council:

1. That the Servicing Agreement with Victory Land Development Corporation within the Aspen Ridge neighbourhood cover a portion of the S.W. and S.E. ¼ Section 17 – Township 37 – Range 4 – W. of the 3rd Meridian be approved; and
2. That His Worship the Mayor, and the City Clerk be authorized to execute the Servicing Agreement under the corporate seal.

BACKGROUND

The Aspen Ridge neighbourhood area was previously approved by City Council. When a developer within the area requests to extend City of Saskatoon (City) services, the City necessitates that a servicing agreement be entered into.

DISCUSSION/ANALYSIS

The Administration is recommending that the Servicing Agreement with Victory Land Development Corporation (Appendix 1) be entered into to cover the development of an additional 91 residential lots within the Aspen Ridge neighbourhood situated within the S.W. and S.E. ¼ Section 17 – Township 37 – Range 4 – W. of the 3rd Meridian bordering an area between Feheregyhazi Boulevard and Henry Dayday Road.

The recommendations in this report support the Strategic Goal of Sustainable Growth as the development area is within the Aspen Ridge neighbourhood which was previously approved and supports the development of residential property.

A communication plan was prepared and presented to City Council previously for the entire neighbourhood area. If the start of construction impacts the adjacent owners or initiates renewed public interest, additional communication may be considered to address unanticipated or emerging needs. A CPTED plan is not required for this construction as per Administration Policy A09-034.

The Agreement is subject to the following, which includes both standard and non-standard clauses which are necessary due to the unique nature of the development and have been agreed upon by the developer:

- A. Standard Items:
 - 1. That the prepaid service rates be such rates as City Council has in general force and effect for the 2021 season; and
 - 2. The developer will provide a letter of credit based on our normal criteria.

- B. Non-Standard Items:
 - 1. The City will be designing, undertaking construction engineering, and procuring contracts for the services within this private development area.

FINANCIAL IMPLICATIONS

The funding for any construction that is the responsibility of the City is self-supporting and approved in the Prepaid Capital Budget within Capital Project #1411-07 - Land Development Aspen Ridge - 2014-B2-City.

NEXT STEPS

The project is expected to be completed during the 2021 construction year.

APPENDICES

- 1. Servicing Agreement – The City of Saskatoon and Victory Land Development Corporation

Report Approval

Written by: Daryl Schmidt, Land Development Manager, Construction and Design
Reviewed by: Matt Jurkiewicz, Director of Construction and Design
Approved by: Terry Schmidt, General Manager, Transportation and Construction