
Acquisition of Land – 2003 Arlington Avenue for Taylor Street Road Widening

Recommendation

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

1. That the Administration be authorized to purchase a portion of 2003 Arlington Avenue from the Saskatchewan Health Authority for road widening along Taylor Street East, as per the terms noted in the report of the CFO/General Manager, Corporate Financial Services Department, dated January 14, 2019; and
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.

Topic and Purpose

The purpose of this report is to receive City Council approval to purchase a portion of 2003 Arlington Avenue (Surface Parcel Nos. 120184815 and 120184860) from the Saskatchewan Health Authority (SHA) for road widening along Taylor Street East.

Report Highlights

1. Road widening along this section of Taylor Street improves traffic flow.
2. The need to acquire the lands necessary for a portion of these roadway improvements along Taylor Street East was not identified until after construction was complete.
3. Terms of the agreement have been negotiated with the SHA, including compensation in the amount of \$15,000 for the land.

Strategic Goal

Road widening along Taylor 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

Previously, northbound traffic on Arlington Avenue destined eastbound on Taylor Street turned right into a 15-metre lane, and then was forced left to merge with other eastbound traffic in a 25-metre merge lane. Then, approximately 60 metres past the end of the merge, Taylor Street widened to two lanes approaching the Circle Drive interchange. The forced merge, followed by 60 metres of single lane eastbound traffic created a bottleneck for traffic.

Report

Road Widening to Improve Traffic Flow

The intersection improvement project included widening Taylor Street to the south, immediately east of Arlington Avenue to remove the merging condition. This resulted in two eastbound traffic lanes with no bottleneck, increased traffic flow and improved

safety. The project includes a reconstructed sidewalk along the south side of Taylor Street.

Lands owned by the SHA extend into a section of the roadway improvement area. The identification of the property line conflict and the necessity for land acquisition was not discovered until roadway construction was complete. The Administration is currently reviewing the design process to ensure future conflicts are identified prior to construction.

Terms of the Agreement

The Administration has negotiated the purchase of 1,195 square feet of Surface Parcel Nos. 120184815 and 120184860 from the SHA (Attachment 1). The land will be designated as roadway upon acquisition and survey registration.

Notable terms of the agreements are as follows:

- Compensation of \$15,000 to be paid within 15 days of the possession date.
- Conditional upon City Council approval by January 29, 2018.
- Possession date upon City Council approval.
- City of Saskatoon (City) is responsible for the subdivision of the lands and related costs.
- The City is responsible to repair any damage caused to the Seller's land as a result of the roadway widening.

Options to the Recommendation

City Council can choose to not approve this land acquisition. The Administration does not recommend this option as the roadway improvements have been completed and negotiations for the purchase have taken place. Not proceeding with the purchase could necessitate modifications to the roadway and/or sidewalk at this location.

Public and/or Stakeholder Involvement

The City Solicitor's Office, and the Transportation and Construction and Design Divisions, as well as SHA staff have provided comments regarding the project.

Financial Implications

The City will pay \$15,000 in total compensation to the SHA, which is deemed to be a reasonable reflection of market value. All costs associated with acquisition, surveying and land registry fees will be the responsibility of the City, funded by the Dedicated Roadway Reserve.

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
Construction Department

Approved by: Kerry Tarasoff, CFO/General Manager, Corporate Financial
Services Department

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