

**LATE ITEMS**  
REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 23, 2014

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**Administrative Report No. 11-2014**

**A5) Inquiry – Councillor T. Paulsen (June 9, 2014)  
Access to Programs at Leisure Centres  
(Files CK. 5500-1 and RS. 1720-5)**

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Attached is a copy of the following letters submitting comments regarding above matter.

- Anne-Marie Cey, dated June 23, 2014
- Johanna Clancy, dated June 23, 2014

**B1) 2012 and 2013 Municipal Operations Benchmark Report  
(Files CK. 116-1, AF. 430-1, and AF.1600-1)**

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Attached is a revised page 26 of the Municipal Operations Benchmark Report.

**REPORT NO. 10-2014 OF THE PLANNING AND OPERATIONS COMMITTEE**

10. 2014 Urban Design Streetscape Projects Update  
(Files CK. 4110-1 and PL. 217-115)

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Attached is additional funding breakdown which was requested by the Planning and Operations Committee to be available when this item is presented to City Council.

**REPORT NO. 5-2014 OF THE LAND BANK COMMITTEE**

Attached is a copy of the above-noted report for City Council's consideration.

**SPEAKERS LIST**

(**NOT including** Presentations, Hearings or Matters Requiring Public Notice  
(\* represents late letter)

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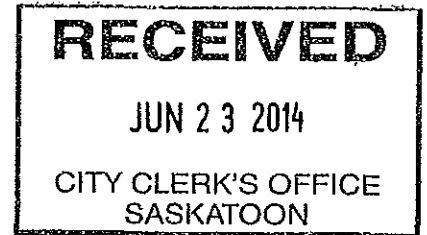
MISCELLANEOUS MATTERS

- 1. Brent Northey – light rail transit (PowerPoint)**

ADMIN Rep.

AS)  
5500-

From: CityCouncilWebForm  
Sent: Monday, June 23, 2014 10:11 AM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL.

FROM:

Anne-Marie Cey  
214 Kinsmen Cr  
Martensville, Saskatchewan  
S0K 0A2

EMAIL ADDRESS:

[snapfitness@sasktel.net](mailto:snapfitness@sasktel.net)

COMMENTS:

Hi,  
It seems the possibility of a surcharge for people in the greater Saskatoon area to use the leisure facilities has caused a stir in Martensville (see Martensville Heads Up Community Board on Facebook).

I have a simple solution, offer more swimming lesson times. This would benefit everyone, especially the leisure centres that are losing money to big box gyms.

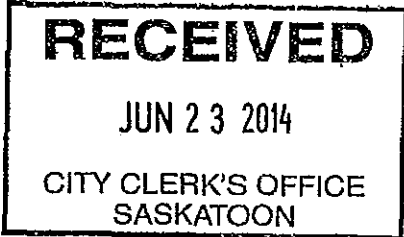
I am a member of your facilities, family monthly membership. I live in Martensville. I ran a gym (Snap Fitness) for four years and recently sold it. I chose to join your facility because it was 1. affordable and 2. had access to a pool, sauna and steam rooms. I have also take my children to Lawson pool for many years for swimming lessons. It was a real benefit to us at the time. I only once had a problem registering my kids in the times I needed, because I registered too late. My bad.

Perhaps your city PR people should consult with your council and advise on this decision ... you will potentially be upsetting many of the real users of your services and losing money based on principle. Look at the numbers and see where the money is coming from before making a rash decision. The outlying areas bring you revenue, why would you cut off that stream?  
There has to be a better solution than a surcharge.

Good luck!

Anne-Marie Cey

From: CityCouncilWebForm  
Sent: Monday, June 23, 2014 7:41 AM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL.

FROM:

Johanna Clancy  
Box 983  
Martensville, Saskatchewan  
S0K2T0

EMAIL ADDRESS:

[johanna.m.clancy@gmail.com](mailto:johanna.m.clancy@gmail.com)

COMMENTS:

I am writing to express my disappointment in Tiffany Paulsen, and her proposed motion to stagger registration times for leisure programs, including swimming lessons.

I was raised in Martensville, and returned to Martensville to raise my family, specifically because of the small town community with access to all the amenities. It's true, we do have a swimming pool, but it is outdoors and operates between June 1 and August 31. My children will be in local swimming lessons during the summer months.

I feel I should have equal access to swimming lessons as would a Saskatoon resident for several reasons. First, I spend registration Sunday on the phone/internet, just the same as Saskatoon Residents, only to find that the classes I would like to participate in are full so I settle on something that I can "make work" and pay full registration price, as would a Saskatoon Resident. We attend lessons each week, noticing that the class size drops severely from 10 to 3 students by the end of the session. Without Martensville students, many of those classes would not be viable past lesson three.

Secondly, when I come in to Saskatoon for lessons, we spend more than just 45 minutes at the facility. This past winter session, I would travel to Saskatoon from Martensville with boy of my boys, ages 6 months and 2.5 years. My mom and I would get groceries, then meet my husband and my dad at the swimming pool for one swimming lesson. We would then go out for supper as a family, and return for the second child's swimming lessons, often stopping for ice cream before going home. That is a major investment in local economy to be lost throughout a 10-week session if we had not participated in swimming lessons.

[REDACTED]

[REDACTED]. Most Martensville citizens commute and contribute to the Saskatoon community. I consider myself to be a large part of the parenting community in Saskatoon, and would hope that Ms. Paulsen feels the same.

when making

personnel info

For twelve years as a student and an employee of the University of Saskatchewan, I bought annual Leisure Centre memberships. Throughout those years, I noticed the facilities grossly under-utilized by Saskatoon residents. If it weren't for me and my mom, often times the gym and pool were unused for an hour or two every morning!

Lastly, as a Martensville resident, I pay city taxes to the City of Martensville, much of which is allocated to highway maintenance. By that same principle wherein we would be subjected to staggered registration (often denying us the opportunity to participate in activities as they fill quickly) should Ms. Paulsen not be allowed to drive on the highway sections near Martensville that OUR tax dollars have maintained? Should she be relegated to the service road until there is enough "room" for her vehicle on the highway.

I sincerely hope that Ms. Paulsen reconsiders the damage she is doing to the "Greater Saskatoon and Area" residents in making this motion. She has ostracized many neighbouring communities with this foolish notion...all so that she herself does not have to sit on the phone/computer come registration Sunday for leisure programs.

Johanna Clancy

**TAXATION**

Figure 1: Revenue from Property Taxes (in thousands of dollars)

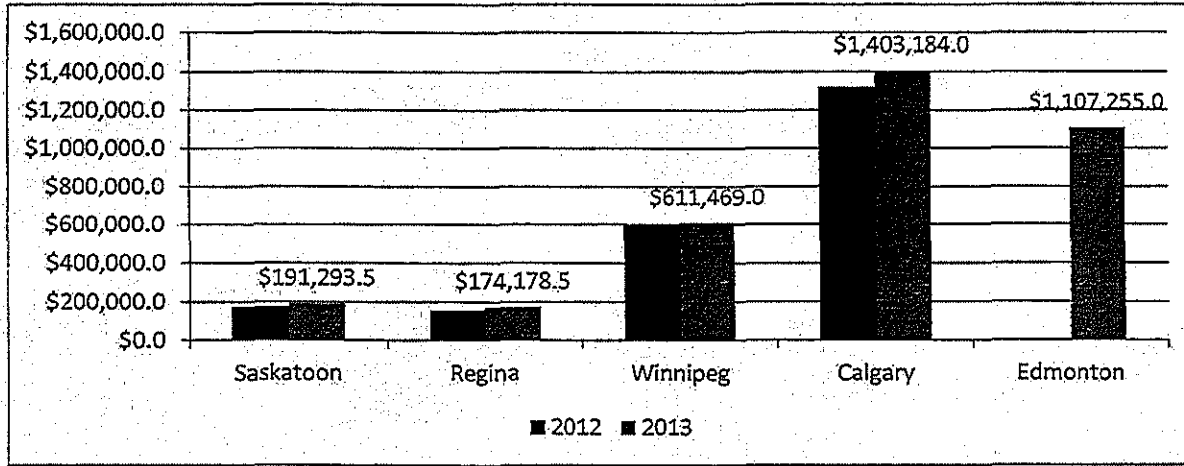


Table 1: Property Tax per capita

Cost per capita	2012	2013
Saskatoon	\$797.57	\$861.55
Regina	\$830.56	\$902.01
Winnipeg	\$895.12	\$921.42
Calgary	\$1,205.39	\$1,279.31
Edmonton	N/A	\$1,363.28

Based on 2011 Census population

Figure 2: Property Tax and Grants in Lieu revenue as a percentage of the Total Municipal Operating Costs

