

Acquisition of Additional Land for the Multi-Use Pathway Along Avenue P South

ISSUE

As part of the West Central Multi-Use Corridor (WCMUC) project, in 2023, the City of Saskatoon (City) constructed a section of multi-use pathway on the west side of Avenue P South, immediately north of the railway tracks and adjacent to the property owned by Saskatoon Food Bank Incorporated (Food Bank) at 425 Avenue P South. Additional land for the multi-use pathway needs to be acquired from the Food Bank and designated as road right-of-way (ROW).

RECOMMENDATION

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

1. That the Administration be authorized to acquire a 0.014-acre portion of ISC Parcel Number 204030144 from Saskatoon Food Bank Incorporated for \$6,930.00 as per the terms outlined in this report; and
2. 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

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. Canadian Pacific Railway (CP) previously identified a safety issue with pedestrians walking on or close to the rail tracks in the downtown area. To address safety and provide active transportation connections, the West-Central Multi-Use Corridor project was conceived. The resulting multi-year project was a 3.0 kilometre multi-use pathway adjacent to the CP tracks from Idylwyld Drive to Avenue W South.

In 2022 the City purchased a 0.042-acre portion of land from the Food Bank necessary for the project. In 2023, this section of multi-use pathway adjacent to the Food Bank was constructed. An error was made during the construction survey resulting in a segment of the multi-use pathway encroaching on Food Bank property. The encroachment area totals 0.014 acres (592 square feet).

Administration has completed a lessons learned review of this incident and is in the process of implementing measures to mitigate against future occurrences of this nature.

DISCUSSION/ANALYSIS

Upon learning the multi-use pathway was constructed on Food Bank property, Administration worked with the Food Bank on an agreement for the purchase of the additional lands to accommodate the encroachment (as shown on Appendix 1).

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Notable terms of the conditional agreement with the Food Bank include:

- Acquisition Area – 0.014 acres.
- Purchase Price - \$6,930.00 (based on \$495,000.00/acre).
- Conditional upon City Council approval by May 31, 2024.
- Possession upon City Council approval.
- Closing date to be 90 business days following the issuance of a Transform Approval Certificate from ISC.
- 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 cover Food Bank legal fees.

FINANCIAL IMPLICATIONS

The purchase price is reflective of fair market value of vacant land in the area and is the same rate used in the City's 2022 purchase of land from the Food Bank. The funding source is the Dedicated Roadway Reserve.

OTHER IMPLICATIONS

There are no policy, environmental, privacy, or CPTED implications or considerations.

NEXT STEPS

If approved, the Administration will secure a Legal Land Surveyor to complete the required subdivision and ensure the required documentation is completed to finalize the sale.

APPENDICES

1. Location of Proposed Acquisition from Food Bank for Pathway and Sidewalk

REPORT APPROVAL

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