

Backgrounder

Land Development

Land Development performs all real estate functions for the corporation. This business line also ensures adequate supply of new infrastructure is in place to accommodate new development; responds to the needs of various customers in the housing, commercial, institutional, and industrial sectors; invests capital dollars in the provision of municipal infrastructure and; provides new growth areas and various infill developments.

Strategic Outcomes for 2017

- Service land in order to accommodate new construction
- Obtain approval for Neighbourhood Concept Plans
- Complete construction of required infrastructure to accommodate future growth
- Collaborate with private developers to ensure sufficient quantities of serviced land are being brought into the development stream

Operating Budget Overview

- 2017 total expenditure budget of \$4.5 million
- Funding sources: land sales revenue

Summary of Operating Changes

The 2017 budget proposes a decrease of \$1.9 million over the 2016 expenditure level. The decrease is based on a reduction to land sales revenue estimates based on sales projections for the 2017 calendar year.

- \$1.5 million decrease in contribution to the Land Operations Reserve which is directly linked to decreases in sales operations
- \$500,000 decrease in transfers to the Urban design city-wide program which is no longer funded through land sales

Funded Capital Budget

The Land Development 2017 Capital budget includes over \$21 million of funded capital projects. Projects include:

- \$9.5 million for direct servicing costs for Saskatoon land development areas
- 8.5 million for offsite servicing costs of arterial roads, primary water mains, trunk sewers and lift stations
- \$3.1 million toward various parks in Stonebridge, Rosewood, Evergreen, Aspen Ridge, Brighton, Hampton Village, and Kensington