

Council Chamber
City Hall, Saskatoon, Sask.
Monday, November 8, 1993,
at 7:00 p.m.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship Mayor Dayday in the Chair;
Councillors Birkmaier, Dyck, Penner, McCann;
Mann, Thompson and Cherneskey;
A/City Commissioner Gustafson;
Director of Planning and Development Pontikes;
Director of Finance Richards;
City Solicitor Dust;
City Clerk Mann;
City Councillors' Assistant Kanak

Councillor Dyck excused himself from the meeting at 8:47 p.m. during consideration of Clause 1, Report No. 6-1993 of the Committee on Committees.

His Worship the Mayor and Mr. David Rumpel, President of the Saskatoon Professional Firefighters Union, Local 80, presented the Budz-Guenter Memorial Scholarship to Mr. Julian Demkiw, who is enrolled in first-year studies in the College of Engineering.

Moved by Councillor Penner, Seconded by Councillor McCann,

THAT the minutes of regular meeting of City Council held on October 26, 1993, be approved.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 2**

HEARINGS

- 2a) Discretionary Use Application
Proposed Private School
902 - 7th Avenue North - R.2 District
Wilson School Site
Applicant: Saskatchewan Indian Federated College
(File No. CK. 4355-1)**

REPORT OF CITY CLERK:

"The above matter is being reported on under Clause 1, Report No. 14-1993 of the Municipal Planning Commission, as well as Clause B9, Report No. 24-1993 of the City Commissioner.

The City Planner has advised that the necessary on-site notification poster has been placed on the site and letters have been sent to adjacent land owners within 60 metres of the site.

Council, at this meeting, is to consider granting its permission for the proposed use.

Attached are the following communications:

- Letter dated October 27, 1993, from J. R. Kowalishin, D K Ventures Inc.;
- Letter dated November 1, 1993, from Cathy Scheepers, President, Wilson Home & School/City Park Recreation Association;
- Letter dated November 2, 1993, from Pene Smith, Building Coordinator, Saskatchewan Indian Federated College, Saskatoon Campus; and
- Letter dated November 3, 1993, from P. M. Lindsay, 1108 King Crescent."

His Worship Mayor Dayday ascertained whether there was anyone present in the gallery who wished to address Council with respect to the matter.

Ms. Cathy Scheepers, President, Wilson Home and School/City Park Recreation Association, addressed Council and expressed support for the application.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 3**

Mr. Sid Fiddler, Dean of the Saskatoon Campus of the Saskatchewan Indian Federated College, addressed Council. He referred to the recommendation of the Municipal Planning Commission that there be a maximum enrollment of 400 students, and requested more flexibility in the enrollment numbers.

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT the submitted correspondence be received.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Dyck,

THAT Clause 1, Report No. 14-1993 of the Municipal Planning Commission and Clause B9, Report No. 24-1993 of the City Commissioner be brought forward and considered.

CARRIED.

REPORT NO. 14-1993 OF THE MUNICIPAL PLANNING COMMISSION

**1. Discretionary Use Application
Private School in an R.2 District
Lots 1 - 20, Block 13, Plan No. DE1
902 - 7th Avenue North
(File No. CK. 4355-1)**

The Planning Department has received an application from the Saskatchewan Indian Federated College (SIFC) requesting City's Council's approval to use Lots 1-20, Block 13, Plan No. DE1 (902 - 7th Avenue North) for the purpose of a Private School. This property is zoned R.2 District in the Zoning Bylaw and, as a consequence, a Private School may only be permitted by City Council at its discretion. The Saskatoon Board of Education has accepted an offer to purchase the Wilson Elementary School property by SIFC. This offer to purchase is contingent upon City Council's approval of this application for Discretionary Use for the purpose of a private school.

The intent of this proposal is to relocate the Saskatoon Campus of the Saskatchewan Indian Federated College from the existing facility at 310 - 20th Street East to the former Wilson

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 4**

Elementary School facility at 902 - 7th Avenue North. The College is in need of enlarged facilities due to increased enrollment, presently 360 full-time students.

Your Commission has considered the attached report of the Planning Department dated October 5, 1993, containing the following recommendation:

"That the application by Saskatchewan Indian Federated College requesting permission to use Lots 1-20, Block 13, Plan No. DE1 (902-7th Avenue North) for the purpose of a Private School be recommended for Approval, subject to:

- a) The provision of 72 off-street parking spaces for students, including one space for the handicapped;
- b) The provision of 18 off-street parking spaces for full-time staff and faculty;
- c) The provision of six off-street visitor parking spaces, including one space for the handicapped;
- d) The provision of one off-street loading space;
- e) The provision of landscaping to the satisfaction of the City Planner as shown on Site Plan D11/93;
- f) The provision of a one-metre high solid board fence for the purpose of screening all parking spaces as shown on Site Plan D11/93;
- g) The retention and on-going maintenance of the 'outdoor Recreation Area' and the recreational facilities situated therein as shown on Site Plan D11/93;
- h) A maximum enrollment of 400 full-time and part-time students, and the provision of one paved parking space for each five additional full-time and part-time students for any increase in full-time and part-time student enrollment beyond 360, plus one paved parking space for each additional full-time staff member beyond 18;
- i) No physical expansion of existing buildings, except as may be necessary for storage and maintenance purposes."

The attached copies of the following communications have also been considered by your Commission:

- Letter dated October 6, 1993, from P. M. Lindsay, 1108 King Street;

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 5**

- Letter dated October 7, 1993, from Ted Gaudet, Director, Wilson Home and School/City Park Recreation Association; and
- Letter received October 8, 1993, from Boyd and Iris Stewart (739-9th Avenue North), Lawrence and Vivian Murdoch (716 - 9th Avenue North) and Sylvan and Beverly Hackl (730 - 9th Avenue North).

Your Commission supports the recommendation of the Planning Department with the exception of the requirement for a "solid board" fence for the purpose of screening the parking spaces. Additionally, your Commission is of the opinion that the approval of this application also be subject to the provision of adequate lighting for the off-street parking area.

RECOMMENDATION: that this report be brought forward under Item No. 2a) during the Public Hearing process, and that City Council consider the following recommendation:

That the application by Saskatchewan Indian Federated College requesting permission to use Lots 1-20, Block 13, Plan No. DE1 (902-7th Avenue North) for the purpose of a Private School be approved subject to:

- a) The provision of 72 off-street parking spaces for students, including one space for the handicapped;
- b) The provision of 18 off-street parking spaces for full-time staff and faculty;
- c) The provision of six off-street visitor parking spaces, including one space for the handicapped;
- d) The provision of one off-street loading space;
- e) The provision of adequate lighting for the off-street parking area;
- f) The provision of landscaping to the satisfaction of the City Planner as shown on Site Plan D11/93;
- g) The provision of a one-metre high fence for the purpose of screening all parking spaces as shown on Site Plan D11/93;

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 6**

- h) The retention and on-going maintenance of the "Outdoor Recreation Area" and the recreational facilities situated therein as shown on Site Plan D11/93;
- i) A maximum enrollment of 400 full-time and part-time students, and the provision of one paved parking space for each five additional full-time and part-time students for any increase in full-time and part-time student enrollment beyond 360, plus one paved parking space for each additional full-time staff member beyond 18;
- j) No physical expansion of existing buildings, except as may be necessary for storage and maintenance purposes.

REPORT NO. 24-1993 OF THE CITY COMMISSIONER

**B9) Discretionary Use Application
Private School in an R.2 District
Lots 1 - 20, Block 13, Plan No. DE1
902 - 7th Avenue North
Applicant: Saskatchewan Indian Federated College
(File No. CC 4355-1)**

Report of the City Planner, November 1, 1993:

"During its October 14, 1993, meeting, the Municipal Planning Commission considered the Planning and Construction Standards Department's October 5, 1993, report on the above-noted discretionary-use application and resolved:

`that a report be submitted to City Council at the time of the public hearing, recommending that the following recommendation be brought forward for consideration when this item is being dealt with under the Public Hearing process:

"That the application by Saskatchewan Indian Federated College requesting permission to use Lots 1 - 20, Block 13, Plan No. DE1 (902 - 7th Avenue North) for the purpose of a Private School be approved subject to:

- a) The provision of 72 off-street parking spaces for students, including one space for the handicapped;

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 7**

- b) The provision of 18 off-street parking spaces for full-time staff and faculty;
- c) The provision of six off-street visitor parking spaces, including one space for the handicapped;
- d) The provision of one off-street loading space;
- e) The provision of adequate lighting for the off-street parking area;
- f) The provision of landscaping to the satisfaction of the City Planner as shown on Site Plan D11/93;
- g) The provision of a one-metre high fence for the purpose of screening all parking spaces as shown on Site Plan D11/93;
- h) The retention and on-going maintenance of the 'Outdoor Recreation Area' and the recreational facilities situated therein as shown on Site Plan D11/93;
- i) A maximum enrollment of 400 full-time and part-time students, and the provision of one paved parking space for each five additional full-time and part-time students for any increase in full-time and part-time student enrollment beyond 360, plus one paved parking space for each additional full-time staff member beyond 18; and
- j) No physical expansion of existing buildings, except as may be necessary for storage and maintenance purposes."

If City Council generally agrees with the Municipal Planning Commission's recommendation, the Planning and Construction Standards Department suggests that Item (e) should be expanded as follows:

'The provision of adequate lighting for the off-street parking area, provided that the illumination sources employed in the parking areas shall be arranged so as to divert the illumination and the glare away from the adjacent properties and public streets or lanes.'

In this way, any lighting for the night-time illumination of the parking areas will not create a nuisance for the adjacent residents.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 8**

Additionally, the Department is concerned that the wording of Item (h) may leave the impression that the neighbourhood's residents are being assured that the existing recreational facilities on the site will be retained for their use. The City does not have the authority to provide such assurances in its consideration of discretionary-use applications. Any assurances as to the use of on-site facilities by the neighbourhood's residents would have to be given by the owner of the property. Therefore, the Planning and Construction Standards Department suggests Site Plan D11/93 should be amended by deleting the references to all existing recreational facilities and Item (h) should be amended as follows:

'The retention and on-going maintenance of the "Outdoor Recreation Area", as shown on Site Plan D11/93 as revised on November 3, 1993.'

RECOMMENDATION: that Items (e) and (h) of the conditions which have been proposed by the Municipal Planning Commission for the Saskatchewan Indian Federated College's discretionary-use application (for the property at 902 - 7th Avenue North) be amended as follows:

- e) The provision of adequate lighting for the off-street parking area, provided that the illumination sources employed in the parking areas shall be arranged so as to divert the illumination and the glare away from the adjacent properties and public streets or lanes;
- h) The retention and on-going maintenance of the "Outdoor Recreation Area", as shown on Site Plan D11/93 as revised on November 3, 1993.

Moved by Councillor Thompson, Seconded by Councillor Birkmaier,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Thompson, Seconded by Councillor Birkmaier,

THAT the application by Saskatchewan Indian Federated College requesting permission to use Lots 1-20, Block 13, Plan No. DE1 (902-7th Avenue North) for the purpose of a Private School be approved subject to:

- a) *The provision of 72 off-street parking spaces for students, including one space for the handicapped;*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 9**

- b) The provision of 18 off-street parking spaces for full-time staff and faculty;*
- c) The provision of six off-street visitor parking spaces, including one space for the handicapped;*
- d) The provision of one off-street loading space;*
- e) The provision of adequate lighting for the off-street parking area, provided that the illumination sources employed in the parking areas shall be arranged so as to divert the illumination and the glare away from the adjacent properties and public streets or lanes;*
- f) The provision of landscaping to the satisfaction of the City Planner as shown on Site Plan D11/93;*
- g) The provision of a one-metre high fence for the purpose of screening all parking spaces as shown on Site Plan D11/93;*
- h) The retention and on-going maintenance of the "Outdoor Recreation Area", as shown on Site Plan D11/93 as revised on November 3, 1993;*
- i) A maximum attendance of 400 full-time and part-time students, and the provision of one paved parking space for each five additional full-time and part-time students for any increase in full-time and part-time student attendance beyond 360, plus one paved parking space for each additional full-time staff member beyond 18;*
- j) No physical expansion of existing buildings, except as may be necessary for storage and maintenance purposes.*

CARRIED.

**2b) Hearing
Rezoning - Sands Hotel & Golf Arena
and Other Adjacent Properties
(M.3 and I.D.1 to B.4C District) and
(I.D.1 to B.4 District)
Proposed Bylaws 7367 and 7368
(File No. CK. 4351-1)**

REPORT OF CITY CLERK:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 10**

"Attached is a copy of Clause 1, Report No. 9-1993 of the Municipal Planning Commission which was ADOPTED by City Council at its meeting held on August 3, 1993.

A copy of Notice which appeared in the local press under dates of October 16 and 23, 1993, is also attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendments prior to its consideration of proposed Bylaws 7367 and 7368, copies attached.

Attached are the following communications:

- Letter dated November 2, 1993, from David Forbes, 114 - 29th Street West; and
- Letter dated November 4, 1993, from Peter F. Galesloot, PPG Canada Inc., 502 Idylwyld Drive North."

His Worship Mayor Dayday ascertained whether there was anyone present in the gallery who wished to address Council with respect to the matter.

Mr. Peter Galesloot, PPG Canada Inc., 502 Idylwyld Drive North, addressed Council and expressed opposition to the proposed rezoning.

Moved by Councillor McCann, Seconded by Councillor Penner,

THAT the submitted correspondence be received.

CARRIED.

Moved by Councillor Cherneskey, Seconded by Councillor Dyck,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Dyck, Seconded by Councillor Cherneskey,

THAT Council consider Bylaws 7367 and 7368.

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

A. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

**1) Myrna Wilson
The Body Shop, dated October 15**

Requesting permission to address Council and to present signed postcards regarding the elimination of child poverty. (File No. CK. 277-1)

RECOMMENDATION: that a representative of the Body Shop and Campaign 2000 be heard.

Moved by Councillor Birkmaier, Seconded by Councillor Cherneskey,

THAT a representative of the Body Shop and Campaign 2000 be heard.

CARRIED.

Ms. Maureen Haddock, Co-owner and Trainer, The Body Shop Saskatchewan, addressed Council regarding the matter of child poverty and presented Council with 350 postcards signed by Saskatoon residents asking Council to help eliminate child poverty in Canada.

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

**2) Arthur G. Baalim, Executive Director
Saskatoon Society for the Protection of Children Inc., dated October 21**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 12**

Requesting permission to address Council regarding the issue of fee for service charged to agencies and volunteers of non-profit human service organizations for a criminal records check. (File No. CK. 5000-1)

RECOMMENDATION: that Mr. Baalim be heard.

Moved by Councillor Penner, Seconded by Councillor Dyck,

THAT Mr. Baalim be heard.

CARRIED.

Mr. Arthur Baalim, Executive Director, Saskatoon Society for the Protection of Children Inc., asked Council to review the matter of the fee for service charged to agencies and volunteers of non-profit human service organizations for a criminal records check.

Moved by Councillor Birkmaier, Seconded by Councillor Thompson,

THAT the information be received and referred to the Board of Police Commissioners.

CARRIED.

**3) Marcel Ethier, Executive Director
Canadian Association of Fire Chiefs, dated October 20**

Advising Council that the City of Saskatoon has been selected to host the 1995 Convention of the Canadian Association of Fire Chiefs. (File No. CK. 247-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Cherneskey, Seconded by Councillor McCann,

THAT the information be received.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 13**

**4) Inky Mark, President
Dauphin Handgun Club, dated October 18**

Asking Council to support a resolution for the lawful, responsible and safe firearm use by the responsible recreation firearm community in Canada. (File No. CK. 277-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Penner, Seconded by Councillor McCann,

THAT the information be received.

CARRIED.

**5) Gerald Morin, President
The Metis Society of Saskatchewan Inc., dated October 21**

Requesting Council to proclaim November 16, 1993 as Louis Riel Memorial Day in Saskatoon. (File No. CK. 205-5)

RECOMMENDATION: that His Worship the Mayor be authorized to proclaim November 16, 1993 as Louis Riel Memorial Day in Saskatoon.

