

Request to Sell City-Owned Property - Parcels S, U, T, V – Kensington Village Square

ISSUE

Saskatoon Land currently has no commercial/mixed-use or medium-density apartment style multi-unit parcels available for sale in the Kensington neighbourhood. With no available land in these categories, Saskatoon Land is seeking Committee approval to bring these parcels to market.

RECOMMENDATION

1. That the Administration be authorized to sell Parcels S, U, T, and V, Plan No. 102350540 (ISC Parcel Nos. 203839993, 203839971, 203840007, 203839960) in the Kensington neighbourhood through the open market (standard terms) sales approach with prices as listed in the report of the Chief Financial Officer dated August 15, 2022;
2. That the Administration be authorized to administer architectural controls for these parcels; and
3. That the City Solicitor be requested to prepare the appropriate agreements and that His Worship the Mayor and the City Clerk be authorized to execute the agreements under the Corporate Seal.

BACKGROUND

At its meeting on April 16, 2012, City Council approved the Kensington Neighbourhood Concept Plan. The Kensington neighbourhood is approximately 473 acres and will accommodate an estimated population of 8,255 living within 3,335 dwelling units.

The four parcels located in the Kensington Village Square are serviced and ready to be released. Saskatoon Land has yet to offer any commercial/mixed-use sites or medium-density multi-unit parcels in the Kensington neighbourhood.

The Kensington Village Square (Mahoney Park) landscaping was completed in 2020 and the streetscaping surrounding the Village Centre along the park and the parcels being offered for sale were completed in 2021.

DISCUSSION/ANALYSIS

Parcel Pricing

Saskatoon Land is requesting approval to set prices and release two commercial/mixed-use parcels and two multi-unit parcels in Kensington (Appendix 1).

Approved list pricing has been established on a per-acre basis. Pricing has been determined based on a comparable analysis of similar parcels in the Saskatoon market, as well as the unique site and situational characteristics of each parcel. Two parcels

Request to Sell City-Owned Property - Parcels S, U, T, V – Kensington Village Square

are B1B Zoning District and two parcels are RM3 Zoning District; prices and additional details are as follows:

| Parcel | Parcel No. | Zoning | Area (ac) | Price per Acre | Total Price |
|--------------|------------|--------|-----------|----------------|--------------------|
| S | 203839993 | B1B | 0.62 | \$975,000 | \$ 614,250 |
| U | 203839971 | B1B | 0.62 | \$975,000 | \$ 614,250 |
| T | 203840007 | RM3 | 2.09 | \$ 875,000 | \$1,828,750 |
| V | 203839960 | RM3 | 2.09 | \$ 875,000 | \$1,828,750 |
| Total | | | | | \$4,886,000 |

Parcels will be awarded to the highest bidder over the approved list price. If there is any uncertainty regarding the offers received, the appropriate reports and recommendations will be presented to the Standing Policy Committee on Finance.

Open Market (Standard Terms) Sales Approach

Administration is recommending an open market (standard terms) sales approach be used for the initial release of the parcels (see Appendix 2). If approved, the parcels will be offered publicly at the approved list price. Interested parties will have a designated period to submit non-binding offers on the parcels offered through the open market (standard terms) sales approach.

Offers received will be reviewed by Administration to determine compliance with open market (standard terms) and to identify which proponent will be contacted for negotiation of a sale agreement for the respective parcels. It is generally accepted that the highest offer received determines the preferred proponent, assuming the standard terms and conditions are met. If no offers are received, the parcels will remain available over the counter until an acceptable offer is received. Any accepted offer below list price will be conditional upon approval of the Chief Financial Officer.

Utilizing the open market sales approach provides the Administration with additional flexibility to accommodate prospective sales, helping to mitigate risk associated with carrying larger than desired multi-unit land inventory. The sale of these parcels using this approach is consistent with Council Policy No. C09-033, Sale of Serviced City-Owned Lands.

B1B and RM3 Zoning District

B1B zoning is a Neighbourhood Commercial Mixed-Use District. The purpose of this zoning is to facilitate mixed-use development that are generally compatible with residential land uses and intended to serve the needs of residents. The B1B district provides for a limited range of commercial and institutional uses, as well as medium density residential uses in a manner that encourages retail and service-based uses at grade level.

RM3 zoning is a Medium Density Multi-Unit Dwelling District. The purpose of RM3 is to provide a variety of residential developments in a medium-density form as well as

related community uses. This type of development usually consists of apartment style housing.

Village Centre and Multi-Unit Architectural Design Controls

The Administration is recommending that architectural controls be administered on all parcels. All commercial/mixed-use buildings and parcels will be subject to a design review process based on the Village Centre Architectural Design Controls (Appendix 3). Multi-unit buildings on the parcels will be subject to an architectural review process based on Saskatoon Land's Architectural Controls for Multi-Unit Dwelling Districts (Appendix 4).

FINANCIAL IMPLICATIONS

Proceeds from the sale of these lots will be deposited into the Kensington Neighbourhood Land Development Fund.

OTHER IMPLICATIONS

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

NEXT STEPS

Saskatoon Land will offer the commercial/mixed-use and multi-unit parcels for sale through the open market sales approach.

APPENDICES

1. Kensington Village Centre Sales Map
2. Open Market Sales Terms and Conditions
3. Village Centre Architectural Design Controls
4. Architectural Controls for Multi-Unit Dwelling Districts

REPORT APPROVAL

Written by: Clayton Waldbauer, Senior Land Development Planner
Reviewed by: Frank Long, Director of Saskatoon Land
Approved by: Clae Hack, Chief Financial Officer