

Acquisition of Additional Land for Intersection at Neault Road/33rd Street West

ISSUE

The City of Saskatoon (City) requires a small portion of additional land from Khalsa School Inc. to satisfy the land requirements for the future interchange at Neault Road and 33rd Street West.

RECOMMENDATION

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

1. That Administration be authorized to purchase a 0.01-acre portion of ISC Parcel No. 203746686 from Khalsa School Inc. for \$52.50; and
2. That the City Solicitors be requested to have the agreements executed by His Worship the Mayor and the City Clerk under the Corporate Seal.

BACKGROUND

The Neault Road improvement project involves the construction of a four-lane divided arterial road between 22nd Street West and future Claypool Drive. Land is required from several landowners to accommodate the appropriate roadway design and for intersection upgrades along the roadway.

At the November 19, 2018 meeting of City Council, the acquisition of land from Khalsa School Inc. and Zhang Bros. Development Corp. for future intersection upgrades at Neault Road and 33rd Street West was approved. In 2021, the drawings detailing the land requirements to accommodate Neault Road upgrades were finalized. These drawings indicated that an additional 0.01-acre portion of land (see Appendix 1) is required from Khalsa School Inc. to accommodate the intersection/roadway design.

DISCUSSION/ANALYSIS

Administration reconnected with Khalsa School Inc. and has an agreement in place that is conditional upon City Council approval to acquire an additional 0.01-acre portion of ISC Parcel No. 203746686. Notable terms of the agreements are as follows:

- Acquisition area – 0.01 acres;
- Purchase price - \$52.50;
- Additional compensation of \$315.00 for use of 0.42 acres during construction project;
- City to reimburse seller for legal fees in the amount of \$1,000.00;
- Sale conditional upon City Council approval by August 31, 2022; and
- Closing date 30 business days following the issuance of a Transform Approval Certificate pursuant to the subdivision.

The property is located within the R.M. of Corman Park. The R.M. of Corman Park supports the road construction project and will continue to be consulted and informed as construction progresses.

The total compensation, inclusive of legal and site usage fees, is \$1,367.50. As with the previous Neault Road acquisitions, the prepaid reserve would be used as the funding source for the land acquisitions. The purchase price reflects a market value for the land, taking site specific factors into consideration such as location, potential timeline for development, and existing easements that may affect value.

FINANCIAL IMPLICATIONS

Total compensation of \$1,367.50 would be paid to Khalsa School Inc. from the prepaid reserve.

OTHER IMPLICATIONS

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

NEXT STEPS

Land is still required from one landowner on the west side of Neault Road and several owners along the east side of Neault Road to complete the roadway upgrades. Additional reports will be presented to Committee and City Council to approve any subsequent land acquisitions.

APPENDICES

1. Drawing Showing Land to be Acquired

REPORT APPROVAL

Written by:	Jeremy Sibley, Property Agent
Reviewed by:	Matt Noordhof, Acting Director of Saskatoon Land
Reviewed by:	Jay Magus, Director of Transportation
Approved by:	Clae Hack, Chief Financial Officer