



2021 SASKATOON LAND
ANNUAL REPORT







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Our Purpose

Our Purpose describes the reasons we come to work every day.

- We are making Saskatoon a great place to live, work, learn and play every day.
- We are creating a welcoming workplace where each of us are encouraged to realize our full potential.
- We are building a sustainable future upon our predecessors' legacy and history of success.
- We are exceptional in delivering public services.
- We are innovative and unleash creative solutions and investments that contribute to a great city.
- We adopt and support behaviours that reduce the environmental footprint of the city.

Our Values

Our values are part of who we are, what we stand for and how we behave towards each other.

PEOPLE MATTER

We work together as one team, seek input when it matters, support each other to grow and be our best selves, and foster a culture where we use our voices to drive change.

RESPECT ONE ANOTHER

We value the diversity each of us brings, celebrate our successes – big or small, and take the time to listen, understand and appreciate each other.

ACT AND COMMUNICATE WITH INTEGRITY

We are honest and take ownership of our actions, transparent in our decision-making, and question actions inconsistent with our values

SAFETY IN ALL WE DO

We never compromise on the safety, health and well-being of ourselves and those around us, we put safety at the forefront of all decisions, and take responsibility to act on unsafe or unhealthy behaviours.

TRUST MAKES US STRONGER

We depend on each other and know we will do what we say, we assume the best of others, and support, inspire and empower each other every day.

COURAGE TO MOVE FORWARD

We lead and embrace change, think outside the box, and ask the tough questions.

2020 HIGHLIGHTS



204

Single-Family
Lot Sales

Average Lot Price

\$147,000

**13.15
acres**

(9 parcels) released
in Marquis Industrial



Total Land Sales

\$41,824,071



44.4%

Gross Profit Margin

2021 HIGHLIGHTS

205

Single-Family
Lot Sales



Average Lot Price

\$159,000

12.91 acres

(4 parcels) released in Marquis Industrial



125

New Lots
Released



Total Land Sales

\$64,977,075



35.2%

Gross Profit Margin





Saskatoon Land Mandate

Responsibilities of the Saskatoon Land team include land development planning and design, project management for land development enhancements, marketing and sale of property owned by the City and provision of corporate real estate services (advice, expertise, negotiations, leasing, acquisitions, dispositions and assisting with corporate accommodation planning).

The core mandates of Saskatoon Land are to:

- Provide an adequate supply of residential, institutional and industrial land at competitive market values;
- Facilitate the sale of serviced City-owned property assets in support of Growth Plan objectives;
- Provide innovation and leadership in design for new growth;
- Ensure timely and financially responsible acquisitions of all land requirements for the City's various capital projects and ensure a sufficient long-term supply of future development lands for the City's land development business line;
- Provide financial returns at competitive rates of return on investment to the City for allocation to civic projects and programs;
- Provide real estate services and expertise on behalf of the City;
- Coordinate and oversee the ongoing maintenance and leasing of all City-owned future development lands; and
- Operate on a level playing field with other land development interests in Saskatoon.





SALES/INVENTORY REVIEW

Saskatoon Land is helping shape Saskatoon. We take pride in building innovative communities that offer valued amenities, enhanced quality of life and lasting value for investors and families.

SALES/INVENTORY REVIEW

Single-Family

To achieve serviced land supply objectives for single-family lots, Saskatoon Land plans infrastructure installations to ensure enough lots are serviced at the end of each construction season (October 31) to meet anticipated demand in the following year. Inventory levels continue to be monitored closely to ensure a balanced supply.



In 2021, Saskatoon Land successfully held a multi-lot allocation and lot draw for Aspen Ridge Phase 5 and Brighton Phase 1. A total of 123 lots were available for immediate possession in Aspen Ridge and 133 lots were available for a possession in July 2022 in Brighton. Through these allocations 240 lots of the combined total of 256 were allocated to purchasers. All lots that were not purchased during these lot allocations have since been purchased.

Figures 1, 2 and 3 respectively identify Saskatoon Land single-family lot inventory as of December 31, 2021, based on geographic distribution and price point.

FIGURE 1: Single-Family Residential - Inventory vs. Sales

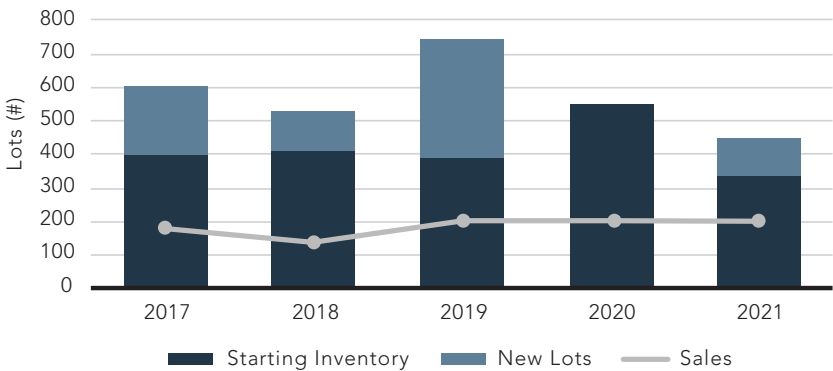
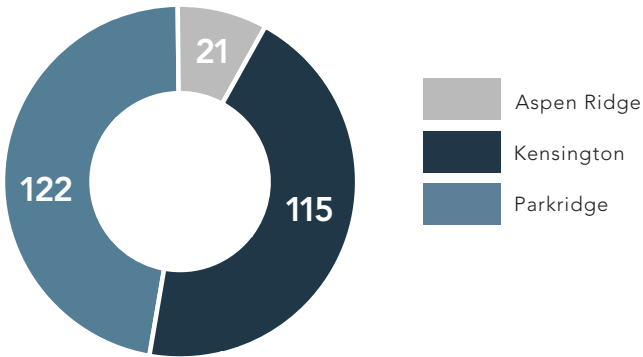


