
Servicing Agreement – Saskatchewan Telecommunications

Recommendation

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

1. That the Servicing Agreement with Saskatchewan Telecommunications, for a cell tower site on Highway 5 in the Holmwood Development Area to cover Parcel U, in Section 32, Township 36, Range 4, West of the 3rd Meridian, 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 industrial property in the Holmwood Development Area, adjacent to Highway 5.

Report Highlights

The Administration is recommending that the Servicing Agreement with Saskatchewan Telecommunications (Attachment 1) be entered into to cover the development of Parcel U, in Section 32, Township 36, Range 4, West of the 3rd Meridian.

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 Holmwood Sector 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 Saskatchewan Telecommunications to cover the development of Parcel U, in Section 32, Township 36, Range 4, West of the 3rd Meridian, 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. The developer will provide landscaping of the development area which may include a visual screen of trees around a portion of the perimeter.
2. The developer will cost share with adjacent developers for direct services on or within future right-of-ways required in the future, including storm sewers, sidewalks and roadway construction.

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 development 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.

Policy Implications

The subdivision of land in the Holmwood Development Area for a cell tower site is contingent on the approval of a servicing agreement and compliance with Council Policy C09-037, Antenna Systems, which outlines requirements for antenna systems. With approval of this servicing agreement, all conditions will have been met and the Administration will approve the subdivision.

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 fully completed when the area is developed and roadways are constructed in the future.

Public Notice

Public Notice, pursuant to Section 3 of Policy C01-021, Public Notice Policy, is not required

Attachment

1. Servicing Agreement – The City of Saskatoon and Saskatchewan Telecommunications

Report Approval

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

PDCS DS – Serv Agreement - Saskatchewan Telecommunications