
Request for Budget Adjustment - Taylor Street Arterial Roadway - Rosewood Residential Area

Recommendation

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

1. That a budget adjustment increase to Capital Project #681 - TC - Land Development - Arterial Road - Taylor Street within the Rosewood Residential Area, in the amount of \$3,519,000 be approved; and
2. That the budget adjustment be funded from the Arterial Road Reserve.

Topic and Purpose

This report is to obtain City Council approval for a budget adjustment to construct a further phase of the Taylor Street arterial roadway in the Rosewood Residential Neighbourhood.

Report Highlights

1. Additional development has been identified within the Rosewood neighbourhood that will result in the need for extension of the Taylor Street Arterial Roadway.
2. Taylor Street will provide an essential link to the east side of the neighbourhood, as well as the Commercial area to the south.

Strategic Goals

This report supports the Strategic Goal of Asset and Financial Sustainability, and Sustainable Growth through the construction of significant infrastructure to service neighbourhood development in the City of Saskatoon's (City) southeast area.

Background

The three-year land development report for the Rosewood Residential neighbourhood identified various phases of development. Arbutus Properties Ltd. has requested that additional lands be developed in 2019 within the neighbourhood. These lands will need to be accessed by Meadows Parkway which will be linked to Taylor Street. In addition, various road closures required to allow the development to proceed will necessitate the need for Taylor Street to be constructed.

Report

Arbutus Properties Ltd. has proposed the development of two residential condominium sites along Meadows Parkway within the neighbourhood of Rosewood. A requirement of these subdivisions will be the closure of Wes Road, which borders the Canadian Pacific Railway and the back of these developments. By eliminating Wes Road in this location, a further interconnecting roadway will be required at the future intersection of Taylor Street and Wes Road extending along Taylor Street and Meadows Parkway. The City will be constructing Taylor Street from Rosewood Gate North to Wes Road and the developer will be constructing the local interconnecting roadways including

Meadows Parkway. This additional development will result in the requirement to move the planned construction of the initial two lanes of Taylor Street forward from the year 2021 to 2019 (noted within the City's Capital Budget). Advancing the planned arterial road program for Taylor Street will allow the proposed development to proceed and also improve overall access for the Rosewood neighbourhood.

Options to the Recommendation

An option would be to not approve the budget adjustment. This would result in the proposed development not proceeding this year as Wes Road could not be closed.

Public and/or Stakeholder Involvement

Public meetings were held at the time the concept plan for the neighbourhood was undertaken.

Communication Plan

At the time the concept plans were unveiled, notices were distributed to all property owners in this area and surrounding areas. As well, the local community associations were notified. If construction impacts the neighbouring residents or initiates renewed public interest, additional communications may be considered to address unanticipated or emerging needs.

Financial Implications

The Administration is recommending that the budget adjustment of \$3,519,000 to Capital Project #681 - TC - Land Development - Arterial Road - Taylor Street within the Rosewood Residential Area be funded from the Arterial Road Reserve which has sufficient funding available.

Environmental Implications

The recommendation will have negative land use and greenhouse gas emission implications associated with development of a greenfield site. The overall environmental impacts of developments have not been quantified at this time.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

The project is planned to be completed to a roadway paved level of service during the current year.

Public Notice

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

Report Approval

Written by: Daryl Schmidt, Land Development Manager
Reviewed by: Matt Jurkiewicz, Acting Director of Construction & Design

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Approved by: Angela Gardiner, General Manager, Transportation & Construction
Department

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