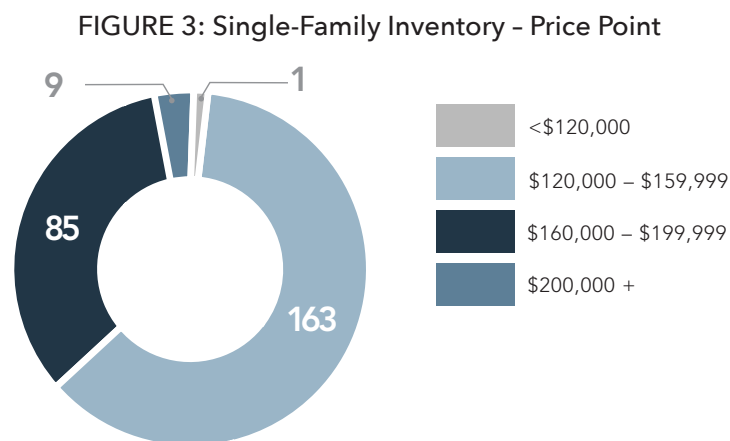
FIGURE 2: Single-Family Inventory - Geographic Distribution



SALES/INVENTORY REVIEW

As of December 31, 2021, Saskatoon Land held 258 single-family lots in inventory. Most of these lots were in west Saskatoon, including 115 lots in Kensington and 122 lots in Parkridge.

Saskatoon Land has inventory with multiple price points in order to meet demand for a variety of households. The majority of inventory is in the entry-level category which is in line with overall market demand for first-time homebuyers.



As referenced in Table 1, between 2022 and 2024 Saskatoon Land plans to begin servicing approximately 692 single-family lots in the Aspen Ridge, Brighton, and Kensington neighbourhoods. All of the approximately 692 single-family lots will be completely serviced and ready for sale over the 2022-2024 timeframe. Most of the planned

servicing will occur in east Saskatoon neighbourhoods, accounting for approximately 522 single-family lots.

TABLE 1: Planned Single-Family Servicing & Development (2022-2024)

Development Area	Scope	2022	2023	2024
Aspen Ridge Phase 6 (122 lots)	Roads/Shallow Burried Utilities			
	Sale			
Aspen Ridge Phase 7 (216 lots)	Roads			
	Sale			
Brighton Phase 2 (184 lots)	Deep Services			
	Roads/Shallow Burried Utilities			
	Sale			
Kensington Phase 6 (170 lots)	Deep Services			
	Roads/Shallow Burried Utilities			
	Sale		43	127

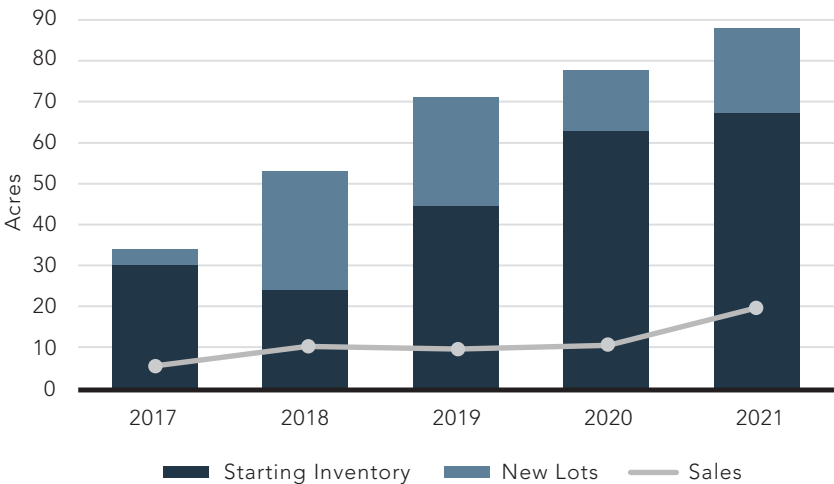
SALES/INVENTORY REVIEW

Multi-Family

Figure 4 identifies inventory and sales of multi-family, commercial and institutional land. In 2021, a combined 19.15 acres of multi-family, institutional, and commercial properties were sold. Five multi-family parcels (three in Evergreen and two in Aspen Ridge), two institutional (Evergreen) and one commercial (Evergreen) made up \$17.3 million in revenue. Of the approximately 67 acres in starting inventory, approximately 14 acres are under agreement for sale in future periods.



FIGURE 4: Multi-Family, Commercial & Institutional Sales 2017-2021



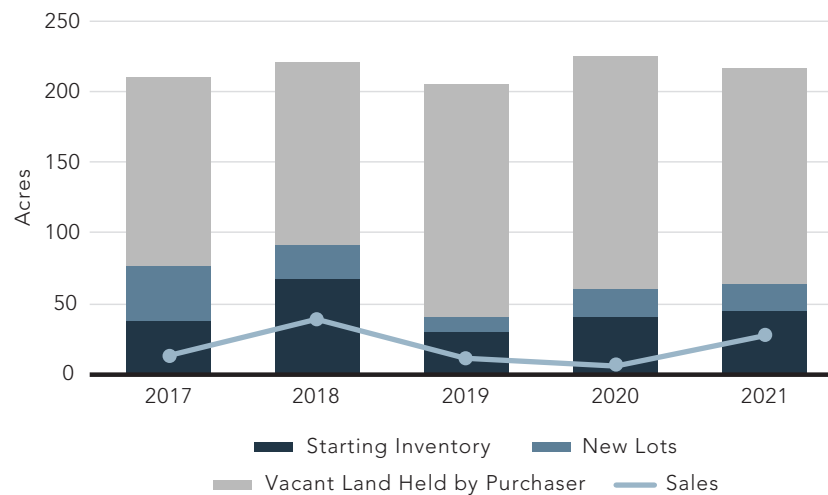
Industrial

Over the last decade, most of the Saskatoon Land's industrial servicing has been in the Marquis Industrial Area. With the completion of the Circle Drive South Project, surplus land in the South West Industrial Area was made available and there are currently three parcels available for purchase. An additional parcel on Lorne Avenue is currently under agreement for sale in 2022.

