

Acquisition of Land for Future Fire Station No. 5

ISSUE

Administration is seeking approval for the execution of a long-term land lease agreement with the University of Saskatchewan (U of S) to accommodate the relocation of Fire Station No. 5 from its current location, at 421 Central Avenue, to lands owned by the U of S on Preston Avenue, north of 108th Street.

RECOMMENDATION

The Administration recommends City Council approve the following:

1. The agreement with the U of S to lease a site approximately 0.8 acre in size for a period of 25 years with an option for an additional 25 years at an annual lease rate of \$1 based on the Significant Lease Terms identified within this report;
2. The Saskatoon Fire Department's (the department) annual operating budget be the source of funding to cover the annual operating costs for the leased property plus any and all costs associated with the preparation and execution of the lease agreement.
3. 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.

BACKGROUND

Through a partnership with GIS (Geographic Information System) Mapping, the deployment analysis model has been studied. This model is a long-term statistical approach to continually analyze the department's emergency response for the entire city. As the city continues to grow, it is important to revisit deployment analysis, through response heat maps, to determine current statistical data. The department must continually re-evaluate the growth occurring in new communities and the densification in existing neighbourhoods.

The first phase of the Continuous Improvement Project was the relocation of Fire Station No. 3. The second phase, the relocation of Fire Station No. 5, continues the establishment of an effective baseline for the delivery of emergency service to the community while keeping safety of the citizens and response personnel in the forefront.

The current Fire Station No. 5, located at 421 Central Avenue, will be relocated to the site north of the Saskatoon Light & Power substation that is situated on the northeast corner of Preston Avenue and 108th Street. This provides a more optimal response model for the U of S and Varsity View; at the same time, maintaining responsive coverage to Sutherland.

DISCUSSION/ANALYSIS

Fire Chief Morgan Hackl and the City's Real Estate Services Manager have been working with the Manager of Campus Planning and Real Estate for the U of S to find a strategically-located site for the relocation of Station No. 5 while not compromising the U of S's future plans or existing operations. See Appendix 2 - Proposed Location Fire Station No. 5 - Preston & 108th Street - July 2019 for proposed site location.

As agreed between the parties, the boundaries of the new site that is to be subdivided at the City's cost are defined as:

- North Boundary - the south edge of the gravel compacted area now being used for the on-site storage of sea containers.
- South Boundary – fence line of the north edge of Saskatoon Light & Power (SL&P) substation on the corner of 108th Street and Preston Avenue.
- East Boundary – extension of the fence line on the east edge of the SL&P substation site.
- West Boundary – existing property line.

The Significant Lease Terms of the conditional agreement are:

- Subject to approval by City of Saskatoon City Council.
- Subject to approval by the U of S Board of Governors (received June 25, 2019) and Ministry of Advanced Education.
- Approximately 0.8 acres of land.
- Annual lease rate of \$1.
- Lease term of 25 years with the City having exclusive option to renew for an additional 25 years.
- Opportunity to extend for additional terms upon mutual agreement of all lease terms.
- City responsible for all connections, relocation of utility lines, and relocation of any temporary Crop Science Facilities that may be currently located on the land.
- Annual property management fee of \$2,000; increasing annually by \$100.
- U of S prior approval of site plan, architectural, signage, and landscaping.

NEXT STEPS

The approval by the U of S Board of Governors requires final approval by the Ministry of Advanced Education. The U of S has advised a letter, requesting that approval, has been sent to the Minister. It's anticipated a response will be received from the Ministry by July 31, 2019.

Once the final approved has been received, a tender will be issued for the design of the new facility, followed by a construction tender and a contract award. The anticipated start of construction is in the spring of 2020 and completion in spring of 2021.

APPENDICES

1. Current Location Fire Station No. 5 – 421 Central Avenue – July 2019
2. Proposed Location Fire Station No. 5 - Preston & 108th Street – July 2019

Report Approval

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