

PrairieLand Park & Western Development Museum Leased Land Exchange

ISSUE

The City of Saskatoon (City) has long-standing lease agreements with both Saskatoon PrairieLand Park Corporation (PLP) and The Western Development Museum Board (WDM) for use of the City-owned Exhibition Ground lands. Since 2023, the City has been in discussions with PLP and WDM to change the configuration of the lands leased to each party. Through the proposed leased land exchange, PLP and WDM would receive reconfigured and larger leased areas while the City would acquire two development parcels along Lorne Avenue. Given the unique nature of these leases, Administration is seeking Committee and Council approval to proceed with this leased land exchange.

RECOMMENDATION

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

1. That Administration be authorized to amend the existing lease agreement between Saskatoon PrairieLand Park Corporation and the City of Saskatoon to allow for the leased land exchange as outlined in this report to proceed;
2. That Administration be authorized to amend the existing lease agreement between The Western Development Museum Board and the City of Saskatoon to allow for the leased land exchange as outlined in this report to proceed; and
3. That the City Solicitor's Office be requested to prepare the appropriate agreements and that the Mayor and the City Clerk be authorized to execute the agreements under the Corporate Seal.

BACKGROUND

PLP leases the City-owned lands at the corner of Ruth Street and Lorne Avenue from the City. The original lease came into effect on March 1, 1995, and established a 50 year lease for the site. PLP has an option to extend the lease for an additional 20 years after March 30, 2045, provided all conditions in the original lease are being adhered to.

The Western Development Museum Board has leased City-owned lands along Lorne Avenue since 1988. The lease retroactively started April 1, 1971, for a term of 50 years, expiring on March 31, 2021. In April 1, 2021, the lease was renewed for an additional 50 years to end on March 31, 2071.

DISCUSSION/ANALYSIS

The City has been in leased land discussions with PLP and WDM and both parties are supportive of proceeding with the reconfiguration of their leased areas. PLP and WDM have signed draft lease amending agreements that would allow for the leased land exchange detailed in this report to proceed if approved by Committee and Council.

Prairieland Park & Western Development Museum Leased Land Exchange

As part of the leased land exchange (Appendix 1), the City would receive two development parcels along Lorne Avenue and PLP and WDM would add remnant land from the Circle Drive South project to their leased land. The leased land exchange would also revise the property lines between the WDM and PLP leased properties to better reflect current operations.

Once subdivided, rezoned and serviced, the two development sites along Lorne Avenue would be sold, thus allowing for City land sale revenues, infill development opportunity and additional property tax revenue.

The proposed amendment to the PLP and WDM leased areas/lands would be in alignment with the report to the September 24, 2025 meeting of City Council titled [“Concept Plan Amendment – Prairieland Park – Site Alteration, Building Demolition and Additional Development”](#). The September report allowed for the boundary alterations to the lands in the south and southeast portion of the site as the boundary alterations would provide for more functional leasehold areas.

As shown in Appendix 1, the exchange would involve the following lands:

Area #1, a 1.95-acre portion of Parcel D, Plan 88S38862 Ext 1 that is currently under lease to WDM that would become part of land leased to PLP. This area is of interest to PLP as it would provide opportunities to enhance Sports on Tap operations.

Area #2, a 2.06-acre portion of LSD 9 17-36-05 W3 Ext 64 that is currently under lease to PLP that would become part of land leased to WDM. This area is of interest to WDM as it would provide parking and programming opportunities while also allowing for increased space between the west side of the WDM building and the WDM/PLP property line to the west.

Area #3, a 1.73-acre portion of LSD 9 17-36-05 W3 Ext 64 that is currently under lease to PLP that would become part of land leased to WDM. This area is of interest to WDM as it would provide programming opportunities and increase their site exposure along Circle Drive South.

Area #4, a 1.17-acre portion of Parcel F, Plan 102254116 that is a City-owned remnant from the Circle Drive South project. This area is of interest to WDM as it would provide programming opportunities and increase their site exposure along Circle Drive South.

Area #5, a 2.53-acre portion of Parcel F, Plan 102254116 that is a City-owned remnant from the Circle Drive South project. This area is of interest to PLP as it would provide programming opportunities and increase their site exposure along Circle Drive South.

Area #6, 0.77 acres from a portion of Parcel D, Plan 88S38862 Ext 1 and all 0.52 acres of Parcel A, Plan 68S14855 Ext 1. These lands are currently leased to WDM and would be removed from the lease. These lands are of interest to the City as they would allow

for infill commercial development and thus generate land sale and property tax revenue for the City.

Area #7, 0.61 acres from a portion of Parcel D, Plan 88S38862 Ext 1. These lands are currently leased to WDM and would be removed from the lease. These lands are of interest to the City as they would allow for infill commercial development and thus generate land sale and property tax revenue for the City.

FINANCIAL IMPLICATIONS

Rezoning, fees associated with the new Lorne Avenue sites would be borne by Saskatoon Land. Other costs incurred for subdivision, survey and ISC charges to implement the exchange estimated at \$20,000 will be subject to further discussion among the parties with the assumption final costs may be shared proportionally among all benefitting parties. All expenses borne by Saskatoon Land and all revenue generated from the sale of the two development parcels along Lorne Avenue will be deducted and or credited to the City's Property Realized Reserve.

OTHER IMPLICATIONS

There are no privacy, legal, social or environmental implications to consider.

NEXT STEPS

If approved, Administration will have the amending agreements executed by the Mayor and City Clerk. Administration would then oversee the subdivision of the legal boundaries of the new/revised PLP and WDM leased areas, work with PLP and WDM on the logistics of transitioning to new/revised leased property lines, complete any rezonings that would be required and report back to Committee with a sales process for the two development sites on Lorne Avenue.

APPENDICES

1. Prairieland Park & Western Development Museum Leased Land Exchange Visual

REPORT APPROVAL

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