SALES/INVENTORY REVIEW

Figure 5 identifies Saskatoon Land's industrial inventory, new servicing and vacant land inventory held by recent purchasers of industrial land in the Marquis Industrial and South West Industrial Areas. Between 2017 and 2021, Saskatoon Land's inventory in the Marquis Industrial Area ranged from 33 acres to 68 acres, with many vacant land parcels being held by recent purchasers.

FIGURE 5: Marquis Industrial Inventory vs. Sales



In addition to providing investment returns, Saskatoon Land's role in industrial development is to facilitate opportunities for economic development in the areas of business attraction and expansion. This is accomplished by having a suitable inventory of fully serviced shovel-ready sites available for potential new businesses

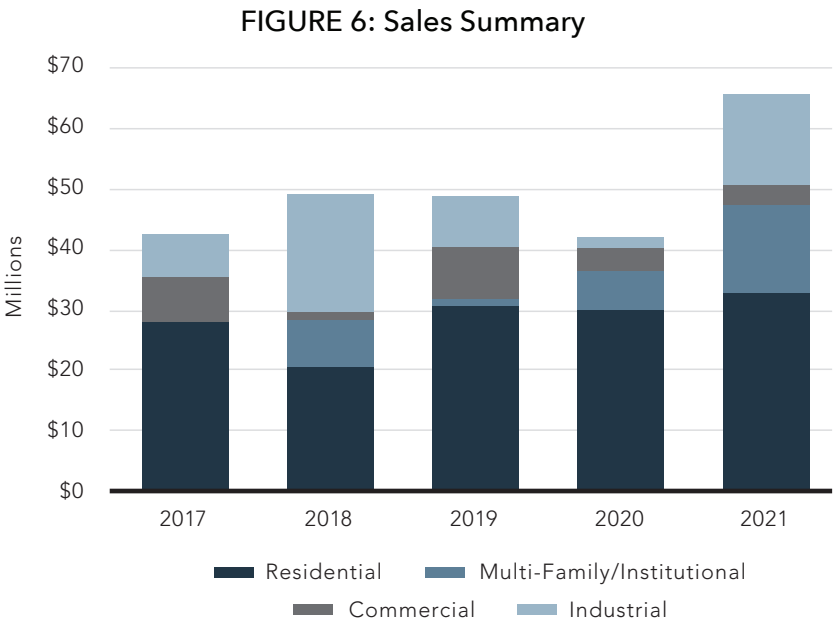
considering a location in Saskatoon. Much of the current inventory held by Saskatoon Land can facilitate these employment-generating opportunities if and when they arise. The City's Industrial Land Incentive Program provides further opportunity for new or expanding businesses to lease industrial land if set criteria can be met.



SALES/INVENTORY REVIEW

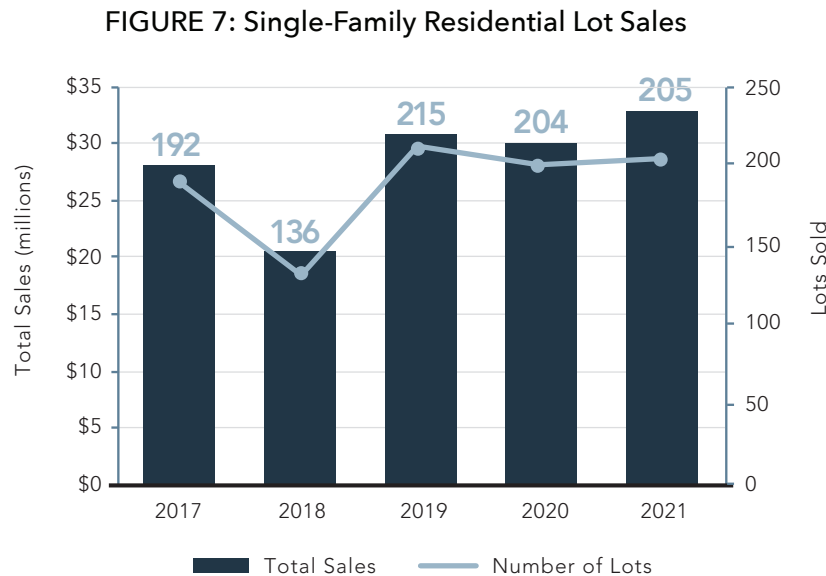
Sales Summary

As seen in Figure 6, total land sales increased in 2021 to \$64,977,075. Significant increases in both Multi-Family and Industrial land sales accounted for most of the increase.



Average price of Saskatoon
Land lots sold in 2021 was
\$159,000.

