

Council Chamber  
City Hall, Saskatoon, Sask.  
Tuesday, August 2, 1994,  
at 7:00 p.m.

## **MINUTES OF REGULAR MEETING OF CITY COUNCIL**

**PRESENT:** His Worship Mayor Dayday in the Chair;  
Councillors Penner, McCann, Mostoway, Waygood,  
Birkmaier, Thompson and Mann;  
A/City Commissioner Pontikes;  
Director of Works and Utilities Gustafson;  
A/Director of Finance Ollenberger;  
City Solicitor Dust;  
City Clerk Mann;  
City Councillors' Assistant Kanak

*Moved by Councillor Penner, Seconded by Councillor Thompson,*

*THAT the minutes of regular meeting of City Council held on July 18, 1994, be approved.*

*CARRIED.*

### **HEARINGS**

- 2a) Discretionary Use Application  
Proposed Private Dance School  
1821 Jackson Avenue - R.2 District  
(File No. CK. 4355-1)**

#### **REPORT OF CITY CLERK:**

"City Council, at its meeting held on July 4, 1994, received notice of the above discretionary use application.

The City Planner has now 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.

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

The matter is also being reported on under Clause 1, Report No. 10-1994 of the Municipal Planning Commission with the following recommendation:

- 1) that the application by Irene Jaspar requesting permission to use Lots 33, 34, and 35, Block 16, Plan No. GL, and Lot A, Block 16, Plan No. G 805 (1821 Jackson Avenue) for the purpose of a Private School be approved subject to the provision of six required paved off-street parking spaces at the rear of the building adjacent to the rear lane; and
- 2) that the Planning and Construction Standards Department forward to the Department of Municipal Government a request to amend the legislation to empower the Development Appeals Board with the ability to approve, deny, or approve with conditions, the granting of variances to Zoning Bylaw requirements as they apply to discretionary uses.'

The following is a memo dated July 22, 1994 from Darlene McLeod, Planning and Construction Standards Department regarding the matter:

'As per City Council's policy, notice of the above application and Public Hearing scheduled for the August 2, 1994 meeting of City Council was provided to property owners located within 60 metres of the subject site. One of these property owners, Mr. Hubert Cyr of 1814 Park Avenue, telephoned me with comments that he would like City Council to consider with regard to this application. Mr. Cyr uses a wheelchair and finds it difficult to prepare and mail his own written comments directly to your office.

Mr. Cyr owns, and resides at, 1814 Park Avenue located on the corner of Park Avenue and Taylor Street. This property is situated directly across the lane from the proposed site of the Private Dance School. Mr. Cyr intends to construct a garage in the rear yard of his property in the future. He objects to the approval of this application because he is concerned that Dance School patrons would park vehicles in the lane, rather than in the parking spaces provided at the rear of the building, and that this would obstruct access to his future garage.

Please ensure that Mr. Cyr's comments are provided to Council at the time of the Public Hearing.'

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Attached are copies of the following communications:

- Letter dated July 18, 1994 from Irene Jaspar and Tammy Prospfsky, Private Dance School; and
- Letter dated July 25, 1994 from Marcella Ogenchuk, 1805 Jackson Avenue, submitting petition with nine signatures.
- Letter dated July 28, 1994 from the Church Board; Dr. Terry Goudy, Board Chair; and Rev. Mel Siggelkow, Pastor, Taylor Street Community Church."

*His Worship Mayor Dayday ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.*

*Moved by Councillor McCann, Seconded by Councillor Birkmaier,*

*THAT Clause 1, Report No. 10-1994 of the Municipal Planning Commission be brought forward and considered.*

*CARRIED.*

**REPORT NO. 10-1994 OF THE MUNICIPAL PLANNING COMMISSION**

- 1. Discretionary Use Application  
Private Dance School  
Lots 33, 34, & 35, Block 16, Plan No. GL  
Lot A, Block 16, Plan No. G805  
1821 Jackson Avenue  
(File No. CK. 4355-1)**

Attached is a copy of a report of the Planning and Construction Standards Department dated June 30, 1994, regarding an application from Irene Jaspar, requesting approval to use Lots 33, 34, and 35, Block 16, Plan No. GL, and Lot A, Block 16, Plan No. G 805 (1821 Jackson Avenue) 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 Commission has reviewed this application and has some difficulties with respect to the restrictiveness of the legislation as it relates to discretionary uses. For this particular application, it will be necessary for the applicant to provide paved parking at the rear of the building and to make the necessary changes to accommodate the side-yard requirements. The Commission is of the

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opinion that there should be some provision to review certain individual circumstances and allow some variances to be permitted.

Additionally, while the Planning and Construction Standards Department has recommended that 12 paved off-street parking spaces be provided at the rear of the building, the Commission is only prepared to recommend the minimum requirement of 6 paved off-street parking spaces.

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

- "1) that the application by Irene Jaspar requesting permission to use Lots 33, 34, and 35, Block 16, Plan No. GL, and Lot A, Block 16, Plan No. G 805 (1821 Jackson Avenue) for the purpose of a Private School be approved subject to the provision of six required paved off-street parking spaces at the rear of the building adjacent to the rear lane; and
- 2) that the Planning and Construction Standards Department forward to the Department of Municipal Government a request to amend the legislation to empower the Development Appeals Board with the ability to approve, deny, or approve with conditions, the granting of variances to Zoning Bylaw requirements as they apply to discretionary uses."

*Moved by Councillor Mann, Seconded by Councillor Mostoway,*

*THAT the submitted correspondence be received.*

*CARRIED.*

*Moved by Councillor Penner, Seconded by Councillor McCann,*

*THAT the hearing be closed.*

*CARRIED.*

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*Moved by Councillor Thompson, Seconded by Councillor McCann,*

*THAT the application by Irene Jaspar requesting permission to use Lots 33, 34, and 35, Block 16, Plan No. GL, and Lot A, Block 16, Plan No. G 805 (1821 Jackson Avenue) for the purpose of a Private School be approved subject to the provision of six required paved off-street parking spaces at the rear of the building adjacent to the rear lane.*

*CARRIED.*

**2b) Hearing  
Proposed Lane Closing  
Portion of East-West Lane in the NorthEast  
Corner of Circle Drive and Idylwyld Drive  
Bylaw No. 7435  
(File No. CK. 6295-1)**

**REPORT OF CITY CLERK:**

"Attached is a copy of Clause A1, Report No. 15-1994 of the City Commissioner, which was adopted by City Council at its meeting held on July 4, 1994.

Council, at its meeting held on July 4, 1994, gave notice of its intention to consider the proposed lane closing and instructed the City Solicitor to take further necessary steps in respect of the matter.

Report of the City Solicitor:

`City Council instructed this office to proceed with the above closing.

The report of the City Engineer of June 24, 1994 recommended that upon The City of Saskatoon obtaining title to the lane intended to be closed, it be sold to Meidl Honda for \$16,655.83 plus Goods and Services Tax and all associated legal costs. It was understood at that time that the sale proceeds would be paid to the City. However, it now appears that the proceeds will be paid to the Department of Highways and Transportation. This change has to do with the type of roadway being closed. This particular lane was surveyed on a road plan. All surveyed roadways are vested to or deemed owned by the Department of Highways and Transportation. This type of roadway must be contrasted with a street or lane created by the subdivision process and dedicated for public use. In the case of a roadway surveyed alone on road plans, the Department of Highways takes the

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position that the proceeds of the sale of the roadway must be paid to the Department. In the case of the roadways created and dedicated by the subdivision process, the City receives the sale proceeds.

The Department is prepared to consent to the closing and is prepared to sell the lane to Meidl Honda for the same price originally quoted by the City. Meidl Honda is aware of this change and has reached an agreement with the Department for the sale.

It should be noted that Meidl Honda has advised that title to the lane should be transferred to 605375 Saskatchewan Ltd. rather than Meidl Honda. This is a holding company controlled by Mr. Meidl.

The advertising and the Notice of Closing in connection with this matter were amended to reflect these changes. In all other respects, the closing has proceeded in accordance with Council's resolution of July 4, 1994. All the preliminary proceedings in connection with the proposed closing of the lane have been taken, and we have secured consents from all those required to give same.'

The City Solicitor has now advised that all preliminary proceedings in connection with the closing have been taken including the receipt of approval of the Deputy Minister of Highways and Transportation and the advertisement of the notice of proposed closing and the service of such notice on abutting property owners.

Accordingly, Council, at this meeting, is to consider and determine any submissions and objections to the proposed lane closing prior to consideration of Bylaw No. 7435, a copy of which is attached."

*His Worship Mayor Dayday ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.*

*Moved by Councillor Penner, Seconded by Councillor Mostoway,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Thompson, Seconded by Councillor Penner,*

*THAT Council consider Bylaw No. 7435.*

*CARRIED.*

**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

**A. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL**

- 1) **Marlene Hall, Secretary**  
**Development Appeals Board, dated July 26**

Submitting Notice of Development Appeals Board Hearing regarding proposed front porch addition to one-unit dwelling at 502 - 11th Street East. (File No. CK. 4352-1)

- 2) **Marlene Hall, Secretary**  
**Development Appeals Board, dated July 21**

Submitting Notice of Development Appeals Board Hearing regarding existing attached garage with southerly side yard deficiency/encroachment at 1033 Avenue K North. (File No. CK. 4352-1)

- 3) **Marlene Hall, Secretary**  
**Development Appeals Board, dated July 21**

Submitting Notice of Development Appeals Board Hearing regarding existing one unit dwelling with southerly side yard deficiency/encroachment at 338 Avenue V South. (File No. CK. 4352-1)

- 4) **Marlene Hall, Secretary**  
**Development Appeals Board, dated July 25**

Submitting Notice of Development Appeals Board Hearing regarding proposed fence in fronto yard area at 322 LaRonge Road. (File No. CK. 4352-1)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Penner, Seconded by Councillor Thompson,*

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*THAT the information be received.*

*CARRIED.*

**5) Bruce Acton, Riel Day Chair  
CEQC TV, dated July 12**

Submitting copy of letter sent to Todd Jarvis regarding assistance provided for the Louis Riel Day.  
(File No. CK. 205-8)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Mostoway, Seconded by Councillor Mann,*

*THAT the information be received.*

*CARRIED.*

**6) Patricia Melnychuk, Co-ordinator  
Northern Region Office, Canadian Diabetes Association, dated July 13**

Requesting Council to proclaim the month of November, 1994 as Diabetes Month in Saskatoon.  
(File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the month of November, 1994 as Diabetes Month in Saskatoon.

*Moved by Councillor Penner, Seconded by Councillor Birkmaier,*

*THAT His Worship the Mayor be authorized to proclaim the month of November, 1994 as Diabetes Month in Saskatoon.*

*CARRIED.*



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**7) Brendan Purdie, Coordinator  
AIDS Saskatoon, dated July 15**

Requesting Council to proclaim the week of October 3 to 9, 1994 as AIDS Awareness Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of October 3 to 9, 1994 as AIDS Awareness Week in Saskatoon.

*Moved by Councillor Birkmaier, Seconded by Councillor McCann,*

*THAT His Worship the Mayor be authorized to proclaim the week of October 3 to 9, 1994 as AIDS Awareness Week in Saskatoon.*

*CARRIED.*

**8) Peggy McKercher, Chair  
Meewasin Valley Authority, dated July 7**

Requesting Council to proclaim the week of August 28 to September 4, 1994 as Meewasin Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of August 28 to September 4, 1994 as Meewasin Week in Saskatoon.

*Moved by Councillor Waygood, Seconded by Councillor Penner,*

*THAT His Worship the Mayor be authorized to proclaim the week of August 28 to September 4, 1994 as Meewasin Week in Saskatoon.*

*CARRIED.*

**9) Judy Jordan, Committee Member, Hotel Olympics**

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**Park Town Motor Hotels Ltd., dated July 22**

Requesting permission for temporary closure of 21st Street between Spadina Crescent and 4th Avenue on September 11, 1994, from 7:00 a.m. to 4:00 p.m. for the annual Hotel Olympics Day festivities. (File No. CK. 205-1)

**RECOMMENDATION:** that the request be approved subject to Administrative conditions.

*Moved by Councillor Mann, Seconded by Councillor Mostoway,*

*THAT the request be approved subject to Administrative conditions.*

*CARRIED.*

**10) Bev Bullin, Chair  
Saskatoon Terry Fox Organizing Committee, dated July 27**

Requesting permission to post small signs along some of the major streets in conjunction with the Terry Fox Run to be held on Sunday, September 18, 1994 at 1:00 p.m. in Kiwanis Park. (File No. CK. 6280-1)

**RECOMMENDATION:** that the request be approved subject to Administrative conditions and subject to the signs being removed by the Saskatoon Terry Fox Organizing Committee following the Terry Fox Run.

*Moved by Councillor Birkmaier, Seconded by Councillor McCann,*

*THAT the request be approved subject to Administrative conditions and subject to the signs being removed by the Saskatoon Terry Fox Organizing Committee following the Terry Fox Run.*

*CARRIED.*

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**11) Lorraine Stewart, Administrator  
Saskatoon Food Bank, dated July 26**

Expressing appreciation to Council for grant received. (File No. CK. 1871-3)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Mostoway, Seconded by Councillor Penner,*

*THAT the information be received.*

*CARRIED.*

**12) Gloria Mitchell, Special Events Committee  
Saskatoon's United Way, dated July 26**

Requesting permission for temporary closure of 23rd Street between 3rd and 4th Avenues on Thursday, September 29, 1994 from 11:15 a.m. to 1:45 p.m. in connection with the All Star Rodeo. (File No. CK. 205-1)

**RECOMMENDATION:** that the request be approved subject to Administrative conditions.

*Moved by Councillor Thompson, Seconded by Councillor Mann,*

*THAT the request be approved subject to Administrative conditions.*

*CARRIED.*

**13) Deneene Ross, Recycling Representative  
Alcan Recycling Canada, dated July 15**

Providing comments regarding recycling of aluminum beverage cans in Western Canada. (File No. CK. 7830-5)

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**RECOMMENDATION:** that the information be received.

