

Land Acquisition and Easement- University of Saskatchewan Riverbank Land College Drive

ISSUE

The University of Saskatchewan (USask) contacted the City of Saskatoon (City) requesting that two undeveloped parcels of riverbank land totaling 1.54 acres flanking the University Bridge be transferred to the City for a nominal cost.

In the 1950s, the City installed a storm main on USask lands and a formal easement agreement for the storm main is needed.

RECOMMENDATION

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

1. That the Administration be authorized to acquire Parcel A, Plan No. 102256961, ISC Parcel Number: 156377841, and Parcel E, Plan No. 90S027703 Ext 1, ISC Parcel Number: 131597668, totalling 1.54 acres, from the University of Saskatchewan for \$1.00;
2. That Administration be authorized to enter into an easement agreement for an existing storm main with the University of Saskatchewan as outlined in this report; and
3. 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 two undeveloped USask parcels along the river became orphaned from surrounding USask lands when the University Bridge was built in the 1910s. These two parcels are subdivided and were remnants of the original founding land purchases by the university.

From Administration's historical file review, it was concluded that an August 1949 City Engineer report to City Council outlined the need for storm mains in certain parts of the city, including along College Drive. City Council agreed that storm mains were important, and the City Commissioner promised to negotiate with USask. City Council approved the project and a bylaw was drawn up to authorize the sale of debentures to pay for several projects, including the "College Drive Storm Sewer", and it was approved by the ratepayers at the municipal election in 1949.

The College Drive storm main work started in fall 1950 and City Engineer progress reports indicate, the work was finished later that year or in early 1951.

The municipally funded storm main was installed on USask land; however, a formal easement agreement between the City and USask was never executed.

DISCUSSION/ANALYSIS

The City and USask have a conditional agreement in place for the acquisition/transfer of the two riverbank parcels. The parcels are important for the structural integrity and maintenance planning of the University Bridge and the parcel north of the bridge supports storm water infrastructure as a storm water outfall is located on the parcel (Appendix 1).

As both these parcels are within the Meewasin River Valley the City and USask are required to comply with Section 49.2 of the *Meewasin Valley Authority Act* which states:

“A participating party may by agreement, with the approval of the authority, acquire any land within Meewasin Valley owned by another participating party.”

Both the City and USask are “participating parties”. A letter has been sent to Meewasin for consideration at their June 16, 2023, Board Meeting.

Notable terms of the potential acquisition would include:

- Acquisition Area: 1.54 acres;
- Purchaser Price: \$1.00;
- Sale conditional upon City Council and Meewasin Valley Authority approval by June 30, 2023; and
- Closing Date of July 31, 2023.

Upon Administration’s review of the two river parcels that would be transferred to the City and the storm main outfall on the parcel north of the bridge, it was identified the outfall and storm main should be under City ownership with maintenance and management responsibilities with the City.

The easement agreement between the City and USask for the storm main would include standard easement wording type where the Grantor (USask) allows the Grantee (City) maintain and operate the infrastructure on their land.

FINANCIAL IMPLICATIONS

The City would be responsible for the survey costs associated with the preparation of an easement plan that would identify the location of the storm main and become part of the easement agreement between the City and USask. The estimated costs of the survey would be \$5,000 and paid for by Saskatoon Water from the Storm Sewer Trunk and Collection Project 01619.

OTHER IMPLICATIONS

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

NEXT STEPS

If approved, the two USask riverbank parcels would be transferred to the City and an easement agreement would be entered into for the storm main.

APPENDICES

1. City and USask Land Acquisition/Transfer and Storm Main Easement

REPORT APPROVAL

Written by: Scott McCaig, Manager, Real Estate Services
Reviewed by: Mitch McMann, Storm Water Utility Manager, Saskatoon Water
Frank Long, Director of Saskatoon Land
Approved by: Clae Hack, Chief Financial Officer

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