

Land Acquisition – Regional Fire Training Facility

ISSUE

A long-term objective of the Saskatoon Fire Department (SFD) has been to establish a training facility that will provide ongoing training opportunities to its firefighters. That initial idea has since been expanded upon to address the greater need for a regional training facility that will provide that opportunity to the City's regional partners and beyond.

RECOMMENDATION

1. That the Administration be authorized to purchase an area consisting of 40 acres to be subdivided from the southernmost portion of the NW | Section 10, Township 38, Range 05, West of 3, Extension 0, (ISC Surface Parcel No. 117374722) from Echo Properties Inc. at a purchase price of \$560,000;
2. That the cost of the land be charged to Capital Project 2525 Fire – Regional Training Facility; and
3. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

BACKGROUND

At its 2021 Business Plan and Budget Review meeting, City Council approved Capital Project 2525 Fire – Regional Training Facility in the amount of \$4.25 million.

DISCUSSION/ANALYSIS

The subject site is well situated in the Rural Municipality (R.M.) of Corman Park to meet the desired goal of having a centralized location that is easily and conveniently accessible to the regional partners of the training facility. Situated on the east side of Range Road 3053, the north property line of the source parcel fronts Lutheran Road which is a paved roadway that extends from Highway 12 (that leads to Martensville) and Highway 11 (that leads to Warman) (Appendix 1). The 40-acre site that is to be subdivided from the south side of the 159.41-acre source parcel is to be rectangular in shape, thereby providing maximum utility and efficiency opportunities for the site (Appendix 2).

Terms of the Agreement

The Administration has negotiated a purchase agreement with Echo Properties Inc. to acquire the south 40 acres of the source parcel. Noteworthy details of the agreement are as follows:

- Purchase Price:
 - \$560,000 total with a \$60,000 deposit to be paid within 20 days of acceptance of the offer.
 - \$500,000 paid upon closing.

- Conditions Precedent:
 - The City shall have until August 31, 2021 to obtain City of Saskatoon City Council approval.
 - The City had until November 30, 2020 to complete and approve, to its sole and unfettered discretion, any geotechnical, environmental, or other investigations and reports on the Lands.
 - The City shall have until August 31, 2021 to obtain approval from the R.M. of Corman Park and the Planning District for the use of the Lands as a regional fire training facility.
- Other Terms and Conditions of the Agreement:
 - Possession shall coincide with Closing Date.
 - Closing Date shall be the date which is 30 business days following the issuance of a Transform Approval Certificate pursuant to the subdivision as described in this Agreement, or such alternative date as may be agreed upon in writing by the parties (the “Closing Date”), which shall be no sooner than October 1, 2021.
 - Adjustments of all taxes against the land shall be as of the Closing Date.

The purchase price is considered to be a good reflection of market value.

Associated Engineering (AE) was retained by SFD to complete a variety of investigations, along with a corresponding report consistent with a Comprehensive Development Review (CDR) of the site. As the proposed use of the site is a Public Utility, a formal CDR is not required, however, the AE report served to answer questions relating to future use of the site as well as address potential questions that could arise through the future subdivision application to create the 40-acre parcel.

Terms of the Servicing Agreement for the future upgrade of the adjacent roadway to a paved industrial standard have been agreed to with the R.M.

FINANCIAL IMPLICATIONS

Capital Project 2525 Fire - Regional Training Facility has an approved budget of \$4.25 million. A portion of the budget will be allocated to the land purchase.

OTHER IMPLICATIONS

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

NEXT STEPS

Upon City Council approval, the Administration will finalize the land acquisition and proceed with planning future development of the site.

APPENDICES

1. Subject Lands – Regional Fire Training Facility
2. Aerial View – Site Location

REPORT APPROVAL

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Reviewed by: Frank Long, Director, Saskatoon Land
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