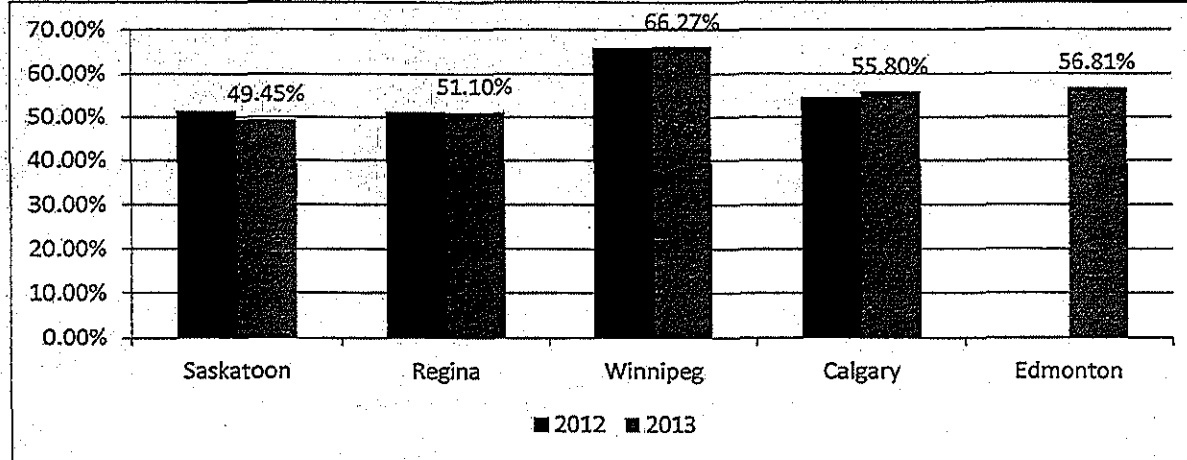


Table 2: Percentage of the total operating budget supported by Property Tax

Cost per capita	2012	2013
Saskatoon	43.03%	41.63%
Regina	48.23%	47.80%
Winnipeg	61.42%	61.78%
Calgary	54.84%	55.16%
Edmonton	N/A	56.55%

Table 2: Percentage of the total operating budget supported by Grants in Lieu

Cost per capita	2012	2013
Saskatoon	8.38%	7.83%
Regina	3.08%	3.29%
Winnipeg	4.59%	4.49%
Calgary	0.66%	0.64%
Edmonton	N/A	0.27%

BI)

PO 10.

Additional information  
to be considered with  
Clause 10, Report 10-2014  
of the Planning & Operations  
Committee

SUBJECT: 2014 Urban Design Streetscape Projects Update  
FILE NO.: PL 217-115

**Additional Funding Breakdown**

The following are additional costs related to new provincial regulations for environmental site assessments and handling of contaminated materials that have been discovered on 20<sup>th</sup> Street West as well as costs to defer one block of construction until 2015:

Safely excavate and remove contaminated material to a certified location:	\$200,000
Environmental Site Assessments Phases 1 & 2 reports and material testing:	\$48,000
Testing of contaminated material at the certified soil farm:	\$10,000
Additional year of traffic accommodation & signage during construction (estimate):	\$30,000
Additional year of engineering & construction management (estimate):	\$70,000
SL&P additional year of mobilization (estimate):	\$22,000
Parks additional year of mobilization (estimate):	\$500
Additional costs to warranty deferred work (estimate):	\$1,500
12% construction inflation for 2015 work (estimate):	\$108,000
<b>Total:</b>	<b>\$490,000</b>

His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**

of the

**LAND BANK COMMITTEE**

Composition of Committee

Councillor T. Davies, Chair  
Councillor R. Donauer  
Councillor Z. Jeffries  
Councillor M. Loewen  
Councillor P. Lorje

**1. Request to Price City-Owned Property (114 Brookmore Crescent)  
Briarwood Neighbourhood  
(Files No. CK. 4215-1, AF. 4214-1 and LA. 4217-014-005)**

- RECOMMENDATION:**
- 1) that the Director of Saskatoon Land be authorized to sell 114 Brookmore Crescent (Lot 4, Block 112, Plan 97S00506 Ext 5) to the highest bidder, through a public tender process, with a reserve bid price;
  - 2) that if the lot is not sold through the tender process, it be placed for sale over-the-counter on a first-come, first-served basis;
  - 3) that the Director of Saskatoon Land be authorized to administer development controls for the lot; and
  - 4) that the City Solicitor be requested to prepare the Sale Agreement and that his Worship the Mayor and the City Clerk be authorized to execute the Agreement under the Corporate Seal.



The following is a report of the CFO and General Manager, Asset & Financial Management Department, dated June 4, 2014, requesting approval to sell 114 Brookmore Crescent by public tender to the highest bidder and to administer development controls on the subject lot.

### **“TOPIC AND PURPOSE**

The purpose of this report is to obtain approval to sell 114 Brookmore Crescent (Attachment 1) by public tender to the highest bidder and to administer development controls on the subject lot.

### **REPORT HIGHLIGHTS**

1. The subject lot will be tendered with a reserve price of \$170,000.
2. The property will have a build time requirement of two years and will be offered by public tender to eligible contractors only.
3. Development controls will be placed on the lot, consistent with other properties in the neighbourhood.

### **STRATEGIC GOAL**

The sale of this lot supports the City of Saskatoon’s Strategic Goals of Asset and Financial Sustainability and Sustainable Growth. Through the sale of this lot there is a reduced reliance on residential property taxes. The sale of this lot, and the subsequent development, will provide opportunity for infill development in an established neighbourhood.

### **BACKGROUND**

On March 31, 2014, City Council approved the purchase of the lot located at 114 Brookmore Crescent in the Briarwood neighbourhood. The property was acquired from the property owner, who originally bought the property in July 2001. As construction of a dwelling on the property had not been initiated, the lot has been vacant for 13 years. Residential lots sold by the City in the Briarwood neighbourhood were not subject to a build time requirement, as is now in place for all single-family lot sale transactions.

There have been several complaints from neighbouring property owners regarding the state of the lot. The majority of complaints received were related to the lot being vacant for several years, while all surrounding homes have been completed.

## **REPORT**

### **Pricing**

A reserve price for the lot has been determined using a comparable analysis of pricing for similar lots in the Saskatoon market. Consideration of the particular locational characteristics of this lot has been factored into the reserve price and includes the benefits of being in an established neighbourhood. The recommended price for the subject lot is \$170,000.

### **Build Time Requirement**

The lot will have a two-year build time requirement to complete construction of the home. Construction may begin once possession of the lot is granted and the build requirement will commence from the date of possession. To increase the probability of a timely build on the lot, it is recommended that the public tender be limited to registered eligible contractors (home builders) in good standing with Saskatoon Land.

### **Development Controls**

A variety of development controls are being proposed on this lot in order to integrate the dwelling into the neighbourhood and ensure continuity with adjacent homes.

Development controls for the subject lot are as follows:

- 1) No dwelling shall be constructed on the lot which has an above grade floor area (excluding attached decks, patios and garages) less than:
  - I. 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling;
  - II. 1,500 square feet in the case of a two-story dwelling;

- 2) The dwelling must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- 3) The roof of the principal dwelling shall have a minimum 6/12 pitch;
- 4) On the front building facade, a minimum of two exterior building materials are required. One of the materials must be stucco and be no less than 200 square feet in area; and
- 5) The garage must be attached to the front of the house and must be located on the right side of the property when facing the property from the street.

Saskatoon Land will review the approved front elevation plans for the home prior to the building permit being issued.

#### **OPTIONS TO THE RECOMMENDATION**

The only other option would be not to proceed with the sale of the land at this time.

#### **POLICY IMPLICATIONS**

There are no policy implications.

#### **FINANCIAL IMPLICATIONS**

The proceeds from the sale of this land will be allocated to the Property Realized Reserve.

#### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

As the subject of this report involves the sale of one lawfully existing single-family lot, public and/or stakeholder involvement is not required.

### **COMMUNICATION PLAN**

Notice of the Public Tender will be advertised in The StarPhoenix a minimum of two Saturdays prior to the closing date and will be posted on Saskatoon Land's webpage on the City's website.

### **DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

The intent of this report is to price and tender one residential lot. There is no follow-up is required.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

### **PRIVACY IMPLICATIONS**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.

### **PUBLIC NOTICE**

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

### **ATTACHMENT**

1. Map of 114 Brookmore Crescent."

Your Committee has reviewed the report with the Administration and supports the above recommendations.

**2. Kensington Neighbourhood – Cost Sharing Agreement  
(Files No. CK. 4110-44, AF. 4131-1 and LA. 4131-26-2)**

- RECOMMENDATION:**
- 1) that the City Solicitor be requested to prepare the final agreement required to implement cost sharing among developers in the Kensington neighbourhood as outlined in the report of the General Manager, Asset & Financial Management Department dated June 5, 2014; and
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

Attached is a report of the CFO and General Manager, Asset & Financial Management Department, dated June 5, 2014, requesting approval for a cost sharing agreement related to neighbourhood improvements borne by the various ownership groups involved in the development of the Kensington neighbourhood.