Moved by Councillor Birkmaier, Seconded by Councillor McCann,

THAT His Worship the Mayor be authorized to proclaim November 16, 1993 as Louis Riel Memorial Day in Saskatoon.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 14**

**6) Camille T. Dobni, Interim Superintendent of Business Administration
Saskatoon Board of Education, dated October 29**

Requesting that the Saskatoon Board of Education be included in the discussion and negotiation process prior to any agreements being reached for reserve additions which may affect the school division's tax revenue. (File No. CK. 4000-1)

RECOMMENDATION: that the letter be referred to the City Commissioner.

Moved by Councillor Penner, Seconded by Councillor Birkmaier,

THAT the information be received and referred to the Office of the Mayor.

CARRIED.

**7) Carmen Klatt, President
Sutherland-Forest Grove Community Association, dated October 30**

Requesting additional time for community input in Council decisions. (Also attached is a letter of response to Carmen Klatt dated November 1, 1993 from the City Clerk.) (Files CK. 255-1 and 613-5)

RECOMMENDATION: that the information be received.

Moved by Councillor McCann, Seconded by Councillor Cherneskey,

THAT the information be received.

CARRIED.

8) Rod Meier, Vice President

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 15**

North Saskatoon Business Association, dated October 25

Expressing concern regarding comments reported in The StarPhoenix with respect to growth in Saskatoon. (File No. CK. 3500-1)

RECOMMENDATION: that the information be received and a copy of the Mayor's letter of October 25, 1993 be forwarded to the North Saskatoon Business Association.

Moved by Councillor Cherneskey, Seconded by Councillor Thompson,

THAT the information be received and a copy of the Mayor's letter of October 25, 1993 be forwarded to the North Saskatoon Business Association.

CARRIED.

**9) John D. Bury
150 Heise Crescent, dated October 27**

Submitting concerns regarding a memorial in the Woodlawn cemetery. (File No. CK. 4080-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Penner, Seconded by Councillor McCann,

THAT the information be received and referred to the Planning and Development Committee.

CARRIED.

**10) Paul Hanley
The Spiritual Assembly of the Baha'is of Saskatoon, dated October 27**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 16**

Requesting Council to proclaim the week of November 7 to 13, 1993, as Unity in Diversity Week in Saskatoon. (File No. CK. 205-5)

RECOMMENDATION: that His Worship the Mayor be authorized to proclaim the week of November 7 to 13, 1993, as Unity in Diversity Week in Saskatoon.

Moved by Councillor Cherneskey, Seconded by Councillor Mann,

THAT His Worship the Mayor be authorized to proclaim the week of November 7 to 13, 1993, as Unity in Diversity Week in Saskatoon.

CARRIED.

**11) Allan Duddridge
Klypak Duddridge Architects, dated November 2**

Advising Council that he will be available to answer questions regarding the rezoning application by Interval House for 628 - 10th Street East. (File No. CK. 4351-1)

**12) Joyce Conrad, Administrative Assistant
Interval House, dated November 4**

Requesting permission for Mr. Allan Duddridge to address Council regarding the rezoning application by Interval House for 628 - 10th Street East and advising that Mr. Garth Courtney will be available to answer questions. (File No. CK. 4351-1)

RECOMMENDATION: that the information be received and considered with Clause 1, Report No. 15-1993 of the Municipal Planning Commission.

Moved by Councillor Penner, Seconded by Councillor McCann,

THAT the information be received and considered with Clause 1, Report No. 15-1993 of the

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 17**

Municipal Planning Commission.

CARRIED.

**13) Edward M. Wesolowski, Advisory Board Member
Association of Concerned Taxpayers of Saskatoon, dated November 2**

Requesting permission to address Council regarding the upcoming Town Hall meeting scheduled for November 19. (File No. CK. 255-1)

RECOMMENDATION: that Mr. Wesolowski be heard.

Moved by Councillor Cherneskey, Seconded by Councillor Penner,

THAT Mr. Wesolowski be heard.

CARRIED.

Mr. Edward Wesolowski, Advisory Board Member, Association of Concerned Taxpayers of Saskatoon, invited all Council members and the Administration to attend the Town Hall meeting on November 19, 1993.

Moved by Councillor Cherneskey, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

**14) Sandy Normand, Chair
Leisure Services Advisory Board, dated November 3**

Submitting comments regarding proposal from the Healthy Saskatoon Project for a community-based public participation committee. (File No. CK. 225-1)

RECOMMENDATION: that the information be received.

Moved by Councillor McCann, Seconded by Councillor Cherneskey,

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 18**

THAT the information be received.

CARRIED.

**15) Marlene Hall, Secretary
Development Appeals Board, dated October 26**

Submitting Notice of Development Appeals Board Hearing regarding proposed addition to one-unit dwelling at 1809 Pitt Avenue. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor McCann, Seconded by Councillor Cherneskey,

THAT the information be received.

CARRIED.

**16) Laurie Stone, President
Nutana Community Association, dated November 3**

Submitting comments regarding the Rotary Park Program Plan and advising that she will be present to answer any questions. (File No. CK. 4205-1)

RECOMMENDATION: that the information be received and considered with Clause 4, Report No. 23-1993 of the Planning and Development Committee.

Moved by Councillor Penner, Seconded by Councillor McCann,

THAT the information be received and considered with Clause 4, Report No. 23-1993 of the Planning and Development Committee.

CARRIED.

**17) Lucy Chuback, President
Broadway Business Improvement District, dated November 4**

Advising Council that the Broadway Business Improvement District Board endorses the proposal

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 19**

for rezoning of Lots 16 to 20 inclusive, Block 82, Plan Q1 (628 - 10th Street East). (File No. CK. 4351-1)

RECOMMENDATION: that the information be received and considered with Clause 1, Report No. 15-1993 of the Municipal Planning Commission.

Moved by Councillor Penner, Seconded by Councillor Cherneskey,

THAT the information be received and considered with Clause 1, Report No. 15-1993 of the Municipal Planning Commission.

CARRIED.

**18) Cathy Kuchta, Registration Co-Chair
Saskatchewan Recording Industry Association, dated November 2**

Requesting Council to proclaim the week of November 8 to 14, 1993, as Music Industry Week in Saskatoon. (File No. CK. 205-5)

RECOMMENDATION: that His Worship the Mayor be authorized to proclaim the week of November 8 to 14, 1993, as Music Industry Week in Saskatoon.

Moved by Councillor Thompson, Seconded by Councillor Cherneskey,

THAT His Worship the Mayor be authorized to proclaim the week of November 8 to 14, 1993, as Music Industry Week in Saskatoon.

CARRIED.

**19) Laurie Stone, President
Nutana Community Association, dated November 4**

Submitting comments regarding the application for rezoning of 628 - 10th Street East by the Saskatoon Interval House and advising that she will be present to answer any questions. (File No.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 20**

CK. 4351-1)

RECOMMENDATION: that the information be received and considered with Clause 1, Report No. 15-1993 of the Municipal Planning Commission.

Moved by Councillor Penner, Seconded by Councillor Cherneskey,

THAT the information be received and considered with Clause 1, Report No. 15-1993 of the Municipal Planning Commission.

CARRIED.

20) Councillor Kate Waygood, dated November 3

Requesting deferral of the motion regarding the proposed Task Force on Youth Issues put before Council on October 26, 1993 to November 22, 1993. (File No. CK. 255-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Penner, Seconded by Councillor McCann,

THAT the information be received and considered with the Notice of Motion regarding the proposed Task Force on Youth Issues under "Unfinished Business".

CARRIED.

**21) Robert Burr, Director of Communications
Canadian Public Health Association, dated November 1**

Requesting Council to proclaim December 1, 1993, as World AIDS Day in Saskatoon. (File No. CK. 205-5)

RECOMMENDATION: that His Worship the Mayor be authorized to proclaim December 1, 1993 as World AIDS Day in Saskatoon.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 21**

Moved by Councillor McCann, Seconded by Councillor Cherneskey,

THAT His Worship the Mayor be authorized to proclaim December 1, 1993 as World AIDS Day in Saskatoon.

CARRIED.

**22) Lucy Chuback, President
Broadway Business Improvement District, dated November 4**

Requesting amendment to bylaw establishing the Broadway Business Improvement District to increase the size of the board and submitting the name of Mr. Greg Botting as a new board member. (File No. CK. 1680-3)

RECOMMENDATION: that the letter be referred to the Committee on Committees.

Moved by Councillor Cherneskey, Seconded by Councillor Mann,

THAT the letter be referred to the Committee on Committees.

CARRIED.

**23) Andy Cholod
921 - 10th Avenue North, dated November 4**

Expressing support for proposal of developing a steering committee regarding youth issues in Saskatoon and offering his services to sit on the committee if it is formed. (File No. CK. 225-1)

RECOMMENDATION: that the direction of Council issue.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 22**

Moved by Councillor McCann, Seconded by Councillor Cherneskey,

THAT the information be received.

CARRIED.

**24) Terrence Anthony Leier
18 Osgoode Circle, Regina, SK, dated November 4**

Requesting permission to address Council regarding the Willows annexation. (The documentation referred to is attached to Clause B8, Report No. 24-1993 of the City Commissioner.) (File No. CK. 4060-1)

RECOMMENDATION: that the information be received and considered with Clause B8, Report No. 24-1993 of the City Commissioner.

Moved by Councillor Penner, Seconded by Councillor Cherneskey,

THAT Item A.27 of "Communications" and Clause B8, Report No. 24-1993 of the City Commissioner be brought forward and considered.

CARRIED.

**27) Grant J. Scharfstein
Robertson Stromberg, dated November 8**

Asking Council to defer the matter of the Willows Golf Corporation annexation for two weeks and advising that he will be available to answer questions. (File No. CK. 4060-1)

RECOMMENDATION: that the direction of Council issue.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 23**

REPORT NO. 24-1993 OF THE CITY COMMISSIONER

**B8) Request for Annexation
Willows Golf Resort and Adjacent Lands
(File Nos. CC 4060-1 and 4131-1)**

During its March 29, 1993, meeting, City Council considered a request from the Willows Golf Corporation to annex the Willows Golf Resort and its adjacent lands to the City of Saskatoon. The request was outlined in a verbal presentation which was made, at that time, by Mr. Terrence A. Leier and Mr. Ian MacPherson, on behalf of the Willows Golf Corporation. In addition, City Council considered a March 11, 1993, letter from Mr. Leier which summarizes the Corporation's request, as well as a more detailed document ("Willows Residential Development, March 1993") which outlines the future plans for these lands and the proposed benefits to Saskatoon. As a result of receiving this verbal and written request, City Council resolved:

"that the information be received and referred to the Administration for a report on the request for annexation".

According to the information which has been provided by Mr. Leier, the Willows Golf Corporation proposes initially, as Phase I, to develop 300 single-family dwellings around the periphery of the Willows Golf Course. Phase II would add an additional 300 dwelling-units, constructed in various housing forms, on lands north and east of the Golf Course's Clubhouse. In his March 29, 1993, presentation to City Council, Mr. Leier discussed the general nature of the proposed 600 dwelling-units and noted that, in his opinion, the City of Saskatoon would gain significant benefits from annexing the Willows Golf Course and approving the proposal to occur within the City's corporate limits.

Report of the City Planner, November 2, 1993:

"The following three principal issues should be considered by City Council when approving any annexation request:

- 1) Its conformance with the City of Saskatoon Development Plan's policies,
- 2) Its implications for the City's current five-year land development program, and
- 3) Its requirements for entering into a servicing agreement with the developer.

With respect to the request from the Willows Golf Corporation, the Planning and Construction Standards Department has prepared specific comments on each of these issues.

The City of Saskatoon Development Plan's Policies

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 24**

This proposal is not a typical neighbourhood land-development and accordingly, does not conform to the policies of the City of Saskatoon Development Plan. The development is not proposed as a neighbourhood and does not conform to the City's normal neighbourhood design-standards, particularly those pertaining to neighbourhood-size, lot-configuration or residential population. No school facilities are proposed and no neighbourhood park-space is included in Phase I of the proposed development.

Mr. Leier, on behalf of Willows Golf Corporation, has suggested that City Council could adopt the direct control district provisions of The Planning and Development Act. If City Council is satisfied that special development-control measures are warranted, direct control district guidelines could be utilized to control the form and the timing of the project.

The Planning and Construction Standards Department believes that in Saskatoon, direct control district guidelines should only be employed in three cases:

- where the form of the development is truly unique,
- where special natural resource protection is required, or
- where the public's investment in a project may necessitate particular control.

The only case which might apply to the Willows Golf Corporation's proposal is a consideration of the uniqueness of the project. However, in the Department's opinion, the Corporation's proposed residential development is not unique for two reasons:

1. A similar proposal was recently approved for property in the Saskatoon Planning District which is located five kilometres northeast of the city and on the south bank of the South Saskatchewan River. On June 21, 1993, the Rural Municipality of Corman Park signed a Rezoning Agreement and Memorandum of Understanding for Servicing with 590028 Saskatchewan Ltd. The essence of the agreement is the approval of a 241-lot residential subdivision and an eighteen-hole golf course which is known as the River Hills Project. This Project will attract the same market as the Willows Golf Corporation's proposal.
2. The Planning and Construction Standards Department is confident that Saskatoon's housing market is already well supplied with 'special' lots for housing construction in the Erindale, Briarwood, and Stonebridge (Southridge) Neighbourhoods. The development of these neighbourhoods exhibits many of the same features (e.g. open space, storm ponds, green-space linkages, basement walkouts, and special views) as have been proposed by the Willows Golf Corporation.

The City's Five-Year Land Development Program

City Council, the City's Administration, the local school boards, and the utility-agencies are guided,

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 25**

for budgeting purposes and for medium-term infrastructure planning, by the City's five-year land development program. The Program is reviewed and revised twice each year and forecasts Saskatoon's residential land-requirements over the next five-year period.

Saskatoon's medium-term residential requirements are currently very well supplied by both City-owned and privately-owned development projects and proposals for lands which are already within the City Limits and which have been recognized in the City's five-year land development program. The Willows Golf Corporation's proposed development is not currently recognized in the City's five-year program. To be included, City Council must be convinced that the Corporation's proposal will not compete in the same market as those other privately-owned or City-owned developments which have already been recognized by City Council in the current five-year program.

In the Planning and Construction Standards Department's opinion, the housing development, as outlined in the Willows Golf Corporation's proposal, has the potential of prolonging the completion or the commencement of residential neighbourhoods that are already within the City Limits and whose development planning and/or implementation are already well-advanced (e.g. Briarwood, Erindale North, Erindale South, and Avalon Extension). It should be noted that considerable infrastructure investment has been made by both the City and by other servicing agencies to accommodate the growth in the existing development areas.

Servicing Agreement

The Willows Golf Corporation's proposal has been reviewed by the Engineering Department in order to establish the City's capability of servicing it. The Engineering Department has estimated the servicing costs; these are outlined in the attached February 2, 1993, report to the Planning and Development Committee from the Director of Works and Utilities.

Directly related to the servicing issues is the matter of the letters of security that the City of Saskatoon normally requests from land developers. Mr. Leier has been instructed to inform the City Solicitor's Office that a private investor will proffer all security arrangements under a master Letter of Credit, issued by the Hong Kong Shanghai Bank of the Colony of Hong Kong to the credit of the Willows Golf Corporation. The letters of security have not yet been established.

Some members of City Council have questioned the potential on-going, annual cost of operating and maintaining the infrastructure that will be required by the Willows Golf Corporation if its property is annexed to the City. This Corporation has suggested that the development will have no impact on the City's operating budget and that if the developed land is held as condominium property, the City will be relieved of all operating and maintenance responsibilities. In the attached September 23, 1993, report from the City Solicitor's Office, an opinion has been given that the City cannot bind the developer to any particular form of land-title or land-holding. Accordingly, the City's Administration has analyzed the annexation request on the assumption that the operating and maintenance costs will be the responsibility of the City of Saskatoon.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 26**

Conclusions

The Willows Golf Corporation's proposal is technically feasible. However, a number of significant issues mitigate against this proposal. These issues primarily pertain to the number and the quality of development projects currently approved in Saskatoon and the Saskatoon Planning District, to the City's commitment to its five-year land development program (including its on-going consultation process with private-sector developers, utility-agencies, and the school boards in maintaining and updating the program), and to the impact of the on-going operations and maintenance of the additional infrastructure."

RECOMMENDATION: that the request by Willows Golf Corporation to annex the Willows Golf Course and the adjacent lands to the City of Saskatoon be denied.

Moved by Councillor Penner, Seconded by Councillor Cherneskey,

THAT consideration of the matter be deferred for two weeks.