*Moved by Councillor Waygood, Seconded by Councillor Thompson,*

*THAT the information be received.*

*CARRIED.*

**14) Lorna Shaw-Lennox, Special Events Programmer  
Meewasin Valley Authority, dated July 26**

Requesting temporary closure of Spadina Crescent from 20th Street to 3rd Avenue on Sunday, September 4, 1994 from 10:00 a.m. to 11:00 p.m. in conjunction with celebrations to mark the 15th Anniversary of the Meewasin Valley Authority. (File No. CK. 205-1)

**RECOMMENDATION:** that the request be approved subject to Administrative conditions.

*Moved by Councillor Penner, Seconded by Councillor McCann,*

*THAT the request be approved subject to Administrative conditions.*

*CARRIED.*

**15) Peter Foley  
Gauley & Co., dated July 26**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Mr. Foley be heard during consideration of Clause 1, Report No. 15-1994 of the Planning and Development Committee.

**16) K. N. Lamb  
807 Cumberland Avenue South, dated July 27**

Submitting comments regarding possible effects of potential flooding at the corner of Cumberland

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Avenue and Main Street as a result of the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that the information be received and considered with Clause 1, Report No. 15-1994 of the Planning and Development Committee.

**17) Walter Mah, President  
North Ridge Development Corporation, dated July 25**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Mr. Mah be heard during consideration of Clause 1, Report No. 15-1994 of the Planning and Development Committee.

**18) Garry Mak, Senior Project Engineer  
UMA Engineering Ltd., dated July 28**

Requesting permission for a representative of the Islamic Association of Saskatchewan to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that a representative of the Islamic Association of Saskatchewan be heard during consideration of Clause 1, Report No. 15-1994 of the Planning and Development Committee.

**19) A. H. Rajput  
University of Saskatchewan and Royal University Hospital, dated July 28**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Dr. Rajput be heard during consideration of Clause 1, Report No. 15-1994 of the Planning and Development Committee.

**20) Said Elfakhani, Associate Professor of Finance  
College of Commerce, University of Saskatchewan, dated July 26**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

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**RECOMMENDATION:** that Dr. Elfakhani be heard during consideration of Clause 1, Report No. 15-1994 of the Planning and Development Committee.

**21) Howard R. Nixon  
1908 - 14th Street East, dated August 2**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Dr. Nixon be heard during consideration of Clause 1, Report No. 15-1994 of the Planning and Development Committee.

**24) H. Neumann  
611 Leslie Avenue, dated August 1**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Mrs. Neumann be heard during consideration of Clause 1, Report No. 15-1994 of the Planning and Development Committee.

**25) J. Robert McNeill, Professor of Pharmacology  
608 Leslie Avenue, dated July 17 \_\_\_\_\_**

Submitting comments regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that the information be received and considered with Clause 1, Report No. 15-1994 of the Planning and Development Committee.

**26) Anne Dooley  
206 Garrison Crescent, dated August 2**

Submitting comments regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that the information be received and considered with Clause 1,

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Report No. 15-1994 of the Planning and Development Committee.

**27) Daniel J. Kuhlen, Solicitor for the Islamic  
Association of Saskatchewan (Saskatoon) Inc., dated August 2**

Requesting permission to address Council on behalf of the Islamic Association of Saskatchewan (Saskatoon) Inc. regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Mr. Kuhlen be heard during consideration of Clause 1, Report No. 15-1994 of the Planning and Development Committee.

**28) Catherine A. Sloan  
McKercher Laing & Whitmore, dated July 29**

Requesting permission to address Council on behalf of John R. Beckman, Q.C., regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Ms. Sloan be heard during consideration of Clause 1, Report No. 15-1994 of the Planning and Development Committee.

*Moved by Councillor Penner, Seconded by Councillor McCann,*

*THAT the information be received and considered with Item 6a) of "Unfinished Business".*

*CARRIED.*

**16) K. N. Lamb  
807 Cumberland Avenue South, dated July 27**

*DEALT WITH EARLIER. SEE PAGE NO. 13.*

**17) Walter Mah, President**

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**North Ridge Development Corporation, dated July 25**

*DEALT WITH EARLIER. SEE PAGE NO. 13.*

**18) Garry Mak, Senior Project Engineer  
UMA Engineering Ltd., dated July 28**

*DEALT WITH EARLIER. SEE PAGE NO. 13.*

**19) A. H. Rajput  
University of Saskatchewan and Royal University Hospital, dated July 28**

*DEALT WITH EARLIER. SEE PAGE NO. 13.*

**20) Said Elfakhani, Associate Professor of Finance  
College of Commerce, University of Saskatchewan, dated July 26**

*DEALT WITH EARLIER. SEE PAGE NO. 13.*

**21) Howard R. Nixon  
1908 - 14th Street East, dated August 2**

*DEALT WITH EARLIER. SEE PAGE NO. 13.*

**22) Chandra Chornook, Administrator  
The Canadian Deaf-Blind and Rubella Association, dated July 26**

Expressing appreciation to Council for proclaiming the week of August 21 to 27, 1994 as Deaf-Blind Awareness Week in Saskatoon and extending an invitation to Council members to attend events planned for the week. (File No. CK. 205-5)

**RECOMMENDATION:** that the information be received.



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*Moved by Councillor Penner, Seconded by Councillor Waygood,*

*THAT the information be received.*

*CARRIED.*

**23) Councillor Bev Dyck, dated August 2**

Advising Council that he wishes to withdraw his motion relating to Labour Negotiations. (File No. CK. 4720-1)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Mostoway, Seconded by Councillor Thompson,*

*THAT the information be received.*

*CARRIED.*

*COUNCILLOR THOMPSON INDICATED THAT HE WAS WITHDRAWING HIS MOTION REQUESTING A MEETING OF THE COMMITTEE OF THE WHOLE REGARDING NEGOTIATIONS SINCE A MEETING HAS BEEN HELD.*

**24) H. Neumann  
611 Leslie Avenue, dated August 1**

*DEALT WITH EARLIER. SEE PAGE NO. 13.*

**25) J. Robert McNeill, Professor of Pharmacology  
608 Leslie Avenue, dated July 17**

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*DEALT WITH EARLIER. SEE PAGE NO. 13.*

- 26) **Anne Dooley**  
**206 Garrison Crescent, dated August 2**

*DEALT WITH EARLIER. SEE PAGE NO. 13.*

- 27) **Daniel J. Kuhlen, Solicitor for the Islamic**  
**Association of Saskatchewan (Saskatoon) Inc., dated August 2**

*DEALT WITH EARLIER. SEE PAGE NO. 13.*

- 28) **Catherine A. Sloan**  
**McKercher Laing & Whitmore, dated July 29**

*DEALT WITH EARLIER. SEE PAGE NO. 13.*

- 29) **Raoul and Mary Riendeau**  
**435 Nemeiben Road, dated August 2**

Requesting permission to address Council regarding property taxes for 1308 8th Street East. (File No. CK. 1930-1)

**RECOMMENDATION:** that Raoul and Mary Riendeau be heard during consideration of Clause 3, Report No. 12-1994 of the Legislation and Finance Committee.

*Moved by Councillor McCann, Seconded by Councillor Penner,*

*THAT Raoul and Mary Riendeau be heard during consideration of Clause 3, Report No. 12-1994 of the Legislation and Finance Committee.*

*CARRIED.*

**B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION**

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- 1) **D. Laurence Mawhinney, President**  
**Federation of Canadian Municipalities, dated July 8**

Submitting information on GST reform. **Referred to the Legislation and Finance Committee.**  
(File No. CK. 155-2)

- 2) **Peter Gallen, Past Board Member, Building and Grounds Committee**  
**Wildwood Court Condominiums, dated July 14**

Commenting regarding composting by Services for Seniors. **Referred to the Administration for a report.** (File No. CK. 7830-3)

- 3) **Beryl and Adrian Wagen**  
**Garrick, SK, dated July 21**

Submitting concerns regarding lack of signs giving direction from the airport to highways out of the City. **Referred to the Administration for a report.** (File No. CK. 6280-1)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Mostoway, Seconded by Councillor Birkmaier,*

*THAT the information be received.*

*CARRIED.*

*Moved by Councillor McCann, Seconded by Councillor Penner,*

*THAT the regular Order of Business be suspended and Item 6a) of "Unfinished Business" and Clause 1, Report No. 15-1994 of the Planning and Development Committee be brought forward and considered.*

*CARRIED.*

**UNFINISHED BUSINESS**

- 6a) **Communications to Council**

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**Regarding Subdivision Application #17/94  
Former Grosvenor Park School Site  
(File No. CK. 4300-2)**

REPORT OF CITY CLERK:

"City Council, at its meeting held on July 18, 1994 deferred consideration of the following communications, copy attached, for consideration with the Planning and Development Committee report on August 2, 1994:

**25) Dr. J. Shiffman  
601 CN Towers, dated July 14**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Dr. Shiffman be heard.

(NOTE: DR. SHIFFMAN HAS ADVISED THAT HE WILL BE UNABLE TO ATTEND THIS COUNCIL MEETING TO SPEAK ON THIS MATTER.)

**26) J. Robert McNeill  
608 Leslie Avenue, dated July 14**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Mr. McNeill be heard.

**27) Dr. A.H. Rajput  
Department of Medicine, University of Saskatchewan, dated July 14**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Dr. Rajput be heard.

**28) Dr. A. Shoker  
Department of Medicine, Royal University Hospital, dated July 14**

Requesting permission for Dr. Murabit and himself to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

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**RECOMMENDATION:** that Drs. Shoker and Murabit be heard.

- 29) **Dr. S. Akhtar**  
**51 Anderson Crescent, dated July 14**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Dr. Akhtar be heard.

- 30) **Sharon V. Boan**  
**1002 Melrose Avenue, dated July 14**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Ms. Boan be heard.

- 31) **John V. Montgomery**  
**501 Copland Crescent, dated July 14**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Mr. Montgomery be heard.

- 32) **Terry Boucher**  
**4 - 1910 Main Street, dated July 14**

Stating opposition to the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that the information be received.

- 33) **Aytan Forrest**  
**234 - 10th Street East, dated July 12**

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Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Ms. Forrest be heard.

**34) Amer Kassem  
3445 Harrington Street, dated July 12**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Amer Kassem be heard.

**35) Dr. Z.H. Alvi  
12 Kirk Crescent, dated July 12**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Dr. Alvi be heard.

**36) Dr. F. Saleh  
238 Anderson Crescent, dated July 12**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Dr. Saleh be heard.

**37) Dr. Said Elfakhani  
College of Commerce, University of Saskatchewan, dated July 14**

Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Dr. Elfakhani be heard.

**38) Dr. M.A. Baltzan  
366 Third Avenue South, dated July 14**

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Requesting permission to address Council regarding the proposed new subdivision for Grosvenor Park. (File No. CK. 4300-2)

**RECOMMENDATION:** that Dr. Baltzan be heard.'

This matter is also being reported on under Clause 1, Report No. 15-1994 of the Planning and Development Committee."

**REPORT NO. 15-1994 OF THE PLANNING AND DEVELOPMENT COMMITTEE**

**1. Subdivision Application #17/94  
Former Grosvenor Park School Site  
(File No. CK. 4300-2)**

City Council, at its meeting held on June 20, 1994, considered Clause B5, Report No. 14-1994 of the City Commissioner regarding the above-noted subdivision application. The report recommends:

- 1) that Subdivision Application #17/94 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
- 2) that the requested easements, as shown on the Plan of Proposed Subdivision, be granted and 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 these easements, in a form that is satisfactory to the City Solicitor.

City Council heard a number of presentations regarding this matter and subsequently resolved that the matter be referred to the Planning and Development Committee for review and report back to Council by the end of July.

Your Committee met with interested parties regarding this matter and has considered several presentations outlining neighbourhood concerns including lot sizes and front yard setbacks, as well as other matter. The following report of the City Planner dated July 11, 1994, discusses two options for reconfiguring Lots 1 - 9 in order to increase the front-yard setback requirement to 9 metres and an increase in lot sizes:

"During its July 4, 1994, meeting, the Planning and Development Committee considered

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several verbal and written presentations from interested parties with respect to Subdivision Application #17/94 (concerning the site of the former Grosvenor Park School). The Committee also considered two options for reconfiguring Lots 1 - 9 in order to increase the front-yard setback requirement to 9 metres. These options, which are as follows, were prepared by the Planning and Construction Standards Department as a result of a request by the Committee during its June 27, 1994, in-camera meeting:

- Option 1: Increase the depth of Lots 1 - 9 from 33.0 to 34.2 metres, thus allowing the front-yard setback to be increased from six to nine metres.
- Option 2: Increase the depth of Lots 1 - 9 from 33.0 to 40 metres, again allowing the front-yard setback to be increased from six to nine metres.

On July 4, 1994, the Committee received this information and requested the City Planner to discuss these options with the developer and to report further during the Committee's next meeting.

On July 7, 1994, the Planning and Construction Standards Department discussed the two options with representatives of the Islamic Association of Saskatchewan, Northridge Developments Ltd., and UMA Engineering. As a consequence of this meeting, the Islamic Association of Saskatchewan forwarded the attached July 8, 1994, letter to the Chairman of the Planning and Development Committee.

The Association is of the view that City Council should approve the plan of proposed subdivision which was originally submitted under Subdivision Application #17/94. (See the attached Plan A.) However, if this is not acceptable to City Council, the Association is prepared to undertake some financial sacrifices in a spirit of compromise and will support the attached Plan D. This revised Plan includes:

- a reduction in the number of lots fronting onto Grosvenor Park from nine to eight,
- an increase in the lot-frontage for the eight lots, ranging from 17.674 metres to 19.884 metres (as opposed to the proposed lot-frontages in Plan A which range from 17.678 metres to 15 metres),
- an increase in the lot-depth from 33 metres to 34.6 metres and a resulting increase in the front-yard setback from 6.0 metres to 9.0 metres,
- an increase in the lot-area for Lots 1 - 8, ranging from 595.5 m<sup>2</sup> to 688 m<sup>2</sup> (as opposed to the proposed lot-areas in Plan A which range from 495 m<sup>2</sup> to 583.4 m<sup>2</sup>), and
- a minor readjustment of all of the remaining lots to accommodate the revisions to the number, frontage, and depth of Lots 1 - 8.

