
Acquisition of Land – Neault Road and 33rd Street West for Intersection Upgrades

Recommendation

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

1. That the Administration be authorized to purchase a portion of Surface Parcel No. 203411281 from Khalsa School Inc. and a portion of Surface Parcel No. 203179125 from Zhang Bros. Development Corp. for intersection upgrades to Neault Road at 33rd Street West, as per the terms noted in the report of the CFO/General Manager, Asset and Financial Management Department, dated November 5, 2018; and
2. That the City Solicitor be requested to prepare the appropriate agreements and that His Worship the Mayor and the City Clerk be authorized to execute the agreements under the Corporate Seal.

Topic and Purpose

The purpose of this report is to receive City Council approval to purchase a portion of Surface Parcel No. 203411281 from Khalsa School Inc. (Khalsa School) and a portion of Surface Parcel No. 203179125 from Zhang Bros. Development Corp. (Zhang Bros.) for intersection upgrades to Neault Road at 33rd Street West.

Report Highlights

1. Intersection upgrades will improve safety at Neault Road and 33rd Street West.
2. Terms of the agreements have been negotiated by Saskatoon Land.

Strategic Goal

Intersection upgrades to Neault Road at 33rd Street 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.

Background

The final roadway geometrics required to facilitate the installation of traffic signals and turning lanes necessitate additional land be acquired from the two adjacent landowners at the intersection of Neault Road and 33rd Street.

Report

Intersection Upgrades to Improve Safety

The intersection of Neault Road and 33rd Street has been identified as a location recommended for construction, including traffic signals, in 2019. The Kensington Neighbourhood Concept Plan identified traffic signals at this location, and in order to provide the appropriate intersection geometry for the installation of traffic signals, turning lanes, and access to the west, additional property is required. The required property is not 'throw-away' as eventually, when Neault Road is widened and

development occurs to the west, the property will align with future expansions of the intersection.

Terms of the Agreement

Saskatoon Land has negotiated the purchase of 0.41 acres of Surface Parcel No. 203411281 from Khalsa School and 0.32 acres of Surface Parcel No. 203179125 from Zhang Bros. (Attachment 1). The Khalsa School land is within the Rural Municipality of Corman Park, and the Zhang Bros. land is within city limits. Both portions of land will be designated as roadway upon acquisition and survey registration.

Notable terms of the agreements are as follows:

- Compensation of \$3,500 to each landowner to be paid within 15 days of the possession date. Compensation includes consideration for the land as well as consideration for construction disturbances and inconveniences.
- Conditional upon City Council approval by November 19, 2018.
- Possession date upon City Council approval.
- City of Saskatoon (City) is responsible for the subdivision of the lands and related costs.

These land acquisitions are an important first step in the development of the intersection of Neault Road and 33rd Street.

Options to the Recommendation

City Council can choose to not approve these land acquisitions. The Administration does not recommend this option as a signalized intersection at this location aligns with the Kensington Neighbourhood Concept Plan, and the property is required to build an intersection that is signalized with appropriate turning lanes, and provides access to the west.

Public and/or Stakeholder Involvement

The Rural Municipality of Corman Park Administration is aware of the City's intention to purchase this land, designate it as roadway and undergo the intersection upgrades.

Both landowners have been supportive of the City's plans to improve the intersection of Neault Road and 33rd Street.

Financial Implications

The City will pay \$7,000 in total compensation to the landowners. All costs associated with surveying and land registry fees will be the responsibility of the City, funded by the Dedicated Roadway Reserve. Costs for the signalization and intersection geometric modifications will be funded through the Prepaid Service Reserves.

Other Considerations/Implications

There are no policy, environmental, privacy or CPTED implications or considerations, and a communication plan is not required.

Due Date for Follow-up and/or Project Completion

Closing date for the transaction will be 30 days following the issuance of a Transform Approval Certificate pursuant to the subdivision application, or such other date as may be agreed upon by the parties.

Public Notice

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

Attachment

1. Drawing Showing Proposed Land for Acquisition

Report Approval

Written by: Scott McCaig, Real Estate Services
Reviewed by: Frank Long, Director of Saskatoon Land
Jay Magus, Acting Director of Transportation
Angela Gardiner, Acting General Manager, Transportation and
Utilities Department
Approved by: Mike Voth, Acting General Manager, Asset and Financial
Management Department

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