CARRIED.

COMMUNICATIONS (CONTINUED)

**25) Cecilia Forsyth
9 Webb Crescent, dated November 4**

Requesting permission to address Council regarding the matter of equality for the women of the City of Saskatoon. (File No. CK. 100-1)

RECOMMENDATION: that Mrs. Forsyth be heard.

Moved by Councillor Mann, Seconded by Councillor Cherneskey,

THAT Mrs. Forsyth be heard.

CARRIED.

Mrs. Cecilia Forsyth addressed Council and expressed concern regarding the distribution of the reports of the Focus Group on Women's Issues in the Community.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 27**

Moved by Councillor Penner, Seconded by Councillor Cherneskey,

THAT the information be received and referred to the Personnel and Organization Committee.

CARRIED.

**26) Shirley Wright, Co-President
Victoria Home and School Association, dated November 5**

Submitting comments regarding the proposed rezoning of Lots 16 to 20, Block 82, Plan Q1 (628 - 10th Street East). (File No. CK. 4351-1)

RECOMMENDATION: that the information be received and considered with Clause 1, Report No. 15-1993 of the Municipal Planning Commission.

Moved by Councillor Penner, Seconded by Councillor Birkmaier,

THAT the information be received and considered with Clause 1, Report No. 15-1993 of the Municipal Planning Commission.

CARRIED.

**27) Grant J. Scharfstein
Robertson Stromberg, dated November 8**

DEALT WITH EARLIER. SEE PAGE NO. 23.

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

**1) Jerry Poroznuk, Director of Sales
Park Town Motor Hotels Ltd., dated October 20**

Requesting financial assistance for the Park Town Hotel's Trees of Discovery for The Medical Research Foundation of Saskatchewan. Referred to the Legislation and Finance Committee. (File No. CK. 1871-1)

2) Allan Landa, Property Manager

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 28**

ICR Ashford Property Management, dated October 27

Submitting comments on behalf of the merchants at Bayside Centre regarding business tax and requesting a reassessment for the centre. Referred to the Legislation and Finance Committee. (File No. CK. 1915-1)

**3) Ted Cholod, President
Saskatchewan Urban Municipalities Association, dated November 3**

Requesting input on actions the Association should take in response to the pending increases in WCB premiums. Referred to the Administration for a report. (File No. CK. 155-3)

RECOMMENDATION: that the information be received.

Moved by Councillor Cherneskey, Seconded by Councillor Mann,

THAT the information be received.

CARRIED.

REPORTS

Mr. R. Tennent, Chair, submitted Report No. 14-1993 of the Municipal Planning Commission;

Mr. R. Tennent, Chair, submitted Report No. 15-1993 of the Municipal Planning Commission;

City Commissioner Irwin submitted Report No. 24-1993 of the City Commissioner;

Councillor McCann, Chair, presented Report No. 23-1993 of the Planning and Development Committee;

Councillor Mann, Member, presented Report No. 26-1993 of the Works and Utilities Committee;

His Worship Mayor Dayday, Chair, presented Report No. 6-1993 of the Committee on Committees; and

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 29**

His Worship Mayor Dayday, Chair, presented Report No. 11-1993 of A Committee of the Whole Council.

Moved by Councillor Penner, Seconded by Councillor Cherneskey,

THAT Council go into Committee of the Whole to consider the following reports:

- a) Report No. 14-1993 of the Municipal Planning Commission;*
- b) Report No. 15-1993 of the Municipal Planning Commission;*
- c) Report No. 24-1993 of the City Commissioner;*
- d) Report No. 23-1993 of the Planning and Development Committee;*
- e) Report No. 26-1993 of the Works and Utilities Committee;*
- f) Report No. 6-1993 of the Committee on Committees; and*
- g) Report No. 11-1993 of A Committee of the Whole Council.*

CARRIED.

His Worship Mayor Dayday appointed Councillor Birkmaier as Chair of the Committee of the Whole.

Council went into Committee of the Whole with Councillor Birkmaier in the Chair.

Committee arose.

Councillor Birkmaier, Chair of the Committee of the Whole, made the following report:

THAT while in Committee of the Whole, the following matters were considered and dealt with as stated:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 30**

"REPORT NO. 14-1993 OF THE MUNICIPAL PLANNING COMMISSION"

Composition of Committee

Mr. R. Tennent, Chair
Mr. Jim Kozmyk
Councillor D.L. Birkmaier
Ms. Ann March
Mr. Glen Grismer
Mr. Bill Delainey
Ms. Fran Alexson
Mr. Victor Pizzey
Dr. Brian Noonan
Ms. Lina Eidem
Mr. Al Ledingham

- 1. Discretionary Use Application
Private School in an R.2 District
Lots 1 - 20, Block 13, Plan No. DE1
902 - 7th Avenue North
(File No. CK. 4355-1)**

DEALT WITH EARLIER. SEE PAGE NO. 2.

REPORT NO. 15-1993 OF THE MUNICIPAL PLANNING COMMISSION

Composition of Committee

Mr. R. Tennent, Chair
Mr. Jim Kozmyk
Councillor D.L. Birkmaier
Ms. Ann March
Mr. Glen Grismer
Mr. Bill Delainey
Ms. Fran Alexson
Mr. Victor Pizzey
Dr. Brian Noonan
Ms. Lina Eidem
Mr. Al Ledingham

**1. Rezoning Application
I.D.2 to B.4C District (Subject to an Agreement)
Lots 16-20 inclusive, Block 82, Plan Q1
628 - 10th Street East
(File No. CK. 4351-1)**

The Planning Department has received an application from Saskatoon Interval House Inc. requesting permission to rezone, subject to an agreement, Lots 16 to 20 inclusive, Block 82, Plan No. Q1 (628 - 10th Street East) from an I.D.2 District to a B.4C District.

The applicant intends to construct a multiple-unit dwelling containing up to 14 units, with associated office and common space, and perhaps a street-front retail and office component. The building will have a maximum height of two storeys above grade.

Your Commission notes that the applicant, Saskatoon Interval House Inc., has entered into an agreement to purchase the property from the present owner subject to the rezoning request being approved by City Council. If the rezoning is approved, this specific development proposal will be financed by the Federal and Provincial Governments under the Innovative Housing Program. It is expected that an application for financial assistance will be submitted to the Planning Department for consideration under "City of Saskatoon Policy C09-002 (Innovative Housing Incentives)". This housing facility will be managed by the Saskatoon Housing Authority.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 32**

Attached is a copy of a report of the Planning Department dated October 28, 1993, which has been reviewed by your Commission. The Planning Department has recommended the following:

- "1. That City Council be asked to approve the advertising respecting the proposal to rezone Lots 16 to 20 inclusive, Block 82, Plan Q1 (628 - 10th Street East) from an I.D.2 District to a B.4C District subject to the execution of an Agreement between Saskatoon Interval House Inc. and the City of Saskatoon, which Agreement would permit the carrying out of a specific proposal on the said land, namely:
 - a) The use of the land will be limited to a maximum of 14 dwelling units, with no more than 700 square metres of floor area devoted to non-residential uses;
 - b) Non-residential uses permitted will be limited to retail stores, personal service trades, offices, medical clinics, banks and trust companies, schools. Day care centres may also be permitted by City Council at its discretion;
 - c) The height of the building will be limited to no more than two storeys above grade level; and
 - d) All other relevant terms of the B.4C Zoning District and the City of Saskatoon Zoning Bylaw No. 6772 will apply;
2. The City Planner be requested to prepare the required notice for advertising the proposed amendment;
3. That the City Solicitor be requested to prepare the required Bylaw and Agreement; and
4. That at the time of the public hearing Council be asked to consider the Commission's recommendation that the rezoning, subject to an Agreement, be approved."

Your Commission supports this rezoning application and therefore

- RECOMMENDS:**
- 1) that City Council approve the advertising respecting the proposal to rezone Lots 16 to 20 inclusive, Block 82, Plan Q1 (628 - 10th Street East) from an I.D.2 District to a B.4C District subject to the execution of an Agreement between Saskatoon Interval House Inc. and the City of Saskatoon, which Agreement would permit the

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 33**

carrying out of a specific proposal on the said land, namely:

- a) The use of the land will be limited to a maximum of 14 dwelling units, with no more than 700 square metres of floor area devoted to non-residential uses;
 - b) Non-residential uses permitted will be limited to retail stores, personal service trades, offices, medical clinics, banks, trust companies, and schools. Day care centres may also be permitted by City Council at its discretion;
 - c) The height of the building will be limited to no more than two storeys above grade level; and,
 - d) All other relevant terms of the B.4C Zoning District and the City of Saskatoon Zoning Bylaw No. 6772 will apply;
- 2) that the City Planner be requested to prepare the required notice for advertising the proposed amendment;
 - 3) that the City Solicitor be requested to prepare the required Bylaw and Agreement; and
 - 4) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the rezoning, subject to an Agreement, as outlined in Recommendation 1) above, be approved.

Pursuant to earlier resolution, Items A.11, A.12, A.17, A.19 and A.26 of "Communications" were brought forward and considered.

Moved by Mayor Dayday,

THAT Mr. Duddridge be heard.

CARRIED.

Mr. Allan Duddridge, Klypak Duddridge Architects, indicated that the firm was asked by their client to study the site from the viewpoint of determining if the kind of use that is going to be considered would fit the proposed zoning and the conclusions of the firm were that it would fit.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 34

- IT WAS RESOLVED: 1) that City Council approve the advertising respecting the proposal to rezone Lots 16 to 20 inclusive, Block 82, Plan Q1 (628 - 10th Street East) from an I.D.2 District to a B.4C District subject to the execution of an Agreement between Saskatoon Interval House Inc. and the City of Saskatoon, which Agreement would permit the carrying out of a specific proposal on the said land, namely:*
- a) The use of the land will be limited to a maximum of 14 dwelling units, with no more than 700 square metres of floor area devoted to non-residential uses;*
 - b) Non-residential uses permitted will be limited to retail stores, personal service trades, offices, medical clinics, banks, trust companies, and schools. Day care centres may also be permitted by City Council at its discretion;*
 - c) The height of the building will be limited to no more than two storeys above grade level; and,*
 - d) All other relevant terms of the B.4C Zoning District and the City of Saskatoon Zoning Bylaw No. 6772 will apply;*
- 2) that the City Planner be requested to prepare the required notice for advertising the proposed amendment;*
- 3) that the City Solicitor be requested to prepare the required Bylaw and Agreement; and*
- 4) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the rezoning,*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 35**

subject to an Agreement, as outlined in Recommendation 1) above, be approved.

REPORT NO. 24-1993 OF THE CITY COMMISSIONER

Section A - Works and Utilities

**A1) Proposed Street Closing
Attridge Drive
(File No. CC 6295-1)**

Report of the City Engineer, October 25, 1993:

"A request has been received from the City Planner for the closing of a portion of Attridge Drive between Berini Drive and Kenderdine Road.

The purpose of the closing is to allow for registration of a Plan of Survey to realign Attridge Drive and to form part of a subdivision in the near future to provide sites for the suburban centre.

The various Civic Departments, as well as SaskTel and SaskPower, have approved of this closing proposal.

Attached to this report is a copy of Engineer's Closing Plan No. 05-SL2 setting forth a detailed description of the closing described in general terms above. The description complies with the recommendation of the Chief Surveyor, Land Titles Office, Regina."

- RECOMMENDATION:**
- 1) that City Council give notice of its intention to consider the closing described in Engineer's Plan No. 05-SL2 attached; and,
 - 2) that the City Solicitor be instructed to:
 - a) take all necessary steps to bring the intended closing forward;

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 36**

- b) complete the closing and obtain title in the name of The City of Saskatoon, should formal Council assent issue; and,
- c) register the following Easements:
 - i) for City of Saskatoon Storm Sewer over the most southerly 15 metres throughout of the most easterly 385 metres of the street being closed; and,
 - ii) for SaskTel over the most northerly 5 metres throughout of all that portion of the street being closed, lying west of the west boundary of Parcel EE, Plan 83-S-38576, and over all of the most westerly 15 metres of the street being closed.

ADOPTED.

**A2) Proposed Disabled Person's Loading Zone
4219 DeGeer Street
(File No. CC 6145-1)**

Report of the City Engineer, November 1, 1993:

"The Engineering Department has received a request to install a 'Disabled Person's Loading Zone' in front of 4219 DeGeer Street. Two residents of the apartment at 4219 DeGeer Street utilize the Saskatchewan Abilities bus. Tenants frequently park in front of the apartment making access to the bus difficult. Auzano Asset Management is responsible for 4219 DeGeer Street and has been contacted about the proposed loading zone. They are in agreement with installing a 'Disabled Person's Loading Zone' in front of their building.

The Engineering Department has reviewed the request and proposes that a 'Disabled Person's Loading Zone' be installed in front of 4219 DeGeer Street. The loading zone conforms to City guidelines with respect to 'Disabled Person's Loading Zones', in which case no fee is assessed for its installation."

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 37**

RECOMMENDATION: that a "Disabled Person's Loading Zone" be installed in front of 4219 DeGeer Street.

ADOPTED.

**A3) Proposed Parking Prohibition
Emmeline Road (North of Emmeline Terrace)
(File No. CC 6120-2)**

Report of the City Engineer, October 29, 1993:

"The Engineering Department has reviewed the sight distances at the Emmeline Terrace/Emmeline Road intersection. The T-intersection is an uncontrolled intersection. Both roadways are undivided and classified as local roadways. Attached Plan No. 012-1E provides details of the intersection and the roadway geometrics of Emmeline Road.

A site inspection showed that the sight distance for motorists on Emmeline Terrace, looking towards the north for southbound vehicles on Emmeline Road, could be improved. A curve in the road on Emmeline Road, north of Emmeline Terrace, reduces visibility of oncoming vehicles. When vehicles are parked on the west side of Emmeline Road, north of Emmeline Terrace, the sight distances are further reduced and a potential safety hazard exists.

The Engineering Department recommends that a 'No Parking' restriction be installed on the west side of Emmeline Road, from Emmeline Terrace to a point approximately 40 metres north of Emmeline Terrace, to ensure the sight distance in the northwest corner of the intersection is adequate.

The parking prohibition will have little detrimental effect on the neighbourhood as it will be located on the flankage side of the property in the northwest corner of the intersection. The property has a double driveway and on-street parking space on Emmeline Terrace in front of the property. The affected property owner has been contacted and has no objection to the parking restriction."

RECOMMENDATION: that a "No Parking" restriction be installed on the west side of Emmeline Road, from Emmeline Terrace to a point approximately 40 metres north of Emmeline Terrace, as shown on attached Plan No. 012-1E.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 38**

ADOPTED.

**A4) Crushing of Recycled Asphalt and Concrete
Contract No. 3-0009
(File No. CC 1000-4)**

Report of the City Engineer, November 3, 1993:

"During the past two years, the Engineering Department has salvaged concrete and asphalt from various street construction projects in the City of Saskatoon. This material has been stockpiled at the City's Attridge Yard located at the north end of Preston Avenue at Circle Drive.

The salvaged concrete and asphalt will be recrushed and recycled as aggregate substitutes for maintenance and new construction.

Costs to refine the raw materials will be debited to the Aggregate Inventory Account. As the refined materials are utilized, the user Projects will be charged at a unit cost per tonne of material as calculated from production cost.

Tenders were received and publicly opened on November 3, 1993, for the Crushing of Recycled Asphalt and Concrete.

The following bids were received and are shown on the attached tabulation:

<u>Contractor</u>	<u>Total Tender Price</u>
Lonesome Prairie Sand & Gravel Ltd. Broadview, SK	\$100,498.00
Neilson Trucking Limited Wadena, SK	\$165,892.80

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
 MONDAY, NOVEMBER 8, 1993
 PAGE 39**

A S L Paving Ltd. Saskatoon, SK	\$229,515.00
------------------------------------	--------------

The Engineering Department's estimate for this Project was \$135,000.

The low tender consists of the following:

Base Tender	\$93,923.36
GST at 7%	6,574.64
PST at 9% on applicable items	-----
Contract Amount	\$100,498.00
GST Rebate	<u>3,756.75</u>
Net Estimated Cost to the City	\$96,741.25

Although it is not intended to use recycled materials exclusively in place of conventional aggregates, the recycled materials will significantly reduce aggregate quantities supplied under contract. Comparative costs of aggregates supplied under contract in 1993 with recycled materials are as follows:

- i) 6000 tonnes Maintenance Base supplied to the Attridge Yard at a cost of \$5.32 per tonne. The recycled asphalt will be used as a substitute material at a cost of \$2.45 per tonne.
- ii) 6350 tonnes of Crushed Rock supplied at a cost of \$8.46 per tonne. The recycled concrete will be used as a substitute material at a cost of \$5.24 per tonne.