Aspen Ridge Phase 5 and Brighton Phase 1 was released to the market as a multi-lot allocation with the regular lot draw following. Nine builders participated in the multi-lot allocation for a total of 128 lots, 57 lots from Aspen Ridge were recognized in 2021 and the remaining 71 lots from Brighton were sold on a delayed possession of July 2022 and will have the sales recognized in 2022. During the regular lot draw allocation, 102 lots went to 27 builders and nine went to individuals. The average price of Saskatoon Land lots sold in 2021 was \$159,000, up from the 2020 average of \$147,000. This increase was a result of a large portion of lots being sold in Aspen Ridge which has a higher per lot pricing and more lots with wider frontage than other neighbourhoods.

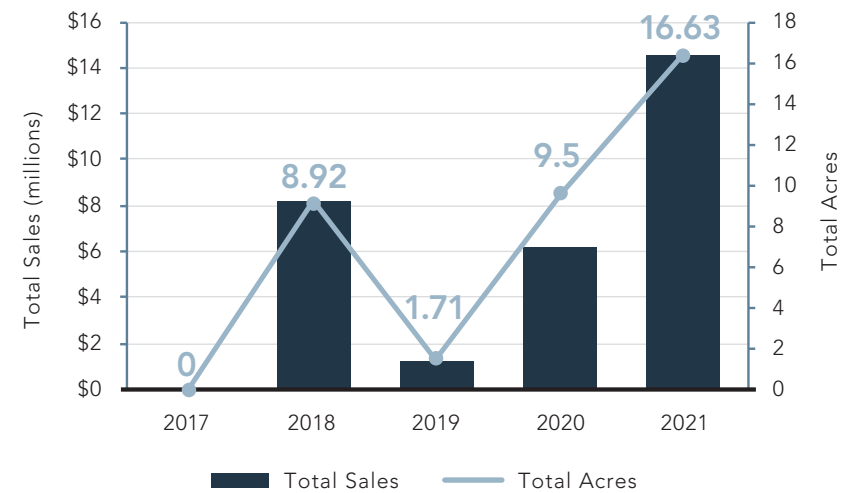


SALES/INVENTORY REVIEW



As noted in Figure 8, multi-family sales more than doubled the sales recorded in 2020.

FIGURE 8: Institutional/Multi-Family Sales



SALES/INVENTORY REVIEW

The Evergreen Crossing Commercial site, which was sold in 2019, opened in Evergreen in 2021 with a variety of commercial tenants including both local and national companies (Dollarama, Shell Gas Station, Dairy Queen).

In 2021, Saskatoon Land sold a 2.52 acre mixed-use commercial site just north of the Evergreen Crossing Commercial site. The site will add further amenities to both the Evergreen and Aspen Ridge neighbourhoods.

Industrial sales consist of sales and new leases under the Industrial Land Incentive Program. Industrial land sales have seen both highs and lows over the last five years and that is largely based on available inventory. Industrial land sales were strong in 2021 compared to both 2019 and 2020, and we are seeing that positive trend continue into 2022. Marquis Industrial Area has continued to establish itself as a major employment area in the Saskatoon region with good access from all parts of Saskatoon. Figure 10 shows the five-year history of industrial lot sales.

FIGURE 9: Commercial Sales

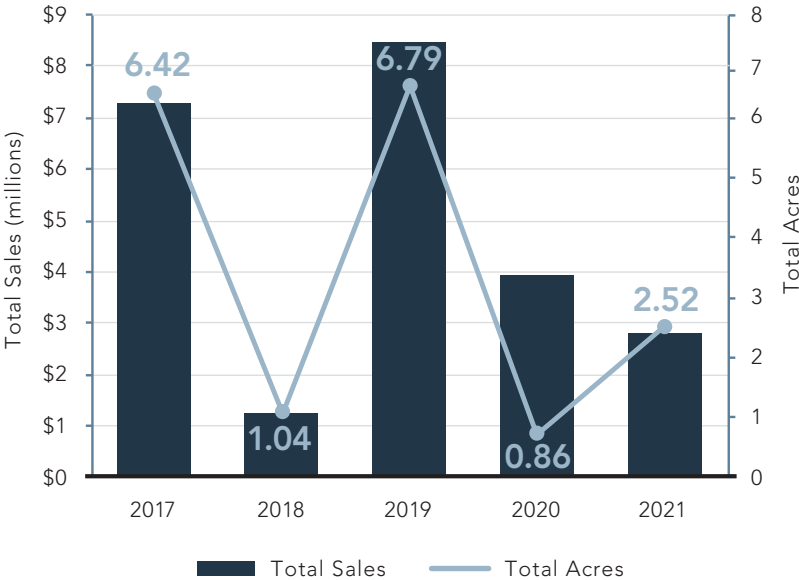
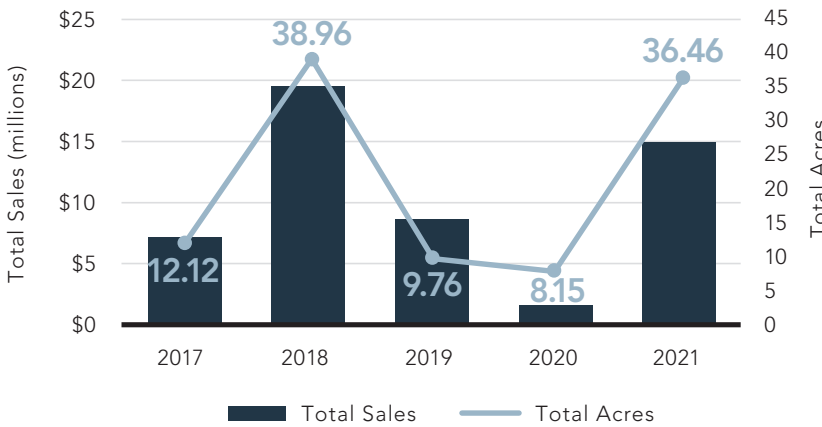


FIGURE 10: Industrial Sales & Leases





FINANCIAL REPORTING

The following consolidated statement of earnings consists of Saskatoon Land's 2019 to 2021 development activities, leasing activities, and operating expenses.

