

Council Chambers
City Hall, Saskatoon, Sask.
Monday, October 22, 2001
at 7:00 p.m

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship the Mayor, in the Chair;
Councillors Atchison, Fortosky, Heidt, Paulsen, Penner, Roe,
Sternberg, Swystun and Waygood;
City Manager Richards;
General Manager, Community Services Gauthier;
General Manager, Corporate Services Veltkamp;
General Manager, Infrastructure Services Uzelman;
General Manager, Utility Services Munch;
A/General Manager, Fire and Protective Services Hewitt;
City Solicitor Dust;
City Clerk Mann;
A/Councillors' Assistant Long.

Moved by Councillor Penner, Seconded by Councillor Swystun,

THAT the minutes of the regular meeting of City Council held on October 9, 2001 be approved.

CARRIED.

HEARINGS

- 2a) Discretionary Use Application - Residential Care Home - Type 11
(Max. 10 Residents)
Lot 66, Block 898, Plan 77S28478
735/737 Lenore Drive
Applicant: Grace Diongo and Gloria Clemente
(File No. CK. 4355-1)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider the above-noted discretionary use application.

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

The following is a report of the Municipal Planning Commission dated October 15, 2001:

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‘Your Commission has considered the attached copy of a report of the Community Services Department dated September 17, 2001, respecting the above-noted matter.

Following its review, your Commission supports the recommendation that the application submitted by Grace Diongco and Gloria Clemente requesting permission to use Lot 66, Block 898, Plan 77S28478 (735/737 Lenore Drive) for the purpose of a Residential Care Home - Type II with a maximum of ten residents under care be approved, subject to:

- a) the final plans submitted for the proposed Residential Care Home - Type II being substantially in accordance with those plans submitted in support of this discretionary use application;
- b) the owner/applicant being solely responsible for any work and expense associated with upgrades to water and sewer connections;
- c) the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) prior to the use of this site for the purpose of a Residential Care Home - Type II; and
- d) the proposal being commenced within 24 months of the date of City Council’s approval.’”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Community Services Department, indicated the Department’s support of the application.

Ms. Colleen Yates, Vice-Chair, Municipal Planning Commission indicated the Municipal Planning Commission’s support of the application.

Moved by Councillor Atchison, Seconded by Councillor Penner,

THAT the hearing be closed.

CARRIED.

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Moved by Councillor Atchison, Seconded by Councillor Heidt,

THAT the application submitted by Grace Diongco and Gloria Clemente requesting permission to use Lot 66, Block 898, Plan 77S28478 (735/737 Lenore Drive) for the purpose of a Residential Care Home - Type II with a maximum of ten residents under care be approved, subject to:

- 1) the final plans submitted for the proposed Residential Care Home - Type II being substantially in accordance with those plans submitted in support of this discretionary use application;*
- 2) the owner/applicant being solely responsible for any work and expense associated with upgrades to water and sewer connections;*
- 3) the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) prior to the use of this site for the purpose of a Residential Care Home - Type II; and*
- 4) the proposal being commenced within 24 months of the date of City Council's approval.*

CARRIED.

2b) Hearings
Discretionary Use Application - Day Care Centre (12 Children)
Lot 8, Block 905, Plan 77S28478
715 Redberry Road
Applicant: Jadranka Pocrnic
(File No. CK. 4355-1)

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider the above-noted discretionary use application.

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

The following is a report of the Municipal Planning Commission dated October 15, 2001:

“Your Commission has considered the attached copy of a report of the Community Services Department dated September 17, 2001, respecting the above-noted matter.

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Following its review of this matter, your Commission supports the recommendation that the application submitted by Jadranka Pocrnic requesting permission to use Lot 8, Block 905, Plan 77S28478 (715 Redberry Road) for the purpose of a Day Care Centre be approved subject to the following:

- a) the applicant obtaining all relevant permits (such as building and plumbing permits) and licences prior to the use of this site for the purpose of a Day Care Centre;
- b) the owner/applicant being solely responsible for any work and expense associated with upgrades to water and sewer connections;
- c) that a maximum of 12 children be accommodated in the day care centre; and
- d) the proposal being commenced within 24 months of the date of City Council's approval.'

Attached are copies of the following communications:

- Letter, undated, from Karen Howarth and Peter Byl, 506 Candle Way; and
- Letter, undated, from Paul and Judith Michie."

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Community Services Department, indicated the Department's support of the application.

Ms. Colleen Yates, Vice-Chair, Municipal Planning Commission, indicated the Municipal Planning Commission's support of the application.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

THAT the submitted correspondence be received.

CARRIED.

Moved by Councillor Paulsen, Seconded by Councillor Roe,

THAT the hearing be closed.

CARRIED.

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Moved by Councillor Waygood, Seconded by Councillor Roe,

THAT the application submitted by Jadranka Pocrnic requesting permission to use Lot 8, Block 905, Plan 77S28478 (715 Redberry Road) for the purpose of a Day Care Centre be approved subject to the following:

- 1) the applicant obtaining all relevant permits (such as building and plumbing permits) and licences prior to the use of this site for the purpose of a Day Care Centre;*
- 2) the owner/applicant being solely responsible for any work and expense associated with upgrades to water and sewer connections;*
- 3) that a maximum of 12 children be accommodated in the day care centre; and*
- 4) the proposal being commenced within 24 months of the date of City Council's approval.*

CARRIED.

**2c) Hearings
Application to Heritage Conservation Program
1020 Spadina Crescent East
(File No. CK. 710-45)**

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8056, a copy of which is attached.

Attached is an excerpt from the minutes of meeting of City Council held on August 13, 2001. As will be noted, Council adopted the following motion:

- ‘1) that the City Solicitor be requested to prepare a bylaw to designate the property at 1020 Spadina Crescent East (Lot 53, Block 4, Plan 99SA06423, except that portion shown as Lot 53A, Block 4, Plan 01SA14955) as a Municipal Heritage Property under the provisions of the *Heritage Property Act*, with such designation limited to the north, south, and east facades (front and sides) of the building and the roof;

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- 2) that the owners of 1020 Spadina Crescent East, receive a tax abatement through the Heritage Conservation Program to a maximum of \$19,530, amortized in equal installments over ten years, commencing in the year following the satisfactory completion of the rehabilitation project under the terms and conditions outlined in this report, with the source of funding for the abatement being the Heritage Fund and with satisfactory completion to be determined by the Manager, Development Services Branch, Community Services Department;
- 3) that the City Solicitor be requested to prepare the appropriate bylaw regarding the tax abatement;
- 4) that \$1,200 be allocated from the Heritage Fund for the supply and installation of a recognition plaque for the property upon the approval of the Manager, Development Services Branch, Community Services Department; and
- 5) that the proposed alterations to the property at 1020 Spadina Crescent East, described in this report, be approved for the purposes of the Heritage Conservation Program.'

A copy of the Notice which appeared in the local press under date of September 8, 2001 is attached.

The following is a report of the City Solicitor dated October 12, 2001:

'City Council at its meeting held on August 13, 2001 resolved that the City Solicitor prepare a bylaw to designate the property at 1020 Spadina Crescent East as Municipal Heritage Property under *The Heritage Property Act*.

In this regard, we enclose proposed Bylaw No. 8056, The 1020 Spadina Crescent East Heritage Designation Bylaw, 2001. The *Heritage Property Act* requires that a Notice of Intention to designate be served on the Registrar of Heritage Property and all persons with an interest in the property. As well, the Notice of Intention must be registered against the title to the property in the Land Titles Office and advertised in at least one issue of a newspaper in general circulation in the municipality. All prerequisites to the passing of the Bylaw have been undertaken. The date advertised in the Notice of Intention for consideration of this Bylaw by Council is October 22, 2001.

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The Heritage Property Act further provides that anyone wishing to object to the proposed designation must serve Council with an objection stating the reason for the objection and providing the relevant facts. This objection must be served at least three days prior to the Council meeting at which the Bylaw is to be considered.

If an objection is received, Council shall either refer the matter to a review board constituted under Section 14 of the *Act* or withdraw the proposed Bylaw.

The original and all required copies of the proposed Bylaw are enclosed.’

Attached is a copy of a letter dated September 21, 2001 from Brian Evans, 114 Nahanni Drive.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Community Services Department, reviewed the application and commented on the correspondence received from Mr. Brian Evans. He outlined the legislation with respect to opposition to the passing of a bylaw, and indicated that it’s not clear from Mr. Evans’ letter as to whether he is opposed. He requested that Council adjourn the matter to the next Council meeting in order to get clarification from Mr. Evans.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT the hearing be adjourned to November 5, 2001.