Your Committee has reviewed the report with the Administration and supports the above recommendations.

**3. Land Purchase and Direct Sale – Shell Canada Products – South West Industrial Area  
(Files No. CK. 4020-1 x 4215-1, AF. 4020-1, AF. 4214-1 and LA. 4221-14-016)**

- RECOMMENDATION:**
- 1) that the Director of Saskatoon Land be authorized to purchase Lot 17, Block 183, Plan 102125494 from Shell Canada Products (Attachment 1), at a price of \$1,300,000;
  - 2) that the Director of Saskatoon Land be authorized to offer, by direct sale, Parcel 1 & Parcel 2 (Attachment 2) to Shell Canada Products, for the purpose of constructing a fuel service station and convenience store; and
  - 3) that the City Solicitor be requested to prepare the Purchase and Direct Sale Agreement and that His Worship the Mayor and City Clerk be authorized to execute the Agreement under the Corporate Seal.

Report No. 5-2014  
Land Bank Committee  
Monday, June 23, 2014  
Page 7

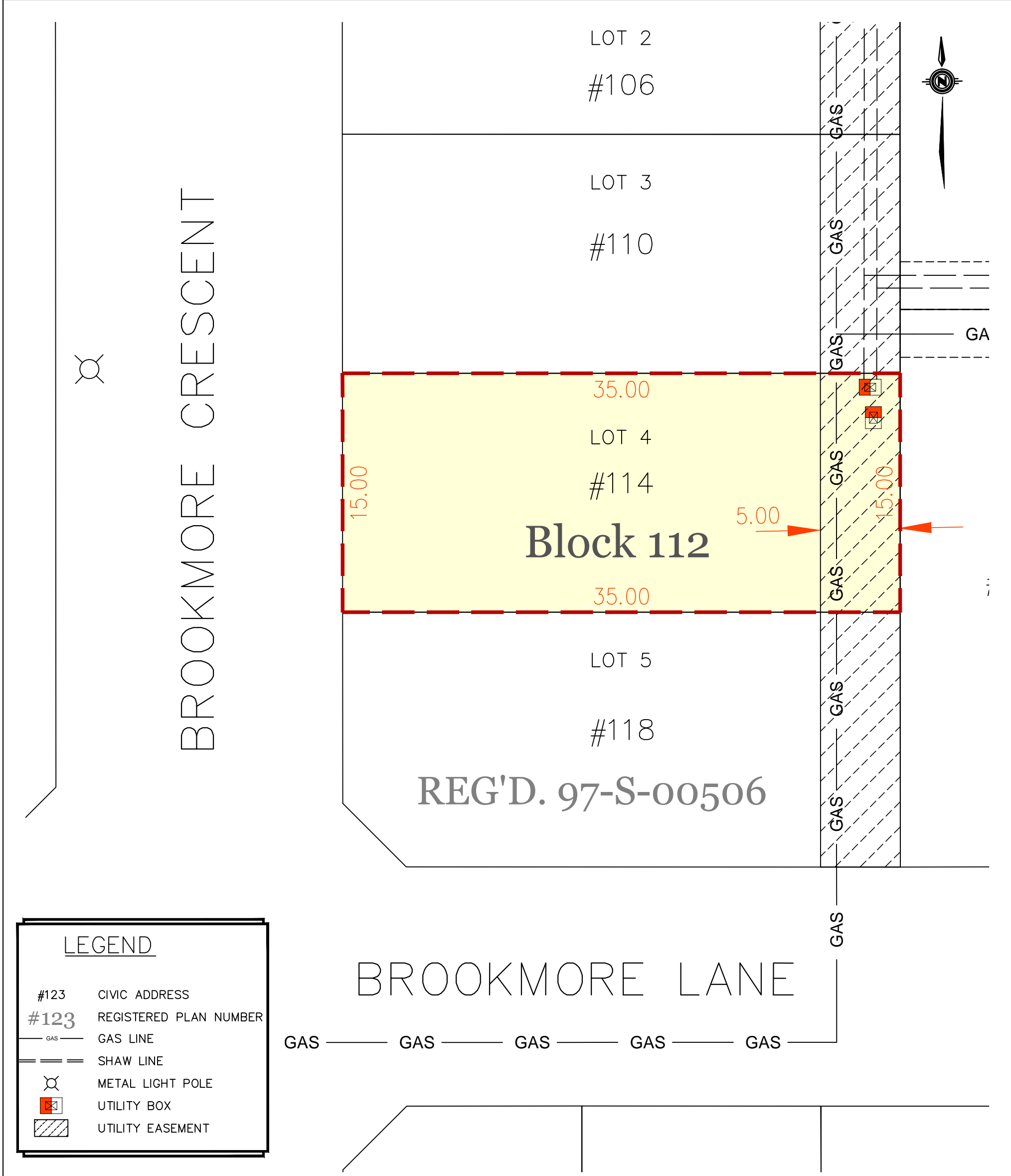
Attached is a report of the CFO & General Manager, Asset & Financial Management Department dated June 9, 2014, requesting authorization to exchange and sell land on 11<sup>th</sup> Street West with Shell Canada Products.

Your Committee has reviewed the report with the Administration and supports the above recommendations.

Respectfully submitted,

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Councillor T. Davies, Chair



LEGEND	
#123	CIVIC ADDRESS
#123	REGISTERED PLAN NUMBER
	GAS LINE
	SHAW LINE
	METAL LIGHT POLE
	UTILITY BOX
	UTILITY EASEMENT

PLAN DESCRIPTION/REVISIONS	
1	REPORT DRAWING
2	
3	
4	
DRAWN BY <u>EDH</u>	
DATE <u>2014-MAY-30</u>	
SCALE : HOR. <u>NTS</u> VERT. <u></u>	



**City of Saskatoon**  
AE - Saskatoon Land

114 BROOKMORE CRESCENT

REPORT

APPROVED	
GENERAL MANAGER _____	
ENGINEER _____	
PLAN NO.	SK-1

**TO: Secretary, Land Bank Committee**  
**FROM: CFO & General Manager, Asset & Financial Management Department**  
**DATE: June 5, 2014**  
**SUBJECT: Kensington Neighbourhood – Cost Sharing Agreement**  
**FILE NO: AF.4131-1 and LA. 4131-26-2**

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**RECOMMENDATION:** that a report be submitted to City Council recommending:

- 1) that the City Solicitor be requested to prepare the final agreement required to implement cost sharing among developers in the Kensington neighbourhood as outlined in this report; and
- 2) that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

**TOPIC AND PURPOSE**

This report outlines a proposed cost sharing agreement that will formalize the equitable sharing of costs related to neighbourhood improvements borne by the various ownership groups involved in the development of Kensington.

**REPORT HIGHLIGHTS**

- 1. The Kensington Neighbourhood is being developed by a partnership of land owners, including the City of Saskatoon, DREAM Asset Management Corp. (formerly Dundee Realty Corporation), West Canadian Development Kensington Project, Silvra Holdings Ltd., Apple Holdings Inc., and Lakhwinder Singh Multani.
- 2. The above-noted ownership groups intend to sign an agreement to formalize the sharing of costs related to the development of the Kensington Neighbourhood. The proposed cost sharing agreement distributes costs based on proportional ownership and/or shared frontage and/or flankage.

The categories of neighbourhood improvements to be cost shared, and each party's related obligations are outlined in Attachment 1.

**STRATEGIC GOAL**

The proposed cost sharing agreement is necessary for development of the Kensington neighbourhood, and supports the City of Saskatoon's Strategic Goal of Asset and Financial Sustainability by increasing revenue sources and reducing reliance on



residential property taxes. Revenues generated by the development of the Kensington neighbourhood will support the Asset and Financial Sustainability Goal's 4-year priority by providing revenue to fund new capital expenditures, including core services such as fire halls, roadways, and underground services.

## **BACKGROUND**

The Kensington Neighbourhood Concept Plan (Attachment 2) was originally approved by City Council on April 16, 2012, and sets out land uses within the neighbourhood, including various forms of housing, commercial sites, transportation routes, and public space within the neighbourhood. Concept plan development was led by Saskatoon Land in consultation with the other two major landowners in the area, West Canadian Development Kensington Project and Boychuk Investments Ltd. Since then, Boychuk Investments Ltd. has sold their holdings to DREAM Asset Management Corp.

A Land Exchange Agreement between the above-noted partners was finalized on June 3, 2013. The land exchange distributed net developable land among owners on a proportional basis according to gross land ownership percentages, as agreed upon by all parties. In a report to the Land Bank Committee outlining the Land Exchange Agreement, a commitment was made by Saskatoon Land to report back once a cost sharing agreement had been drafted based on the Land Exchange Agreement. The proposed cost sharing agreement is the subject of this report.