FINANCIAL REPORTING

Consolidated Statement of Earnings (Unaudited)

		2021	2020	2019
LAND SALES	Residential/Mixed Use ⁽¹⁾	\$ 50,028	\$ 40,267	\$ 40,352
	Industrial/Commercial ⁽²⁾	\$ 14,949	\$ 1,557	\$ 8,550
		\$ 64,977	\$ 41,824	\$ 48,902
COST OF LAND SOLD	Residential/Mixed Use	\$ 33,663	\$ 22,436	\$ 27,102
	Industrial/Commercial	\$ 8,443	\$ 808	\$ 4,598
		\$ 42,106	\$ 23,244	\$ 31,700
NET SALES ⁽³⁾		\$ 22,871	\$ 18,580	\$ 17,202
OTHER REVENUE	Rock Sales ⁽⁴⁾	\$ —	\$ —	\$ 21
	Cost Recoveries ⁽⁵⁾	\$ 30	\$ 7	\$ 9
	Property Lease ⁽⁶⁾	\$ 3,442	\$ 2,013	\$ 2,724
	Interest ⁽⁷⁾	\$ 100	\$ 50	\$ 163
		\$ 3,572	\$ 2,070	\$ 2,917
NET REVENUE		\$ 26,443	\$ 20,650	\$ 20,119

** In thousands of dollars*

FINANCIAL REPORTING

		2021	2020	2019
EXPENSES	Salaries & Benefits ⁽⁸⁾	\$ 1,782	\$ 1,700	\$ 1,698
	Operating Expenses	\$ 605	\$ 579	\$ 583
	Grants in Lieu of Taxes ⁽⁹⁾	\$ 1,168	\$ 1,645	\$ 1,606
	Maintenance	\$ 247	\$ 223	\$ 249
	Interest	\$ 534	\$ 680	\$ 830
	Marketing ⁽¹⁰⁾	\$ 131	\$ 699	\$ 1,079
	Contribution to Reserves ^{(5) (11)}	\$ 2,099	\$ 525	\$ 558
		\$ 6,566	\$ 6,051	\$ 6,603
NET EARNINGS (Loss)		\$ 19,877	\$ 14,599	\$ 13,516

* In thousands of dollars

- ⁽¹⁾ 2021 single-family sales increased by 1 lot compared to 2020. The only new land release of single-family lots that were recognized into revenue was Aspen Ridge Phase 5. Brighton Phase 1 was released as a delayed possession with revenue to be recognized in 2022. The increase in revenue is largely attributable to the sale of lots in the Aspen Ridge Phase 5 release in 2021.
- ⁽²⁾ Strong industrial sales occurred in the Marquis Industrial Area. Industrial sales include purchases and the exercise of options under the Industrial Land Incentive Program, but not new leases under the program.
- ⁽³⁾ A gross margin of 35.2% was realized in 2021, down from 44.4% in 2020. This change is mainly due to the price of available inventory in 2020 versus 2021. 2021 had a much larger amount of entry level lots sold coupled with increasing servicing costs resulting in a lower gross margin.
- ⁽⁴⁾ There were no rock sales in either 2020 or 2021.
- ⁽⁵⁾ Cost recoveries increase in 2021 primarily due to administration fees being received for the sale of tax title properties.
- ⁽⁶⁾ In 2021, the large increase in Lease Revenue is attributable to the acquisition and leaseback of the Norseman site in Marquis. The off-setting costs of the lease to Norseman Structures is included as a contribution reserve to payback the acquisition of the Norseman property.
- ⁽⁷⁾ Higher interest revenue is a result of delays in final payments being received from builders largely attributable to some of the unforeseen situations that have arisen from the Covid-19 pandemic.
- ⁽⁸⁾ Increased salaries and benefits are a result of filling full-time equivalent positions that were previously held vacant as well as increases to salary from new collective bargaining agreements.
- ⁽⁹⁾ Grants in Lieu of Taxes decreased in 2021 due to selling commercial and industrial properties that were previously held in inventory.
- ⁽¹⁰⁾ Decreased marketing costs are a result of a reduction of in-person events and an overall scale back of marketing initiatives during Covid.
- ⁽¹¹⁾ Contribution to reserves is based on excess of revenue over expenses in Saskatoon Land's operating cost centre and transfers from City-owned property.

FINANCIAL REPORTING



The following statement of earnings consists of Saskatoon Land's operating revenue and expenses, including that of future development land.

Operating Statement of Earnings (Unaudited)

		2021	2020	2019
REVENUE	Administration Fees ⁽¹⁾	\$ 4,130	\$ 2,442	\$ 2,603
	Lease Revenue ⁽²⁾	\$ 3,369	\$ 1,986	\$ 2,601
		\$ 7,498	\$ 4,428	\$ 5,204
EXPENSES	Salaries & Benefits	\$ 1,782	\$ 1,700	\$ 1,698
	Operating Expense	\$ 514	\$ 551	\$ 492
	Maintenance	\$ 115	\$ 93	\$ 75
	Building Costs	\$ 117	\$ 130	\$ 122
	Marketing ⁽³⁾	\$ 8	\$ 22	\$ 44
	Contribution to Reserves ⁽⁴⁾	\$ 2,099	\$ 524	\$ 558
		\$ 4,635	\$ 3,020	\$ 2,989
NET EARNINGS (LOSS)		\$ 2,864	\$ 1,408	\$ 2,215

* In thousands of dollars

⁽¹⁾ A 6% administration fee is included in all sales which covers Saskatoon Land's annual operating costs.

