

# CITY OF FORT SASKATCHEWAN

## City Land Purchase

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### **Motion:**

That Council authorize the use of \$4,408,000 from reserves (\$2,672,742 from the Land Purchase Reserve and \$1,735,258 from the Self-Financing Infrastructure Reserve) to complete the sale agreement of 7.7 acres of property from Southfort Development Corporation designated as Lot 5, Block 1, Plan 1424386 as presented in Figure 1 "Fire Station Land June 28, 2016".

### **Purpose:**

For Council to authorize the purchase of property to be used for future City operational needs.

### **Background:**

#### Fire Station Land

As the City of Fort Saskatchewan is a fast growing municipality, managing growth as it relates to municipal infrastructure is a priority for the community. Managing growth in a proactive manner requires the City to plan ahead for future needs and to ensure it is not left having to build or purchase assets under duress.

Current fire response service levels within the community are acceptable, however the continued growth in the community will require the construction of a second fire station in order to meet the service demands of currently undeveloped lands.

The City engaged Darkhorse Emergency Services to undertake an analysis of current response service levels and to create a model that will allow for the evaluation of a second fire station location. Our analysis has shown that while a second Fire Station is not required at this time, planning for the construction of that facility should begin within the next few years.

The City undertook an evaluation of available land for the consideration of a future Fire Station by analyzing all available land options that currently exist within the appropriate area identified as suitable for a second Fire Station. At this time, there are limited options available for the purchase of suitable land for this purpose and as such, Administration is recommending that Council immediately authorize the purchase of land for future construction of a second Fire Station. Land purchase options diminish as time passes, and available land maybe sold to other purchasers.

The main criteria used for the evaluation of potential sites was the location, and secondary considerations were the price, site access, and site size. Based on all available options presented, Administration recommends purchasing Lot 5, Block 1, Plan 1424386 as shown on Figure 1. It is recommended that the entire 7.7 acre piece of land shown within the red box be purchased. Administration has signed a sale agreement that is conditional on receiving Council's formal approval.

Currently Fire Service response times are shown that calls are responded to within a 10 minute response time 75.7% of the time. This is considered an acceptable standard for municipalities, and is comparable to other municipalities with full-time fire departments. Utilizing our Fire Station Location Model, the additional location would see an immediate increase in performance to 81.9%, making this location acceptable from a service delivery perspective for future growth. Our goal is to sustain service levels above 80% when possible.

The construction of a new Fire Station has been on the 10-Year Capital Plan for several years and although it is not needed at this time, accommodations should be made to ensure the City is prepared when it is deemed necessary. The proposed 10-Year Capital Budget to be presented

this fall will recommend facility design work begin in 2018, with anticipated construction proceeding in 2020. The land not needed for a Fire Hall at this location provides a future Council with options to accommodate City operations, or to sell the unused portion for future development opportunities.

Figure 1 - Fire Station Land – June 28, 2016



### **Purchase Conditions**

Known conditions of sale at this time include:

- Total cost of land purchase and servicing to meet our obligations under the sale agreement is \$4,408,000 for the 7.7 Acres as shown in Figure 1.
- The City is required to complete the servicing work for the parcel (as well as the remnant 4.4 Acre parcel to the west created by the subdivision) prior to the end of the 2017 construction season as per Figure 2. The City will complete the final grade of the site.
- Sale conditional to receiving Council approval.