## **REPORT**

The landowners within the Kensington neighbourhood have committed to entering into land exchange and cost sharing agreements to equitably distribute developable lands within the neighbourhood and to share development costs where deemed appropriate. The costs to be shared will be specified in the cost sharing agreement, and are classified according to neighbourhood improvements, boundary improvements, and miscellaneous improvements. The types of improvements included within each of the above categories are detailed in Attachment 1.

Once finalized, the cost sharing agreement will identify those neighbourhood improvements for which costs are to be shared, and will detail the mechanisms by which actual costs are recovered or paid out.

## **OPTIONS TO THE RECOMMENDATION**

The only other option would be to not proceed with the cost sharing agreement.

## **POLICY IMPLICATIONS**

There are no policy implications.

## FINANCIAL IMPLICATIONS

The proposed cost sharing agreement will facilitate equitable distribution of costs related to development of the Kensington neighbourhood based on proportional land ownership and/or proportional benefit. This cost sharing agreement will ensure that improvement costs within the Kensington neighbourhood are shared equitably as agreed upon by all owners.

The final cost of all shared improvements will be based on actual costs incurred, and is, therefore, not known at this time. Estimates have been calculated for all anticipated neighbourhood improvements and are outlined in the Kensington neighbourhood proforma. Further improvements may be identified as neighbourhood development proceeds.

## ENVIRONMENTAL IMPLICATIONS

There are no environmental implications and/or greenhouse gas implications. The proposed cost sharing agreement will enable development of the Kensington Neighbourhood as set out in the approved Neighbourhood Concept Plan.

## PUBLIC NOTICE

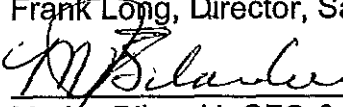
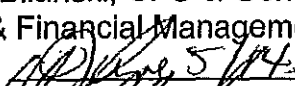
Public Notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

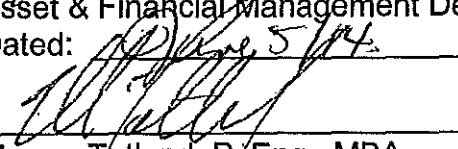
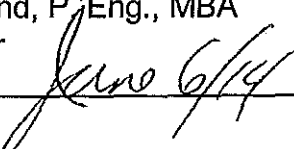
## ATTACHMENTS

1. Kensington Neighbourhood - Cost Sharing Calculations
2. Kensington Land Use Concept Plan

Written by: Brad Murray, Land Development Project Manager, Saskatoon Land

Reviewed by: Frank Long, Director, Saskatoon Land

Approved by:   
 Marlys Bilanski, CFO & General Manager  
 Asset & Financial Management Department  
 Dated:  5/14

Approved by:   
 Murray Totland, P.Eng., MBA  
 City Manager  
 Dated:  June 6/14

## Schedule A – Kensington Cost Sharing Calculations

April 15, 2014

**Kensington Neighbourhood - Cost Sharing Calculations**

The Kensington owners/developers have agreed in principle to cost share certain improvements within the Kensington Neighbourhood. Improvements are identified under three categories. Within each category a cost sharing method is presented for purpose of establishing a cost sharing model.

**Neighbourhood Improvements** – where a municipal improvement is constructed or is to be constructed by one owner/developer which provides a benefit to all owners/developers and the cost is shared in proportion to the percentage of land each owner/developer owns within the neighbourhood. Each owner/developer's land percentage used shall be based upon the figures contained in the Kensington Land Exchange Agreement.

**Boundary Improvements** – where a municipal improvement is shared between two or more adjoining owners/developers with the cost to be in proportion of the benefitting frontage/flankage of each owner/developer divided by the total frontage/flankage benefitting from the improvement.

**Miscellaneous Improvements** – refers to the costs associated for the various marketing initiatives for the Kensington Neighbourhood and the administrative fees associated with the preparation of this Cost Sharing Agreement.

1. **Neighbourhood Improvements** - The cost sharing formulas for the area improvements shall be based upon the following neighbourhood land holding percentages identified in the Kensington Land Exchange Agreement:

**Table 1: Kensington Neighbourhood Owner/Developer Land Holdings**

Owner	Ownership %	Net Land	
		ha	Acres
COS	43.62%	49.341	121.92
Dream	29.44%	33.297	82.28
West Can.	23.81%	26.934	66.56
Multani	1.04%	1.180	2.92
Silvra/Apple	2.09%	2.362	5.84
<b>Total</b>	<b>100.00%</b>	<b>113.114</b>	<b>279.52</b>

2. **Neighbourhood Improvements – Descriptions**

- a) **Municipal Buffer Tree Plantings** – This includes the cost above the payment of off-site levies for tree plantings and shrub beds along a total berm length of 3,412 linear metres and the cost of added berm height above 2.5 metres. (Refer to Schedule A – Figure 1)
- b) **Village Square** – This includes the costs associated with design, landscaping and amenity enhancements for the Kensington Village Square site. (Refer to Schedule A – Figure 1)

April 15, 2014

- c) **Claypool Drive Interim Financing** – This includes the arrangement made in which the Kensington owners/developers have agreed to provide interim financing to extend Claypool Drive from the extension of Hughes Drive to Neault Road. This includes the construction of approximately 1.6 km of a two lane roadway and geometric improvements to the intersection of Claypool Drive and Neault Road.
  - d) **Kensington Gate West – Landscaping** – This includes the costs associated with boulevard, median, entrance and round-a-bout landscaping for the Kensington Village Square and Kensington Gate West area. (Refer to Schedule A – Figure 2)
  - e) **33<sup>rd</sup> Street Landscaping** – This includes the cost associated with 33<sup>rd</sup> Street median tree planting, Kensington Road entrance landscaping and landscaping for the 33<sup>rd</sup> Street round-a-bout. Half of these costs will also be incurred by the Blairmore Neighbourhood 2 (Elk Point) ownership group based on proportional ownership. (Refer to Schedule A – Figure 2)
  - f) **Neighbourhood Entrance Fencing** – This includes cost associated with the construction of masonry neighbourhood entrance fencing along the Kensington Gate West, 22<sup>nd</sup> Street, Kensington Road and 33<sup>rd</sup> Street Neighbourhood entrances at a combined length of 812.07 linear metres. (Refer to Schedule A – Figure 1)
  - g) **Diefenbaker and Centennial Drive Traffic Calming** – This includes the cost associated with the construction of the traffic calming measures to be installed along Diefenbaker and Centennial Drive. (Refer to Schedule A – Figure 1)
  - h) **Storm Pond – Landscaping Improvements** – This includes the cost associated with landscaping upgrades above fine grade and seed, irrigation and pathway construction on the neighbourhood wet pond parcels. (Refer to Schedule A – Figure 1)
- The Land Branch incurs an additional 10% of the cost for the north and middle pond improvements. Based upon benefitting flankage, for the south pond, the Land Branch and Dundee incur an additional 4% and 6% of the construction costs respectively.
- i) **Powerline Relocations and Burials** - These costs are associated with the burial and relocation of the existing lines along the former 33<sup>rd</sup> Street right-of-way and east and south boundaries of the neighbourhood. (Refer to Schedule A – Figure 1)
  - j) **Entrance Signage** - These costs are associated with the funding for eight entrance signs at the 22<sup>nd</sup> Street, 33<sup>rd</sup> Street/Kensington Road, 33<sup>rd</sup> Street/Kensington Boulevard and Dalmeny Road (Neault Road) entrances, and neighbourhood signage displayed on fencing at the Centennial and Diefenbaker Drive extensions into the Kensington Neighbourhood. (Refer to Schedule A – Figure 1)

April 15, 2014

- k) **22<sup>nd</sup> Street Entrance Landscaping Improvements** - These figures include the cost associated with Kensington Boulevard median tree planting, and entrance landscaping and hardscaping. (Refer to Schedule A – Figure 2)
- l) **Street Lighting Improvements** – This includes the upcharge for decorative street lighting around the four major neighbourhood entrances. Only the double davit fixtures will be cost shared.
- m) **SaskTel Fibre Optic Line Relocation** – This includes the cost of relocating the fibre optic line which ran along the former 33<sup>rd</sup> Street right-of-way.(Refer to Schedule A – Figure 1)
- n) **SaskWater Water Main and Meter Pit Relocation** – This includes the cost of relocating the water main and meter pit located within the old 33<sup>rd</sup> Street right-of-way which provided service to the Yarrow Youth Farm/Red Willow Centre and user groups west of the City. (Refer to Schedule A – Figure 1)
- o) **General Utility Location Costs** – In addition to those noted above, this includes all other potential utility relocation costs, necessary for neighbourhood development to proceed.