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

A. REQUESTS TO SPEAK TO COUNCIL

**1) Tim Quigley and Don Kossick
Saskatoon Chapter, Council of Canadians, dated October 5**

Requesting permission to address Council with respect to The General Agreement on Trade in Services (GATS) and the Agreement on Government Procurement (AGP). (File No. CK. 277-1)

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RECOMMENDATION: that Tim Quigley and Don Kossick be heard.

Moved by Councillor Roe, Seconded by Councillor Paulsen,

THAT Tim Quigley and Don Kossick be heard.

CARRIED.

Mr. Tim Quigley, Saskatoon Chapter, Council of Canadians, outlined the material he had submitted with his correspondence and asked that Council consider referring the matter to an appropriate committee of Council to draft a resolution to be sent to the Provincial and Federal Governments, as well as the Federation of Canadian Municipalities. He offered to help draft the resolution. He invited Council members to a meeting on Wednesday, October 24, 2001 at 7:00 p.m. and Tuesday, October 30, 2001 at 12:00 noon. He noted that the meeting location for the meeting on October 30, 2001 has been moved to Lower Place Riel at the University of Saskatchewan.

Moved by Councillor Steernberg, Seconded by Councillor Waygood,

THAT the information be received and referred to the Administration and Finance Committee for a report.

CARRIED.

**2) John Maxin
326 Avenue D South, dated October 22**

Requesting permission to address Council with respect to the Riversdale area. (File No. CK. 150-1)

RECOMMENDATION: that John Maxin be heard.

Moved by Councillor Fortosky, Seconded by Councillor Heidt,

THAT John Maxin be heard.

CARRIED.

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Mr. John Maxin, 326 Avenue D South, spoke with respect to concerns in the Riversdale neighbourhood. Mr. Maxin provided Council with a copy of his presentation.

Moved by Councillor Heidt, Seconded by Councillor Steernberg,

THAT the information be received.

CARRIED.

**3) Frances Farness-Petit
118 Avenue R North, dated October 11**

Requesting permission to address Council with respect to vandalism and petty crime in the City of Saskatoon. (File No. CK. 150-1)

RECOMMENDATION: that Frances Farness-Petit be heard.

Moved by Councillor Fortosky, Seconded by Councillor Paulsen,

THAT Frances Farness-Petit be heard.

CARRIED.

Ms. Frances Farness-Petit, 118 Avenue R North, spoke with respect to vandalism and petty crime in the City of Saskatoon. She provided Council with a petition with approximately 496 signatures asking that Council and the Police Service implement a curfew bylaw so that children under the age of 14 years should not be on the streets without adult supervision later than 10:00 p.m. at night, and that children under the age of 16 years should not be on the streets after 12:00 midnight. She also provided Council with a copy of her presentation.

Moved by Councillor Paulsen, Seconded by Councillor Atchison,

THAT the information be received.

CARRIED.

Moved by Councillor Steernberg, Seconded by Councillor Roe,

THAT the petition and letter be referred to the Board of Police Commissioners.

CARRIED.

**4) Dave Dutchak, Chair, Rural Municipality of Corman Park
District Planning Commission, dated October 15**

Requesting permission to address Council with respect to the District Planning Commission's review of the South Sector Review report. (File No. CK. 4110-1)

RECOMMENDATION: that Item 6a) of Unfinished Business be brought forward and considered and that Dave Dutchak be heard.

Moved by Councillor Penner, Seconded by Councillor Roe,

THAT Item 6a) of Unfinished Business be brought forward and considered and that the speakers be heard.

CARRIED.

UNFINISHED BUSINESS

**“6a) Request for Alteration of Urban Boundary
Annexation of Land - “Willows” Lands
(File No. CK. 4131-24)**

REPORT OF THE CITY CLERK:

‘Attached is an excerpt from the minutes of meeting of City Council held on September 24, 2001, including copies of the correspondence referred to therein. As will be noted, Council resolved:

- 1) that Items A9, A10, A11 and AA10 of Communications be deferred for 4 weeks in order for the Administration to bring forward all back up information and reports pertinent to the issue; and
- 2) that the Administration report at that time on ways for this type of situation to be avoided in the future.

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Listed below are new reports on the matter, as well as all reports and correspondence previously submitted to City Council.

Council should note that the following individuals previously requested to speak to Council, and should now be given the opportunity to do so:

- a) Reeve Ed Hobday, Rural Municipality of Corman Park
- b) Mr. Joel Teal, Executive Vice President, Dundee Development Corporation.

NEW REPORTS

Attached are copies of the following reports:

- From the General Manager, Community Services Department dated October 16, 2001 (Attachment A) submitting a recommendation regarding this annexation request.
- From the City Clerk dated October 1, 2001 (Attachment B) submitting information requested by City Council on September 24, 2001.

BACKGROUND INFORMATION PREVIOUSLY SUBMITTED TO COUNCIL

City Council, at its meeting held on November 30, 1998, received as information the attached letter (Attachment C) dated November 17, 1998 from the Reeve of the Rural Municipality of Corman Park.

On July 12, 1999, City Council received a letter dated June 29, 1999 (Attachment D) from Dundee Development Corporation, formally requesting that the City of Saskatoon urban boundary be altered with the annexation of the "Willows" lands. Council also received a letter dated July 6, 1999 (Attachment E) from Neil Bartlett, Lakewood Development, asking that the Willows proposal be denied until all the developments that are already waiting are complete. City Council referred the two letters to the Administration.

The General Manager, Community Services Department, prepared a report dated December 20, 2000 (Attachment F) for the Planning and Operations Committee. The Planning and Operations Committee submitted this report to City Council on January 22, 2001, recommending that the Administration proceed with the annexation request put forward by Dundee Development Corporation.

City Council, at its meeting held on January 22, 2001, (Attachment G), instructed the Administration to proceed with the process of amending the Development Plan to create a new class of residential land to facilitate the development of golf course communities, and also instructed the Administration to proceed immediately with completing the comprehensive review of the Saskatoon Planning District Development Plan and Zoning Bylaw and report back to Council at the time of the hearing.

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The hearing regarding the amendment to the Development Plan to create a new class of residential land to facilitate the development of golf course communities was held on July 16, 2001. In addition, the Administration reported at that time regarding the South Sector Review. Attached are the following documents relative to this meeting:

- Excerpt from minutes of City Council on July 16, 2001 regarding the Development Plan Amendment Hearing. (Attachment H)
- Report of the Community Services Department dated April 3, 2001. (Attachment I)
- Brief submitted to City Council by Dewell Linn. (Attachment J)
- Bylaw No. 8041 which was approved by City Council and subsequently approved by the Minister of Municipal Affairs and Housing. (Attachment K)
- Excerpt from minutes of City Council on July 16, 2001 regarding the Saskatoon Planning District Review of the South Sector. (Attachment L)

As noted in the minutes of the July 16, 2001 Council meeting, Council amended the Development Plan, thereby facilitating the development of golf course communities, and referred the report entitled "Saskatoon Planning District Review - South Sector" to the District Planning Commission for its consideration and report back to both Councils as soon as possible and no later than September 10, 2001. The District Planning Commission reported to City Council on September 24, 2001."

Mr. Lorne Sully, Community Services Department, outlined the history of the application and issues. He indicated the Department's support of the application.

It was noted that Mr. Dave Dutchak, District Planning Commission, was not in attendance.

Reeve Ed Hobday, Rural Municipality of Corman Park, spoke with respect to economic development and planning issues. He voiced concerns with respect to approving applications for development on an ad hoc basis. He indicated that the Rural Municipality of Corman Park feels that in order to sustain long-term economic development things should be done in a planning context.

Mr. Joel Teal, Executive Vice President, Dundee Development Corporation, highlighted comments from the letters of support which have been received from the Saskatoon Regional Economic Development Authority, the Chamber of Commerce, Saskatoon Home Builders' Association and North Saskatoon Business Association. He asked that Council support the Administration's recommendation to proceed to the next step.

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Moved by Councillor Penner, Seconded by Councillor Atchison,

- 1) *that City Council instruct the Administration to take the necessary procedures pursuant to Section 13 of The Urban Municipality Act, 1984 to apply for an alteration of the City's boundaries to include the lands commonly known as the Willows Golf and Country Club; and*
- 2) *that in addition, the Administration be instructed to seek a meeting with representatives of the Rural Municipality (R.M.) of Corman Park to discuss a possible complementary resolution by the R.M.*

CARRIED.