⁽²⁾ Lease revenue consists of short-term leases, parking revenue and farm leases on future development land, as well as lease revenue from the Industrial Land Incentive Program. In 2021, the large increase in Lease Revenue is attributable to the acquisition and leaseback of the Norseman in Marquis.

⁽³⁾ Decreased marketing costs are primarily due to less events occurring and a scaled back marketing plan due to Covid restrictions.

⁽⁴⁾ Contribution to reserves is based on excess of revenue over expenses in Saskatoon Land's operating cost centre and transfers from City-owned property. The off-setting costs of the lease to Norseman Structures is included as a contribution reserve to payback the acquisition of the Norseman property.





FINANCIAL **BENEFITS**

Financial returns from land development operations stay in Saskatoon and are allocated for use in various capital projects that would otherwise be funded through the mill rate or borrowing. Since 2007, Saskatoon Land has allocated \$139.1 million in net proceeds from the sale of property in the Hampton Village, Willowgrove, Rosewood and Evergreen neighbourhoods.

FINANCIAL BENEFITS

City land holdings continued to generate annual contributions to general revenue. In 2021, \$2.24 million was generated from short-term leases, farm leases and long-term lease payments collected through the Industrial Land Incentive Program.

In addition, several civic programs and projects have benefited from contributions or financing provided by the Property Realized Reserve (PRR), including: interim financing of land purchases for civic purposes including buildings, roadways, intersection improvements, trunk sewer outfalls, future snow dump/material handling, future land development projects and green loans for various projects.

Over time, the City's involvement in land development has proven to be a financial asset that would be difficult to replace. Contributions made by returns from the investment in and subsequent sale of development lands, have resulted in significant savings for Saskatoon taxpayers.

\$139.1 million

Amount Saskatoon Land has generated in net proceeds from the sale of property in the Hampton Village, Willowgrove, Rosewood and Evergreen neighbourhoods since 2007.





Contributions made by returns from the investment in and subsequent sale of development lands, have resulted in significant savings for Saskatoon taxpayers.





2020/2021 ACCOMPLISHMENTS

Since 1954, Saskatoon Land has been successfully shaping urban growth while generating revenue through a dividend to the City of Saskatoon for municipal improvements. Building better roads, funding affordable housing, renovating aging leisure amenities—these are just a few of the quality of life improvements made possible by Saskatoon Land in recent years.

2020/2021 ACCOMPLISHMENTS

Multi-Lot Allocation

To provide additional flexibility and opportunity for builders to acquire lot inventory, Saskatoon Land introduced a new multi-lot allocation process in 2021. This process takes place prior to the typical lot draw, allowing builders who commit to purchasing a minimum number of single-family lots access to more lots in preferred groupings, and more lots than would have been available through the typical lot draw. In 2021, this new sales process resulted in Saskatoon Land realizing more sales than what would have been possible through a typical lot draw, as shown in the recent Aspen Ridge Phase 5 allocation which saw 57 lots sold through the multi-lot allocation. In the Brighton Phase 1 allocation 71 lots were sold with a delayed possession. A combined 111 lots were sold through the typical lot draw.

Low-Density Residential Presale Lot Allocation

In 2020 Saskatoon Land received approval to launch a pilot program to pre-sell lot blocks in the Aspen Ridge and Brighton neighbourhoods through an open market sales approach. This process allowed Saskatoon Land to manage future risk through locking in future land sales before infrastructure installations take place. Qualifying eligible contractors were required to purchase a minimum of one block equating to approximately 20 lots. Two eligible contractors applied and qualified for this pilot process and 22 blocks were successfully allocated, 11 in Brighton and 11 in Aspen Ridge. This allocation method will be tested in further land

releases before it is proposed to be added formally to City Council land sales policy.

Incentive Rebate Changes

The front driveway and landscaping incentive program remained in place through 2019-2021 and continued to have a high participation rate. A total of 215 driveway rebates and 231 landscaping rebates were issued from sales in 2019, 2020 and 2021. The rebates have contributed to increased sales and other benefits, such as improved street appeal and reduced silt runoff into storm water catch basins.

In an effort to maintain the curb-appeal of a completely finished home, Saskatoon Land has implemented mandatory landscape and driveway completion for all new lots released in 2021 and onwards. This change provides 18 months from the date of permit issuance to complete the work and both driveway and landscaping must be completed to receive the rebate.

Yarrow Youth Farm Acquisition

The purchase of the former Yarrow Youth Farmlands was completed by the City in 2021. This purchase allows Saskatoon Land to achieve its goal of bringing these lands into development as part of the Kensington neighbourhood, which has been envisioned since the inception of the Kensington Neighbourhood Concept Plan. The 40-acre acquisition will bring additional population into the neighbourhood to support planned schools, retail services, and provide certainty to current and future Kensington residents regarding the future use of these lands.

As part of a negotiated package with the Provincial Ministry of SaskBuilds and Procurement the City also received full ownership of Harry Bailey Aquatic Centre.

Single-Family Open Market Release

In June 2021, Saskatoon Land began to accept offers on single-family lots in Kensington in addition to Parkridge under the open market sales approach. This sales approach provides Saskatoon Land additional opportunity to negotiate land sales with comparable sales and current market conditions taken into consideration. The process resulted in the sale of 43 lots that have been in inventory for a significant period of time.

Saskatoon Land serviced their first phase of the Brighton neighbourhood.