The low bidder, Lonesome Prairie Sand & Gravel Ltd., has extensive experience in aggregate crushing but it has not previously worked for the City. It is a Saskatchewan-based company with 100% of its work force being Saskatchewan residents."

RECOMMENDATION: 1) that City Council accept the tender submitted by Lonesome Prairie Sand & Gravel Ltd., for the Crushing of Recycled Asphalt and Concrete at the City's Attridge Yard, at an estimated total cost of \$100,498.00, GST and PST included; and,

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 40**

- 2) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

ADOPTED.

**A5) Proposed Development and Servicing
(Extension) Agreement - The City of Saskatoon
and Boychuk Investments Ltd.
Southerly Portion of Blackthorn Crescent
Briarwood Neighborhood
(File No. CC 297-22)**

Report of the City Solicitor, November 4, 1993:

"At its meeting held on May 10, 1993, City Council approved a proposed form of Development and Servicing (Extension) Agreement as between The City of Saskatoon and Boychuk Investments Ltd. pertaining to the most southerly portion of Blackthorn Crescent in the Briarwood neighborhood. For reasons of its own choosing, the Developer did not execute the noted Agreement, and, similarly, did not undertake any service construction in the noted area.

The Developer, Boychuk Investments Ltd., now desires to proceed with the development and servicing of this area. Accordingly, and in accordance with the instruction of the Works and Utilities Committee at its meeting held on October 20, 1993, we have prepared and submit herewith a further proposed form of Development and Servicing (Extension) Agreement as between The City of Saskatoon and Boychuk Investments Ltd. pertaining to this area. The proposed form of Agreement is similar to that which was approved by City Council on May 10, 1993, and imposes all standard development conditions and requirements."

RECOMMENDATION:

- 1) that the proposed form of Development and Servicing (Extension) Agreement as between The City of Saskatoon and Boychuk Investments Ltd. be approved; and,
- 2) that His Worship the Mayor and the City Clerk be authorized to execute such Agreement on behalf of The City of Saskatoon, and affix the Corporate Seal thereto.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 41**

ADOPTED.

ADDENDUM TO REPORT NO. 24-1993 of the CITY COMMISSIONER

**A6) Capital Project No. 849-1 - Prepaid Subdivision Services
Sutherland Industrial
Muskeg Lake Development
Water and Sewer Main Construction
(File Nos. CC 4110-7 and 1703)**

Report of the City Engineer, November 5, 1993:

"At its meeting held on September 28, 1992, City Council approved the proposed development and servicing agreement which set out the terms between Aspen Developments Inc. and The City of Saskatoon for the servicing of Parcels 'A', 'C', and 'D', Plan 87-S-40101, which is part of the Sutherland Industrial Park. In the agreement, the City is to provide the construction of the direct services for which the Developer is to pay the current prepaid servicing rates.

The Developer has approached the City to construct water and sewer services for Phase I of the project within the development area as soon as possible. The prepaid charge for this portion of the water and sewer services is \$278,000. As per the Agreement, the Developer has provided the required funds.

Tenders were received and publicly opened on November 2, 1993, for the construction of water, sanitary and storm sewer mains, including supply of all materials, in Sutherland Industrial under development by the Muskeg Lake Band.

The following firms submitted tenders:

1. Acadia Armstrong Construction Ltd.
2. Hamm Construction Ltd.
3. Miazga Construction Ltd.

The unit prices are summarized on the attached tabulation sheet.

The net estimated cost to the City is calculated as follows:

Base Tender	\$252,052.00
-------------	--------------

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 42**

GST	18,101.65
PST	<u>6,264.67</u>
Contract Amount	\$276,418.32
GST Rebate	<u>10,343.28</u>
Net Estimated Cost to the City	\$266,075.04

When engineering and contingency costs are added to the City's cost for the low bid, there is a \$49,327 shortfall projected. The main reason for this shortfall is winter construction costs, including the requirement to recompact the excavations over much of their depth to ensure suitable conditions for subsequent road construction.

The Developer has provided \$50,000 to offset this shortfall and has authorized winter construction to proceed.

Before we can proceed, Council is requested to approve a provision of \$328,000 for 1993 in Capital Project No. 849 - Prepaid Subdivision Services - Sutherland Industrial for the design and construction of water and sewer services, Phase I. The source of funding will be 'General Prepaid Services - Engineering', to which funds from the Developer will be credited.

The low bidder, Acadia Armstrong Construction Ltd., has worked satisfactorily for the City before. It has experience with winter construction and has indicated that all staff are from Saskatchewan."

- RECOMMENDATION:**
- 1) that City Council approve the budget of \$328,000 for the construction of water and sewer services for Phase I of Capital Project No. 849-1, with the source of funding being "General Prepaid Services - Engineering";
 - 2) that City Council accept the unit prices submitted by Acadia Armstrong Construction Ltd., for the construction of water, sanitary, and storm sewer mains in Sutherland for Asimakaniseekan Askiy Indian Reserve No. 102A, at an estimated contract cost of \$276,418.32; and,
 - 3) that His Worship the Mayor and the City Clerk be authorized

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 43**

to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

ADOPTED.

Section B - Planning and Development

**B1) Request For Encroachment Agreement
420 - 22nd Street East
Lot Pt. 8, all of 9 to 12, Block 159, Plan Q2
(File No. CC 4090-2)**

Report of the City Planner, October 29, 1993:

"Mr. Ted Rusick (from Ted Rusick Architect Ltd.), on behalf of the property's owner, has requested to enter into an Encroachment Agreement with the City for the above-noted property. As shown on the attached Real Property Report, part of the building's south wall encroaches onto the City's property along 22nd Street. Also, part of the building's east wall and a ramp adjacent to this wall encroach onto the City's property along 5th Avenue. The building's encroachments have likely existed since 1958, when the building was constructed. There is no record of when the ramp was constructed.

Mr. Ted Rusick has also requested approval to construct a canopy attached to the east face of the building. As shown on the attachment to this report, the canopy will project over the existing ramp.

The building extends approximately 0.079 metres (0.26 feet) beyond the property-line along 22nd Street. The maximum encroachment of the building and the ramp along the 5th Avenue property-line is 1.56 metres (5.12 feet). The total area of all encroachments over the City's property is approximately 20.87 square metres (224.6 square feet).

If approved by City Council, an Encroachment Agreement will be required. The owners of the property will be subject to an annual fee of \$67.83."

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 420 - 22nd St. East (Lot Pt. 8, all of 9 to 12, Block 159; Plan Q2);
 - 2) that the City Solicitor be instructed to prepare the appropriate

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 44**

Encroachment Agreement, making provision to collect the applicable fees; and,

- 3) that His Worship the Mayor and the City Clerk be authorized to execute the agreement on behalf of the City under the Corporate Seal.

ADOPTED.

**B2) Subdivision Application #21/93
Part of Brightwater Crescent
(Lakeridge Neighbourhood)
(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #21/93
Applicant: Webster Surveys Ltd. for Preston Developments Inc.
Legal Description: Part of Parcel G, Plan 84-S-30068
Location: Part of Brightwater Crescent in the Lakeridge Neighbourhood

The October 12, 1993, report of the City Planner concerning this application is attached.

- RECOMMENDATION:**
- 1) that City Council grant the easements to Webster Surveys Ltd. for Preston Developments Inc., as shown on the Plan of Proposed Subdivision;
 - 2) that Subdivision Application #21/93 be approved, subject to:
 - a) the payment of \$950.00 which is the required approval fee; and
 - b) the owner entering into a servicing agreement with the City of Saskatoon; and,
 - 3) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal and on behalf of the City of Saskatoon, the formal Easement Agreements with respect to the easements shown on the Plan of Proposed Subdivision, in a form that is satisfactory to the City Solicitor.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 45**

ADOPTED.

**B3) Subdivision Application #22/93
South of Circle Drive between Avenue P and Warman Road
(File No. CC 4300-2-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #22/93
Applicant: Electrical Distribution Department, City of Saskatoon
Legal Description: Various
Location: Generally South of Circle Drive between Avenue P and Warman Road

The October 12, 1993, report of the City Planner concerning this application is attached.

- RECOMMENDATION:**
- 1) that City Council grant the easements to the City of Saskatoon's Electrical Distribution Department, as shown on Plan Nos. E1-E5-02, E1-F4-07, E1-H4-04, and E1-F4-08;
 - 2) that Subdivision Application #22/93 be approved, subject to the payment of \$50.00 which is the required approval fee; and,
 - 3) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal and on behalf of the City of Saskatoon, the formal Easement Agreements with respect to the Electrical Distribution Department's requirements (as shown on Plan Nos. E1-E5-02, E1-F4-07, E1-H4-04, and E1-F4-08), in a form that is satisfactory to the City Solicitor.

ADOPTED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 46**

**B4) Subdivision Application #23/93
Southwest Corner of 115th Street and Kenderdine Road
(File No. CC 4300-2-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #23/93
Applicant: Land Manager, City of Saskatoon
Legal Description: Lots 16 - 20 inclusive, Block 294, Plan 86-S-17942
Location: Southwest corner of 115th Street and Kenderdine Road

The October 13, 1993, report of the City Planner concerning this application is attached.

RECOMMENDATION: that Subdivision Application #23/93 be approved, subject to:

- 1) the payment of \$150.00 which is the required approval fee;
and,
- 2) the unused water and sewer servicing connections being cut off at the mains in the street, to the satisfaction of the City Engineer.

ADOPTED.

**B5) Land-Use Applications Received by the Planning and
Construction Standards Department
For the Period Between October 19 and November 3, 1993
(For Information Only)
(File Nos. CC 4300-2, 4300-2-2 and 4355-1)**

The City Planner has received the following applications which are being processed and which will subsequently be submitted to City Council for its consideration:

Subdivision

· Application #24/93: (See attached Map No. 1)
Applicant: Webster Surveys Ltd. for the City of Saskatoon
Legal Description: Parcels X and Y, Plan 89-S-37449 and portions of
FB 5927 and Plan 64-S-03489
Current Zoning: A.G.
Date Received: October 20, 1993

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 47**

- Application #25/93: (See attached Map No. 2)
Applicant: Webster Surveys Ltd. for the City of Saskatoon
Legal Description: Parcel EE, Plan 83-S-38576 and Parcel Y, Plan 82-S-34271
Current Zoning: M.3A
Date Received: October 20, 1993

- Application #26/93: (See attached Map No. 3)
Applicant: Webster Surveys Ltd. for Structon Developments
Ltd.
Legal Description: Parcel VV, Plan 86-S-17947
Current Zoning: R.1A
Date Received: October 20, 1993

- Application #27/93: (See attached Map No. 4)
Applicant: Webster Surveys Ltd. for Her Majesty the Queen
Legal Description: Parcel B, Plan 84-S-10955
Current Zoning: A.G.
Date Received: October 20, 1993

- Application #28/93: Hurley Crescent and Kerr Road
(See attached Map No. 5)
Applicant: Webster Surveys Ltd. for Westland Properties Ltd.
Legal Description: Parcel MM, Plan 86-S-17947 and N. ½ Sect. 31-36-4-W3
Current Zoning: R.1A
Date Received: October 20, 1993

- Application #29/93: 815 Circle Drive East
(See Attached Map No. 6)
Applicant: Larson Surveys Ltd.
Legal Description: Lot 3, Block E, Plan 64-S-02075 and Lot 4, Block 100, Plan 81-S-24712
Current Zoning: I.D.4
Date Received: October 20, 1993

Discretionary Use

- Application D13/93: 3428 Dieppe Street

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 48**

Applicant:	Louise Studer
Legal Description:	Part Lot 25, Block 16, Plan 64-S-17888
Current Zoning:	R.2
Proposed Use:	Bed and Breakfast
Date Received:	October 27, 1993

RECOMMENDATION: that the information be received.

ADOPTED.

**B6) Application for Registration of Condominium Plan
644 Heritage Lane
Lots 6 and 7, Block 288, Plan No. 90-S-11481
Heritage Gates Ltd.
(File No. CC 4132-1)**

Report of the City Planner, November 2, 1993:

"An application for registration of a Condominium Plan, involving a development on Lots 6 and 7, Block 288, Plan No. 90-S-11481 (644 Heritage Lane), has been made by Neil Braun, Project Manager for April Homes Ltd. on behalf of the owner, Heritage Gates Ltd. The application is for a dwelling group which contains 25 residential bi-level townhouses within the group of 11 buildings. Fifty parking spaces have been included on the site, 25 of which are enclosed.

The proposal has been examined under the provisions of the Zoning Bylaw and complies with the Bylaw's requirements in all respects. The site is situated within an M.2 District. Provided that the construction is completed in accordance with the requirements of the approved Building Permits, the development will comply with the provisions of the Building Bylaw. A copy of the construction plans, together with the requisite surveyor plans, have been forwarded to the City Clerk's Department for review by members of City Council, if necessary.

In view of the above-noted consideration of the Zoning Bylaw and the Building Bylaw, the Planning and Construction Standards Department advises that:

- a) separate occupancy of the units will not contravene the requirements of the Zoning Bylaw;

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 49**

- b) the approval required under the Zoning Bylaw has been given in relation to the separate occupancy of the units; and,
- c) the buildings and the division of the buildings into units of separate occupancy, as shown on the plans which have been submitted and as constructed, will not interfere with the existing or likely future amenities of the neighbourhood."

- RECOMMENDATION:**
- 1) that City Council authorize the issuance of the Certificate required under Section 8(1)(b) of The Condominium Property Act to Heritage Gates Ltd. (233 Fourth Avenue South, Saskatoon, S7K 1N1) for the condominium development at 644 Heritage Lane; and,
 - 2) that the City Clerk be authorized to prepare and forward the Certificate to the applicant.

ADOPTED.

**B7) 1993 Capital Budget -- Project 590
Prepaid Subdivision Services -- Briarwood
Park Construction
(File Nos. CC 4206-1 and 1703)**

Report of the General Manager, Civic Buildings and Grounds Department, November 3, 1993:

"Background

The development of the Briarwood Subdivision is subject to an April 24, 1989, servicing agreement between the City of Saskatoon and Boychuk Investments Ltd. The City's funding for this development is reflected in Project 590 (Prepaid Subdivision Services -- Briarwood) in the 1993 Capital Budget. This Project includes the design and construction of the neighbourhood parks within this Subdivision.

In September of 1991, the Developer submitted plans for the construction of a pocket park at the east side of Briarwood Lake, as well as an entry to the street at the west end of the Lake. The Developer's estimate of the cost for the overall development around the Lake, including the pocket park and the entry way, was \$475,000.

In January of 1992, the Leisure Services and the Civic Buildings and Grounds Departments

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 50**

determined that the City would only fund, to a maximum cost of \$130,000 (or 27.4% of the projected total-project cost of \$475,000), the pocket park at the east end of the Lake and an asphalt walkway along the south side of the Lake. The source of the City's funding was the Neighbourhood Park Development Reserve.

The Developer was notified of the City's funding decision on January 20, 1992. At that time, the City's Capital Plan indicated that the City's funding for the pocket park would be available in 1993. Therefore, during the summer of 1992, Boychuk Investments Ltd. began and completed the construction of the entry way, anticipating that the City would pay its share of the cost through its 1993 Capital Budget.

Further construction work was undertaken in 1993 to complete the development around the north side of the Lake. The Developer has submitted plans for the construction, in 1994, of the pocket park at the east end of Briarwood Lake.

Budgetary Implications

During its review of the 1993 Capital Budget, City Council decided to defer numerous capital projects which would have operating and maintenance implications in subsequent years. As a result, the funding of most park-development projects in that year's preliminary capital-budget document, including the parks for the Briarwood Subdivision, were deferred. (An exception to this budgeting guideline was, however, made by City Council when it decided to proceed, in 1993, with the redevelopment of Wildwood and Kistikan Parks and the construction of Silverspring Park. The financing of these parks' associated operating costs were incorporated into the City's four-year fiscal forecast and therefore, will be included in the 1994 Operating Budget.)