**5) Tony P. Nuspl
440 Avenue G South, dated October 22**

Requesting permission to address Council with respect to the Southeast Riversdale Design Plan.
(File No. CK. 4110-12)

RECOMMENDATION: that Clause A4, Administrative Report No. 18-2001 be brought forward and considered and that Tony Nuspl be heard.

Moved by Councillor Waygood, Seconded by Councillor Fortosky,

THAT Clause A4, Administrative Report No. 18-2001 be brought forward and considered and that Tony Nuspl be heard.

CARRIED.

"ADMINISTRATIVE REPORT NO. 18-2001

**A4) Southeast Riversdale Design Plan
(File No. CK. 4110-12)**

RECOMMENDATION: that City Council approve the following:

- 1) that the Southeast Riversdale Design Plan (Attachment No.2) be approved in principle as a framework for redevelopment of Southeast Riversdale;

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- 2) that the Administration prepare a land assembly resource plan to assemble all of the City-owned parcels in the Southeast Riversdale Design Plan area. The land assembly resource plan will incorporate remediation costs, offsite development costs, direct development costs to bring sites to marketable status, acquisition costs of properties owned by the Utility Services Department and the estimated market value of all parcels;
- 3) that the land assembly resource plan, developed in accordance with Recommendation No. 2) above, be referred to the Administration and Finance Committee to propose a source of funding for any identified revenue shortfall;
- 4) that upon resolution of all funding shortfalls within the land assembly resource plan, the Administration be directed to develop a *pro forma* land development plan, including phasing, development costs, anticipated sales revenue and timelines of the proposed development;
- 5) that City Council direct the City Electric System Branch of the Utility Services Department to sell Parcels B and C (as illustrated on the Design Plan, sheet 4-2) on the condition that the lands are remediated to meet Canadian Council of Ministers of the Environment (CCME) guidelines for residential/parkland and agricultural land uses;
- 6) that in association with any site remediation, and any other site excavations, the City of Saskatoon ensure that this activity is monitored to check for pre-contact archaeological deposits buried in sand units below one metre to a depth of approximately 2.5 metres;
- 7) that the Administration be directed to obtain the necessary approvals to comply with the Legislative requirements of the Meewasin Valley Authority in all respects related to the redevelopment of the Southeast Riversdale Design Plan Area;

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- 8) that the Development Services Branch prepare a report to City Council on the merits of placing the A.L. Cole Generating Station Pump House on the Community Heritage Register; and
- 9) that the City of Saskatoon, in consultation with the Riversdale Community and other property owners in Southeast Riversdale, undertake a review of its Development Plan and Zoning Bylaw with the aim of amending these Bylaws, as required, to accommodate residential or other development as proposed in the Southeast Riversdale Design Plan.

BACKGROUND

Following approval of Capital Project No. 1710 – A.L. Cole Lands Master Plan on December 19, 1999 (at an estimated cost of \$75,000.00), the Land Branch solicited consultant proposals for the preparation of the Southeast Riversdale Design Plan. In March 2000, the Southeast Riversdale Design Group, a joint venture of Crosby Hanna & Associates and Associated Engineering, was retained to undertake the work.

As outlined on Attachment No. 1, the subject land is bound by 19th Street, the South Saskatchewan River, Idylwyld Drive and Avenue C. It includes both City owned and adjacent privately owned land. The study area totals approximately 7.2 hectares (17.8 acres) with the City owning approximately 86% of the subject land.

The purpose of the Southeast Riversdale Design Plan project was to produce a plan of the subject area in sufficient detail and precision to form the basis for a plan of proposed subdivision. The plan would be complete with support documentation including design criteria, recommended development staging and a development cost analysis. The specific terms of reference of the project were:

1. To optimize the saleability of land while minimizing servicing requirements.
2. To create a unique and identifiable area.
3. To provide for the free flow of both pedestrian and vehicle traffic within the site, between the Southeast Riversdale site and the South Downtown project area, and the surrounding neighbourhoods and amenities.
4. To provide for adequate street rights-of-way for on-street parking, appropriate sidewalk widths and streetscape amenities.
5. To create linkages to the South Saskatchewan River and the Meewasin Valley Trail and park network.
6. To consider the heritage resources of the area.
7. To consider the proximity of the development to the freeway.

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8. To integrate both the existing and planned adjacent development.

By May 2000, some information gaps were identified with regard to the geo-environmental condition of the site. Without this information, a design plan for the area would contain numerous inaccuracies. On June 26, 2000, Council approved an additional \$65,000.00 in order to carry out geo-environmental testing. The project was tendered and P. Machibroda Engineering was the successful bidder. The geo-environmental testing and report were completed in the fall of 2000.

DISCUSSION

Two main plans are included in the Southeast Riversdale Design Plan final report. These plans are the “Design Plan” (Attachment No. 2), which illustrates the proposed street right-of-ways and denotes the developable parcels and the “Demonstration Plan” (Attachment No. 3), which is intended to demonstrate how the development principles within the design plan might be addressed. The “Design Plan” (sheet 4-2 in the report) will be used as a plan of proposed subdivision. The “Demonstration Plan” (sheet 4-1 in the report) will be considered when zoning the parcels. It gives builders, other stakeholders and the general public insight into the type of development that is desired.

Both plans were created following extensive stakeholder input through a Visioning Workshop held in February 2001. During the one-day workshop, three groups were requested to develop and illustrate their collective vision for the redevelopment of this area. They were specifically requested to identify critical planning and urban design principles, recommended land use and density, building forms and massing, river edge treatment, pedestrian and vehicle circulation systems and other matters of considered importance. The input received through the stakeholder Visioning Workshops and sketch concepts resulted in the establishment of the following ten redevelopment principles:

1. Recognize that geoenvironmental contamination issues relating to previous activities in the area will be mitigated to satisfy CCME Guidelines for residential/parkland or agricultural development.

Except for the site clean-ups for the A.L.Cole Station and Apparatus Repair Shop (the land occupied by the buildings) most of the remainder of the city-owned vacant lands does not meet CCME Guidelines for residential/parkland uses. No examination was made of privately owned lands and the lands occupied by the former City Electrical building sites.

2. Respect the neighbourhood context of Southeast Riversdale.

The Study Area is only part of a larger neighbourhood complete with established residential and commercial areas and an evolving socio-economic fabric. The site is also adjacent to the South Downtown Area. Thus the intent is to develop a plan, which will weave new development into the fabric of the existing neighbourhood rather than creating an exclusive

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enclave. Building form and intensity will therefore increase from west (Avenue C) to east (Idylwyld Drive Bridge) and from south (riverbank) to north (19th Street).

3. Provide for the development of an area as a focal point within Southeast Riversdale and as a “gateway” into Riversdale area along 19th Street.

Development of a public “people place” is essential to provide a focus for a wide range of community, social and economic activity. This is not intended to be a public park in a traditional sense. A public consultation process must further determine the actual character, ambiance and image of this public gathering place and gateway to Riversdale.

4. Provide for a mix of land uses within the Southeast Riversdale but, within that mix, ensure that a significant portion of all redevelopment is residential

Although the plan should accommodate a mix of land uses, residential development should form a significant proportion of all redevelopment. This principle supports existing housing policy adopted as part of the Downtown Housing Study. The study area and the lands north of 19th Street to the lane south of 20th Street are situated within the City’s Downtown Housing Rental Housing Tax Abatement and Housing Building Permit Rebate Program.

While it is important to provide for a mix of residential, retail, office and service uses, the integrity and viability of the existing 20th Street Commercial Corridor must be respected.

5. Provide for adaptive re-use of those existing buildings worthy of retention.

There are two remaining buildings in the area, which are considered to have potential heritage merit. These are the A.L.Cole Generating Station Pumphouse and the former City Electrical office building. Thus the plan should provide for incorporation of both of these buildings into proposed redevelopment. The pump house must remain in place and can be used for a public viewing area of the riverbank and linked into the public pedestrian linkages. The former City Electrical office building may offer opportunities for conversion into some form of mixed use (live/work units), for accommodation of community groups and/or for functional integration with the proposed “gateway” and public gathering place identified for the adjacent site to the east.

6. Respect the river valley setting of Southeast Riversdale, including river views (particularly upstream) and the need to provide open space linkages along the river edge and from the river into the backshore areas.

Given that views of the riverbank are among the most spectacular in the City, the plan should protect and benefit from these views and maximize public access to the river. Changes to riverbank policy of both the City and the Meewasin Valley Authority may be necessary to accommodate development up to 60 metres of the river shoreline.