Brighton Land Sales

Saskatoon Land serviced their first phase of the Brighton neighbourhood. In 2020, 156 lots were sold using the pilot presale allocation process. The remaining 134 lots were sold using the multi-lot allocation and regular lot draw process. The first homes will be built in spring of 2022.



2020/2021 ACCOMPLISHMENTS

Aspen Ridge Linear Park

As part of the Aspen Ridge neighbourhood design, the natural drainage course on how the lands drained to the Northeast Swale was retained. The drainage channel was enhanced by creating a bioswale to continue to capture stormwater runoff during storm events, while a linear park was incorporated to accommodate recreation and alternative transportation connectivity – pedestrian and cyclist movement through the neighbourhood. Three hundred meters of the total one-kilometer linear park drainage channel was constructed in 2021.



Net Zero Demonstration Project

Saskatoon Land demonstrated its commitment to environmental leadership through the implementation of the Net Zero Energy Demonstration Project. The project provided education and training to local builders on how to construct Net Zero and Net Zero Ready homes in Saskatoon. Through the program, six builders purchased lots to build Net Zero and Net Zero Ready homes. In 2021, two Net Zero homes were completed and four more are under construction.

The City is committed to the strategic goal of Environmental Leadership and reducing greenhouse gas emissions by 80% by 2050. Saskatoon Land is supporting this goal through this initiative in support of Actions 6 & 7 included in the Low Emissions Community (LEC) Plan which strive for higher efficiency new homes with solar panel compatibility.



2020/2021 ACCOMPLISHMENTS

Sale of abandoned railway spur lines

Over the years, select spur line corridors service fewer and fewer customers, eventually leaving some no longer servicing customers and become abandoned by the railway companies. The spur line north of 51st Street between Miners Avenue and Cleveland Avenue became one of these abandoned corridors. Saskatoon Land confirmed the spur line could be sold and proceeded to sell the 1.41 acre abandoned portion to adjacent property owners with approximately \$280,000 in revenues being collected.

Landscaping and Streetscaping Projects

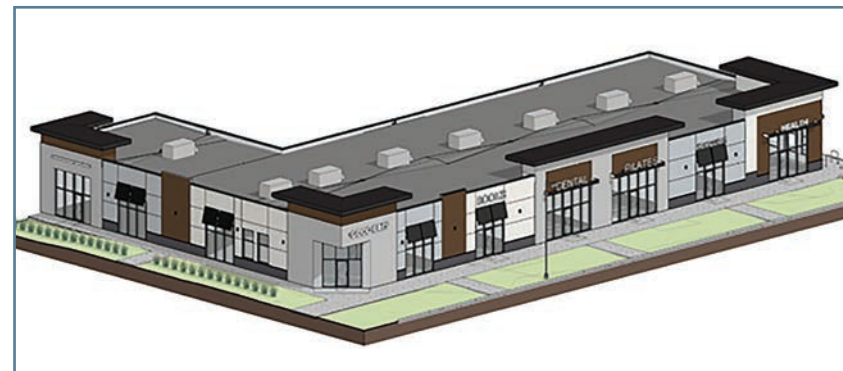
Construction of Kensington's Village Centre area streetscaping was completed in 2020. This project complements Kensington Village Square (Mahoney Park) and the surrounding residential sites. The project includes raised planting beds in medians, landscaped roundabouts and street tree planting. Crossing locations feature corner bulbing, paving stone treatments, and bollards creating an attractive and safe pedestrian environment. In addition to the Village Centre area streetscaping, landscaping of the northwest corner of the neighbourhood entrance and entry sign at Kensington Road and 33rd Street was also completed.

Additional landscaping, streetscaping and park development projects undertaken in 2020-2021 include:

- Design completion and construction start-up of Lions Century Park in Kensington (Kensington Core Park); and
- Completion of the Aspen Ridge Linear Park Drainage Channel Phase 1.

Evergreen Village Square Commercial Phase 2

The second commercial development finishing off the Evergreen Village Square started in 2021. The commercial developer secured a group of commercial tenants, and this 1.04-acre site is currently under construction.







INFILL PROJECTS

Infill development helps build sustainable communities by encouraging residential growth in established areas where infrastructure is already in place.

INFILL PROJECTS

Infill development helps build sustainable communities by encouraging residential growth in established areas where infrastructure is already in place.