The Planning and Construction Standards Department has no objections to the proposed Plan D. A copy of this Plan has been circulated to all relevant civic departments and servicing-agencies for comment. It is expected that all of these departments and agencies will also have no objections to Plan D."



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Your Committee supports Plan D and is satisfied that this Plan meets all civic requirements.

It should be noted that the amended residential lot configuration (Plan D) contains one less residential lot than provided in the plan submitted with the original Subdivision Application (Plan A), this results in a reduction in the required approval fee from \$950.00 to \$900.00.

Attached, for Council's review, are copies of the following:

- "Attachment AA" Letter dated July 18, 1994 from A. Shoker, Islamic Association of Saskatchewan (Saskatoon) indicating the Association agrees to Plan D and a letter dated July 8, 1994 from The Islamic Association of Saskatchewan in response to two proposed amendments to the existing plans together with copies of Plans A, B, C, and D.
- "Attachment A" containing Clause B5, Report No. 14-1994 of the City Commissioner together with attachments referred to therein.
- "Attachment B" containing an excerpt from the minutes of meeting of the Planning and Development Committee held on June 27, 1994, together with copies of presentations referred to therein.
- "Attachment C" containing an excerpt from the minutes of meeting of the Planning and Development Committee held on July 4, 1994, together with copies of presentations referred to therein.
- "Attachment D" containing submissions received at the July 18, 1994 meeting of the Planning and Development Committee.

Additionally, City Council, at its meeting held on July 4, 1994, received correspondence from the Treasurer of the Varsity View Community Association requesting Council to establish a policy for land severance and infill housing applications to define criteria for the term "consistent with the existing character". A copy of this communication is contained in "Attachment B", appended to this report. The following is a report of the Director of Planning and Development dated July 12, 1994, regarding this matter:

"During its July 4, 1994, meeting, City Council received the above-noted correspondence from the Treasurer of the Varsity View Community Association. The letter, a copy of which has been attached, refers to certain land-use regulations which have been implemented by the City of Mississauga. Specific reference was made to the following resolution which was passed by the Association on June 21, 1994:

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'That the Varsity View Community Association urge the City of Saskatoon to establish Policies and Standards for Land Severance and Infill Housing modelled upon the experience learned by the City of Mississauga in preparing their Bylaw 610-90 passed November 12, 1990.'

City Council referred this matter to the Planning and Development Committee for consideration and for a report.

In addition to reviewing the material which was provided with Mr. MacAulay's letter, the Planning and Construction Standards Department contacted Mississauga's Planning and Building Department for addition information on the content and application of its Bylaw. We were advised that Mississauga's Bylaw is an amendment to the City's Comprehensive Zoning Bylaw and that it deals primarily with issues of 'community character' in two local areas -- the Queen Elizabeth Planning District and the Clarkson-Lorne Park Planning District. Both areas were developed in the early 1950s as residential subdivisions with limited services (e.g. sanitary sewage was handled by septic systems). The lot-sizes in the original subdivisions typically ranged from 0.5 to 1.0 acres. Most houses were constructed in the single-story-bungalow style.

In the 1970s, full municipal services were installed in both areas and they are now served by standard water and sewer systems. In Ontario, rising housing demand in the late 1970s and early 1980s caused land-values in both districts to rise markedly and the owners of private properties in the Queen Elizabeth and Clarkson-Lorne Park Planning Districts applied for single severance of many of the larger lots.

Each newly-created lot was able to demand a high market price and accordingly, the value and the size of the new houses which were being constructed also increased significantly. Typically, a new house which was constructed on a newly-created lot was a very large two-storey building and was set between two smaller bungalow-style houses. The marked contrast in the size and style of the houses, together with the clearing of each new lot for construction, caused some anxiety among the neighbouring residents. Their concerns led to the City of Mississauga's Bylaw 610-90.

In Mississauga, the primary issue was that single-lot severance were enabling the construction of new houses in between the existing houses throughout the two Planning Districts. Together with the contrasting type of new-house construction, the character of both planning districts was certainly impacted.

It is also important to note that the municipality's control of the problem in Mississauga has been achieved through the use of secondary plans, architectural controls, and site-plan controls. In Saskatchewan, *The Planning and Development Act* does not allow municipalities to use secondary plans or site-plan controls. The Act has only recently been

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amended to allow architectural review. The Planning and Construction Standards Department is currently preparing a procedure for applying architectural review in Saskatoon and will be bringing forward a proposal in December of 1994 for consideration by the Planning and Development Committee.

In Ontario, secondary plans are used by municipalities to provide detailed policies for specific areas of a community. These plans flow from each municipality's general official plan. They provide more detailed policies on specific issues in local areas and accordingly, serve as guides for the detailed regulations of the zoning bylaws.

Architectural controls have been employed by most municipalities in Ontario for many years. In the Queen Elizabeth and Clarkson-Lorne Park Planning Districts of Mississauga, the architecture of new construction is controlled by reviewing the design of garages, by specifications on the height of building-walls, by controls on the design of the front elevation of houses (including roof lines, dormers and porches), and by limits on the size of the parking areas.

Site-plan controls have also been employed in most municipalities in Ontario, including Mississauga. These controls permit a detailed review of the landscaping, building-arrangement, parking-layout, location of curb-cuts, etc. for each lot.

In the Planning and Construction Standards Department's opinion, the conditions which prevailed in Mississauga and which led to its Bylaw 610-90 are not present in Saskatoon. However, the Department is well aware of the issues of neighbourhood-character, many of which have been discussed at length during the recent review of the Core Neighbourhood Study and will be addressed further in the Plan Saskatoon Project which is currently underway.

The City of Saskatoon's experience with infill housing has been largely positive. In the Montgomery Neighbourhood, infill and new house construction has occurred successfully for many years. Recently, the Varsity View Neighbourhood has experienced the construction of several new homes which stabilize and add value to the Neighbourhood. This experience, together with recent initiatives by other civic departments (such as the Civic Buildings and Grounds Department's activities in urban-forest protection), can guide City Council at the present time. As the Plan Saskatoon Project progresses, the public-involvement component which is scheduled for the 1994-95 period will enable a full public dialogue on a wide range of issues, including neighbourhood form, residential density, infill policy, environmental protection, and regulatory reform."

**RECOMMENDATION:** 1) that the information be received;

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- 2) that Subdivision Application #17/94, as amended by Plan D dated July 8, 1994, be approved, subject to:
  - a) the payment of \$900.00 which is the required approval fee; and
  - b) the owner entering into a servicing agreement with the City of Saskatoon; and,
- 3) that the requested easements, as shown on the Plan of Proposed Subdivision, be granted and 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 these easements, in a form that is satisfactory to the City Solicitor.

*Pursuant to earlier resolution, Items A.15 to A.21 and A.24 to A.28 of "Communications" were brought forward and considered.*

*Moved by Councillor Penner, Seconded by Councillor McCann,*

*THAT Mr. Foley be heard.*

*CARRIED.*

*Mr. Peter Foley, on behalf of the Islamic Association of Saskatchewan, advised Council that Plan D was a modified plan put forward by the applicant in an attempt to address some of the objections of the area residents. He urged Council to approve the subdivision application.*

*Moved by Councillor Birkmaier, Seconded by Councillor McCann,*

*THAT the information be received.*

*CARRIED.*

*Moved by Councillor McCann, Seconded by Councillor Mostoway,*

*THAT the correspondence from K. N. Lamb be received.*

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*CARRIED.*

*Moved by Councillor McCann, Seconded by Councillor Penner,*

*THAT Mr. Mah be heard.*

*CARRIED.*

*Mr. Walter Mah, President, North Ridge Development Corporation, expressed concern regarding any further delays and urged Council to approve the subdivision application.*

*Moved by Councillor Penner, Seconded by Councillor Thompson,*

*THAT the information be received.*

*CARRIED.*

*Moved by Councillor Birkmaier, Seconded by Councillor McCann,*

*THAT the remaining speakers be heard.*

*CARRIED.*

*Dr. A. Shoker, representative of the Islamic Association of Saskatchewan, indicated that Plan D includes all of the legal requirements and many of the changes and concerns raised by the neighbours. He urged Council to support the subdivision application.*

*Dr. A. H. Rajput reviewed his submitted brief and addressed many of the concerns of neighbourhood residents. He urged Council to approve the application.*

*Dr. Said Elfakhani reviewed his submitted brief and highlighted the disadvantages of an exit to Main Street. He expressed the opinion that the exit should be to Copland Crescent.*

*Dr. Howard Nixon, resident of Grosvenor Park, highlighted concerns regarding the proposed subdivision and indicated that access and egress from Copland Crescent is a major concern. He asked that Council consider having temporary or permanent access to Main Street at least during construction.*

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*Mrs. H. Neumann, resident of Grosvenor Park, reviewed her submitted brief and strongly urged Council to vote for a Main Street access.*

*Mr. Daniel J. Kuhlen, Solicitor for the Islamic Association of Saskatchewan (Saskatoon) Inc., reviewed his submitted brief and addressed the concerns of residents regarding traffic and noise. He noted that Plan D was designed to meet the legal requirements as well as attempt to deal with the concerns of the residents. He urged Council to endorse the plan for subdivision at this meeting.*

*Ms. Catherine A. Sloan, McKercher Laing & Whitmore, addressed Council on behalf of John Beckman. She noted that Plan D addresses some of the concerns of the residents but is still out of character with the neighbourhood. She indicated that a major concern was increased traffic and noise created by an access onto Copland Crescent instead of Main Street. She questioned the legality of the subdivision application with respect to the percentage of public reserve as required under The Planning and Development Act. Ms. Sloan urged Council to reject the proposed plan.*

*Mr. Jim McKay, on behalf of Dr. J. Robert McNeill, indicated that Dr. McNeill is opposed to the development but is willing to compromise. He noted that consideration should be given to existing home owners and expressed concern that the value of homes in the area may decrease. He indicated that the concerns are with the character of the neighbourhood, the view, and the increased traffic and noise. He urged Council to approve a plan with access from Main Street.*

*Ms. Sharon V. Boan reviewed her submitted brief and indicated that as an Art Conservator she is concerned about the potential threat to character of new developments within existing established neighbourhoods. She urged Council to use strict design guidelines, ponder all possible ramifications and ensure that the project is done well.*

*Mr. John Montgomery, resident, advised Council that he was addressing Council on behalf of Drs. Shiffman and Laxdal as well as himself. He indicated that the residents believe that there should be a Main Street access. He noted that there are several large trees which face Copland Crescent which should be preserved. Mr. Montgomery advised that there is also a hill that he would like to see preserved but it appears that this would create an unsafe situation. He expressed concern regarding how former school sites are going to be developed in the future and that this might be setting a precedent. Mr. Montgomery asked Council to reject the subdivision application before Council.*

*Ms. Aytan Forrest advised Council that she lived in College Park before the development of East College Park. She noted that when the area residents were advised about the development of East College Park there were concerns and questions. Ms. Forrest highlighted the positive changes that occurred as a result of this development. She advised that there is always resistance to change regardless of the actual change. She noted that the Islamic Association has had a series of open house meetings to listen to the concerns of neighbours and will continue to work in co-operation to*

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*ease the transition to the proposed changes.*

*Dr. Z. H. Alvi indicated that he lives outside the borders of the Grosvenor Park area but his children attended Grosvenor Park School. He noted that he took pride in the school and was concerned about the closure of the school. Dr. Alvi indicated that there is no intention to develop a school in the area and there is no intention to have a Muslim only subdivision. He urged Council to grant permission to develop and enhance the area.*

*Dr. F. Saleh, member of the Islamic Association of Saskatchewan, indicated that three meetings were held to find out what the concerns of the residents were. He addressed concerns regarding garbage collection, mail service, preservation of trees and increased traffic. Dr. Saleh indicated that every effort will be made to have all new sites serviced from the back lane and that the Association is willing to work with the entire community to address concerns wherever possible.*

*Mr. Terry Boucher expressed opposition to the proposed subdivision.*

*Moved by Councillor Penner, Seconded by Councillor McCann,*

*THAT the submitted correspondence and presentations be received as information.*

*CARRIED.*

*Councillor Mostoway rose on a point of privilege and introduced his daughter, Lynne McCaughey and his grandchildren, Caitlin and Shane from Brandon, Manitoba.*

*Moved by Councillor McCann, Seconded by Councillor Penner,*

- 1) that the information be received;*
- 2) that Subdivision Application #17/94, as amended by Plan D dated July 8, 1994, be approved, subject to:*
  - a) the payment of \$900.00 which is the required approval fee; and*
  - b) the owner entering into a servicing agreement with the City of Saskatoon;*  
*and,*

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- 3) *that the requested easements, as shown on the Plan of Proposed Subdivision, be granted and 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 these easements, in a form that is satisfactory to the City Solicitor.*

*CARRIED.*

*Moved by Councillor Thompson, Seconded by Councillor Birkmaier,*

*THAT the Administration report further with respect to access and egress from Main Street during construction.*

*CARRIED.*

**REPORTS**

Mr. R. Tennent, Chair, submitted Report No. 10-1994 of the Municipal Planning Commission;

City Commissioner Irwin submitted Report No. 17-1994 of the City Commissioner;

Councillor McCann, Chair, presented Report No. 15-1994 of the Planning and Development Committee;

Councillor McCann, Chair, presented Report No. 16-1994 of the Planning and Development Committee;

Councillor Mostoway, Chair, presented Report No. 12-1994 of the Legislation and Finance Committee;

Councillor Mostoway, Chair, presented Report No. 13-1994 of the Legislation and Finance Committee; and

Councillor Mann, Member, presented Report No. 17-1994 of the Works and Utilities Committee.

