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## **Servicing Agreement – Saskatoon Land Devco Ltd. – Hampton Business Park**

### **Recommendation**

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

1. That the Servicing Agreement with Saskatoon Land Devco Ltd. within the Hampton Business Park to cover a portion of the north-east quarter Section 6, Township 37, in Range 5, west of the Third Meridian, be approved; and
2. That His Worship the Major 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 commercial property in the Hampton Business Park area.

### **Report Highlights**

The Administration is recommending that the Servicing Agreement with Saskatoon Land Devco Ltd. (Attachment 1) be entered into to cover the development of Parcel 1, Block 100, in the north-east quarter Section 6, Township 37, in Range 5, west of the Third Meridian.

### **Strategic Goal**

The recommendations in this report support the Strategic Goal of Sustainable Growth as the development area is within the Hampton Business Park Area which was previously approved and supports the development of commercial property.

### **Background**

The Hampton Business Park Concept Plan was approved previously by City Council. When a developer within the area requests to extend City of Saskatoon (City) services, the City necessitates that a servicing agreement be entered into.

### **Report**

The Administration is recommending that an agreement be entered into with Saskatoon Land Devco Ltd. to cover the development of one lot noted as Parcel 1, Block 100, in the north-east quarter Section 6, Township 37, in Range 5, west of the Third 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 2018 season.
- B. Non Standard Items:
1. The development will require a number of additional offsite services that will be constructed when the Developer needs servicing east of McClocklin Road. The Developer will initially pay 50% of the cost of such services and will be reimbursed proportionately as future development within the area occurs.

Temporary services will be constructed by the Developer for the property on the west side of McClocklin Road prior to the additional offsite services being constructed that will be operated, maintained and eventually abandoned (according to City of Saskatoon Standards) by the Developer.

### **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.

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

The project identified within the development area is expected to be completed during the 2018 construction year.

### **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 Saskatoon Land Devco Ltd.

### **Report Approval**

Written by: Daryl Schmidt, Land Development Manager, Construction & Design  
Reviewed by: Celene Anger, Director of Construction & Design

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

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