On December 22, 1992, Boychuk Investments Ltd. was notified that City Council had deferred the funding of the neighbourhood-park development for the Briarwood Subdivision. At that time, the City's Administration indicated that the funding would be proposed for 1994 in the next Capital Budget. As a result, Boychuk Investments Ltd. proceeded in 1993 with the development of certain neighbourhood-park amenities in accordance with its servicing agreement with the City, even though the City's share of the funding from the prepaid-services levies was not approved in that year's Capital Budget.

Preliminary 1994 Capital Budget

On August 3, 1993, City Council considered the City's four-year fiscal forecast and developed a budgetary strategy for addressing a major shortfall in its anticipated municipal revenues. One component of this strategy involved the future funding of capital projects which would place subsequent financial demands on the City's Operating Budget. The following is an excerpt from the August 3, 1993, report:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 51**

'As Council considers the matters previously outlined pertaining to future Operating Budgets, it cannot do that in isolation of the very major capital budget requirements. Given the deterioration of existing assets, it is difficult to justify capital additions. In 1993, the City adopted a plan which stated that any enhancements which negatively impacted on the operating budget, would not be approved. With some exceptions which were added during the [1993] budget debate, this has largely been implemented. Similar considerations may have to be applied in future years.'

The park development around Briarwood Lake has occurred over two years on the basis of the existing servicing agreement and on the Developer's expectations that City Council will authorize the timely payment, through the capital-budgeting process, of its share of the funding. The Developer has made decisions to proceed with the construction of certain elements on the assumption that the funding would be forthcoming in the near future. On the other hand, City Council has been deferring the funding of these projects because of concerns with respect to the subsequent operating-budget implications.

To date, the City has been invoiced by Boychuk Investments Ltd. for \$34,282.30, representing our portion of the costs of the construction which has been completed. While the Developer has been informed of City Council's budgetary decisions as they have been made, the City's Administration feels that it would be appropriate to proceed to pay for the City's share of the work that has been completed. This work consists primarily of the installation of irrigated-turf, trees, and shrubs. The Civic Buildings and Grounds Department has accommodated the associated estimated operating costs of \$2,000 per year in its preliminary 1994 Operating Budget.

However, in recommending the payment of the amount which has been invoiced to date, the City's Administration will be advising Boychuk Investments Ltd. that no further park-development should occur or will be funded by the City until City Council authorizes the funding of its share of such capital expenditures through an approved capital budget. If additional work proceeds without such approval, then the Developer will be responsible for all of the project's incremental capital and maintenance costs until such time as the City is in a budgetary position to accommodate the on-going operating cost. In light of City Council's most recent budgetary guidelines, the City's share of the remaining capital expenditures for park development in the Briarwood Subdivision has been deferred and will not be funded in the preliminary 1994 Capital Budget."

- RECOMMENDATION:**
- 1) that the expenditure of \$34,282.30 in 1993 from the Neighbourhood Park Development Reserve for the City's share of the cost of constructing parks in the Briarwood Subdivision be approved; and,
 - 2) that Boychuk Investments Ltd., be advised that it will be

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 52**

responsible for funding all costs (including the City's share) for any further development of parks, and the subsequent maintenance of such developments, in the Briarwood Subdivision until such time as City Council authorizes the financing of its share of the capital cost and the associated operating costs through its budget-approval process.

Moved by Councillor Thompson,

THAT the expenditure of \$34,282.30 in 1993 from the Neighbourhood Park Development Reserve for the City's share of the cost of constructing parks in the Briarwood Subdivision be approved.

CARRIED.

Moved by Councillor Cherneskey,

THAT Boychuk Investments Ltd. be advised that it will be responsible for funding all costs (including the City's share) for any further development of parks, and the subsequent maintenance of such developments, in the Briarwood Subdivision until such time as City Council authorizes the financing of its share of the capital cost and the associated operating costs through its budget-approval process.

*YEAS: His Worship the Mayor, Councillors Mann, Dyck,
Cherneskey and Penner 5*

NAYS: Councillors McCann, Thompson and Birkmaier 3

**B8) Request for Annexation
Willows Golf Resort and Adjacent Lands
(File Nos. CC 4060-1 and 4131-1)**

DEALT WITH EARLIER. SEE PAGE NO. 23.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 53**

- B9) Discretionary Use Application
Private School in an R.2 District
Lots 1 - 20, Block 13, Plan No. DE1
902 - 7th Avenue North
Applicant: Saskatchewan Indian Federated College
(File No. CC 4355-1)**

DEALT WITH EARLIER. SEE PAGE NO. 2.

Section C - Finance

- C1) Trailer Occupant Fees - 1994
(File No. CC 1720-10)**

Report of the City Treasurer, October 13, 1993:

"At its meeting of April 6, 1987, City Council approved the application of the City of Saskatoon's Trailer Occupant License Fees, beginning in 1987, in accordance with a formula utilizing assessed value and the previous year's mill rate. Because of the tax-shifting effects among various sizes of trailers, City Council also agreed that the new assessment-based license fees would be phased in over a three-year period, with full implementation taking place in 1989.

The Trailer Occupant License Fee is a tax on a trailer itself and represents the equivalent of the property tax levy on buildings and improvements. Fully implemented, the formula calculates the fees on the 1961-70 level of assessment (as provided by the Provincial Government). The year-over-year changes in the fees will be equal to (but lagged by one year) changes to Saskatoon's municipal, library and school mill rates. As a result, property owners and trailer owners will, excluding the timing consideration, be treated equally with respect to yearly local government tax/fee adjustments.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
 MONDAY, NOVEMBER 8, 1993
 PAGE 54**

The following table identifies the proposed rates for 1994 with 1993 comparables:

<u>Size of Trailer (in Sq. Feet)</u>	<u>No. of Trailers</u>	<u>1993 Monthly Fee</u>	<u>1994 Monthly Proposed Fee</u>
Less than 300	5	\$11.75	\$11.75
300 - 400	6	13.75	14.00
401 - 500	24	17.00	17.25
501 - 600	28	21.75	22.00
601 - 700	50	27.00	27.50
701 - 800	47	32.00	32.25
801 - 900	103	37.25	37.75
901 - 1000	110	41.75	42.25
1001 - 1100	14	46.00	46.75
1101 - 1200	18	50.50	51.25
1201 - 1300	5	55.75	56.50
1301 - 1400	5	60.00	61.00
1401 - 1500	<u>2</u>	64.50	65.25
	417"		

Report of the City Solicitor, November 4, 1993:

"At the request of the Director of Finance, we have prepared and enclose proposed Bylaw No. 7378. The Bylaw provides for the 1994 trailer occupant license fees."

- RECOMMENDATION:**
- 1) that the proposed Trailer Occupant License Fees for 1994 be approved; and,
 - 2) that City Council consider Bylaw No. 7378, at this meeting.

ADOPTED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 55**

**C2) Saskatoon Fire Department
Fire Protection Agreement
The Rural Municipality of Blucher #343
(File No. CC 290-27)**

Report of the Fire Chief, October 22, 1993:

"On October 25, 1991, The Rural Municipality of Blucher #343 and The City of Saskatoon entered into a Fire Protection Agreement to provide fire protection for the north-west portion of The Rural Municipality of Blucher #343.

The Rural Municipality of Blucher #343 has contacted the Saskatoon Fire Department with a request to expand our fire protection to cover all of the Rural Municipality. All other aspects of the current Fire Protection Agreement will remain the same.

The demographics of this area indicate that this would not result in a large number of calls and, therefore, we are of the opinion that the Department could provide this protection with minimal detriment to the City.

The current Fire Protection Agreement provides for a fee of \$450.00 per engine for responding to calls in the Rural Municipality."

- RECOMMENDATION:**
- 1) that City Council approve the Fire Protection Agreement; and,
 - 2) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement under the Corporate Seal.

ADOPTED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 56**

**C3) 1994 Capital Budget
(File No. CC 1702-1)**

Report of the City Comptroller, October 26, 1993:

"The 1994 Capital Budget will be provided to City Council at its regular meeting of December 6, 1993. In order that final approval on this budget can be received from City Council prior to year end, it is recommended that Council schedule the evenings of December 13 and 14, 1993, as Capital Budget review meetings."

RECOMMENDATION: that City Council meet on December 13 and 14, 1993, in order to review the 1994 Capital Budget.

ADOPTED.

**C4) Investments
(File No. CC 1790-3)**

Report of the City Treasurer, November 4, 1993:

"With the approval of the Investment Committee, the attached list indicates purchases and sales for the City's various funds."

RECOMMENDATION: that City Council approve the above purchases and sales.

ADOPTED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 57**

Section D - Services

D1) Routine Reports Submitted to City Council

<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Schedule of Accounts Paid \$1,271,179.44 (File No. CC 1530-2)	October 15, 1993	October 20, 1993
Schedule of Accounts Paid \$2,495,434.17 (File No. CC 1530-2)	October 21, 1993	October 25, 1993
Schedule of Accounts Paid \$653,332.12 (File No. CC 1530-2)	October 27, 1993	October 28, 1993
Schedule of Accounts Paid \$485,053.25 (File No. CC 1530-2)	November 1, 1993	November 3, 1993

RECOMMENDATION: that the information be received.

ADOPTED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 58**

Composition of Committee

Councillor P. McCann, Chair
Councillor G. Penner
Councillor K. Waygood

**1. Decision - Development Appeals Board Hearing
803 Brabant Crescent - R.1A Zoning District
(File No. CK. 4352-1)**

Attached is a copy of Record of Decision of the Development Appeals Board dated October 7, 1993, respecting the above appeal.

Council will note that the Board GRANTED the appeal.

Pursuant to Council policy in such matters, the Director of Planning and Development is to report to the Planning and Development Committee with recommendations.

Attached is a copy of a report of the Director of Planning and Development dated October 12, 1993, together with a report of the City Planner, dated October 12, 1993.

Your Committee has reviewed this matter and

RECOMMENDS: that the above decision of the Development Appeals Board not be appealed to the Planning Appeals Committee of the Saskatchewan Municipal Board.

ADOPTED.

**2. Gordon Howe Complex
Spectator Baseball/Softball Fields**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 59**

**Operating Agreements With User Groups
(File No. CK. 4205-7-3)**

Over the past several months, your Committee and A Committee of the Whole Council have been reviewing the operations and the budgetary impact of the spectator baseball and softball diamonds at the Gordon Howe Complex. On August 16, 1993, City Council considered the attached report of A Committee of the Whole Council and resolved:

- "1) that the preliminary 1994 Operating Budget for the Gordon Howe Spectator Ballfields be adjusted to eliminate the current subsidy which is provided from the municipal mill rate to operate the J.F. Cairns, Leakos, Bob Van Impe, and Gordon Howe No. 1 Ballfields;
- 2) that the City's Administration be authorized to negotiate with the users to operate any or all of the above-noted ballfields through a leasing arrangement and in accordance with the City's budgetary objective which is stated in the previous recommendation; and
- 3) that the Planning and Development Committee be authorized to review and to approve the procedures with respect to the negotiations with the current users of the above-noted facilities and to make the appropriate recommendations to City Council on the results of these negotiations."

The first resolution involves a budgetary reduction of \$160,700, based on the Program's approved 1993 operating budget. With respect to the third resolution, your Committee has considered the following report of the General Manager, Leisure Services Department dated October 8, 1993, which reviews the various leasing arrangements, and the future operation of the ballfields at the Gordon Howe Complex.

"General Principles

The City's Administration recommends that the following general principles should be incorporated into any leasing arrangements that might be negotiated with the users of the Gordon Howe Complex's ballfields:

- The lease will be for a minimum period of three years and will not be subsidized by the taxpayer. The operator will have full control over the facilities with respect to rental policies, rate-setting, and day-to-day operating procedures.
- The negotiations with the various user-groups can be to lease any or all of the ballfields which were identified by City Council on August 16, 1993, and can also include the provision of the concession services for these ballfields.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 60**

- To ensure that the general condition of the facilities is not jeopardized, the leasing arrangement must specify certain minimum standards of maintenance and security (e.g. blowing out the irrigation system in the fall, fertilizing and aerating the turf, obtaining adequate insurance coverage). Through these standards, subsequent lessees will not be forced to incur major and premature capital expenditures because inadequate preventative maintenance measures were undertaken by their predecessors. A detailed list of the proposed operating terms and conditions for the lease is attached as Appendix C of this report.

Protecting the Infrastructure

As part of the leasing agreement, the ballfields at the Gordon Howe Complex will continue to be owned by the City of Saskatoon. In order to protect these assets, the Leisure Services and the Civic Buildings and Grounds Departments recommend that the current provision for the Civic Buildings Comprehensive Maintenance Reserve should be maintained. This will ensure that sufficient funds are available for major capital expenditures, such as repairing or replacing roofs, siding, or other structural elements, that will arise due to aging and normal wear-and-tear from their continued use.

The current replacement value of the buildings at Bob Van Impe, J.F. Cairns, and Gordon Howe #1 Ballfields is estimated at over \$3,000,000. In order to maintain their structural integrity, the 1993 provisions to the Civic Buildings Comprehensive Maintenance Reserve for these buildings are:

- Bob Van Impe \$15,600
- J.F. Cairns \$19,200
- Gordon Howe #1 \$ 6,600

To avoid a negative impact on the municipal mill rate, the current provisions to the Reserve could be the minimum leasing charge to use the three ballfields.

Comprehensive Maintenance Program

The current provision for the annual Comprehensive Maintenance Program at Bob Van Impe, J.F. Cairns, Lealos, and Gordon Howe #1 ballfields is \$24,000. This maintenance

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 61**

provision ensures that all of the electrical, plumbing, carpentry, painting, and other deficiencies are being addressed on an annual basis. Appendix A summarizes the maintenance activities for each ballfield and its associated amenities.

The Leisure Services and the Civic Buildings and Grounds Departments recommend that the lease agreement must clearly identify the basic maintenance and security standards that will be maintained by the user-groups. The lessees could undertake the required maintenance through their own resources and initiation or could contract these services from the City on a fee-for-service basis.

To ensure that the standards are maintained, the site should be inspected each spring and fall to ascertain the general condition of the facilities prior to and at the end of each season. An inspection procedure should also be in place to monitor whether the terms of the lease agreement were fulfilled to each party's satisfaction during the season. If a user-group is unable to maintain the facilities in a proper and safe condition, the City will reserve the right to make the necessary repairs at the lessee's expense.

Equipment Inventory

The Leisure Services Department currently maintains and operates various pieces of equipment at the Gordon Howe Complex. The equipment ranges from scoreboards to a front-end loader. The estimated total replacement value of this equipment is approximately \$143,000.

Some of this equipment is used by the Leisure Services Department in other programs (i.e. Gordon Howe Bowl, Gordon Howe Campground, and Gordon Howe Diamonds No. 3 to No. 8) and will be retained. However, the City will allow the user-groups to use the equipment as part of the lease arrangement. In these circumstances, the lessees will be responsible for the ongoing maintenance of the equipment. Appendix B summarizes the equipment which will be available for use by the lessees.

Operational Responsibilities

The user-group will have full control over the day-to-day operating procedures at the ballfields and as a condition of the lease arrangement, will be responsible for all of the following costs associated with the ballfields' daily operations:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
 MONDAY, NOVEMBER 8, 1993
 PAGE 62**

- utilities: water, sewer, gas, electricity (each field will be separately metered)
- telephone, insurance, licenses, etc.
- grounds maintenance inside the home-run fences: watering, grooming, and edging of the fields, mowing the grass, weed control, turf repairs, gopher control, etc.
- building maintenance: cleaning and maintaining all buildings to an acceptable level (including the dressing rooms, ticket booth, public washrooms, concession, bleachers, etc.); purchasing cleaning supplies and equipment (e.g. mops, soap, brooms, paper towels, toilet paper, garbage cans, etc.)
- equipment repairs and replacement (e.g. scoreboard, public-address system, lights, tractors, lawn mowers, bases, rakes, shovels, etc.)

The Civic Buildings and Grounds Department will continue to mow (on a twice a week basis) all of the outfield playing areas, will service all underground irrigation systems, and will maintain those areas located outside the respective ballfields' home-run fences.

Table I outlines the current level of revenues and operating expenses for each ballfield. Salary costs have not been included in this table and can be avoided if the user-groups rely on volunteers to maintain the ballfields throughout the season.