*Moved by Councillor Penner, Seconded by Councillor McCann,*



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

- a) Report No. 10-1994 of the Municipal Planning Commission;*
- b) Report No. 17-1994 of the City Commissioner;*
- c) Report No. 15-1994 of the Planning and Development Committee;*
- d) Report No. 16-1994 of the Planning and Development Committee;*
- e) Report No. 12-1994 of the Legislation and Finance Committee;*
- f) Report No. 13-1994 of the Legislation and Finance Committee; and*
- g) Report No. 17-1994 of the Works and Utilities Committee.*

*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:*

**"REPORT NO. 10-1994 OF THE MUNICIPAL PLANNING COMMISSION**

Composition of Committee

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

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Ms. Lina Eidem  
Mr. Al Ledingham  
Mr. Paul Kawcuniak

**1. Discretionary Use Application  
Private Dance School  
Lots 33, 34, & 35, Block 16, Plan No. GL  
Lot A, Block 16, Plan No. G805  
1821 Jackson Avenue  
(File No. CK. 4355-1)**

Attached is a copy of a report of the Planning and Construction Standards Department dated June 30, 1994, regarding an application from Irene Jaspar, requesting approval to use Lots 33, 34, and 35, Block 16, Plan No. GL, and Lot A, Block 16, Plan No. G 805 (1821 Jackson Avenue) 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 Commission has reviewed this application and has some difficulties with respect to the restrictiveness of the legislation as it relates to discretionary uses. For this particular application, it will be necessary for the applicant to provide paved parking at the rear of the building and to make the necessary changes to accommodate the side-yard requirements. The Commission is of the opinion that there should be some provision to review certain individual circumstances and allow some variances to be permitted.

Additionally, while the Planning and Construction Standards Department has recommended that 12 paved off-street parking spaces be provided at the rear of the building, the Commission is only prepared to recommend the minimum requirement of 6 paved off-street parking spaces.

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

- "1) that the application by Irene Jaspar requesting permission to use Lots 33, 34, and 35, Block 16, Plan No. GL, and Lot A, Block 16, Plan No. G 805 (1821 Jackson Avenue) for the purpose of a Private School be approved subject to the provision of six required paved off-street parking spaces at the rear of the building adjacent to the rear lane; and
- 2) that the Planning and Construction Standards Department forward to the Department of Municipal Government a request to amend the legislation to empower the Development Appeals Board with the ability to approve, deny, or approve with conditions,

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the granting of variances to Zoning Bylaw requirements as they apply to discretionary uses."

*RECOMMENDATION 1) ABOVE WAS DEALT WITH EARLIER. SEE PAGE NO. 1.*

*IT WAS RESOLVED: that the Planning and Construction Standards Department forward to the Department of Municipal Government a request to amend the legislation to empower the Development Appeals Board to approve, deny, or approve with conditions, the granting of variances to Zoning Bylaw requirements as they apply to discretionary uses.*

**REPORT NO. 17-1994 OF THE CITY COMMISSIONER**

**Section A - Works and Utilities**

**A1) School Signing Revisions - Silverwood School  
(File No. CC 6280-3)**

Report of the City Engineer, July 15, 1994:

"The Engineering Department has received a request from the Public School Board to review the signing at Silverwood School. The review has been completed and it is proposed that the signing be revised so that it meets the needs of the school and is consistent with present standards.

The investigation procedure for this school included:

- The preparation of a plan of the existing signing; and,
- a site meeting between representatives of the Engineering Department, Traffic Section of the Saskatoon Police Service, Transit Department, Public School Board and the Principal of Silverwood School.

Based on the results of this investigation, a new school signing plan was formulated using the School Signing Guidelines and considering the needs of this particular school.

The signing required to improve the pedestrian and traffic safety at this school is indicated on the attached Plan No. L0-1D and is described briefly below.

The recommended signing changes along the west side of Silverwood Road are as follows:

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- Replacing the existing 'NO PARKING' restriction from the south side of the intersection with Ball Crescent to the north side of the school's parking lot with a 'NO STOPPING' zone.
- Extending the limits of the 'PARKING, 5 MIN, 0800-1700, Monday-Friday' zone south of the school's main entrance.
- Reducing the limits of the 'NO STOPPING' zone across the school's main entrance.
- Extending the southern limits of the 'PARKING, 5 MIN, 0800-1700, Monday-Friday' zone north of the school's main entrance.

All of the above changes have been reviewed and approved by the Saskatoon Police Service, Transit Department, and the Public School Board, and conform to present City policy on school signing."

**RECOMMENDATION:** that the signing changes at Silverwood School, as shown on the attached Plan No. L0-1D, be approved.

*ADOPTED.*

**A2) School Signing Revisions - Lester B. Pearson School  
(File No. CC 6280-3)**

Report of the City Engineer, July 15, 1994:

"The Engineering Department has received a request from the Public School Board to review the signing at Lester B. Pearson School. The review has been completed and it is proposed that the signing be revised so that it meets the needs of the school and is consistent with present standards.

The investigation procedure for this school included:

- The preparation of a plan of the existing signing; and,
- a site meeting between representatives of the Engineering Department, Traffic Section of the Saskatoon Police Service, Transit Department, Public School Board and the Principal of Lester B. Pearson School.

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Based on the results of this investigation, a new school signing plan was formulated using the School Signing Guidelines and considering the needs of this particular school.

The signing required to improve the pedestrian and traffic safety at this school is indicated on the attached Plan No. A7-1E and is described briefly below.

The recommended signing changes along Centennial Drive are as follows:

- Relocating the existing 'BUS STOP' near Tache Crescent to just west of the school's main entrance.
- Installation of a 'NO PARKING' zone of approximately 10 metres east of the south-east corner of Centennial Drive and Langevin Crescent.

All of the above changes have been reviewed and approved by the Saskatoon Police Service, Transit Department, and the Public School Board, and conform to present City policy on school signing."

**RECOMMENDATION:** that the signing changes at Lester B. Pearson School, as shown on the attached Plan No. A7-1E, be approved.

*ADOPTED.*

**A3) Appointment of Manager  
Saskatoon Transit Department  
(File No. CC 4510-1) \_\_\_\_\_**

We are pleased to advise that Mr. John King has been awarded the position of Manager of the Saskatoon Transit Department. Since 1981, Mr. King has served the City of Saskatoon's Transit Department as a senior manager.

Born in Montreal and raised in Ottawa, he has a Bachelor of Applied Science in Civil Engineering from the University of Ottawa and a Master of Applied Science in Civil Engineering, Transportation Planning Major, from the University of Waterloo.

Before joining Saskatoon Transit in 1979, he spent four years as a Transportation Engineer with the Government of Saskatchewan. During the years of 1986 and 1987, he was Manager of Traffic Engineering with the City of Regina. He returned to Saskatoon Transit as Planning and

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Development Engineer in 1988.

A registered Professional Engineer, he has served on the boards of the Regina Engineering Society, and the Western Canada Traffic Association. In addition, he has made several presentations at conferences of the Transportation Association of Canada, the Canadian Institute of Traffic Engineers and the Canadian Urban Transit Association.

Mr. King has also been active in the community, having served on the executive boards of the Saskatchewan Amateur Football Officials Association, Saskatoon Folkfest and the Saskatoon Multicultural Council. His contributions to multiculturalism were recently recognized by the Government of Canada as he was presented with the Lescarbot Award for community service.

Mr. King assumed the position effective August 1, 1994.

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**A4) School Signing Revisions - Lakeridge School  
(File No. CC 6280-3)**

Report of the City Engineer, July 19, 1994:

"The Engineering Department has received a request from the Public School Board to review the signing at Lakeridge School. The review has been completed and it is proposed that the signing be revised so that it meets the needs of the school and is consistent with present standards.

The investigation procedure for this school included:

- the preparation of a plan of the existing signing; and,
- a site meeting between representatives of the Engineering Department, Traffic Section of the Saskatoon Police Service, Transit Department, Public School Board and the Principal of Lakeridge School.

Based on the results of this investigation, a new school signing plan was formulated using the

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School Signing Guidelines and considering the needs of this particular school.

The signing required to improve the pedestrian and traffic safety at this school is indicated on the attached Plan No. P12-1C and is described briefly below.

The recommended signing changes are as follows:

- Installation of a 'NO PARKING' zone of 12 metres along the south side of Emmeline Road immediately west of Swan Crescent.
- Extending the east limits for the 'NO STOPPING' zone at the school's entrance opposite Swan Crescent.
- Removal of the existing 'NO PARKING' restrictions along the south and west sides of the school's property.
- Installation of a 'PARKING, 5 MIN, Monday-Friday' zone along the north side of Emmeline Road from Swan Crescent to Waterbury Road.
- Relocation of the northern limits of the existing transit stop at the corner of Waterbury Road and Emmeline Road.
- Installation of a 'NO PARKING' zone from approximately 5 metres south of the west crossing to the school's parking lot to approximately 2 metres north of the crossing.
- Installation of a 'PARKING, 5 MIN, Monday-Friday' zone on Waterbury Road between the transit stop and the school's west parking lot crossing.

All of the above changes have been reviewed and approved by the Saskatoon Police Service, Transit Department, and the Public School Board, and conform to present City policy on school signing."

**RECOMMENDATION:** that the signing changes at Lakeridge School, as shown on the attached Plan No. P12-1C, be approved.

*ADOPTED.*

**A5) School Signing Revisions - North Park Wilson School  
(File No. CC 6280-3)**

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Report of the City Engineer, July 25, 1994:

"The Engineering Department has received a request from the Public School Board to review the signing at North Park Wilson School. The review has been completed and it is proposed that the signing be revised so that it meets the needs of the school and is consistent with present standards.

The investigation procedure for this school included:

- the preparation of a plan of the existing signing; and,
- a site meeting between representatives of the Engineering Department, Traffic Section of the Saskatoon Police Service, Transit Department, Public School Board and the Principal of the school.

Based on the results of this investigation, a new school signing plan was formulated using the School Signing Guidelines and considering the needs of this particular school.

The signing required to improve the pedestrian and traffic safety at this school is indicated on the attached Plan No. H5-6G and is described briefly below.

The recommended signing changes along Balmoral Street are as follows:

- Removal of the 'PARKING, 5 MIN, Monday-Friday' zone along the north side of the street.
- Removal of the 'LOADING ZONE' at the south walk to the school's main entrance.
- Installation of a 'NO STOPPING' zone across the north side of the intersection with 8th Avenue.
- Installation of a 'SCHOOL BUS LOADING ZONE, 0800-1700, Monday-Friday' along the north side of the street between 8th and 9th Avenues.
- Installation of north-south crosswalk lines across the east side of the intersection of 8th Avenue.

The recommended signing changes along 9th Avenue are as follows:

- Installation of 'DISABLED PERSONS LOADING ZONE' north of the north-west corner of the intersection with Balmoral.
- Removal of the existing 'SCHOOL BUS LOADING ZONE, 0800-1700, Monday-Friday' near the north end of the school.



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- Installation of a 'NO PARKING' zone across the school's east driveway crossing.
- Relocating the limits of the existing 'PARKING, 5 MIN, Monday-Friday' zone to extend between the proposed disabled persons loading zone and the east driveway crossing.

All of the above changes have been reviewed and approved by the Saskatoon Police Service, Transit Department, and the Public School Board, and conform to present City policy on school signing."

**RECOMMENDATION:** that the signing changes at North Park Wilson School, as shown on the attached Plan No. H5-6G, be approved.

*ADOPTED.*

**A6) Proposed Briarwood Sewage Pumping Station  
Project No. 704  
Award of Contract No. 4-0024  
(File Nos. CC 7800-5 and 1703)**

Report of the City Engineer, July 20, 1994:

"Tenders were received and publicly opened on July 12, 1994, for the proposed Briarwood Sewage Pumping Station. The work consists of the construction of the pumping station. It includes the supply of all material.

The following tenders were received:

<u>Contractor</u>	<u>Total Tender Price</u>
J. V. & M. Associates Inc.	\$348,733.33
Graham Construction and Engineering (1985) Ltd.	\$411,253.00
Bomac Construction (1978) Ltd.	\$433,778.00

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Berge Construction Ltd.	\$452,610.00
Miners Construction Co. Ltd.	\$462,454.00

All tender prices include a \$15,000 contingency allowance and 7% GST.

Catterall & Wright Limited is responsible for the design and construction supervision of the Briarwood Sewage Pumping Station. Their estimate for the supply and construction of the pumping station was in the amount of \$325,000. Catterall and Wright Limited have reviewed the bids and recommend acceptance of the low tender from J. V. & M. Associates Inc.

Funds allocated under the 1994 Capital Budget from the Sewage Lift Station Reserve for Project No. 704 (Trunk Sewers - Southeast Sector) total \$350,000.

The net cost for the construction portion of the project is calculated as follows:

Tender (including PST)	\$325,919.00
GST	<u>22,814.33</u>
Contract Amount	\$348,733.33
GST Rebate	<u>13,036.10</u>
Net Estimated Cost to the City	<u>\$335,697.23"</u>

- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by J. V. & M. Associates Inc. for the construction of the Briarwood Sewage Pumping Station for a total cost of \$348,733.33; and,
  - 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.*

- A7) **Permanent Pavement Markings  
1994 Maintenance Program  
Contract No. 4-0034  
(File Nos. CC 6315-1 and 6000-1)**

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Report of the City Engineer, July 25, 1994:

"The Engineering Department will be replacing permanent pavement markings in conjunction with the 1994 Arterial Resurfacing Program and the General Traffic Safety and Maintenance Program.

The work consists of restoring the thermoplastic inlay in areas where the existing lines have worn away or are covered with asphalt. The work also includes marking a number of new cross-walks on various streets in the City of Saskatoon.

Tenders were received and opened on July 19, 1994, for the Permanent Pavement Markings Maintenance Program.

