

Housing Accelerator Fund – Removal of Municipal Reserve Designation – 1635 McKercher Drive

ISSUE

An initiative outlined in the City of Saskatoon’s Housing Action Plan for the Housing Accelerator Fund will make City-owned land available for development to increase the supply of affordable housing. This report brings forward a requirement to remove the municipal reserve designation from a portion of 1635 McKercher Drive in order to offer the land for sale.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that, at the time of Public Hearing, City Council considers Administration’s recommendation:

1. That City Council consider Bylaw No. 10032, The Municipal Reserve Redesignation Bylaw, 2024; and
2. That the City Solicitor be requested to prepare the appropriate documents and that His Worship the Mayor and the City Clerk be authorized to execute the documents under the Corporate Seal.

BACKGROUND

City Council, at its Regular Business [meeting](#) on June 26, 2024, considered a report requesting approval to issue a call for proposals for the sale of four sites with the goal of supporting the development of affordable housing projects. The report identified a portion of the Lakewood Civic Centre site, located at 1635 McKercher Drive, as the location is well-suited for the development of higher density residential development.

As the site is currently designated as Municipal Reserve which must be removed in order to proceed with the future sale, City Council directed:

“That the Administration be authorized to prepare a Bylaw as necessary to remove the existing Municipal Reserve designation, and receive proposals to sell a 1.40 acre portion of Parcel MR1, Plan 89S08942, ISC Parcel No. 120222177 (portion of Lakewood Civic Centre site) through an open market (with criteria) sales approach with a nominal value list price and subject to offers as part of the proposal process.”

DISCUSSION/ANALYSIS

The proposed site is located on a parcel that is designated as Municipal Reserve. A site plan is provided outlining the area of the proposed site for removal of the Municipal Reserve designation (see Appendix 1). The removal of the Municipal Reserve designation is required in order to proceed with a future sale of the site. The bylaw is attached (see Appendix 2)

Creation of the development site at this location will have no impact on current park programming, open space activities, or leisure centre operations. There will be no impacts on the community garden during the 2024 growing season. The impacted existing gravel

parking spaces will be replaced with a more efficient configuration along with relocation of the community garden within the Lakewood Civic Centre site. These changes will be funded using Housing Accelerator Fund (HAF) funding.

Impacts and considerations for Municipal Reserve

The Planning and Development Act, 2007, Section 192(1) outlines Municipal Reserve is to be used for:

“a public park or buffer strip; a public recreation area; school purposes; a natural area; a public building or facility; a building or facility used and owned by a charitable corporation as defined in *The Non-profit Corporations Act, 2022*; agricultural or horticultural uses; or any other specific or general use that the minister may prescribe by regulation.”

Private housing units are not considered publicly accessible and do not fall within the acceptable uses for Municipal Reserve, as outlined above. The designation must be removed from the site for it to be used as a site for new housing development.

The Planning and Development Act, 2007, further states “that a council may, by bylaw, authorize the sale or exchange of all or any part of a municipal reserve” and that any such exchange “must be of equal or greater area or value.” The intent is to remove the Municipal Reserve designation and defer the exchange to another area of the City of Saskatoon (City) in need of future Municipal Reserve.

Municipal Reserve plays an important role in providing access to green and open spaces for the community. Administration found limited opportunities where a reduction in this space is viable for new residential development while not unduly impacting community recreation needs. The preservation of Municipal Reserve is and will continue to be prioritized by Administration.

FINANCIAL IMPLICATIONS

Administration will proceed with accepting proposals for the sale of this site with a no-reserve nominal value sale price. Upon sale of the site, any funds received must be deposited into the Dedicated Lands Account.

Estimated expenses to prepare the site for sale include subdivision and surveying costs incurred to relocate the existing parking and community garden and costs to bring shallow buried utilities to the site, all of which would be funded via the HAF funding.

OTHER IMPLICATIONS

The removal of the designation from a portion of the site, 0.56 hectares (1.40 acres) in size, requires that the City identify other City-owned land of an equivalent area to designate Municipal Reserve as a replacement. This replacement will be deferred at this time and a subsequent report will be forthcoming once an appropriate replacement site has been identified.

Public Notice is required for consideration of this matter, pursuant to Council Policy No. C01-021, the Public Notice Policy. Public Notice was advertised on Saturday, August 10th, and Saturday, August 17th, 2024, in The StarPhoenix (see Appendix 3).

NEXT STEPS

Should City Council pass Bylaw No. 10032, The Municipal Reserve Redesignation Bylaw, 2024, Administration will proceed with the subdivision of the site, relocation of the existing community garden, bringing shallow utilities to the site, relocating parking and planting trees to bring the site to market. A call for proposals for the sale of the site is anticipated before year end.

APPENDICES

1. Lakewood Civic Centre Site – Portion of 1635 McKercher Drive
2. Bylaw No. 10032, The Municipal Reserve Redesignation Bylaw, 2024
3. Public Notice – Removal of Municipal Reserve Designation Portion of 1635 McKercher Drive

REPORT APPROVAL

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