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## **Progress Update – South Caswell Redevelopment Project – Former Transit Facility Site**

### **Recommendation**

That the report of the General Manager, Community Services Department, dated January 30, 2017, be forwarded to City Council for information.

### **Topic and Purpose**

This report provides an update on the progress of the redevelopment plans for the South Caswell Redevelopment Project (former Transit facility site).

### **Report Highlights**

1. Once redevelopment plans and possible future uses are identified for the area, a more generalized Concept Plan will be created, while still reflecting the community values and vision for the area, as outlined in the 2010 Concept Plan.
2. There are considerable site preparation efforts associated with the South Caswell Redevelopment Project. Phasing of redevelopment will be strategic, based on the results of the detailed Phase II Environmental Site Assessment (ESA) and required infrastructure improvements.
3. A Safe and Secure Plan (Plan) has been established for the South Caswell Redevelopment Project, and will be implemented after Saskatoon Transit completely relocates to the new Civic Operations Centre.
4. A short-term use strategy is being explored to determine whether the former Saskatoon Transit buildings may be used by City of Saskatoon (City) Administration. It is yet to be determined whether interim uses can be accommodated while site preparation activities are underway.

### **Strategic Goals**

This project supports the Strategic Goals of Environmental Leadership, Asset and Financial Sustainability, and Sustainable Growth. The elimination of the risks associated with site contamination corresponds to the long-term Strategic Goal of addressing soil quality issues on properties owned by the City.

### **Background**

During its May 30, 2016 meeting, the Standing Policy Committee on Planning, Development and Community Services (Committee) received an information report that provided an update on the redevelopment plans for the South Caswell Redevelopment Project site.

The Committee requested that the Administration report back on:

- “1. A revised concept plan and timing;
2. A funding strategy and the phasing of the redevelopment of the South Caswell Transit facility site by the end of 2016 or as soon as practical; and
3. Safety and security measures that will be implemented as soon as the South Caswell Transit facility site is vacated.”

## **Report**

### Revised Concept Plan and Timing

Due to new information regarding environmental conditions of the project sites and the condition of existing buildings, amendment options to the 2010 Concept Plan are being reviewed.

A more generalized Concept Plan will be proposed, while still reflecting the community values and vision for the area, as outlined in the 2010 Concept Plan. The proposed Concept Plan amendments and any consequential zoning changes are expected to be brought forward once redevelopment plans and future uses are refined. The plans will be vetted through the community before being presented to Committee and City Council.

### Funding Strategy and Phasing of Redevelopment

Based on a preliminary estimate of the known site preparation costs and the potential revenues from land sales, there is an estimated funding gap ranging from \$2 million to \$4 million. During 2017 Budget deliberations, City Council approved \$1 million under Capital Budget No. 2459 – Land Development-South Caswell Hill Redevelopment, for the remediation and/or immediate infrastructure improvements needed for the Saskatoon Transit facility sites. Additional funding will be required for future years to further assist with infrastructure upgrades and the development of amenities in the area.

Further collaboration with specific City departments/divisions will begin this year, regarding infrastructure improvements needed to bring the properties to a developable standard, as well as potential funding options.

Phasing of redevelopment will be strategic, based on the results of the detailed ESA and required infrastructure improvements. The detailed ESA will begin in January 2017. The results will provide for more accurate remedial costs and options, and will provide further direction on how and when the sites can be redeveloped. Additional information on the detailed ESA is provided in Attachment 1.

### Safe and Secure Plan

Saskatoon Transit began moving from its current Caswell Hill location to the new Civic Operations Centre (COC) on Valley Road at the beginning of January 2017. The move involved the relocation of existing equipment needed for Saskatoon Transit operations, including all buses located on the sites.

The Caswell Hill location will continue to be managed by the City until sold for redevelopment. During this time, environmental testing and remediation will occur, as well as potential servicing upgrades and/or site preparation activities. It is anticipated that this work will occur on the City-owned sites throughout 2017 and 2018.

A Safe and Secure Plan has been established for the sites, and will be implemented after Saskatoon Transit completely moves from their current location (mid-February 2017). The COC Project Team is responsible for taking the proper measures to make the current Saskatoon Transit facility sites safe and secure after Saskatoon Transit vacates the area. This Plan includes the relocation of existing equipment to COC; disposal of unneeded equipment, furniture, fixtures; securing the exterior (doors, windows, pits); and securing the interior (lights, heating, ventilation, and air conditioning systems). This Plan is intended to secure the buildings and outdoor storage areas from unwanted access and/or vandalism.