Only one bid was received and is shown on the attached tabulation:

<u>Contractor</u>	<u>Total Tender Price</u>
Lafrentz Road Services Ltd. Edmonton	\$102,192.40

The Engineer's estimate for this Project was \$95,500. The tendered price represents an increase of approximately 7% over similar prices in 1993. This is due in part to the scattered locations of the work and the associated travel time involved.

Base Tender	\$92,630.00
GST at 7%	6,484.10
PST at 9% on applicable items	<u>3,078.30</u>
Contract Amount \$102,192.40	
GST Rebate	<u>3,705.01</u>
Net Estimated Cost to the City	<u>\$98,487.39</u>

The low bidder, Lafrentz Road Services Ltd., has extensive experience in thermoplastic lanelines and they have previously performed this type of work in a satisfactory manner for the City."

- RECOMMENDATION:**
- 1) that the prices submitted by Lafrentz Road Services Ltd., for the construction of permanent lane lines at various streets and intersections at a total estimated cost of \$102,192.40, be accepted; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the documents, as prepared by the City Solicitor, under the Corporate Seal.

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*ADOPTED.*

**A8) 1994 Paving Idylwyld Drive From  
20th Street to Ruth Street  
Canada/Saskatchewan Infrastructure Project - Contract No. 4-0032  
Capital Project 1059.1  
(File No. CC 1860-19)**

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Report of the City Engineer, July 26, 1994:

"Paving of Idylwyld Drive from 20th Street to 600 metres south of Ruth Street, has been approved as one of the Canada/Saskatchewan Infrastructure Projects. Work under this contract includes the paving of the decks of the Idylwyld Approach Structure, Idylwyld Bridge, 8th Street, Taylor and Ruth Street structures and all the roadway between the structures, for the south bound traffic.

Tenders were advertised and opened publicly on Tuesday, July 25, 1994.

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

<u>Contractor</u>	<u>Total Tender Price</u>
ASL Paving Ltd. Saskatoon, Saskatchewan	\$473,175.00
Central Asphalt and Paving Ltd. Saskatoon, Saskatchewan	\$546,232.70
Pembina Paving (1990) Ltd. Winnipeg, Manitoba	\$683,834.24

The Engineer's estimate for this work was \$560,000. The variance from the estimate to the actual bid price, reflects a 19% reduction for the supply and placement of hot-mix asphalt, compared to the 1994 Arterial Resurfacing tender price.

Total Tender	\$473,175.00
GST Included	30,944.99
GST Rebate	<u>17,681.97</u>
Net Estimated Cost to the City	<u>\$455,493.03</u>

The low bidder, ASL Paving Ltd. has worked for the City before and has personnel of adequate experience and equipment of sufficient capacity and quality to undertake a project of this scope and

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nature."

- RECOMMENDATION:**
- 1) that City Council accept the unit prices bid by ASL Paving Ltd. for paving Idylwyld Drive for an estimated cost of \$473,175.00; and,
  - 2) that the City Commissioner and the City Clerk be authorized to execute the documents, as prepared by the City Solicitor, under the Corporate Seal.

*ADOPTED.*

**A9) Tenders for Electrical Department SCADA System Upgrade, SCADA Radio Communication System, and Remove Terminal Units for Network (File No. CC 1000-2)**

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Report of the General Manager, Electric System, July 20, 1994:

"The Central Purchasing and Stores Department called for tenders on the supply of equipment and software required for two Capital Projects as follows:

Project #1018 Central Substation Monitoring System (SCADA) Upgrade

- Master Station Hardware Upgrade
- Software Upgrade
- Radio Communication

Project #723 - 21 Electrical Network System - Central Business District

- Network Projection Improvements and Remote Monitoring

Under Project 1018, the Utility's System Control and Data Acquisition System (SCADA) is being upgraded. The existing Master Station hardware located in the Control Centre is being replaced by PC-based hardware and newer technology PC-based will be used. The existing Remote Terminal Units (RTUs) and their associated equipment located at substations will remain unchanged. The SCADA System upgrade will provide for more flexibility in operation, provide more accessibility to the data base, eliminate various deficiencies of the current system, and minimize future costs of hardware maintenance and software upgrades.

Project 1018 also includes the acquisition of radio communication equipment to replace the use of telephone lease lines for the SCADA communication links between the substations and the Control Centre. The purpose of the change is to eliminate the ongoing telephone line leasing expenses and to increase the reliability of the communication links. The radio equipment to be installed in 1994 is an initial pilot project to verify the performance of this method of communication for SCADA

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and will include equipment for 3 of the 19 substations. A payback period of six years is anticipated on the full installation. It is anticipated that the equipment for the remaining substations would proceed in 1995.

Project 723, includes in part, the installation of Remote Terminal Units for the downtown network system with communication link to the SCADA System. This installation will allow monitoring the status of both primary and secondary network protectors in the nine transformer vaults in the downtown area.

A total of five bids were received and opened publicly on June 21, 1994, and these bids are summarized on the attached table. The tenders have been evaluated and the lowest overall tender is from Micra Systems Limited. Its equipment is acceptable and comes closest to meeting all the requirements of the specifications. Micra Systems Limited, located in Burnaby, British Columbia, has previously provided SCADA RTU equipment to the City.

It is important for compatibility reasons, that Items 1 to 4 be purchased from the same vendor, particularly the main system hardware and software. It should be noted that the \$9,264 bid by Harris Controls for Item 3 (radio communications) appears to be low; however, that price does not cover all the equipment as specified by the City. Harris Controls has included part of the Item 4 equipment in its bid for Item 2.

Subsequent to tender evaluation, the Electrical Department determined that several components within Items 2 and 3 could be deleted from this purchase. These components will be deleted at the component prices as tendered.

The net cost to the City for the purchase of the equipment is calculated as follows:

Item 1 - Master Station Software	\$ 38,197.00
Item 2 - Master Station Hardware	36,320.00
Delete Components:	(14,875.00)
• 2.2 Colour Monitor	
• 2.6 One Work Station	
• 2.7 Two Dot Matrix Printers	
• 2.8 Ink Jet Printer	
• 2.12 Laptop Terminal	
Item 3 - Radio Communication Equipment	26,730.00
Delete Component:	(1,972.00)
• 3.12 Spare Radio & Modem	
Item 4 - Remote Terminal Units	43,426.00

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Contingency	5,000.00
<b>SUB-TOTAL</b>	<b>\$132,826.00</b>
Applicable PST @ 9%	11,954.34
Applicable GST @ 7%	9,297.82
<b>CONTRACT AMOUNT</b>	<b>\$154,078.16</b>
GST Input Tax Credit	(9,297.82)
<b>NET COST</b>	<b><u>\$144,780.34</u></b>

The Electrical Department's original estimate for the above equipment was \$144,500."

- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by Micra Systems Limited for the supply of hardware, software, radio communications and network remote monitoring equipment (excepting deletions) for a total contract cost of \$154,078.16, including PST, GST, and GST rebate; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the contact documents, as prepared by the City Solicitor, under the Corporate Seal.

*ADOPTED.*

**Section B - Planning and Development**

- B1) Easement Requirement  
Saskatoon Underground  
Collins Crescent -- Arbor Creek Subdivision  
Walkway W1, Plan 94-S-17494  
E43-575-33; E433-15-721  
(File No. CC 4090-3)**

Report of the City Planner, July 19, 1994:

"C. A. Moore, on behalf of SaskPower's Land Department, has requested the City's approval of an easement over the most southeasterly 5 metres of Walkway W1, Plan 94-S-17494. (See attached plan.) The purpose of the easement is to provide underground servicing to the adjacent residential lots.

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Subdivision Application #35/93 was approved by City Council during its December 20, 1993, meeting. Because the property in this application was privately owned when it was considered by City Council, the approval did not include the granting of easements.

The City now has title to the walkway over which SaskPower requires an easement. The Planning and Construction Standards Department has no objection to granting the proposed easement to SaskPower."

- RECOMMENDATION:**
- 1) that an easement be granted to SaskPower, as outlined in the attached plan; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the formal Easement Agreement with respect to this easement.

*ADOPTED.*

**B2) Spadina Crescent Promenade  
Extension from South of the Bessborough  
Hotel to the Broadway Bridge  
(File Nos. CC 4139-1 and KA 4206)**

Report of the Chairman of the Urban Design Committee, July 21, 1994:

"In 1990, the Urban Design Committee prepared a preliminary concept plan to extend the Spadina Crescent Promenade from south of the Bessborough Hotel to the Broadway Bridge. Due to budget restrictions and higher-priority projects, the plans were shelved until funding could be secured.

Subsequently and with the concurrence of the Urban Design Committee, the Meewasin Valley Authority (through its Foundation) initiated a fund-raising campaign for the estimated \$300,000 that would be required to complete the project. In June of 1994, the Urban Design Committee was advised by the Authority that half of the funds were in place and that it wished to proceed this fall with the first phase of construction. The Committee then updated the drawings for the project and forwarded them to the Authority for approval.

The proposed design of the extension of the Promenade is similar to that which has been constructed to the north of the Bessborough Hotel. A few elements have been changed to enhance the functional requirements of the Promenade.

In summary, the design includes the following components:



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- The extension of the promenade walkway will use an identical paver-pattern and will follow the existing grade within Kiwanis Park. Unlike the North Promenade, the existence of sharp drop-offs along the back-edge of the walkway will be reduced by following the existing grade within the Park.
- The pedestrian and street-lighting (i.e. lights, poles, and decorative bases) will be the same as has been used to the north of the Bessborough Hotel.
- Infill trees will be installed along the Promenade to create a canopy which is similar to the North Promenade.
- Benches and garbage receptacles will be installed which are identical to the ones that are located on the North Promenade. The benches have been grouped in twos, instead of single benches, in order to produce more sociable and functional seating-nodes. They are located near the pedestrian light-poles for the security and convenience of the pedestrians. The garbage cans are located on the Promenade at the park-side edge and near the seating-nodes so that they are convenient for use.
- An entry plaza will be installed at the Vimy Memorial Bandshell. This is a flat space which allows an unobstructed view of the Memorial. High-crowning specimen trees (Silver Maple) are intended to frame the Memorial from the axial view along 20th Street, yet provide a fairly open view at the pedestrian level. Flower beds will provide visual variety and colour to the site and will create an annual commemorative-programming opportunity. A granite stone is proposed at the centre of the plaza and could be used as a special commemorative feature to interpret the memorial nature of the site.

The project will be undertaken on a collaborative basis between the Meewasin Valley Authority and the City. The Authority will manage the construction and the City will provide construction-specifications, site-inspection, and some site-construction, such as the installation of lighting and trees. The costs of these services will be funded within the project's overall budget and the associated financing."

**RECOMMENDATION:** that the extension of the Spadina Crescent Promenade from south of the Bessborough Hotel to north of the Broadway Bridge be approved, in principle.

*ADOPTED.*

**B3) Demolition  
228 Avenue I South  
(File No. CC 530-2)**

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Report of the City Planner, July 22, 1994:

"During its November 22, 1993, meeting, City Council considered the condition of the building at 228 Avenue I South and adopted the following recommendations:

- 1) that, because of its present state, City Council declare the building located at 228 Avenue I South, Saskatoon, Saskatchewan, and more particularly described as Lot 6, Block 10, Plan (GP)1774, a nuisance, because in City Council's opinion, the building is dangerous to the public safety and health as a result of its present state and constitutes a nuisance; and,**
- 2) that Allan's Landscaping Ltd., the registered and assessed owner, be ordered to demolish or remove the said building and to fill in any open basement or excavation remaining on the site of the said building after the demolition or removal thereof; and to comply with the Order on or before the 1st day of August, 1994.'**

The property was inspected on July 21, 1994, at which time it was determined that no attempt has been made to demolish the building. (Photographs of the building are available for viewing in the City Clerk's Department.) Also, an application has not been made for a building permit to repair the building.

The building is deteriorating and is an eyesore. Although the windows have been boarded, pigeons have access to the building through holes in the roof.

On a number of occasions, staff of the Planning and Construction Standards Department have attempted to contact representatives of Allan's Landscaping Ltd. in order to ascertain their intentions with respect to this property. There has been no response from Allan's Landscaping Ltd. to the Department's communications.

Because of the state of the building, staff from the Department regularly have to inspect the property to ensure that it is secure. The rear portion of the site (i.e. the area where part of the building was removed) is now overgrown with weeds.

In a report to the November 22, 1993, meeting of City Council, the Planning and Construction Standards Department recommended that action be taken under Section 124(5) of *The Urban Municipality Act* which states:

'If an owner does not comply with an Order within the time specified in the Order, the Council may placard the building to protect the public and may proceed to have any work done that it considers necessary for the purpose of carrying out the order, and the cost of the work is to be added to, and thereby forms part of, the taxes on the land on which the building is or was situated.'

Staff of the Department are of the opinion that the building, in its present state, is a nuisance and should be demolished."

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- RECOMMENDATION:** 1) that the Civic Buildings and Grounds Department be authorized to prepare the appropriate tender documents and to take whatever steps that it considers necessary to carry out City Council's Order concerning the demolition of the building at 228 Avenue I South; and,
- 2) that all of the costs incurred in the tendering process and in the demolition work be added to, and thereby form part of, the taxes on the land known as 228 Avenue I South.

*ADOPTED.*

**B4) Land-Use Applications Received by the Planning and Construction Standards Dept.  
For the Period Between July 11, 1994 - July 22, 1994  
(For Information Only)  
(File No. CC 4355-1)**

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

Discretionary Use

- Application D27                      518/520 Russell Road  
Applicant:                              Marianela Cabello  
Legal Description:                      Lot 89, Block 155, Plan 80-S-26858  
Current Zoning:                        R.2 District  
Proposed Use:                          Personal Care Home  
Date Received:                         July 18, 1994
- Application D28                      855/857 Coppermine Crescent  
Applicant:                              Agnes Williams  
Legal Description:                      Lot 26, Block 889, Plan 77-S-22646  
Current Zoning:                        R.2 District  
Proposed Use:                          Personal Care Home  
Date Received:                         July 21, 1994

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**B5) Easement Requirement  
Saskatoon Underground**

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**Kenderdine Road -- Arbour Creek Subdivision  
Pt. of Municipal Buffer Strip MB15, Plan 94-S-20326  
E43-575-33; E433-15-721; Gas-443-1-007  
(File No. CC 4090-1)**

Report of the City Planner, July 19, 1994:

"C. A. Moore, on behalf of SaskPower's Land Department, has requested the City's approval for an easement over part of Municipal Buffer Strip MB15, Plan 94-S-20326. (See the attached plan.) The proposed easement (which will be 0.3 metres wide) is in addition to the five-metre easement which has already been approved by City Council. The proposed easement will provide underground servicing to the adjacent residential lots.

