

Acquisition of Land for West Industrial Multi-Use Corridor

ISSUE

The City of Saskatoon (City) has a license agreement with Canadian Pacific Rail (CP) to use of a strip of land adjacent the CP tracks, between Idylwyld Drive and Avenue F South and 20th Street and Avenue Q South, for the construction of the West Central Multi-Use Corridor (WCMUC). The City requires a small portion of land from the Saskatoon Food Bank to accommodate the desired connection with Avenue Q South at the west end of the corridor.

RECOMMENDATION

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

1. That the Administration be authorized to purchase a 0.042-acre portion of ISC Parcel No. 119876114 from the Saskatoon Food Bank Incorporated for \$20,790.00; and
2. That the City Solicitor be requested to have the agreement executed by His Worship the Mayor and the City Clerk under the Corporate Seal.

BACKGROUND

Through the Pleasant Hill, Riversdale, and West Industrial Local Area Plans, the City identified a need to connect these neighbourhoods to the downtown via a multi-use pathway. To address safety and provide active transportation connections, the WCMUC project was conceived. The resultant project was a 3-kilometre multi-use pathway adjacent to the CP tracks from Idylwyld Drive to Avenue W South. The concept for the project was approved by City Council in 2013 and the first phase was constructed between Idylwyld Drive and Avenue D South (with the exception of a 55-metre segment near Avenue B South) as part of the 25th Street East Extension Project.

From 2017 through to 2020, additional design work was completed, and CP approvals were obtained for pathway construction between Avenue D South and Avenue Q South as well as the 55-metre segment near Avenue B South.

In 2021, the pathway between Avenue D South and 22nd Street West was constructed. Construction on the 55-metre segment near Avenue B South was completed earlier this year while construction on the portion between 20th Street West and Avenue Q South is expected to start in late 2022 or spring 2023.

DISCUSSION/ANALYSIS

To date, the City has entered into the required license agreements with CP to accommodate the construction of the pathway on CP's land (adjacent the tracks), with the most recent agreement being approved by City Council at the [April 12, 2022](#) meeting.

To date, the pathway has been constructed either on CP lands under license agreement or on City-owned lands. Within the next phase, the proposed pathway routing crosses through a portion of land (ISC Parcel No. 119876114,) owned by the Saskatoon Food Bank (Appendix 1). As such, the Administration contacted the Saskatoon Food Bank to inquire about their willingness to sell a 0.042-acre portion of their land to accommodate construction of the pathway (Appendix 2).

The Saskatoon Food Bank has agreed to sell the City the required land and a conditional sale agreement has been signed under the following notable terms:

- Acquisition Area – 0.042 acres.
- Purchase Price - \$20,790.00 (\$495,000.00/acre).
- Conditional upon City Council approval by November 23, 2022.
- Possession to be immediate upon receiving City Council Approval (if approved).
- Closing date to be 30 days from issuance of a Transform Approval Certificate.
- City to be responsible for all costs associated with the subdivision of the land and transfer of title.
- City to pay \$1,000.00 to the Saskatoon Food Bank to cover their legal fees incurred.

FINANCIAL IMPLICATIONS

The purchase price is reflective of fair market value of vacant land in the area. The Dedicated Roadway Reserve is the proposed funding source of the acquisition and has sufficient funds to pay the purchase price of \$20,790.00, an estimated \$7,000.00 for the required subdivision, and the \$1,000.00 to reimburse the seller for legal fees.

OTHER IMPLICATIONS

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

NEXT STEPS

If approved, the Administration will secure a Legal Land Surveyor to complete the required subdivision in accordance with Council Policy C02-045, Purchasing Policy.

APPENDICES

1. Aerial Map Showing Location of Proposed Acquisition.
2. Drawing Detailing Acquisition Area.

REPORT APPROVAL

Written by: Jeremy Sibley, Property Agent
Reviewed by: Frank Long, Director of Saskatoon Land
Chelsea Lanning, Planning & Design Engineer, Transportation
Approved by: Clae Hack, Chief Financial Officer