
Acquisition of Land Owned by L&L Gravel & Ranching Co. Ltd. for North Commuter Parkway Project

Recommendation

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

1. That the Real Estate Manager be authorized to acquire portions of LSD 9, 10, and 11 in Section 23; Township 37; Range 5; West of the 3rd Meridian, comprising approximately 2.82 acres from L&L Gravel & Ranching Co. Ltd.;
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal; and
3. That all costs associated with the land acquisition be charged to the Capital Project Land Acquisition account for the North Commuter Parkway project.

Topic and Purpose

The purpose of this report is to receive City Council approval for the purchase of a portion of LSD 9 23-37-05 W3 Ext 181, LSD 10 23-37-05 W3 Ext 181 and 182, and LSD 11 23-37-05 W3 Ext 183, comprising an area of approximately 2.82 acres of land required for the North Commuter Parkway (NCP) project.

Report Highlights

The City of Saskatoon (City) requires an additional portion of land from L&L Gravel & Ranching Co. Ltd.'s (L&L Gravel) property located at the north end of the existing Central Avenue to accommodate construction of the NCP project.

Strategic Goals

This report supports the long-term strategy of optimizing the flow of people and goods in and around the city under the Strategic Goal of Moving Around.

This report also supports the long-term strategy of protecting the City's credit rating and the four-year priority of exploring alternate sources of revenue to pay for ongoing operations under the Strategic Goal of Asset and Financial Sustainability.

Background

The Growing Forward! Shaping Saskatoon planning process identified the need for an additional river crossing in the northeast to accommodate increased commuter traffic between east residential neighbourhoods and the north end employment area. The functional plan for a new river crossing and connecting arterial road system as part of the NCP project was approved at the May 21, 2013 meeting of City Council.

At the September 23, 2013 regular meeting of City Council, it was resolved that the Real Estate Manager be authorized to acquire portions of LSD 9 23-37-05 W3 Ext 179,

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LSD 10 23-37-05 W3 Ext 180, and LSD 11 23-37-05 W3 Ext 181, comprising approximately 22.48 acres from L&L Gravel.

At a special meeting held on September 8, 2015, City Council awarded the Request for Proposal for the North Commuter Parkway and Traffic Bridge, naming Graham Commuter Partners (GCP) the Preferred Proponent.

Report

Land for NCP Project

Design and construction of the project commenced in October 2015 and remains ongoing. GCP's design requires an additional 2.82 acres of land from the L&L Gravel site to accommodate a storm sewer outfall and back sloping for the new bridge.

This additional 2.82 acres of land is situated outside the area identified throughout the Request for Proposal process for the project. As such, payment for acquisition of these lands is the responsibility of GCP. However, to facilitate the acquisition, Real Estate Services undertook final negotiations and preparation of the sale agreement, and GCP will reimburse the City for all acquisition costs once the transaction has been completed.

The purchase price of \$76,140 is based on negotiations between L&L Gravel and GCP, a value of \$27,000 per acre.

Other Terms and Conditions

- The land is being purchased on an "as is", "where is" condition.
- The City will undertake the survey and subdivision of the land at GCP's cost.
- Possession of the Land shall be immediate upon receipt of City Council approval;
- Closing Date shall be the earliest date acceptable to both Buyer and Seller, subsequent to registration of the Plan of Subdivision and raising of title pursuant to the Plan.

Options to the Recommendation

There are no options to the recommendation as this land is required to accommodate the infrastructure being constructed under the project.

Public and/or Stakeholder Involvement

Real Estate Services have discussed this purchase with the Major Projects & Preservation division, who are overseeing the NCP project.

Financial Implications

All costs relating to this acquisition are the responsibility of GCP and will be reimbursed to the City upon completion of the transaction.

Environmental Implications

A Phase I Environmental Site Assessment was completed on the entire NCP site area. The lands subject to this proposed acquisition were greenfield lands with no issues or concerns identified.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

At this time, no date has been identified for follow-up or project completion.

Public Notice

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

Attachment

1. L&L Gravel Land Acquisition Drawing

Report Approval

Written by: Keith Pfeil, Manager, Real Estate Services

Dan Willems, Director, Major Projects & Preservation

Reviewed by: Dan Willems, Director, Major Projects & Preservation

Frank Long, Director of Saskatoon Land, Asset & Financial
Management Department

Approved by: Angela Gardiner, Acting General Manager, Transportation & Utilities
Department

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