Subdivision Application #38/93 was approved by City Council during its December 20, 1993, meeting. Because the property in this application was privately owned when it was considered by City Council, the approval did not include the granting of easements.

The City now has title to the Municipal Buffer Strip over which SaskPower now requires an easement. The Planning and Construction Standards Department has no objection to granting the proposed easement to SaskPower."

- RECOMMENDATION:**
- 1) that an easement be granted to SaskPower, as outlined in the attached plan; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the formal Easement Agreement with respect to this easement.

*ADOPTED.*

**B6) Subdivision Application #25/94  
3104 Ortona Street  
(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #25/94  
Applicant: Larson Surveys Ltd.  
Legal Description: Lot 1, Block 12, Plan No. G792  
Location: 3104 Ortona Street

The July 14, 1994, report of the City Planner concerning this application is attached.

- RECOMMENDATION:**
- 1) that the March 28, 1994, approval of Subdivision

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Application #6/94 be rescinded;

- 2) that it be noted that because the condition of approval for Subdivision Application #6/94 pertaining to the payment of \$16,645.55 for the required area-development charges has been met, this will not be required as a condition of approval for Subdivision Application #25/94; and,
- 3) that Subdivision Application #25/94 be approved, subject to the payment of \$100.00 which is the required approval fee.

*ADOPTED.*

**B7) Demolition  
513 Avenue J North  
(File No. CC 530-2)**

Report of the City Planner, August 8, 1994:

"In November of 1993, the Saskatoon Community Health Unit placarded the building which is located at 513 Avenue J North because it was unsanitary and unfit for human occupation. A number of concerns were listed in the notice, including the following:

- The roof over the kitchen is sagging and leaking extensively. The roof's boards and ceiling no longer appear to be structurally sound and capable of bearing the imposed loads. The ceiling's surface has collapsed over an area of approximately 10 ft<sup>2</sup>.
- The natural gas space-heater does not appear to be capable of safely and adequately heating all of the habitable rooms. The exhaust flue from the water heater is sealed with electrical tape and may not be properly sealed to prevent combustion gases from entering the house.
- The electrical outlet in the kitchen is not housed in an outlet box to prevent the danger of contact with exposed wires. This outlet is connected to another electrical outlet in the adjacent room with octopus wiring which may overload the adjacent room's circuit and may be a potential source of fire.
- There was evidence of heavy infestation by mice.

In addition to these concerns, the house was not being maintained in a clean and sanitary manner.

The building is a small, one-storey dwelling which does not have a basement. There is no record of a building permit being issued for this dwelling; however, the house is approximately sixty to seventy years old.

The exterior siding is in very poor condition. The roof's shingles are either poor or missing. Windows and doors are rotten and an addition (i.e. a lean-to) at the rear of the building is also in

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a deteriorated condition. Electrical, plumbing, and heating services are outdated. In the opinion of the Planning and Construction Standards Department, the building has deteriorated to the stage where repairs are not feasible from an economic point of view.

In addition to the concerns with the building, an old trailer is located adjacent to the lane at the rear of the property. The yard is strewn with garbage. Therefore, the City's Engineering Department has been requested to take action under the provisions of Bylaw Number 3531 ('A Bylaw for the Abatement of Nuisances and Regulating Untidy and Unsightly Premises') to have the yard cleaned up and the trailer removed.

Section 124(2) of *The Urban Municipality Act* states;

'A council may declare any building to be a nuisance if, because of its ruinous or dilapidated state or its faulty construction, or for any other reason, the council is of the opinion that the building:

- a) is dangerous to the public safety or health, or
- b) substantially depreciates the value of other lands or improvements in the vicinity.'

In the opinion of the Planning and Construction Standards Department, the building is a danger to the public's safety and health and the property should be declared a nuisance pursuant to Section 124 of *The Urban Municipality Act*. The Department believes that the building is not worth repairing and that a demolition order should be issued. (Photographs of the building are available for viewing in the City Clerk's Department.)"

- RECOMMENDATION:**
- 1) that the building located at 513 Avenue J North (Lot 7, Block 27, Plan HJ) be declared a nuisance pursuant to Section 124 of *The Urban Municipality Act* because, in City Council's opinion, the building is a danger to the public's safety and health; and,
  - 2) that the City Solicitor be instructed to advise the owner, and all persons having an interest in the property, of the date of the hearing wherein City Council will consider the making of a demolition order.

*ADOPTED.*

**Section C - Finance**

**C1) Statement of Revenue and Expenditures  
Six Months Ended June 30, 1994  
(File No. CC 1895-2)**

Attached, for City Council's information, is a copy of the City of Saskatoon's Statement of Revenue and Expenditures for the six months ended on June 30, 1994. The six-month

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statement is a snapshot of the City's operating revenues and expenditures for that period, not a projection of the year-end results.

Therefore, while the statements reflect a surplus of \$304,000 to June 30, 1994, this should not be interpreted as a reflection of how the City will end the year. In the past, the City has consistently posted surpluses on June 30, yet in the past two years, it has recorded year-end deficits. For example, the City was in a \$1,376,000 surplus position on June 30, 1993, but at the end of the year (December 31) the City realized a \$923,000 deficit.

Although many of the factors which resulted in the deficits of previous years may not exist today, there are a number of issues which could have major financial implications on the year-end results. Some of them have been highlighted in the City Comptroller's comments which have been included with the attached financial statements. For example, the revenues of the City's water and sewage utilities are significantly below the budgeted amounts (which are based on five-year averages). These shortfalls have placed these utilities in a deficit position (totalling \$960,000 as of June 30, 1994). However, unlike previous years, the City's stabilization reserves for the utilities have been depleted and therefore, these losses must be financed from the City's general operations. The September statements, which will incorporate the full impact of spring and summer water usage, will more closely reflect the effect that these utilities will have on the year-end financial results.

In addition, there are other significant events which have occurred in recent months. While these events are appropriately not reflected in the attached statements, they could seriously impact on the year-end results, depending on subsequent actions.

In May of this year, the City of Regina lost an appeal before the Assessment Appeals Committee. Simply put, the appellant successfully argued in favour of an alternative method of recognizing depreciation for assessment purposes. If Regina's appeal of this decision is lost at the Court of Appeal, it is likely that the same decision will be applied to a number of outstanding appeals which the City of Saskatoon has on record for 1993 and 1994. The total property tax involved is approximately \$670,000, of which the City's share will be approximately \$298,000, all of which would have to be absorbed in the 1994 financial results. This decision, if upheld, would also result in the need for the City to prepare a reassessment of all properties (to update depreciation to current levels) in time for implementation for the 1995 tax year. This reassessment would be required to recover an estimated tax loss of \$7,000,000. Of the 56,000 properties to be reassessed, the burden of the tax loss would shift towards the more newly constructed properties. It is becoming increasingly difficult for the City Assessor's Department to postpone the work involved in this reassessment while awaiting the results of the appeal. Some preliminary work is presently being done so that the City is in a position to respond quickly and implement any required changes in time for the 1995 budget year, thereby avoiding an even greater problem than a reassessment.

The City of Regina has also appeared before the Assessment Appeals Committee to defend its assessment practices, which like the City of Saskatoon, excluded consideration of market values (i.e. income approach). The appeals (which have been heard, but for which no judgement has yet been issued) were presented before the Appeals Committee by the same consultant which represents a number of Saskatoon businesses. If successful, the City of

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Saskatoon has outstanding appeals for 1993 and 1994 which could result in a substantial tax loss. Both the City of Regina and the City of Saskatoon are vigorously opposing the appellants' views on this matter. However, any positive consideration of the appellants' position would seriously jeopardize the City's financial position for 1994, and would require the City to seek protection, through legislation, for any impact the judgement would have on future years.

Finally, negotiations continue with the City's Unions and Associations. Should such negotiations result in any financial obligations for the City for the period ended December 31, 1994, they must be absorbed within the current budget and incorporated into future budget planning.

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**C2) Investments  
(File No. CC 1790-3)**

Report of the City Treasurer, July 15, 1994:

"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.*

**C3) 1989 Tax Lien  
A. L. Cole Site - Apparatus Plant  
(File No. CC 1920-1)**

Report of the City Treasurer, July 21, 1994:

"City Council's authorization is requested to proceed, in accordance with the provisions of *The Tax Enforcement Act*, to secure the City's position with respect to the collection of tax arrears on certain properties in Saskatoon. This request follows the procedures and schedules which are specified in the Act and which are summarized below for Council's information.

**THE TAX ENFORCEMENT ACT**

The basic philosophy underlying *The Tax Enforcement Act* is to secure the payment of tax arrears under the threat of the loss of title to the property. The statute is not intended to provide a



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vehicle for the acquisition of property by the City. Each property owner (taxpayer) has certain fundamental rights concerning his/her land. The taxpayer must be kept fully aware of the proceedings being taken and be given a reasonable time frame during which arrangements can be made for payment of the outstanding amount.

The proceedings under this Provincial statute are as follows:

1. *The Tax Enforcement Act* provides for the registration of a tax lien against a property where taxes have been due and unpaid for more than six months after the 31st day of December of the year in which the taxes were originally levied.
2. Where the taxes remain unpaid and the lien has not been withdrawn, first application for the transfer of title to the City may begin at any time after the expiration of one year following the registration of the tax lien in the Land Titles Office.
3. Final application of transfer of title to the City may commence six months after the first application. The City must, at this point in the proceedings, contact the Provincial Mediation Board and file an application for consent to obtain the title. The Mediation Board may, subject to certain conditions being met by the taxpayer, stay the proceedings by the City.

Within this schedule, the Administration now requests authorization to proceed to secure further the City's position with respect to this property which became subject to tax lien action in 1989.

1989 TAX LIEN

On March 4, 1991, City Council approved proceedings with first application for title on properties with 1989 tax liens.

The following property continues to have outstanding tax arrears and, therefore, the City is in a position to proceed to the third step of the tax enforcement procedures.

On the instructions of the City Solicitor's Department, the City's Administration wishes to secure title to this property, as quickly as possible.

The property listed is as follows:

<u>Roll Number</u>	<u>Plan Classification</u>	<u>Block</u>	<u>Lot</u>	<u>Property Tax</u>	<u>Arrears</u>
1.50.49-18020	63-S-01249	31	1-10 INCL. +30 EXCL 1 N 25 FT of 10 & 32 to 40 INCL. +A	\$150,924.12	Warehouse

In proceeding to final application for title of this property, the City must contact the Provincial

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Mediation Board and file an application for consent to obtain title. The Board will then contact the property owner and advise the owner of the City's intentions unless payment of the arrears is negotiated. In this circumstance, it is conceivable the City will obtain title to the property under *The Tax Enforcement Act.*"

**RECOMMENDATION:** that City Council instruct the City Solicitor to take the necessary action under the provisions of *The Tax Enforcement Act* with respect to the A. L. Cole - Apparatus Plant.

*ADOPTED.*

**Section D - Services**

**D1) Routine Reports Submitted to City Council**

<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Schedule of Accounts Paid \$1,740,239.14 (File No. CC 1530-2)	July 15, 1994	July 19, 1994
Schedule of Accounts Paid \$1,384,790.64 (File No. CC 1530-2)	July 20, 1994	July 21, 1994
Schedule of Accounts Paid \$602,886.07 (File No. CC 1530-2)	July 22, 1994	July 26, 1994
Schedule of Accounts Paid \$857,711.86 (File No. CC 1530-2)	July 27, 1994	August 1, 1994

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

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**D2) Petition - Use of South Downtown Property  
(File No. CC 4130-2-9)**

Report of the City Clerk, July 26, 1994:

"City Council, at its meeting held on July 18, 1994, received a petition requesting that Council submit to the electorate `a bylaw asking whether they approve the transfer or use of City-owned land in the South Downtown to provide a site for casino gambling and a Trade and Convention center'. The petition was referred to the City Clerk for a report back to Council.

Section 88 of *The Urban Municipality Act* specifies that, in order to be valid, a petition must be signed by 15% of the electors and that it must concern `a matter within the jurisdiction of the Council'.

Sufficiency of Signatures

The number of electors in the City, based on 1993 Saskatchewan Health Services statistics, is 139,000. Fifteen percent of that is 20,850. The petition presented has 22,923 signatures. A review of the petition eliminated 1,495 signatures leaving 21,428, which is 578 more than the minimum number required. (There were 606 signatures from non-residents or where no street address was given, and 827 people did not sign their names, but printed them instead.)

Jurisdiction of Bylaw

The City Solicitor had previously advised Council on June 20, 1994, that the petition relates to a matter within the jurisdiction of Council.

Timing of Vote

Section 88 of *The Urban Municipality Act* provides that where a valid petition is received on or before July 1, Council shall submit the bylaw to the electors before the end of that year. If the petition is received after July 1, Council is not required to submit the bylaw to the electors until the end of the next following year. The petition in question was received on July 18, 1994. The City Solicitor reported to Council on June 20, 1994, that City Council need not wait for the next following year to submit the bylaw to the electors. The petition can conveniently be placed upon the ballot for the October 26, 1994 general civic election.

If City Council is in favour of placing this matter on the October 1994 ballot, the following resolution would be appropriate:

`that the City Solicitor be instructed to bring forward such bylaws as are necessary to place a bylaw in accordance with the request of the petitioner before the electorate at the October 1994 general civic election'."