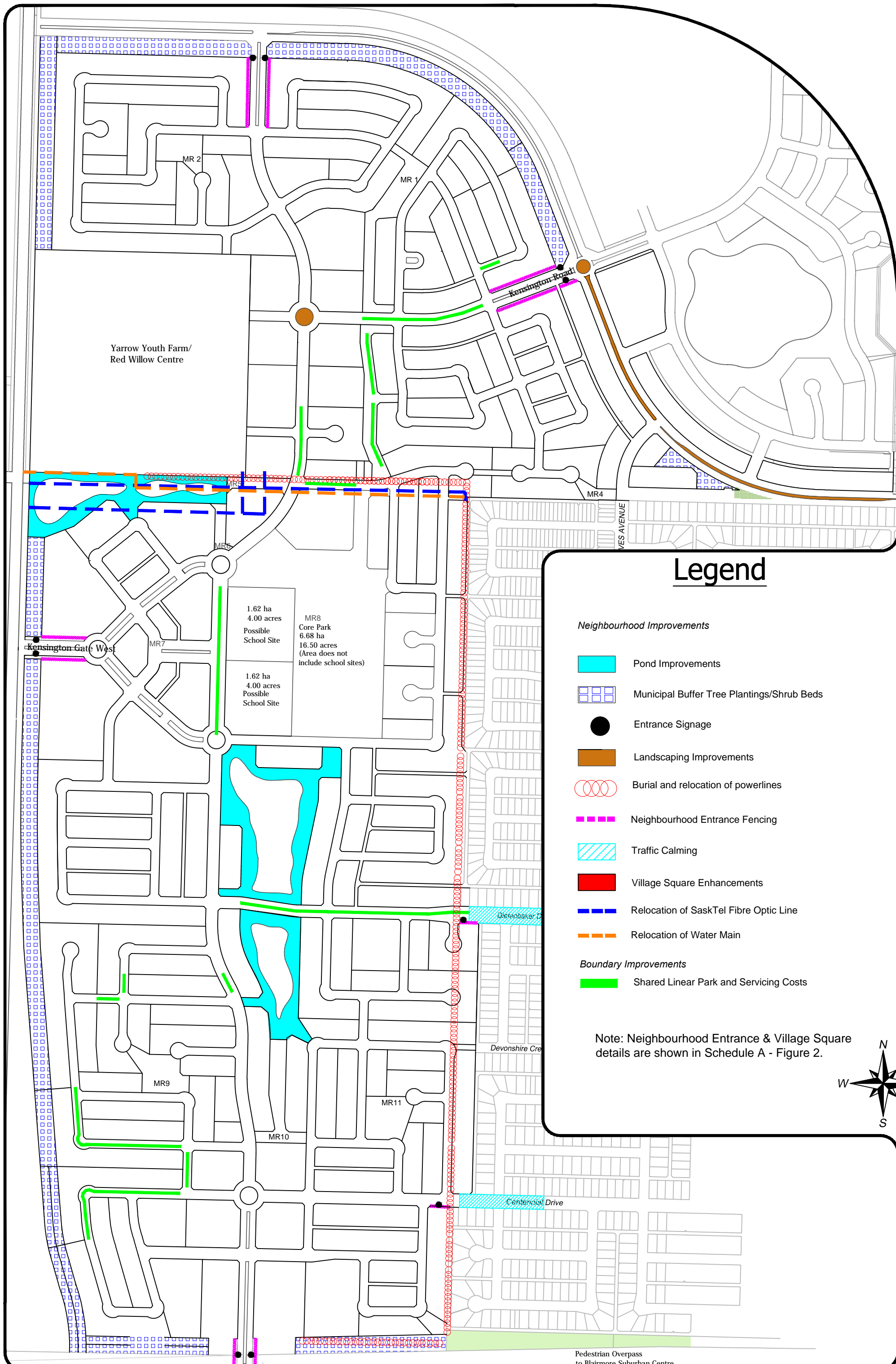
**3. Boundary Improvements**

- a) **Shared Linear Park Irrigation and Servicing Costs** – This includes the servicing costs and park upcharges where there is a benefitting frontage or flankage between two or more owner/developers.

**4. Miscellaneous Improvements**

- a) **Marketing and Administrative Costs** – This includes the costs associated with the neighbourhood marketing initiatives agreed to by the Kensington Ownership Group and administrative costs associated with the preparation of this cost sharing agreement.
- b) **Purchase of Yarrow Youth Farm and Red Willow Centre Lands** – This includes the purchase and allocation of the noted lands based upon the neighbourhood ownership percentages shown in Table 1.

Schedule A - Figure 1



### Legend

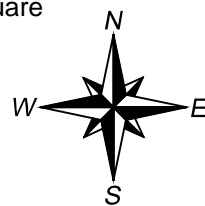
*Neighbourhood Improvements*

- Pond Improvements
- Municipal Buffer Tree Plantings/Shrub Beds
- Entrance Signage
- Landscaping Improvements
- Burial and relocation of powerlines
- Neighbourhood Entrance Fencing
- Traffic Calming
- Village Square Enhancements
- Relocation of SaskTel Fibre Optic Line
- Relocation of Water Main

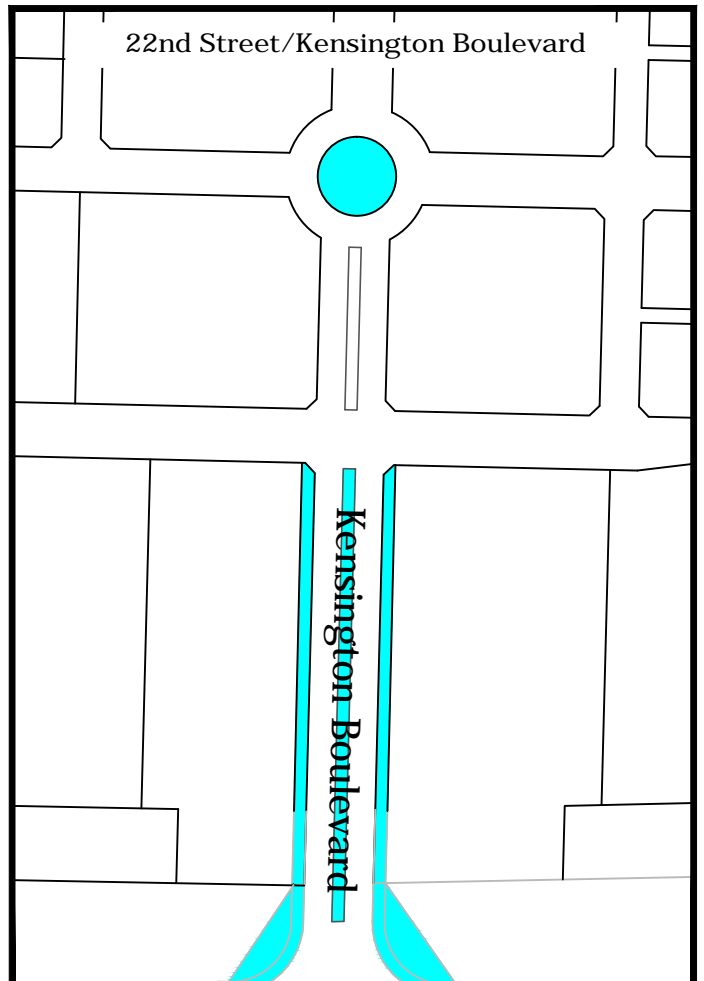
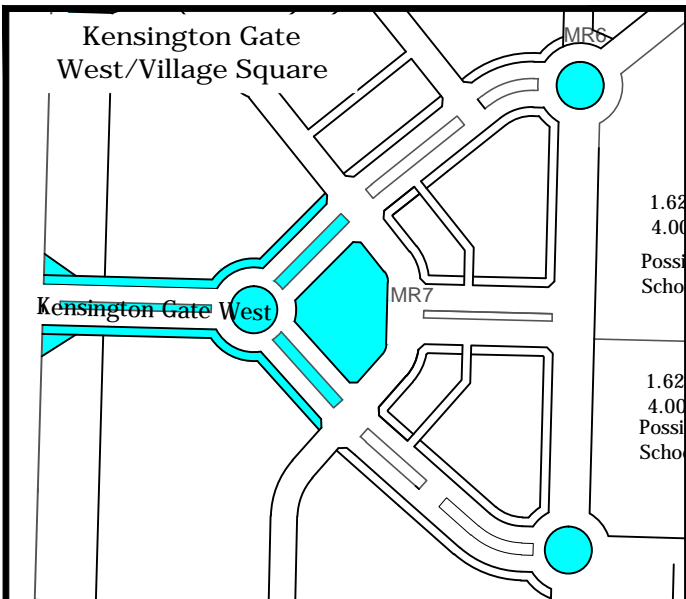
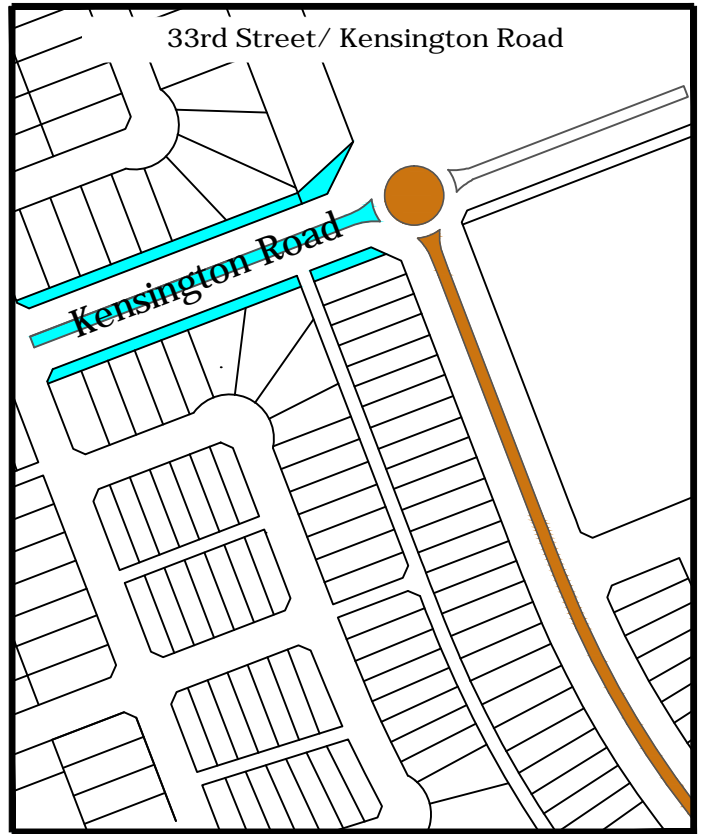
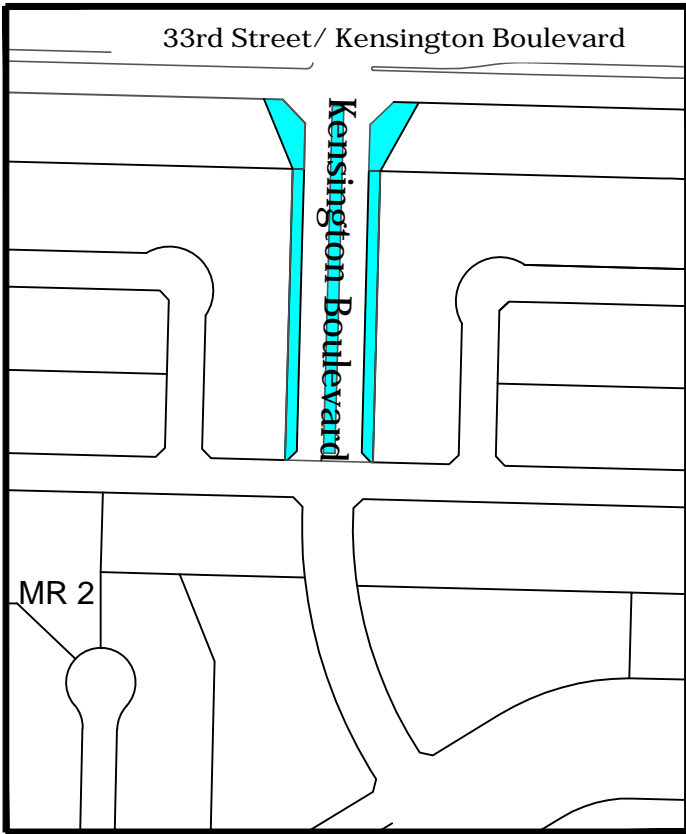
*Boundary Improvements*