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7. Recognize that the Avenue C Substation will remain and that prudent separation be provided between the substation and incompatible uses.
8. Minimize costs associated with the provision of municipal services, utilities and infrastructure.
9. Allow for a rational and phased approach to the sale and development of lands.
10. Accommodate a road linkage between Riversdale and South Downtown.

From the various stakeholder discussions, a functional roadway linkage and continuation of a “riverbank parkway” between the Riversdale Neighbourhood and the South Downtown is considered important for a variety of social and economic reasons. Such a linkage is technically feasible; however, the success of the redevelopment of the Southeast Riversdale area is not dependent upon the development of such a roadway-riverbank promenade. The cost of providing such a road linkage and pedestrian promenade was estimated to cost \$3.3 million based on an earth fill structure and \$8.3 million based on a pier bridge structure.

If development were to occur based on the Demonstration Plan, an estimated total of 278 housing units could be provided of which 210 would occur on City-owned lands and 68 on privately owned lands. These housing units could be a mixture of one-unit dwellings, six-plexes, terraced apartments, live/work units and 5-storey apartments.

The public space “Riversdale Square” an area intended to serve as a public focal point within Southeast Riversdale and as a “gateway” into Riversdale along 19th Street. Possible opportunities include: passive green space; a place for vendors and artisans to display and sell their products; a venue for concerts and/or festivals and a place for people to meet and socialize. Estimates of development costs associated with the Riversdale Square have not been determined.

The Southeast Riversdale Design Plan also addresses the recognition of an innovative new housing form. During the design plan process, some stakeholders expressed interest in some form of new Warehouse Village – a live/work concept of housing. Some builders have identified a niche market for this type of housing and consider it desirable to explore such a venture in Southeast Riversdale.

In addition to providing additional routes for pedestrians and cyclists on the Meewasin Valley Trail, the Design Plan provides for backshore trail linkages and linkages to the Downtown from Southeast Riversdale. Please note that a cost estimate for the pedestrian linkages to the Downtown area is not included in the project development costs. Proposed road alignments and building sites maximize public access to the valley edge and establish opportunities for spectacular river views from the development sites.

JUSTIFICATION

Section 6.1.1 of the *City of Saskatoon Development Plan Bylaw No. 7799*, identifies a Downtown Objective: “To encourage a significant share of the City’s overall housing development to take place downtown.” Southeast Riversdale was identified in the *Downtown Housing Study (1998)*, in conjunction with the South Downtown, as having 35 percent of Saskatoon’s total downtown housing potential. This area has remained undeveloped since the decommissioned A.L. Cole Power Plant was demolished.

Development in Southeast Riversdale is desirable as it presents an opportunity to mitigate geo-environmental contamination relating to previous activities in the area and to recover the cost through redevelopment.

As an inner-city neighbourhood, Riversdale continues to exhibit signs of physical, economic and social decay. It has:

- The highest ratio of absentee ownership of property and related high ratio of unsafe or substandard building conditions;
- A high ratio of rental housing;
- The lowest household incomes; and
- The lowest labour force participation rate in the City.

Actions to reverse this situation are in process or are being developed. Implementation of the Riversdale Design Plan can be one of several positive and significant steps towards this need for community renewal and viability. It will provide the necessary infrastructure and investment for alternative housing, which is safe and affordable and will provide a stimulus for private sector re-investment in housing and business development throughout the Riversdale Neighbourhood.

Such a redevelopment program is consistent with and will be aided by the Riversdale West-Central Business Development Strategy which will develop and implement actions designed to increase business and job creation in the Riversdale, King George, Holiday Park, Pleasant Hill and Meadowgreen Neighbourhoods. Development in Southeast Riversdale will also integrate well with the commercial, institutional and residential development envisioned for the South Downtown area.

OPTIONS

The only option is to neither develop nor undertake any further geo-environmental cleanup until a special project is deemed necessary or the City receives a proposal from the private sector. The Land Branch does not recommend this option, as the site is not considered a very attractive venture for a private developer to undertake, due to the geo-environmental conditions. It would be prudent for the City to subdivide and undertake an environmental cleanup in order to make parcels ready for housing development and special projects.

POLICY IMPLICATIONS

It may be necessary to consider new zoning regulations in order to accommodate the live/work housing concept that is proposed in the Design Plan. Additionally, it would be necessary to amend the City's Development Plan and concurrently request the Meewasin Valley Authority to undertake a similar amendment to reduce the 92 metre Riverbank Zone to 60 metres between Avenue C and Idylwyld Drive.

FINANCIAL IMPACT

The total estimated land development cost associated with redevelopment of the City owned land in the Southeast Riversdale Design Plan is \$2,405,000.00 broken down as follows:

- Site remediation / clean-up: \$625,000.00
- Site servicing / infrastructure: \$1,135,000.00
- Off-site infrastructure levies: \$480,000.00
- Miscellaneous costs: \$165,000.00

While the direct financial gains to the City through redevelopment of Southeast Riversdale may be limited, there are expected substantial long-term economic and social benefits. The long term financial benefits would accrue through future tax revenue, economic spin offs, and environmental cleanup cost recovery. The long-term social benefit is through supporting inner city housing initiatives, which may encourage more redevelopment of adjacent existing and infill properties.

COMMUNICATIONS PLAN

The Southeast Riversdale Design Plan has been completed with a steering committee representing internal stakeholders including the Land Branch, the City Planning Branch, the Development Services Branch, the Municipal Engineering Branch and the Electric System Branch.

During the preparation of the Design Plan, the following were invited to participate and offer input: Riversdale Community Association, Riversdale BID, Councillor Owen Fortosky, Premier Lorne Calvert, Quint, SREDA, The Partnership, Meewasin Valley Authority, Chamber of Commerce, Sask. Homebuilders Association, Princeton Developments Ltd. and the private landowners within the study area.

The public and stakeholder information and input process included, a visioning workshop, several presentations to various stakeholders and a community open house.

As with any infill development, the public and stakeholder information and input process will continue as specific proposals for redevelopment are brought forward.

ENVIRONMENTAL IMPACT

The development of the Southeast Riversdale will have a positive effect on the environment. The site is currently contaminated and largely un-developable for residential or parkland purposes. Site environmental cleanup costs are included in the development costs. Prior to development, the site will be cleaned to CCME residential and parkland standards.

In addition, this site lies within the Meewasin Valley Authority's Conservation Zone and is subject to development review by the Meewasin Valley Authority.

ATTACHMENTS

1. Plan showing existing Southeast Riversdale for proposed Design Plan.
2. Southeast Riversdale Design Plan.
3. Southeast Riversdale Demonstration Plan.
4. Southeast Riversdale Design Plan - Final Report."

Mr. Tony Nuspl, 440 Avenue G South, expressed some concerns with respect to the proposed design plan such as the road linkage to the south downtown, the riverbank remaining as it is and the views of the riverbank being kept. He asked that he be included in any consultation in the future.

Moved by Councillor Roe, Seconded by Councillor Paulsen,

- 1) that the Southeast Riversdale Design Plan (Attachment No. 2) be approved in principle as a framework for redevelopment of Southeast Riversdale;*
- 2) that the Administration prepare a land assembly resource plan to assemble all of the City-owned parcels in the Southeast Riversdale Design Plan area. The land assembly resource plan will incorporate remediation costs, offsite development costs, direct development costs to bring sites to marketable status, acquisition costs of properties owned by the Utility Services Department and the estimated market value of all parcels;*
- 3) that the land assembly resource plan, developed in accordance with Recommendation No. 2) above, be referred to the Administration and Finance Committee to propose a source of funding for any identified revenue shortfall;*
- 4) that upon resolution of all funding shortfalls within the land assembly resource plan, the Administration be directed to develop a pro forma land development plan, including phasing, development costs, anticipated sales revenue and timelines of the proposed development;*

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- 5) *that City Council direct the City Electric System Branch of the Utility Services Department to sell Parcels B and C (as illustrated on the Design Plan, sheet 4-2) on the condition that the lands are remediated to meet Canadian Council of Ministers of the Environment (CCME) guidelines for residential/parkland and agricultural land uses;*
- 6) *that in association with any site remediation, and any other site excavations, the City of Saskatoon ensure that this activity is monitored to check for pre-contact archaeological deposits buried in sand units below one metre to a depth of approximately 2.5 metres;*
- 7) *that the Administration be directed to obtain the necessary approvals to comply with the Legislative requirements of the Meewasin Valley Authority in all respects related to the redevelopment of the Southeast Riversdale Design Plan Area;*
- 8) *that the Development Services Branch prepare a report to City Council on the merits of placing the A.L. Cole Generating Station Pump House on the Community Heritage Register; and*
- 9) *that the City of Saskatoon, in consultation with the Riversdale Community and other property owners in Southeast Riversdale, undertake a review of its Development Plan and Zoning Bylaw with the aim of amending these Bylaws, as required, to accommodate residential or other development as proposed in the Southeast Riversdale Design Plan.*

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT the regular Order of Business be suspended and that Items C1 to C3 of Communications be brought forward and considered and that Boyd Clark be heard.