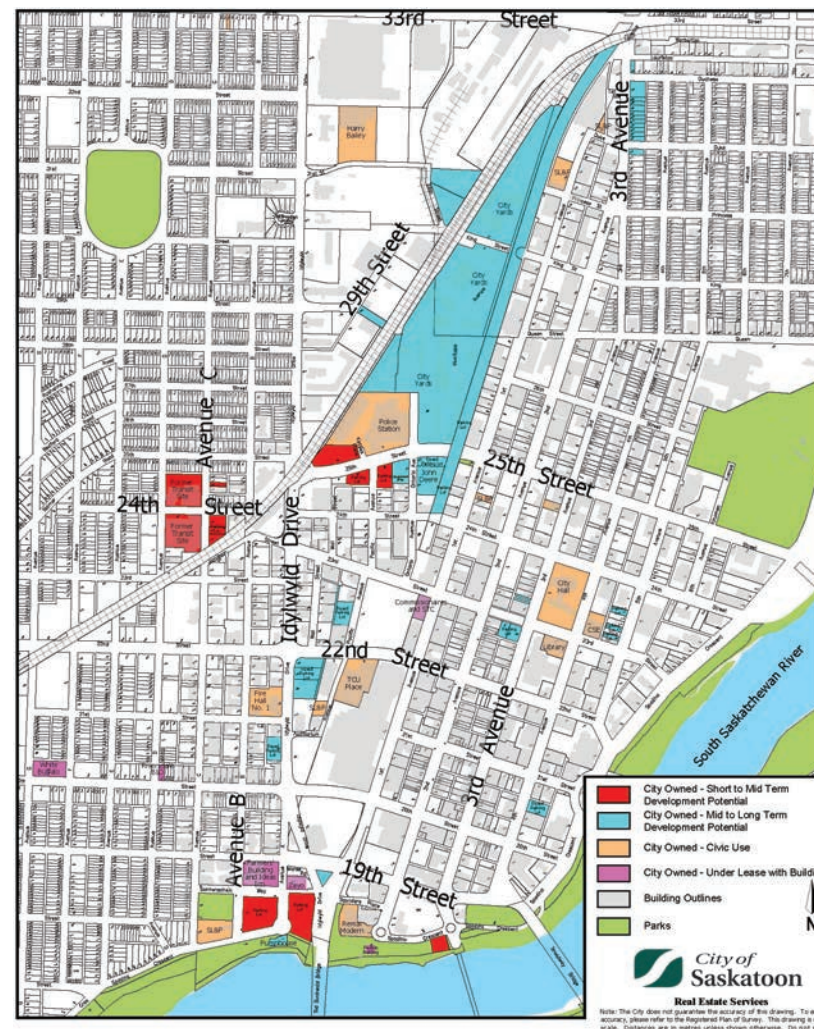
Saskatoon Land has historically focused on suburban land offerings in its planned developments. This focus has recently changed to activate more infill opportunities in support of the Growth Plan and become a catalyst of development in the Downtown and other infill areas.

To help achieve this goal, Saskatoon Land offers its knowledge and expertise in land development and has been involved with, or has undertaken, initiatives and projects to help realize potential infill development on city owned land.

Saskatoon Land's involvement thus far includes taking part in the Destination Downtown workshops, which led to the development of a document titled "Inquiry Toward a Downtown Stimulus Strategy for Saskatoon." Saskatoon Land can assist City Administration and provide the expertise required to help move forward with some initiatives identified in this document, including:

- Potentially adopting a policy and program to deploy City lands consistent with an adopted Downtown phasing plan; and
- By being a development catalyst and facilitator of development Downtown on its own or through partnerships with the public/private sector.

Figure 11: City-owned land in and around the downtown

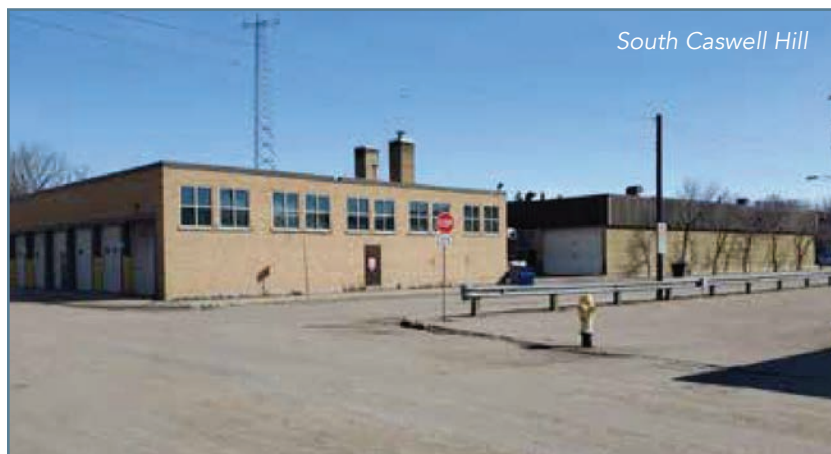


INFILL PROJECTS

As seen in Figure 11, Saskatoon Land has undertaken a review of City-owned land inventory in the Downtown and surrounding area and has identified a proposed development timeline for release of these lands to the market. Some of the accomplishments or projects undertaken by Saskatoon Land in support of this new direction are listed below and on the following pages.

South Caswell Hill

Saskatoon Land selected a proponent to undertake redevelopment of the former Saskatoon Transit Building located at 321 Avenue C North within the South Caswell Concept Plan (SCCP) area through a Request for Proposals in 2018. Prior to finalization of the sale, the proponent decided not to pursue the project due to market uncertainty surrounding the COVID-19 pandemic.



In 2021, Saskatoon Land again solicited proposals for the redevelopment of this site and expects to begin negotiations with a developer in 2022 toward the sale and redevelopment of the site in a way that aligns with the South Caswell Concept Plan.

Sutherland - 115 Adolph Crescent

In support of the City's Growth Plan and target of at least 25% of residential development within infill neighbourhoods by 2023, Saskatoon Land has worked with the University of Saskatchewan on listing the 6.85-acre parcel of land in Sutherland for sale. The rezoning of this site to RMTN1 allows for increased density in the neighbourhood.

Inland Steel – Relocation to Marquis Industrial

Saskatoon Land worked cooperatively with Inland Steel throughout 2021 to negotiate a Lease Agreement for 30.6 acres of industrial land, facilitating the relocation of Inland Steel's current metal recycling operations on 17th Street West to a new location in the Marquis Industrial area. The relocation of Inland Steel's main operations further reinforced the potential of a Transition Zone that would promote re-use of the existing Inland property as opportunities became available. Transitioning the area from heavy industrial to uses more complementary with the surrounding neighbourhoods was a key recommendation of the Junction Improvement strategy and the West Industrial Local Area Plan.





PREPARED BY

**Saskatoon Land Department
Corporate Financial Services Division**

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