- Shared Linear Park and Servicing Costs

Note: Neighbourhood Entrance & Village Square details are shown in Schedule A - Figure 2.



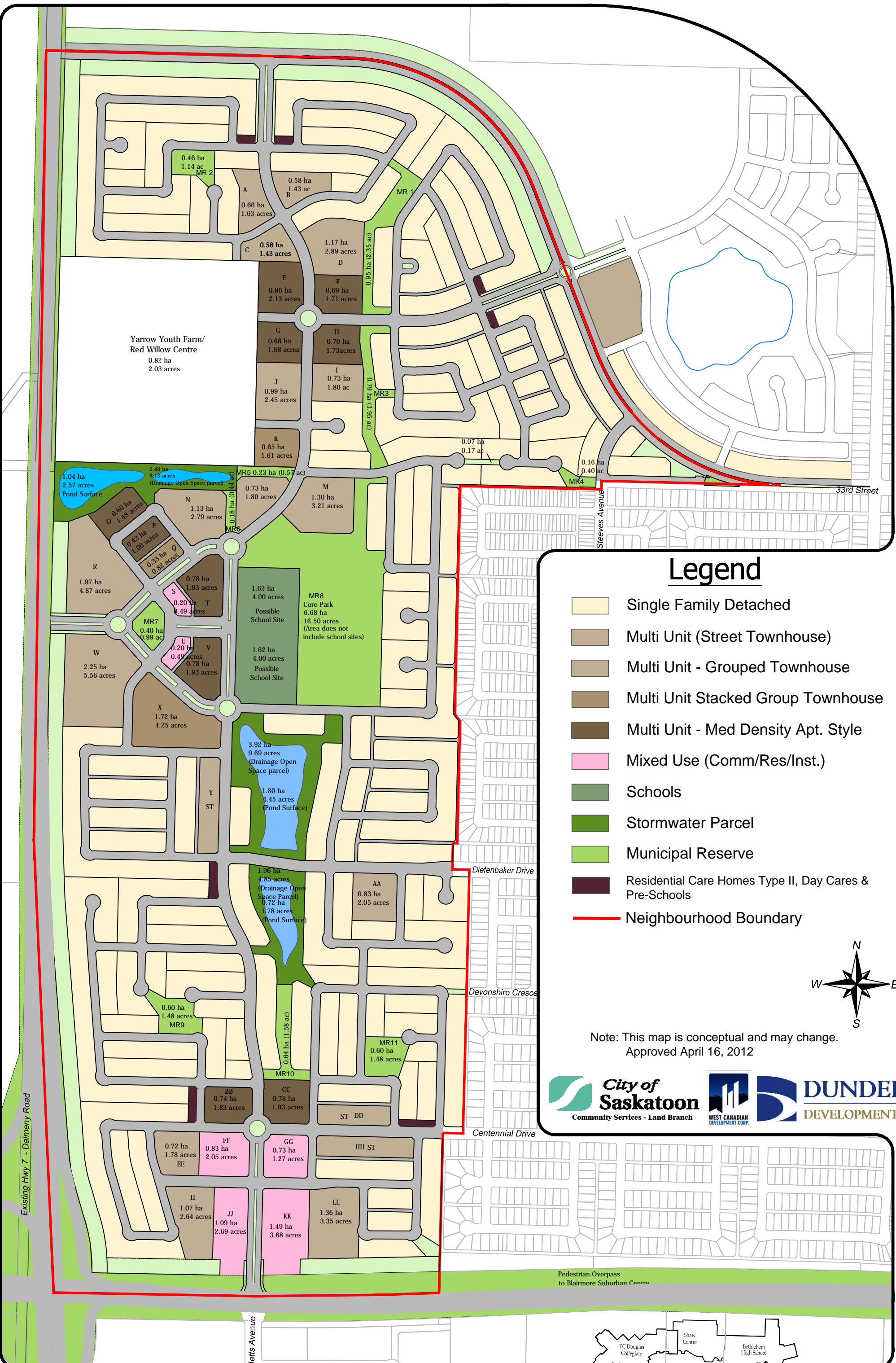
Pedestrian Overpass to Blairmore Suburban Centre



Neighbourhood Entrance/Village Square  
Landscaping and Hardscaping Improvements  
Such improvements may include tree/shrubby plantings, planters,  
flower beds, paving stone, pavers, etc.

Portion Incurred by the Blairmore 2 (Elk Point)  
Neighbourhood Ownership Group

Please note - the areas designated for landscaping improvements are conceptual only. Actual areas will be determined upon completion of detailed design and construction tender drawings.