CARRIED.

**“C1) Ron Beallie, Chair and Boyd Clark, Executive Director
Saskatoon Society for the Prevention of Cruelty to Animals Inc., dated October 11**

Requesting that Council proclaim the week of November 4 to 10, 2001 as National Animal Shelter Appreciation Week in Saskatoon. (File No. CK. 205-5)

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**C2) Brent Wignes, Chair, Remembrance Day Committee
The Royal Canadian Legion, dated October 15**

Requesting that Council proclaim the week of November 4 to 11, 2001 as Veterans' Week in Saskatoon and requesting permission to fly the Remembrance flag outside City Hall the week of November 4 to 11, 2001. (File No. CK. 205-5)

**C3) Doug Hodson, Volunteer Chair
United Way of Saskatoon Board of Directors, dated October 16**

Requesting that Council proclaim the month of November, 2001 as United Way Month in Saskatoon and requesting permission to fly the United Way flag outside City Hall the month of November, 2001. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that City Council approve all proclamations as set out in Section C;
 - 2) that the City Clerk be authorized to sign the proclamations on behalf of City Council;
 - 3) that permission be given to the Royal Canadian Legion to raise the Remembrance Flag the week of November 4 to 11, 2001; and
 - 4) that permission be granted to the United Way of Saskatoon Board of Directors to raise the United Way Flag the month of November, 2001."

Mr. Boyd Clark, Executive Director, Saskatoon Society for the Prevention of Cruelty to Animals, presented a poster and T-shirt to City Council and asked that Council proclaim the week of November 4 to 10, 2001 as National Animal Shelter Appreciation Week in Saskatoon.

Moved by Councillor Heidt, Seconded by Councillor Roe,

- 1) that City Council approve all proclamations as set out in Section C;*
- 2) that the City Clerk be authorized to sign the proclamations on behalf of City Council;*
- 3) that permission be given to the Royal Canadian Legion to raise the Remembrance Flag the week of November 4 to 11, 2001; and*

- 4) *that permission be granted to the United Way of Saskatoon Board of Directors to raise the United Way Flag the month of November, 2001.*

CARRIED.

AA. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

**1) Jane Wagner, Chair
Abbeyfield Saskatoon, dated June 20**

Advising Council of Abbeyfield Saskatoon's support of Councillor Fortosky's Notice of Motion with respect to the transfer of the \$790,952 bid deposit forfeited by the Saskatoon Cooperative Association Limited into the Social Housing Capital Reserve. (City Council, at its meeting held on June 4, 2001, deferred consideration of Councillor Fortosky's motion until after the Audit Report on the Social Housing Program is presented to City Council.) (File No. CK. 750-1)

RECOMMENDATION: that the information be received and joined to the file.

Moved by Councillor Waygood, Seconded by Councillor Swystun,

THAT the information be received and joined to the file.

CARRIED.

**2) Marilyn J. Braun, Director, Provincial Affairs Saskatchewan
Canadian Federation of Independent Business, dated October 2**

Submitting results of a nationwide survey of 8,088 small and medium-sized business owners on the essential elements of healthy local economic development. (File No. CK. 362-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Atchison, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

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**3) Steve Warnar, President
Frontier Refrigeration Co. Ltd., dated October 4**

Submitting a copy of a letter sent to the Purchasing Services Branch of the Corporate Services Department with respect to a response to a letter regarding compressor overhauls at Cosmo Arena in August, 2001. (File No. CK. 610-2)

RECOMMENDATION: that the information be received.

Moved by Councillor Waygood, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

**4) Pat Atkinson, M.L.A.
621A Main Street, dated October 12**

Submitting a letter of support for the Broadway Theatre's bid for funding from the City of Saskatoon for renovations and improvements. (File No. CK. 1870-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Penner, Seconded by Councillor Waygood,

THAT the information be received.

CARRIED.

**5) Joanne Sproule, Secretary
Saskatoon Development Appeals Board, dated October 17**

Submitting notice of Development Appeals Board Hearing for property located at 928 Heritage View. (File No. CK. 4352-2)

RECOMMENDATION: that the information be received.

Moved by Councillor Steernberg, Seconded by Councillor Swystun,

THAT the information be received.

CARRIED.

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

**1) Lawrence and Linda Cook and Others
1921 Makaroff Street, dated June 11**

Nine letters submitting comments with respect to the Saskatoon Long Term Transportation Study. (File No. CK. 7000-1) **(Referred to the Administration.)**

**2) Jack Scarfe, Chair and Gordon Wilson, Vice Chair
Woodlawn Military (Veterans) Cemetery Fund Raising Committee, undated**

Requesting funding to erect a suitable memorial in the military section of Woodlawn Cemetery. (File No. CK. 1870-1) **(Referred to the Administration and Finance Committee.)**

RECOMMENDATION: that the information be received.

Moved by Councillor Atchison, Seconded by Councillor Swystun,

THAT the information be received.

CARRIED.

C. PROCLAMATIONS

**1) Ron Beallie, Chair and Boyd Clark, Executive Director
Saskatoon Society for the Prevention of Cruelty to Animals Inc., dated October 11**

Requesting that Council proclaim the week of November 4 to 10, 2001 as National Animal Shelter Appreciation Week in Saskatoon. (File No. CK. 205-5)

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**2) Brent Wignes, Chair, Remembrance Day Committee
The Royal Canadian Legion, dated October 15**

Requesting that Council proclaim the week of November 4 to 11, 2001 as Veterans' Week in Saskatoon and requesting permission to fly the Remembrance flag outside City Hall the week of November 4 to 11, 2001. (File No. CK. 205-5)

**3) Doug Hodson, Volunteer Chair
United Way of Saskatoon Board of Directors, dated October 16**

Requesting that Council proclaim the month of November, 2001 as United Way Month in Saskatoon and requesting permission to fly the United Way flag outside City Hall the month of November, 2001. (File No. CK. 205-5)

DEALT WITH EARLIER. SEE PAGE NO. 22.

REPORTS

General Manager, Community Services Gauthier presented Section A, Administrative Report No. 18-2001;

General Manager, Infrastructure Services Uzelman presented Section D, Administrative Report No. 18-2001;

City Manager Richards presented Section F, Administrative Report No. 18-2001;

Councillor Steernberg, Chair, presented Report No. 14-2001 of the Administration and Finance Committee;

His Worship the Mayor, Chair, presented Report No. 13-2001 of the Executive Committee.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

- a) Administrative Report No. 18-2001;*
- b) Report No. 14-2001 of the Administration and Finance Committee;*
- c) Report No. 13-2001 of the Executive Committee*

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

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

Committee arose.

Councillor Swystun 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:

“ADMINISTRATIVE REPORT NO. 18-2001

Section A - COMMUNITY SERVICES

- A1) Easement Requirement – SaskPower
Briarwood Neighbourhood
Municipal Buffer Strips MB34, Plan 97S00506, MB 35 and MB38A, Plan 96S13322,
and MB 36, Plan 96S13325
Order No. 20029372
(File No. CK 4090-3)**
-

- RECOMMENDATION:**
- 1) that City Council grant an easement to SaskPower as outlined on the attached plan; and
 - 2) that his Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the corporate seal, the appropriate agreement as prepared by the City Solicitor.

ADOPTED.

Carol A. Moore, on behalf of SaskPower Land Department, has requested the City’s approval for an easement over part of Municipal Buffer Strips MB34, Plan 97S00506, MB 35 and MB38A, Plan 96S13322, and MB 36, Plan 96S13325, as shown on the attached plan. The purpose of this easement is to provide underground servicing to the adjacent areas.

The Community Services Department has no objection to the granting of this easement to SaskPower.