To protect against property risk or damage, the sites will be monitored and inspected regularly once Saskatoon Transit vacates the area. In addition, it is expected that site preparation activities, including environmental testing and remediation, will be occurring on the sites, which will activate the area until redevelopment plans are confirmed.

#### Interim Uses

A short-term use strategy is being explored to determine whether the existing structures can be utilized as holding buildings for inactive equipment and vehicles, and whether City staff can utilize the office space. It is yet to be determined when or whether interim uses can be accommodated while site preparation activities are underway on the sites. Findings of the detailed ESA will assist with determining the feasibility and possibility of interim uses.

Saskatoon Transit will continue to use a portion of the parking lot on Avenue C North until the end of July 2017. New signage will be installed, identifying the parking lot for use by Saskatoon Transit employees. Surplus parking areas will be closed to prevent access to the area. Saskatoon Transit will maintain this area during the period of continued use.

#### **Financial Implications**

There are no immediate financial implications as a result of this report. An update will be provided once potential funding options are explored.

#### **Public and/or Stakeholder Involvement**

The Caswell Hill community and South Caswell stakeholders have been involved with the redevelopment and engagement process to date. The Planning and Development Division will continue to work with the Caswell Hill community and South Caswell stakeholders as this redevelopment project moves forward.

**Environmental Implications**

Once the reclamation of the properties begin, GHG emissions could be associated with this work. These implications will be reviewed and identified at a later date. If demolition of existing structures is required, as much of the material as possible will be reused to minimize use of the City’s landfill.

**Other Considerations/Implications**

There is no policy, privacy, or CPTED implications or considerations required at this time.

**Due Date for Follow-up and/or Project Completion**

The detailed ESA is scheduled for completion in early 2017. Risk assessment and/or remediation options are anticipated to be received by mid-2017, and will be presented in a further report to Committee, once all options have been explored.

**Public Notice**

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

**Attachment**

1. Detailed Phase II Environmental Site Assessment Update

**Report Approval**

Written by: Melissa Austin, Senior Planner, Neighbourhood Planning Section  
Reviewed by: Lesley Anderson, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department  
Jeff Jorgenson, General Manager, Transportation and Utilities Department

## Detailed Phase II Environmental Site Assessment Update

Previous environmental investigations have identified petroleum hydrocarbon and lead contamination within the soil on the former Saskatoon Transit facility sites; however, the exact extent of the impacts are not known. A detailed Phase II Environmental Site Assessment (ESA) is required to fully delineate the contamination, which will determine the exact level of environmental risk. Results of the detailed Phase II ESA work will influence the remedial and site reuse options, which will ultimately lead to an improved soil quality and the maintenance of environmental protection.

On November 10, 2016, a Request for Proposals (RFP) was issued for environmental consulting services that included the completion of a detailed Phase II ESA with recommendations for remediation and/or risk management of the contamination for the Saskatoon Transit facility sites.

The purpose of the RFP was to invite interested proponents to prepare and submit competitive proposals for consulting services pertaining to:

- Stage 1: Reviewing pertinent site historical information and executing Phase II ESA field work that will achieve delineation; complete Phase II ESA report.
- Stage 2: Utilizing Phase II data results; outline site management options that include risk assessment and/or remediation.

The consulting services scope of work does not include tendering and construction of the remediation. Upon receipt of appropriate specifications and designs from the consultant, the City will review options for the applicable construction service.

Proposals were received from 10 companies within Saskatchewan. The proposals were evaluated by a multi-divisional committee, including Environmental and Corporate Initiatives and Planning and Development, using the evaluation criteria and points, as outlined in the RFP. Following the evaluation, the proposal with the highest score was submitted by SNC-Lavalin.

The detailed Phase II ESA work is expected to begin in February 2017. The results of the detailed Phase II ESA are expected in April 2017.

Funding for the consulting services for the detailed Phase II ESA, related to the current Saskatoon Transit facility site located in the Caswell Hill neighbourhood will be provided from Capital Project No. 1584 – Civic Operations Centre.