Yarrow Youth Farm/  
Red Willow Centre  
0.82 ha  
2.03 acres

1.04 ha  
2.57 acres  
Pond Surface

2.48 ha  
6.13 acres  
(Drainage Open Space parcel)

1.62 ha  
4.00 acres  
Possible School Site

1.62 ha  
4.00 acres  
Possible School Site

3.92 ha  
9.69 acres  
(Drainage Open Space parcel)

1.80 ha  
4.45 acres  
(Pond Surface)

1.96 ha  
4.85 acres  
(Drainage Open Space Parcel)

0.72 ha  
1.78 acres

0.83 ha  
2.05 acres

0.73 ha  
1.27 acres

0.73 ha  
1.27 acres

1.07 ha  
2.64 acres

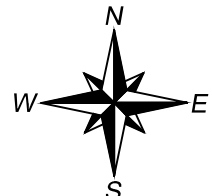
1.09 ha  
2.69 acres

1.49 ha  
3.68 acres

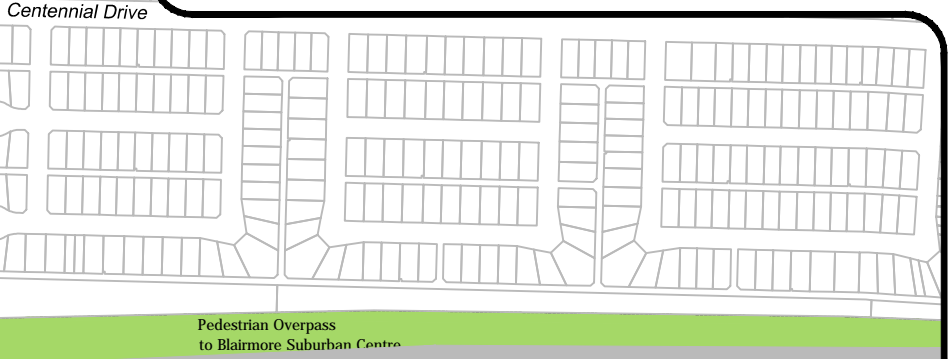
1.36 ha  
3.35 acres

### Legend

- Single Family Detached
- Multi Unit (Street Townhouse)
- Multi Unit - Grouped Townhouse
- Multi Unit Stacked Group Townhouse
- Multi Unit - Med Density Apt. Style
- Mixed Use (Comm/Res/Inst.)
- Schools
- Stormwater Parcel
- Municipal Reserve
- Residential Care Homes Type II, Day Cares & Pre-Schools
- Neighbourhood Boundary



Note: This map is conceptual and may change.  
Approved April 16, 2012





**TO:** Secretary, Land Bank Committee  
**FROM:** CFO & General Manager, Asset & Financial Management Department  
**DATE:** June 9, 2014  
**SUBJECT:** Land Purchase and Direct Sale - Shell Canada Products - South West Industrial Area  
**FILE NOS.:** AF.4020-1, AF.4214-1, and LA.4221-14-016

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- RECOMMENDATION:** that a report be submitted to City Council recommending:
- 1) that the Director of Saskatoon Land be authorized to purchase Lot 17, Block 183, Plan 102125494 from Shell Canada Products (Attachment 1), at a price of \$1,300,000.
  - 2) that the Director of Saskatoon Land be authorized to offer, by direct sale, Parcel 1 & Parcel 2 (Attachment 2) to Shell Canada Products, for the purpose of constructing a fuel service station and convenience store; and
  - 3) that the City Solicitor be requested to prepare the Purchase and Direct Sale Agreement and that His Worship the Mayor and City Clerk be authorized to execute the Agreement under the Corporate Seal.

**TOPIC AND PURPOSE**

The purpose of this report is to obtain authorization to exchange and sell land on 11<sup>th</sup> Street West with Shell Canada Products.

**REPORT HIGHLIGHTS**

1. Shell Canada Products would like to construct a fuel service station and convenience store at the corner of Dawes Avenue and 11<sup>th</sup> Street West.
2. Sale of Serviced City-Owned Lands – Policy No. C09-033 supports the exchange and sale of lands to Shell Canada Products.
3. The sale and exchange of the parcels would adhere to the terms and conditions as laid out in this report.

**STRATEGIC GOAL**

The exchange and sale of these parcels supports the City of Saskatoon's Strategic Goal of Economic Diversity and Prosperity by continuing to create and support a business-friendly environment and increase the tax base that is non-residential.

## **BACKGROUND**

Shell Canada Ltd. (Shell) is a global group of energy and petrochemical companies. Shell recently purchased 2406 Dudley Street (Attachment 1) and contacted Saskatoon Land regarding the possibility of exchanging their parcel for a portion of the City-owned land at the southeast corner of Dawes Avenue and 11<sup>th</sup> Street West. Shell has indicated that the City-owned land on the southeast corner of Dawes Avenue and 11<sup>th</sup> Street West is more suitable for a service station due to its high visibility and ease of access. The sites are zoned Light Industrial (IL1) and are remnant parcels that were originally part of the CN Rail spur line and old lot design for the area.

The recent completion of the South Circle Drive Project and subsequent construction of the Dawes Avenue connection to 11<sup>th</sup> Street have provided significant value improvements to lands in this area; however, the existing parcel configuration of lands east of Dawes Avenue provide limited redevelopment potential.

## **REPORT**

### **Site Development**

Through discussions with Shell, an exchange of land was proposed in which Saskatoon Land would purchase Shell's 3.1 acre site at 2406 Dudley Street for \$419,355 per acre. Saskatoon Land would then subdivide the two parcels into five separate parcels as shown in Attachment 2. Parcel 1 and Parcel 2, totaling 1.43 acres, would then be offered to Shell for \$700,000 per acre for the purpose of constructing a service station with convenience store on Parcel 1 and further development on Parcel 2. Saskatoon Land would then take ownership of the remaining three parcels for future sale by public tender.

The difference in the purchase of 2406 Dudley Street and sale of Parcel 1 and Parcel 2 requires the City to pay to Shell \$299,000. This amount would be financed through the Property Realized Reserve. The outlay of funds would then be recovered through the sale of the remaining three parcels, with the proceeds going to the Property Realized Reserve. The purchase would give Saskatoon Land an additional 3.41 acres of serviced industrial land to bring to the market.

The proposed purchase and direct sale will provide mutual benefits to both Shell and the City. The new site configuration improves the development potential of the lands, provides Shell with their desired location for the fuel station, and provides the City with additional consolidated land holdings to sell.

## Sale and Exchange Proposal

The exchange and sale of these parcels is in accordance with City of Saskatoon Policy No. C09-033, Sale of Serviced City-Owned Land as follows:

- "3.2 The Administration may pursue or entertain direct sale or long-term leases under the City's Industrial Land Incentives Program, of civic lands when one or more of the following conditions are present.
- e) A situation where it is in the City's interest to undertake an initiative to purchase a property and provide in exchange a suitable comparable property in another location."

## Terms and Conditions

1. Purchase Price – Saskatoon Land to acquire the 3.1 acre parcel located at 2406 Dudley Street for \$1,300,000, calculated based on \$419,355 per acre. In exchange, Shell will be offered two parcels totaling 1.43 acres for \$1,001,000 based on a price of \$700,000 per acre.
2. Deposit – The deposit for the transaction is to be each party's land holdings, which will remain in title of the owner until completion of the subdivision.
3. Price Includes – All direct and off-site levies. Shell is responsible for its own service connections to street mains and other shallow buried utilities (e.g. gas, power and telephone) on the newly acquired sites from Saskatoon Land.
4. Subdivision – Saskatoon Land to undertake costs associated with the subdivision of the parcels as outlined in Attachment 2.
5. Restrictive Covenant – A restrictive covenant to be placed on title of Parcels 4 and 5 (former Shell land). This covenant shall state that there shall not be on or from Servient Lands or any part thereof a retail vehicle fuel sales facility for the sale of gasoline, lubricants, diesel, oils, greases, antifreezes or petroleum products for vehicles, nor any fuel or substance that may be developed in the future for vehicles (Retail Vehicle Fuels Sales Facility).
6. Condition of Land – As is.
7. Costs – Each to pay own legal fees.
8. Easements – Shell to agree that the City and other utility agencies will register easements for new and existing utilities within the parcel.
9. Landscaping Requirement – A landscaped strip shall be provided of not less than 4.5 metres in depth lying parallel to all public right of ways.
10. Possession of Land – Upon successful subdivision and registration of new configuration of parcels.
11. Closing – Upon the City's final payment of \$299,000 to Shell for the purchase of 2406 Dudley Street.
12. Conditions Precedent – Subject to approval by City Council.

## OPTIONS TO THE RECOMMENDATION

The other option is to not proceed with the exchange and sale of land.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

The costs associated with acquiring the parcel from Shell Canada Products will be financed through the Property Realized Reserve. Proceeds from the sale of the newly subdivided parcels will be deposited in the Property Realized Reserve.

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Shell approached Saskatoon Land indicating their interest in exchanging parcels of land, in order to acquire a high visibility location to construct a gas station and improve the development potential of the land south of 11<sup>th</sup> Street West.

**COMMUNICATION PLAN**

No communication plan is required.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

Further reports will be brought forward to approve pricing and sale of the remaining new parcels when the subdivision is complete.

**ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

**PRIVACY IMPLICATIONS**

There are no privacy implications.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

There are no CPTED implications.