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ATTACHMENTS

1. Part of Registered Plan 98SA32383.
2. Letter from Community Services Department, Land Branch.

**A2) Easement Requirement – SaskPower
Briarwood Neighbourhood
Municipal Buffer Strip MB14, Plan 96S13326
Order No. 20026244
(File No. CK. 4090-3)**

RECOMMENDATION:

- 1) that City Council grant an easement to SaskPower as outlined on the attached plan; and
- 2) that his Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the corporate seal, the appropriate agreement as prepared by the City Solicitor.

ADOPTED.

Carol A. Moore, on behalf of SaskPower Land Department, has requested the City's approval for an easement over part of Municipal Buffer Strip MB14, Plan 96S13326, as shown on the attached plan. The purpose of this easement is to provide underground servicing to a 44-unit condominium development on Banyan Crescent.

The Community Services Department has no objection to the granting of this easement to SaskPower.

ATTACHMENT

1. Part of Registered Plan 96S13326.

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**A3) Land-Use Applications Received by the Community Services Department
For the Period Between September 28 and October 11, 2001
(For Information Only)
(File Nos. PL 4300, 4350, 4355-D)**

RECOMMENDATION: that the following report be received as information.

ADOPTED.

The following applications have been received and are being processed:

Discretionary Use

- Application No. D26/01: 2540 Melrose Avenue
Applicant: Garry McCoshen
Legal Description: Lots 1 and 2, Block 18, Plan G234
Current Zoning: R2
Proposed Use: Care Home (10 beds)
Neighbourhood: Avalon
Date Received: October 2, 2001

Rezoning

- Application No. Z16/01: 706 Victoria Avenue
Applicant: Shirley A. Asher
Legal Description: South 6 feet of Lot 17, All Lots 18, 19, Block 41, Plan Q1
Current Zoning: RM3
Proposed Zoning: M1
Neighbourhood: Nutana
Date Received: September 27, 2001

Subdivision

- Application No. 60/01: Camponi Crescent/Circle Drive (no civic address)
Applicant: George, Nicholson, Franko & Associates
Legal Description: Parcel B, Block 582, Plan 76S07218; Parcel G, Block 582, Plan 77S24849 and Lot 15, Block 843, Plan 79S38425
Current Zoning: M2
Neighbourhood: Confederation Suburban Centre
Date Received: October 1, 2001

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- Application No. 61/01: 2109 Preston Avenue
Applicant: George, Nicholson, Franko & Associates
Legal Description: Parcel P, Registered Plan No. 62S00805
Current Zoning: M3 District
Neighbourhood: Nutana Suburban Centre
Date Received: October 5, 2001

- Application No. 62/01: Brookhurst Terrace (no civic address)
Applicant: Webster Surveys Ltd.
Legal Description: Parcels L and Q, Registered Plan No. 96S13323
Current Zoning: R1A
Neighbourhood: Arbor Creek
Date Received: October 10, 2001

- Application No. 63/01: Kenderdine Road (no civic address)
Applicant: Webster Surveys Ltd.
Legal Description: Parcel D, Registered Plan No. 96S28729
Current Zoning: R1A
Neighbourhood: Arbor Creek
Date Received: October 10, 2001

ATTACHMENTS

1. Plan of Proposed Discretionary Use No. D26/01
2. Plan of Proposed Rezoning No. 16/01
3. Plan of Proposed Subdivision No. 60/01
4. Plan of Proposed Subdivision No. 61/01
5. Plan of Proposed Subdivision No. 62/01
6. Plan of Proposed Subdivision No. 63/01

**A4) Southeast Riversdale Design Plan
(File No. CK. 4110-12)**

DEALT WITH EARLIER. SEE PAGE NO 13.

**A5) Enquiry – Councillor D. Atchison (May 22, 2001)
Proposed Increase to Maximum Fence Height in Residential Areas
(File No.: CK 4350-1)**

RECOMMENDATION: that the following report be received as information.

The following enquiry was made by Councillor Atchison at the meeting of City Council held on May 22, 2001:

“Would the Administration please look into the increasing of fence heights in residential neighbourhoods from the current two metres to the possibility of going to a maximum of three metres.”

REPORT

The Zoning Bylaw currently permits fences, which are located in a side yard or rear yard in a residential district, to be constructed to a maximum height of 2.0 metres. The Zoning Bylaw also permits fences, which are located in a side yard or rear yard, to be constructed to a maximum height of 2.5 metres, where the property line abuts an expressway, freeway, provincial highway, or railway right-of-way, or abuts a lane or parcel of land intended as a buffer strip adjacent to an expressway, freeway, provincial highway, or railway right-of-way.

Staff within the Development Services Branch have reviewed the possibility of increasing the maximum fence height to 3.0 metres and offer the following comments:

- a) A 2.0 metre high fence provides an adequate level of privacy for most people living in an urban environment. Greater levels of privacy, if desirable, can be accomplished with the strategic use of plant material;
- b) The requirement of a maximum fence height of 2.0 metres is a long standing requirement and is generally accepted in the community. Administration receives very few requests for fences which exceed this height requirement. Changing the fence height standard may lead to an increase in conflicts between neighbouring property owners, due to disagreements on proposed fence heights;
- c) A 3.0 metre high fence would be visually out of scale with most residential dwellings and properties, and would be inconsistent with the existing residential environment throughout the city;
- d) Fence construction standards would have to be adjusted to ensure that fences were structurally sound. Both wind loading and dead weight would become more significant factors in construction;

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- e) A 3.0 metre high fence would cause excessive shading of adjacent properties; and
- f) The maximum permitted fence heights in residential areas in cities such as Calgary, Edmonton, Winnipeg, and Regina range from 1.83 metres to 2.0 metres.

For the reasons noted above, it is recommended that no changes be made in the maximum permitted fence height.

IT WAS RESOLVED: that the matter be referred to the Planning and Operations Committee for review.

**A6) Request For Encroachment Agreement
211 Avenue D North
Lots 8 to 20 inclusive, Block 13, Plan DJ
(File No. CK. 4090-2)**

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 211 Avenue D North (Lots 8 to 20 inclusive, Block 13, Plan DJ);
 - 2) that the City Solicitor be instructed to prepare the appropriate encroachment agreement making provision to collect the applicable fees; and
 - 3) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the agreement with respect to this encroachment.

ADOPTED.

McKercher McKercher & Whitmore, Barristers & Solicitors, on behalf of 101001823 Saskatchewan Ltd., the registered owners of the property located at 211 Avenue D North, have requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached Real Property Report, part of the building encroaches onto Avenue D North. The total area of encroachment is approximately 0.15 m², and will therefore, be subject to an annual charge of \$50.

ATTACHMENTS

1. Letter from McKercher McKercher & Whitmore, Barristers & Solicitors dated October 4, 2001
2. Real Property Report dated September 27, 2001

ADDENDUM TO ADMINISTRATIVE REPORT NO. 18-2001

**A7) Request to Extend Option to Purchase Agreement for City-Owned Property
Lot 5, Block 428, Plan 00SA01739, Auto Mall
Her Majesty the Queen in Right of Canada
(File No. CK. 4215-1)**

RECOMMENDATION: that the Option to Purchase Agreement dated November 29, 1999, between the City of Saskatoon and Her Majesty the Queen in Right of Canada be extended to December 28, 2001, with the condition that the balance of the purchase price is to be forwarded to the City within 21 days of the option being exercised.

ADOPTED.

Lot 5, Block 428, Plan 00SA01739 located in the Auto Mall, was optioned to Her Majesty the Queen in Right of Canada (Her Majesty), for the selling price of \$555,001.00 by Option to Purchase agreement dated November 29, 1999. The option fee was \$1.00 and the option was to expire April 1, 2000.

In March of 2000, City Council approved an extension of the option agreement to April 1, 2001. Her Majesty paid a non-refundable fee of \$21,000.00 for the extension.

In January of 2001, City Council approved a further extension of the option agreement to October 31, 2001, under the terms that Her Majesty pay a non-refundable option fee of \$25,000.00 and that no further extensions will be granted.

Her Majesty is now requesting a further extension to the option agreement to December 28, 2001. We have been advised that the reason for the extension relates to the September 11th terrorist attacks in the United States and Her Majesty's concerns for terrorism and related security issues.

Considering the reason for the extension, your staff recommends that the request be granted this one time and the option be extended to December 28, 2001.

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Under the current option agreement, Her Majesty has two months to pay the City the balance of the purchase price once they have exercised the option. As a condition of the granting of the extension, your staff recommends that the balance of the purchase price be forwarded to the City within 21 days of the option being exercised. This amendment will allow for the completion of the sale transaction prior to the start of the scheduled change-over period for the Saskatoon Land Titles Office to an automated system.

