

---

## **Servicing Agreement – Avenue L Holdings Inc.**

### **Recommendation**

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the Servicing Agreement with Avenue L Holdings Inc., for a portion of Avenue L South in the West Industrial Area to cover Lots 1-20, Block 12, Registered Plan No. F5554, be approved; and
2. That His Worship the Mayor and the City Clerk be authorized to execute the Agreement under the corporate seal.

### **Topic and Purpose**

This report is to obtain City Council approval to enter into a Servicing Agreement to assign responsibility for the construction and payment of various servicing items for residential property in the West Industrial Area adjacent to the King George neighbourhood.

### **Report Highlights**

The Administration is recommending that the Servicing Agreement with Avenue L Holdings Inc. (Attachment 1) be entered into, to cover the development of Lots 1 – 20, Block 12, Registered Plan No. F5554.

### **Strategic Goal**

The recommendations in this report support the Strategic Goal of Sustainable Growth as the development area is within a concept plan which was previously approved and supports the initiative of affordable housing and infill development.

### **Background**

The West Industrial Area concept plan was approved previously by City Council. When a developer within the area requests to extend City services, the City necessitates that a servicing agreement be entered into.

### **Report**

The Administration is recommending that an agreement be entered into with Avenue L Holdings Inc. to cover the development of Lots 1 – 20, Block 12, Registered Plan No. F5554, subject to the following, which includes both standard and non-standard clauses which are necessary due to the unique nature of the development, and have been agreed upon by the developer:

- A. Standard Items:
  1. That the prepaid service rates be such rates as the Council of the City of Saskatoon has in general force and effect for the 2016 season.

**B. Non-Standard Items:**

1. This agreement has been written to include two types of development. Within the development area a portion of the land is designated for marketable housing and a portion is designated for affordable housing. Offsite levies will be collected for the marketable housing lands only.

**Options to the Recommendation**

No other option, other than approval without conditions or denial, is available.

**Public and/or Stakeholder Involvement**

Public meetings were held at the time the concept plan for the area was undertaken.

**Communication Plan**

A communication plan was prepared and presented to City Council previously for the entire industrial area. If the start of construction impacts the adjacent owners or initiates renewed public interest, additional communications may be considered to address unanticipated or emerging needs.

**Financial Implications**

The funding for any construction that is the responsibility of the City of Saskatoon is self-supporting and approved in the Prepaid Capital Budget.

**Environmental Implications**

The recommendation will have negative land use and greenhouse gas emission implications associated with development of an infill site. The overall environmental impacts of developments have not been quantified at this time.

**Safety/Crime Prevention through Environmental Design (CPTED)**

A CPTED plan is not required for this construction as per Administration Policy A09-034.

**Other Considerations/Implications**

There are no policy or privacy implications or considerations.

**Due Date for Follow-up and/or Project Completion**

The project is expected to be completed to a road base level of structure during the 2017 construction year.

**Public Notice**

Public Notice, pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required

**Attachment**

1. Servicing Agreement – The City of Saskatoon and Avenue L Holdings Inc.

**Report Approval**

Written by: Daryl Schmidt, Land Development Manager  
Reviewed by: Celene Anger, Director of Construction & Design  
Approved by: Angela Gardiner, Acting General Manager, Transportation & Utilities Department

PDCS DS – Service Agreement - Avenue L Holdings Inc.