

Acquisition of Land for the Neault Road Construction Project – Phase 3

ISSUE

The City of Saskatoon (City) requires land from another landowner on the west side of Neault Road to accommodate the construction of the roadway into a four-lane divided arterial roadway.

RECOMMENDATION

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

1. That Administration be authorized to purchase a 0.79 acre portion of ISC Parcel No. 203411270 from 102049787 Saskatchewan Ltd. for \$6,930.00;
2. That the City Solicitor be requested to have the agreements executed by His Worship the Mayor and the City Clerk under the Corporate Seal.

BACKGROUND

The Neault Road construction project began in 2022 and involves the construction of a four-lane divided arterial road between 22nd Street West and future Claypool Drive. The project required additional right-of-way land to accommodate the appropriate road cross-section. Agreements to acquire land from several owners adjacent Neault Road have already been approved and the City requires additional land to fully accommodate the roadway design and construction.

DISCUSSION/ANALYSIS

The Neault Road construction project is proceeding in advance of development and subdivision west of Neault Road, with no mechanism for the City to require dedication of the land required without paying compensation. City Council previously approved the acquisition of land from several different landowners to accommodate the project at three prior meetings (December 20, 2021, March 28, 2022, and August 29, 2022). Ideally, all the required land acquisitions would be approved within the same report, however, due to construction deadlines, revisions to land requirements, and some negotiations taking longer than others, several reports were required. Since the prior approvals, Administration has successfully negotiated the acquisition of a portion of ISC Parcel No. 203411270 (see Appendix 1 and 2) from 102049787 Saskatchewan Ltd. upon the following notable terms:

- Acquisition area – 0.79 acres (of which 0.26 acres is encumbered by a SaskEnergy easement);
- Purchase price - \$6,930.00;
- Additional compensation of \$1,095.00 for use of 1.46 acres during the construction project;
- City to reimburse seller for legal fees in the amount of \$1,000.00;

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- Acquisition agreement conditional upon City Council approval by January 31, 2023; and
- Closing date 30 business days following the issuance of a Transform Approval Certificate pursuant to the subdivision.

This project 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.

FINANCIAL IMPLICATIONS

Total compensation of \$9,025.00 would be paid to the owner from the prepaid reserve.

OTHER IMPLICATIONS

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

NEXT STEPS

Administration has already started a subdivision for the land previously acquired. Administration will request the surveyor amend the existing plan of proposed subdivision to include this land.

APPENDICES

1. Location of Land for Acquisition
2. Details of Land for Acquisition

REPORT APPROVAL

Written by: Jeremy Sibley, Property Agent, Real Estate Services
Reviewed by: Scott McCaig, Real Estate Manager
Approved by: Clae Hack, Chief Financial Officer

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