ATTACHMENTS

1. Plan showing Lot 5, Block 428 optioned to Her Majesty the Queen in Right of Canada

Section D - INFRASTRUCTURE SERVICES

D1) Traffic Control – Egbert Avenue and 113th Street
(File No. CK. 6280-1)

RECOMMENDATION: that the existing yield signs on 113th Street at Egbert Avenue be changed to stop signs.

ADOPTED.

Infrastructure Services has reviewed the conditions and traffic control at the intersection of 113th Street and Egbert Avenue, and is proposing to change the existing yield signs to stop signs.

Egbert Avenue is classified as a minor arterial street within the City's roadway hierarchy, while 113th Street is a local roadway. Yield signs for eastbound and westbound traffic currently exist on 113th Street. There are several trees on the northwest corner of the intersection that restrict the sight line for eastbound traffic to a certain degree. Due to the limited sight visibility, the eastbound motorists need to almost stop their vehicle completely before entering the intersection in order to assess the oncoming traffic, and then safely proceed. Five collisions have been reported at this location in the past five years.

The removal or trimming of these large, well-established spruce trees, in order to improve the sight distance, is not a desirable solution given the extent and maturity of the trees. Since the safe approach speed on the minor street (113th Street) is less than 20 km/h, the existing yield signs should be replaced with stop signs, which will improve motorist safety and reduce the accident potential. Considering that traffic volumes on 113th Street are very low, no significant increase in vehicle delay is expected.

The installation of stop signs on 113th Street at Egbert Avenue is warranted under Policy No. C07-007, Traffic Control - Use of Stop and Yield Signs.

**D2) 2001 Capital Budget
Capital Project No. 1993
Downtown Parking Study
Award of Engineering Services
(File No. CK. 6120-5)**

- RECOMMENDATION:**
- 1) that the proposal for engineering services submitted by Stantec Consulting Ltd. for the Downtown Parking Study, at a cost of \$81,890.00 plus G.S.T., be accepted;
 - 2) that City Council authorize the transfer of an additional \$5,000 from the Parking Capital Reserve to Capital Project No. 1993, to cover the shortfall between the previously allocated funds of \$80,000 and the actual cost of the project of \$84,346.70; and
 - 3) that the City Solicitor be instructed to prepare the necessary Engineering Services Agreement for execution by the City Manager and City Clerk.

ADOPTED.

Infrastructure Services issued a request for proposals for a Downtown Parking Study – Capital Project 1993. Proposals were received from three consulting firms listed below.

ND-Lea Consultants Ltd.
Winnipeg, Manitoba

Stantec Consulting Ltd.
Saskatoon, Saskatchewan

Earth Tech
Regina, Saskatchewan

After a systematic evaluation of the proposals, the selection committee rated a proposal from Stantec Consulting Ltd. as being superior from a technical perspective.

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The net cost to the City for the proposal submitted by Stantec Consulting Ltd. would be as follows:

Base Fees	\$	81,890.00
G.S.T.	\$	5,732.30
Total Fees	\$	87,622.30
G.S.T. Rebate	\$	<u>3,275.60</u>
Net Cost to City	\$	<u>84,346.70</u>

Capital Project 1993 has \$80,000 of approved funding allocated in 2001. As such, additional funding of \$4,346.70 is required to complete the project. It is recommended that this additional funding be provided from the Parking Capital Reserve. Sufficient funding exists, and parking projects are an applicable use for these reserve funds.

**D3) Traffic Control - Lansdowne Avenue and Main Street
(File No. CK. 6280-1)**

RECOMMENDATION: that the existing yield signs on Lansdowne Avenue at Main Street be removed and that stop signs be installed.

ADOPTED.

Infrastructure Services has received a request from the public to change the existing yield signs on Lansdowne Avenue at Main Street into stop signs. In response to growing concerns from the community about traffic volumes and collisions, Infrastructure Services is also working on the development of suitable solutions to reduce traffic volumes on Main Street.

Main Street is classified as a local street to the west of Cumberland Avenue, but this street is frequently used by motorists as a direct route through the Nutana and Varsity View neighbourhoods. As a result of being used as an inter-neighbourhood route, daily traffic volume on Main Street has reached 4,000 vehicles per day. Lansdowne Avenue is also a local street but with considerably lower traffic volumes. Accordingly, yield signs had been installed on Lansdowne Avenue to indicate to northbound/southbound drivers that they must yield the right-of-way to oncoming traffic on Main Street.

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The collision records show that there have been 14 reported collisions at this location in the past five years, of which 13 were classified as right angle collisions. Right angle collisions suggest driver failure to comply with the right-of-way assignment. Another reason for such frequent occurrence of right angle collisions lies in the geometry of the intersection and relatively poor sight distances for drivers on Lansdowne Avenue. The intersection is very wide due to the existence of 8 metre center medians on both streets. The median on Main Street is landscaped with trees, and while creating a more pleasing setting, it restricts the view of the cross traffic to a certain degree.

Field observations have shown that the safe approach speed on Lansdowne Avenue is less than 20 kilometers per hour. As defined by City Policy, where the safe approach speed on the minor street is lower than 20 km/h, the installation of stop signs is warranted. Changing the yield signs on Lansdowne Avenue to stop signs will reduce the collision potential at this particular intersection, by increasing drivers awareness that they are approaching the street with the right of way and indicating to them to stop before entering the intersection. There is some concern that placing stop signs on this (and other cross streets) will only stimulate travel along Main Street and lead to its further development as a through traffic carrier. Main Street traffic volumes are unlikely to increase significantly due to this single traffic control change, as the assignment of the right-of-way will not be changed.

A collision problem exists at this location and needs to be addressed promptly. Given that the sight distance can not be further improved and that collisions are still occurring under yield conditions, the installation of stop signs on Lansdowne Avenue at Main Street is warranted. The stop signs will address the safety concerns at this location while the operational review of Main Street is being undertaken. Once the review is completed and suitable measures to reduce traffic volumes on Main Street are developed, the preferred future traffic control at this intersection will be determined and proposed.

The installation of stop signs on Lansdowne Avenue at Main Street is warranted under Policy No. C07-007, Traffic Control - Use of Stop and Yield Signs.

D4) Proposed Installation of Yield Signs for Lanyon Avenue
(File No. CK. 6280-1)

RECOMMENDATION: that City Council approve the installation of yield signs for westbound traffic on 109th, 110th, 111th, 112th, and 113th Streets at Lanyon Avenue.

ADOPTED.

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Infrastructure Services has reviewed the adequacy of traffic control for streets entering onto Lanyon Avenue in the Sutherland neighborhood.

Lanyon Avenue is a local street paralleling Circle Drive between 108th Street and 115th Street. It currently intersects five local streets (109th, 110th, 111th, 112th, and 113th Streets), and none of these intersections is currently controlled by stop or yield signs. Curb parking is allowed on Lanyon Avenue and all side streets. There have been a total of three collisions reported in the last five years for the five intersections.

The side streets form T-intersections at Lanyon Avenue, with the side street terminating. Without right-of-way assignment through the use of a stop or yield sign, the right-of-way rules of the Highway Traffic Act apply; and therefore, motorists yield to vehicles approaching from their right hand side. Motorist expectation at T-intersections, however, is that the continuous street has the right-of-way over traffic on the street that terminates. Southbound traffic on Lanyon Avenue has the right-of-way over west bound traffic, and this is also consistent with motorist expectation. Northbound traffic on Lanyon Avenue must yield the right-of-way to side street traffic, as it is to their right hand side. This is inconsistent with motorist expectation. In order to achieve consistency between law and motorist behaviour, it is proposed that yield signs be installed on the five side streets terminating at Lanyon Avenue (Attachment 1). It is not anticipated that these measures will increase motorist speed using Lanyon Avenue or that traffic volumes will increase. This measure will simply formalize a behaviour that is presently occurring.

The cost associated with the proposed change will be less than \$200 and will be accommodated within the Roadways Signing and Markings operating budget.

The City Policy C0-007: Use of Stop and Yield Signs allows for the installation of stop and yield signs to be installed to ensure the proper right-of-way assignment.

ATTACHMENT

1. Plan No. 211-0045-001r001

Section F - CITY MANAGER

**F1) Enquiry – Councillor L. Swystun (October 9, 2001)
Public Consultations - Casino Gaming
(File No. CC. 300-13)**

RECOMMENDATION: that the information be received.

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The following enquiry was made by Councillor L. Swystun at the meeting of City Council held on October 9, 2001:

“Would the Administration please report on how public consultations on casino gaming in Saskatoon may be conducted (including format and cost).”