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**RECOMMENDATION:** that the direction of Council issue.

*IT WAS RESOLVED: that the City Solicitor be instructed to bring forward such bylaws as are necessary to place a bylaw in accordance with the request of the petitioner before the electorate at the October 1994 general civic election.*

**D3) 1994 Civic Elections  
Provision for Mobile Polls  
Physically Incapacitated Electors  
(File No. CC 265-1)**

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Report of the City Clerk (Returning Officer), July 12, 1994:

"Section 22.1 of *The Local Government Election Act* states that Council may provide for election officials to attend at the residence of an elector during election day in order to take the vote of an elector who, because of physical incapacity, is unable to attend an established polling place to vote. The elector must apply in writing to the Returning Officer, setting out the reason he or she is not able to attend at an established polling place to vote.

In 1988, the first year that the above provision was included in the Act, Council decided not to provide for mobile polls. In 1991, Council did provide for a mobile poll, and twelve people took part."

**RECOMMENDATION:** that mobile polls be provided for the 1994 Civic Election.

*ADOPTED.*

**D4) Outstanding Property Taxes - Idylwyld Motel  
(File No. CC 1920-1)**

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Report of the City Solicitor, July 27, 1994:

"The Committee of the Whole Council at its meeting on November 22, 1993 resolved that the taxes assessed with respect to the subject properties owing up to August 28, 1992, including penalties relating thereto, be written off. The Committee also resolved that prior to the first recommendation going to City Council for approval the Administration discuss the matter with the school boards.

The Director of Finance contacted both school boards and we are pleased to report that they agree that the taxes assessed prior to August 28, 1992 be written off.

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Since the meeting of the Committee of the Whole Council, discussions have taken place between your Administration and the solicitors for SDC Development Corporation and Cree-X-Ten-D Care Ltd. regarding the payment of the penalties incurred since August 28, 1992. In view of the litigation and the extensive settlement negotiations between the parties, it has taken a considerable length of time to settle these matters. Accordingly, it has been agreed between the parties, subject to City Council's approval, that SDC Development Corporation and Cree-X-Ten-D Care Ltd. should pay one-half of the penalties incurred since August 28, 1992. The balance of the penalties since August 28, 1992 would be written off. Your Administration believes that this arrangement represents a fair settlement of the matter and reflects a spirit of compromise and cooperation on behalf of all parties concerned."

- RECOMMENDATION:**
- 1) that the taxes assessed with respect to the subject properties owing up to August 28, 1992, and penalties relating thereto, be written off; and,
  - 2) that SDC Development Corporation and Cree-X-Ten-D Care Ltd. pay one-half of the penalties incurred since August 28, 1992 and that the balance of the penalties be written off.

*ADOPTED.*

**REPORT NO. 15-1994 OF THE PLANNING AND DEVELOPMENT COMMITTEE**

Composition of Committee

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

1. **Subdivision Application #17/94  
Former Grosvenor Park School Site  
(File No. CK. 4300-2)** \_\_\_\_\_

*DEALT WITH EARLIER. SEE PAGE NO. 20.*

**REPORT NO. 16-1994 OF THE PLANNING AND DEVELOPMENT COMMITTEE**

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Composition of Committee

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

**1. Leisure Services Department  
Indoor Rink/Soccer Centre Program  
Measures to Reduce the Operating Costs of these Facilities  
A.C.T. Arena -- Alternative Cooling Method for the Compressors  
(Files CK. 610-6 and 611-1)**

Report of General Manager, Leisure Services Department, July 13, 1994:

"As part of the long-term strategy to achieve a full cost-recovery on the rental operations at the City-operated indoor rinks, the Leisure Services Department has implemented the following initiatives:

- Converting two rink-supervisory positions to facility-attendant positions, thereby achieving \$11,100 of cost-savings in the 1994 operating budget;
- Installing power capacitors at the Lions and Archibald Arenas where the capital costs will be paid back by 1996 and where annual operating savings of \$4,000 will be realized thereafter;
- Increasing the non-prime-time rental fee from \$60 per hour to \$75 per hour, resulting in additional revenues of \$11,400;
- Increasing the rental activities during the summer (e.g. \$5,000 of additional revenue from the Saskatoon Ball Hockey League's use of the Cosmo Arena); and
- Promoting the facilities to achieve more non-prime-time rentals, resulting in \$12,000 per year of additional revenues.

As part of this strategy to pursue additional measures to reduce the operating costs at the City-operated indoor rinks, the Leisure Services Department is recommending the installation of an alternative method for cooling the compressors at the A.C.T. Arena. The current method involves circulating water through the compressors and then directly discharging the warm water into the sewer. In consultation with the Civic Buildings and Grounds Department, it was determined that if the equipment was installed to cool the refrigerant compressors with a closed-loop glycol-system, versus the present method, there would be a saving in the annual water and sewer charges for this Program.

The attached report from the Civic Buildings and Grounds Department outlines the capital costs, potential savings, and payback periods associated with this project. By financing the capital costs of the project (\$38,500) through a Productivity Improvement Loan, operating savings of approximately \$8,600 per year (in 1994 dollars) will be achieved after the loan is repaid."

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Your Committee has reviewed this report and

- RECOMMENDS:**
- 1) that the alternate method of cooling the compressors at the A.C.T. Arena, as outlined in the above report, be installed in 1994 at an estimated cost of \$38,500; and
  - 2) that the project be financed through a Productivity Improvement Loan, with a payback period of five years.

*ADOPTED.*

**2. Five-Year Land Development Program (1995-1999)  
(File No. CK. 4110-5)**

Report of City Planner, July 7, 1994:

"Introduction

The City's Administration has established a process by which forecasts of serviced-land inventories, lot-absorption, and servicing activity are reviewed and updated every six months. The process includes discussions with all of the affected civic departments, utility companies, and school boards (through the Technical Planning Commission), as well as with the local land-developers.

Attached is the proposed Revised Five-Year Land Development Program for the 1995 to 1999 period. After reviewing it on July 6, 1994, the Technical Planning Commission is recommending the adoption of the Program. The Developers Liaison Committee's members were invited to attend the Commission's meeting and to provide their comments; however, no one appeared or provided any written comments.

The attachment to this report is intended to replace the Revised Five-Year Land Development Program (1994 - 1998) which was adopted by City Council on December 20, 1993. The attached document will be the basis upon which the City's Administration will prepare the prepaid land development component of the 1995 Capital Budget.

Residential Segment of the Program

In summary, the 1995 - 1999 Program envisages the following for residential land:

1. The number of permits for new one-unit dwellings is expected to increase by 12.5% from 271 in 1993 to 305 in 1994, and to increase by 13.1% from 305 in 1994 to 345 in 1995. After reaching an estimated peak of 430 in 1996, the number of permits should level off at 420 for 1998 and 1999. These estimates are indicative of improving economic conditions related to rising levels of employment and increasing demand for agricultural products, as well as moderate population growth and currently low inventories of newly-completed dwellings.

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2. The large quantity of serviced vacant lots on the west-side of Saskatoon will continue. Further servicing in the Dundonald, Westview, Parkridge, and Montgomery Neighbourhoods will not likely occur until the inventory levels in these areas begin to diminish in 1996 and 1997.
3. The small quantity of serviced vacant lots in the east-side neighbourhoods of Erindale North and Lakeridge, which was experienced in the spring of 1994, has encouraged developers to activate greater levels of servicing activity in 1994 than in recent years. It is expected that 261 lots will be serviced in 1994 and a further 228 lots in 1995. These levels of lot-servicing will still be less than the expected city-wide lot-absorption rates for 1995 and 1996. If consumer demand continues to improve, the level of lot-servicing will increase and possibly surpass the lot-absorption rates in 1997, 1998, and 1999.
4. Further servicing of City-owned lands is scheduled to commence in 1995 when 30 lots in the Avalon Neighbourhood and 50 lots in the Silverspring Neighbourhood are developed.

The forecasted moderate improvement in lot-absorption and lot-servicing activity over the next several years depends upon continuing improvements to the housing market and to economic conditions. Saskatoon's economic position appears to be much more positive as employment levels have increased, retail sales are up, production and sales of potash and other minerals have been increasing, and oil-seed prices and net farm receipts are rising. Added to this is improving housing affordability, low inventories of newly-completed dwellings, and a moderate increase in population growth, particularly in regards to an in-migration from within Saskatchewan.

Recent increases in mortgage rates and construction costs and a general concern over job security are factors which will limit or lessen the effect of an improving economy on the new housing market. Hopefully, the recent surge in mortgage rates will stabilize and consumer confidence will strengthen over the long-term.

Non-Residential Segment of the Program

Non-residential (including lots for apartments and townhouses) servicing activity within the identified development areas was not significant in 1994. Servicing activity which has or will be undertaken in 1994 includes the site for the new Catholic high school in the University Heights Suburban Centre, part of the lands controlled by the Muskeg Lake Indian Band, and two townhouse sites in the Heritage Crescent area. Most of the activity which was identified in the 1994 - 1998 Program has been carried forward into the 1995 - 1999 Program."

Your Committee has reviewed this report with representatives of the Planning and Construction Standards Department, and



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- RECOMMENDS:**
- 1) that the Five-Year Land Development Program (1995-1999) be approved; and
  - 2) that a copy of this report be provided to the Works and Utilities Committee and to the Land Bank Committee as information.

*ADOPTED.*

**3. Report on the Review of Policies and Programs  
of the Leisure Services Department  
(Race Relations Committee - Policy and Program Review Subcommittee)  
(File No. CK. 225-40)**

Report of General Manager, Leisure Services Department, June 28, 1994:

"The above matter was considered by the Legislation and Finance Committee at its meeting held on October 5, 1993, at which time the Committee resolved:

**'that the memo dated September 22, 1993 from the Race Relations Committee be referred to the Director of Planning and Development for review and report back to this Committee.'**

This report will respond to the recommendations of the Race Relations Committee found in its report on the Leisure Services Department's policies and operations.

Response to Recommendation #1:

- '1) That Leisure Services meet with the Saskatoon Indian and Metis Friendship Centre and representatives of the Aboriginal community to assess gaps in services and that plans for improving Leisure Services programs in the inner city be developed.'**

The Leisure Services Department meets with a variety of Aboriginal community groups on a formal and informal basis for advice and information on the needs of the Aboriginal community. The Department's Aboriginal Recreation Consultant and Aboriginal District Programmer are both in communication with a variety of Aboriginal organizations and other groups who work with this population on an ongoing basis (e.g. Saskatchewan Indian Federated College, Federation of Saskatchewan Indians, Community Schools,

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etc.). These discussions provide valuable input into plans for future programs.

On a more formal basis, the Leisure Services Department meets on a monthly basis with the Aboriginal Recreation Advisory Committee which is a program advisory committee to the Leisure Services Department. One of the roles of this committee is to advise the City on gaps in leisure program services. The Committee's terms of reference were revised in 1994 to allow for an expansion of representation from Aboriginal organizations and organizations who have a large Aboriginal client group. The Saskatoon Indian and Metis Friendship Centre is one of the organizations invited to be a member of this committee and we look forward to their participation.

Furthermore, a questionnaire requesting the opinions from a number of Aboriginal organizations on issues related to the delivery of recreation programs in Saskatoon was recently conducted by the Aboriginal Recreation Consultant. Their responses have reinforced the need for continuing current programs and have provided some new ideas for future initiatives.

The City's Aboriginal District Programmer is housed for business purposes within the Saskatoon Indian and Metis Friendship Centre and an almost daily dialogue and sharing of program information occurs with staff at the Centre with respect to the program needs of the Aboriginal community.

The Leisure Services Department continues as a participating member and sponsor of the Saskatoon Pow Wow Committee which is made up of Aboriginal and non-Aboriginal organizations who have a festive interest in the Aboriginal community. The event has attracted over 10,000 participants in the last two years.

In 1993, the Department developed an inter-agency approach to the delivery of an Aboriginal Cultural Day, now in its second year, which is held in a civic facility (Cosmo Civic Centre), now in its second year. This event is designed to attract all citizens in Saskatoon and to assist in educating the community with respect to the Aboriginal culture. The involvement of a number of Aboriginal organizations on the planning committee increases our dialogue and communication within the Aboriginal community regarding program needs and preferences.

A number of new program initiatives, targeted specifically at the Aboriginal population, have occurred over the past year or are scheduled to begin in the near future:

- Aboriginal Leather Craft Program
  - Winter 1994
  - (funded through Sask. Lotteries)
  
- Aboriginal Cultural Awareness Program
  - Winter, 1994
  - (funded through Sask. Lotteries)
  
- Aboriginal Senior and Disabled Cultural Craft Program

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- Winter 1994
- (funded through Sask. Lotteries)
  
- Aboriginal Cultural Day
- September 1994 - inter-agency, second annual at Cosmo Civic Centre
- (partial funding from Sask. Lotteries)
  
- Aboriginal Sport Development Clinics
- Fall, 1994
- (funded through Sask. Lotteries)
  
- Aboriginal Ball Hockey Program
- Summer, 1994 - (co-sponsored with the Indian and Metis Friendship Centre)
- (funded through Sask. Lotteries)
  
- Aboriginal Cultural Program - Playgrounds and Youth Centres
- Summer, 1994 - (funded through Sask. Lotteries)

In addition to new initiatives identified in this report, the Leisure Services Department continues to provide a number and variety of leisure programs throughout the inner city, within other neighbourhoods where the need arises, and on a city-wide basis, as outlined in Appendix A.