**Table I
 Partial Operating Budget
 Gordon Howe Spectator Ballfields**

	J.F. Cairns	Leakos	Bob Van Impe	Gordon Howe No. 1	Total

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 63**

Revenue:					
External Rentals (1993 Rates and Volumes)	\$13,100	\$8,800	\$11,600	\$17,300	\$50,800
Concession	400		1,200	1,800	3,400
Other (Amusement Tax)	100		100	300	500
Total Revenue	\$13,600	\$8,800	\$12,900	\$19,400	\$54,700
Expenditures:					
Maintenance--Buildings & Grounds (bases, shale, field whiting, fertilizer, scoreboard & p.a. maintenance, turf repairs, cleaning supplies, etc.)	\$4,300	\$1,400	\$3,600	\$3,600	\$12,900
Infrastructure Costs:					
• Civic Buildings Comprehensive Maintenance Reserve	19,200		15,600	6,600	41,400
• Preventative-maintenance expenditures	10,000	1,500	6,500	5,900	23,900
Equipment Maintenance	1,600	600	1,400	1,400	5,000
Utilities	16,100	2,200	11,300	12,000	41,600
Telephone, Insurance, Fuel, etc.	1,100	300	950	950	3,300
Miscellaneous	1,450	600	1,175	1,275	4,500
Total Expenditures	\$53,750	\$6,600	\$40,525	\$31,725	\$132,600
Net Deficit (Profit)	\$40,150	(\$2,200)	\$27,625	\$12,325	\$77,900

Except for Lealos Field, it appears that the user-groups will have to increase their fees and/or reduce their expenses in order to operate the ballfields on a break-even basis. Users have previously indicated to the Leisure Services Department that the existing rental rates are too high. If the user-groups choose to reduce the ballfields' operating expenses in order to attain a break-even position, service-level reductions will occur.

Service Level Reductions

A number of service-level adjustments could be implemented for each of the ballfields depending upon the available resources, the desired quality of service, and the resourcefulness of the user-groups. The following is a list of possible adjustments which have been identified by the Leisure Services Department:

- starting games earlier to avoid using the fields' lighting, thus reducing electricity costs,
- playing more league games during the day on weekends,
- using only a portion of buildings (e.g. public washrooms, concessions, ticket booth, etc.), and
- using only the playing-fields and decommissioning the buildings (e.g. no access to dressing rooms, washrooms, etc.).

While the Department recommends negotiating with user groups of the four ballfields in the manner which has been outlined in this report, the figures in Table I bring into question the

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 64**

financial capability of our user-groups to operate, on a break-even basis, three of these ballfields, namely J.F. Cairns, Bob Van Impe, and Gordon Howe #1. If the operating costs (including any staffing costs) prove to be prohibitive for the user-groups, the City would be left with three closed and unused facilities. In this situation, a strategy will be required to guide both the City's Administration and City Council on managing these vacant facilities.

Although a number of options could be developed, the fundamental question is whether the City wishes to maintain ball-facilities which are capable and suitable for accommodating major provincial, national, and international competitions. Depending on City Council's decision on this question, two options are available. If the answer is yes, then the course of action which is proposed as Option 1 should be pursued. If the answer is no, then Option 2 is the more appropriate strategy.

Option 1: Maintaining the Capacity for Major Competitions

The City will continue to provide sufficient funds through its annual operating budgets to cover the cost of the Civic Buildings Comprehensive Maintenance Reserve and the maintenance costs for addressing vandalism and weather-related wear-and-tear. This option ensures that the facility's assets for major competitions (e.g. building structures, mechanical, electrical systems, etc.) are protected and maintained over the long-term.

The total impact on the ballfields' 1994 operating budget to maintain their capacity to host major provincial, national, and international competitions is approximately \$60,000. Therefore, the annual budgetary savings to the City of leasing the 'non-competition elements' of these fields (based on the 1993 operating-budget estimates) would be \$100,000. This option may allow the user-groups to operate the ballfields on a break-even basis, without significant changes to the current user-fees.

Option 2: Eliminating the Capacity for Major Competitions

This option involves decommissioning all of the buildings associated with the respective ballfields, including washrooms, concessions, change rooms, press boxes, ticket booths, field lighting, etc. The playing-fields would be leased to the respective users or operated by the City on a cost-recovery basis. If operated by the City, the playing-fields will continue to reflect the current high standards of maintenance to accommodate the more competitive local leagues. Table II projects the annual costs to operate the Gordon Howe Complex's spectator ballfields as competitive city-wide sports facilities.

**Table II
 Operating Budget Expenses
 Gordon Howe Spectator Ballfields
 (operated as competitive city-wide sports fields)**

	J.F. Cairns	Leakos	Bob Van Impe	Gordon Howe No. 1	Total
Expenditures:					
• Salaries	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
• Maintenance--Grounds (bases, shale, field whitening, fertilizer, turf repairs, etc.)	700	700	700	700	2,800
• Maintenance Equipment	600	600	600	600	\$2,400
• Utilities	2,400	2,200	2,600	2,200	\$9,400
• Telephone, Insurance, Fuel, etc.	500	500	500	500	\$2,000
Total Expenditure	\$9,200	\$9,000	\$9,400	\$9,000	\$36,600
Estimated Number of Games Per Season	175	175	175	175	700
Break-Even Fee Per Game	\$53	\$51	\$54	\$51	
Current Fee Per Game	\$135	\$105	\$105	\$95	

There are no provisions in this option to fund the Civic Buildings Comprehensive Maintenance Reserve or the Comprehensive Maintenance Program. The buildings and various structures (e.g. backstops, fences, wooden bleachers, etc.) will continue to deteriorate over time; however, they could be repaired, on an 'as required' basis, from alternative (and currently unspecified) sources of funding. It should be noted that services which are not required (e.g. field-lights) would be discontinued, disconnected, or eliminated.

The decommissioning of buildings at the J.F. Cairns and Gordon Howe #1 ballfields will directly impact the Speed Skating Oval and Gordon Howe Bowl programs which use these buildings at different times during the year. If the City does not wish to affect the level of service for these associated programs, some provision must be included in our annual budgets to operate these buildings on a seasonal basis.

Summary

The financial implications and resource limitations of our user-groups may not allow the City to successfully negotiate operating leases for all of the spectator ballfields at the

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 66**

Gordon Howe Complex. Negotiating an operating agreement will depend upon each user's ability to pay, desired level of service, and access to volunteers and financial resources. It will also depend upon the City's desire to maintain these assets over the long-term.

In order to initiate the negotiations with those users who are in the best position to take on this responsibility and in order to develop the most appropriate asset-management plan for the existing ballfields at the Gordon Howe Complex, the City's Administration requires further direction from City Council on whether it wishes to maintain the capability within Saskatoon to accommodate major provincial, national, and international baseball/softball competitions. We also require direction on the amount which City Council is prepared to invest annually to maintain this capability. If the decision is to made to continue accommodating major baseball/softball competitions, the subsidy is estimated at \$60,000, unless the user-groups are willing to finance a portion of these infrastructure costs."

Your Committee has determined that of the \$160,700, only \$60,000 should be retained in the budget to allow the capability of the ballfields at the Gordon Howe Complex to accommodate major provincial, national, and international baseball/softball competitions.

RECOMMENDATION:

- 1) that the following August 16, 1993, resolution of City Council be rescinded:

"that the preliminary 1994 Operating Budget for the Gordon Howe Spectator Ballfields be adjusted to eliminate the current subsidy which is provided from the municipal mill rate to operate the J.F. Cairns, Leakos, Bob Van Impe, and Gordon Howe No. 1 Ballfields;

- 2) that the preliminary 1994 Operating Budget for the Gordon Howe Spectator Ballfields be adjusted to include a provision of not more than \$60,000, being the amount required to maintain the capability of the ballfields at the Gordon Howe Complex to accommodate major provincial, national, and international baseball/softball competitions;
- 3) that the City's Administration be authorized to proceed to negotiate leasing agreements, with the user-groups of the ballfields at the Gordon Howe Complex, in accordance with the general and the specific principles which have been outlined in this report; and
- 4) that the Administration report further to City Council through

the Planning and Development Committee on the results of these negotiations.

ADOPTED.

**3. Reorganization of the Planning Department
(Files CK. 1600-7 and 115-16)**

Your Committee has considered the following report of the City Planner dated October 27, 1993:

"Since becoming Saskatoon's new City Planner approximately ten months ago, I have reviewed with my staff the organizational and staffing structure of the Planning Department. Through this review, we have found opportunities to improve the Department's effectiveness and efficiency, to enhance its service to our customers, and to respond to the new corporate priorities in City Council's Strategic Plan.

This report will provide the Planning and Development Committee with a brief overview of Department's former organizational structure. It will then explain the changes which were approved by the Director of Planning and Development on October 27, 1993, and which are now being implemented.

Background

Attachment 1 illustrates the Planning Department's organizational and staffing structure which existed prior to October 27, 1993. The Department consisted of the following five branches:

The Building Standards Branch

This Branch has been primarily responsible for:

- reviewing building-permit applications and issuing building-permits for construction that complies with the City's bylaws and The Building Code;
- inspecting buildings to ensure that they are safe and that they comply with The Building Code;
- undertaking inspections, under The Building and Maintenance Bylaw, to ensure that

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 68**

- buildings are kept in a safe state of repair;
- issuing building-information abstracts to facilitate real-estate transactions;
- issuing plumbing permits and undertaking plumbing inspections to ensure all minimum standards are maintained;
- conducting post-fire inspections of buildings to ensure that they are left in a safe condition; and
- reviewing demolition applications to ensure that the work will be undertaken in accordance with the City's bylaws and with safe practices.

In 1992, the Audit Services Department conducted a comprehensive audit of this Branch. The auditors' recommendations, together with a management decision not to fill three positions which had been vacant since 1990, resulted in the elimination of five building-inspector positions from this Branch's staff-complement. The cost-saving of eliminating these positions was \$135,000 which represented 18% of the Branch's operating budget.

Consistent with the objectives of City Council's Strategic Plan, the Department has looked at ways of making more effective use of its existing resources through more streamlined and efficient customer-service. The following are two recent actions that have been taken or are being considered:

- The Plumbing Inspection Program was transferred to this Department from the Saskatoon Community Health Unit in order to provide a single point of contact ('one-stop-shopping') for our customers who require building and plumbing permits and the associated inspections. This merger also improved the co-ordination, efficiency, and communications between these functions by ensuring that permits are taken out for all building- and plumbing-work.
- As has already been reported to the Planning and Development Committee and to City Council, consideration is being given to transferring to the Planning Department the responsibilities and the resources for undertaking inspections of junked vehicles and of untidy and unsightly premises (which are currently conducted by the Engineering Department) and inspections of weeds (which are currently conducted by the Civic Buildings and Grounds Department). These transfers are being evaluated with the context of the proactive maintenance-by-law enforcement program that is being implemented by the Fire Department, the Planning Department, the Solicitor's Office, and the Saskatoon District Health Board. The City's Administration believes that this proposal will result in more effective use of our existing resources, without needing more, in order to get ahead of the building-maintenance and substandard-housing problems in Saskatoon.

The Development Control Branch

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 69**

The responsibilities of this Branch included:

- providing customer-service for development permits, for neighbourhood sketch-plans, for subdivision designs, and for rezoning, discretionary-use, and condominium applications;
- representing the City at hearings of the Development Appeals Board and of the Provincial Planning Appeals Committee;
- reviewing heritage alterations and designations;
- reviewing sign-permit applications and issuing the permits;
- responding to complaints from the general public concerning violations to the zoning and sign bylaws;
- preparing and updating the City's Five-Year Land Development Program;
- undertaking special studies on land-use issues pertaining to the location of power-lines and the existence of contaminated sites; and
- coordinating the comprehensive review and the streamlining of the City's Zoning Bylaw.

In August of 1993, City Council approved the recommendations of a comprehensive audit of this Branch. Although the auditors did not propose any staff reductions or organizational changes, my reorganization plan does alter this Branch's technical-support component in order to more efficiently use the currently-available resources. (See the section, later in this report, on the structural changes that will create the new Support Services Branch.)

Design and Long-Range Planning Branch

This Branch implemented land-use policies by:

- preparing suburban-development-area concept plans and neighbourhood sketch-plans for City-owned lands;
- providing consulting services to civic departments, in general, and to the Land Department, in particular;
- providing advisory services to private developers;
- providing services for subdivision designs and for the preparation of re-plotting schemes (including the negotiations with the owners);
- commissioning and coordinating land surveys for re-plotting schemes and for City-owned subdivisions;
- preparing legal descriptions;
- providing services for street naming, closings, and name-changes;
- providing services for land exchanges and for the sale of dedicated lands;
- providing services to civic departments and to the general public;
- preparing reports on environmental-impact assessments, on re-plotting of suburban development areas, on facade improvements, and on cultural enhancements and

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 70**

- urban-design guidelines for the Business Improvement Districts (B.I.D.s);
- providing urban-design services such as streetscape master-plans, city entrances, facade improvements, commercial revitalization for B.I.D.s, a bicycle master-plan, and a city-wide open-space linkage network;
- reviewing the principles and implementation of the neighbourhood concept;
- providing graphical production and support; and
- participating in the development of corporate policies pertaining to such issues as guidelines for storm-water ponds and for parks.

A comprehensive audit of the Design and Long-Range Planning Branch is currently being completed and will be tabled with the Planning and Development Committee and with the Audit Committee in November of 1993. The Audit Services Department's findings and recommendations are consistent with the new organizational structure that is now being implemented for the Planning Department.

Policy and Research Branch

This Branch has been responsible for:

- preparing and maintaining the City of Saskatoon Development Plan;
- providing land-use policy analysis, population forecasting, inner-city neighbourhood analysis, and individual neighbourhood profiles;
- developing and maintaining large data-bases for residential, commercial, and industrial lands; and
- developing environmental policies, preparing industrial initiatives, and conducting neighbourhood analyses to support the Development Plan.

The Policy and Research Branch has not been subject to a comprehensive audit. Nevertheless, the reorganization of the Planning Department has made significant changes in relation to this Branch and to the Design and Long-Range Planning Branch which has the effect of reducing the Department's staff-complement and flattening its organizational structure.

Administration Branch

This Branch has been:

- providing leadership, coordination, and direction in setting priorities over all major

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 71**

- functions within the Department;
- providing professional and responsive services within the Department on matters pertaining to budgets, to policy interpretations, and to secretarial and clerical support; and
- providing administrative support to the Social Housing Advisory Committee and to the Technical Planning Commission.

The Administration Branch has not been subject to a comprehensive audit. Nevertheless, the new organizational structure makes significant changes that will improve this Branch's efficiency and customer-service.

Structural Changes

Attachment 2 of this report illustrates the new organizational and staffing structure for this Department. This structure has been guided by the objectives of the City Council's Strategic Plan which directs, as corporate priorities, the rationalization of services, the streamlining of regulations, and the empowerment of staff.

Over the past year and into the next several years, the Department has implemented, and will continue to pursue, ways of providing more streamlined and better services and more efficient use of its resources. These initiatives include:

- implementing a priority-based zoning-enforcement system;
- implementing a Mandatory Call-in Building-Inspection Program;
- consolidating the existing resources assigned to weed control, untidy and unsightly premises, junked vehicles, and The Building and Maintenance Bylaw to provide a coordinated and proactive approach to dealing with substandard buildings and properties;
- updating the City of Saskatoon Development Plan to respond to such outstanding and evolving matters as closed-school sites, the aging population, women's issues, socially-assisted housing, environmental concerns, and increased community participation, as well as policy-directions that will promote economic development;
- streamlining the Zoning Bylaw and the Sign Bylaw to make them more easily understood by the public.

Keeping in mind the premise of rationalizing services, streamlining regulations, empowering staff, and providing better customer service, the Director of Planning and Development has approved the following organizational and staffing changes to the Planning Department:

Support Services Branch

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 72**

All clerical, secretarial, and technical staff have been brought together into one Branch. This will create a coordinated work-unit that can better respond to department-wide priorities.

The technical support is not only available to all of this Department's branches, but also to other civic departments. These are the staff who deal with all of the requests for maps, property information, and G.I.S. retrievals, who manage the G.I.S. network on a day-to-day basis and update the data bases (including the civic address and zoning maps), who provide technical advice on computers and software to the Department's staff, and who prepare all graphics for the Development Appeal Board's hearings, newspaper ads, site plans, etc.