Public consultation can take many forms, each having different benefits and disadvantages depending on the issue at hand and the goal of the consultation. With respect to casino gaming, it is assumed that Council wishes to engage the general public and gaming proponents and opponents in open discussion. To this end, the process outlined in this report is designed to generate debate and identify key issues for Council to consider.

Format

The following process is designed to balance the opportunity for input and discussion while minimizing costs.

Townhall Meetings

It is proposed that four “Townhall” meetings be conducted, specific dates to be determined:

Tuesday	7:00 p.m. to 9:00 p.m.	Location TBA
Wednesday	7:00 p.m. to 9:00 p.m.	City Council Chambers (Electronic Townhall)
Saturday	2:00 p.m. to 4:00 p.m.	Location TBA
Monday	2:00 p.m. to 4:00 p.m.	Frances Morrison Library Theatre

The meetings are scheduled on different days of the week and during different times of the day to accommodate the varying schedules of the general public.

The City Council Chamber Townhall meeting would be telecast live by ShawCable Channel 10. Similar to the Y2K Electronic Townhall meeting, this session would provide residents an opportunity to view the proceedings first-hand, and to participate in the discussion via e-mail or fax should they be unable to attend any of the meetings.

An independent moderator would be retained to conduct the meetings and discussion in a fair and well-managed manner.

A discussion panel would lead the meetings with five-minute presentations. This panel could consist of representatives from the Saskatoon Tribal Council, the Saskatchewan Liquor and Gaming Commission, the Prairieland Exhibition Association, and a group in opposition to gaming in Saskatoon.

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After the five-minute presentations, the floor would be opened to questions and comments. The following process is recommended to ensure fairness and decorum:

- a. Each participant would identify themselves and/or any group that they represent. They would then be given three minutes to speak and/or to ask a question.
- b. Each panel member would be given an opportunity to respond.
- c. The participant would then be given an opportunity to ask a follow-up question – one minute.
- d. To ensure that all attending have a chance to participate, those who have not spoken at previous meetings would be given first opportunity. If no new people approach, then the floor would be opened to any and all.
- e. City Councillors would not be directly participating in any of the discussions.

Other than those authorized, printed material would not be allowed to be distributed to people entering or exiting the meeting hall. For those attending, but not getting an opportunity to speak, an opportunity to provide written comments, through input sheets, would be available at the door.

Written Submissions

In addition to the opportunities provided through the Electronic Townhall meeting, additional avenues to those unable to attend (shut-ins, immobile, busy, out-of-town) would be provided through written comments submitted through fax, mail, and e-mail.

While all discussions will be taped and available to Councillors along with copies of written submissions, no final report will be generated.

Timing

If consultations are to be held this year, it is recommended that they be held in November to avoid the Christmas Season.

Estimated Costs

As with all consultation processes involving public meetings, the majority of the costs involve advertising – ensuring the public is aware of the opportunities to participate.

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Moderator and Staff	4 x \$750	\$ 3,000
Audio/Visual	3 x \$400	\$ 1,200
Hall Rental	3 x \$100	\$ 300
Coffee/Water	4 x \$ 75	\$ 300

Electronic Townhall \$ 750

Advertising:

Print/Radio	\$10,000
Misc.	\$ 500
Signage/Posters	<u>\$ 250</u>

TOTAL \$16,300 plus tax

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

CARRIED.

IT WAS RESOLVED: that the information be received and referred to the Administration to meet with the participants to establish dates of public consultations and timelines.

REPORT NO. 14-2001 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

Councillor Lenore Swystun, Chair
Councillor Myles Heidt
Councillor Peter McCann
Councillor Rik Steernberg
Councillor Kate Waygood

**1. Youth Sports Subsidy Program - 2000-2001
(File No. CK. 1780-3-1)**

RECOMMENDATION: 1) that the attached report on the program variables for the 2001-2002 program year and the results of the 2000 - 2001 program year be received as information; and

- 2) that \$13,917 be transferred to the Special Events Reserve established under City of Saskatoon Policy C03-003 (Reserves for Future Expenditures).

ADOPTED.

Attached is a copy of the report of the General Manager, Community Services Department dated October 5, 2001 forwarding information on the program variables for the 2001-2002 program year and the results of the 2000 - 2001 program year. Your Committee has reviewed this report with the Administration, and supports the recommendations as outlined above.

**2. Call for Resolutions - 97th Annual SUMA Convention
February 3 - 6, 2002
(File No. CK. 155-3-2)**

RECOMMENDATION: that the following resolution be submitted to the annual SUMA convention for consideration:

WHEREAS property owners are subject to large increases in property taxes resulting from periodic reassessments and/or tax policy changes; and

WHEREAS large property tax increases are a hardship to many property owners; and

WHEREAS it is the desire of all levels of government to assist homeowners to stay in their homes as long as possible; and

WHEREAS a number of other provinces in Canada have introduced programs to assist homeowners by deferring some property tax liabilities;

THEREFORE BE IT RESOLVED THAT the Saskatchewan Urban Municipalities Association request that the Province of Saskatchewan introduce a provincial tax deferral program to assist those Saskatchewan property owners who qualify for such a deferral.

ADOPTED.

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Attached is a copy of the report of the General Manager, Corporate Services Department dated October 9, 2001 forwarding a resolution for submission to the 97th Annual SUMA Convention for consideration. The Call for Resolutions indicates that the deadline date for submission of resolutions is October 24, 2001. Your Committee supports the submission of this resolution to SUMA.

3. Investment Policy
(File No. CK. 1790-1)

- RECOMMENDATION:**
- 1) that the amendments to City Council Policies C12-002 - Investment Committee, and C12-003 - Securities Handling, be approved as outlined in the attached report:
 - 2) that City Council Policies C12-001 - Investment - General, C12-004 - General Funds, and C12-005 - Sinking Fund, be rescinded;
 - 3) that the proposed Investment Policy be approved; and
 - 4) that these Policy changes be processed in the usual manner.

ADOPTED.

Attached is a copy of the report of the General Manager, Corporate Services Department dated October 4, 2001 outlining several changes to the City's Investment Policies. Your Committee has reviewed these changes with the Administration and supports this proposal.

4. City Treasurer's Report on Investments - August 2001
(File No. CK. 1790-3)

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a copy of the report of the General Manager, Corporate Services Department dated October 4, 2001 forwarding the City Treasurer's Report on Investments. Your Committee has reviewed this report with the Investment Coordinator and it is being provided to City Council as information.

REPORT NO. 13-2001 OF THE EXECUTIVE COMMITTEE

Composition of Committee

His Worship the Mayor, Chair
Councillor D. Atchison
Councillor O. Fortosky
Councillor M. Heidt
Councillor P. McCann
Councillor T. Paulsen
Councillor G. Penner
Councillor P. Roe
Councillor R. Steernberg
Councillor L. Swystun
Councillor K. Waygood

**1. Motion - Councillor Fortosky
Elimination of Poverty
(File No. CK. 3000-1)**

RECOMMENDATION: that the direction of Council issue.

City Council, at its meeting held on September 24, 2001, referred the following motion of Councillor Fortosky to the Executive Committee for further discussion:

“that City Council direct a letter to all Saskatoon Members of Parliament and the Prime Minister with the following question, ‘What is your commitment to the elimination of poverty?’”

Your Committee is returning the matter to City Council for determination.

IT WAS RESOLVED: that the information be received.

**2. Draft Urban Legislation for Cities
(File No. CK. 127-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

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Your Committee is pleased to present the Draft Urban Legislation for Cities which was presented to the Minister of Municipal Affairs and Housing on October 11, 2001.

This framework for new legislation was submitted by the Mayors of the thirteen cities in Saskatchewan and its purpose is to give cities the flexibility to be able to deal with issues as they arise in whatever manner is most appropriate in their community.

The Saskatchewan Mayors have requested that the new Act be introduced in the Legislature in the Spring 2002 Session.

A copy of the proposed legislation is available for viewing in the City Clerk's Office.

Moved by Councillor Swystun, Seconded by Councillor Heidt,

THAT the Committee of the Whole be adopted.

CARRIED.

UNFINISHED BUSINESS

- a) **Request for Alteration of Urban Boundary
Annexation of Land - "Willows" Lands
(File No. CK. 4131-24)**

DEALT WITH EARLIER. SEE PAGE NO. 10.

Moved by Councillor Swystun,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 11:03 p.m.

Mayor

City Clerk