**PUBLIC NOTICE**



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

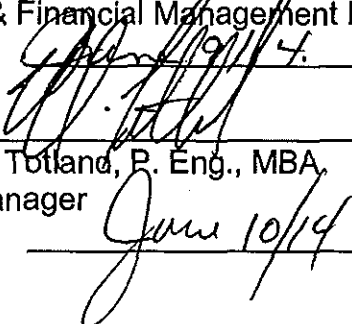
**ATTACHMENTS**

1. Existing Sites – Dawes & 11<sup>th</sup> Street West.
2. Proposed Sites – Dawes & 11<sup>th</sup> Street West.

Written by: Jeremy Meinema, Finance and Sales Manager

Reviewed by: Frank Long, Director of Saskatoon Land

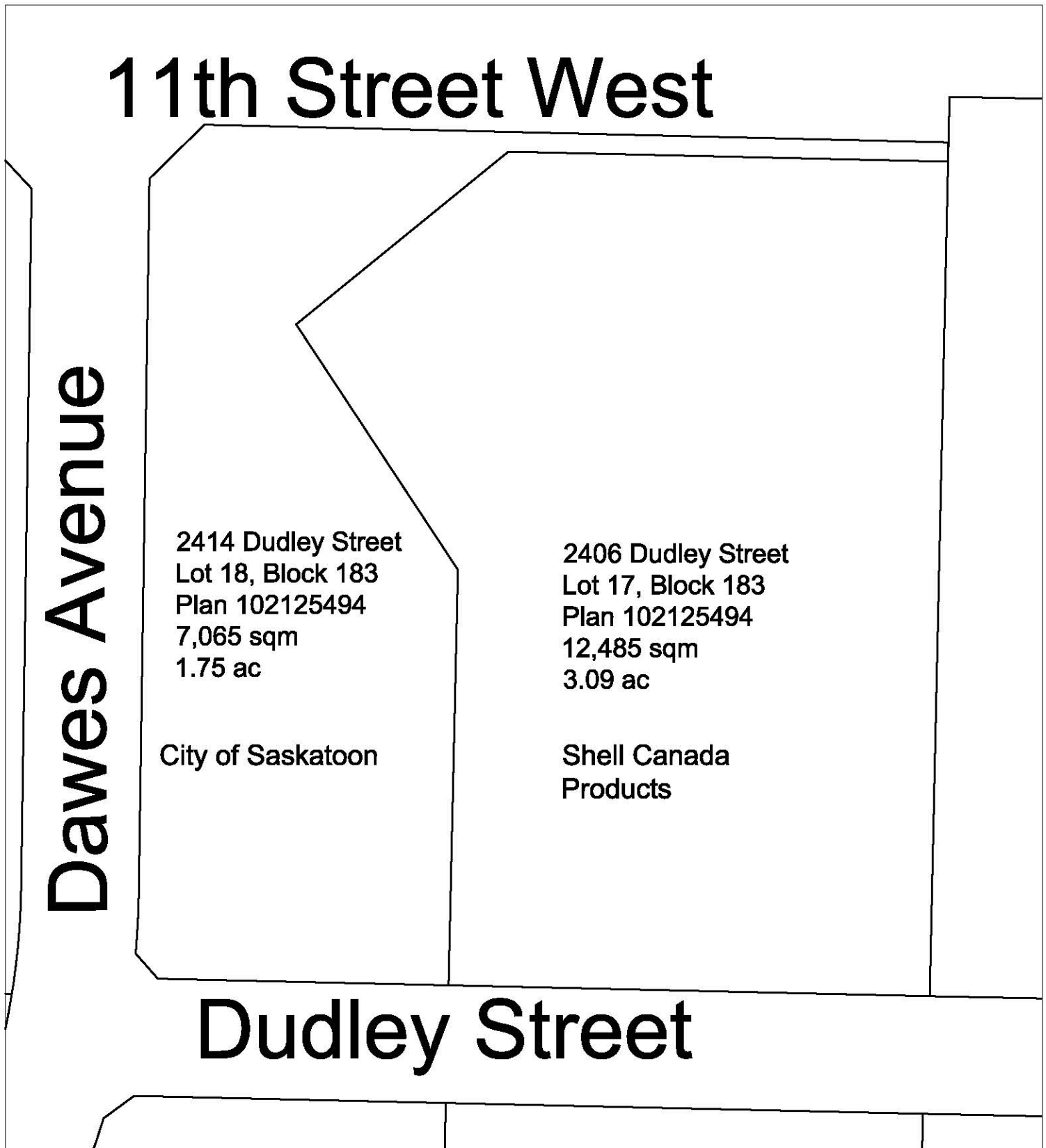
Approved by:   
Marlys Bilanski, CFO & General Manager  
Asset & Financial Management Department  
Dated:  9/1/14

Approved by:   
Murray Totland, P. Eng., MBA  
City Manager  
Dated: June 10/14

cc: His Worship the Mayor

Shell Sale \_June 20 Land Bank

# Existing Sites - Dawes & 11th Street West

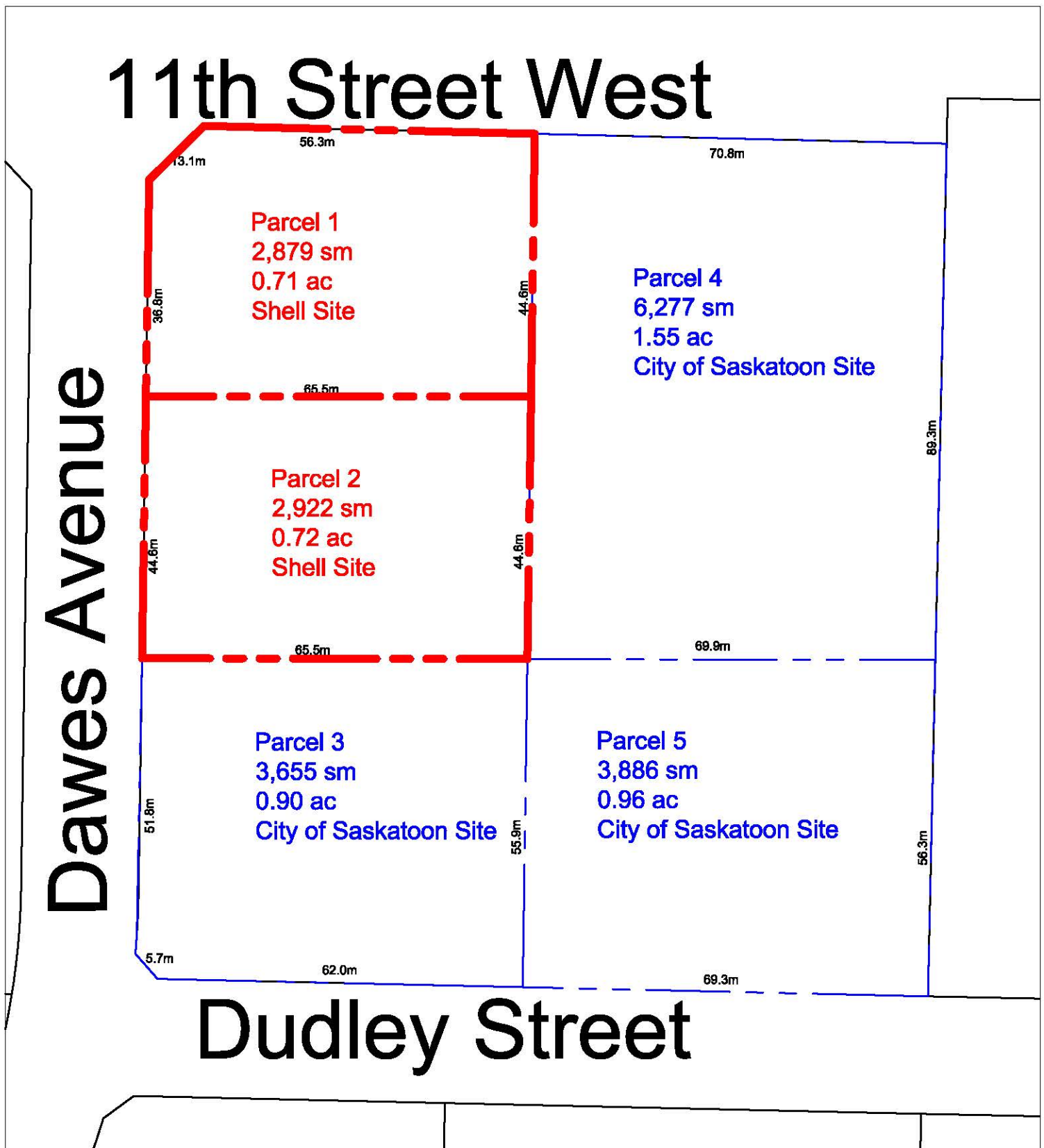


Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.



*City of*  
**Saskatoon**  
 Saskatoon Land - June 2014

# Proposed Sites - Dawes & 11th Street West



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