

Acquisition of Land at Neault Road and 33rd Street West Intersection

ISSUE

The City of Saskatoon (City) requires land west of the intersection of Neault Road and 33rd Street West to allow for Neault Road improvements and relocation of access to a property in the R.M. of Corman Park.

RECOMMENDATION

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

1. That Administration be authorized to purchase a 0.17 acre portion of ISC Parcel No. 203746653 from Zhang Bros. Development Corp. for \$3,060.00; and
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 to accommodate the desired cross-section width have already been previously approved by City Council.

As part of the project, access to the Gurdwara property, located northwest of the Neault Road and 33rd Street West intersection, is proposed to be relocated from Neault Road to future 33rd Street West. The extension of 33rd Street West of Neault is not proceeding at this time; however, the City requires a portion of land within the future right-of-way so that access to the Gurdwara lands can be immediately relocated from Neault Road.

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 lands. As such, and since it was recently identified that additional land is required to relocate the Gurdwara's site access, Administration negotiated the acquisition of a portion of ISC Parcel No. 203746653 from Zhang Bros. Development Corp. (Appendices 1 and 2). Notable terms of the acquisition are as follows:

- Acquisition area – 0.17 acres
- Purchase price - \$3,060.00
- 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 July 31, 2023
- Closing date would be 30 business days following the issuance of a Transform Approval Certificate pursuant to the required subdivision.

Although the land proposed to be acquired is located in the City, the land is located within the R.M. of Corman Park. The City's Transportation and Construction Division is working with the R.M. of Corman Park and Gurdwara to ensure that access throughout the project and upon completion is acceptable to all parties.

FINANCIAL IMPLICATIONS

Including legal fees, a total compensation amount of \$4,060.00 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 would secure a surveyor to complete the required subdivision.

APPENDICES

1. Location of Land Proposed to be Acquired
2. Details of Proposed Land Acquisition

REPORT APPROVAL

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Reviewed by: Frank Long, Director of Saskatoon Land
Approved by: Clae Hack, Chief Financial Officer

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