Response to Recommendation #2 & 5:

- 2) That the establishment of a Cultural Centre for Aboriginal people in the inner city be explored in consultation with the Aboriginal community.**
  
- 5) That serious consideration be given to increasing Leisure Services facilities in the inner city with input from the community associations and other groups and that Council reallocate funds for inner city development to balance with development in newer areas. Newer developments have facilities in place but because many Aboriginal people live in the inner city, improvement and development of inner city facilities should be a priority for City Council. If we are to improve race relations, we must develop comparable inner city facilities that would be accessible and utilized by Aboriginal people.'**

The concept of a specific facility for the inner city designated as a community centre with a program emphasis on the Aboriginal culture is a concept that the Leisure Services Department agrees with, in principle. The Department believes that a multi-disciplined, culturally-based facility that breaks down barriers to participation for all ethnic origins and ages of residents in the inner city would be of benefit to our community. The

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Department is very supportive of inter-agency approaches to dealing with community needs and in the community development approach where those affected participate in taking action to meet those needs. From this perspective, it is the opinion of the administration that the Leisure Services Department, working in partnership with health, employment, education, and other social services agencies could work with the community to provide an inter-agency approach to the needs of the inner city.

An inter-agency approach to the provision of a community centre, however, is a costly and labour intensive task and would require strong commitments from a number of agencies and individuals, both in terms of human and financial resources. It would also require a commitment by the community, and government and non-government agencies to provide support services for the on-going operation and programs of such a centre. The Leisure Services Department has not, to date, been in a financial position to offer such resources.

The Leisure Services Department does continue to work directly with community associations within the inner city to ensure the provision of leisure services at the neighbourhood level. Consultive services and financial assistance is provided to community associations for the provision of indoor and outdoor recreation programs. The school facilities within each neighbourhood serve as the community leisure centre outside of the school day throughout the school year.

Each neighbourhood has a recreation unit building and paddling pool where a playground and water play program is provided by the City of Saskatoon during the summer months. In addition, the City operates three summer youth centres within the inner city, again out of schools. Two of these are designated MeTeWeTan centres and have an emphasis on the Aboriginal culture.

During the summer of 1994, the Leisure Services Department will provide an Aboriginal youth outreach worker for the inner city to encourage children and youth hanging out on the streets to attend the summer recreation programs offered by the City.

The Leisure Services Department provides leisure programs at the Saskatoon Downtown Youth Centre, an inner city facility for youth-at-risk.

Response to Recommendation #3 & 4:

- 3) That a priority be placed on increasing the number of Aboriginal Staff members in order to support the objectives of the Aboriginal Recreation Services.**
- 4) That, in order to achieve the stated objectives of increasing participation of Aboriginal and non-Aboriginal people in**

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**Culturally based Aboriginal Recreation Activities, cross cultural training programs be implemented and Aboriginal staff be increased especially in front line positions in strategic areas of the city i.e. Cosmo Civic Centre, etc.'**

The Leisure Services Department currently has two designated Aboriginal positions, the Aboriginal Recreation Consultant and the Aboriginal District Programmer. In addition, the Department has recently hired an Aboriginal candidate for the recreation program position (Recreation Worker I) at the Cosmo Civic Centre.

The Department is continuing to work with Personnel Services to increase the number of staff of Aboriginal ancestry recruited and hired into front line positions within the Department. In 1994, a seasonal position at Golf Courses was filled with a candidate of Aboriginal ancestry and the Department recently hired a lifeguard for outdoor pools who had been trained through the Department's Aboriginal Lifeguard program. In addition, the Department estimates that over 10% of all people hired for Summer Program Leader positions in 1994 are of Aboriginal ancestry, as well as, one cashier at the Kinsmen Park Rides.

The Aboriginal Recreation Consultant has outlined a cultural awareness program for staff within the Leisure Services Department that we hope to implement in the latter part of 1994."

A copy of the above report was provided to the Legislation and Finance Committee, and by that Committee, to the Race Relations Committee.

Also, attached as background information, is a copy of the submission from the Policy and Program Review Subcommittee of the Race Relations Committee.

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**REPORT NO. 12-1994 OF THE LEGISLATION AND FINANCE COMMITTEE**

Composition of Committee

Councillor P. Mostoway, Chair  
Councillor M. Thompson  
Councillor M.T. Cherneskey, Q.C.

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- 1. Communications to Council**  
**From: Grace Stevenson, Chair**  
**Career Symposium Planning Committee**  
**Interprovincial Association on**  
**Native Employment Inc.**  
**Date: June 30, 1994**  
**Subject: Requesting permission to address Council**  
**regarding a grant for rental of the Cosmo**  
**Civic Centre for the Annual Career Symposium**  
**to be held on September 29 and 30, 1994**  
**(File No. CK 1870-2-2)**

Attached is a copy of the above communication which City Council considered at its meeting held on July 4, 1994 and referred to the Legislation and Finance Committee.

Also attached is a copy of Clause 4, Report No. 10-1993 of the Legislation and Finance Committee regarding the funding provided for this application in 1993.

Your Committee has advised the Interprovincial Association on Native Employment Inc. to ensure their application is submitted by the deadline date in 1995 for the Cash Grants program. The Committee believes that the same funding be provided in 1994 as in 1993.

- RECOMMENDATION:**
- 1) that a grant of \$1,000 be provided to the Interprovincial Association on Native Employment Inc. for its proposed Career Education Symposium to be held at the Cosmo Civic Centre, September 29 and 30, 1994; and
  - 2) that this grant be provided out of the General Contingency Fund of the 1994 Assistance to Community Groups: Cash Grants Program.

- IT WAS RESOLVED: 1) that a grant of \$1,453.65 be provided to the Interprovincial Association on Native Employment Inc. for its proposed Career Education Symposium to be held at the Cosmo Civic Centre, September 29 and 30, 1994, subject to there being sufficient Contingency Funds available; and*
- 2) *that this grant be provided out of the General Contingency Fund of the 1994 Assistance to Community Groups: Cash Grants Program.*

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- 2. Communications to Council**  
**From: Fred Heal, Executive Director**  
**Meewasin Valley Authority**  
**Date: July 13, 1994**  
**Subject: Submitting information regarding the issue**  
**of safety on the Meewasin Valley Trail and**  
**requesting \$7,000 toward costs incurred to**  
**implement safety programs and to further**  
**the work of the Trail Safety Committee**  
**(File No. CK 5520-1)**

Attached is a copy of the above communication which was forwarded to the Legislation and Finance Committee for further handling. This communication was reviewed with Todd Brant, Meewasin Valley Authority, who indicated that trail safety is outside the purview of the MVA.

Your Committee believes that the City's portion of the overall operating grant provided to the MVA (approximately \$590,000 in 1994) is significant and sufficient on behalf of the taxpayers of Saskatoon, and the Committee does not support any further funding.

**RECOMMENDATION:** that the request from the MVA to assist with funding the implementation of safety programs for the MVA trail being undertaken by the Trail Safety Committee, be denied.

*IT WAS RESOLVED: that the matter be referred to the Planning and Development Committee for further consideration.*

- 3. Communications to Council**  
**From: Mary Riendeau**  
**435 Nemeiben Road**  
**Date: June 22, 1994**  
**Subject: Submitting concerns regarding property**  
**taxes for 1308 - 8th Street East**  
**(File No. CK 1930-1)**

Attached is a copy of the above communication which was considered by City Council at its meeting held on July 4, 1994 and referred to the Legislation and Finance Committee.

Also attached is a copy of an additional letter dated July 13, 1994, from Raoul and Mary Riendeau.

Your Committee met with Raoul and Mary Riendeau who indicated that they purchased the

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property at 1308 - 8th Street with a January 15, 1994 possession date. Their lawyer stated to them that he telephoned City Hall to find out the taxes on the property and was told \$1,748.16. The property was rented to a tenant (who operates a therapy clinic) with a rental based on that tax rate. They did not know about the change in tax rate to \$3,606.98 for 1994 - the notice went to the previous owner, who did not forward it to them. The tenant will be vacating the property on July 15, 1994, however, they will still be assessed at the higher tax rate to the end of 1994. They have the property up for sale, and they claim the high tax rate scares off prospective purchasers. Under these circumstances, they have requested a special concession to have the taxes returned to the original rate that they claim was quoted to their lawyer.

While your Committee sympathizes with Raoul and Mary Riendeau, it was determined that there is no process in place to change the taxes once set for the year, and unfortunately there is no other way to satisfy this request. Raoul and Mary Riendeau have been encouraged to make application, to the City Assessor, for a reduction in taxes for 1995, being the property will no longer be used for commercial purposes.

**RECOMMENDATION:** that the request from Raoul and Mary Riendeau for a lower tax rate for 1994 for the property located at 1308 - 8th Street East be denied.

*Pursuant to earlier resolution, Item A.29 of "Communications" was brought forward and considered.*

*Mr. Raoul Riendeau addressed Council regarding a change in assessment for the property at 1308 8th Street East.*

*IT WAS RESOLVED: that the matter be referred back to the Legislation and Finance Committee for further consideration.*

**REPORT NO. 13-1994 OF THE LEGISLATION AND FINANCE COMMITTEE**

Composition of Committee

Councillor P. Mostoway, Chair  
Councillor M. Thompson  
Councillor M.T. Cherneskey, Q.C.

- 1. Request for Funding to  
Host Russian Rugby Team  
August 15 - 19, 1994**



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**Saskatchewan Rugby Union  
(File No. CK. 1871-1)**

Attached is a copy of a letter dated July 26, 1994 from Mr. Kevin Peacock, President, North Saskatchewan Rugby Union, requesting the waiver of \$750 rental fee for Gordie Howe Bowl during an upcoming Rugby Event hosting the Russian Rugby Team.

Your Committee has determined that funding for this event does not fall under the criteria for the Assistance to Community Groups - Cash Grants Program and has, therefore, referred this request to the Saskatoon Economic Development Authority for consideration.

The Committee has struggled with wishing to lend support and continue to meet the criteria for funding. It has been the policy of Council not to waive fees and charges for events. However, an event such as this may be appropriately funded in part due to the economic development opportunity it may create.

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

*Pursuant to motion by Councillor Mann, and carried by a majority of members of Council, the hour of the meeting was extended beyond 10:30 p.m.*

**REPORT NO. 17-1994 OF THE WORKS AND UTILITIES COMMITTEE**

Composition of Committee

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

**1. Proposed Yield Signs on 38th Street  
at Saskatchewan Avenue and Alberta Avenue  
(File No. CK. 6280-1)**

Report of the City Engineer, June 29, 1994:

"The Engineering Department has reviewed the intersections of 38th Street/Saskatchewan Avenue and 38th Street/Alberta Avenue. At present, both intersections are uncontrolled. Thirty-eighth Street is a local, two-lane undivided roadway with an average daily traffic

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volume of approximately 2,100 vehicles. Saskatchewan and Alberta Avenues carry minor volumes of traffic. Due to higher traffic volumes on 38th Street, motorists on 38th Street are assuming right-of-way at these intersections. This creates a safety hazard as some motorists entering 38th Street from Saskatchewan Avenue or Alberta Avenue have the right-of-way over the 38th Street traffic, as a result of the yield to the right rule.

A review of the accident history shows that there has been no reportable right-angle accidents at Saskatchewan Avenue and seven (1.2 accidents per year) right-angle accidents at Alberta Avenue since January 1, 1988. Due to low volumes on Saskatchewan Avenue, most motorists have a tendency to yield right-of-way to motorists on 38th Street, therefore, reducing the number of right-angle accidents. Alberta Avenue is viewed more as a through street, therefore, the number of right-angle conflicts increases as the tendency for motorists on Alberta Avenue to yield to 38th Street is less.

A site inspection showed that sight distances at both intersections are adequate.

In spite of the low accident rate and adequate sight distances, the Engineering Department proposes that northbound and southbound yield signs be installed on Saskatchewan Avenue and Alberta Avenue at 38th Street, as shown on attached Plan No. G4-13B. The proposed yield signs will reduce the existing safety hazard as there will be clear assignment of right-of-way at the intersection, and are consistent with the other controls installed along 38th Street. The yield sign installations also conform to City Policy 'C07 007, Use of Stop and Yield Signs'."

Your Committee has reviewed this matter and

**RECOMMENDS:** that northbound and southbound yield signs be installed on Saskatchewan Avenue and Alberta Avenue at 38th Street, as shown on attached Plan No. G4-13B.

*ADOPTED."*

*Moved by Councillor Birkmaier, Seconded by Councillor Penner,*

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

*CARRIED.*

**UNFINISHED BUSINESS**

- 6a) Communications to Council  
Regarding Subdivision Application #17/94**

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**Former Grosvenor Park School Site  
(File No. CK. 4300-2)**

*DEALT WITH EARLIER. SEE PAGE NO. 20.*

**MOTIONS**

**8a) REPORT OF CITY CLERK:**

"Councillor Dyck gave the following Notice of Motion at the meeting of City Council held on July 18, 1994:

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

"that City Council instruct the City negotiating team to attempt to arrive at a reasonable settlement with all City employees excepting the Police Commission which is not directly within the jurisdiction of City Council, based on the Conciliator's report of Mr. Ted Priel.""

*BY LETTER DATED AUGUST 2, 1994 (ITEM A.23 OF "COMMUNICATIONS"),  
COUNCILLOR DYCK WITHDREW HIS MOTION. SEE PAGE NO. 18.*

**8b) REPORT OF CITY CLERK:**

"Councillor Thompson gave the following Notice of Motion at the meeting of City Council held on July 18, 1994:

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

"that City Council request that the Committee of the Whole meet at the earliest possible date on the subject of union negotiations and through this process provide a new mandate to our negotiators for all union negotiations for which the City Council is responsible.""

*COUNCILLOR THOMPSON WITHDREW HIS MOTION. SEE PAGE NO. 18.*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7435**

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Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 7435, being "*A bylaw of The City of Saskatoon to close a part of the East-West lane south of Lot 3, Block 2, Plan 85-S-32847, being North of Circle Drive and east of Idylwyld Drive, 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 Thompson,

THAT Bylaw No. 7435 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT Council go into Committee of the Whole to consider Bylaw No. 7435.

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. 7435 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor McCann,

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

CARRIED.

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Moved by Councillor Birkmaier, Seconded by Councillor Mostoway,

THAT permission be granted to have Bylaw No. 7435 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor Mann,

THAT Bylaw 7435 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 Birkmaier, Seconded by Councillor Penner,*

*THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 10:30 p.m.

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Mayor

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City Clerk