Under the previous organizational structure, the drafting and technical support functions were distributed among several branches -- the Development Control Branch had a Planning Technician, the Policy and Research Branch had a Draftsperson II, and the Design and Long Range Planning Branch utilized a Planner's position to do drafting and technical work. By looking at the Department's overall structure (rather than at each branch parochially), an opportunity arose to consolidate the existing technical staff and to provide them with a departmental, rather than a branch-specific, focus.

Under the new structure, the Planning Technician II position in the Development Control Branch and the Draftsperson II position in the Policy and Research Branch are being moved to the Support Services Branch. In addition, a Planner I position in the Design and Long Range Planning Branch has been made redundant and is being replaced with a Technician I position in the Support Services Branch. The new structure has also accommodated the abolition of a half-time Clerk I position and has allowed the conversion of another Clerk I position into a job-shared position, thereby providing flexibility and a new opportunity for staff who prefer such a working arrangement.

Through these changes, the Department can now better address departmental priorities, provide cover-off when staff are ill or on vacation, and support to those branches who were forced to utilize planning staff to do some of their technical work. It is anticipated that this departmental approach will lead to more efficient use of resources and will deal more effectively with our customers' needs.

Transfer of the Design Function for City-Owned Land to the Land Department

In the past, the Design and Long-Range Planning Branch provided the Land Department with all of the design services, at no charge, for the development of City-owned lands. Some recent examples of this service include the preparation of:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 73**

- the University Heights Suburban Area Concept Plan,
- the Silverspring Neighbourhood Sketch Plan, and
- the upcoming subdivision and severance applications and re-plotting schemes for areas such as Lakewood, Silverspring, and Briarwood, and for the land exchanges that are part of the consolidation of Agriculture Canada's research activities in Saskatoon.

The Land Manager was intending to fill a vacant, but funded, position to assist him in promoting, developing, and marketing City-owned lands. Instead, a Planner I has been seconded into this position from the Planning Department to undertake all of the planning and design functions that are normally performed in the Planning Department, as well as to assist the Land Department in dealing with some of its marketing needs. (The Planner I position in the Planning Department will be vacant and unfunded during the period of the secondment.)

The Land Department's operating budget is funded through its past and current commissions on the sale of land. These funds are held in the Land Operations Reserve. This Department's budget is funded for the filling of this position and there are sufficient funds within the Reserve and from projected future sales, to finance this position and the rest of the Land Department's requirements in 1994. As a result of this action, there will be a reduction in the Planning Department's budget and in the corporation's mill-rate requirements.

Consolidation of the Policy and Research Branch and the Design and Long-Range Planning Branch

The Policy and Research Branch and the Design and Long-Range Planning Branch have been merged. The nature of the work performed by each branch's manager is similar enough that either of the existing managers would be able to do the work of the other. In addition, the consolidation of the Department's technical staff has reduced the staff-complement in each branch, thereby providing a greater opportunity to have one manager handle the combined functions.

In order to implement the merger of the two branches, both branch-manager positions have been made redundant and a new manager's position has been created for the amalgamated branch which will be called the Community Planning Branch. The net effect of this action is the elimination of one manager's position and the creation of a flatter, leaner, and more-efficient organizational structure.

To allow the manager of the new branch to handle the added workload and responsibilities of the two former branches, the subordinate staff will be further empowered to deal with some supervisory and consultative functions. As a result, one Planner III position has been

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 74**

upgraded to a Senior Planner position.

Name Changes

There appears to be some misunderstanding by the general public of the overall responsibilities of the Planning Department and of its branches. In order to better reflect the areas of the Department's responsibilities, the following changes will be made to the names of the Department and its branches, effective on November 1, 1993:

- The Planning Department will be renamed to the **Planning and Construction Standards Department**. The word 'planning' does not provide the public with a full description of the Department's functions, particularly its responsibilities for issuing building and plumbing permits and for undertaking maintenance-by-law inspections. The new name will incorporate these latter activities.
- The Department will consist of the following branches:
 - **Building Standards Branch** (no change)
 - **Zoning Standards Branch** (formerly, the Development Control Branch): The word 'zoning' better reflects this Branch's functions and is more easily understood, by the general public, than the words 'development control'.
 - **Community Planning Branch** (formerly the Policy and Research and the Design and Long Range Planning Branches): A name was required for the new branch which was created by the merger of two branches in the Department's former organizational structure. 'Community Planning' is a term which is commonly used to describe the design and long-range policy planning of a community.
 - **Support Services Branch** (formerly the Administration Branch): This name better reflects the consolidation of the Department's technical and administrative staff.

Conclusion

In summary, the following organizational and staffing changes have been implemented to the Planning Department:

Organizational Structure

- The Department's technical-resource expertise and clerical support have been

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 75**

consolidated in the Support Services Branch.

- The Policy and Research Branch and the Design and Long-Range Planning Branch have been merged to form a new Branch (called the Community Planning Branch), thereby eliminating one manager's position.
- The Department's name will be changed to the Planning and Construction Standards Department to better reflect the services that it provides.
- The Department's branches have names which better reflect their functions.

Staffing

- One managerial position has been eliminated.
- One-half of a Clerk I position has been eliminated.
- A full-time Clerk I position has been converted into a job-share position.
- A Planner I position has been seconded to a position in the Land Department and will be funded from the Land Operations Reserve, rather than from the municipal mill-rate.
- A Planner I position has been eliminated and a Technician position has been created in its place.
- A supervisory position has been created to direct the Support Services Branch.

The savings from the staffing reductions in 1992 and those resulting from the changes in October of 1993 exceed \$209,000 which is 15% of the Department's net budget. As is shown in the following table, these actions have resulted in a 7.0 staff-year reduction to the Planning Department's staff complement since 1990:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 76**

Year	Staff-Year Complement
1990	49.8
1991	47.4
1992	44.0*
1993	44.4*
1994	42.8*

* In order to provide for a consistent comparison between 1990 and 1994, the transfer of two plumbing-inspector positions from the Saskatoon Community Health Unit to this Department in 1992 are not included in this table.

The success of the Planning and Construction Standards Department's new organizational and staffing structure will ultimately be measured by the efficiency and effectiveness of the services that it provides to the general public. The effect of these changes will be monitored over time to ensure that the anticipated benefits are realized."

RECOMMENDATION: that the information be received.

ADOPTED.

- 4. Rotary Park Program Plan
Final Report
(File No. CK. 4205-1)**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 77**

Your Committee has considered the following report of the Director of Planning and Development dated October 20, 1993:

"Background

On December 16, 1991, City Council was advised that the Leisure Services Department and the Meewasin Valley Authority had agreed on a process whereby the programming of Rotary Park would be reviewed. The Department would prepare a program plan for this Park by using its public-participation process and various existing studies and documents on Saskatoon's riverbank. The project's out-of-pocket costs were fully funded by the Authority.

Attached is a copy of the recently-completed Rotary Park Program Plan. If adopted by City Council and by the Authority's Board, this Plan will provide the framework for future development of this Park, as funding becomes available. The following report summarizes the process that was involved in preparing the attached document.

Preparation of the Rotary Park Program Plan

The Leisure Services Department commenced the public-consultation process on March 4, 1992, when the general public and representatives of special-interest groups participated in a workshop. During this session, the participants were invited to describe how they presently use, and other ways they would like to use, Rotary Park. They were also asked to articulate their long-term vision for this Park.

After the workshop, additional technical information was obtained from various agencies (including the Civic Buildings and Grounds, the Planning, and the Engineering Departments, the Meewasin Valley Authority, and CSL Environmental Services Ltd.). These agencies provided comments on the site's park-development opportunities and limitations due to adjacent land-uses (e.g. heritage features, natural habitats, services and facilities, current programming).

The information from these sources was analyzed to identify issues and concerns with Rotary Park's existing programs, activities, and facilities. In addition, the Leisure Services Department prepared a draft program plan for the Park, with specific upgrading recommendations which are based on the following programming objectives:

- emphasizing the primary function of Rotary Park as a site for water-related activities,

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 78**

- providing the public with program opportunities on a year-round basis, and
- recognizing the heritage resources that are significant to the area surrounding the Park.

The draft document was provided to interested individuals, groups, and agencies for their review and comments. This was followed up by a public meeting which occurred on December 8, 1992.

Issues and Concerns

The initial draft of the Rotary Park Program Plan recommended certain renovations to the Park in order to support water-related activities, including the construction of a formalized boat-launch and a boat-house. This proposal generated an overwhelming negative response for a majority of the participating special-interest groups who held the following views with respect to this Park:

- Any redevelopment of Rotary Park should be kept to a minimum and should not encroach on any of the existing green space and open areas. (The development of a boat-launch and boat-house was unacceptable because it required allocating additional land for parking, a roadway, and a dock.)
- The boat-launch was perceived to have a negative impact on the surrounding area because the new facility would attract increased traffic, parking, and noise. The boat-launch would also concentrate the boating activities in this area and as a consequence, would affect the safety of all of the other users of Rotary Park.
- Other than the Meewasin Valley Authority, there has not been any obvious pressure from the community to build a boat-launch at Rotary Park. Without an assessment of current and future demands on the use of the River for power-boating, the need to develop a power-boat launch at this location had not been substantiated.

In light of these comments, the City and the Meewasin Valley Authority agreed to enter to a contract with Calibre Consultants Ltd. to identify and to evaluate all of the potential sites within Saskatoon where a power-boat launch could be constructed. This study was necessary in the event that the present launching facility near the Gathercole Centre was decommissioned as a result of the redevelopment of the South Downtown Area. From a technical perspective, the consultant identified the following five suitable sites for launching power-boats:

- the existing site (adjacent to the Public School Board's property).
- the southern end of Kiwanis Park (near the Broadway Bridge),

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 79**

- the southern end of Rotary Park,
- Friendship Park, and
- a site adjacent to the Victoria Park Boat House.

When taking into account the stakeholders' considerations, the best locations for a power-boat launch are the current site in the South Downtown and the site at the southern end of Kiwanis Park. The other sites present concerns relating to the availability of parking, the compatibility with the Meewasin Valley Authority's river-zoning, and the accessibility to supporting amenities.

In light of this analysis, the City's Administration is satisfied that suitable locations, other than Rotary Park, exist as alternatives to the present boat-launch facility. Therefore, the Leisure Services Department revised the Rotary Park Program Plan so that it would no longer emphasize water-related activities, including the development of a formalized boat-launch and boat-house, as a primary programming function for this Park.

Another issue that was considered in preparing the Rotary Park Program Plan is that all of this Park (except the high slopes near the Broadway Bridge) is located in a flood zone. According to the Federal Environment Department's Inland Waters Division and the Saskatchewan Water Corporation, there is a possibility that once in every fifty years, a flood may occur which would affect Rotary Park up to the stone wall near Saskatchewan Crescent and would threaten some buildings along Saskatchewan Crescent. Even though it is not a foreseeable and recurring problem, future plans for buildings and structures in Rotary Park must take into consideration the potential risks of flooding due to very high water-flows in the River.

Revised Version of the Rotary Park Program Plan

The revised Program Plan now identifies the following programming objectives for Rotary Park:

- The future development of the Park will provide the public with programming opportunities on a year-round basis, and
- The Park's future development will take into account the heritage resources that are significant to the surrounding area.

The revised Plan was sent to all of the individuals, groups, and agencies who provided comments on the earlier draft document. Some technical comments were received which will be considered during the Park's subsequent site-development planning.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 80**

Generally, the response to this version of the Rotary Park Program Plan has been positive. In the Leisure Services Department's opinion, the revised Plan is supported by a broad segment of the community.

However, the Planning and Development Committee should be aware that a recommendation to upgrade Rotary Park's capacity as a community-event venue received some opposition from the Nutana Community Association. (See the Recommendation No. 14 in the attached document.) The Association feels that this type of development will result in higher noise levels and increased traffic. As has been explained in the document, the Leisure Services Department will monitor these matters, through its allocation process, to ensure that a balance exists between the special-events use of Rotary Park and its quiet and open character which the general public and the adjacent residents have come to enjoy. If requests to use Rotary Park begin to increase dramatically in the future, the Department will consider implementing a management strategy for the programming use of this site (i.e. placing restrictions on the maximum number of events that will be allowed in the Park during a specific period of time).

Conclusion

Through the public-consultation process, the Leisure Services Department has confirmed that Rotary Park is adequately meeting the programming needs of its city-wide users. The final version of the Rotary Park Program Plan contains recommendations for improvements which will strengthen the Park's existing programs and activities. (These recommendations appear on pages 11 to 23 of the attached document.)

Subject to City Council approval, the revised Program Plan will form the foundation for future site-development planning and subsequent upgrading projects in Rotary Park. On its own, the Rotary Park Program Plan does not commit the City to any specific expenditures. The availability of funding from the City or from other agencies or donors will determine the timing of such redevelopment work. For example, on July 6, 1992, a delegation representing Saskatoon's five Rotary Clubs announced that they would provide a financial contribution towards the future upgrading of Rotary Park. The Park's program and site-development plans will assist the Clubs in identifying the types of projects to which these funds can be allocated.

The Meewasin Valley Authority has identified Rotary Park as one of its riverbank-development priorities. In this context, the Authority will begin the process of preparing a site-development plan for Rotary Park as soon as City Council approves of the Park's proposed program plan. During the preparation of the site-development plan, the City's role will be to liaise with the Authority to ensure that the integrity of the Leisure Services

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 81**

Department's public-participation process and the principles and recommendations of the approved Rotary Park Program Plan are maintained."

A representative of the Leisure Services Department will be in attendance to make a presentation.

- RECOMMENDATION:**
- 1) that the attached Rotary Park Program Plan be adopted as a basis for future programming and for potential site improvements in Rotary Park; and
 - 2) that the Meewasin Valley Authority's Board be requested to take the appropriate action to amend its development policies in order to reflect the principles and recommendations which have been identified in the attached Rotary Park Program Plan.

Pursuant to earlier resolution, Item A.16 of "Communications" was brought forward and considered.

- IT WAS RESOLVED:*
- 1) *that the attached Rotary Park Program Plan be adopted as a basis for future programming and for potential site improvements in Rotary Park; and*
 - 2) *that the Meewasin Valley Authority's Board be requested to take the appropriate action to amend its development policies in order to reflect the principles and recommendations which have been identified in the attached Rotary Park Program Plan.*

REPORT NO. 26-1993 OF THE WORKS AND UTILITIES COMMITTEE

Composition of Committee

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 82**

Councillor D.L. Birkmaier, Chair
Councillor B. Dyck
Councillor O. Mann
Councillor M. Hawthorne

1. Communications to Council

From: Susan and George Lukiwski

254 J.J. Thiessen Crescent

Date: August 28, 1993

**Subject: Expressing concern regarding condition of
roadways in Silverwood Heights and commenting
regarding entry fee to the Forestry Farm Park
and the fee structure at Lawson Heights Pool**

(File No. CK. 6315-1)

Attached is a copy of the above-noted communication which City Council, at its meeting held on September 13, 1993, referred to the Administration for a report.

Your Committee has considered the following Report of the City Engineer dated October 25, 1993:

"Russell Road has already been identified as a candidate for rehabilitation under the 1994 Street Rehabilitation - Infrastructure Program. As a collector street, Meilicke Road will also be considered as a potential candidate for this program. Only five streets in Silverwood are designated as collectors.

Part of the Engineering Department's assessment process includes the condition of underground services. If these require extensive repairs, only maintenance work is done on a street until the underground repairs are completed. This work may delay street rehabilitation by a year or more. Another major consideration is the condition of all other collector streets and bus routes in the city. The program is set up to achieve the maximum benefit given the budget constraints. This, too, may lead to continuing maintenance on candidate streets until such time as they can be fitted into a rehabilitation program.

There is no program proposed for 1994 to rehabilitate local streets such as J.J. Thiessen Crescent. Local roads receive routine maintenance only.

The 'heaves' that are described in the Lukiwski's letter are the result of settlement of the house connection trenches over the years. This has been addressed by now requiring that all new house connections be augured, thereby helping to minimize disturbance of the ground

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 83**

on which a new street is built."

Mr. and Mrs. Lukiwski have been provided with a copy of this report.

RECOMMENDATION: that the information be received.

Councillor Dyck excused himself from discussion and voting on the matter and left the Council Chamber.

IT WAS RESOLVED: that the information be received.

Councillor Dyck re-entered the Council Chamber.

**2. Secondary Sewage Treatment Upgrade
Secondary Clarifier Equipment
(Files CK. 7800-4 and 670-2)**

Your Committee has considered the following Report of the Manager, Water and Pollution Control Department, dated October 27, 1993:

"The 1993 Sewage Utility Capital Budget includes \$2,115,000 for the detailed design of the secondary sewage treatment plant expansion. The engineering services required for the design work are being provided by the consortium of Stanley Associates Engineering Ltd./Cochrane-SNC-Lavalin. In order to complete the detailed design, a preliminary commitment must be made with respect to certain mechanical equipment needed in the new treatment process. The commitment is required now so that the plant expansion can be designed around the equipment. Tenders have been called for the supply of all equipment required for the secondary clarifiers.

Secondary clarification is the final step in the production of a well-clarified, stable effluent, low in BOD, suspended solids, and phosphorus. Based on the preliminary design, six circular clarifiers are required, at an estimated construction cost of \$10,730,000. The mechanical equipment being tendered now includes the flocculating center well, sludge suction header, skimmer arms and baffles, weirs, etc. In order to complete the clarifier design at this time, shop drawings for the mechanical equipment must be available to our consultants.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
 MONDAY, NOVEMBER 8, 1993
 PAGE 84**

An accepted method to obtain shop drawings is to tender and award a supply contract for mechanical equipment separate from the construction contract. The construction contract and related specifications will then be based on installing the equipment that has been pre-approved. The terms of this supply contract are such that the only financial commitment by the City, at this time, is for the preparation and supply of the shop drawings. The tendered cost for the equipment will be included in the construction contract bid documents. In effect, the successful bidder on the clarifier construction contract will assume the responsibilities for this sub-contract for the price agreed upon by the City of Saskatoon under this tender.

Tenders for the supply only of secondary clarifier mechanical equipment were received and opened on September 16, 1993. The bids are summarized as follows (copy of tabulation attached):

Company Name	Location	Base Bid (incl. G.S.T. & P.S.T.)	Shop Drawings Price	Total Price (incl. G.S.T. & P.S.T.)
EIMCO Process Equipment	Calgary, Alta	\$1,138,366.0	\$8,537.75	\$1,146,903.7
Petroc Canada Ltd./Westal Eng.	Calgary, Alta	0	\$8,813.45	5
Aer-O-Flo Environmental Inc.	Burlington, Ont.	\$1,204,874.6	\$9,426.53	\$1,213,688.1
Envirex Inc.	Waukesha, Wis.	5\$1,273,604.	\$9,899.44	0\$1,283,031.
		60		13
		\$1,363,618.5		\$1,373,517.9
		0		4

The consulting firm of Stanley Associates Engineering Ltd. has completed a commercial and technical bid evaluation. EIMCO Process Equipment, the low bidder, was found to meet all qualifications necessary to supply the required equipment. The bid by EIMCO is within the original estimates prepared by Stanley Associates Engineering Ltd."

- RECOMMENDATION:**
- 1) that City Council accept the low bid for the supply of secondary clarifier equipment tendered by EIMCO Process Equipment of Calgary, Alberta, for a total estimated cost of \$1,146,903.75 as specified in the tender documents for clarifier construction;
 - 2) that the bid documents for the clarifier construction include a Prime Cost Sum of \$1,138,366.00 (GST and PST included) for the supply of certain clarifier mechanical equipment included in this tender; and,
 - 3) that the cost of shop drawings (\$8,537.75 GST and PST included) be charged to Project #790-1, which provides

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 85**

funds for the detailed design of the sewage treatment expansion.

ADOPTED.

**3. 1993 Capital Budget/1994-1997 Capital Plan
Project No. 581 - V & E Replacement Vehicles and Equipment
Four-Wheel Street Sweeper
(Files CK. 1703 and 1395-1)**

Report of the Manager, Vehicle and Equipment Services, September 28, 1993:

"Tenders for the purchase of a Four-Wheel Street Sweeper were received and publicly opened by the Purchasing Department. The following prices were received:

<u>Company Name</u>	<u>Price</u>	<u>Make and Model</u>
Fort Garry Industries	\$145,835.00	Vanguard V4000 SP
Fer-Marc Equipment Ltd.	\$151,922.00	Elgin Eagle Series F
Maran Equipment Ltd.	\$166,750.00	Mobil Patriot 2TE4DHL

The low bid submitted by Fort Garry Industries contains deviations from our specifications which make the unit unacceptable. One area of concern is the dumping of the hopper into a truck. Our specifications call for a left-side dump, whereas the Vanguard V4000 SP dumps to the rear. In order to dump the sweepings, the unit must back against the side of the truck. Performing this procedure on a street with traffic would be unsafe and is not recommended.

The Vanguard V4000 SP also deviates from our specifications in that it comes with only one engine. Our specifications call for a two-engine design. The two-engine design produces a superior operation with the ability to maintain constant sweeping action regardless of vehicle travel speeds. On two separate occasions, a Vanguard Sweeper was tested by the Engineering Department and the performance of the units proved to be lacking in pickup ability.

The second low bid submitted by Fer-Marc Equipment meets our specifications and is recommended for purchase. The purchase is within the 1993 approved Capital Replacement Budget estimates and the costs are as follows:

Purchase Price	\$151,922.00
GST (7%)	10,634.54

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
 MONDAY, NOVEMBER 8, 1993
 PAGE 86**

PST (9%)	<u>13,672.98</u>
Contract Amount	\$176,229.52
GST Rebate	<u>6,076.88</u>
Net cost to City	\$170,152.64

The street sweeper to be replaced is a 1983 Athey 2TE4. The unit was placed into service on April 17, 1984, and presently has 6243 hours.

Since going into service, the annual operating costs and hours of use have been as follows:

<u>Year</u>	<u>Operating Costs</u>	<u>Hours of Use</u>
1984	\$ 4,146.00	540
1985	5,240.00	793
1986	9,396.00	731
1987	13,723.00	811
1988	11,690.00	772
1989	20,190.00	715
1990	16,599.00	643
1991	13,534.00	412
1992	24,198.00	612

The hourly costs of operation have risen from a low of \$6.60 per hour in 1985 to a high of \$39.54 per hour in 1992.

The condition of the unit is such that a major overhaul would be required if the unit were to be kept in service. The costs of overhauling the unit could run upwards of \$30,000.00 and is not recommended.

There are sufficient funds in the Replacement Reserve for the purchase. The current position of the Replacement Reserve for the Four-Wheel Sweeper group is as follows:

Provision to Reserve	\$571,864.00
Reserve Requirement	<u>570,000.00</u>
Surplus in Reserve	\$ 1,864.00

Trade-in allowances of \$6,500.00 and \$10,000.00 were received from two of the three bidders. The allowance was not sufficient, thus the replaced unit will be disposed of through public tender. The expected return on disposal is in the order of \$18,000.00.

Delivery of the new unit will be in 1994 in time for the next sweeping season."

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 87**

Report of the City Engineer, October 18, 1993:

"Vehicle and Equipment Services has tendered a replacement unit for the four-wheel street sweeper currently used in the Engineering Department's sweeping programs.

Street sweepers are used to clean sand/dirt/debris from city streets, lanes, parking lots, etc. They are used approximately nine months per year, starting late March or early April and finishing early November.

In the spring months, sweepers are used to sweep up the sand and debris from the winter season. During the summer, they are used to sweep up dirt from trucks and equipment that use the city streets, clean up gravel and dirt after utility excavations and prior to asphalt repairs, clean up after a chemical, gasoline or diesel spill. In the fall, they are used to sweep leaves/debris prior to winter setting in.

This type of equipment is not readily available to rent.

Average usage over the past three years is as follows:

1990	-	710 hours
1991	-	698 hours
1992	-	973 hours
1993	-	903 hours (est.)

Estimated usage is 900 hours per year. Work loads are projected to be similar in future years."

Your committee has considered the above and

RECOMMENDS: that City Council accept the low bid meeting specifications submitted by Fer-Marc Equipment Ltd., for the purchase of One (1) Four-Wheel Street Sweeper, at a total estimated cost of \$176,229.52, including GST and PST.

ADOPTED.

4. Application for Water Connection

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 88**

**Saskatchewan Water Corporation East Treated Water Line
K. and D. McKnight
SW 19-35-03-W3M
(File No. CK. 7781-2)**

Your Committee has considered the following Report of the Manager, Water and Pollution Control Department, October 20, 1993:

"The attached application for connection to the Saskatchewan Water Corporation East Treated Pipeline was received on October 4, 1993, from K. and D. McKnight. The application is for agricultural (growing herbs) and domestic uses on a 15-acre property. The estimated consumption is 10,800 gallons per month.

The application for connection does not meet the criteria of City of Saskatoon Policy C09-018 - 'Potable Waterline Connections'. The owners do not derive their major living from farming, the land parcel is not 160 acres and does not abut the water pipeline."

- RECOMMENDATION:**
- 1) that the application for connection to the Saskatchewan Water Corporation's East Pipeline by K. and D. McKnight be denied; and,
 - 2) that the Saskatchewan Water Corporation be so advised.

ADOPTED.

REPORT NO. 6-1993 OF THE COMMITTEE ON COMMITTEES

Composition of Committee

His Worship the Mayor, Chair
Councillor D. L. Birkmaier
Councillor M. T. Cherneskey, Q.C.
Councillor B. Dyck
Councillor M. Hawthorne
Councillor O. Mann
Councillor P. McCann
Councillor P. Mostoway
Councillor G. Penner
Councillor M. Thompson

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 89**

Councillor K. Waygood

**1. Quorum - Leisure Services Advisory Board
(File No. CK. 175-4)**

Section 68 of The Council Procedure Bylaw states as follows:

- "(1) A quorum for a Committee of four Aldermen shall be two Aldermen.
- (2) A quorum for the Personnel and Organization Committee shall be 50 percent of the membership of the Committee.
- (3) A quorum in the case of all other Committees shall be a majority of the members of the Committee."

In the case of the Leisure Services Advisory Board, a quorum is therefore nine.

The Leisure Services Advisory Board has had some difficulty in achieving a quorum for meetings, due to the large size of the Board. The Board has requested, and your Committee concurs, that the quorum be reduced from nine to seven.

- RECOMMENDATION:**
- 1) that the quorum required for the Leisure Services Advisory Board be seven members; and
 - 2) that the City Solicitor be requested to amend The Council Procedure Bylaw accordingly.

ADOPTED.

REPORT NO. 11-1993 OF A COMMITTEE OF THE WHOLE COUNCIL

Composition of Committee

His Worship the Mayor, Chair
Councillor D. L. Birkmaier
Councillor M. T. Cherneskey, Q.C.
Councillor B. Dyck
Councillor M. Hawthorne
Councillor O. Mann
Councillor P. McCann
Councillor P. Mostoway
Councillor G. Penner
Councillor M. Thompson
Councillor K. Waygood

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 90**

**1. Task Force on Urban Government Renewal
(File No. CK. 155-3)**

The following is a report of the City Commissioner dated October 19, 1993:

"As a result of a resolution at the 1993 annual meeting of SUMA, a Task Force on Urban Government Renewal has been struck by SUMA. The Task Force consists of both elected and administrative officials. It has a mandate to develop and oversee an ongoing process of urban government reform. It will review and make recommendations with regard to the organization, financing, and current jurisdiction of urban governments.

It will attempt to deal with issues like citizens' demands for more services, and senior government's off-loading costs and responsibilities.

The Task Force has established a budget of \$100,000 for its 1993 activities. To date, it has in place a provincial government grant of \$50,000, a \$10,000 budget allocation from SUMA's 1993 Operating Budget, and is looking for voluntary contributions from its members. The City of Saskatoon and City of Regina have been approached with the request that each provide \$15,000 towards the Task Force.

At the present time, the City of Saskatoon does not have an area in the Operating Budget for such a grant; however, if Council so authorized, an over-expenditure in the grant to SUMA could be made."

Your Committee supports the activities of the Task Force on Urban Government Renewal and

RECOMMENDS: that City Council authorize a grant of \$15,000 to the SUMA Task Force on Urban Government Renewal, and that the source of funding be an over-expenditure in the Operating Budget.

ADOPTED.

**2. Economic Development Authority
Strategic Plan
(File No. CK. 3500-1)**

City Council, at its meeting held on September 13, 1993, received the above-noted document and

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 91**

resolved that it be referred to A Committee of the Whole Council for review and report.

Your Committee has reviewed the document and submits the following

RECOMMENDATION: that the Saskatoon Economic Development Authority Strategic Plan "To The Year 2000" be approved.

ADOPTED."

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT the report of the Committee of the Whole be adopted with the exception of Clause 1, Report No. 26-1993 of the Works and Utilities Committee.

CARRIED.

Councillor Dyck excused himself from discussion and voting on the report of the Committee of the Whole dealing with Clause 1, Report No. 26-1993 of the Works and Utilities Committee.

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT the report of the Committee of the Whole dealing with Clause 1, Report No. 26-1993 of the Works and Utilities Committee be adopted.

CARRIED.

MOTIONS

REPORT OF THE CITY CLERK:

"Councillor Waygood gave the following Notice of Motion at the meeting of City Council held on October 26, 1993:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 92**

TAKE NOTICE that at the next regular meeting of City Council, I will move the following motion:

"THAT Council support the formation of a Task Force on Youth Issues;

THAT the Task Force membership include diverse representation of the youth of the City;

AND THAT the Task Force thoroughly examine the issues of importance as developed by a steering committee, comprised of elected officials, civic personnel and youth representatives. The steering committee will also be instructed to develop the terms of references and guidelines for the Task Force."

Pursuant to earlier resolution, Item A.20 of "Communications" was brought forward and considered.

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT the motion be deferred for two weeks.

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7367

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 7367, being "A Bylaw of The City of Saskatoon to amend Bylaw No. 6772, entitled, 'A Bylaw Respecting Zoning in the City of Saskatoon'" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 93**

Moved by Councillor Birkmaier, Seconded by Councillor Cherneskey,

THAT Bylaw No. 7367 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Thompson,

THAT Council go into Committee of the Whole to consider Bylaw No. 7367.

CARRIED.

Council went into Committee of the Whole with Councillor Birkmaier in the Chair.

Committee arose.

Councillor Birkmaier, Chair of the Committee of the Whole, made the following report:

That while in Committee of the Whole, Bylaw No. 7367 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Thompson,

THAT permission be granted to have Bylaw No. 7367 read a third time at this meeting.

CARRIED UNANIMOUSLY.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 94**

Moved by Councillor Birkmaier, Seconded by Councillor Cherneskey,

THAT Bylaw No. 7367 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7368

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 7368, being "*A Bylaw of The City of Saskatoon to amend Bylaw No. 6772, entitled, 'A Bylaw Respecting Zoning in the City of Saskatoon'*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Cherneskey,

THAT Bylaw No. 7368 be now read a second time.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 95**

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Thompson,

THAT Council go into Committee of the Whole to consider Bylaw No. 7368.

CARRIED.

Council went into Committee of the Whole with Councillor Birkmaier in the Chair.

Committee arose.

Councillor Birkmaier, Chair of the Committee of the Whole, made the following report:

That while in Committee of the Whole, Bylaw No. 7368 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Thompson,

THAT permission be granted to have Bylaw No. 7368 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor Thompson,

THAT Bylaw No. 7368 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 96**

The bylaw was then read a third time and passed.

Bylaw No. 7378

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 7378, being *"A Bylaw of The City of Saskatoon to amend Bylaw No. 3688, entitled, 'A bylaw of The City of Saskatoon to provide for the licensing and regulating of trailer camps and the occupants of trailers'"* and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Cherneskey,

THAT Bylaw No. 7378 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Thompson,

THAT Council go into Committee of the Whole to consider Bylaw No. 7378.

CARRIED.

Council went into Committee of the Whole with Councillor Birkmaier in the Chair.

Committee arose.

Councillor Birkmaier, Chair of the Committee of the Whole, made the following report:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 97**

That while in Committee of the Whole, Bylaw No. 7378 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Thompson,

THAT permission be granted to have Bylaw No. 7378 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor McCann,

THAT Bylaw No. 7378 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Moved by Councillor Penner, Seconded by Councillor McCann,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 8:55 p.m.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, NOVEMBER 8, 1993
PAGE 98**

Mayor

City Clerk